

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that FOX STREET REALTY – RISING TIDE Located At 103 FOX ST
BREWERY

Job ID: 2012-03-3580-CH OF USE

CBL: 023- A-008-001

has permission to Change the Use from warehouse/laundry to brewery/warehouse – 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 closed-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

Fire Prevention Officer

 5/14/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3580-CH OF USE	Date Applied: 3/23/2012	CBL: 023- A-008-001	
Location of Construction: 103 FOX ST	Owner Name: FOX STREET REALTY	Owner Address: 322 FORE STREET, 3 RD FLOOR, PORTLAND, ME 04101	Phone:
Business Name: Rising Tide Brewing Co. LLC	Contractor Name: None given	Contractor Address: Business address: 1 Industrial Way #2, Portland, ME 04103 (current location before move)	Phone: 370-2337
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG CH OF USE	Zone: I-Lb
Past Use: Industrial Laundry and Warehouse	Proposed Use: To change the use from industrial laundry and warehouse to industrial laundry and brewery <i>No construction</i>	Cost of Work: \$1,000.00 Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Lison</i>	CEO District: Inspection: Use Group: <i>F-2</i> Type: <i>2</i> Signature: <i>GMB</i>
Proposed Project Description: CofU from warehouse to Brewery		Pedestrian Activities District (P.A.D.) <i>5/14/12</i>	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>3/23/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>3/23/12</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>3/23/12</i></p>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

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.**

Close In Electrical prior to covering

Certificate of Occupancy Inspection

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.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3580-CH OF USE

Located At: 103 FOX ST

CBL: 023- A-008-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. This I-Lb zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. 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.
4. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
5. Ventilation of this space is required per ASHRAE 62.1, 2007 edition.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>

Entered 3/23/12 (B)



General Building Permit Application

2012-03-3580 - CHOFUSE ILB

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>103 Fox Street Portland 04101</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>23</u> Block# <u>A</u> Lot# <u>9</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Rising Tide Brewing Co LLC</u> Address <u>1 Industrial Way #2</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>207 370 2337</u>
Lessee/DBA (If Applicable) RECEIVED MAR 23 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>Fox St Realty</u> Address <u>322 Foxe St 3rd floor</u> City, State & Zip <u>Portland ME 04101</u>	Cost Of Work: \$ <u>2000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>Walnut warehouse</u> Number of Residential Units _____ If vacant, what was the previous use? <u>Warehouse</u> Proposed Specific use: <u>Brewery</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>NA</u> Project description: <u>Change of use from warehouse to brewery.</u> <u>Moving Business - Industrial way to Fox St.</u>		
Contractor's name: _____ Address: _____ City, State & Zip <u>NA</u> Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 3/23/12

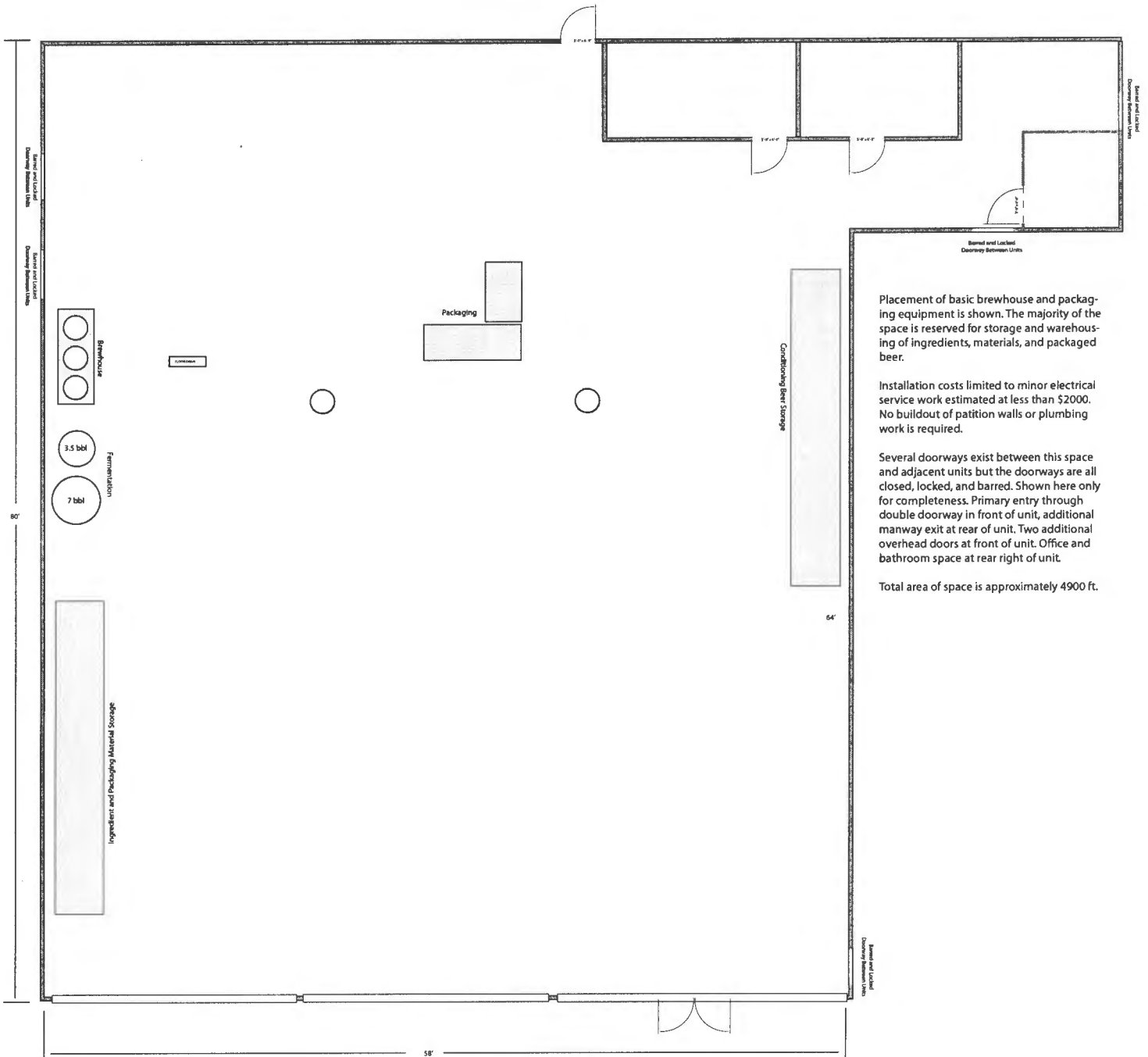
This is not a permit; you may not commence ANY work until the permit is issued

