



CITY OF PORTLAND, OREGON Development Services Center

Effective July 1, 2010

1900 SW Fourth Avenue, Suite 1500 • Portland, Oregon 97201 • www.portlandoregon.gov/bds

Systems Development Charge Form, Commercial Projects

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____ Address _____

Qtr Sec Map(s) _____

Building Permit # B-15TT12 CO Tax Account # _____

Systems Development Charges (SDCs) are collected by the bureaus of Environmental Services, Parks and Recreation, Portland Water Bureau and the Portland Office of Transportation to help offset the impact your project will add to the City's infrastructure of storm and sanitary sewer systems, parks and recreation facilities, water and street systems. Commercial SDC fees for Parks went in to effect January 1, 2009, please call 503-823-5105 for details. The Bureau of Development Services does not charge SDCs.

- Complete for:**
- new construction
 - adding or removing plumbing fixtures
 - building additions or tenant improvements that change the number of units
(as indicated on pages 2 and 3).
 - change of use or occupancy
 - increase of impervious surfaces over 500 sq. ft.

Applicant Name Camilla Cok

Address 921 SW Washington St. Suite 250

City Portland State OR Zip Code 97205

Day Phone 503-542-1244 FAX 503-227-4920 email ccok@henneberyeddy.com

Describe the scope of the project. If applicable, include detail on the existing use(s) of the structure. If a building has been demolished, provide the demolition permit number. Do not include the previous use information in column 4 in the following table (attach additional sheets as necessary).

THE PROJECT INCLUDES IMPROVING 7,244 SF SECOND FLOOR TENANT SPACE OF THE PITTOCK BLOCK LOCATED AT 921 SW WASHINGTON STREET PORTLAND, OREGON. THE PROJECT INCLUDES SELECTIVE DEMOLITION, RECONFIGURATIONS OF PARTITIONS, DOORS, RELIGHTS, MODIFICATIONS OF EXISTING MEP, AND NEW FINISHES.

What county is your project in?

Multnomah, inside Portland Clackamas

Multnomah, outside Portland Washington

Complete the table below and on the following page

Column 3: Enter the size (number of units) of your proposed development.

Column 4: If the project site has existing buildings or structures, enter the size (number of units) of the existing or most recent use.

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
Residential			
Multi Family (number of Units/Buildings)	dwelling		
Senior Housing	dwelling		
Rowhouse	dwelling		
Nursing Home	beds		
Congregate Care/Assisted Living	dwelling		
<input type="checkbox"/> Low-income housing? (attach "Waiver Letter" from Portland Development Commission)			

Commercial Services

Bank	sq ft/GFA		
Walk-in Bank	sq ft/GFA		
Day Care	students		
Library	sq ft/GFA		
Post Office	sq ft/GFA		
Hotel/Motel	rooms		
Service Station	Vehicle Fueling Position - VFP		
Movie Theater	screen		
Car Wash	wash stall		
Health Club	sq ft/GFA		
Marina	berth		

Commercial Institutional

School, K-12	student		
University/College	student		
Church	sq ft/GFA		
Hospital	Sq ft/GFA		
Park	acre		

Commercial Restaurant

Restaurant	sq ft/GFA		
Quick Service Restaurant (drive-through)	sq ft/GFA		

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
Commercial Retail			
Shopping Center	sq ft/GFA		
Supermarket	sq ft/GFA		
Convenience Market	sq ft/GFA		
Discount / Department Store	sq ft/GFA		
Miscellaneous Retail	sq ft/GFA		
Car Sales, New and Used	sq ft/GFA		

Commercial Office			
Administrative Office	sq ft/GFA	1	2
Medical Office / Clinic	sq ft/GFA		

Commercial Industrial			
Light Industrial / Manufacturing	sq ft/GFA		
Self-storage	sq ft/GFA		
Warehouse / Storage	sq ft/GFA		
Truck Terminal	acre		

PRIOR PAYMENT OF SDCs (This information can be researched at the Records and Resources Counter)

Has the existing use paid a Transportation SDC since October 17, 1997? yes no

If yes, specify date paid: _____ amount paid: \$ _____ permit # on which it was paid: _____

Signature and Date (to be completed by all development review customers)

I certify that the information presented throughout this document is current and accurate to the best of my knowledge:

Signature Camilla Cok Date 5/22/13

Print name Camilla Cok

Company name and your position Hennebery Eddy Architects, Design Staff

Bureau of Environmental Services (BES)

Fixture Worksheet and Stormwater Information Form

Residential/Multiple Dwellings (number of units): n/a

NOTE: Residential units for mixed-use developments will be charged 0.8 EDU per unit or \$3,068.00/unit.
The commercial spaces will be charged by Plumbing Fixture Unit (PFU).

Part I: Calculation of Plumbing Fixture Units (PFUs) for Commercial, Retail and Office spaces only.						
Fixture Type (for Commercial only)	Number of Fixtures to be Added [1]	Number of Fixtures to be Removed [2]	Net Change in Number of Fixtures [3]	Equivalency Factor [4]	Net Change in Number of PFUs	
<i>Calculation</i>			[1] - [2]		[3] x [4]	
Bathtub or combination bath/shower				2.0		
Clothes washer				6.0		
Dental unit or cuspidor				1.0		
Dishwasher	2	0	2	2.0	4.0	
Drinking fountain or water cooler				0.5		
Laundry sink				2.0		
Lavatory (wash basin) single				1.0		
Lavatory (wash basin) sets of 2 or 3				2.0		
Shower stall				2.0		
Sink, commercial, food & service				3.0		
Sink, general	1	0	1	2.0	2.0	
Urinal				2.0		
Water closet (toilet) private				4.0		
Other*(floor sink / floor drain)				1.0		
Other*(Specify)						
Other*(Specify)						
Other*(Specify)						
* For Other fixtures, use PFU values from Oregon Plumbing Specialty Code					Total of Net Changes in PFUs (if negative enter negative number) (if applicable show negative number for future credit)	6.0

Storm Water Identification:

Are you increasing the impervious surface: yes no

If yes, please note the Impervious Surface Area (i.e. hard surface such as roof, asphalt, concrete, building footprint, etc.) as requested below:

Total impervious area on site after completion: _____ sq. ft.

Existing impervious area before construction: _____ sq. ft.

New impervious area to be added to site: _____ sq. ft.

Provide the amount of lineal footage of property fronting all public rights-of-way: _____ ft.

