Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 15945	**Project Address:** 930 SW 3rd Ave
Hearing Date: 10/11/17	**Appellant Name:** Brad Bane
Case No.: B-008	**Appellant Phone:** 503-952-1529
Appeal Type: Building	**Plans Examiner/Inspector:** Jody Orrison
Project Type: commercial	**Stories:** 20 **Occupancy:** R-1 **Construction Type:** I-A
Building/Business Name: 3rd & Salmon Hotel	**Fire Sprinklers:** Yes -
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:**
Plan Submitted Option: pdf [File 1]	**Proposed use:** Hotel

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC Section 2902.2 Separate facilities
Requires	Where plumbing fixtures are required, separate facilities shall be provided for each sex.
Proposed Design	At the level 20 restaurant and bar, based on occupant load, we are required to provide 1.47 male and 1.47 female water closets based on occupant load (see attached code summary sheet G2.00a). In lieu of separate facilities, we are proposing to provide three (3) unisex bathrooms at this level for greater flexibility for patrons. Two of the restrooms will be accessible and will be provided with the appropriate signage.
Reason for alternative	The alternate is being requested to meet the overall number of fixtures based on the calculations for separate facilities but provide more flexibility for usage to patrons. The size and shape of the unisex facilities also works better from a space planning and efficiency standpoint for the overall restaurant design. In addition, these unisex restrooms will also fulfill spa requirements to provide sanitary facilities within 1,000 feet of the spa and the occupant load for this use has been included in the overall occupant load calculations. Finally, the client feels that providing private single user restrooms will contribute to a better end user experience.

APPEAL DECISION

Unisex toilet rooms in lieu of separate facilities for each sex: Hold for additional information.

Appellant may contact John Butler (503-823-7339) with questions.

9/28/2017 10:39:35 AM

NEW HOTEL BUILDING CODE SUMMARY

PROJECT LOCATION: OREGON

APPLICABLE CODES

DISCIPLINE	CODE TITLE	EDITION
BUILDING	OREGON STRUCTURAL SPECIALTY CODE (OSSC) BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC)	2014
MECHANICAL	OREGON MECHANICAL SPECIALTY CODE (OMSC) BASED ON THE 2012 INTERNATIONAL MECHANICAL CODE (IMC)	2014
PLUMBING	OREGON PLUMBING SPECIALTY CODE (OPSC) BASED ON THE 2009 UNIFORM PLUMBING CODE (UPC)	2014
ELECTRICAL	OREGON ELECTRICAL CODE BASED ON NFPA 70 NATIONAL ELECTRICAL CODE (NEC)	2014
ENERGY	OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) BASED ON THE 2012 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC)	2014
FIRE	OREGON FIRE CODE (OFC) BASED ON THE 2012 INTERNATIONAL FIRE CODE (IFC)	2014
	NFPA	2007
ACCESSIBILITY	OREGON STRUCTURAL SPECIALTY CODE (OSSC) BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC) & 2009 ANSI A117.3	2014

ADMINISTRATIVE REQUIREMENTS

CONSTRUCTION DOCUMENTS	LOCATION IN CONSTRUCTION DOCUMENTS
MEANS OF EGRESS (*107.2.3*): INDICATE LOCATION, CONSTRUCTION, SIZE AND CHARACTER OF ALL PORTIONS OF MEANS OF EGRESS.	G2.08 - G2.92
EXTERIOR WALL ENVELOPE (*107.2.4*): DESCRIBE THE WALL ENVELOPE IN SUFICIENT DETAIL TO DETERMINE COMPLIANCE WITH THE CODE	G4.01
SITE PLAN (*107.2.5*): INDICATE SIZE AND LOCATION OF NEW CONSTRUCTION RELATIVE TO LOT LINES, STREET GRADES, FINISHED GRADES AND, IF APPLICABLE, FLOOD PLANES OR ZONES. INCLUDE EXCAVATION AND FILL AS WELL AS DRAINAGE	A1.01

DEFERRED SUBMITTALS (*107.3.4.2*)	LOCATION IN CONSTRUCTION DOCUMENTS
WHEN APPROVED BY THE BUILDING OFFICIAL, DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	G0.02

INSPECTIONS (*110*):	LOCATION IN CONSTRUCTION DOCUMENTS
INSPECTIONS ARE REQUIRED AT VARIOUS STAGES OF CONSTRUCTION AND WORK MAY NOT BE COVERD UNTIL APPROVED. REFER TO SECTIONS 110.3.9 AND CHAPTER 17 FOR SPECIAL INSPECTIONS	S1.01

