Jeanie Bourke - RE: 1 Industrial Wy., BP#2013-01760 plan review comments

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/06/13

From: <peter@peterjensenbissell.com>
To: JMB@portlandmaine.gov
Date: 9/16/2013 10:20 AM
Subject: RE: 1 Industrial Wy., BP#2013-01760 plan review comments

Hi Jeanie, hope you had a good weekend.

We will be storing our bags of grain on the premises, yes.
We are getting our grain pre-milled so there will be no milling processes taking place.

Our system is a 10-barrell steam-fired system, smaller in size than the previous set-up that Maine Beer Company used in the same space. There will be no cat-walks of any type, just a small 4-step brewer's stand between the mash tun and brew kettle.

Thanks!

peter
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-------- Original Message --------
Subject: RE: 1 Industrial Wy., BP#2013-01760 plan review comments
From: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: Mon, September 16, 2013 7:02 am
To: peter@peterjensenbissell.com

Good Morning Peter,

Thank you for your response to my review comments. The retail use will be handled with a condition on the permit for future application requirements for a change of use to include a retail/public use component.

As for Nason's scope of work, it appears to be mostly plumbing related, not HVAC systems. A plumbing permit for internal water distribution and drainage is required, however this permit does not cover the cost of work, just fixture fees. The cost of such plumbing work should be included on the building permit. You can contact our office at 874-8703 or buildinginspections@portlandmaine.gov to pay the additional work fees. Electrical work is similarly charged and should be reflected on the building permit.

If an HVAC permit is required, this cost of work is calculated the same as a

building permit. Nason Mechanical will need to determine if ventilation of the space adequately meets ASHRAE standards.

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Questions:
1. Will grains be stored in the warehouse and if so, will there be any milling pro
2. What is the access to the kettles or tanks, are they large enough to require c access by a mezzanine or catwalk?

Thank you,

Jeanie

>>> <peter@peterjensenbissell.com> 9/13/2013 11:08 AM >>>
Hi Jeanie,

Thanks for getting back to me. As indicated in my voicemail, we are putting our on-premise retail plans on hold until we get up and running. There will only be 3 employees, myself included, at any given time within the premises. **We still are planning to remove the wall to improve ease of movement in the facility and will revisit the retail plans next year after we are up and running.** The building is an industrial park with ventilation, sprinklers, a fire alarm, and floor drains, and our property management company has repeatedly confirmed that the building meets all code requirements for the intended purpose (our units previously housed Maine Beer Company). **Attached is the document from Nason Mechanical outlining the install procedures that will take place.** These engineers are familiar with building code and permits and will pull the necessary ones during the install.

Thanks so much and have a great weekend if we can't connect later today.

peter
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