DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





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

201 A005001 CBL:

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.

Fire Department

/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

Located at: 1 THOMPSONS POINT (Brick **PERMIT ID:** 2015-02880 CBL: 201 A005001

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.

PERMIT ID: 2015-02880 Located at: 1 THOMPSONS POINT (Brick CBL: 201 A005001

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-

Permit No: 2015-02880 Date Applied For: 11/30/2015

CBL:

201 A005001

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.

Reviewer: Ann Machado **Dept:** Zoning **Status:** Approved w/Conditions **Approval Date:** 12/14/2015

Note: B-5 Zone

Ok to Issue:

permitted use - section 14-230.1(b)(3) - breweries

-parking- section 14-332.1(g) - no off-street parking required

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 02/09/2016 **Reviewer:** Jeanie Bourke **Approval Date:** Ok to Issue: Note:

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 Ok to Issue: ✓ **Note:** Paul Ureneck sent utility plans showing a sampling manhole to bnp@portlandmaine.gov on 12/2

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 Petruccelli **Approval Date:** 02/16/2016 Ok to Issue: Note:

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.

Located at: 1 THOMPSONS POINT (Brick CBL: 201 A005001 **PERMIT ID:** 2015-02880

- Shall meet separation requirements as outlined in documentation from Fire Risk Management FPE. Included in permit #2015-02878
- 5) 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.
- Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 7) Fire extinguishers are required per NFPA 1.
- 8) All means of egress to remain accessible at all times.
- 9) 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.
- 10 Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 11 Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 12 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 13 Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 14 **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**

 A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 15 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 16 Shall comply with NFPA 1 (2009) Fire Code.
- 17 Application requires State Fire Marshal approval.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 02/17/2016

 Note:
 Ok to Issue:
 ✓

Conditions

1) See site plan approval letter dated January 21, 2016, site plan approved on January 12, 2016, for conditions of approval; and see site plan approval letter dated December 4, 2014, site plan approved on December 4, 2014 for conditions of approval. The issuance of the Certificate of Occupancy is contingent upon completion of site plan conditions of approval.

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