CONSTRUCTION TYPE, HEIGHT AND EXTERIOR WALL FIRE RESISTANCE REQUIREMENTS

SPECIAL PROVISIONS (*CIRCLE ALL APPLICABLE*): NA

CONSTRUCTION CLASSIFICATION(S) (SECTION *602*): TYPE IA

IS THE BUILDING SPRINKLERED? YES — SPRINKLER SYSTEM CLASSIFICATION: NFPA 13

BUILDING HEIGHT IN FEET (*SECTION* 504 & TABLE 503): ALLOWED: UL — PROPOSED: 246'-0"

BUILDING HEIGHT IN STORIES (TABLE 503): ALLOWED: UL — PROPOSED: 20

SPRINKLERS USED TO INCREASE STORIES (SECTION *504.2*): NO

FIRE RESISTIVE REQUIREMENTS BASED ON CONSTRUCTION TYPE (*TABLE 601*)	TYPE IA: RATING REQUIRED	TYPE IA: RATING PROVIDED
PRIMARY STRUCTURAL FRAME	3	3
BEARING WALLS - EXTERIOR	3	3
BEARING WALLS - INTERIOR	3	3
FLOOR CONSTRUCTION	2	2
ROOF CONSTRUCTION	1.5	1.5

**REFER TO APPEAL 12437 FOR SPECIAL CONDITIONS REGARDING FIRE RATINGS

*3 HR. HORIZONTAL SEPARATION BETWEEN BUILDINGS

EXTERIOR WALL FIRE RESISTANCE BASED ON FIRE SEPARATION DISTANCE (*TABLE 602*) SEE DRAWING A005

				ALLOWABLE AREA OF OPENINGS PER STORY (*705.8*)							
				PROTECTED (P)		UNPROTECTED, NON-SPRINKLED (UP, NS)			UNPROTECTED, SPRINKLERED (UP, S)		
WALL LOCATION	FIRE SEPARATION DISTANCE	FIRE RATING	WALL AREA (BASED ON FLOOR W/MAX OPENING)	AREA OF OPENINGS PROPOSED	PROPOSED % OF ALLOWABLE AREA IN OPENINGS	AREA OF OPENINGS PROPOSED	ALLOWABLE % OF WALL AREA IN OPENINGS	PROPOSED % OF ALLOWABLE AREA IN OPENINGS	AREA OF OPENINGS PROPOSED	PROPOSED % OF WALL AREA IN OPENINGS	ALLOWABLE % OF WALL AREA IN OPENINGS
PODIUM NORTH	0	1	8826		0.00%	NP		0.00%	NP	0	0.00%	NP
TOWER NORTH	0	1	13319		0.00%	NP		0.00%	NP	0	0.00%	NP
TOWER NORTH	28	0	6306		0.00%	UNLMTD		0.00%	70.00%	2062	32.70%	UNLMTD
SOUTH	30	0	27539		0.00%	UNLMTD		0.00%	UNLMTD	8075	29.32%	UNLMTD
EAST	30	0	23030		0.00%	UNLMTD		0.00%	UNLMTD	8097	35.16%	UNLMTD
PODIUM WEST*	30	0	3633		0.00%	UNLMTD		0.00%	UNLMTD	1116	30.72%	UNLMTD
TOWER WEST*	7.75	1	4108		0.00%	25.00%		0.00%	10.00%	849	20.67%	25.00%
TOWER WEST*	30	0	16476		0.00%	UNLMTD		0.00%	UNLMTD	6033	36.62%	UNLMTD
TOWER WEST*	0	1	1122		0.00%	NP		0.00%	NP	0	0.00%	NP

* SEE SHEET G2.23 FOR DIAGRAM OF WEST ELEVATION FIRE SEPARATION

OCCUPANCY CLASSIFICATION(S) (*302*)

USE AND OCCUPANCY CLASSIFICATIONS (*CHECK ALL THAT APPLY*)

☐ A-1	☑ A-2	☑ A-3	☐ A-4	☐ A-5	☑ B	☐ E	☐ F-1	☐ F-2	☐ H-1
☐ H-2	☐ H-3	☐ H-4	☐ H-5	☐ I-1	☐ I-2	☐ I-3	☐ I-4	☐ L	☐ M
☑ R-1	☐ R-2	☐ R-2.1	☐ R-3	☐ R-3.1	☐ R-4	☐ S-1	☑ S-2	☐ S-3	☐ U

