

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 15525

Appeal ID: 15735	Project Address: 329 NW Couch St
Hearing Date: 8/23/17	Appellant Name: Laurie Simpson
Case No.: B-012	Appellant Phone: 503-367-8057
Appeal Type: Building	Plans Examiner/Inspector: Marc Vieno
Project Type: commercial	Stories: 2 Occupancy: M, B, and A-2 Construction Type: III-B
Building/Business Name: FORTUNE	Fire Sprinklers: Yes - fortune tenant space
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal, occ Change from B to A-2	LUR or Permit Application No.: 17-221403--CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	Proposed use: RESTARAUNT

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 903.2.1.1, Group A-2

Requires An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: the fire area exceeds 5000 sf, the fire area has an occupant load of 100 or more, or the fire area is located on a floor other than a level of exit discharge serving such occupancies.

Proposed Design The original appeal was approved with the condition that the entire building be sprinklered within 5 years. This is a reconsideration to extend the time frame from 5 years to a window between 5 and 10 years, in order to incrementally sprinkler each tenant space and minimize disruption. The owner is elderly and requires this wider window of time.

The tenant, Fortune, would like to change the occupancy of their 2,318 sf ground floor space from 'B' to 'A-2'. The space will continue to operate as it did before, but with a new opening in an existing wall between space A and B, modified restrooms, an enclosure around the cooking area, and an increase in the occupant load of less than 147. The 7000 gsf, 2 story building is a type III B construction and, with this change of occupancy, is within the Allowable Area (without sprinklers) per Table 503. Three other retail tenants are located on the ground floor with an existing restaurant occupancy upstairs - refer to attached site map.

The occupancy of the new 'A-2' space exceeds 100 occupants and the 'Fire Area' exceeds 5000 sf. Fortune proposes to provide sprinklers with a manual fire alarm system per NFPA 13 throughout this A-2 tenant space. Panic hardware, illuminated exit signs, and emergency lighting

will also be installed as shown in the attached floor plan. In lieu of creating a 'fire area' around their space, the tenant proposes to extend the sprinkler and fire alarm systems into remaining tenant spaces as new tenants move in, but no longer than 10 years - thereby creating a fully sprinklered and fire alarmed building within 5 - 10 years. Once the building is fully sprinklered, the separation will no longer be required.

Increased safety measures include the following: Add early warning smoke detection and fire alarm system throughout the entire second floor; increase the density of the 'A-2' sprinkler heads from 'light hazard' to 'ordinary hazard'; decrease the spacing of the sprinkler heads along the tenant demising wall to 6' on center (similar to a water curtain); Extend sprinkler heads into the two exit stairs; Upgrade the sprinkler heads in the basement. Costs are spread thin due to these life safety upgrades - please note in your response if any of these items are not necessary for approval.

Reason for alternative Fortune does not currently have access to other tenant spaces within the building - the work required to create either the 2-hr fire rated assemblies or install sprinklers will be disruptive and require demolition of existing finishes (Fortune's space was permitted for their current use in 2008 and 2012 with built-ins and expensive finishes).

If Fortune creates a fire area around their space, the remaining building will not require sprinklers (first floor spaces do not require it and the second floor restaurant, with its existing 'A' occupancy designation, could continue with this use without sprinklers). Phasing in full building sprinklers within 5 to 10 years will make this a safer building than if the new A-2 space were isolated within a 'fire area', where the remaining building is left unprotected.

The proposed design meets the requirements of the OSSC for the A-2 occupancy without sprinklering the remaining building, except we are not able to find evidence that Fortune's demising wall and ceiling are 2-hr fire rated.

The beams and girders that support the second floor, however, are robust heavy timber (see attached) and will survive 2 hours of fire. Increasing the density of the sprinkler heads provides further protection. The fire resistance rating of the east/west wood beams is 144 minutes (2 each at 18 1/2" deep and 9 1/2" wide. gross width is 19" = 144 minutes (Z=1.0)). The fire resistance rating of the North/South Beams = 119 minutes (16" deep and 115 1/2" wide = 119 minutes (Z=1.0)). In addition, the posts are 16" x 16", the exterior walls are 12" solid reinforced concrete, and the concrete piers are 2'-6" x 12" reinforced concrete.

The demising wall is further protected with sprinkler heads that are spaced closer together. Refer to attached drawing of existing assemblies. A copy of the original blueprints (from microfiche) are available upon request.

The water service will be upgraded from a 2" to a 4" meter with infrastructure in place for easy future sprinkler installation at a low cost.

