

Location of Construction: 14 York St		Owner: J.B. Brown & Sons		Phone:		Permit No: 951302	
Owner Address:		Leasee/Buyer's Name: Stone Coast Brewery		Phone:		Business Name:	
Contractor Name: Wright-Ryan Construction		Address: 10 Danforth St Pctd, ME 04101		Phone: 773-3625		<div> <div>PERMIT ISSUED</div> <div>Permit Issued: DEC 12 1995</div> </div>	
Past Use: Vacant Space		Proposed Use: Brewery / Pctd - Danforth St		COST OF WORK: \$ 500,000.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: [Signature]		PERMIT FEE: \$ 3,025.00 INSPECTION: Use Group: B-3 Type: 3B Signature: [Signature]	
Proposed Project Description: Change Use Make Interior Renovations (2nd fl)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		CITY OF PORTLAND Zone: B-3 CBL: 040-P-011 Zoning Approval: [Signature] Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 07 December 1995					

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

## Dumpsters through DPW

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT John Ryan ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk   Green-Assessor's   Canary-D.P.W.   Pink-Public File   Ivory Card-Inspector

Permit No: 951302

PERMIT ISSUED  
Permit Issued:  
DEC 12 1995  
CITY OF PORTLAND

Zone: CBL: 040-F-011  
B-3

Zoning Approval: Conditional Approval

**Special Zone or Reviews:**

☐ Shoreland  
☐ Wetland  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan ☒ major ☐ minor ☐ mm ☐

## Zoning Appeal

- ☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

## Historic Preservation

- ☐ Not in District or Landmark  
☐ Does Not Require Review  
☐ Requires Review

**Action:**

- ☐ Approved  
☐ Approved with Conditions  
☐ Denied

Date: 12/12

## CEO DISTRICT

PERMIT ISSUED  
WITH LETTER

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

December 12, 1995

Wright-Ryan Construction  
10 Danforth Street  
Portland, Maine 04101

RE: 14 York Street

Dear Sir,

Your application to make interior renovations to the second floor has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

### Building and Fire Code Requirements

1. All required fire alarm systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
2. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
3. Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
4. All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is five feet above finished floor.
5. All Master Box locations are required to have a locked box (knoxbox).
6. A fire alarm acceptance report shall be submitted to the Portland Fire Department after completion of sprinkler work.
8. A four inch storz fire department connection is required.

9. Any new sprinkler construction over six sprinkler heads needs to have State Fire Marshall approval.

10. A portable fire extinguisher shall be located as per NFPA 10. They shall bear the label of an approved agency and be of an approved type.

11. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Code Enforcement Division.

12. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages an open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern what would provide a ladder effect.

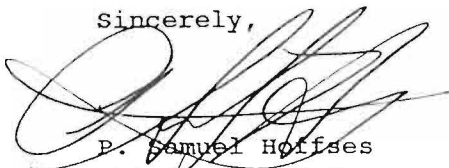
13. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, sections and subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)

14. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.

15. If the brewery becomes a major use in itself, a conditional use approval for light industrial use shall be required. In the B-3 Industrial Zone, the Planning Board is substituted for the Board of Appeals as the reviewing authority.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses  
Chief, Code Enforcement Division

cc: Lt. McDougall, PFD  
M. Schmuckal, Asst Chief, Code Enf Div



SHELLEY ENGINEERING  
STRUCTURAL CONSULTANTS



844 Stevens Avenue  
Portland, Maine 04103  
telephone & fax  
207-878-9983

December 20, 1995

(95-076 / Pg. 1)

Wright-Ryan Construction, Inc.  
10 Danforth Street  
Portland, Maine 04101

Attn: Mr. Patrick Richter

Subject: Structural inspections - renovations to the Cannery  
Building, Portland, Maine.

Dear Patrick:

I am writing to you to inform you that I have recently completed a walk-thru of the above listed project for which I served as Structural Engineer. The purpose of this walk-thru was to inspect the visible structural installations in order to determine if they conform with the intent of the design documents prepared by Shelley Engineering for this project. In addition to this site visit, the project has been visited by personnel of Shelley Engineering on a weekly basis throughout the duration of the project. These site visits involved the inspection of recently completed structural installations, and on going design issues.

From these site visits I can state that the construction of the structural installations called for on the Shelley Engineering documents for this project has been done in substantial conformance with the documents.

There are several locations where welded connections have been substituted for bolted connections at the brewery platform. The welds provided are adequate as replacement for the bolts. The brewery support platform also requires several expansion bolts to be installed, and a support of the upper tread of the stairs to be completed.

The wood column indicated as requiring replacement on the third floor has yet to be installed, and so for the column at the same location on the second floor. It is my

**FILE COPY**

SHELLEY ENGINEERING  
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(95-076 / Pg. 2)

understanding that the wood replacement columns are on site and will be installed shortly.

The entrance ramp has a steel angle supporting the metal deck along the brick side of the ramp. The angle requires bolting to the existing brick. The angle has been installed and tack welded into place, but the bolts are not installed.

At several of the entrance ramp column piers, not all nuts have been placed on the anchor bolts.

It is my understanding that these issues will be completed shortly. Please contact me when these items are complete and I will perform a final inspection.

Sincerely:

*Timothy G. Shelley*  
Timothy G. Shelley, P.E.





**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Samuel P. Hoffses, Chief of Inspection Services

**FROM:** Richard Knowland, Senior Planner

**DATE:** January 23, 1996

**SUBJECT:** The Cannery, York Street

We have no objections to a temporary Certificate of Occupancy being issued for the restaurant/brew pub portion of the Cannery project. The temporary Certificate of Occupancy should have the following conditions:

1. The site plan shall be completed in accordance with the approved site plan.
2. The photometrics for the parking lot lights shall be submitted to Planning Office.
3. The developer shall complete the Percent for Art project as required by the Public Arts Committee.
4. Note due to winter conditions, staff was unable to verify certain infrastructure improvements such as, installation of catchbasin #2 and hydro brake/casco trap in the lower parking lot. We will do a complete site inspection this Spring.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
James Seymour, Acting Development Review Coordinator





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 14 York St (040-F-011)

Issued to J B Brown

Date of Issue 24 January 1996

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. 951302, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Basement - Left Side

First Floor - Left

Second Floor - Left

APPROVED OCCUPANCY

Brewery

Offices

Restaurant

Limiting Conditions: TEMPORARY:

See attached memo dated 23 January 1996 from Richard Knowland to Sam Wolfson listing four (4) conditions of approval. Site Plan conditions from original permit #951068.

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.