



SUBJECT: CODE & LIFE SAFETY NOTES

IBC 2009, IEBC 2009, & NFPA 101

Existing Building Statistics (per tax records)

CBL: 271-A-2

Unit #1 Joker's Realty Two, LLC

Multi-use Sales

Commerical Condos

Gross: 28,926 SF

Existing Construction Type: "Warehouse"

*No change proposed

Building shall be protected throughout by an automatic sprinkler system, updated as required for proposed alterations and as required per NFPA 13.

IEBC 2009

Level 2 Alteration

IBC 2009

Existing Use Group: Amusement arcade: A-3

Proposed Use Groups: Gym: A-3

Physical Therapy Offices: B

Day Care: I-4*

*Day Care with 5 or few children shall be classified as Group R-3

Table 503 - Allowable Building Heights & Areas

Type II-B Construction

Allowable: 9,500 SF per story, 2 stories allowed

Allowable with Sprinklers per 506.3: 38,000 SF per story, 1 story above grade plane

Proposed: 28,926 SF / 1 Story*

*No change proposed

Table 508.4 Required Separation of Occupancies

Assembly to Assembly: none required

Assembly to Day Care (I-4): 1 hour, sprinklered

Assembly to Business: 1 hour, sprinklered

Business to Day Care (I-4): 1 hour, sprinklered

Incidental Occupancies: *

Furnace Rooms over 400,000 Btu/hr Y Boilers over 15 psi & 10 hp: 1 hour or sprinklered; smoke barrier always required*

Rooms containing fire pumps: 1 hour & an automatic sprinkler system throughout the building

*No change proposed

Table 601 - Construction Type: Type II-B

IBC Table 1004.1.1

Proposed Occupancy Loads

Occupancy Type: Assembly Group A-3

Assembly (Exercise Rooms)

15,746 SF @ 50 sf/person gross = 315 occupants

Day Care (I-4)

716 SF @ 35 sf/person net = 21 occupants

Business

1,319 SF @ 100 sf/person gross = 14 occupants

Mechanical

313 SF @ 100 sf/person gross = 1 occupants

Total 351 Occupants

Maine State Plumbing Code / Uniform Plumbing Code Table 4-1

175 male = 2WC, 2 Urinals, 1 Lav required - 4 WC, 3 Urinals, & 7 Lavs provided

176 female = 8 WC, 1 Lav required - 6 WC & 7 Lavs provided

2 Unisex WC & Lavs provided

2 Drinking fountains required - 2 Drinking fountains provided

NFPA 101 Table 7.3.1.2

Proposed Occupancy Loads

Occupancy Type: Assembly

Assembly (Exercise Rooms w/out equip)

2,506 SF @ 15 sf/person gross = 167 occupants

Assembly (Exercise Rooms w/ equip)

13,240 SF @ 50 sf/person gross = 265 occupants

Day Care

716 SF @ 35 sf/person net = 21 occupants

Business

1,319 SF @ 100 sf/person gross = 14 occupants

Total 467 Occupants

Table 715.4

Fire doors in 1-hour rated shaft, exit enclosure, and exit passageway walls shall have a minimum assembly rating of 1 hour.

