

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FOREFRONT PARTNERS I LP

Located at

4 Thompsons Point (Unit B)

PERMIT ID: 2017-00283

ISSUE DATE: 04/28/2017

CBL: 202 A006001

has permission to **Renovations to existing 978 sq ft entrances and outdoor seating. Work to include new concrete patio space with 4' steel fence enclosure & post and beam trellis system.**

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 closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/s/ Greg Gilbert

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

Unit B (Brick North) brewery with tastig room

Building Inspections

Use Group: A-2 **Type:** 3B
Assembly - Restaurant/Tasting Room -
Tenant Space A
Occupant Load = 266
NFPA 13 Sprinkler System
Patio
2009 IBC / MUBEC

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Footings

Concrete Deck Pour

Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00283	Date Applied For: 03/06/2017	CBL: 202 A006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same. Brick North Building - Tenant Space "B" - Brewery with tasting room, "Bissell Brothers Brewing Company"		Proposed Project Description: Renovations to existing 978 sq ft entrances and outdoor seating. Work to include new concrete patio space with 4' steel fence enclosure & post and beam trellis system.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 03/08/2017	
Note: B-5 Zone Brewery & tasting room approved under permit 2015-02880 Outside dining on private property was approved under permit 2016-00392 with approval by business licensing to serve alcohol - the proposed new area is smaller than approved on original permit - 47' x 12'7" 100% maximum lot coverage allowed		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.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 04/28/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) All construction shall comply with City Code Chapter 10. 2) The concrete shall comply with IBC 2009 Ch. 19 for materials, quality control, design and construction as well as the anchoring of connected elements. 3) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design. 4) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 5) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 6) 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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 04/25/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) The beer garden exit gate must be mark as an exit. 2) A 36 inch wide walkway needs to be maintained from the beer garden entrance to the exit at all times. 3) All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 12 All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4). All means of egress to remain accessible at all times.				