Rising Tide Brewing Company
 103 Fox Street, Portland ME 04101 * 207-370-2337

Brewery Plan

Plan showing basic location of brewery equipment, doorways, and existing partitions.

$$58 \times 80 = 4640 \text{ ft}^2$$



Placement of basic brewhouse and packaging equipment is shown. The majority of the space is reserved for storage and warehousing of ingredients, materials, and packaged beer.

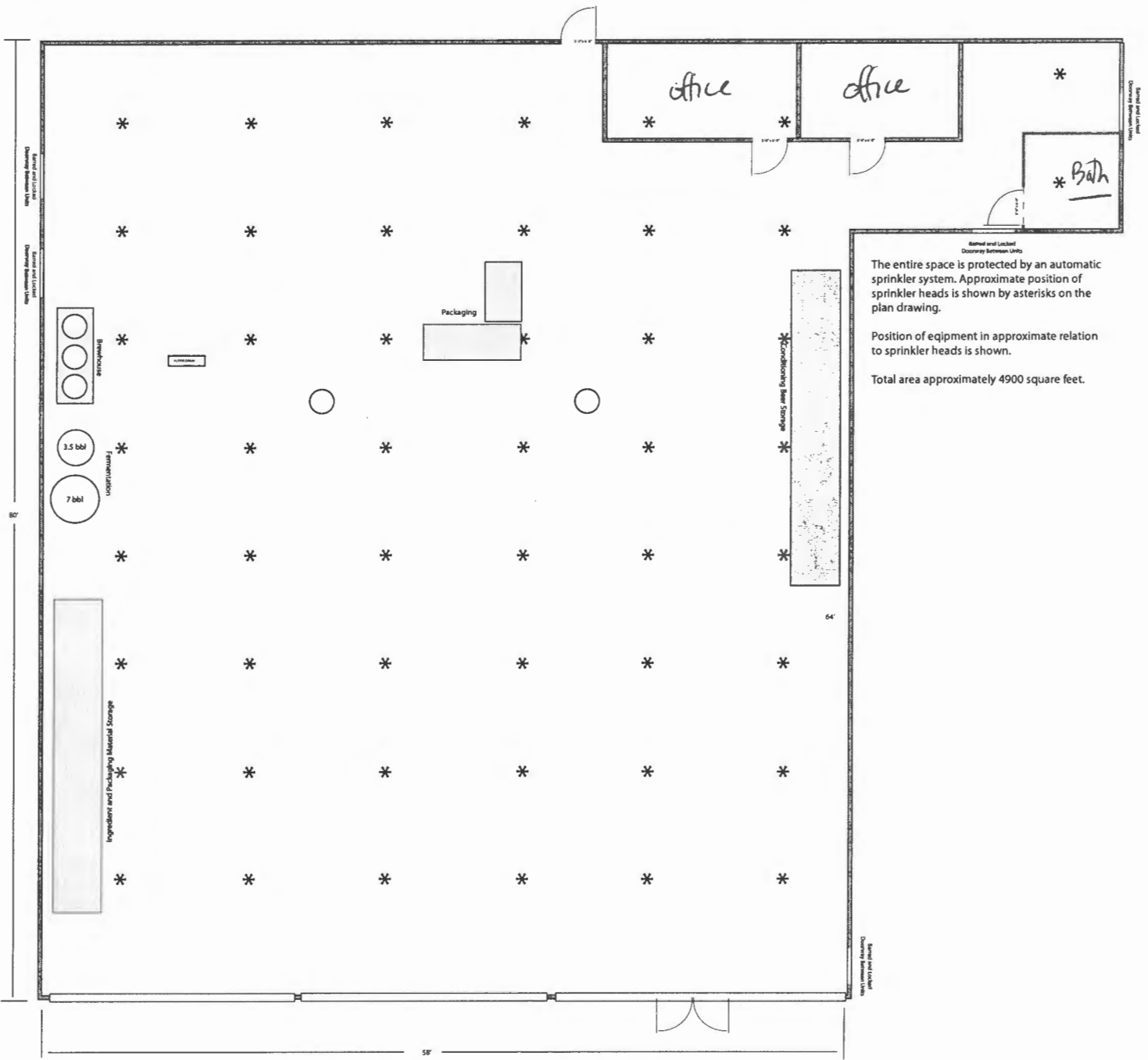
Installation costs limited to minor electrical service work estimated at less than \$2000. No buildout of partition walls or plumbing work is required.

