

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)

PERMIT ID: 2016-00294 **ISSUE DATE:** 03/22/2016 **CBL:** 201 A005001

has permission to **Change of Use from Vacant Space to Assembly with interior tenant improvements, ADA bathrooms, commercial kitchen, mezzanine, bars and seating islands for the "Cellardoor Winery" (6,046 SF).**

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/ Keith Gautreau

/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 "A" - Drinking Establishment (tasting room & dining area) and retail

Building Inspections

Use Group: A-2 **Type:** 3B
Assembly - Restaurant/Tasting Room - Tenant Space A
Occupant Load = 266
NFPA 13 Sprinkler System
First Floor & Mezzanine
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
Electrical Close-in
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Electric
Fire - Change of Use Inspection
Foundation/Rebar
Final - DRC
Site VISIT

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: 2016-00294	Date Applied For: 02/09/2016	CBL: 201 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Brick North Building - East Wing Tenant Space "A" - Tasting room (drinking establishment), dining area, and retail ("Cellardoor Winery")		Proposed Project Description: Change of Use from Vacant Space to Assembly with interior tenant improvements, ADA bathrooms, commercial kitchen, mezzanine, bars and seating islands for the "Cellardoor Winery" (6,046 SF).		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/10/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note: B-5 Zone permitted use - section 14-230.1(a)(2) and (6) - drinking establishments and retail -parking- section 14-332.1(g) - no off-street parking required				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) 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: Jeanie Bourke Approval Date: 03/21/2016		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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
4) 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.				
5) Approval of City license is subject to health inspections per the Food Code.				
6) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 02/11/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Applicant to install a 1,000 gallon, external grease interceptor to capture kitchen process water containing fats, oils, and grease. This includes any 3-bay sinks, any dishwashing pre-rinse sinks or other sources.				
2) Approval for a business license application requires inspection of required grease control equipment. After installation, please call the Department of Public Works, Water Resources Diision at 207-874-8846 to set up an inspection				
Dept: Fire Status: Approved w/Conditions Reviewer: Keith Gautreau Approval Date: 02/10/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.				
2) Assembly and educational occupancies and uses with an occupant load of 100 or more persons required listed panic or fire exit hardware on doors serving as a means of egress.				

PERMIT ID: 2016-00294

Located at: 1 THOMPSONS POINT (Brick

CBL: 201 A005001

