



CURTIS WALTER STEWART
A r c h i t e c t s

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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/07/17

July 2, 2003

Mike Nugent
Building Inspector
City of Portland
389 Congress Street
Portland, ME 04101

Re: Portland Sports Center
An addition to Joker's - 512 Warren Ave.

Dear Mike,

This letter includes a summary of the direction we are pursuing with our BOCA code review for this project. As per our previous conversation, we expect you will need some time to review it and, if necessary, confer with BOCA regarding some of the aspects of this building addition. Therefore, we are submitting this in advance of the final detailed plans.

Also, we have recently been to meet with the State Fire Marshal to review the current direction of plans and they are on-board with the concept. They indicated that the existing Joker's occupancy is unlimited but, in order to control crowds, they choose to limit occupancy to approximately 650-750 guests during special events.

The owners of the new Portland Sports Center are preparing an agreement to limit occupancy for the space inside the RUBB building. ~~They are currently discussing an occupancy of 2,000 people for this space.~~ This occupancy load will primarily effect the egress capacity of the exiting components.

Building Use History of the Site (from your previous email)

- Grossman's Lumber – Constructed in early 1965 +/-
- 1997 The addition of 13,000 SF and use change from retail to A-2, type 2C construction. (I'm not sure why it was classified as A-2, it seems A-3 is most appropriate for the actual use)
- 2001 The Laser Tag area was permit (Sam approved it) as an A-3 type 3A construction?
- 2003 The owners of Joker's is currently pursuing (under separate application) the conversion of a space below the Laser Tag Mezzanine (type 3A) into a Day Care Occupancy (E – Education Use)

NOT ALLOWED BY THE PERMIT



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Current Proposal (addition of Portland Sports Center)

Under a condominium arrangement, Portland Sports Center is proposing to construct a 65,485 SF addition, to be built in two-phases, directly connected to the existing 28,864 SF Joker's building for a resulting 94,349 SF (footprint) facility.

The total building occupancy, including the existing Joker's facility, will be approximately 2,250 people. With the exception of the Day Care Facility, the entire facility will be re-classified as an A-3 Assembly (I'm not sure where the A-2 came from in the 1997 permit).

The building's construction type will be primarily Type 2C (unprotected non-combustible), the exception being two (2) small mezzanines (738 and 3,554 SF respectively) that are built of Type 3A (noncombustible/combustible protected) construction. The RUBB building that will enclose the indoor athletic fields of the Portland Sports Center is classified as Type 2C (unprotected non-combustible) as per Section 3103.0 MEMBRANE STRUCTURES.

The facility will be fully sprinkled in accordance with NFPA 13.

The RUBB buildings average roof height of 36'-11" is well within the 50' allowed for Type 2C (noncombustible/unprotected) modified as per 504.2 Automatic Sprinkler Systems.

As an A-3 occupancy of one-story and less than 85 feet in height, the building is proposed to have unlimited area as per **SECTION 507.0 UNLIMITED AREAS**. To qualify, the structure as proposed meets **Section 507.2 Exterior Walls** with a Fire Resistance Rating of 0 hours based on a fire separation distance of 50 feet or greater. The Day Care use (Use Group E) is permitted in accordance with **507.1.1 School Buildings**, as a direct exit is being provided for this use.

A 1-Hour fire separation assembly will be provided between the A-3 Assembly and E - Educational uses in accordance with **313.1.2 Separated Use Groups** with the automatic sprinkler system exception.

While both the existing Joker's Facility and the new Portland Sports Center will have SEPARATE main entrances, occupants will be able to pass freely from one business to the other during most business hours. During some business hours, one or the other business will be closed and the other business will operate independently. Emergency egress (with a DETEX alarm system) will be provided through the Sports Lounge in these cases. Otherwise, the existing functionality of the Joker's facility will remain as it currently operates.

The existing Joker's facility and the proposed Portland Sports Center will be fully handicapped accessible.



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Due to subsurface Geotechnical conditions, the owner will be constructing this facility in two phases. The first phase, which will be built mostly on steel piles, will consist of the RUBB building and infill Sports lounge and program rooms. Phase two will primarily support the main Portland Sports Center entrance and a future use by Frozen Ropes, a baseball training facility and is being delayed due to the long time required to pre-load that portion of the site.

To accommodate the construction of phase one without the future main entrance, a temporary "main entrance" will be provided via the installation of a modular building to support this use. This entrance will be temporarily installed to accommodate handicapped access to the building and include some small office spaces.

Summary

We believe you will find this Code Summary acceptable for the construction of the building as presented. As I noted, the Type 3A construction of the two internal mezzanines (exterior walls are non-combustible as part of the original building frame), which was previously thought might be Type 5A construction, seems to be allowed by Section 507.0 Unlimited Areas. Please confirm.

Please call if you would like to review this further in person or on the telephone.

Very truly yours,

CURTIS WALTER STEWART ARCHITECTS

Benedict B. Walter, Architect
Vice President

cc: John DeStefano, DeStefano & Associates
Kevin Barrett, Portland Sports Center
Jim Gratello, Joker's
Bill Latvis, Joker's
Peter Biegel, SYTDesign Consultants