Portland, Maine | Yes. Life's good here.

Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy M
Inspectior

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

OUTDOOR DINING PERMIT CHECI

Date: 09/10/15

Permits are required for expanding food service to the outside on all properties. The annual fee is $80.00 plus $2.00 per square foot of dining area on streets, sidewalks or other public ways and $80.00 plus $6.00 per square foot of dining area in city parks. The total fee for private property placement is $125.00 ($25 application fee and $100 for the Certificate of Occupancy). The fee is due when you drop off your permit application. The square footage fee may be paid when you pick up your permit. ***For purposes of fee calculation, the area abutting the buildings which border Monument Square and extending ten (10) feet from the facade of said buildings shall be considered a sidewalk. The ten (10) foot area shall be measured from that portion of the facade that protrudes furthest into the sidewalk. The area beyond the ten (10) foot sidewalk shall be considered park space.***

Outdoor dining is permitted for the period April 1 - November 15. Barriers must be removed no later than November 15; however, furniture must be removed in inclement weather to allow for sidewalk snow removal. Requests to extend beyond the standard permit period require approval by the City Manager and should include explanation of installation and snow removal plan.

Outdoor dining permits located on public property are only valid for a year.
Outdoor dining permits located on private property are valid permanently with the establishment.

Application Checklist: All of the following information is required and must be submitted.

☑ **Outdoor Dining Permit Application Form**

☑ **A plot plan that shows:** EXISTING PATIO W/ PROPOSED NEW PAVILLION STRUCTURE

- ☐ The lot lines, where the building sits on the lot, and the lot and building dimensions
- ☐ The street location, and if it's a corner lot, the intersecting streets
- ☐ The sidewalk location, width, and curbing location
- ☐ The setback dimension from the sidewalk to the building
- ☐ The location of proposed outdoor dining area and its components (tables, chairs, barriers, planters, etc.) placement, including dimensions and total outdoor dining area (in square feet)

(**NOTE**: Under no circumstances shall an outdoor dining installation prevent a clear passageway for pedestrians. See Outdoor Dining Conditions below for dimensional requirements.)

☑ **A drawing and/or specification of any proposed barrier solution** EXISTING FENCE W/ EGRESS GATES

☐ **Proof of public liability insurance coverage (Not Required for Private Property):** The permit holder is required to produce at the time of submission and maintain public liability insurance coverage in an amount of not less than four hundred thousand dollars ($400,000) combined single limit for bodily injury, death and property damage, naming the City as an additional insured thereon.

Portland, Maine | Yes. Life's good here.

Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Munsc
Inspectior

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Electronic Signature and Fee Payment Confirmation Date: 09/10/15

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following payment options:

☒ provide an on-line electronic check or credit/debit card (we accept American Express, Discover, VISA, and MasterCard) payment

☐ hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall

☐ deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland, Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this starts the review process of my permit. I understand that after all approvals have been completed, I will then be issued my permit via e-mail. No work shall be started until I have received my permit.

Applicant Signature: [signature] Date: 6/15/2015

I have provided digital copies and sent them on (Date:) 6/17/15

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Outdoor Dining Permit Application

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

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

Date: 09/10/15

Check all that apply: ☐ **New** Application for Outdoor Dining
or ☐ **Renewal** Application for Outdoor Dining
☒ Application for dining on **Private Property**

☐ Outdoor Dining in a **Public Park** ☐ If **Renewal,** are there changes to previous permit?
☐ Outdoor Dining in a **Historic District** ☐ **Yes** ☐ **No**
☐ **Petition** for Exception for Special Circumstances
☒ **Liquor License** required?
City Clerk signature for liquor license approval: (SEE ATTACHED)
OR Pending Council Date: _____

Location Name & Address: ALLAGASH BREWING COMPANY 50 INDUSTRIAL WAY, PORTLAND, ME	**Chart** 326	**Block** B	**Lot** D
Owner Name: 50 INDUSTRIAL WAY LLC 50 INDUSTRIAL WAY, PORTLAND **Owner Phone #:** 207. 878. 5385	**Total Square Footage of Proposed Outdoor Dining Area:**[1] 1105 SF		
Applicant *must* be owner or lessee Name: SEAN DIFFLEY ALLAGASH BREWING CO. Address: 50 INDUSTRIAL WAY City, State & Zip: PORTLAND, ME 04102 E-Mail: sdiffley@allagash.com	**Fee**: $80 (Public-Annual) $125 (Private 1X) Total Sq. Ft.: 1105 SF Sq. Ft. Fee: (sq ft x $2) $_____ (sq ft x $6 for public parks) **Total Fees:** $_____ **(Permit not issued until all fees are paid)**		