The smoke detection and fire alarms throughout the building add further protection for tenants within and outside of the A-2 occupancy.

The existing exit capacity of Fortune's space is 12', which is over 3 x the proposed occupant load.

The fully sprinklered Fortune space is small, has multiple, at grade, well distributed, direct, and obvious exits that are equipped with panic hardware, emergency lighting and exit signs. Combined with the added sprinkler, fire alarm and smoke detection measures, robust construction, short travel distances, and extra exit capacity, occupants can easily and safely exit the space within minutes. Within 5-10 years, the tenant will have dramatically increased the life safety of all remaining tenant spaces with a fully sprinklered building. This proposal complies with the spirit of the OSSC, specifically chapter 9.

APPEAL DECISION

Reconsideration Extension of approved time frame for full sprinklering of building granted in appeal #15225: Denied. Proposal does not provide equivalent Fire / Life Safety protection.

Appellant may contact Gary Boyles (503-823-3778) for more information.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

PERMIT HISTORY

102 NW 4TH:

13-205603-CO: 329 NW COUCH, TYPE VA (ERROR), SPRINKLERED BASEMENT, 'B' OCC., "CONVERT RETAIL SPACE ('M') INTO 'B' OCCUPANCY, 'A' OCCUPANCY 2ND FLR." FIRE RATING NOT REQUIRED BETWEEN 2ND FLR. RESTAURANT & THIS 'B' RESTAURANT.
08-168267 AND REV-01: "5-TON DV SPLIT SYSTEM, DUCTWORK, INT. WORK ONLY"
203534: 1929, 2 STORY, CLASS 6, GRADE 2, STORES. NEW CLG IN POOL RM. & NEW POST

104 NW 4TH

376747: 1959, 2 STORY, **TYPE III**, GRP. B3, "PARTITION BEING MOVED OVER TO MAKE LARGER ROOM FOR BARBER SHOP

106 NW 4TH:

08-137479-000-00-CO: "CONVERT RETAIL SPACE TO B OCCUPANCY RESTAURANT", OCC. GROUP = B, CONSTR. TYPE = V-B (ERROR)
08-137479-REV-01-CO: "REV KITCHEN AREA, NEW PLUMBING, CHANGING FROM CLASS II TO CLASS I HOOD (UNDER SEPARATE PERMIT)"
2 SHORT TERM BIKE PK'G"

112 NW 4TH

08-190994-000-00-FS: "ADD ONE DRY PENDANT SPRINKLER IN NEW WALK-IN COOLER"
532158: 1980, APP. NO. 1489. REVISION #29: ROOF REPAIR (FIRE DAMAGE)
533903: 1980 PERMIT APPLICATION: **TYPE III** CONSTRUCTION, B2 OCCUPANCY. "REPAIR INTERIOR DAMAGE TO FIRE DAMAGED BUILDING, INSTALL **FIRE RATED T-BAR CLG**, SHEET ROCK INTERIOR WALLS, REPLACE FLOOR COVERING, REPAIR DAMAGED PLUMBING, HEATING & ELEC. AS WAS. PAINTING, CLEANING, DECORATING ALL TO AS WAS CONDITION"
448589: 1969, **TYPE III**, GRP. F2. RE-ROOF
405168: 1963, 2 STORY, **TYPE III-1HR**, GRP. B3 & F2, INSTALL AIRCONDITIONERS.
355972: 1956, 2 STORY, CLASS vi, GRADE 1-D. PARTITIN AND PLANTER
252266: 1940 2 STORY, vi GRADE, RESTAURANT. NEW STORE AND ENTRANCE FRONT.
239400: 1937, 2 STORY, CLASS 6, GRADE 2, OFFICE. PARTITIONS
210711: 1930, 2 STORY, CLASS 6, CAFE. SIGN BOXES
189679: 1928, 2 STORY, CLASS SIX, GRADE 2, RESTAURANT. "2ND FLR. REMODEL TO TURN SAME INTO RESTARAUNT & PROVIDING NEW STAIRWAY"
187273: 1927, 2 STORY, CLASS SIX, GRADE 2c, STORES-FACT. SKYLIGHT
64007: 1917, 2ND FLR. TENANT IMPROVEMENT DWG.