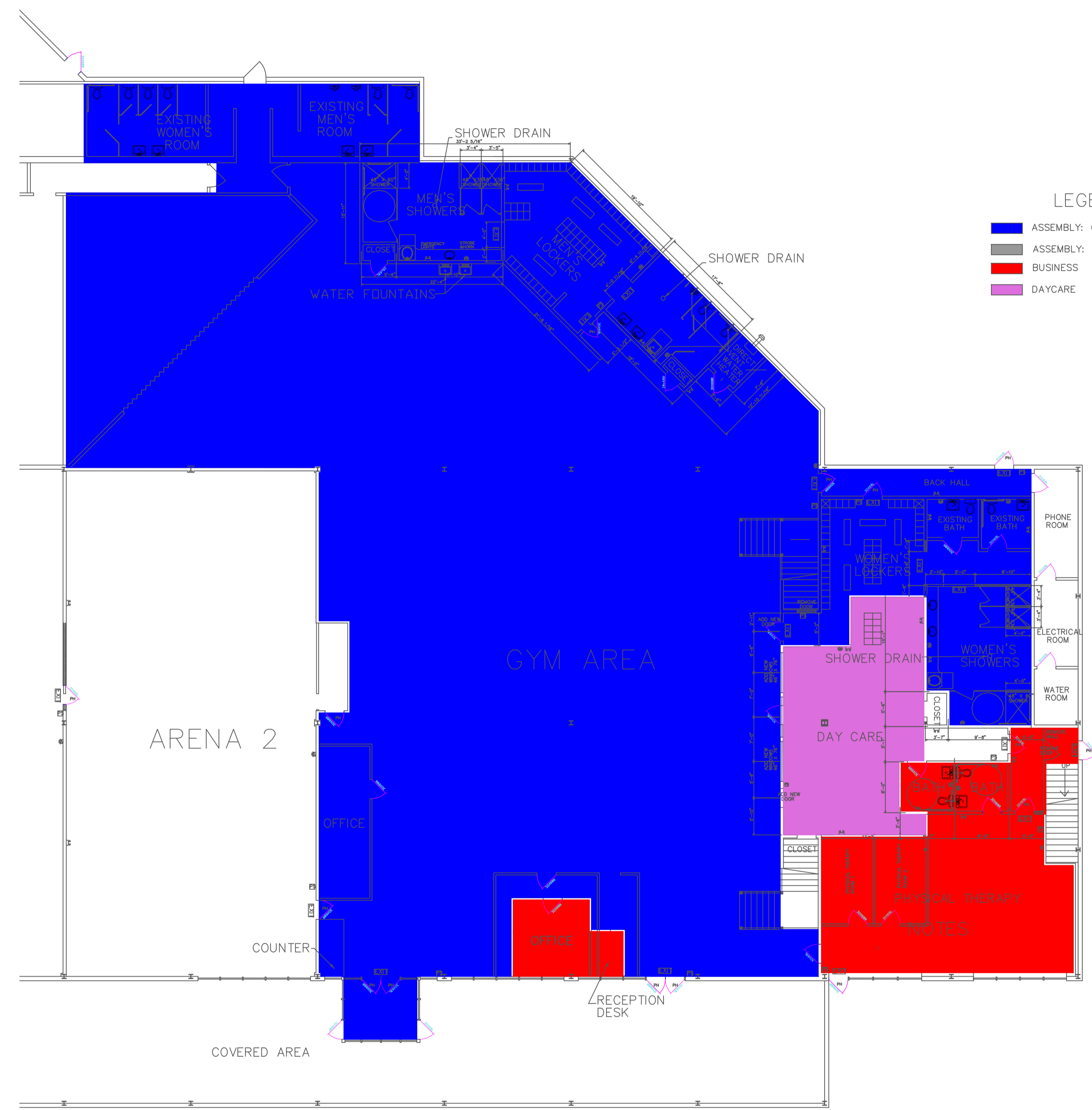
Fire doors in 1-hour rated fire barriers shall have a minimum assembly rating of 3/4 hours.

Doors in walls with 1-hour smoke barriers shall maintain an assembly rating of 1/3 hours.

Rated doors shall be labeled to comply with NFPA 80.