Portland Water Bureau Water Meter Sizing Worksheet - Commercial or Mixed Use

Revised: May 2008 According to UPC-2005-Appendix A

Building Permit Number	Service Address
------------------------	-----------------

(1) Type of Fixture	(2) Fixtures in New Structure	(3) Fixtures in Existing Structure	(4) Fixtures Re- moved	(5) Total Fixtures	(6) Fixture Value	(7) Total Fixture Unit Value
Sink, Clinic	_____ +	_____ --	_____ =	_____ x	3.0 =	_____
Sink, Kitchen	_____ +	1	0	1	1.5 =	1.5
Sink, Service or Mop Basin	_____ +	_____ --	_____ =	_____ x	3.0 =	_____
Sink, Laundry	_____ +	_____ --	_____ =	_____ x	1.5 =	_____
Sink, Bar	1	_____ +	0	1	2.0 =	1
Sink, Lavatory	_____ +	_____ --	_____ =	_____ x	1.0 =	_____
Bathtub or Tub/Shower	_____ +	_____ --	_____ =	_____ x	4.0 =	_____
Shower	_____ +	_____ --	_____ =	_____ x	2.0 =	_____
Urinal, 1.0 GPF	_____ +	_____ --	_____ =	_____ x	4.0 =	_____
Urinal, > 1.0 GPF	_____ +	_____ --	_____ =	_____ x	5.0 =	_____
Water Closet, 1.6 GPF Gravity Tank	_____ +	_____ --	_____ =	_____ x	2.5 =	_____
Water Closet, 1.6 GPF Flushometer Valve	_____ +	_____ --	_____ =	_____ x	5.0 =	_____
Water Closet, >1.6 GPF Flushometer Valve	_____ +	_____ --	_____ =	_____ x	8.0 =	_____
Clothes Washer, domestic	_____ +	_____ --	_____ =	_____ x	4.0 =	_____
Dishwasher	2	1	0	3	1.5 =	3
Drinking Fountain	_____ +	_____ --	_____ =	_____ x	0.5 =	_____
Hose Bibb	_____ +	_____ --	_____ =	_____ x	2.5 =	_____
Hose Bibb, each additional	_____ +	_____ --	_____ =	_____ x	1.0 =	_____

Note: Fixture units for flushometers are approximate values. Values may be adjusted by Portland Water Bureau Staff on a case by case basis.

Total Fixture Units = 6 -- just for the TI

Instructions

- Column 2: Enter the total number of each fixture type intended for the completed new structure
- Column 3: If the project has an existing structure that will be utilizing the same water meter enter the total number of each fixture type currently in the existing structure.
- Column 4: Enter the number of fixture connections that will be permanently removed from the new structure.
- Column 5: Sum of column 2 and 3 minus column 4
- Column 6: Per unit value of each fixture type
- Column 7: Enter the number of column 5 times Column 6

Fixture Unit Count (column 7 total)	Required Meter Size
0 – 22	5/8" meter
22.5 – 37	3/4" meter
37.5 – 89	1" meter
89.5 – 286	1.5" meter
286.5 – 532	2" meter
532.5 – 1,300	3" meter
1,300.5 – 3,600	4" meter
3,600.5 – 8,200	6" meter

NOTE: There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines. Fees are due at time water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.

Definitions

from Institute of Transportation Engineers Trip Generation Manual

Gross Floor Area (GFA)

The sum (in square feet) of the area of each floor level in the building, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores and offices, that are within the principal outside faces of exterior walls, not including architectural setbacks or projections. Included are all areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this GFA is considered part of the overall square footage of the building. However, unroofed areas and unenclosed roofed-over spaces, except those contained within the principle outside faces of exterior walls, should be excluded from the area calculations. For purposes of trip generation and parking generation calculations, the GFA of any parking garages within the building should not be included within the GFA of the entire building. The unit of measurement for office buildings is currently GFA; however, it may be desirable to also obtain data related to gross rentable area and net rentable area. With the exception of buildings containing enclosed malls or atriums, GFA is equal to gross leasable area (GLA, explained next) and gross rentable area.

Gross Leasable Area (GLA)

The total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors, expressed in square feet and measured from the centerline of joint partitions and from outside wall faces. For purposes of trip generation and parking generation calculations, the floor area of any parking garages within the building should not be included within the GLA of the entire building. GLA is the area for which tenants pay rent; it is the area that produces income. In the retail business, GLA lends itself to measurement and comparison; thus, it has been adopted by the shopping center industry as its standard for statistical comparison. Accordingly, GLA is used for shopping centers. For strip centers, discount stores and freestanding retail facilities, GLA usually equals GFA.

Optional Alternate Rate and Fee Calculation Transportation

If you want us to use trip generation rates other than those used in the City's Transportation SDC Ordinance and Rate Study, you must submit data certified by a professional traffic engineer. Use *Request for Alternate Trip Generation Rate and SDC Calculation Form TSDC-3* to submit such data, and attach it to this application. Institutional development (educational and medical campuses) may elect to base SDC on annual changes in trip generation. Submit *Election by Institutional Development of Special Trip Generation Rate and SDC Calculation Form TSDC-4*.

Parks

If you want us to use an alternate number of persons per Dwelling Unit than those used in the City's Parks SDC Methodology Study, you need to submit documentation, analyzed and certified by a suitable and competent

professional. Alternative SDC rate calculations must be based on analysis of occupancy of classes of structures, not on the intended occupancy of a particular New Development. Use Request for Alternative occupancy and SDC Calculation (Form PSDC-6) to submit such data, and attach it to this application.

Optional Credit for Providing Qualified Public Improvements Transportation

If you want to reduce the amount of your Transportation SDC, you may make improvements to specific transportation facilities in the City of Portland. Use "Request for Credit for Qualified Public Improvement" Form TSDC-5 to submit such data, and attach it to this application.

Parks

To reduce the amount of your Parks SDC, you may donate property or improvements to certain qualified park facilities in the City of Portland. Use "Request for Parks SDC Credit for Qualified Public Improvement" (Form PSDC-7) to submit a request, and attach it to this application.

Timing and Method of Payment

The City will give you a Notification of SDC Fees if you are required to pay any charges for your development. At this point you will decide when and how to pay for the SDCs.

For all SDCs...

- Pay by cash, check, money order or credit card at the time the City issues a building permit.
- Water SDCs are due when water services are purchased. Pay by check, money order or credit card.
- Request a City loan by completing and signing an installment contract to pay the SDCs in monthly installments over a number of years.*
- Defer payment for 6, 9, or 12 months, depending on the project valuation.
- Transfer SDC credits (contact respective bureaus for more information).