102-112 NW 4TH AND 321-333 NW COUCH

12-168570-CO: RETURN BASEMENT TO STORAGE W/ HAND SINK, **SPRINKLERED** (W/ HEAD @ 1ST FLR. LANDING), 450 SF, 2.25 OCCUPANTS. REMAINING BASEMENT UNFINISHED.
05-180812-000-00-CO: "STOREFRONT UPGRADE, NO OCCUPANCY"
339012: 1953, 2 STORY, CLASS vi, GRADE 1D. REP. RESTR. "MISC BAMBOO WORK NEW BACK BAR, NEW DOOR AND PASS WINDOW. OCC LIMITED TO 30 PERSON PENDING APP. BD. ACTION"

321 NW COUCH

84-301303: NEW GAS FURNACE IN PORTION OF BLDG.
544713: 1981. 321 & 325 NW COUCH, PERMIT TO REPAIR FIRE DAMAGE. "REMOVE & REPLACE FRONT OF 321 AND 325 NW COUCH. BUILD WALLS AND INSTALL GLASS. B-2, VN
537733: 1980, **TYPE III**, B-2, "RECREATION CENTER TO BE OPEN 24 HRS / DAY, REPAIR FIRE TO ORIGINAL CONDITION, SEE 533903".
471908: 1972, **TYPE III**, GROUP F2. "ADD TOILET IN (E) TOILET RM."
396454: 1962. **TYPE III**, 1 HR. GROUP H, F-2. "APPLY I HR FIRE PROTECTION TO CLG. & WEST WALL PER F.M."112481: 1944, CLASS VI, GRADE 2. "DROP STAIR AND BALANCE FIRE ESCAPE. PROVIDE EXIT TO SIDEWALK FROM 2ND FLR. ORDERED BY FIRE MARSHAL"

321-333 NW COUCH

58515: 1917, ORIGINAL DRAWINGS FOR BUILDING (NO INTERIOR PARTITIONS EXCEPT FOR STAIR)

325 NW COUCH

435094: 1967, TYPE V-N, GROUP F-2. REMODEL STORE TO OFFICE, NO COOKING, NO CHANGE OF OCC.
240792: 1938, 2 STORY, CLASS vi, GRADE 2. ALL PARTITION 1X4 CLG., 8'H
222008: 1933, 2 STORY, CLASS 6, GRADE 2, STORE-RES. CLG. FOR STORE
213860: 1931, 2 STORY, CLASS 7, GRADE 2, ENCLOSE & VENT TOILET
101865: 1921. 2 STORY, CLASS VI, GRADE 2. ADD PARTITION
104014: 1921, 2 STORY, CLASS VI, GRADE 2, TIN SHOP. ADD PARTITION

333 NW COUCH

369797: 'B' OCCUPANCY, LOUNGE / TV RM, 1963 MAX OCC LOAD = 35
396797: 1962, 2 STORY, **TYPE III**, GRP B3, NEW PARTITION AND OFF. SPACE.
190814: 1928, 1 STORY, CLASS SIX, GRADE 2 c, RESTAURANT, MARQUE OVER ENTRANCE

327 NW COUCH (ENTRY BETWN COUCH A ND DAVIS) & 104 NW 4TH (2ND ENTRY):

466054: 1971, **TYPE III**, B-3, INSTALL NEW STOREFRONTS OVER EXIST. DOORWAY STOREFRONTS @ 2 STAIRWAY ENTRANCE (ASBESTOS). EA. ENTRYWAY INCL. DOUBLE SECURITY DOORS MOVED TO A SET OPEN POSITION DURING BUSINESS HOURS AND CLOSED DURING NON-BUSINESS HOURS .

327-333 NW COUCH

467503: 1971, **TYPE III**, GRP B3, SIGN REMOVAL AND INSTALL

SUMMARY OF SCOPE:

WORK UNDER THIS PERMIT IS CONTAINED WITHIN SPACE A (102-106 NW 4TH) & SPACE B (329 NW COUCH) OF THE HUNG FAR LOW BUILDING. WORK INCLUDES THE FOLLOWING: CHANGE OF OCCUPANCY FROM 'B' TO 'A-2' IN SPACE A & B W/ AN INCREASE IN OCCUPANT LOAD; CUT OPENING IN NON-LOAD BEARING WALL BETWEEN SPACE A & B; RENOVATE & EXPAND RESTROOMS, ADA & LIFE SAFETY UPGRADES. NO EXTERIOR WORK PROPOSED.