Several doorways exist between this space and adjacent units but the doorways are all closed, locked, and barred. Shown here only for completeness. Primary entry through double doorway in front of unit, additional manway exit at rear of unit. Two additional overhead doors at front of unit. Office and bathroom space at rear right of unit.

Total area of space is approximately 4900 ft.

Fire Suppression

Plan showing existing fire suppression information along with equipment placement.



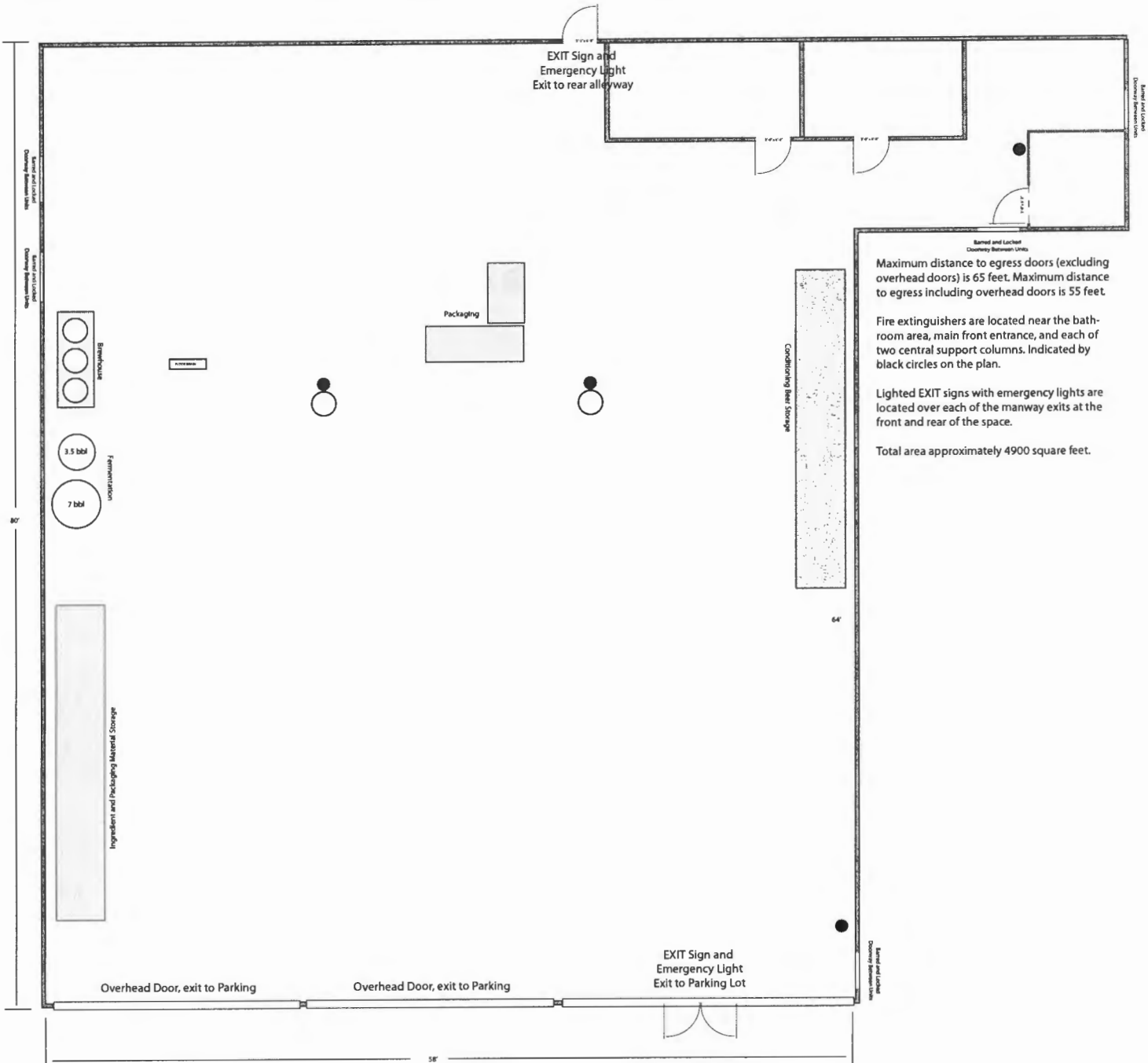
The entire space is protected by an automatic sprinkler system. Approximate position of sprinkler heads is shown by asterisks on the plan drawing.