* **SPECIAL NOTE:** The City secures a loan or deferral by recording a lien on the benefited property. The lien remains in effect until the SDCs are paid in full. The City charges a non-refundable processing fee to cover the expense of setting up a loan or deferral. The installment contract must be signed by the property owner of record before the City authorizes a loan for the SDCs.

If you need help:

If you need help with this form or have questions about your Systems Development Charge (SDC) please call:

Portland Office of Transportation..... 503-823-7002
Bureau of Parks and Recreation 503-823-5105
Bureau of Environmental Services 503-823-7761
Bureau of Water Works 503-823-7368

Portland Housing Bureau (PHB) administers an SDC exemption program for housing projects:

Website: www.portlandonline.com/phb/sdc

E-mail: indirect@portlandoregon.gov | 503-823-3270

Location: 421 SW 6th Ave, STE 500, Portland, OR 97204

PHB Contact: Marilyn Hurlley and Sharon Johnson, SDC Exemption Program Administrators



Building Permit Application
City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

Type of work		
<input type="checkbox"/> New construction	<input checked="" type="checkbox"/> Addition/alteration/replacement	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Other:	
Category of construction		
<input type="checkbox"/> 1 & 2 family dwelling	<input checked="" type="checkbox"/> Commercial/industrial	<input type="checkbox"/> Accessory building
<input type="checkbox"/> Multifamily	<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:
Job site information and location		
Job no.: 10096	Job address: 921 SW Washington St.	
City/State/ZIP: Portland, OR 97205		
Suite/bldg./apt. no.: 205 250	Project name: Hennebery Eddy Architects Office Remodel	
Cross street/directions to job site: SW 9th and SW Washington		
Subdivision:	Lot no.	Tax map/parcel no.
Description of work		
THE PROJECT INCLUDES IMPROVING 7,244 SF SECOND FLOOR TENANT SPACE OF THE PJTTOCK BLOCK LOCATED AT 921 SW WASHINGTON STREET PORTLAND, OREGON. THE PROJECT INCLUDES SELECTIVE DEMOLITION, RECONFIGURATIONS OF PARTITIONS, DOORS, RELIGHTS, MODIFICATIONS OF EXISTING MEP, AND NEW FINISHES.		
Provide RS Permit no.		
<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Tenant		
Name: Alco Properties	E-mail:	
Address: 921 SW Washington St. Suite 100		
City/State/ZIP: Portland, OR 97205		
Phone: (503) 226-6777	FAX:	
Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.		
Owner signature: <i>Tan Beem</i>	Date: 5/21/13	
<input checked="" type="checkbox"/> Contractor		
Business name: Skyline Interiors	E-mail: plpotter@skylineinteriorsinc.com	
Address: 909 SW Washington St. mikedteems@gmail.com		
City/State/ZIP: Portland, OR 97205		
Phone: 503-969-0252	FAX: 503-294-0755	
CCB lic. no. 66357		
Authorized signature: <i>M. S. Teems</i>	Date: 5/21/13	
Print name: Michael Teems	Date: 5/21/13	
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Contact Person		
Business name: Hennebery Eddy Architects		
Contact name: Camilla Cok		
Address: 921 SW Washington St. Suite 250		
City/State/ZIP: Portland, OR 97205		
Phone: 503-542-1244	FAX: 503-227-4920	
E-mail: ccok@henneberyeddy.com		
Authorized signature: <i>Camilla Cok</i>	Date: May 21, 2013	
Print name: Camilla Cok	Date: May 21, 2013	

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

Office Use Only	
Permit no:	
Date received:	
By:	

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Number of bedrooms:	
Number of bathrooms:	
Total number of floors:	
New dwelling area:	square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	\$236,000
Existing building area:	7,244 square feet
New building area:	no change square feet
Number of stories:	1
Type of construction:	Type 1 F.R.
Occupancy groups	
Existing:	A3, B
New:	no change

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. CC (initials)

Building Permit Fees*

Please refer to fee schedule	
Fees due upon application	
Amount received	
Date received	

Residential Combo permit subcontractor submittals only can be faxed to 503-823-7693 or e-mailed to BDSCombInspSec@portlandoregon.gov.



CITY OF
PORTLAND, OREGON
BUREAU OF BUILDINGS

File

Margaret M. Mahoney, Director
1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
Mailing Address: P.O. Box 8120
Portland, Oregon 97207-8120
(503) 796-7300

December 16, 1988

Mr. Eugene Grant
Schwabe, Williamson & Wyatt
Attorney at Law
Pac West Center, Suites 1600-1800
1211 S. W. Fifth Avenue
Portland, OR 97204-3795

Dear Gene:

Find enclosed a signed copy of the agreements for the Pittock Block
and the Lloyd Building. Thanks for your help.

Yours truly,

CHARLES K. STALSBERG
PLAN REVIEW MANAGER

CKS:jd
Encl.

SCHWABE, WILLIAMSON & WYATT

ATTORNEYS AT LAW
Pacwest Center, Suites 1600-1800
1211 S.W. Fifth Avenue
Portland, Oregon 97204-3795
(503) 222-9981

November 8, 1988

TELEX 4937535 SWK UI
TELECOPIER (503) 796-2900

HAND DELIVERED

Mr. Charles Stalsberg
Bureau of Buildings
City of Portland
1120 S.W. 5th Avenue
Portland, Oregon 97204

Re: Pittock Block Building FM 41 Agreement dated
September 21, 1983

Dear Chuck:

I represent Pittock Block Partners, a Washington general partnership, which is the current owner of the Pittock Block Building. The purpose of this letter is to set forth an amendment to the above-referenced FM 41 Agreement between the City and the building owner.

The FM 41 Agreement is amended as follows. The building owner shall be permitted to terminate the common corridor from the exit of the northeast stairwell at the mezzanine level to the stairwell at the north side of the building and reroute such exit path from the northeast stairway through the existing mezzanine corridor into the southeast stairwell. The restroom off the mezzanine corridor, between the northeast and southeast stairwells, shall be removed. The existing sprinklers shall be removed in the portion of the mezzanine exitway to be terminated. The tenant space on the north side of the mezzanine level to be occupied by Cellular One will have two exits consisting of the north stairwell and an exit into the common corridor leading to the southeast stairwell.

