



Mar 9, 2018

# Definitive Street Brewing

Reviewed for Code Compliance  
 Permitting and Inspections Department  
 Approved with Conditions

05/02/2018

	IBC 2009		NFPA 101 2009	
1 floors above grade	502.1			
Sprinklers		None		None
Fire Alarm		Required		Required
Smoke and CO Detectors		Required		Required
Occupant Load	T 1004.1.1		7.3.1.2	
		Assembly (tables and chairs) 738 sf / 15 = 44 occ.		Assembly (tables and chairs) 738 sf / 15 = 44 occ.
		Assembly (bar seats) 9 = 9 occ.		Assembly (bar seats) 9 = 9 occ.
		Brewery Area 4119 sf / 100 sf = 42 occ.		Brewery Area 4119 sf / 100 sf = 42 occ.
		Business first floor 2563 sf / 100 = 26 occ,		Business first floor 2563 sf / 100 = 26 occ,
		<b>Total IBC Calculated interior Occupant load = 121 occ.</b>		<b>Total interior Occupant load = 121 occ.</b>
		North Outdoor seating = 24 occ.		North Outdoor seating = 24 occ.
		South Outdoor seating and Cornhole = 38 occ.		South Outdoor seating and Cornhole = 38 occ.
		<b>Public Occupant Load Max = 120</b>		<b>Public Occupant Load Max = 120</b>
Use Group(s)	309.1	Factory Industrial Low-Hazard (F-2) (brewery)	6.1.10	General Industrial Occupancy
	3031	(A-2) Assembly	12.1	Assembly (<300)
		Business		Business
Construction Type	T 503	3B - mixed combustible unprotected		III (200) combustible unprotected
Building Height and Area	T503	A2 = 2 stories and 9,500 sf footprint F2 = 3 story and 18,000 sf footprint		
Building Height		55'		
Building Elements	T 601	0 hr Structural Frame	12.1.6	Assembly allowed on first floor only 1 if under 1000 occ.
	T 602	2 hr Bearing Walls Exterior		In type III (000) building



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	T 601	0 hr Bearing Walls Interior		
	T 601	0 hr Non-Bearing Walls Interior		
	T 602	0 hr Non-Bearing Walls Exterior (sep. dist $\geq 30'$ )		
	T 602	1 hr Non-Bearing Walls Exterior (sep. dist $< 30'$ )		
	705.5	Exterior Wall with $> 10'$ sep. needs rating only from inside		
	T 601	0 hr Floor Construction		
	T 601	0 hr Roof Construction		
Separations	508.3	Non Separated Occupancies	6.1.14.3	Mixed Occupancies
	508.2.5	Boiler room 1hr		
	708	1 hr Mechanical Shaft $< 4$ stories		
	1022.1	1 hr Stair Shaft $< 4$ stories		
	1018.1	1/2 hr Corridor	30.3.6.1.2	1/2 hr corridor
	508.2.5	1 hr Boiler Room	30.3.2.1.1	1 hr Boiler Room
	508.2.5	1 hr Trash Room	30.3.2.1.1	1 hr Trash Room
	508.2.5	1 hr Storage Room	30.3.2.1.1	1 hr Storage Room
Distances and Exits	1021.1	2 Exits required	7.4.1.1	2 Means of Egress required
	1016.1	200' Travel Distance to exits no sprinklers 1/2 diagonal distance exit separation without sprinkler	12.2.6.2	200' Maximum Travel distance
	1014.3	75' Common Path of Travel	12.2.5.1.2	20' Common Path of Travel for more than 50 occ.
	1018.4	20' Dead End	12.2.5.6.2	20' Dead End
Unprotected Openings	T 705.8	15% when exterior wall sep. dist. is $3' > 5'$		
	T 705.8	45% when exterior wall sep. dist. is $10' > 15'$		
	T 705.8	75% when exterior wall sep. dist. is $15' > 20'$		
	T 705.8	Unlimited when exterior wall sep. dist. is $25' > 30'$		
	T 705.8	Unlimited when exterior wall sep. dist. is $> 30'$		
Egress Stairs	1009.1	Occ. Load $> 50 = 44''$ min width	24.2.5.4	36'' min. stair width
	1009.1	Occ. Load $\leq 50 = 36''$ min width	7.2.2.2.1.2(B)	44'' min. over 50 occ.
	1003.3	Handrails can protrude into stair 4.5'' max	7.2.2.2.1.2	Handrails can protrude into stair 4.5'' max
	1005.2	Door Swings may not reduce egress width by $> 1/2$		
	1009.2	80'' min headroom	7.2.2.2.1.1(a)	6'-8'' min. headroom
	1009.3	7'' max. riser	7.2.2.2.1.1(a)	7'' max. riser