Position of equipment in approximate relation to sprinkler heads is shown.

Total area approximately 4900 square feet.

Life Safety Plan

Plan showing existing fire suppression information along with equipment placement.



Maximum distance to egress doors (excluding overhead doors) is 65 feet. Maximum distance to egress including overhead doors is 55 feet.

Fire extinguishers are located near the bathroom area, main front entrance, and each of two central support columns. Indicated by black circles on the plan.

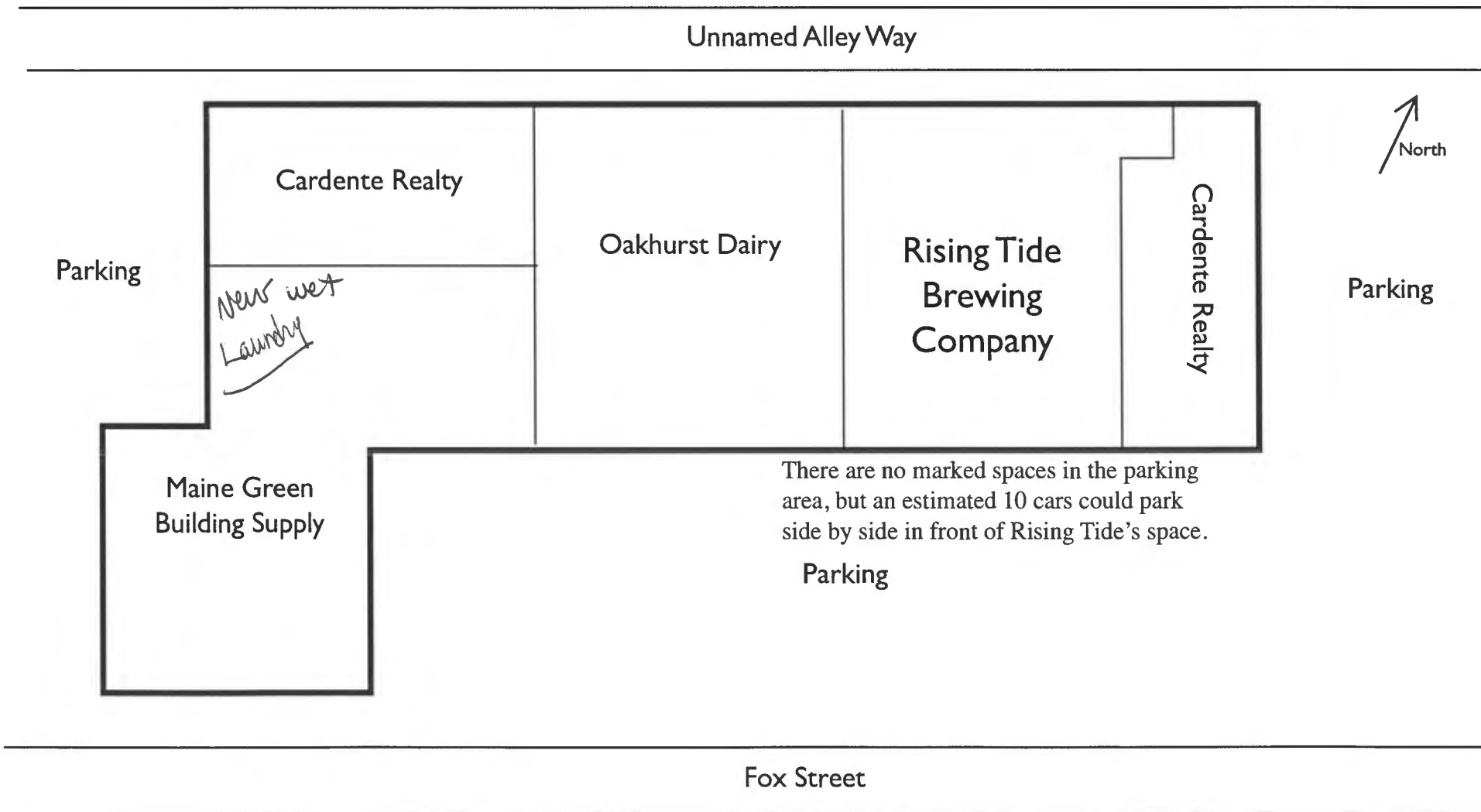
Lighted EXIT signs with emergency lights are located over each of the manway exits at the front and rear of the space.

