

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that
THOMPSON'S POINT INC

Located at
1 THOMPSONS POINT (Brick North Building)

PERMIT ID: 2015-02880 ISSUE DATE: 02/19/2016 CBL: 201 A005001

has permission to **Change of Use of Tenant Space "B" from vacant warehouse to brewery with tasting room - Interior fit up including a mezzanine, ADA bathrooms and brew space.**

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

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/ David Petruccelli

/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

Brick North - tenant "B", light industrial -
brewery with tasting room

Building Inspections

Use Group: A-2 & F-2 **Type:** 3B
Tenant Space - B
Assembly - Tasting Room - 237
Occupants
Factory Industrial Low Hazard -
Brewery, 31 Occupants
NFPA 13 Sprinkler System
First Floor & Mezzanines
MUBEC/IBC 2009

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:

Plumbing Under Slab
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Electric
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: 2015-02880	Date Applied For: 11/30/2015	CBL: 201 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-				
Proposed Use: Brick North Building - East Wing - Tenant Space "B" - Brewery with tasting room, "Bissell Brothers Brewing Company"		Proposed Project Description: Change of Use of Tenant Space "B" from vacant warehouse to brewery with tasting room - Interior fit up including a mezzanine, ADA bathrooms and brew space.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/14/2015
Note: B-5 Zone permitted use - section 14-230.1(b)(3) - breweries -parking- section 14-332.1(g) - no off-street parking required		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) Separate permits shall be required for any new signage.				
3) This permit is being issued with the condition that this use must meet all the performance standards listed under section 14-236 of the I-L zone.				
Dept: Building Inspect		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/09/2016
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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
3) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.				
4) 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 DP		Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 12/02/2015
Note: Paul Ureneck sent utility plans showing a sampling manhole to bnp@portlandmaine.gov on 12/2		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions				
1) Process discharge from all process areas and trench drains must be routed to a single discharge point with access via a manhole or other proposed point, including an equalization tank for pH adjustment.				
2) Trench drains must have screening in place to limit solids introduction.				
3) For more information, please call 207-874-8843 to discuss Industrial Pretreatment.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 02/16/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions				
1) 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.				
2) Construction or installation shall comply with City Code Chapter 10.				
3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				

PERMIT ID: 2015-02880

Located at: 1 THOMPSONS POINT (Brick

CBL: 201 A005001

