

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FOX STREET REALTY LLC

Located at

109 FOX ST (103 Fox)

PERMIT ID: 2015-02051

ISSUE DATE: 09/30/2015

CBL: 023 A008001

has permission to **Change of Use - Renovations to add a tasting & events room including new ADA bathrooms, a mezzanine and outside seating on private property, ancillary to the brewery.**

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

Rising Tide brewery with ancillary tasting & special events room

Building Inspections

Use Group: F-2/A-2 **Type:** 3B
Factory Industrial - Brewery, Occupant Load = 10
Assembly- retail tasting room with assembly seating
Occupant Load = 244 maximum
NFPA 13 Sprinkler System
103 Fox St., 1st floor
MUBEC/IBC 2009

Fire Department

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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:

Close-in Plumbing/Framing

Plumbing Under Slab

Electrical Close-in

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use 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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-02051	Date Applied For: 08/21/2015	CBL: 023 A008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Brewery with ancillary tasting & events room ("Rising Tide Brewing").		Proposed Project Description: Change of Use - Renovations to add a tasting & events room including new ADA bathrooms, a mezzanine and outside seating of private property, ancillary to the brewery.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 09/23/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Section 14-232(q) outlines the requirements for temporary events. These requirements must be followed at all times.		
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 09/29/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) The alternating tread device design shall be compliant with Sec. 1009.10		
		2) This approves the design that limits the maximum floor area of the storage mezzanine to 250 SF when accessed by an alternating tread stair. The inner guardrail shall remain in place to essentially prohibit access to this floor area. Permanent shelving or storage closets can be built in this space.		
		3) 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.		
		4) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.		
		5) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.		
		6) 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.		
Dept: Engineering DPS		Status: Not Applicable	Reviewer: Benjamin Pearson	Approval Date: 08/26/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) This approval is non-applicable to Engineering DPS as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov		
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 09/30/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Shall comply with NFPA 101, Chapter 12, New Assembly Occupancies.		
		2) Shall meet the requirements of 2009 NFPA 1 Fire Code.		
		3) 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.		
		4) 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.		
		5) All outstanding code violations shall be corrected prior to final inspection.		
		6) All means of egress to remain accessible at all times.		

- 7) 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.
- 8) 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.
- 9) All construction shall comply with City Code Chapter 10.
- 10) Shall comply with NFPA 101, Chapter 40, Industrial Occupancies.
- 11) A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.