PROPOSED FIRE & LIFE SAFETY UPGRADES PER APPEAL:

SPRINKLERS THROUGHOUT SPACE A & B (W/ INCREASED PROTECTION) & STAIRS W/ MANUAL FIRE ALARM, PHASE IN SPRINKLERS THROUGHOUT BUILDING AS TENANTS CHANGE OVER, FIRE ALARM & FIRST RESPONSE SMOKE DETECTION THROUGHOUT SECOND FLOOR, PANIC HARDWARE AT MAIN EXITS, EGRESS LIGHTING AS SHOWN, & EXIT SIGNS AS REQUIRED

SITE INFORMATION:

QUARTER SECTION 3029
SITE AREA: 70' X 100' = 7000 GSF??
ZONE: CX, CENTRAL COMMERCIAL
OVERLAY ZONE: d, DESIGN ZONE
COMP PLAN: CX
HISTORIC DISTRICT: CJ, NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT
PLAN DISTRICT: CC, CENTRAL CITY PLAN DISTRICT
HISTORIC RESOURCE: CONTRIBUTING, BUILT 1917, INVENTORY RANK III
URBAN RENEWAL AREA: RIVER DISTRICT

HUNG FAR LOW EXIST. BLD'G DESCRIPTION (102-112 NW 4TH & 321 TO 333 NW COUCH)

14,000 SF, 2 STORY BLDG. W/ PARTIAL BASEMENT, BUILT IN 1917
TYPE III CONSTRUCTION, MIXED OCCUPANCY: 'A', 'B', 'M'

REINF. CONC. EXT. BASEMENT WALLS, H.T. CONSTRUCTION.
REINF. CONC. EXT. GROUND & SECOND FLR. WALLS W/ BRICK VENEER & ALUM.
STOREFRONT. 12" REIN. CONC. WALLS @ PROPERTY LOT LINES

EXISTING SECOND FLR. (112 NW 4TH):

EXIST. RESTAURANT, 7000 GSF, 'A' OCCUPANCY, TYPE III CONSTRUCTION
NOT IN SCOPE OF WORK

EXISTING PARTIAL BASEMENT (112 NW 4TH):

EXIST. STORAGE, FULLY SPRINKLERED, INCL. 1ST FLR. STAIR LANDING
450 SF UNDER SPACE A (102-106 NW 4TH), 2.25 OCCUPANTS
450 SF UNDER SPACE B (329 NW COUCH), 3 OCCUPANTS - VERIFY
REMAINING AREA UNFINISHED CRAWL SPACE.
5.25 OCCUPANTS, NOT IN SCOPE OF WORK. (OCCUPANT LOADS ADDED TO SPACE A).

EXISTING FIRST FLOOR (102-106 NW 4TH & 321 - 335 NW COUCH):

EXIST. NEIGHBORING TENANT SPACES (321 TO 333 NW COUCH):
'M' AND 'B' OCCUPANCY, TYPE III, EXISTING SHOPS / LOUNGE / OFFICE
APPROX. 1,400 GSF X 3 TENANT SPACES = 4,200 GSF
APPROX. 35 OCCUPANTS PER TENANT SPACE, NOT IN SCOPE OF WORK

EXIST. SPACE A (102-106 NW 4TH):

'B' OCCUPANCY CONVERT TO A-2, RESTAURANT
APPROX. 1,400 GSF, 1105 NSF, 49 + 2.25 OCCUPANTS
KITCHEN / STORAGE = 400 / 200 = 2
DINING AREA = 705 SF / 15 = 47
BASEMENT (ADDED IN 2012 - SEE ABOVE) = 2.25

EXIST. SPACE B (329 NW COUCH):

'B' OCCUPANCY, RESTAURANT
APPROX. 1,275 GSF, 956 NSF, 35 OCCUPANTS
KITCHEN / STORAGE 200 SF / 200 = 1
DINING = 484 / 15 = 32.25
BAR = 272 / 200 = 1.5

PROPOSED OCCUPANT LOAD IN SPACE A & B:

SPACE A:
56 OCCUPANT INCREASE, FOR A TOTAL OF 105 OCCUPANTS
STORAGE = 450 SF / 200 = 2.25
KITCHEN = 400 / 200 = 2
DINING AREA = 705 / 7 = 100.7

SPACE B:

36.5 OCCUPANT INCREASE, FOR A TOTAL OF 76.5 OCCUPANTS
STORAGE 136 SF / 200 = .7
BAR = 272 / 200 = 1.5
DINING = 484 / 7 = 69 OCCUPANTS
BASEMENT = 5.25

TOTAL EXIST SPACE A & B = 86.25 OCCUPANTS + 3 OCC IN (E) BASEMENT = 89.25
TOTAL PROPOSED SPACE A & B = 181.5. REQUEST ADDITIONAL OCC'S, USING 5 OLF?