MIXED OCCUPANCIES AND SEPARATIONS (*508*)

DOES BUILDING QUALIFY FOR NON-SEPARATED OCCUPANCIES? (*508.3*) (*CHECK ONE*)	TYPE IA: YES							
OCCUPANCY SEPARATION RATINGS REQUIRED (*508.4.4*)								

ALLOWABLE AND PROPOSED BUILDING AREA AND INCREASES (*506 & 510*)

ALLOWABLE AREA AND MODIFICATIONS (SECTIONS 503 & 506)	OCCUPANCY CONST. TYPE	A-2 TYPE IA	A-3 TYPE IA	B TYPE IA	M TYPE IA	R-1 TYPE IA	S-1 TYPE IA	S-2 TYPE IA
TABULAR FLOOR AREA FOR EACH OCCUPANCY (A$_t$) (*TABLE 503*)		UL	UL	UL	UL	UL	UL	UL
FRONTAGE INCREASE (I$_f$) (506.2) I$_f$ = [F/P - 0.25] x W/30 F = BUILDING PERIMETER FRONTING ON PUBLIC WAY P = PERIMETER OF ENTIRE BUILDING W = WIDTH OF PUBLIC WAY								
FIRE SPRINKLER SYSTEM INCREASE (I$_s$) (506.3) ADDITIONAL 200% FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE OR AN ADDITIONAL 300% FOR BUILDINGS WITH NOT MORE THAN ONE STORY ABOVE GRADE PLANE		2	2	2	2	2	2	2
AREA MODIFICATION: ALLOWABLE AREA PER STORY (506.1) A$_a$ = A$_t$ + [A$_t$ x I$_f$] + [A$_t$ x I$_s$]		UL	UL	UL	UL	UL	UL	UL
TOTAL ALLOWABLE BUILDING AREA: (A$_a$) X # OF STORIES ABOVE GRADE PLANE AS LISTED BELOW (506.4): 1. BUILDINGS WITH TWO STORIES ABOVE GRADE PLANE, X2 2. BUILDINGS WITH THREE OR MORE STORIES ABOVE GRADE PLANE, X3. NO STORY SHALL EXCEED THE ALLOWABLE AREA PER STORY (A$_a$) AS DETERMINED IN 506.1, FOR THE OCCUPANCIES OF THAT STORY.		UL	UL	UL	UL	UL	UL	UL

PROPOSED AREAS	STORY TOTAL	OCCUPANCY A-2	OCCUPANCY A-3	OCCUPANCY B	OCCUPANCY M	OCCUPANCY R-1	OCCUPANCY S-2		
LEVEL B1	12,709	0	0	9,534	0	0	3,175		
LEVEL 1	12,764	2,569	3,153	5,841	0	0	1,201		
LEVEL 2	12,369	2,871	1,545	7,953	0	0	0		
LEVEL 3	10,929	0	0	0	0	10,929	0		
LEVEL 4	10,586	0	0	0	0	10,586	0		
LEVEL 5	9,770	0	0	0	0	9,770	0		
LEVEL 6	7,180	0	0	0	0	7,180	0		
LEVEL 7	7,180	0	0	0	0	7,180	0		
LEVEL 8	7,180	0	0	0	0	7,180	0		
LEVEL 9	7,180	0	0	0	0	7,180	0		
LEVEL 10	7,180	0	0	0	0	7,180	0		
LEVEL 11	7,180	0	0	0	0	7,180	0		
LEVEL 12	7,180	0	0	0	0	7,180	0		
LEVEL 13	7,180	0	0	0	0	7,180	0		
LEVEL 14	7,180	0	0	0	0	7,180	0		
LEVEL 15	7,180	0	0	0	0	7,180	0		
LEVEL 16	7,180	0	0	0	0	7,180	0		
LEVEL 17	7,180	0	0	0	0	7,180	0		
LEVEL 18	7,180	0	0	0	0	7,180	0		
LEVEL 19	7,180	0	0	0	0	7,180	0		
LEVEL 20	6,380	2,532	974	2,874	0	0	0		
ROOF	165	0	0	0	0	165	0		
ROOF MECHANICAL PENTHOUSE	2,524	0	0	0	0	2,524	0		
OCCUPANCY SUBTOTAL		7,972	5,672	26,202	0	134,494	4,376		
TOTAL PROPOSED BUILDING AREA						178,716			

Note: Square footages above do not include exterior balconies and roof terraces.

