

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 10-1138 | Issue Date: | CBL: 326 B009001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|--|--|----------------------|
| Location of Construction: 50 INDUSTRIAL WAY | Owner Name: 50 INDUSTRIAL WAY LLC | Owner Address: 50 INDUSTRIAL WAY | Phone: |
| Business Name: | Contractor Name: Langford & Low, Inc. | Contractor Address: PO Box 662 Portland | Phone: 2077975141 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | Zone: I-4 |

| | | | | |
|--|---|---|---|--------------------|
| Past Use: Commercial "Allagash Brewery" See permit# 10-0867 for foundation only | Proposed Use: Commercial "Allagash Brewery" - Brewery addition that is 40' x 130' | Permit Fee: \$7,020.00 | Cost of Work: \$700,000.00 | CEO District: 5 |
| Proposed Project Description: "Allagash Brewery" - Brewery addition that is 40' x 130' Structural Framing only | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions | INSPECTION: Use Group: F-2 Type: 2B IBC-2003 Signature: [Signature] Date: 10/15/10 | |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____ | | |

| | | | | |
|--|---------------------------------|---|--|---|
| Permit Taken By: Idobson | Date Applied For: 09/13/2010 | Zoning Approval | | |
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Other Date: 9/17/10 | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: 9/17/10 | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature] |
| | | PERMIT ISSUED OCT 15 2010 City of Portland | | |

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

| | | | |
|------------------------|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
|------------------------|---------|------|-------|

| | | |
|---|------|-------|
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE |
|---|------|-------|

11-30-2010 DWM Backfill front section

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 101138 OCT 15 2010

This is to certify that 50 INDUSTRIAL WAY LLC / Langford & Low, Inc. *Structural Framing Only* City of Portlandhas permission to "Allagash Brewery" - Brewery addition that is 40' x 130'AT 50 INDUSTRIAL WAY CBL 326 B009001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Burke 10/15/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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: |
| 10-1138 | 09/13/2010 | 326 B009001 |

| | | | |
|--|--|--|-------------------------|
| Location of Construction: 50 INDUSTRIAL WAY | Owner Name: 50 INDUSTRIAL WAY LLC | Owner Address: 50 INDUSTRIAL WAY | Phone: |
| Business Name: | Contractor Name: Langford & Low, Inc. | Contractor Address: PO Box 662 Portland | Phone (207) 797-5141 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | |

| | |
|--|---|
| Proposed Use: Commercial "Allagash Brewery" - Brewery addition that is 40' x 130' | Proposed Project Description: "Allagash Brewery" - Brewery addition that is 40' x 130' |
|--|---|

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 09/17/2010
Note: **Ok to Issue:** ☒

- 1) All conditions on the previous FOUNDATION ONLY permit are still in force
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/14/2010
Note: **Ok to Issue:** ☒

- 1) This permit approves structural shell framing only, a separate permit is required for the interior and exterior finishes, including architectural details.
- 2) Special inspections shall be conducted as submitted with the foundation permit. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 09/21/2010
Note: **Ok to Issue:** ☒

- 1) This permit is for framing only and approved on the plans submitted. A life safety plan will need to be submitted before a final inspection.

Comments:

9/17/2010-mes: WAIT FOR SITE PLAN APPROVAL

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection 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 with construction.**

 X **Framing connections/Rough Plumbing/Electrical**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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