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	1009.3	11" min Tread depth	7.2.2.2.1.1(a)	11" min. tread
	1009.6	12' max. total rise between floors or landings	7.2.2.2.1.1(a)	12' max. height between landings
Ramps	1010.2	1:12 (8%) Max slope	7.2.5.2(a)	1:12 max. slope
	1010.6	60" long landings at top and bottom		
	1010.6	2% max slope of landings	7.2.5.2(a)	1:48 max. cross slope
	1010.8	>6" rise must have handrails on both sides of ramp		
Egress Corridors	1018.2	44" min. when Occ. > 50		
	1018.2	36" min. when Occ. <= 50		
	1018.2	24" min. at service corridors to mechanical equipment		
Accessibility	Ch 11 of IBC 2009 does not apply as State of ME did not adopt it as part of MUBEC Must meet ADA 2010			
Plumbing	<b>Assembly</b>	<b>69 occupants</b> 35 Males 1 male toilet, 1 male urinal, 1 lavatory		
		35 Females 2 female toilets, 1 lavatory		
	<b>Brewery</b>	<b>10 occupants</b> 5 Males 1 male toilet, 1 lavatory		
		5 Females 1 female toilet, 1 lavatory		









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Michael A. Russell, MS, Director



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### General Building Permit Application

Project Address: 35 Industrial Way

Tax Assessor's CBL: 327A A 007 Chart # Block # Lot # Cost of Work: \$ Additional \$ 2,700

Proposed use (e.g., single-family, retail, restaurant, etc.): Brewery & tap room

Current use: \_\_\_\_\_ Past use, if currently vacant: \_\_\_\_\_

- Commercial
- Multi-Family Residential
- One/Two Family Residential

Type of work (check all that apply):

<input type="checkbox"/> New Structure	<input type="checkbox"/> Fence	<input type="checkbox"/> Change of Ownership - Condo Conversion
<input type="checkbox"/> Addition	<input type="checkbox"/> Pool - Above Ground	<input type="checkbox"/> Change of Use
<input type="checkbox"/> Alteration	<input type="checkbox"/> Pool - In Ground	<input type="checkbox"/> Change of Use - Home Occupation
<input checked="" type="checkbox"/> Amendment	<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Radio/Telecommunications Equipment
<input type="checkbox"/> Shed	<input type="checkbox"/> Replacement Windows	<input type="checkbox"/> Radio/Telecommunications Tower
<input type="checkbox"/> Demolition - Structure	<input type="checkbox"/> Commercial Hood System	<input type="checkbox"/> Tent/Stage
<input type="checkbox"/> Demolition - Interior	<input type="checkbox"/> Tank Installation/	<input type="checkbox"/> Wind Tower
<input type="checkbox"/> Garage - Attached	<input type="checkbox"/> Replacement Tank Removal	<input type="checkbox"/> Solar Energy Installation
<input type="checkbox"/> Garage - Detached		<input type="checkbox"/> Site Alteration

Project description/scope of work (attach additional pages if needed):

Amendment to permit # 2017-01971.  
See next page for bulletized summary of changes for your review.

Applicant Name: Josh Roberts Phone: (207) 441-4024

Address: 360 Willey Point Rd, Oakland, ME 04463 Email: JRoberts@definitivebrewing.com

Lessee/Owner Name (if different): \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor Name (if different): \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

I hereby certify that I am the owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 4/10/2018

*This is a legal document and your electronic signature is considered a legal signature per Maine state law.*

Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.

- Front patio size modified, will have less tables and be ADA compliant in regards to slope grade and picnic tables.
- Rear patio size modified, will have less tables and be ADA compliant in regards to slope grade and picnic tables. Will also include roped off space for up to 8 patrons to play on either of two sets of cornhole boards. We will have a 36" wide path to the cornhole games.
- Bath 113 door located to easier accommodate patron access.
- Door 100.2 will be 36" wide and is a flush elevation transition.
- New storefront assembly and new hardscape to be determined by landlord.
- New wall with egress door by landlord near owner's office.
- 36" high swinging gate to be installed to access office area.
- 36" wide accessible bar to be installed.
- Fire rated ceiling and double door to be installed in boiler room.
- New layout for separation of taproom and brewing area to include gates, chain link fence and wall area.
- Total public occupancy load of 120.



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Portland, Maine



Yes. Life's good here.

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**Electronic Signature and Fee Payment Confirmation**

This is a legal document and your electronic signature is considered a legal signature per Maine state law. You will receive an e-mailed invoice from our office which signifies that your electronic permit application has been received and is ready for payment. Please pay by one of the following:

- Electronic check or credit card: [portlandmaine.gov/payyourpermit](http://portlandmaine.gov/payyourpermit)
- Over the phone at (207) 874-8703
- Drop off to Room 315, City Hall
- Mail to:

**City of Portland  
Permitting and Inspections Department  
389 Congress Street, Room 315  
Portland, Maine 04101**

By signing below, I understand the review process starts once my payment has been received. After all approvals have been completed, my permit will be issued via e-mail. Work may not commence until permit is issued.

Applicant Signature:  Date: 4/10/18

I have provided electronic copies and sent them on: \_\_\_\_\_ Date: 4/10/18

**NOTE:** All electronic paperwork must be delivered to [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov) or with a thumb drive to the office.

**If you or the property owner owes taxes or user charges on property within the City, payment arrangements must be made before a permit application is accepted.**