FIRE-RESISTIVE RATED CONSTRUCTION REQUIREMENTS

FIRE WALLS FIRE-RESISTIVE RATINGS (*TABLE 706.4*)		
OCCUPANCY GROUP	REQUIRED RATING (HOURS)	RATING PROVIDED (HOURS)
A, B, E, H-4, I, R-1, R-2, U	3[a]	N/A
F-1, H-3, H-5, M, S-1	3	N/A
H-1, H-2	4[a]	N/A
F-2, S-2, R-3, R-4	2	N/A

a. IN TYPE II OR V CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR RATING

b. FOR GROUP H-1, H-2 OR H-3 BUILDING, ALSO SEE SECTIONS 415.6 AND 415.7

FIRE BARRIER FIRE-RESISTIVE RATINGS (*707.3*)		
LOCATION	REQUIRED RATING	RATING PROVIDED
SHAFT ENCLOSURES (713.4)	2-HR	2-HR
INTERIOR EXIT STAIRS & RAMPS (*1022.2*)	2-HR	2-HR
EXIT ACCESS STAIRWAYS (1009.3.1)	2-HR	2-HR
EXIT PASSAGEWAY (*1023.3*)	2-HR	2-HR
HORIZONTAL EXIT (*1025.2*)	2-HR	N/A
SEPARATED OCCUPANCIES (*TABLE 508.4*)	SEE TABLE	N/A
FIRE AREAS (*TABLE 707.3.10*)	SEE TABLE	N/A

FIRE PARTITIONS FIRE-RESISTIVE RATINGS (*708.3*)		
LOCATION	REQUIRED RATING	RATING PROVIDED
WALLS SEPARATING DWELLING UNITS (420.2)	1-HR	1-HR
WALLS SEPARATING SLEEPING UNITS (420.2)	1-HR	1-HR
WALLS SEPARATING MALL TENANT SPACES (402.4.2.1)	N/A	N/A
CORRIDOR WALLS (1018.1)	.5-HR	.5-HR
ELEVATOR LOBBY WALLS (713.14.1)	1-HR	1-HR

HORIZONTAL ASSEMBLIES FIRE-RESISTIVE RATINGS (*712.3*)		
REQUIREMENT	REQUIRED RATING	RATING PROVIDED
TYPE OF CONSTRUCTION (*TABLE 601*)	2-HR	2-HR
SEPARATING OCCUPANCIES (*508.4*)	N/A	N/A
SEPARATING FIRE AREAS (*707.3.10*)	N/A	N/A
DWELLING OR SLEEPING UNITS (420.3)	1-HR	1-HR

NUMBER OF PLUMBING FIXTURES

	OCCUPANCY OR FUNCTION	OCC. LOAD	DRINKING FOUNTAINS		WATER CLOSETS				LAVATORIES			
					MALE		FEMALE		MALE		FEMALE	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LEVEL 1	BACK OF HOUSE (S-2)	7	-	-	0.04		0.04		0.08		0.08	
	RESTAURANT (A-2)	173	NA*	NA*	1.15		1.15		0.44		0.44	
	BAR/MARKET (A-2)	211	NA*	NA*	1.41		1.41		1.41		1.41	
	BACK OF HOUSE (B)	13	-	-	0.28		0.28		0.18		0.18	
	LEVEL 1 TOTAL		**NA***	**NA***	**2.88**	**3**	**2.88**	**3**	**2.11**	**3**	**2.11**	**3**
LEVEL 2	CONFERENCE (B)	184	-	-	2.84		2.84		2.15		2.15	
	BALLROOM (A-2)	412	1	1	2.75		2.75		1.03		1.03	
	BACK OF HOUSE (S-2)	4	-	-	0.02		0.02		0.02		0.02	
	PREFUNCTION (A-3)	106	1	1	0.42		0.82		0.27		0.27	
	LEVEL 2 TOTAL		**1**	**1**	**6.03**	**7**	**6.43**	**7**	**3.47**	**4**	**3.47**	**4**
LEVEL 20	RESTAURANT (A-2)	140	NA*	NA*	0.93		0.93		0.35		0.35	
	BACK OF HOUSE (B)	6	NA*	NA*	0.12		0.12		0.08		0.08	
	POOL (A-2)	23	NA*	NA*	0.16		0.16		0.06		0.06	
	OUTDOOR AMENITY (A-2)	39	NA*	NA*	0.26		0.26		0.2		0.2	
	LEVEL 20 TOTAL		**NA***	**NA***	**1.47**	**3****	**1.47**	**3****	**0.7**	**3****	**0.7**	**3****
BASEMENT	BACK OF HOUSE (B)	125	-	-	2.09		2.09		1.58		1.58	
	BACK OF HOUSE (S-2)	12		-	0.06		0.06		0.06		0.06	
	BASEMENT TOTAL		**NA**	**1**	**2.15**	**3**	**2.15**	**3**	**1.64**	**3**	**1.64**	**3**

