

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CM WATERFRONT PROPERTIES

Located at

250 COMMERCIAL ST (Left Side) (2nd Floor Storage)

PERMIT ID: 2016-03039

ISSUE DATE: 04/28/2017

CBL: 031 L034001

has permission to **Change of Use - Construct two interior walls in 2nd floor storage space for "Distillery Barrel Storage"**

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/ 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

1st floor - left side restaurant with brewery & distillery & 2nd floor left side rear - storage for distillery/brewery

Building Inspections

Use Group: A-2/F-1 **Type:** 3B & S-1
Assembly/Factory 1st floor restaurant/Brewer/Distillery Storage - 2nd Floor, distilled liquid barrell containers
Additional occupant load = 8
NFPA 13 sprinkler system
2nd floor left side rear
MUBEC/IBC 2009

Fire Department

Classification:
Storage
Barrell Storage area only
NFPA 101 CH # 42

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:

Framing Only

Electrical Close-in

Final - Fire

Certificate of Occupancy/Final Inspection

Final - Electric

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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 2016-03039	Date Applied For: 12/29/2016	CBL: 031 L034001
Proposed Use: Restaurant with Distillery & Brewery on first floor with storage above on the rear of the second floor (left side of building)		Proposed Project Description: Change of Use - Construct two interior walls in 2nd floor storage space for "Distillery Barrel Storage"		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/23/2017	
Note: WCZ Zone -no exterior work - adding two interior walls to the existing storage space associated with the restaurant (brewery , distillery) on the rear of the second floor on the left side of the building.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is being approved with the condition that the use of the brewery and distillery is primarily to produce beer and spirits to be consumed on site in the restaurant or sold in the retail area within the tenant space. There can be no future expansion of the production area for either the brewery or the distillery within the building unless there is a change to the permitted uses within the current zone.				
2) 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: Jeanie Bourke	Approval Date: 04/28/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) 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.				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 12/30/2016	
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: 03/21/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The facility and its operation must comply with all of the recommendation from the updated Fire Hazard Assessment dated 03/15/2017				
2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101, Chapter # 43 All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4). All means of egress to remain accessible at all times.				