Any City approval, whether administrative approval or approval after an appeal, of building permits for future construction in the building shall be conclusive evidence that the construction approved by the building permits will not in any way create a lack of compliance with this agreement or provide the basis for a determination that a high-life hazard or unsafe conditions have been created. The City acknowledges that numerous renovations will probably occur over the years and that so long as building permits are obtained for such renovations, the existence

Seattle, Washington 98171 • Schwabe, Williamson, Wyatt & Lenihan
U.S. Bank Building, Suite 900 • 1415 Fifth Avenue • (206) 621-9168

Washington, D.C. 20006 • Schwabe, Williamson & Wyatt
2000 Pennsylvania Avenue, N.W., Suite 8335 • (202) 785-5960

Mr. Charles Stalsberg
November 8, 1988
Page 2

of numerous such renovations will not alone create any noncompliance with this agreement.

So long as the building owner is in compliance with this agreement, it shall remain in full force and effect until: (i) the City shall have given the building owner written notice of any event of default; (ii) the City shall have allowed the building owner a reasonable period of time specified in the written notice to cure the default; and (iii) the building owner shall have failed to cure the default within such reasonable period of time. An event of default shall mean: (i) the building owner's failure to perform or observe any of the terms of this agreement; (ii) any significant change in the building or its use which creates a high-life hazard. Approval by the City by means of building permits or otherwise of any changes in the building or its use shall constitute binding determinations by the City for the purposes of this agreement that such approved changes do not increase a high-life hazard and are not significant changes. This agreement shall be binding upon and inure to the benefit of the successors and assigns of the building owner. Any notices shall be mailed by first-class certified mail, postage prepaid, return receipt requested, to the following address:

Pittock Block Partners,
a Washington general partnership
c/o Leavitt Shay Real Estate Services
921 S.W. Washington, Suite 425
Portland, Oregon 97205
Attention: Tom Bechtell

with copy to:

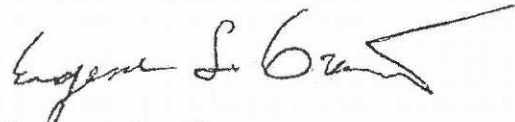
Eugene L. Grant
Schwabe, Williamson & Wyatt
Pacwest Center, Suite 1800
1211 S.W. Fifth Avenue
Portland, Oregon 97204

To signify the Bureau of Building's and the Fire Prevention Division's acceptance of this proposed plan of improvements, signature lines have been provided. After executing the enclosed triplicate originals of this letter which have been executed by my client, please return one executed original to my attention at the above address and retain the remaining two

Mr. Charles Stalsberg
November 8, 1988
Page 3

originals, one for each of your files. Your help and cooperation in resolving this matter are very much appreciated.

Very truly,



Eugene L. Grant

ELG:wpc
cc: Ron Melott
Tom Leavitt
Tom Bechtell

Accepted and Approved:

PITTOCK BLOCK PARTNERS,
a Washington general partnership

By Tan Bechtell

CITY OF PORTLAND,
BUREAU OF BUILDINGS

By Margaret McMahoney

CITY OF PORTLAND, FIRE
PREVENTION DIVISION

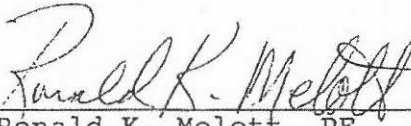
By Eugene L. Grant

**CERTIFICATION BY A REGISTERED ENGINEER OF
THE STATE OF OREGON OF REASONABLY ADEQUATE EXPERTISE
FIRE AND LIFE SAFETY**

I, RONALD K. MELOTT, hereby certify that I am a registered engineer in the State of Oregon and that I have reasonably adequate expertise in fire and life safety matters. I hereby certify that the above-described amended plan of improvements in combination with other existing or planned fire and life safety construction features or systems will provide a

Mr. Charles Stalsberg
November 8, 1988
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reasonably adequate level of exiting safety from the Pittock Block Building in the event of a fire or fire-related emergency.



Ronald K. Melott, PE
Fire Protection Engineer

X

—

—

X



CITY OF
PORTLAND, OREGON
BUREAU OF BUILDINGS

Dick Bogle, Commissioner
Margaret M. Mahoney, Director
1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
Mailing Address: P.O. Box 8120
Portland, Oregon 97207-8120
(503) 796-7300

June 5, 1987

Mr. Tom Bechtell
Income Property Management Company
921 S. W. Washington Street, Suite 425
Portland, OR 97205-2822

Re: Pittock Block - 921 S. W. Washington
FM 41 Agreement

Dear Mr. Bechtell:

Per our recent discussions, the Building and Fire Bureaus are willing to allow a time extension for the implementation of the remaining FM 41 improvements past the September 1987 deadline if needed to allow time for you to investigate, in conjunction with the development of the basement parking, a possible solution to improve the buildings exit stair continuity. It is hoped that the new stairs serving the basement parking and the existing building stairs could somehow "marry" and jointly terminate to the building exterior in a code compliant enclosure.

With regard to TI work and code problems related primarily to discontinuous corridors, we will require, in conjunction with that work, an extension of the existing corridor plenum detection system into the tenant spaces by providing a detector in the tenant space at each opening above the ceiling where the corridor plenum interconnects the tenant plenum. Plans showing these locations and fire alarm speaker locations are to be submitted to the Fire Bureau for review and approval prior to field installation (Roger Stafford, Fire Bureau, 248-4363). We will issue permits having discontinuous corridors based on this concept without further appeal. Additional detection devices may be required in these spaces in the future if a better solution to the exit stair continuity is not found.

As discussed, our general concept is to place a higher priority on achieving better exit stair continuity than to extend detection coverage throughout the tenant spaces.

Please feel free to contact us at any time if we can be of assistance in resolving these issues.

Yours truly,

CHARLES K. STALSBERG
PLAN REVIEW MANAGER

cc: Ted Megert
FM 41 Files

PITTOCK BLOCK
FM-41 REQUIREMENTS
STATUS REPORT OF ITEMS LISTED IN LETTER OF AGREEMENT
DATED SEPTEMBER 21, 1983

MAY 5, 1987

*Lead level is 24 ft. of floor
up.*

1. Sprinkler heads have been installed inside tenant spaces centered at six feet from window glass. Sprinkler heads have been installed inside of Hickory Stick centered ten feet from swinging hallway doors.
2. All ventilation openings between the first floor tenants and the exitway have been sealed.
3. The vertical shafts near each side of the elevators on each floor have not been sealed at each floor level. The penetrations of the two south stairwells on each floor have not been sealed.
4. All corridor doors have been replaced with 20 minute rating, gasketed and equipped with automatic closers with the exception of all corridor doors on the vacant 5th and 6th floors.
5. All stairway doors have been replaced with the exception of the S.E. and S.W. stairway doors on the vacant 5th and 6th floors.
6. Smoke detection system has been installed.
7. Audible fire warning system has been installed.
8. Elevator work has not been completed. Ventilating fan shut down controls have not been installed.
9. Ceiling tiles in the exitway system have not been clipped. Insulating batts over light fixtures have not been installed.
10. All windows have been repaired and are now operable.
11. Basement elevator lobby enclosure has been installed.
12. The exitway sprinklers have been extended.