Total area approximately 4900 square feet.

Rising Tide Brewing Company
103 Fox Street, Portland ME 04101 * 207-370-2337

Building Layout

This plan shows the overall layout of the building containing the demised premises of Rising Tide Brewing Company. Rising Tide's demised space is not accessible via any of the adjacent spaces and is completely secured from them.



103 Fox





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Receipts Details:

Tender Information: Check , Check Number: 1183

Tender Amount: 105.00

Receipt Header:

Cashier Id: bsaucier

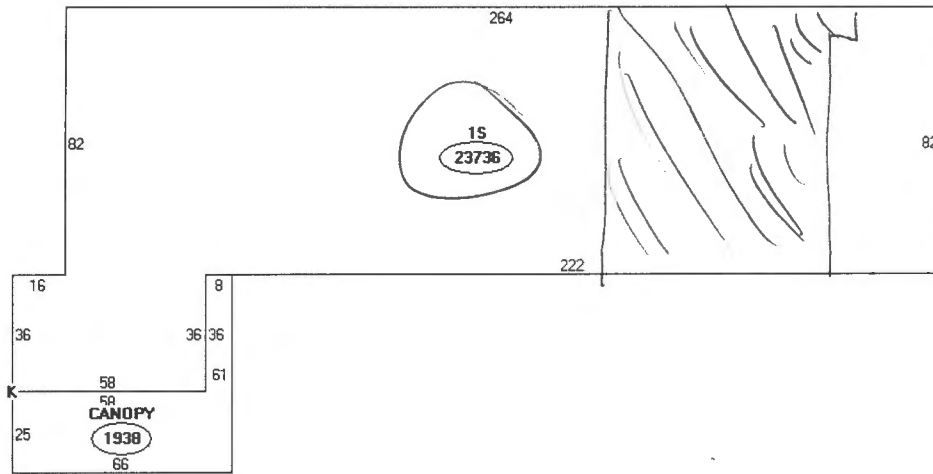
Receipt Date: 3/23/2012

Receipt Number: 42138

Receipt Details:

Referance ID:	5780	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-03-3580-CH OF USE - CofU from warehouse to Brewery			
Additional Comments: 103 Fox			

Referance ID:	5781	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-03-3580-CH OF USE - CofU from warehouse to Brewery			



Descriptor/Area	
A: 047	23736 sqft
B: OVRHD DR-MTR-OP-WD-MT	280 sqft
C: OVERHEAD DR-WOOD/MTL	224 sqft
D: OVERHEAD DR-WOOD/MTL	182 sqft
E: OVRHD DR-MTR-OP-RL-ST	280 sqft
F: CANOPY ROOF/SLAB	1938 sqft
G: SPRINKLER SYS DRY	1938 sqft
H: SPRINKLER SYS DRY	23736 sqft
I: 1S	23736 sqft
J: CANOPY	1938 sqft
K: PA1	75000 sqft



Jeanie Bourke - Updated floor plan

From: Heather Sanborn <heather@risingtidebrewing.com>
To: <jmb@portlandmaine.gov>
Date: 5/2/2012 2:41 PM
Subject: Updated floor plan
CC: Nathan Sanborn <nathan@risingtidebrewing.com>
Attachments: cityOfPortlandClarification.pdf

Hi Jamie,

Attached please find updated floor plans showing the detail on the mezzanine level, including the photos, as you requested. We've also updated the drawing to reflect our final floor plan for where our new equipment will be placed now that we're farther along in that process. No construction involved, just free-standing equipment. We're working with Nason Mechanical who will pull permits as needed for the boiler etc. as we go forward.

Please let me know if you have questions.