Current use: NEW POST & BEAM PAVILLION AT EXISTING PATIO
Business name: ALLAGASH BREWING CO.
Seating area dimensions: 27' x 41'
How many chairs? _____ How many tables? 10 PICNIC TABLES (60 +/- SEATS)
☑ **Yes** Alcohol is served.
☐ **No** Alcohol being served.

Who should we contact: SEAN DIFFLEY - ALLAGASH BREWING Phone: 878-5385
Address: 50 INDUSTRIAL WAY, PORTLAND E Mail: sdiffley@allagash.com

Please submit all of the information outlined in the Outdoor Dining Application Checklist. Failure to do so will result in the automatic denial of your permit. New applications and renewals are reviewed on an annual basis and should be submitted no later than June 1st.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of Applicant: _____ Date: 6/15/2015

[1] *In no instance shall the total square footage of dining area equal more than 10% of park space, unless the applicant receives a waiver from the Director of Parks and Recreation or his or her designee.*

Revised 04-02-15 **This is not a permit; you may not commence ANY work until the permit is issued.**

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/10/15

Outdoor Dining Conditions:
All permits for outdoor dining are issued subject to the following conditions.

Design and Construction:

Sidewalk Layout Dimensional Table

Existing Sidewalk Width (measured from property line to curb)	**Sidewalk Dining Allowed?**	
< 8'0"	No, but see option for petition subject to Planning Authority approval*	
≥ 8'0"	Yes – up to 60% of sidewalk width	
Sidewalk Passage Type	**Sidewalk Passage Required – clear and unobstructed:***	
	Width (minimum)	Height (minimum)
Standard sidewalk	4'0"	6'8"
Street corner	5'0"	6'8"

□ Outdoor dining area shall not exceed 60% of the sidewalk width. For example, on a 15'0" wide sidewalk, width of dining area may not exceed 9'0".

□ A continuous, unobstructed sidewalk passage from the outer boundary of the seating area to the curb must be maintained according to the dimensional table above. This width must always contain a continuous unobstructed passage width of at least four feet (4'-0"). In cases where the passage is not straight due to existing obstacles, additional width may be required to ensure that turns can be safely maneuvered. Any request to place outdoor seating in a way that requires existing straight passage to change is discouraged and entirely at the discretion of the City. Requests to relocate moveable street furniture will be considered.

□ Egress from the building must be maintained free of obstruction per the building code and NFPA Life Safety Code.

□ Permanent fixtures (such as, but not limited to, awnings, permanent lighting, decks or platforms) – require a building permit separate from the Outdoor Dining permit and are subject to approval by Planning Authority (see below "Additional Review and Regulation").

□ Umbrellas are permitted without a permit. Umbrellas must be secured or weighted and must maintain the 6'8" minimum height clearance for sidewalk passage.

Barriers:

□ Are preferred to be free-standing. Physical attachments to a building are subject to administrative review, especially in historic districts.
□ Consisting of stanchions and ropes/chains are encourage. Sectional fencing is allowed, provided it exhibits a high degree of visual transparency (at least 50% open). Solid or opaque barriers are not allowed.
□ Shall not exceed 42" in height.
□ May not include commercial signage (such as advertisements).

*Petition for Exception for Special Circumstances:

If one or more Outdoor Dining Conditions cannot be met because of special circumstances, applicant may petition for an exception. Applicant should indicate on application form whether such a petition is being requested and provide explanation of need for exception. For example, if outdoor dining cannot be accommodated on the sidewalk, the business may petition the City to occupy public right-of-way near their establishment as an alternative location for outdoor dining purposes. In these cases, the applicant may have to compensate the City for the right to occupy that space. Requests shall be reviewed and approved by the Planning Authority on a case-by-case basis and shall take into consideration competing demands in the area.