SEISMIC TRIGGERS:

SEISMIC UPGRADE NOT REQUIRED
TOTAL BUILDING AREA = 14,000 + BASEMENT. THE BUILDING IS SEPARATED FROM ADJACENT BUILDINGS BY A 3-HR FIRE WALL (12" CONCRETE WALLS).
AREA WITH INCREASE IN NUMBER OF OCCUPANTS (AND CHANGE OF OCCUPANCY) = 2,800 GSF WHICH IS 20% OF THE OVERALL BUILDING AREA (NOT INCL. BASEMENT)
SPACE B, 2013-205603-CO: 35 - 42.9 (EXIST RETAIL $\frac{1287}{30}$) = - 8 OCCUPANT LOAD DECREASE
SPACE A, 2008-137479-REV01-CO: 49 - 39 (EXIST RETAIL $\frac{1180}{30}$) = 10 OCC. LOAD INCREASE
AN INCREASE OF 147 OCCUPANTS (231 TOTAL OCC LOAD) WILL NOT TRIGGER SEISMIC

ALLOWABLE BLDG. AREA & HEIGHT:

TYPE III B CONSTRUCTION:

B = 3 STORY, 19,000 SF
A-2 = 2 STORY, 9,500 SF
M = 2 STORY, 12,500 SF

NON-SEPARATED OCCUPANCIES (WITH SPRINKLERS):

SEPARATION - 'A' & 'B' & 'A' & 'M' = 2-HR (NS), 1-HR (S) 'M' & 'B' = 0
'A' OCCUPANCY APPLIES TO ENTIRE BUILDING FOR ALLOWABLE AREA (ABOVE) AS SPRINKLERS ARE PHASED IN BY APPEAL. IF APPROVED, NO SEPARATION REQUIRED BETWEEN OCCUPANCIES

FIRE RESISTANCE RATINGS

TYPE III B CONSTRUCTION: NO FIRE RATING REQUIRED FOR BUILDING ELEMENTS EXCEPT 2-HR RATING @ EXT. BEARING WALLS.
PARTY WALLS: 3-HR RATING REQUIRED. 12" SOLID REINF CONC. = MIN. 3 HR
EXT. WALLS @ STREET: NON LOAD BEARING EXCEPT CONC. PIERS ARE 12" SOLID CONC. ALL EXTERIOR WALLS: NON COMBUSTIBLE (BRICK OVER CONCRETE, ALL GROUND LEVEL WINDOWS & DOORS ALUM. STOREFRONT.

FIRE SEPARATION DISTANCE:

NORTH / EAST EXTERIOR WALLS = 1 HR ('A' & 'B' OCCUPANCY W/ LESS THAN 5')
SOUTH / WEST EXTERIOR WALLS (STREET FACING) = NO RATING (GREATER THAN 30')

SPRINKLERS / FIRE ALARM:

APPEAL FOR SECTION 903.2.1.2: IN 'A-2' OCCUPANCY, SPRINKLERS ARE REQUIRED WHERE THE FIRE AREA EXCEEDS 5,000 SF AND/OR THE FIRE AREA HAS AN OCCUPANT LOAD OF 100 OR MORE. SPRINKLERS WILL BE PROVIDED (WITH INCREASED DENSITY) THROUGHOUT THE FLOOR AREA WHERE THE NEW GROUP A-2 OCCUPANCY IS LOCATED W/ MANUAL FIRE ALARM SYSTEM. ADDITIONAL SAFETY MEASURES INCLUDE: SMOKE DETECTION / FIRE ALARM THROUGHOUT SECOND FLOOR & IN STAIRS, REDUCED SPRINKLER HEAD SPACING @ DEMISING WALL, AND UPGRADED SPRINKLER HEADS IN BASEMENT.

MEANS OF EGRESS SIZING:

OCCUPANT LOAD = 230 EXIT WIDTH = 230 X .2 = 46"
CLEAR WIDTHS: DOORS = 3' EGRESS PATH = 44" MIN.
7'-6" HEIGHT MIN. @ EGRESS PATH AND IN ANY ROOM
ACTUAL EXIT CAPACITY = (4) 3' DOORS = 144"

MEANS OF EGRESS ILLUMINATION:

EMERGENCY POWER FOR ILLUMINATION REQUIRED @ INTERIOR EXIT DISCHARGE ELEMENTS & EXT. LANDINGS WHERE 2 OR MORE EXITS REQUIRED. 1 F.C. AT WALKING SURFACE.

