

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

17 WESTFIELD STREET LLC

Located at

17 WESTFIELD ST

PERMIT ID: 2016-00021

ISSUE DATE: 01/27/2016

CBL: 076 A031001

has permission to **Change of use - To convert the existing buiding into four tenant spaces - all light industrial uses (brewery with tasting room, coffee roasting with ancillary retail, woodworking and clothing manufacturing**

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 cloed-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/ Tammy Munson

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

light industrial - four tenants- brewery with tasting room, coffee roasting with ancillary retail, woodworking and clothing manufacturing

Building Inspections

Fire Department

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

Electrical Close-in

Above Ceiling Inspection

Certificate of Occupancy/Final

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: 2016-00021	Date Applied For: 01/05/2016	CBL: 076 A031001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Four Tenants - a brewery, clothing manufacturer, coffee roaster, and woodworking		Proposed Project Description: Change of use - To convert the existing buiding into four tenant spaces - all light industrial uses (brewery with tasting room, coffee roasting with ancillary retail, woodworking and clothing manufacturing		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 01/19/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note: I-L Zone -All work within exisitng footprint				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as the following light industrial uses - brewery with tasting room, coffee roasting with ancillary retail, woodworking and manufacture of clothing. Any change of use shall require a separate permit application for review and approval.				
4) 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: Tammy Munson Approval Date: 01/22/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) 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.				
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) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Benjamin Pearson Approval Date: 01/26/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) All process wastewater must flow through the basin prior to mixing with sanitary flow.				
2) Any additional floor drains within the brewing area must be plumbed to the basin.				
3) Applicant to install a 48' trench drain with a 6" x 24" x 24" basin at the end.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 01/25/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
2) 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.				
3) 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.				
4) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.				
5) A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.				
6) Shall comply with NFPA 101, Chapter 40, Industrial Occupancies.				

PERMIT ID: 2016-00021

Located at: 17 WESTFIELD ST

CBL: 076 A031001

- 7) A separate 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.
- 8) All construction shall comply with City Code Chapter 10.

Dept: Planning **Status:** Approved w/Conditions **Reviewer:** Barbara Barhydt **Approval Date:** 01/22/2016

Note: **Ok to Issue:**

Conditions:

- 1) subject of the installation of the stone dust path, as shown on the revised 1-22-16 plan, for pedestrian access to the brewery and other uses in the building. The driveway around the building will be retained at the current width of 20' 5" and 19'.