Department of Building Inspections

Original Receipt

2.13 2010

Received from 11111111111111111111

Location of Work 50 1111 1111

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 47,020

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 326-B-9

Check #: 11003 Total Collected \$ 47,020

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



General Building Permit Application

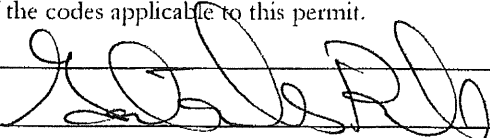
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|---|---|--|
| Location/Address of Construction: <u>50 Industrial way, Portland</u> | | |
| Total Square Footage of Proposed Structure/Area <u>5200 ft²</u> | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# | Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Rob Tso</u> Address <u>50 INDUSTRIAL WAY</u> City, State & Zip <u>Portland, ME</u> | Telephone: <u>207-878-5385</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name <u>Rob Tso</u> Address <u>(SEE ABOVE)</u> City, State & Zip | Cost Of Work: \$ <u>700,000</u> C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>Brewery</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Brewery</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Brewery addition that is 40ft by 130ft. 1 level and is similar to existing building.</u> <u>FRAMING ONLY</u> | | |
| Contractor's name: <u>Langford and Low</u> Address: <u>248 Warren Avenue</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>207-797-5141</u> Who should we contact when the permit is ready: <u>Gabrielle Russell</u> Telephone: <u>207-797-5141</u> Mailing address: <u>P.O. Box 662 Portland ME, 04103</u> | | |

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: 

Date: 9/9/10

This is not a permit; you may not commence ANY work until the permit is issue



Certificate of Design Application

From Designer:

ASSOCIATED DESIGN PARTNERS INC

Date:

7/16/10

Job Name:

ALLAGASH BREWERY ADDITION

Address of Construction:

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2006 Use Group Classification (s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

| Floor Area Use | Loads Shown |
|------------------|-----------------|
| <u>WAREHOUSE</u> | <u>12.5 PSF</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Wind loads (1603.1.4, 1609)

| | |
|--------------------|--|
| <u>ASCE METH 1</u> | Design option utilized (1609.1.1, 1609.6) |
| <u>98</u> | Basic wind speed (1809.3) |
| <u>1.0</u> | Building category and wind importance factor, I_w table 1604.5, 1609.5) |
| <u>B</u> | Wind exposure category (1609.4) |
| <u>N.A.</u> | Internal pressure coefficient (ASCE 7) |
| <u>41-20</u> | Component and cladding pressures (1609.1.1, 1609.6.2.2) |
| <u>41-20</u> | Main force wind pressures (7603.1.1, 1609.6.2.1) |

Earth design data (1603.1.5, 1614-1623)

| | |
|---------------------|--|
| <u>E.L.F.</u> | Design option utilized (1614.1) |
| <u>II</u> | Seismic use group ("Category") |
| <u>0.134 / 0.19</u> | Spectral response coefficients, S_D & S_1 (1615.1) |
| <u>D</u> | Site class (1615.1.5) |

| | |
|-------------------|---|
| <u>NA</u> | Live load reduction |
| <u>20 PSF</u> | Roof live loads (1603.1.2, 1607.11) |
| <u>42 PSF</u> | Roof snow loads (1603.7.3, 1608) |
| <u>60 PSF</u> | Ground snow load, P_g (1608.2) |
| <u>42 PSF</u> | If $P_g > 10$ psf, flat-roof snow load P_f |
| <u>1.0</u> | If $P_g > 10$ psf, snow exposure factor, C_e |
| <u>1.0</u> | If $P_g > 10$ psf, snow load importance factor, I_s |
| <u>1.0</u> | Roof thermal factor, C_t (1608.4) |
| <u>NA</u> | Sloped roof snowload, P_s (1608.4) |
| <u>B</u> | Seismic design category (1616.3) |
| <u>O.S.M.R.F.</u> | Basic seismic force resisting system (1617.6.2) |
| <u>3.5</u> | Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2) |
| <u>E.L.F.</u> | Analysis procedure (1616.6, 1617.5) |
| <u>23.5K</u> | Design base shear (1617.4, 1617.5.1) |

Flood loads (1803.1.6, 1612)

| | |
|----------------|----------------------------|
| <u>NA</u> | Flood Hazard area (1612.3) |
| <u>83.5 FT</u> | Elevation of structure |

Other loads

| | |
|-----------|---|
| <u>NA</u> | Concentrated loads (1607.4) |
| <u>NA</u> | Partition loads (1607.5) |
| <u>NA</u> | Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404) |



