

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

**PERMIT ID:** 2015-02800

**ISSUE DATE:** 02/08/2016

**CBL:** 013 I04301A

has permission to **Change of Use to divide suite 1E (existing warehouse space) and convert a portion to a distillery with tasting room. Replace garage door with glass.**

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.

*/s/ Craig Messinger*

*/s/ Laurie Leader*

**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, warehouse, and tasting room

***Building Inspections***

**Use Group:** F- 1      **Type:** 3B  
Factory - Moderate Hazard - Distillery  
and ancillary tasting room  
Occupant load = 39  
NFPA 13 System  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***

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:**

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

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> 2015-02800	<b>Date Applied For:</b> 11/17/2015	<b>CBL:</b> 013 I04301A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Distillery & tasting room	<b>Proposed Project Description:</b> Change of Use to divide suite 1E (existing warehouse space) and convert a portion to a distillery with tasting room. Replace garage door with glass.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 12/08/2015 <b>Note:</b> B-4 zone <b>Ok to Issue:</b> <input checked="" type="checkbox"/> Light industrial with gross floor area 3,461 sf - OK Tasting room (retail) - 376 sf Industrial use exceeds 3,000 sf by only 461 sf - no off-street parking required <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> Laurie Leader <b>Approval Date:</b> 01/07/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <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 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.				
<b>Dept:</b> Engineering DPS <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Rachel Smith <b>Approval Date:</b> 01/05/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) All drains must have screening to prevent solids from entering drains. 2) A sampling point for process discharge must be provided. This access point must be separate of sanitary discharge. Please contact Ben Pearson at bnp@portlandmaine.gov or 207-874-8843				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Craig Messinger <b>Approval Date:</b> 02/08/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) 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 2) A Knox Box is required. 3) 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. 4) Shall comply with NFPA 101, Chapter 40, Industrial Occupancies. 5) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. 6) 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. 7) Shall meet the requirements of 2009 NFPA 1 Fire Code.				