* A DRINKING FOUNTAIN NEED NOT BE PROVIDED IN A DRINKING OR DINING ESTABLISHMENT
** (3) UNISEX BATHROOMS PROVIDED AT LEVEL 20 RESTAURANT, 50% OF WHICH ARE ACCESSIBLE

LEVELS 3 - 19 ARE GUESTROOM FLOORS (R-1) AND PROVIDED WITH 1 WATER CLOSET, LAVATORY AND BATHTUB/SHOWER PER SLEEPING UNIT.

Guest Room Unit Type Matrix

	GUEST ROOMS					SUITES				OVERALL
	Double Queen	Double Queen Accessible	King	King Accessible	Guest Room Totals	Jr Suite (+/- 400 sf)	Dbl Bay Suite	Accessible Suite	Suite Totals	subtotal
Level 03	6	1	11	0	18	3			3	21
Level 04	4	1	9	0	14	2	0	1	3	17
Level 05	4	0	9	0	13	2			2	15
Level 06	4	0	9	0	13	2			2	15
Level 07	4	0	9	0	13	2			2	15
Level 08	4	0	7	1	12	1	1		2	14
Level 09	4	0	7	1	12	1	1		2	14
Level 10	4	0	7	1	12	1	1		2	14
Level 11	4	0	7	1	12	1	1		2	14
Level 12	4	0	7	1	12	1	1		2	14
Level 13	4	0	7	1	12	1	1		2	14
Level 14	4	0	7	1	12	1	1		2	14
Level 15	4	0	7	1	12	1	1		2	14
Level 16	4	0	7	1	12	1	1		2	14
Level 17	4	0	7	1	12	1	1		2	14
Level 18	4	0	7	1	12	1	1		2	14
Level 19	4	0	6	1	11	1	1		2	13
Totals	**70**	**2**	**130**	**12**	**214**	**23**	**12**	**1**	**36**	**250**
						TOTAL PERCENTAGE OF ACCESSIBLE ROOMS				**6%**

Notes:
1) (7) ROOMS FOR HEARING IMPAIRED GUESTS
2) (3) ROOMS REQUIRED TO PROVIDE ROLL-IN SHOWERS

OPENING PROTECTION (*716*)

OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS (*TABLE 716.5*)						
TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING (HOURS)	WALL ASSEMBLY PROVIDED (HOURS)	MIN. FIRE DOOR / SHUTTER RATING (HOURS)	FIRE DOOR / SHUTTER PROVIDED (HOURS)	DOOR VISION PANEL SIZE (SQ. IN.)	DOOR VISION PANEL PROVIDED (SQ. IN.)
FIRE WALLS & BARRIERS GREATER THAN 1-HOUR	4	N/A	3	N/A	N/P	N/A
	3[a]	N/A	3	N/A	N/P	N/A
	2	2	1.5	1.5	100	96
SHAFT, EXIT ENCLOSURES AND EXIT PASSAGEWAY WALLS	1.5	N/A	1.5	N/A	100[c]	N/A
	2	2	1.5	1.5	100[c]	96
FIRE BARRIERS REQ. TO BE 1-HR: SHAFTS, EXIT ACCESS STAIRS & RAMPS, EXIT STAIRS & RAMPS AND EXIT PASSAGEWAY	1	N/A	1	N/A	100[c,d]	N/A
OTHER FIRE BARRIERS	1	1	0.75	0.75	MAX. TESTED	N/A
FIRE PARTITIONS: CORRIDORS	1	N/A	0.33[b]	N/A	MAX. TESTED	N/A
	0.5	0.5		0.33		N/A
FIRE PARTITIONS: OTHER	1	1	0.75	N/A	MAX. TESTED	N/A
	0.5	1	0.33	0.33		N/A
EXTERIOR WALLS	3	N/A	1.5	N/A	100[c]	N/A
	2	N/A		N/A		N/A
	1	1	0.75	N/A	MAX. TESTED	N/A
SMOKE BARRIERS	1	N/A	0.33[b]	N/A	MAX. TESTED	N/A

OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS (*TABLE 716.5*) CONTINUED				
TYPE OF ASSEMBLY	MIN. SIDELIGHT/TRANSOM ASSEMBLY RATING (HRS)			
	FIRE PROTECTION REQ.	PROVIDED	FIRE RESISTANCE REQ.	PROVIDED
FIRE WALLS & BARRIERS GREATER THAN 1-HOUR	N/P	N/A	4	N/A
	N/P	N/A	3	N/A
	N/P	N/A	2	N/A
	N/P	N/A	1.5	N/A
SHAFT, EXIT ENCLOSURES AND EXIT PASSAGEWAY WALLS	N/P	N/A	2	N/A
FIRE BARRIERS REQ. TO BE 1-HR: SHAFTS, EXIT ACCESS STAIRS & RAMPS, EXIT STAIRS & RAMPS AND EXIT PASSAGEWAY	N/P	N/A	1	N/A
OTHER FIRE BARRIERS	0.75	N/A	N/A	N/A
FIRE PARTITIONS: CORRIDORS	0.75	N/A	N/A	N/A
	0.33	0.33	N/A	N/A
FIRE PARTITIONS: OTHER	0.75	N/A	N/A	N/A
	0.33	0.33	N/A	N/A
EXTERIOR WALLS	N/P	N/A	3	N/A
	N/P	N/A	2	N/A
	0.75	N/A	N/A	N/A
SMOKE BARRIERS	0.75	N/A	N/A	N/A

a. TWO DOORS, EACH WITH A FIRE RATING OF 1.5 HOURS, INSTALLED IN OPPOSITE SIDES OF THE SAME OPENING IN A FIRE WALL, SHALL BE DEEMED EQUIVALENT IN FIRE PROTECTION RATING TO ONE 3-HOUR FIRE DOOR

b. FOR TESTING REQUIREMENTS, SEE SECTION 716.5.3

c. FIRE-RESISTANCE-RATED GLAZING TESTED TO ASTM E119 IN ACCORDANCE WITH SECTION 716.2 SHALL BE PERMITTED, IN THE MAXIMUM SIZE TESTED.

d. EXCEPT WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER AND THE FIRE -RATED GLAZING MEETS THE CRITERIA ESTABLISHED IN SECTION 716.5.5.

FIRE WINDOW ASSEMBLY FIRE PROTECTION RATINGS (*TABLE 716.6*)			
TYPE OF WALL ASSEMBLY	REQUIRED WALL RATING (HOURS)	MIN. FIRE WINDOW RATING REQ. (HOURS)	FIRE WINDOW RATING PROVIDED (HOURS)
INTERIOR WALLS			
FIRE WALLS	ALL	NP[a]	N/A
FIRE BARRIERS	> 1.0	NP[a]	N/A
	1	NP[a]	N/A
INCIDENTAL USE AREAS (707.3.6) MIXED OCCUPANCY SEPARATIONS (707.3.8)	1	0.75	N/A
FIRE PARTITIONS	1	0.75	N/A
	0.5	0.33	N/A
SMOKE BARRIERS	1	0.75	N/A
	>1.0	1.5	N/A
EXTERIOR WALLS	1	0.75	N/A
	0.5	0.33	N/A
PARTY WALLS			

a. NOT PERMITTED EXCEPT FIRE-RESISTANCE-RATED GLAZING ASSEMBLIES TESTED TO ASTM E119 OR UL 263, AS SPECIFIED IN SECTION 716.2.