Tom Bechtell
INCOME PROPERTY MANAGEMENT COMPANY



CITY OF
PORTLAND, OREGON

BUREAU OF BUILDINGS

Margaret D. Strachan, Commissioner
Margaret M. Mahoney, Director
1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
(503) 796-7300

January 9, 1986

Ms. Thea D. Stevenson-Duffy
Building Manager
Pittock Block
921 S. W. Washington Street
Portland, Oregon 97205

Re: FM 41 Agreement - Pittock Block

Dear Ms. Stevenson-Duffy:

I have discussed your letter of December 26, 1985 with Chief Robert Hayden. He tells me that the details of sprinkler head placement have been resolved to both yours and his satisfaction.

Regarding fire escapes: State Law requires that existing fire escapes be maintained in a safe manner. In your building this would include structural capability and access from the contiguous tenant space. Requirements of access would include that the window to the fire escape be operational and not locked in any manner; that if access to the fire escape is through a room, that the door to that room not have lockable hardware; and that appropriate signage be placed within the tenant space that locates the fire escape. In regard to the latter, this usually means a fire escape sign over the window leading to the fire escape, or in the case when the fire escape is accessed through an enclosed room within a tenant space, a fire escape sign over the door leading to this room. Fire escape signs will not be required in the public corridor.

Please be assured that the above requirements are consistent with other similar buildings.

Both the Building Bureau and the Fire Marshal's Office are committed to resolving issues such as these in an expeditious manner. If you have further questions, please feel free to contact myself or Chief Hayden.

Yours truly,

CHARLES K. STALSBERG
CODE POLICY/PLAN REVIEW MANAGER

CKS:jd

cc: Bob Hayden

SCHWABE, WILLIAMSON, WYATT, MOORE & ROBERTS

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* OREGON STATE AND WASHINGTON STATE BARS

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WEST W. SIMMONS
OF COUNSEL

September 21, 1983

HAND DELIVERED

Mr. Dave Beckman
Bureau of Buildings
City of Portland, Oregon
1120 SW 5th Avenue
Portland, OR 97204

RE: PITTOCK BLOCK BUILDING

Gentlemen:

The purpose of this letter is to set forth the plan of Consolidated Capital Properties II, the owner of the Pittock Block Building, pursuant to OAR 837-41-050(2)(c).

The plan consists of the following items:

1. Non-rated plain glass separating the first floor exitway from tenant spaces will be replaced with one hour fire resistive construction unless sprinklers are put inside the tenant space in a line adjacent to the glass with the heads six (6) feet apart. In order to retain the glass swinging doors on the Hickory Stick restaurant, a row of sprinklers will be installed inside the tenant space adjacent to the doors and the partition (with the glass replaced as provided above) separating the restaurant lobby from the first floor exitway, with the heads ten (10) feet apart. On any tenant space on the first floor where the glass is retained by use of sprinklers, if there is a subsequent change in occupancy from the existing B classification under the Oregon Uniform Building Code to an A classification then the entire tenant space shall be sprinklered or all glass removed as provided hereinabove.

2. All ventilation openings between the first floor tenants and the exitway will be sealed by one hour fire restrictive construction.

Mr. Dave Beckman
Page 2
September 21, 1983

3. The vertical shafts near each side of the elevators on each floor will be sealed at the floor level with an approved, non-combustible sealing material as well as the penetrations of the south stair where they occur via back to back telephone panels and standpipe hose enclosures.

4. Tenant space doors opening into the corridors on all floors other than the first floor will be equipped with door closers (if not already equipped) and gasketed on the top and sides to make them substantially "smoke tight". All corridor doors will be replaced and will have a twenty minute rating for fire resistance. Any wood door frames on the second floor and mezzanine will have approved fire stop material added to close any space between them and the exitway wall unless a door with a forty-five minute rating for fire resistance is used or a sprinkler head is put inside the door.

5. All stairway doors will be equipped with operable positive latching non-dead bolt type of door hardware which will not allow the door to swing without physical operation of the latching mechanism. Such doors shall be non-lockable on the corridor side, they shall be of one (1) hour fire rated construction, they shall be equipped with door closers and smoke stop gasketing at the top and sides.

6. One (1) ceiling mounted ionization smoke detector will be installed on each floor in the mechanical room and in the elevator lobby. Ionization smoke detectors also will be installed in the return air plenum above the suspended ceiling along the exitways for each floor located approximately thirty (30) feet on center.

7. A fire warning system shall be installed on each floor which will be triggered by the activation of an ionization smoke detector on the floor. Such alarm system will be audible in each tenant space on the floor.

8. Automatic elevator stop and return controls and ventilating fan shutdown controls will be provided which are activated by the smoke detectors described above. The two freight elevators shall be operable by a fireman's key for purposes of firefighting.

9. Ceiling tiles in the exitway system will be clipped down. An approved insulating batt or other approved construction will be installed over light fixtures in the exitway system.

10. Tenant space windows will be maintained in an operable condition so that they may be opened to exhaust smoke in the event of a fire.

Mr. Dave Beckman
Page 3
September 21, 1983

11. A one (1) hour rated elevator lobby enclosure in the basement will be added with up to four (4) foot wide doors without a fixed astragal. One leaf may be inactive and secured top and bottom with flush bolts provided the door is without other opening hardware; the active leaf shall have the normal operating hardware.

12. The existing sprinklers in the exitway on the second and mezzanine floors will be extended throughout the exitway on these floors. In addition, a head will be placed (a) at the top of the north stairs from the mezzanine level to the exterior of the building; (b) at the top and bottom of the stairs from the second floor leading to the main lobby; and (c) at the top of the north stairs from the second floor to the exterior of the building.