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

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/10/15

Maintenance and Operations:

- □ Outdoor dining components must be placed within the permitted area on the sidewalk in such a allow the free and safe passage of pedestrian traffic. If the tables and chairs are moved and loc of the permitted outdoor seating area, they must be relocated to within the permitted area. Fail contain outdoor dining components to the permitted area may result in a reduced permitted area or a revocation of the permit.
- □ The permit holder is responsible for keeping the outdoor seating area clean. The sidewalk area where the outdoor dining area is located must be kept neat and free from liter and debris.
- □ No food shall be prepared in the designated outdoor dining area.
- □ If alcohol is to be served, the permit holder must first be approved for outdoor dining by the City Council. To initiate that process, notify the City's Business Licensing Office in room 203 of City Hall or by telephone at 874-8557 and obtain approval for the service of alcohol outdoors. Additionally, State law requires that any outdoor area serving alcohol be segregated from the rest of the public.
- □ All outdoor dining components shall be removed prior to a predicted snowfall and while any snow or ice exists within the designated outdoor seating area or within four feet from the boundaries thereof. The City will not be responsible for damage to any tables, chairs, or other property that is not properly removed when the City is engaged in sidewalk maintenance activities.

Additional Review and Regulations:

- □ If your business is located within a historic district, the outdoor dining permit application must be reviewed and approved by Historic Preservation staff for conformance with these requirements and any additional design standards applicable in historic districts. (For example, specific design standards apply to outdoor dining installations on Wharf Street).
- □ Applications for outdoor dining installations within public parks require review and approval by the Planning Authority.
- □ Permanent fixtures (such as awnings, permanent lighting, or platforms) planned as part of an outdoor dining installation requires a building permit and are subject to separate review and approval.
- □ Petition for use of adjacent on-street parking space for outdoor dining requires review by the Parking Office and approval by the Planning Authority.
- □ The permit must be renewed each year. New applications and renewals are reviewed on an annual basis and should be submitted to the City no later than June 1st of each year.
- □ Outdoor dining areas must also meet applicable ADA regulations. ADA accessible seating is required to be provided in outdoor dining scenarios.
- □ The permit holder shall comply with all applicable rules and regulations implemented by the City regarding outdoor dining. Refer to Chapter 25 Streets, Sidewalks, and Other Public Places in the City Code of Ordinances for additional regulations on the use of sidewalks.

Failure to comply with any of the above conditions will result in revocation or non-renewal of the permit.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/10/15

I/We fully understand that the City of Portland, its agents, officers and employees accept and will not be liable for any injury, harm or damage to my/our person or property arisin establishment's occupancy of the sidewalk or park space. To the fullest extent permitted hereby agree to assume all risk of injury, harm or damage to my/our person or property (limited to all risk of injury, harm or damage to my/our property cause by the negligence Portland, its agents, officers or employees) arising out of the establishment's occupancy park space. I/We hereby agree, to the fullest extent permitted by law, to defend, indemnify harmless the City of Portland, its agents, officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk or park space, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use there from, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

Signed and acknowledged: _____ Date: 6/15/2015

Printed name SEAN DIFFLEY

Establishment ALLAGASH BREWING CO.

Location 50 INDUSTRIAL WAY, PORTLAND, 04103

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

General Building Permit Applicati

If you or the property owner owes real estate or personal property taxes or user c
property within the City, payment arrangements must be made before permits of any

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/10/15

Location/Address of Construction: 50 INDUSTRIAL WAY, PORTLAND ME		
Total Square Footage of Proposed Structure/Area 1152SF	Square Footage of Lot 4.407 A	
Tax Assessor's Chart, Block & Lot Chart# 326 Block# B Lot# 10	Applicant *must be owner, Lessee or Buyer* Name 50 INDUSTRIAL WAY LLC Address 50 INDUSTRIAL WAY PORTLAND ME 04103 City, State & Zip	Telephone: (207) 878-5385
Lessee/DBA (If Applicable) SAME	Owner (if different from Applicant) Name SAME Address City, State & Zip	Cost Of Work: $ $40,000.00 C of O Fee: $ Total Fee: $

Current legal use (i.e. single family) INDUSTRIAL
If vacant, what was the previous use?
Proposed Specific use: INDUSTRIAL
Is property part of a subdivision? NO If yes, please name —
Project description:

NEW TIMBER FRAME ROOF STRUCTURE OVER EXISTING
EXTERIOR CONCRETE PATIO

Contractor's name: LANDRY FRENCH CONSTRUCTION INC.
Address:
City, State & Zip Telephone:
Who should we contact when the permit is ready: SEAN DIFFLEY Telephone: (617) 899-5935
Mailing address: ALLAGASH BREWING, 50 INDUSTRIAL WAY, PORTLAND ME 04103

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: 6/15/2015

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: 6-11-15

Job Name: ALLAGASH PAVILION ROOF

Address of Construction: 50 INDUSTRIAL WAY, PORTLAND MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/10/15

2009 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) Industrial

Type of Construction IV Heavy Timber

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IBC N

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

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

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
na	

Wind loads (1603.1.4, 1609)

ANALYTICAL Design option utilized (1609.1.1, 1609.6)

98 Basic wind speed (1809.3)

1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

B Wind exposure category (1609.4)

0 - FREE ROOF Internal pressure coefficient (ASCE 7)

PER ASCE BASED ON EWA Component and cladding pressures (1609.1.1, 1609.6.2.2)

15PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ASCE 12.8.1 Design option utilized (1614.1)

I Seismic use group ("Category")

0.245 / .125 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

D Site class (1615.1.5)

NO Live load reduction

20 Roof *live* loads (1603.1.2, 1607.11)

50+drift Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

50 If P_g > 10 psf, flat-roof snow load P_f

1 If P_g > 10 psf, snow exposure factor, C_e

1 If P_g > 10 psf, snow load importance factor, I_s

1.2 Roof thermal factor, C_t (1608.4)

NA Sloped roof snowload, P_s (1608.4)

B Seismic design category (1616.3)

BRF Basic seismic force resisting system (1617.6.2)

(7/5.5) Response modification coefficient, R_l and deflection amplification factor C_d (1617.6.2)

ASCE 12.8.1 Analysis procedure (1616.6, 1617.5)

1.0K Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

NA Flood Hazard area (1612.3)

NA Elevation of structure

Other loads

NA Concentrated loads (1607.4)

NA Partition loads (1607.5)

NA Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Accessibility Building Code Certifi

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/10/15

Designer: ASSOCIATED DESIGN PARTNERS, INC

Address of Project: 50 INDUSTRIAL WAY, PORTLAND ME 04103

Nature of Project: TIMBER FRAMED ROOF AT EXISTING EXTERIOR PATIO.

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.

STATE OF MAINE
AARON S. [illegible]
(SEAL)
NO 10429
LICENSED
PROFESSIONAL ENGINEER

Signature:

Title: ENGINEER

Firm: ASSOCIATED DESIGN PARTNERS, INC

Address: 80 LEIGHTON RD
FALMOUTH, ME 04105

Phone: 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

Certificate of Design

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/10/15

Date: 6-11-15

From: ASSOCIATED DESIGN PARTNERS, INC

These plans and / or specifications covering construction work on:

ALLAGASH BREWERY PATIO PAVILION

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009** ***International Building Code*** and local amendments.

STATE OF MAINE
AARON S. [illegible]
NO 10429
LICENSED
PROFESSIONAL ENGINEER
(SEAL)

Signature:

Title: ENGINEER

Firm: ASSOCIATED DESIGN PARTNERS, INC

Address: 80 LEIGHTON RD
FALMOUTH, ME 04105

Phone: 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

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/10/15

SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 1A
South Portland, ME 04106
Tel. 207-200-2100

250 Goddard Rd. - Suite B
Lewiston, ME 04240
Tel. 207-783-5656

PATIO REVISION
(EXISTING PATIO - 2013)

LOCATION:
50 INDUSTRIAL WAY
PORTLAND, MAINE

FOR:
ALLAGASH BREWING COMPANY

SCALE: 1" = 10'

DATE: 04-8-13

SHEET: CSK-5

02249S.dwg TAB: CSK-5

Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 50 Industrial Way

CBL: 326 B009001

Issued To: 50 Industrial Way Llc

Issued Date: 07/09/2013

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201248397 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
ENTIRE	USE GROUP F-2/B/M TYPE 2B BREWERY/WAREHOUSE/ACCESSORY TASTING & SALES MUBEC '09

LIMITING CONDITIONS: NONE

Approved: _____ *Inspector*

_____ *Inspection Division Director*

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Date: 09/10/15

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE

B-13 Outside Patio area Service
Exp 6-26-15

Date: 09/10/15

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE