### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





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.

Fire Department

/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** 

Type: 3B

Assembly - Restaurant/Tasting Room -

Tenant Space A Occupant Load = 266 NFPA 13 Sprinkler System First Floor & Mezzanine

MUBEC/IBC 2009

Use Group: A-2

**PERMIT ID:** 2016-00294 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:**

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.

PERMIT ID: 2016-00294 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:	Date Applied For:	CBL:
2016-00294	02/09/2016	201 A005001

#### 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 tenan 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

Note: B-5 Zone Ok to Issue: ✓

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 **Note:** • Ok to Issue: ✓

#### **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

 Note:
 Ok to Issue:
 ✓

#### **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 **Note:** Ok to Issue: ✓

#### **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 serviing as a means of egress.

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- 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) 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.
- 5) 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.
- 6) Application requires State Fire Marshal approval.
- 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) Construction or installation shall comply with City Code Chapter 10.
- System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8700 to schedule.
- 10 Fire extinguishers are required per NFPA 1 Table 13.6.2.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 03/21/2016

 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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