

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

COTTON STREET HOLDINGS LLC

**Located at**

59 WASHINGTON AVE (#49)

**PERMIT ID:** 2015-01409

**ISSUE DATE:** 06/17/2015

**CBL:** 013 I04301A

has permission to **Change the use of the tasting room to a drinking establishment - No Construction** 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 cloed-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.
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/s/ Jeanie Bourke

/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***

#49 - Storage & bottling of off site brewed beer, tasting room with retail to now include drinking establishment

***Building Inspections***

**Use Group:** S-1 & A-2 **Type:** 3B  
Storage - Moderate Hazard, Occ Load = 18 (9 design)  
Assembly - Drinking Establishment, Occ Load = 124 (80 design)  
NFPA 13 System (required)  
49 Washington Ave  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Assembly  
ENTIRE  
NFPA 101

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BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Certificate of Occupancy/Final

Final - Plumbing

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-01409	<b>Date Applied For:</b> 06/17/2015	<b>CBL:</b> 013 I04301A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Storage & bottling of off site brewed beer & drinking establishment		<b>Proposed Project Description:</b> Change the use of the tasting room to a drinking establishment - No Construction		
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 06/17/2015		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b> B-4				
<b>Conditions:</b> 1) Separate permits shall be required for any new signage.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 06/17/2015		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b>				
<b>Conditions:</b> 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 approves a reduction in the plumbing fixture count based upon the actual design occupant load per IBC Sec. 1004.1.1 per information provided. THIS IS BASED ON THE ACTUAL DESIGN OCCUPANT LOAD OF 80 AS A NEW DRINKING ESTABLISHMENT/EVENT SPACE. IF THE OWNERS WISH TO ACCOMMODATE UP TO THE ALLOWABLE CALCULATED OCCUPANT LOAD OF 124, THE PLUMBING FIXTURE COUNT WILL NEED TO BE INCREASED. 3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
<b>Dept:</b> Engineering DPS <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 06/17/2015		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b> Approved per insection notes on updated business license by B. Pearson				
<b>Conditions:</b>				
<b>Dept:</b> Fire <b>Status:</b> Not Applicable <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 06/17/2015		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b> The occupant load of the Assembly area was approved on the previous permit #2014-00983				
<b>Conditions:</b>				