### 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:** 2015-02881

**ISSUE DATE:** 02/25/2016

CBL: 201 A005001

has permission to

Change of Use from Vacant warehouse to a Distillery - interior alterations for distillery and tasting room, new ADA bathrooms, an office mezzanine and a storage platform

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.

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 - light industrial - distillery

**Building Inspections** 

Use Group: F-1 & A-2 Type: 3B

Factory Moderate Hazard - Distillery,

12 Occupants

Assembly - Tasting Room - 110

Occupants

NFPA 13 Sprinkler System

First Floor & Mezzanine

MUBEC/IBC 2009

PERMIT ID: 2015-02881 Located at: 1 THOMPSONS POINT (Brick 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:**

Final - DRC

Close-in Plumbing/Framing w/Fire & Draft Stopping
Plumbing Under Slab
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: 2015-02881 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) 874-8716

Permit No: 2015-02881 Date Applied For: 11/30/2015

CBL:

201 A005001

#### Proposed Use:

Brick North Building - East Wing Tenant D - Distillery and tasting room - "Stroudwater Spirits Distillery"

**Proposed Project Description:** 

Change of Use from Vacant warehouse to a Distillery - interior alterations for distillery and tasting room, new ADA bathrooms, an office mezzanine and a storage platform

**Dept:** Zoning

**Status:** Approved w/Conditions

Reviewer: Ann Machado

**Approval Date:** 

12/14/2015

Note: B-5 zone

Ok to Issue:

permitted use - 14-230(b)(2) low impact industrial uses under 10,000 sf - meet performance standards of the I-

parking -s ection 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
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being issued with the condition that the use must meet the performance standards of the I-L zone under section 14-236.

**Dept:** Building Inspecti **Status:** Approved w/Conditions

Reviewer: Jeanie Bourke

**Approval Date:** 

02/16/2016

Note:

Ok to Issue:

#### **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) The glazed wall panels to be installed per the manufacturers specifications and shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.
- 5) 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.
- 6) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.
- 7) A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued.

**Dept:** Engineering DPS **Status:** Approved w/Conditions

**Reviewer:** 

**Approval Date:** 

12/15/2015

Note:

Ok to Issue:

## **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 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:** 

Located at: 1 THOMPSONS POINT (Brick CBL: 201 A005001 **PERMIT ID:** 2015-02881

- 1) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 2) Application requires State Fire Marshal approval.
- 3) 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.
- 4) Shall meet the separation requirements as outlined in letter submitted with plan BP.#2015-02878
- 5) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 6) \*\*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.\*\*
- 7) 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.
- 8) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 9) Construction or installation shall comply with City Code Chapter 10.
- 10 Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 11 Shall meet the requirements of NFPA 1 Fire Code and NFPA 101 Life Safety Code (2009)
- 12 All means of egress to remain accessible at all times.
- 13 Fire extinguishers are required per NFPA 1.
- 14 Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 15 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.
- 16 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.
- 17 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.

**Dept:** DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 02/24/2016 **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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