

Criteria for Establishing Brewery Operations

City of Maryville

The establishment of a brewery operation in an existing building usually requires the reclassification of the use of the building, therefore different code requirements will apply. **A building permit is required even if there is little or no construction involved.** The use of property for brewery operations shall be classified as (F) Factory and associated gathering spaces shall be classified as (A) Assembly occupancy. As defined by ICC IBC Section 306.3 **Low-hazard factory industrial, Group F-2.** Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials which during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to: **Beverages: up to and including 16-percent alcohol content.**

A **zoning permit** issued by the administrator, or a special exception permit issued by the board of zoning appeals are required before physical improvements can be made to any property. **Site plan approval** may be required before **construction permits** can be issued.

To obtain construction or occupancy use change permits the following criteria shall be met:

PROFESSIONAL DESIGN DOCUMENTS. In accordance with requirements of TCA 62-2-102, the 2018 International Building Code section 106.1, and City of Maryville policy, construction projects and occupancy use changes must be designed by Tennessee registered design professionals (architects and/or engineers).

Additionally, In accordance with Requirements for Building Design per the Tennessee Board of Architectural and Engineering Examiners, it is unlawful for anyone other than a registered design professional to prepare plans and specifications for the following building occupancies;

- a. **Assembly Occupancies (A)** - buildings or structures, or any portion thereof, for the gathering of persons for purposes such as civic, social, or religious functions or for recreation, food or drink consumption, or awaiting transportation, having a capacity of 50 or more persons. A registered design professional is required for this type of occupancy regardless of the size of the facility. Examples include: amusement park buildings; auditoriums; churches, synagogues, mosques; dance halls; motion picture theaters; museums; passenger depots; public assembly halls; and restaurants that accommodate 100 or more people, or that have a stage, provide dancing or entertainment features.
- b. **Factory-Industrial Occupancies (F)** – where use of a building or structure, or any portion thereof, for assembling, disassembling, repairing, fabricating, finishing, manufacturing, packaging or processing operations but does not include buildings used principally for any purpose involving highly combustible, flammable, or explosive products or materials. A registered design professional is required if the building or structure is over two stories in height or is five thousand (5000) square feet or more in total gross area. Examples include: manufacturing plants, factories, assembly plants, processing plants and mills.

BUILDING PLANS SUBMITTAL AND REVIEW GUIDELINES. Prior to starting the design review process, applicants must submit a completed “Building/Zoning Permit Application and Plan Review Submittal Form” *with the building project plans* to the City of Maryville Codes Department (Attn: Gary Walker 416 West Broadway Ave. Maryville, TN 37801). The appropriate review fees must be paid at the time of submittal. The submittal shall include:

A complete set of architectural and engineering design documents in electronic PDF format in a single file.

Such documents shall include *but is not limited to*;

- Building area (square feet),
- Type of construction,
- Use of all rooms and spaces,
- Hourly fire ratings for occupancy use separations or other conditions,
- Fire extinguisher sizes and locations,
- Fire alarm system location,
- Fire sprinkler system location and type,
- Exits, exit signs and emergency lighting locations (Life Safety Plan),
- Mechanical, Plumbing and Electrical systems/processes including, but not limited to:
 - As with any commercial cooking operation, an exhaust system and make-up air system shall be required and all equipment/appliance(s) shall be listed and labeled regardless of the cooking method being utilized such as gas or electric.
 - IMC 401.1 Scope. This chapter shall govern the ventilation of spaces within a building intended to be occupied. Mechanical exhaust systems, including exhaust systems serving clothes dryers

and cooking appliances; hazardous exhaust systems; dust, stock and refuse conveyor systems; sub-slab soil exhaust systems; smoke control systems; energy recovery ventilation systems and other systems specified in Section 502 shall comply with Chapter 5.

- IMC 502.1 General. An exhaust system shall be provided, maintained and operated as specifically required by this section and for all occupied areas where machines, vats, tanks, furnaces, forges, salamanders and other appliances, equipment and processes in such areas produce or throw off dust or particles sufficiently light to float in the air, or which emit heat, odors, fumes, spray, gas or smoke, in such quantities so as to be irritating or injurious to health or safety.
- IMC 506.1 General. Commercial kitchen hood ventilation ducts and exhaust equipment shall comply with the requirements of this section.
- IMC 507.2.2 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. Type II hoods shall be installed above all appliances that produce products of combustion and do not produce grease or smoke as a result of the cooking process. Spaces containing cooking appliances that do not require Type II hoods shall be provided with exhaust at a rate of 0.70 cfm per square foot (0.00033 m³/s). For the purpose of determining the floor area required to be exhausted, each individual appliance that is not required to be installed under a Type II hood shall be considered as occupying not less than 100 square feet (9.3 m²). Such additional square footage shall be provided with exhaust at a rate of 0.70 cfm per square foot.
- IMC 508.1 Makeup air. Makeup air shall be supplied during the operation of commercial kitchen exhaust systems that are provided for commercial cooking appliances. The amount of makeup air supplied to the building from all sources shall be approximately equal to the amount of exhaust air for all exhaust systems for the building. The makeup air shall not reduce the effectiveness of the exhaust system. Makeup air shall be provided by gravity or mechanical means or both. Mechanical makeup air systems shall be automatically controlled to start and operate simultaneously with the exhaust system. Makeup air intake opening locations shall comply with Section 401.4.
- IMC 301.7 Listed and labeled. Appliances regulated by this code shall be listed and labeled for the application in which they are installed and used, unless otherwise approved in accordance with Section 105.
- Although not specifically defined in the code kettles, pots or vessels containing cooked medium are not considered appliances.
- However, fuel fired burners, electric heating plates etc... are appliances regulated by this code and shall be listed and labeled.

- All required accessibility features,
- Wall sections,
- Materials,
- Guardrails and handrails,
- Interior finish schedule,
- Scaled elevations for projects located in areas subject to citywide commercial design guidelines (downtown districts and industrial zones are exempt) or historic district review (historic districts), and
- Other details may be required for specific projects as necessary.

AFTER SUBMITTAL. Once received, project buildings plans will be reviewed by the appropriate City of Maryville Departments. The initial review takes approximately ten (10) to twenty (20) working days, after which the written review comments will be forwarded to the project contact person. Any significant code violations identified will require correction by revised drawings, addenda, or other documentation. The project contact person will be notified when the project has been approved for permits. For additional information regarding building plan review, contact Gary Walker at City of Maryville Codes Department at 865-273-3510 or gcwalker@maryville-tn.gov. For information concerning site plan submittal and review, contact Kevin Stoltenberg with City of Maryville Engineering Department at (865) 273-3523 or ktstoltenberg@maryville-tn.gov. For information concerning a zoning permit contact Michelle Portier at (865) 273-3502 or mmportier@maryville-tn.gov.