The construction of the improvements described in paragraph 1, 2 and 11 above will be commenced immediately and completed by December 31, 1983 or soon thereafter. The improvement described in paragraph 12 will be completed by April 1, 1984. The balance of the improvements described above except the elevator controls will be constructed in the normal course of tenant remodeling work. In the event more than 50% of any floor is remodeled, the entire floor will be improved in accordance with the above specifications. The elevator stop and return controls will be installed as funds are available. In any event, all of the foregoing improvements will be completed within forty-eight (48) months after the signing of this letter agreement. Pursuant to QAR 837-41-050(8)(g), unless there is a significant change in one or more of the factors considered in the determination of the Pittock Block Building as a high-life hazard, no further improvements will be required by either the City of Portland, Bureau of Buildings or the Fire Prevention Division.

It is specifically understood that this agreement shall not prevent the Bureau of Buildings from taking any and all actions necessary to enforce compliance with Building Code requirements other than life safety requirements on permit related work including the ability to issue stop work orders.


This letter agreement will be specifically enforceable under the laws of the State of Oregon and will be binding upon the successors and assigns of the parties and shall not be modified except by writing signed by all the parties.

To signify the Bureau of Buildings and the Fire Prevention Division's acceptance of this proposed plan of improvements, signature lines have been provided. After executing the enclosed triplicate originals of this letter which have been

Mr. Dave Beckman
Page 4
September 21, 1983

executed by my client, please return one executed original to my attention at the above address and retain the remaining two originals, one for each of your files. Your help and cooperation in resolving this matter is very much appreciated.


Very truly,

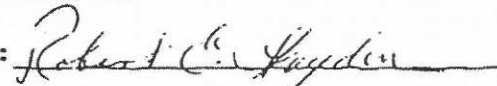

Eugene L. Grant

ELG:sls
Enc.
cc: Stanley Goodell


Accepted and Approved:

CONSOLIDATED CAPITAL EQUITIES
CORPORATION, Trustee for
CONSOLIDATED CAPITAL PROPERTIES II

By: 
CITY OF PORTLAND, FIRE PREVENTION
DIVISION


By: 

CITY OF PORTLAND, BUREAU
OF BUILDINGS

By: 

CERTIFICATION BY A REGISTERED ENGINEER OF
THE STATE OF OREGON OF REASONABLY ADEQUATE EXPERTISE
FIRE AND LIFE SAFETY

I, RONALD K. MELOTT, hereby certify that I am a registered engineer in the State of Oregon and that I have reasonably adequate expertise in fire and life safety matters. I hereby certify that the above-described plan of improvements in combination with other existing or planned fire and life safety construction features or systems will provide a reasonably adequate level of exiting safety from the Pittlock Block Building in the event of a fire or fire-related emergency.


RONALD K. MELOTT, PE
Fire Protection Engineer

r

C.K.S.



CITY OF
PORTLAND, OREGON
BUREAU OF BUILDINGS

Margaret D. Strachan, Commissioner
James E. Griffith, Director
1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
(503) 796-7300

July 18, 1983

Mr. Mark Wistort
Johnstown Properties
921 S. W. Washington
Portland, Oregon 97205

Re: Pittock Block - Life Safety Improvements
921 S. W. Alder

Dear Mark:

Washington

This letter is confirmation of the Bureau of Fire and the Bureau of Buildings' acceptance of your proposed plan of life safety improvements as stated in Gene Grant's letter of June 14, subject to the modifications and additions we recently discussed, as follows:

1. Extension of the exitway sprinkler protection from the north stairs north to the exterior of the building.
2. Extension of the exitway sprinkler system to include a sprinkler head inside all corridor doors.
3. Reduction of the number of smoke detectors from three to one in the mechanical rooms.
4. The addition of intergraded smoke detectors at 30 feet on center in the corridor return air plenum.
5. The addition of a detector in each elevator lobby that upon activation will immediately stop the elevator cars and return them to the main floor lobby.
6. The addition of a one hour rated elevator lobby enclosure in the basement. A pair of 4' wide "B" label doors without a fixed astragal will be allowed. One leaf may be inactive and secured top and bottom with flush bolts provided the door is without other opening hardware; the active leaf shall have the normal operating hardware.
7. The addition of approved fire stop material at penetrations of the south stair where they occur via back to back telephone panels and standpipe hose enclosures.

Mr. Mark Wistort
Johnstown Properties
July 15, 1983
Page 2

Please instruct Mr. Grant to redraft the letter of agreement to reflect these changes. We thank both you and Mr. Grant for your cooperation in resolving this matter.

Yours truly,

Charles K. Stalsberg

CHARLES K. STALSBERG
CODE POLICY OFFICER

CKS:jd

cc: Dave Beckman
Bob Hayden
Dick Durland

X

X



CITY OF
PORTLAND, OREGON
FIRE PREVENTION DIVISION

Mildred A. Schwab, Commissioner
Robert E. Hayden, Fire Marshal
55 S.W. Ash Street
Portland, Oregon 97204
(503) 248-4363

May 10, 1983

Eugene L. Grant
Attorney at Law
1200 Standard Plaza
1100 S.W. 6th
Portland, OR 97204

Re: Exitway Analysis and Rationale for Determining the Degree
of Hazard at 921 S.W. Washington

Dear Eugene:

In response to your letter of May 3, 1983, it is inevitable that comparisons with current code standards are drawn when evaluating existing high-rise buildings, as we benefit by hindsight gained from documented national fire experience. The codes are developed in response to losses already suffered.

Our joint letter of April 11, 1983 was not intended to imply that the Pittock Block Building was expected to fully comply with all of the life safety requirements for new construction. However, the time-honored argument that a building is "existing" is no excuse for subjecting the occupants to unnecessary peril from fire.

With that in mind, I will clarify the points outlining the exitway deficiencies:

GENERAL:

1. An exitway arrangement which does not meet current code requirements constitutes a substandard exit situation and therefore demands closer scrutiny to determine if a high life hazard does exist as substandard exiting in itself will generally contribute to a high life hazard.
2. The need for adequate and protected exiting becomes even more pronounced in light of recent requirements that access for the physically handicapped be provided in all public buildings.

Eugene L. Grant, Attorney at Law
May 10, 1983
Page Two

3. When assessing the degree of life hazard, or level of risk, the fire official must answer the following questions: considering a substandard exit situation together with the fire load, occupancy, exit access and physical layout of the individual floors as well as the building as a whole, would the occupants of this building have a reasonable chance to survive in the event of a fire?

Bear in mind that all buildings contain sufficient quantities of combustible materials to produce lethal amounts of smoke and heat.