PANIC HARDWARE, LOCKS & LATCHES:

DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE IN GROUP 'A' OCCUPANCY REQUIRE PANIC HARDWARE UNLESS LESS THAN 300' 'A' BLDG. OCCUPANTS AND SIGN, 'THIS DOOR TO REMAIN UNLOCKED WHEN BLDG. IS OCCUPIED'. PANIC HARDWARE WILL BE ADDED TO THE TWO MAIN EXIT DOORS.

EXIT SIGNS:

IN ROOMS OR AREAS WHERE MORE THAN 1 EXIT REQUIRED, ILLUMINATED EXIT SIGNS SHALL MARK THE PATH OF EGRESS TRAVEL. MAIN DOORS WILL HAVE EXIT SIGNS.

EXIT ACCESS:

BASEMENT STORAGE EXITS THROUGH RESTAURANT & IS ACCESSORY
MAX COMMON PATH OF TRAVEL DOES NOT EXCEED 75'.

EXIT & EXIT ACCESS DOORWAYS:

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY SHALL NOT EXCEED 49 OCCUPANTS. THE BASEMENT HAS 5.25 OCCUPANTS WITH ONE EXIT. THE REMAINING SPACE HAS 4 EXITS.
WHERE 2 EXITS REQUIRED, DOORS SHALL BE PLACED NOT LESS THAN $\frac{1}{2}$ OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE BLDG OR AREA SERVED, MEASURED IN STRAIGHT LINE BETWEEN EXITS. $\frac{1}{3}$ THE DIAGONAL DISTANCE WHERE SPRINKLERED. THE DOORS ARE SPACED FURTHER THAN $\frac{1}{2}$ THE DIAGONAL DISTANCE APART.

EXIT ACCESS TRAVEL DISTANCE:

TRAVEL DISTANCE FOR 'A' OCCUPANCY SHALL NOT EXCEED 200' (NS), 250' (SP)
75' WHERE ONE EXIT REQUIRED: BASEMENT IS LESS THAN 75' (PERMIT 12-168570)
MAX TRAVEL DISTANCE IS LESS THAN 75' THROUGHOUT.

CORRIDORS:

HALLWAY IS NOT CONSIDERED A CORRIDOR THEREFOR NO FIRE RATING REQUIRED

NUMBER OF EXITS, EXIT CONFIGURATION, EXIT DISCHARGE:

EGRESS PATH TO R.O.W IS ACCESSIBLE & COMPLIES W/ CHAPTER 10
2 EXITS REQUIRED FROM SPACE A & B WHICH, TOGETHER, ARE CONSIDERED A SINGLE TENANT. EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.

ACCESSIBILITY:

RESTROOMS WERE UPGRADED TO MEET ACCESSIBILITY REQUIREMENTS AT TIME OF 2008 & 2013 PERMIT. RESTROOMS WILL BE UPGRADED AGAIN TO MEET CURRENT ACCESSIBILITY REQUIREMENTS. A DOORWAY WILL BE WIDENED FROM 36" TO 44". THE COST OF THESE UPGRADES EXCEEDS 25% OF THE OVERALL COST OF CONSTRUCTION.

