

JOHN H. LEASURE ARCHITECT, INC.

LETTER OF TRANSMITTAL

SIX Q STREET
SOUTH PORTLAND, ME 04106

207-799-6570 jleasure@maine.rr.com

DATE: September 15, 2016 JOB No.

Attn: Plans Review – Jennifer Bartlett

Re: SPARE TIME PORTLAND CITY &
SPORTS GRILLE

Entire Building Life Safety Layout

TO: Department of Public Safety

Office of State Fire Marshal

45 Commerce Drive, Suite 1

Augusta, Maine 04333-0052

We are sending you Attached Under separate cover via _____

The following items:

- Shop drawings Prints Plans Samples Specifications Copy of Letter
- Application Fees

Copies	Date	Number	Description
1 EACH	9-14-16		LS1 & LS2 - REV 2
1 EACH	9-14-16		Response Letter to FMO (7-21-16) Comments
1 EACH	7-21-16 (copy)		FMO Plan Review Summary
2 Pictures			Main Entry / Exit Sliding Doors

These are transmitted as checked below:

- For Approval
- For your use
- As Requested
- For review and Comment
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit _____ copies for approval
- _____

REMARKS: Revised Drawings and Response to FMO Review Comments as requested.

COPY TO: Owner, General Contractor, City of Portland Building Inspection Dept.

SIGNED: _____

If enclosures are not noted, please notify us.



To: Jennifer Bartlett
Department of Public Safety
STATE FIRE MARSHAL'S OFFICE
45 Commerce Drive, Suite 1
Augusta, ME 04333-0052

September 14, 2016

Subject:

Revision of plans for State Fire Marshal's Comments dated 7-21-16
(attached)

Dear Jennifer,

We have received your Code Violation(s) Comments dated 7/21/16 (attached) and have enclosed responses, revised plans and pictures indicating improvements & locations of fire alarm equipment (existing and proposed) for your use.

Fire Alarm Contractor *Tyco Simplex Grinnell* (Ken Plourde) provided us with their designs and equipment for the entire building. During site visit, we have observed design locations provided and indicated on these revised plans. The area of the Kitchen/Dining area is currently under construction and only the proposed fire alarm design is indicated on these plans.

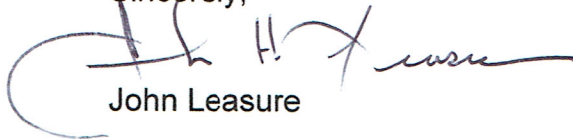
Responses to your comments:

1. All illuminated exit signage has been shown on the attached plans.
2. Locations of Speaker/Strobes indicated on REV 2 plans (attached)
3. The Fire Alarm System is monitored at a remote, constantly attended station by *Tyco Simplex Grinnell* staff. The emergency voice annunciation is a pre-recorded voice message integrated with the fire alarm system. See notes 1 & 2 on drawing LS1.
4. Room Smoke detectors were not installed in the Laser Tag arena. City Fire Dept. directed contractor to use "quick response" sprinkler heads in lieu of room smoke detectors and also added heat detectors in air handling ductwork. Refer to note 1 on drawing LS1.
5. The existing main entry sliding doors provide 84" clear opening. One half the occupant load requires minimum 98.8 inches clear. Owner has replaced both sets of glass sliding doors & glass sidelite panels with new "break away" panels to achieve a clear opening of 171 inches for emergency egress. (attached picture)
6. Emergency lighting is shown on the attached plans.
7. Booths and bar requires that 5% of seating be ADA accessible. Owner indicates that this requirement will be accomodated. (Drawing LS2)

8. ADA accessibility at Lanes is currently accessible. There are no floor elevation changes at any of the seating areas at the lanes or seating areas behind the lanes. Tables are fixed to floor and accessible seating at tables is available. There are also movable adaptive bowling ramps for use by wheelchair customers.
9. Kitchen Hood will be submitted separately for permitting. (not part of this revision)

I hope we have addressed all your concerns.
Please contact this office for further questions or clarifications.

Sincerely,



John Leasure

Cc: City of Portland Building Inspection/Fire Department

Attachments: Drawings LS1 & LS2 – Revision 2
New Main entry sliding break away door pictures



Department of Public Safety
STATE FIRE MARSHAL'S OFFICE

45 Commerce Drive, Suite 1
Augusta, ME 04333-0052

Tel.: (207) 626-3880

Fax: (207) 286-6251



Plan Review Summary

Reviewer: Jennifer Bartlett

Construction Permit

Date: 07/21/2016

Barrier Free Permit

Sprinkler Permit

Name of Project: Sparetime Portland City & Sports Grille

Job Contact Person: John Leasure

Phone Number: 207-799-6570

Town Location: Portland

Fax Number: 207-799-5432

Code Violation(s) / Comment(s)

Your drawings on the above subject project have been reviewed under NFPA 101 Life Safety Code 2009 Edition and all referenced publications: please submit new drawings indicating the below changes.

- 1) Please provide locations of all exit signage
- 2) The alarm system is required to have audio notification as well as visual. Please provide locations of both types of notification
- 3) Where will the constantly attended receiving station be located or will an automatically transmitting evacuation be used?
- 4) Is there smoke or heat detection in the laser tag area?
- 5) The main entrance doors appear to be too narrow. They are required to accommodate $\frac{1}{2}$ of the occupant load or 98.8 clear inches.
- 6) Please provide emergency lighting in the restrooms
- 7) 5% of the fixed seating is required to be ADA accessible (booths & bar)
- 8) Will ADA accessibility be provided at the lanes? (seating both levels as well as the lanes)
- 9) Will the kitchen hood be included on this permit or permitted separately?



