DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

A & M PARTNERS LLC

Located at

59 WASHINGTON AVE (49)

PERMIT ID: 2014-00983

ISSUE DATE: 08/08/2014

CBL: 013 I043001

has permission to

Warehouse space #49, to transfer previously brewed beer into barrells and "bright tanks" for storage. Create a tasting/seating room & retail space with new bathrooms

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 clsoed-in. 48 HOUR NOTICE IS REQUIRED.

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

/s/ Craig Messinger

/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 retail, offices and light manufacturing **Building Inspections**

Use Group: F-2/S-2 Type: 3B

& M

Factory Industrial - Low Hazard -

Brewery, Occ Load = 7

Storage - Low Hazard, Occ Load = 15 Mercantile - Retail and Tasting Room

NFPA 13 System (required)

49 Washington Ave

MUBEC/IBC 2009

Fire Department

Classification: Assembly

ENTIRE

PERMIT ID: 2014-00983 **Located at:** 59 WASHINGTON AVE (49) CBL: 013 I043001

BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 (ONLY)

or email: buildinginspections@portlandmaine.gov

Check the Status or Schedule an Inspection On-Line 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 Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months. If the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below 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 shall be kept at the site of work and shall be open to inspection by building officials.

REQUIRED INSPECTIONS:

Plumbing Rough Commercial
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final
Final - Electric
Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ID: 2014-00983 **Located at:** 59 WASHINGTON AVE (49) **CBL:** 013 I043001

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2014-00983 Date Applied For: 05/09/2014

CBL:

013 I043001

Proposed Use:

Warehouse with Retail and Tasting Room in #49

Proposed Project Description:

Warehouse space #49, to transfer previously brewed beer into barrells and "bright tanks" for storage. Create a tasting/seating room & retail space with new bathrooms

Reviewer: Ann Machado **Dept:** Zoning **Status:** Approved w/Conditions **Approval Date:** 05/19/2014

Note: B-4

Ok to Issue:

permitted uses

- retail - OK

- light manufacturing <25,000sf - totla floor area - 10, 468 sf - production & bottling - 1300 sf - OK use was warehouse - tasting room/retial space is 1852 sf - no new parking needed

Conditions:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that
- 2) Separate permits shall be required for any new signage.

Status: Approved w/Conditions 08/06/2014 Building **Reviewer:** Jeanie Bourke **Approval Date:** Ok to Issue: Note:

Conditions:

- 1) 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.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Penetrations 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

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Craig Messinger 08/07/2014 **Approval Date:** Ok to Issue: Note:

Conditions:

- 1) Fire extinguishers are required per NFPA 1.
- 2) A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.
- 3) All construction shall comply with City Code Chapter 10
- 4) Shall comply with NFPA 101, Chapter 12, New Assembly Occupancies.
- 5) Shall comply with NFPA 101, Chapter 40, Industrial Occupancies.
- 6) **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
 - **A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.**
- 7) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 8) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 9) All means of egress to remain accessible at all times.

Located at: 59 WASHINGTON AVE (49) CBL: 013 I043001 **PERMIT ID:** 2014-00983

- 10 The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.
- 11 A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 12 Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.