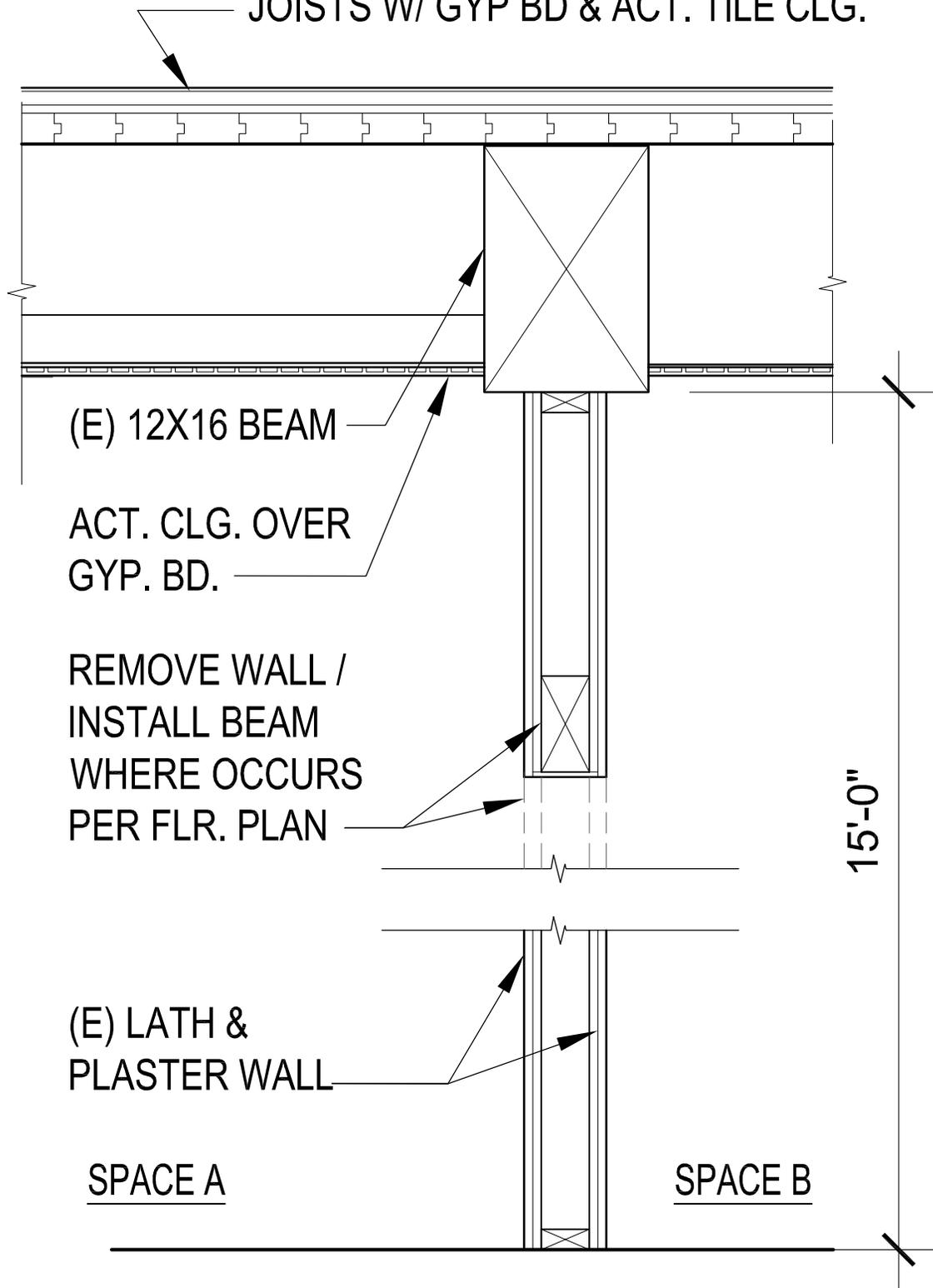
ENERGY EFFICIENCY DESIGN & CONSTRUCTION:

NO NEW LIGHTING. EXTERIOR WALLS / ROOF WILL NOT BE AFFECTED BY WORK UNDER THIS PERMIT.
R18 OR R22 INSULATION WAS INSTALLED WHEN REROOFED. EXTERIOR WALLS ARE THOUGH TO HAVE R-19.