The following conditions are primary contributors to a high life hazard risk:

CORRIDORS:

The lack of corridor protection is significant due to the likelihood of a fire extending from any tenant space into the corridors. This would effectively block access to an exit on the fire floor, particularly for those persons located in a dead end corridor. This hazard is increased when fire load is taken into account. Fire load is defined as the amount of combustible contents in a building, including furniture, interior finish, records, storage and trash. The widespread use of plastics increases the toxic effects of smoke.

STAIRS:

The lack of reliable stairway fire doors, as with any unprotected vertical shaft, creates a "chimney effect" that virtually guarantees the spread of fire from floor to floor. This is a major factor in fire fatalities and large loss building fires. Two (2) local examples are the Pomona Hotel and Lighting Specialties fires.

All four (4) stair enclosures terminate at the second floor and mezzanine level. If a fire occurred at this point, all four (4) stairs would be rendered useless. The same scenario exists at the first floor, due to the glass between the exit paths and other businesses.

Many combustibles commonly found in office buildings can be readily ignited by any accidental source, ranging from a match to a faulty fluorescent ballast, or simply by contact with an exposed incandescent light bulb.

Eugene L. Grant, Attorney at Law
May 10, 1983
Page Three

Human lives are the most valuable and yet most risked resource of any building. Normally, however, the occupants of business facilities are able to escape from fire if: Provided with adequate warning, so that movement to safety may occur in an atmosphere of reasonable life support (control of smoke and spread of fire), with an understanding of what to do in case of fire.

I hope this clarifies the basis for our determination that the exitway deficiencies in the Pittock Block Building constitute a high life hazard.

As I suggested earlier, we would like to meet with you at your earliest convenience. If you have any questions or would like assistance in finding the least expensive method of improvement, please contact us at 248-4363.

Sincerely,

ROBERT E. HAYDEN
Fire Marshal

By _____
Ted A. Megert
Senior Fire Inspector

TAM/mlm

cc: Dave Beckman, Bureau of Buildings
Chuck Stalsberg, Bureau of Buildings

SCHWABE, WILLIAMSON, WYATT, MOORE & ROBERTS

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LISA L. HERSHEY

* WASHINGTON STATE BAR ONLY
** OREGON STATE AND WASHINGTON STATE BARS

May 3, 1983

HAND DELIVERED

Charles K. Stalsberg
Code Policy Officer
City of Portland
Bureau of Buildings
1120 S. W. Fifth Avenue
Portland, Oregon 97204-1992

Re: Exit Way Deficiencies of
the Pittock Block Building
921 S. W. Washington

Dear Charles:

I have been retained by Mark Wistort of Johnstown Properties in connection with your letter to him of April 11, 1983 regarding the above-referenced matter. The purpose of this letter is to ask for a clarification of the intent of your letter of April 11.

Beginning with the second paragraph on page three, your letter reads as follows:

"The above intended work in conjunction with your anticipated leasing program, which presumably will require additional corridor modifications, suggests that this is the time to commence with a study and program of life safety improvements for this building.

RECEIVED
MAY -4 1983

BUREAU OF BUILDINGS

Charles K. Stalsberg
May 3, 1983
Page Two

"Therefore, as required by the FM 41 process, we provide you with the following findings of fact with respect to the life safety deficiencies of the Pittock Block."

The finding of facts referred to in the above portion of the letter consist of a specification of the ways in which the building does not comply with the requirements for new construction. No finding is included in the letter stating that the building constitutes a high life hazard, and I am unclear whether the above-quoted portion of the letter was intended to be an assertion that the building constitutes a high life hazard. The findings of noncompliance with the current code requirements for new construction are not the same as a finding of a high life hazard. Section (8) (a) of FM 41 indicates that "fire officials should not equate the level of exiting safety required for new construction under the current building code with the reasonably adequate level of exiting safety required by this rule." The intent of this rule is to allow the continued use of existing buildings which provide a level of exit safety that substantially comply with the requirements for new construction under the current building code or use one of the alternatives to come within the range of reasonable safety that the public should be provided. Section (8) (b) provides that:

"Rather than looking strictly to the current standard for new construction under the building code, fire officials must use their own best judgment on a case by case basis as to reasonableness of the degree of hazard and adequacy of exit safety after evaluating all of the relevant factors stated in the rule and any other factors unique to the building or structure. The written findings required by the rule should list and analyze the relevant factors so that if the determination of the fire official is appealed, a written record of the reasons for the determination will be available for review."

Based on the foregoing provisions of the rule, I think it would be appropriate and helpful to the building owner if you would indicate whether or not the building is considered to have an unreasonably unsafe exit system, thus constituting it a high life hazard, and an analysis of the factors involved in reaching

Charles K. Stalsberg
May 3, 1983
Page Three

such conclusion rather than just a statement of all the areas in which the building does not meet the current new construction requirements.

The reason I'm asking for this clarification is that it appears to me that there may be somewhat of a misunderstanding as to how the FM 41 process is to work. In prior conversations, Dave Beckman indicated that this particular building was not within the category of what he considered a high life hazard. In light of these statements and your letter, it would appear to me that you may be of the opinion that whenever any existing building applies for a building permit which has not already gone through the FM 41 process that it should hire a consultant and propose the use of one of the alternative methods of upgrading the life safety system provided in FM 41. The intent of FM 41, when it was drafted, was not to force every existing building through the process of having an expensive study done by a consulting engineer to select one of the alternative forms of up-grading. This requirement was only to be applied to buildings which actually constitute "a high life hazard" as defined in FM 41. If you have determined that this building does constitute a "high life hazard", we would simply like to know the basis for your determination since it will be quite helpful in determining what course of action to take.

I will be attending a seminar in San Francisco from Wednesday, May 3 through Saturday, May 7. I will be prepared to meet with you or take whatever other action is necessary to move this matter along as quickly as possible beginning Monday, May 9. Hopefully, you will be able to provide me with a response to this letter by that time. I'll look forward to hearing from you.

Very truly yours,



Eugene L. Grant

ELG:dw

cc: (Hand Delivered)
Jim Griffith
Dave Beckman
Stanley Goodell
Mark Wistort



CITY OF
PORTLAND, OREGON
BUREAU OF BUILDINGS

Margaret D. Strachan, Commissioner
James E. Griffith, Director
1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
(503) 796-7300

April 11, 1983

Mr. Mark Wistort
Johnstown Properties
921 S. W. Alder
Portland, Oregon 97205

Re: Exitway deficiencies of the Pittock Block Building
921 S. W. Washington

Dear Mark:

The Building and Fire Bureaus have made an inspection of the above building with respect to exitway deficiencies and our report follows. But first, we would like to take this opportunity to explain the current code standards and how they apply to existing buildings.

