

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 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*

**Fire Official**

*/s/ Tammy Munson*

**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***

**PERMIT ID:** 2016-00021

**Located at:** 17 WESTFIELD ST

**CBL:** 076 A031001

<b>City of Portland, Maine - Building or Use Permit</b> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		<b>Permit No:</b> 2016-00021	<b>Date Applied For:</b> 01/05/2016	<b>CBL:</b> 076 A031001
<b>Proposed Use:</b> Four Tenants - a brewery, clothing manufacturer, coffee roaster, and woodworking		<b>Proposed Project Description:</b> Change of use - To convert the existing building into four tenant spaces - all light industrial uses (brewery with tasting room, coffee roasting with ancillary retail, woodworking and clothing manufacturing)		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 01/19/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> I-L Zone -All work within existing footprint				
<b>Conditions:</b>				
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.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 01/22/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
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.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Benjamin Pearson	<b>Approval Date:</b> 01/26/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
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.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 01/25/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
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.				

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- 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'.

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:** 2016-01267    **ISSUE DATE:** 06/02/2016    **CBL:** 076 A031001

has permission to **Amend BP# 2016-00021 to change the coffee roaster area to storage (Architectural Salvage) No additional work**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

**Fire Official**

/s/ Jeanie Bourke

**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, storage, woodworking and clothing manufacturing

***Building Inspections***

**Use Group:** F-1/F-2    **Type:** 2B & A/S-1

Factory Moderate - Tenant 2, Clothing, 27 Occupants  
Tenant 4, Woodworking, 12 Occupants  
Factory Low/Assembly - Tenant 1, Brewery w/Tasting Room, F-2, 50 Occupants/ A-2, 76 Occupants  
Storage Moderate - Tenant 3, 8 Occupants  
NFPA 13 Sprinkler System  
Grade Level  
MUBEC/IBC 2009

***Fire Department***

**PERMIT ID:** 2016-01267

**Located at:** 17 WESTFIELD ST

**CBL:** 076 A031001

<b>City of Portland, Maine - Building or Use Permit</b> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		<b>Permit No:</b> 2016-01267	<b>Date Applied For:</b> 05/17/2016	<b>CBL:</b> 076 A031001
<b>Proposed Use:</b> Commercial/Industrial - Four Tenants - a brewery, clothing manufacturer, storage area, and woodworking		<b>Proposed Project Description:</b> Amend BP# 2016-00021 to change the coffee roaster area to storage (Architectural Salvage) No additional work		
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 05/23/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		<b>Conditions:</b> 1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.		
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 05/26/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		<b>Conditions:</b> 1) .All conditions from previous permits for this project are still in effect with the issuance of this permit. 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.		

**Administrative Authorization Decision**

**Application #:** 2015-232      **CBL** 076 A031001

**Name:** Building Conversion

**Address:** 17 WESTFIELD ST

**Description:** Convert a single tenant industrial building to a 4 tenant industrial building.

<b><u>Criteria for an Administrative Authorization:</u></b> <b><u>(See Section 14-523 (4) on page 2 of this application)</u></b>	<b><u>Applicant's Assessment</u></b> <b><u>Yes, No, N/A</u></b>		<b><u>Planning Division</u></b> <b><u>Use Only</u></b>
a) Is the proposal within existing structures? <input type="checkbox"/>	Yes	Yes	
b) Are there any new buildings, additions, or demolitions?	No	No	
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes	
d) Are there any new curb cuts, driveways or parking areas?	No	No	
e) Are the curbs and sidewalks in sound condition?	N/A	N/A	
f) Do the curbs and sidewalks comply with ADA?	N/A	N/A	N/A - revised plan has a proposed stone dust path on the northerly side of the building for access to the brewery
g) Is there any additional parking?	No	No	No - Parking area is being striped for the use
h) Is there an increase in traffic?	No	No	
i) Are there any known stormwater problems?	No	No	
j) Does sufficient property screening exist?	Yes	Yes	
k) Are there adequate utilities?	Yes	Yes	
l) Are there any zoning violations?	No	No	
m) Is an emergency generator located to minimize noise?	N/A	N/A	
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No	

The Administrative Authorization for the Building Conversion was approved by Barbara Barhydt, Development Review Services Manager on January 22, 2016 with the following condition of approval listed below:

- 1) subject to 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'.
- 2) subject to obtaining all required building permits from the Inspection Division.

Barbara Barhydt  
 Development Review Services Manager  
 Approval Date: January 22, 2016