Best regards,
Heather

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Heather Sanborn
Rising Tide Brewing Company
103 Fox Street
Portland, Maine 04103

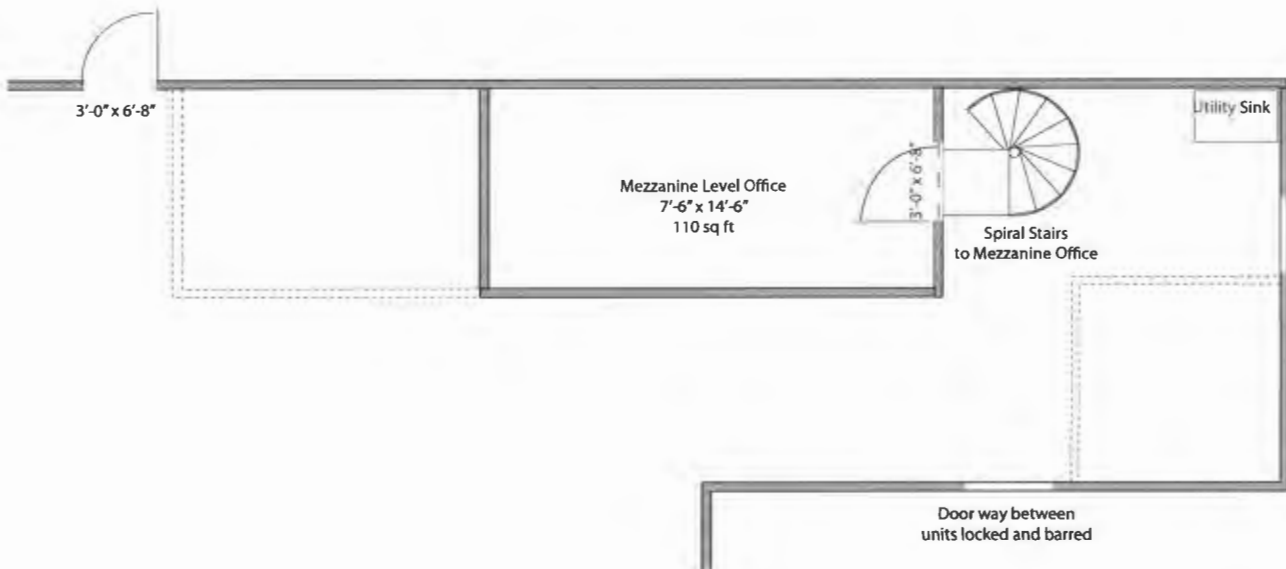
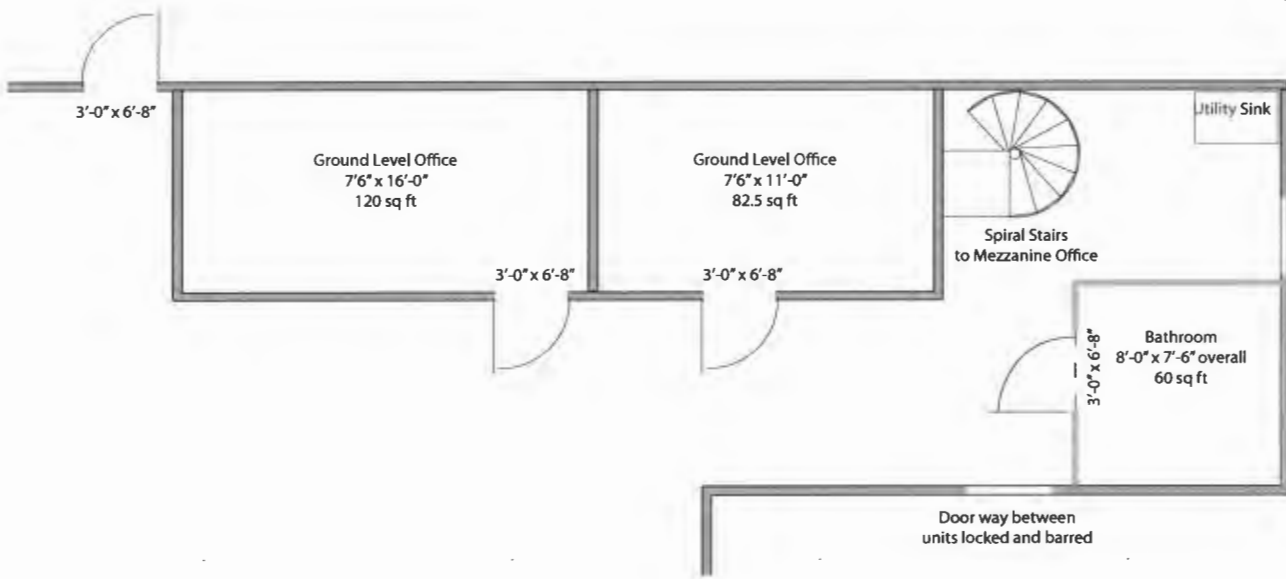
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MAY 03 2012
Dept. of Building Inspection
City of Portland

Rising Tide Brewing Company
103 Fox Street, Portland ME 04101 * 207-370-2337

Brewery Plan—Clarification, Ground and Mezzanine Level, Detail

Plan showing basic location of brewery equipment, doorways, and existing partitions.