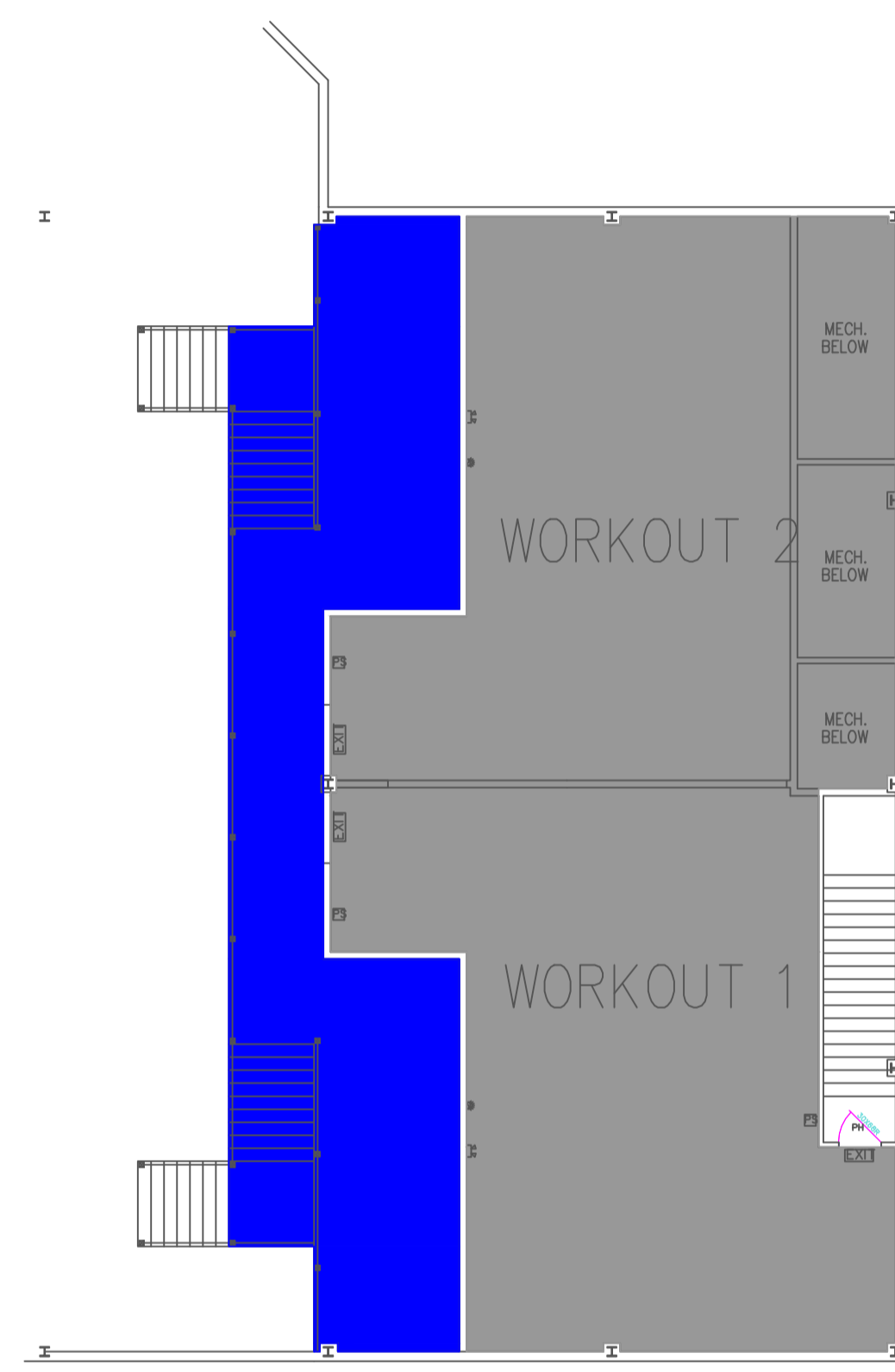
Table 1008.1.10

Provide panic hardware or fire exit hardware on all egress doors.



LEGEND

- ASSEMBLY: GYM WITHOUT EQUIPMENT
- ASSEMBLY: GYM WITH EQUIPMENT
- BUSINESS
- DAYCARE



SECOND FLOOR PLAN

CODE REVIEW
PORTLAND SPORTS CENTER
WARREN AVENUE PORTLAND, MAINE

FOR: JIM GRATTELO
PORTLAND SPORTS REALTY, LLC
550 WARREN AVE
PORTLAND, MAINE 04103

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|-------------------|------------------------|-----------------|
| SCALE: | APPROVED BY: | DRAWN BY: |
| DATE: 11/11/14 | | REVISION : DATE |
| JOB NO: C068-14 | CAD FILE: DOME_CEILING | SHEET 1 |

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | REVISIONS | |