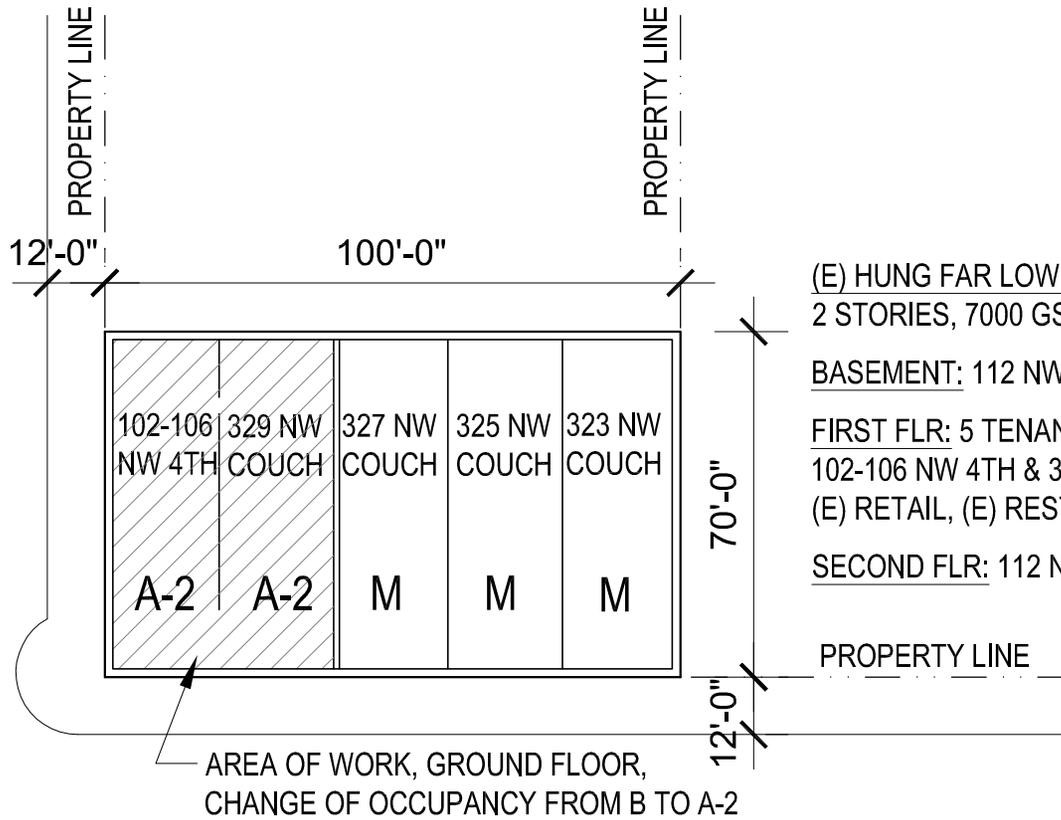
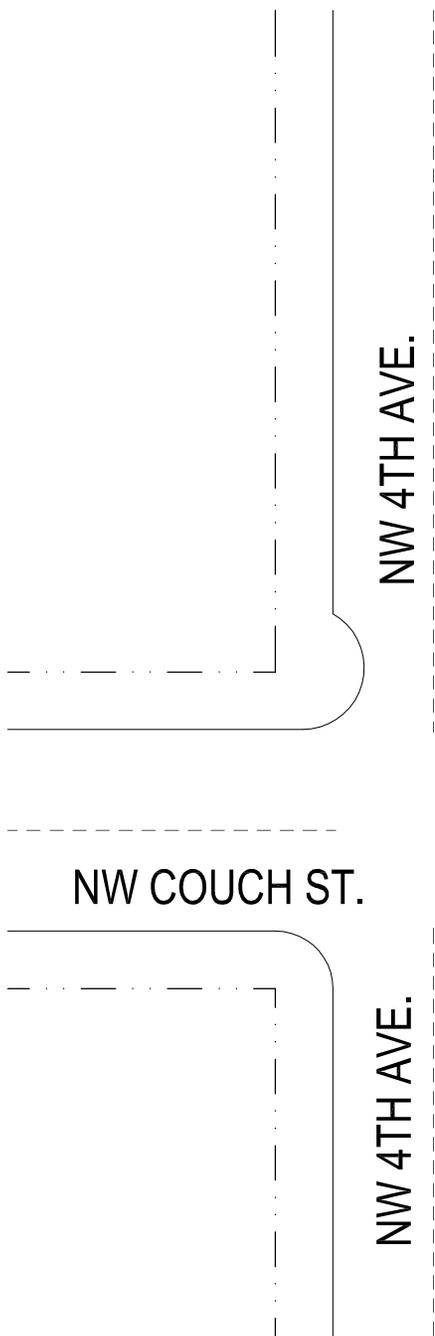
PLUMBING:

'A-2' OCCUPANCY (BY TABLE 29 DEFINITION):
230 OCCUPANTS / 2 = 115 @ 1 PER 75 = 2 W.C.'S PER GENDER REQUIRED
4 LAVS, 3 TOILETS & 1 URINAL PROVIDED

(E) CLG. ASSEMBLY: VINYL SHEETING
OVER PARTICLE BD. SUBFLR. OVER
1X4 DECKING OVER (E) 2 1/4" T&G FIR
OVER 18" DEEP BEAM W/ 2X4 CLG.
JOISTS W/ GYP BD & ACT. TILE CLG.



SECTION 1



(E) HUNG FAR LOW BLDG.,
2 STORIES, 7000 GSF PER FLOOR

BASEMENT: 112 NW 4TH, (E) STORAGE

FIRST FLR: 5 TENANT SPACES,
102-106 NW 4TH & 323-329 NW COUCH.
(E) RETAIL, (E) RESTAURANT

SECOND FLR: 112 NW 4TH, (E) RESTAURANT

NW COUCH ST.

NW COUCH ST.

NW 4TH AVE.

SITE PLAN