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City of Portland Maine



Rising Tide Brewing Company
103 Fox Street, Portland ME 04101 * 207-370-2337

Brewery Plan—Clarification, Spiral Stairs Photos

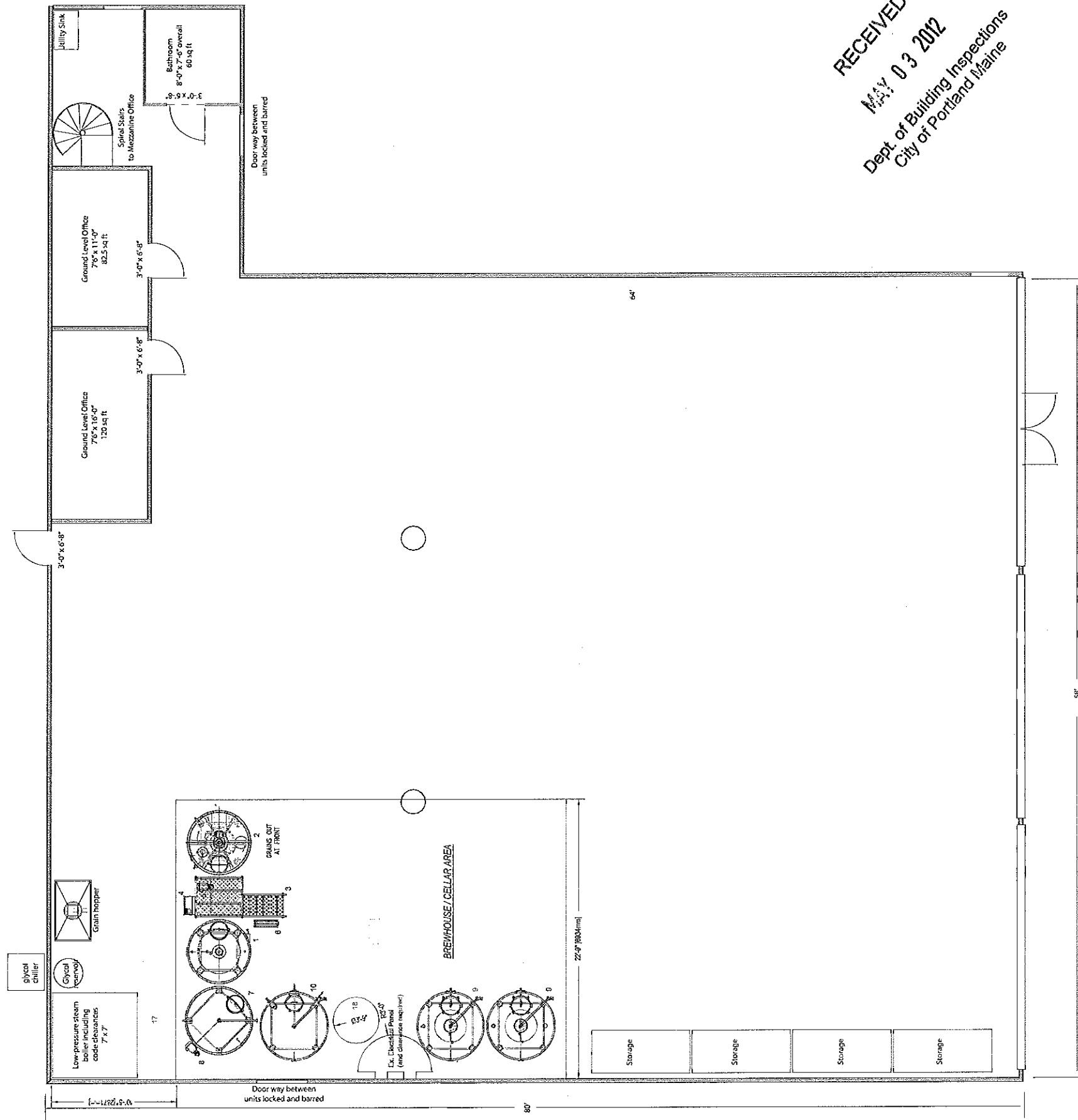
RECEIVED
MAY 03 2012
Dept. of Building Inspections
City of Portland Maine



Rising Tide Brewing Company
103 Fox Street, Portland ME 04101 * 207-370-2337

Brewery Plan—Clarification, Ground Level Overview

Plan showing basic location of brewery equipment, doorways, and existing partitions.



