

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DEFINITIVE BREWING COMPANY, LLC

Located at

35 INDUSTRIAL WAY

PERMIT ID: 2017-01971 **ISSUE DATE:** 01/17/2018 **CBL:** 327A A007001

has permission to **Change of Use to brewery and accessory tasting room. Demo office space & mezzanine, re-surface floor, install brewing equipment & floor drains, upgrade plumbing & electrical.**

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.

/s/ Jason Grant

/s/ Glenn Harmon

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 accessory tasting room/retail and associated offices

Building Inspections

Use Group: F2/A2/B **Type:** IIIB
Brewery with tasting area
ENTIRE
IBC 2009/MUBEC

Fire Department

Classification:
Mixed use building IND, Assy, Bus.
ENTIRE
NFPA 101

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:

Certificate of Occupancy/Final Inspection
Electrical - Commercial
Plumbing Under Slab
Final - Fire

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: 2017-01971	Date Applied For: 12/18/2017	CBL: 327A A007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Brewery with accessory tasting room/retail and associated offices - Definitive Brewing Company		Proposed Project Description: Change of Use to brewery and accessory tasting room. Demo office space & mezzanine, re-surface floor, install brewing equipment & floor drains, upgrade plumbing & electrical.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 12/29/2017	
Note: I-M zone	Brewery allowed use per §14-247(a) - retail/tasting room allowed as incidental accessory use. Changed floor area 3,792 sf = 4 parking spaces required (8 needed for full building). Total of 41 proposed - OK			Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) In the industrial zones (I-Lb, I-L, I-M, and I-H), ancillary or accessory retail sales, food service, and events for your business 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.				
2) Separate permits shall be required for any new signage.				
3) The use of this property shall remain a brewery, associated offices, and accessory tasting room and retail sales. Any change of use shall require a separate permit application for review and approval.				
4) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Glenn Harmon	Approval Date: 01/16/2018	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
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) 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.				
3) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.				
4) Approval of City license is subject to health inspections per the Food Code.				
5) 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.				
6) A State Fire Marshal permit is required for this project. An electronic copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Office as soon as it is issued.				
7) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 01/17/2018	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Please contact Ben Pearson, Compliance Coordinator, at 207-874-8843 or bnp@portlandmaine.gov with updated plans showing the above and prior to burying any of the associated piping.				
2) All process discharge must be able to be transferred a separate tank for pH neutralization. All floor drains must have drain covers and baskets to limit solids.				
3) All process discharge from the brewing process must be able to be sampled and should be kept separate from sanitary discharge. A sample point prior to the connection to the sewer lateral or sanitary line is required.				

PERMIT ID: 2017-01971

Located at: 35 INDUSTRIAL WAY

CBL: 327A A007001

Dept: Fire

Status: Approved w/Conditions

Reviewer: Jason Grant

Approval Date: 01/17/2018

Note: **Ok to Issue:**

Conditions:

- 1) Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space.
- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
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).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) This review has determined that your project requires fire alarm system. A separate City of Portland 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.
- 4) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 5) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 6) 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.
- 7) 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.