

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 (101-103)

PERMIT ID: 2017-00746

ISSUE DATE: 08/02/2017

CBL: 023 A008001

has permission to **Change of Use Rising Tide Brewery is expanding into Maine Craft Distilling - Interior fit out to expand brewery tasting space, add additional production space and offices.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/s/ Greg Gilbert

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

101 - 103 Fox St - brewery with ancillary tasting & events room & offices

Building Inspections

Use Group: F2, A2, B **Type:** 3B
Brewery with Tasting room, Assembly space
NFPA 13 Sprinkler
ENTIRE
2009 IBC /MUBEC

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Electrical - Commercial

Close-in Plumbing/Framing

Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00746	Date Applied For: 05/16/2017	CBL: 023 A008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Brewery with expanded tasting room, office space, and additional production space.		Proposed Project Description: Change of Use Rising Tide Brewery is expanding into Maine Craft Distilling - Interior fit out to expand brewery tasting space, add additional production space and offices.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 05/22/2017
Note: I-Lb Zone - all interior work		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The use of this space shall remain a brewery with an ancillary tasting & event room, and offices. Any change of use shall require a separate permit application for review and approval.				
2) In the industrial zones (I-Lb, I-L, I-M, and I-H), ancillary or accessory retail sales, food service, and events are permitted only within the limitations described in the memo titled "Definition and Scope of Uses Considered Accessory to Alcoholic Beverage Manufacturing Facilities" dated February 22, 2016, which can be found on the City's website.				
3) Separate permits shall be required for any new signage.				
4) This permit is being issued with the condition that all the work is taking place within the existing footprint and shell. Any exterior work will require a separate permit and review.				
5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 08/02/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) A final report documenting special inspections and correction of any discrepancies noted in the inspections shall be submitted to our Office at the final inspection.				
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.				
3) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
4) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code				
Dept: Engineering DPS		Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 05/24/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This approval is non-applicable to Engineering DPW 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 Works for any other reason than FOG, please contact 874-8801.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 08/02/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space.				

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- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection
- 3) This review has determined that your project requires fire alarm system. A separate City of Portland Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 4) This review has determined that your project requires fire sprinkler system. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
Sprinkler system installation shall comply with 2016 NFPA 13.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.
Emergency Lighting in accordance with 2009 NPFA 101, sections 7.9 shall be provided
- 7) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through or penetrate a fire rated wall ceiling or floor assembly shall be protected and sealed by a listed firestop system and installed to comply with the systems manufactures recommendation.