

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: 2016-02830

ISSUE DATE: 02/24/2017

CBL: 327A A001001

has permission to **Change of use from a carpet cleaning company to a brewery with tasting room.
Will be installing equipment for the brewery.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/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 with tasting room

Building Inspections

Use Group: F-2/A-2 **Type:** 3B

Brewery with tasting room

Occupant load = 20

NFPA 13 Sprinkler System

UNIT 12

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-02830

Located at: 1 Industrial Way

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BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02830	Date Applied For: 11/02/2016	CBL: 327A A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Unit 12: Brewery with tasting room (Battery Steele Brewing)		Proposed Project Description: Change of use from a carpet cleaning company to a brewery with tasting room. Will be installing equipment for the brewery.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/07/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note: I-M zone Tasting room and retail sales are allowed as an incidental accessory use per §12-247(s) Floor area 1,400 sf, no off-street parking required				
Conditions:				
1) This unit shall remain a brewery with ancillary tasting room and retail sales. Any change of use shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
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.				
4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 02/24/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
2) Approval of City license is subject to health inspections per the Food Code.				
3) 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.				
4) 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: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 11/18/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) A sapling 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 with questions.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 02/15/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101, Chapters # 40 & 43 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). All means of egress to remain accessible at all times.				