As you know, the current code differs from past codes with respect to the life safety features for high rise buildings. The following are required for new construction:

- 1) Automatic sprinklers or compartmentalization by a two-hour wall into approximately equal areas on each floor with each area or compartment containing an elevator and a stair;
- 2) Suitable smoke detection and alarms in all mechanical, electrical, transformer, telephone, elevator machine and similar rooms and in the return and exhaust air handling systems;
- 3) Interconnected voice, public and fire department communication systems;
- 4) A fireman's central control station with appropriate annunciation and controls over the communications systems, alarms and detection systems, elevators, stair doors, sprinkler valves, air handling systems and emergency power systems;
- 5) Either a mechanical or natural method of providing smoke control, (automatic sprinklers are required when openable windows are used);
- 6) Automatic elevator recall and control;
- 7) Standby power, light and emergency systems;

Mr. Mark Wistort
April 11, 1983
Page 2

- 8) Corridors of one-hour fire-resistive construction inter-connecting the stair towers without passage through the elevator lobbies; and
- 9) Elevator lobbies separated from the rest of the building and corridor system with one-hour fire-resistive construction.

We refer you to Section 1807 of the Building Code for the detailed requirements of the above provisions.

With regard to the above,

The Building Code prescribes that existing buildings may be maintained under the code in which they were constructed provided such continued use is not dangerous to life or that any additions or alterations do not cause the building to become unsafe or overloaded.

The State Fire Marshal's Administrative Rules require that all existing buildings which constitute a high life hazard to the building occupants in the event of a fire or fire related emergency, be improved to provide a reasonably adequate level of exiting safety through substantial compliance with the requirements for new construction under the Building Code, or any other method approved jointly by the Building and Fire Bureaus.

In September of 1981, the Building Owners and Managers Association (BOMA) in conjunction with the Building and Fire Bureaus, developed a process by which existing buildings may be improved utilizing FM 41, a process jointly administered by the Building and Fire Bureaus. Copies of FM 41 and our agreement with BOMA are attached for your benefit.

FM 41 may be initiated in Portland in one of two ways. First, by routine fire department inspection and secondly, by application for a building permit. At the present time, the FM 41 procedure is only initiated when a high life hazard is identified as a result of an application for a building permit.

With regard to high life hazard and permit applications, it is the policy of the Building and Fire Bureaus, that only alterations involving the corridor system, or any tenant alteration which in itself does not comply with the present code, will precipitate our initiating the FM 41 process.

We understand that your intent with respect to building alterations at this time is to improve the building's air conditioning system, to replace both the windows in the light court and the doors in the corridor, as well as incidental painting in the elevator lobbies.

The above intended work in conjunction with your anticipated leasing program, which presumably will require additional corridor modifications, suggest that this is the time to commence with a study and program of life safety improvements for this building.

Therefore, as required by the FM 41 process, we provide you with the following findings of fact with respect to the life safety deficiencies of the Pittock Block.

GENERAL

- 1) The building does not comply with any of the requirements outlined previously that would be required for a new high rise building. UBC Sec. 1807.

CORRIDORS

- 1) The corridors would appear to have numerous penetrations above the ceiling in the form of return air plenum openings as evidenced by an approximately 20' long by 1' high opening from the west mechanical room on the eighth floor. This is presumed to be the case in each of the two such mechanical rooms on each floor.

As the original corridor walls are presumed to extend vertically from structure to structure, this would be using the corridor as a return air plenum which is in violation of UMC Sec. 706 and 1204. This would also negate the one hour corridor integrity. UBC Section 3304(g).

- 2) The corridor door assemblies do not comply with code in that the doors are not 20 min., the frames are not 20 min., there are over panels and transoms, the frames are without smoke gasketing and most doors are without closers. UBC Sec. 3304(h).
- 3) There are vertical shafts contiguous with the corridor system that have unprotected openings directly into the corridor. Examples are the elevators, a shaft each side of the elevator lobby and the mail chute. UBC Sec. 1706.
- 4) The building has the following dead end corridors in excess of 20':
 - (a) Typical each floor is a 40' dead end extending north from the elevator lobby.

- b) The 3rd and 4th floors have a 30' dead end extending north from the N.E. stair.
 - c) The 6th floor has a 38' dead end extending south from the S.W. stair.
 - d) The 7th floor has a 47' dead end extending north from the N.E. stair, a 43' dead end extending south from the S.E. stair and a 47' dead end extending south from the S.W. stair.
 - e) The 8th floor has a 30' dead end extending north from the N.E. stair and a 38' dead end extending south from the S.W. stair. UBC Sec. 3304(e).
- 5) The toilet room doors do not have latching hardware. UBC Sec. 3304(h).
- 6) The janitor closet has door louvres not allowed by code. UBC Sec. 3304(h).

SOUTHWEST AND SOUTHEAST STAIRS

- 1) These two stairs have unlabeled doors and frames and in addition do not have latching hardware, UBC Sec. 3308(c); and
- 2) Have abandoned telephone panels with wood fronts and a wood separation to the standpipe closet which in turn has an unrated door assembly to the corridor. UBC Sec. 3308(c); and
- 3) Have electrical panels within the stair enclosure. UBC Sec. 3308(c); and
- 4) Do not have standpipes within the stair enclosure. UBC Sec. 3803(b); and
- 5) Transfer back to the corridor system on the second floor and thence down unenclosed stairs to the main floor lobby and thence to the exterior through an unprotected lobby/corridor. UBC Sec. 3308(d).

NORTHWEST AND SOUTHWEST STAIRS

- 1) These two stairs have unlabeled doors and frames, while the doors having latching hardware and closers, some assemblies are out of adjustment as they will not latch when closed from 24". UBC Sec. 3308(c); and
- 2) Have windows open to the light court, UBC 3308(c); and
- 3) Transfer back to the corridor system on the second floor and mezzanine level respectively and thence, to the exterior of the building through an unprotected enclosure extension. UBC Sec. 3308(d).

Mr. Mark Wistort
April 11, 1983
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We will be more than happy to sit down and discuss these findings and possible solutions and a time frame by which improvements can be implemented. We look forward to hearing from you soon.

Yours truly,

Charles K. Stalsberg

CHARLES K. STALSBERG
CODE POLICY OFFICER

CKS:jd
Attch.

cc: Jim Griffith
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