

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

AIM ONE INDUSTRIAL WAY LLC

Located at

1 INDUSTRIAL WAY (Unit 1 & 3)

PERMIT ID: 2015-00723

ISSUE DATE: 05/05/2015

CBL: 327A A001001

has permission to **Change of Use - add tasting room to existing brewery as accessory use (existing - no construction).**

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.
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/s/ Craig Messinger

/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

Unit #1 & 3: brewery (Bissell Brothers)
with tasting room as accessory use

Building Inspections

Use Group: F-2 **Type:** 2B
Factory - Low Hazard Brewery
w/accessory business
Occupant Load Business = 18
Occupant Load Factory = 25
NFPA 13 Sprinkler System
Units 1 & 3 First Floor
MUBEC/IBC 2009

Fire Department

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:

Certificate of Occupancy/Final
Fire - Change of Use Inspection

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-00723	Date Applied For: 04/09/2015	CBL: 327A A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Brewery with tasting room/retail as accessory use		Proposed Project Description: Change of Use - add tasting room to existing brewery as accessory use (existing - no construction).		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 04/17/2015				
Note: I-M Zone - The brewery is already permitted. The retail /tasting room is allowed as an ancillary use to the principal use of a brewery.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) This permit is approving the establishment of the tasting room/ retail area as an ancillary use.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 04/24/2015				
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
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 is a Change of Use ONLY permit. It does NOT authorize any construction activities. 3) 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: Engineering DPS Status: Not Applicable Reviewer: Benjamin Pearson Approval Date: 04/14/2015				
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 05/04/2015				
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) Fire extinguishers are required per NFPA 1. 2) 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. 3) NFPA 101, Chapter 40, Industrial Occupancies. 4) 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. 5) All construction shall comply with City Code Chapter 10.				