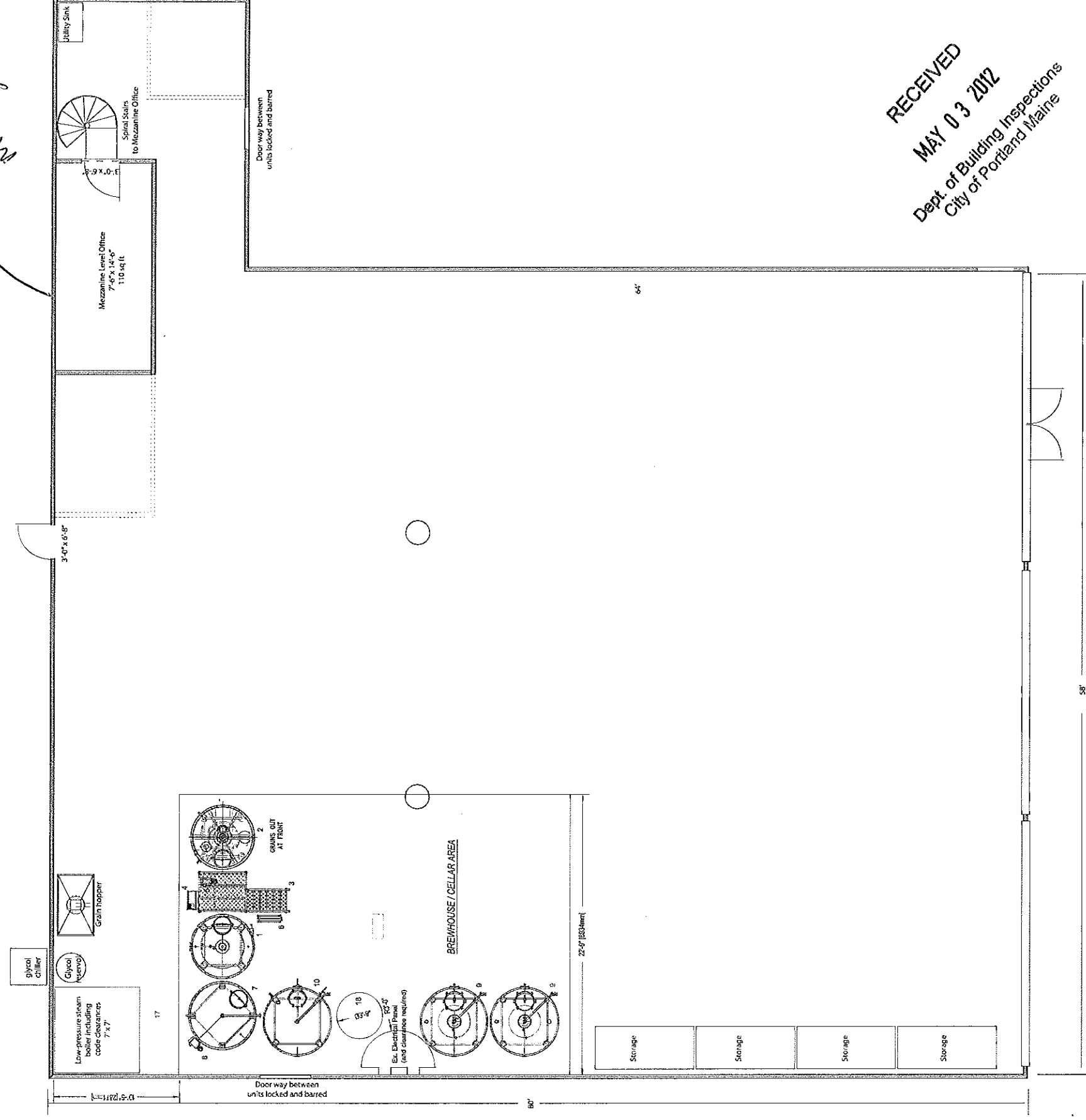
RECEIVED
MAY 03 2012
Dept. of Building Inspections
City of Portland, Maine

Rising Tide Brewing Company
103 Fox Street, Portland ME 04101 * 207-370-2337

Brewery Plan—Clarification, Mezzanine Level, Overview

Plan showing basic location of brewery equipment, doorways, and existing partitions.

~ 258 sqft
Mezz. not open dk
Sec. 5054 (1)



RECEIVED
MAY 03 2012
Dept. of Building Inspections
City of Portland Maine



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 103 FOX ST

CBL: 023- A-008-001

Issued to: FOX STREET REALTY LLC

Date Issued: 6/18/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-03-3580-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

103 FOX ST

APPROVED OCCUPANCY

USE GROUP F-2 - BREWERY
TYPE 3-B
IBC 2009

Limiting Conditions: This certificate certifies the use of the building only. It does not certify building code compliance

Approved:
June 18, 2012

(Date) Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.