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- ☐ Cross sections w/framing details
- ☐ Detail of any new walls or permanent partitions
- ☐ Floor plans and elevations
- ☐ Window and door schedules
- ☐ Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- ☐ Detail egress requirements and fire separations
- ☐ Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- ☐ Complete the Accessibility Certificate and The Certificate of Design
- ☐ A statement of special inspections as required per the IBC 2003
- ☐ Complete electrical and plumbing layout.
- ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- ☐ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- ☐ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- ☐ A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- ☐ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage
- ☐ Finish floor or sill elevation (based on mean sea level datum)
- ☐ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ☐ Existing and proposed grade contours
- ☐ Silt fence (erosion control) locations

Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☐ Name, address and phone number of applicant **and** the project architect.
- ☐ Proposed use of structure (NFPA and IBC classification)
- ☐ Square footage of proposed structure (total and per story)
- ☐ Existing and proposed fire protection of structure.
- ☐ Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- ☐ A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- ☐ Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Certificate of Design

Date:

7/16/10

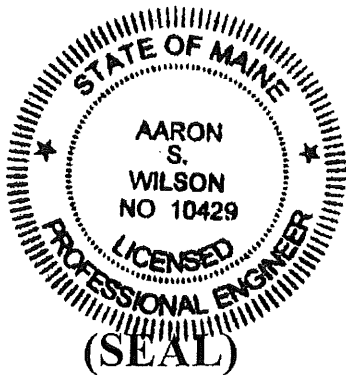
From:

ASSOCIATED DESIGN PARTNERS INC

These plans and / or specifications covering construction work on:

ALLAGASH BREWERY ADDITION

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature:

A S W

Title:

ENGINEER

Firm:

ASSOCIATED DESIGN PARTNERS INC

Address:

80 LEIGHTON RD

FALMOUTH ME 04105

Phone:

207 878 1751

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Accessibility Building Code Certificate

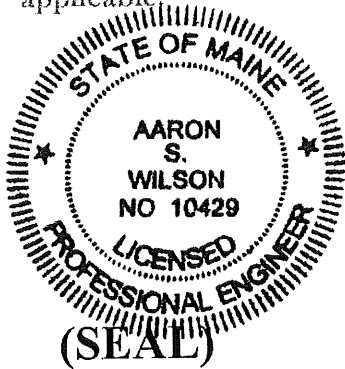
Designer:

ASSOCIATED DESIGN PARTNERS INC

Address of Project:

Nature of Project:

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature:

A S Wilson

Title:

ENGINEER

Firm:

ASSOCIATED DESIGN PARTNERS INC

Address:

80 LEGATION RD

FALMOUTH ME 04105

Phone:

207 878 1751

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

40615

LANGFORD & LOW, INC.

/ENDOR:

| OUR REF. NO. | YOUR INV. NO. | INVOICE DATE | INVOICE AMOUNT | AMOUNT PAID | DISCOUNT TAKEN | NET CHECK AMOUNT |
|--------------|---|--------------|----------------|-------------|----------------|------------------|
| | 7-19-10 City of Portland Allagash Addition | | | | | |

4061

LANGFORD & LOW, INC.

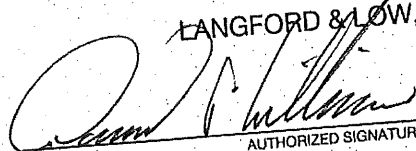
General Contractors
P.O. BOX 662
PORTLAND, ME 04104TD BANK
America's Most Convenient Bank
52-7445-2112CHECK NO.
40615CHECK DATE
7-19-10

VENDOR NO.

CHECK AMOUNT

PAY
TO THE
ORDER OF City of Portland

LANGFORD & LOW, INC.



AUTHORIZED SIGNATURE

⑈040615⑈ 1211274450⑈ 000049269⑈



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

9.13 2010

Received from Langford & Lora

Location of Work 50 Ind Way

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: \$7,020

☒ Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 326-B-9

Check #: 41008 Total Collected \$7,020

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy