

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

**PERMIT ID:** 2016-01504

**ISSUE DATE:** 09/01/2016

**CBL:** 327A A001001

has permission to **Change of use for New England Distillery for storage, a tasting room, and retail.  
At Unit 13 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 closed-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***

Warehouse and accessory tasting room/retail

***Building Inspections***

**Use Group:** S-1/B    **Type:** 3B  
Distillery storage/tasting room  
Occupan load = 35  
NFPA 13 Sprinkler System  
UNIT #13  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Special Purpose Industrial  
Occupancy  
ENTIRE  
2009 NFPA 101

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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 are 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 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.**

### **REQUIRED INSPECTIONS:**

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

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01504	<b>Date Applied For:</b> 06/07/2016	<b>CBL:</b> 327A A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Storage, tasting room and retail for New England Distillery-Unit 13		<b>Proposed Project Description:</b> Change of use for New England Distillery for storage, a tasting room, and retail. At Unit 13 NO construction.		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 07/20/2016
<b>Note:</b> I-M zone Tasting room/retail is allowed as incidental accessory use per §14-247(s) Floor area 1,421 sf - no off-street parking requirement		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Separate permits shall be required for any new signage.</li> <li>2) This property shall remain a warehouse with ancillary tasting room/retail. Any change of use shall require a separate permit application for review and approval.</li> <li>3) In the industrial zones (I-Lb, I-L, I-M, and I-H), ancillary or accessory retail sales and/or food service are permitted only within the limitations described in the memo titled "Definition and Scope of Uses Considered Accessory to Alcoholic Beverage Manufacturing Facilities" dated February 22, 2016, which can be found on the City's website.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 08/31/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
<b>Dept:</b> Engineering DPS		<b>Status:</b> Not Applicable	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 06/24/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Michael White	<b>Approval Date:</b> 08/03/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) All construction shall comply with 2009 NFPA 101, Chapter #.</li> <li>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).</li> <li>3) A 60 minute fire door is to be added between the Mercantile and the Industrial Occupancies to provided two hour separation (Sprinkled,building).</li> <li>4) All construction shall comply with 2009 NFPA 101, Chapter #.</li> <li>5) All construction shall comply with 2009 NFPA 101, Chapter #.</li> <li>6) All means of egress to remain accessible at all times.</li> <li>7) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).</li> <li>8) 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.</li> <li>9) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.</li> </ol>				

**PERMIT ID:** 2016-01504

**Located at:** 1 INDUSTRIAL WAY

**CBL:** 327A A001001

10 All construction shall comply with City Code, Chapter 10.