

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CSH 123 LLC

Located at

121 WASHINGTON AVE (#123)

PERMIT ID: 2017-00258

ISSUE DATE: 05/26/2017

CBL: 012 P007001

has permission to **Change of use to create distillery and interior fit-up of distillery and drinking establishment. Add a foundation and 12' diameter hopper silo in the rear.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/s/ Jeanie Bourke

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Distillery and drinking establishment

Building Inspections

Use Group: A-2 & F-1 **Type:** 3B

Assembly - tasting room/lounge,

occupant load = 97

Factory - distilling

Total Occupant Load = 180

NFPA 13 sprinkler system

First floor rear

MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspections Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Plumbing Under Slab
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final Inspection
Final - Electric
Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00258	Date Applied For: 02/28/2017	CBL: 012 P007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Distillery and drinking establishment (drinking establishment was approved previously in permit #2016-02958) - "Maine Craft Distilling"		Proposed Project Description: Change of use to create distillery and interior fit-up of distillery and drinking establishment. Add a foundation and 12' diameter hopper silo in the rear.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 05/25/2017
Note: B-2b zone Awaiting text amendment that would allow distillery in this zone. Change of use to drinking establishment was approved in permit #2016-02958. Distillery change of use is 8,136 sf - exempt from off-street parking requirement per §14-332.1(d) Requires one loading bay per §14-351 - existing loading bay in rear - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits shall be required for any new signage.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 05/23/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
3) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.				
4) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.				
5) Approval of City license is subject to health inspections per the Food Code.				
6) Each room or space that is an assembly occupancy (50 or more) shall have the occupant load posted in a conspicuous place near the main exit from the room or space.				
7) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition and as per the Fire Assessment report for the distillery area to prevent the accumulation of flammable vapors.				
8) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 03/23/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Applicant will clean and maintain grease control equipment on a regular basis dependent on size of unit. Record of fats, oils, and grease disposal must be kept on record for a minimum of three years.				
2) Applicant must install grease control equipment with a minimum capacity of 35GPM or larger. Equipment will capture grease laden waste from any fixtures that may contain kitchen process water containing fats, oils, and greases (FOG). This includes any 3-bay sinks, dishwashing pre-rinse sinks and other sources of FOG. It does not include dishwashers (unless grease control unit is rated for this application), vegetable wash sinks or hand wash sinks.				
3) A sampling point for process discharge must be provided. This access point must be separate of sanitary discharge.				

PERMIT ID: 2017-00258

Located at: 121 WASHINGTON AVE (#123)

CBL: 012 P007001

Dept: Fire

Status: Approved w/Conditions

Reviewer: Jason Grant

Approval Date: 05/03/2017

Note:

Ok to Issue:

Conditions:

- 1) The Building must comply with all 4 of the recommendations that are provided by the fire hazard assessment for the space by Fire Risk Management Inc. dated February 6, 2017.
- 2) A separate City of Portland HVAC permit will be required for the exhaust system that is a requirement of the fire hazard assessment
- 3) The fire sprinkler system shall be evaluated by a licensed fire sprinkler contractor to ensure the system will provide adequate coverage for the distillery operations and the proposed storage of distilled spirits. Documentation of this evaluation and or any necessary improvements must be provided before the issuance of the certificate of occupancy.
A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 4) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
- 5) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.
- 6) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 7) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 8) Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space.
- 9) Per the Fire Hazard Assessment the space shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.