

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 14)

PERMIT ID: 2017-01827

ISSUE DATE: 01/26/2018

CBL: 327A A001001

has permission to **Change of use to brewery. Changing floor plan and moving in equipment.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.
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/s/ Greg Gilbert

Fire Official

/s/ Greg Gilbert

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 14 - Brewery - (Battery Steele Brewing)

Building Inspections

Use Group: F2 / A2 **Type:**

Brewery w/ tasting room

Sprinkled 13

Occupant load: 92

ENTIRE

2009 IBC / MUBEC

Fire Department

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

Electrical - Commercial

Final - Electric

Final - Commercial

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: 2017-01827	Date Applied For: 11/20/2017	CBL: 327A A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Brewery		Proposed Project Description: Change of use to brewery. Changing floor plan and moving in equipment.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 11/30/2017
Note: I- M zone currently occupies unit 12. Expnding into unit 14. Parking - no change to number of space required		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) With the issuance of this permit and the certificate of occupancy, unit 14 shall remain a brewery. Any change of use shall require a separate permit application for review and approval. 3) 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: Greg Gilbert	Approval Date: 01/25/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8. 2) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) All construction shall comply with City Code Chapter 10. 4) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 5) 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: Benjamin Pearson	Approval Date: 12/05/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Floor drains must be installed for any process discharge into the sewer. Please contact Ben Pearson at bnp@portlandmaine.gov or 207-874-8833 with questions. 2) A sampling point for process discharge must be provided. This access point must be separate of sanitary discharge. 				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 01/25/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Per the 2010 Americans with Disabilities Act, business must remove architectural barriers in existing building that are readily achievable. Readily achievable means easily accomplishable without much difficulty or expense. This requirement is based on the size and resources of a business. So, business with More resources are expected to remove more barriers than business with fewer resources. 2) The property owner or occupant shall not make changes in the occupancy, the use or process, or the materials used or stored in the building without evaluation of the fire protection systems for their capability to protect the new occupancy, use, or materials. (2009 NFPA 1, Chapter 13.3.4.1.5) 				

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- 3) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 4) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided.
- SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following:
- 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.
 - 2.New additions
 - 3.Change of occupancy type
 - 4.Installation of kitchen suppression systems
 - 5.Fire alarm installations
 - 6.Sprinkler system requiring a permit
- Please call the State Fire Marshal's Office at (207) 626-3880 to determine whether or not your project will require a construction and barrier free permit from the State or visit their web site for more information.
http://maine.gov/dps/fmo/plans/about_permits.html.
- 5) General Conditions
- All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).