

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 (Units 1, 3, 4, 5, & 7)

PERMIT ID: 2016-00657

ISSUE DATE: 05/27/2016

CBL: 327A A001001

has permission to **Change of use to unit 4 to be part of Foundation Brewery & expansion into units 1 & 3 - interior renovations for staff break room, ADA toilets, relocated QC, and tasting room**

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.

/s/ Michael White

/s/ Laurie Leader

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

Brewery & ancillary tasting room - Units 1,3,4,5 & 7

Building Inspections

Use Group: F-2/A-2 **Type:** 2B
Factory Industrial Low Hazard -
Brewery - 10 Occupants
Tasting Room - 94 Occupants
NFPA 13 Sprinkler System
Units 1, 3, 4, 5, 7
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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Fire - Change of Use Inspection

Certificate of Occupancy/Final

Electrical - Commercial

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: 2016-00657 | Date Applied For: 03/21/2016 | CBL: 327A A001001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Brewery with accessory tasting room - Foundation Brewing Company - units 1,3,4,5, & 7 | | Proposed Project Description: Change of use to unit 4 to be part of Foundation Brewery & expansion into units 1 & 3 - interior renovations for staff break room, ADA toilets, relocated QC, and tasting room | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 04/07/2016 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: I-M zone | | | | |
| Conditions: | | | | |
| 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | | |
| 2) Separate permits shall be required for any new signage or expansion of outdoor seating on private property. | | | | |
| Dept: Building Inspecti | Status: Approved w/Conditions | Reviewer: Laurie Leader | Approval Date: 05/27/2016 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) 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. | | | | |
| 2) 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. | | | | |
| 3) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. | | | | |
| 4) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item. | | | | |
| 5) A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued. | | | | |
| 6) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest. | | | | |
| 7) Approval of City license is subject to health inspections per the Food Code. | | | | |
| Dept: Engineering DPS | Status: Approved w/Conditions | Reviewer: Rachel Smith | Approval Date: 04/28/2016 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) A sampling point for process discharge must be provided. This access point must be separate of sanitary discharge. Please contact Rachel Smith at rms@portlandmaine.gov or 207-874-8833. | | | | |
| Dept: Fire | Status: Approved w/Conditions | Reviewer: Michael White | Approval Date: 05/27/2016 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) All construction shall comply with 2009 NFPA 101, Chapter 12 New Assmebly Occupancies. | | | | |
| 2) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4). | | | | |
| 3) All construction shall comply with 2009 NFPA 101, Chapter 40 Industrial Occupancies. | | | | |
| 4) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation. | | | | |
| 5) Application requires State Fire Marshal approval. | | | | |

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- 6) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 7) 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.
- 8) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.
- 9) 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.
- 10) All construction shall comply with City Code, Chapter 10.