DUCTS AND TRANSFER OPENINGS (*717*)

FIRE DAMPER RATINGS (*TABLE 717.3.2.1*)	
TYPE OF PENETRATION	MINIMUM RATING (HOURS)
LESS THAN 3-HOUR FIRE-RESISTANCE-RATED ASSEMBLIES	1.5
3-HOUR OR GREATER FIRE-RESISTANCE-RATED ASSEMBLIES	3

THROUGH-PENTRATIONS OF HORIZONTAL ASSEMBLIES (717.6.1, EXCEPTION)	
A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL OF THE FOLLOWING REQUIREMENTS	
1	THE DUCT SHALL BE CONATINED AND LOCATED WITHIN THE CAVITY OF A WALL AND SHALL BE CONSTRUCTED OF STEEL HAVING A MINIMUM WALL THICKNESS OF 0.187 INCHES (NO. 26 GAGE)
2	THE DUCT SHALL OPEN INTO ONLY ONE DWELLING UNIT OR SLEEPING UNIT AND THE DUCT SYSTEM SHALL BE CONTINUOUS FROM THE UNIT TO THE EXTERIOR OF THE BUILDING.
3	THE DUCT SHALL NOT EXCEED 4-INCH NOMINAL DIAMETER AND THE TOTAL AREA OF SUCH DUCTS SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF GROSS FLOOR AREA
4	THE ANNULAR SPACE AROUND THE DUCT IS PROTECTED WIUTHG MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 OR UL 263 TIME-TEMPERATURE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 Pa) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.
5	GRILLE OPENINGS LOCATED IN A CEILING OF A FIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH A LISTED CEILING RADIATION DAMPER INSTALLED IN ACCORDANCE WITH SECTION 717.6.2.1

MEANS OF EGRESS

OCCUPANT LOAD (*TABLE 1004.1.2*)	
FUNCTION OF SPACE	FLOOR AREA IN SQ. FT. PER OCCUPANT
ACCESSORY STORAGE, MECHANICAL, EQUIPMENT	300
ASSEMBLY (CONCENTRATED)	7 NET
ASSEMBLY (UNCONCENTRATED)	15 NET
BIKE STORAGE	200
EXERCISE ROOM	50
GUEST ROOMS	200
RETAIL SPACES	30
BUSINESS	100
COMMON AREAS	15

EGRESS WIDTH (*1005.2 & 1005.3, EXCEPTION*)				
EGRESS COMPONENT	FACTOR (INCHES/OCCUPANT)	NO. OF OCCUPANTS (BASED ON HIGHEST LOAD, 1/2 FOR EA. STAIR)	REQUIRED WIDTH (INCHES)	NARROWEST WIDTH PROVIDED (INCHES)
CORRIDORS	0.15	REFER TO FLS PLANS	REFER TO FLS PLANS	REFER TO FLS PLANS
STAIRS (ASSUME 1/2 PER STAIR)	0.2	REFER TO FLS PLANS	REFER TO FLS PLANS	REFER TO FLS PLANS
EXIT DOOR(S)	0.15	REFER TO FLS PLANS	REFER TO FLS PLANS	REFER TO FLS PLANS

EXIT ACCESS (*1014*)		
COMMON PATH OF EGRESS TRAVEL (TABLE *1014.3*)	REQUIRED (FEET)	PROVIDED (FEET)
ALL OCCUPANCY GROUPS UNLESS LISTED BELOW	75	REFER TO FLS PLANS
GROUP B, F AND S OCCUPANCY - SPRINKLERED	100	REFER TO FLS PLANS
GROUP R-2 OCCUPANCY - SPRINKLERED	125	N/A

EXIT ACCESS TRAVEL DISTANCE (*TABLE 1016.1*)		
OCCUPANCY	WITH SPRINKLERS (FEET)	PROVIDED (FEET)
B	300	REFER TO FLS PLANS
A, E, F-1, M, R, S-1	250	REFER TO FLS PLANS
F-2, S-2, U	400	REFER TO FLS PLANS

CORRIDOR FIRE-RESISTANCE PATING (*TABLE 1018.1*)		
OCCUPANCY	WITH SPRINKLERS (RATING IN HOURS)	PROVIDED (RATING IN HOURS)
R (GREATER THAN 10 OCCUPANTS)	.5-HR	1-HR

DEFERRED SUBMITTALS (107.3.4.2)

ITEMS KNOWN TO REQUIRE FUTURE REVIEW AND SUBMITTAL TO THE AHJ ARE LISTED BELOW:

ARCHITECTURAL ITEMS
- FIRESTOPPING
- ELEVATORS
- METAL STAIRS AND HANDRAIL ANCHORAGE
- FIRESTOPPING

STRUCTURAL ITEMS
- STEEL STAIRS
- EXTERIOR CLADDING SYSTEM ATTACHMENTS
- COLD-FORMED METAL STUD FRAMING
- ROOF MOUNTED TIE-OFF SYSTEM

MECHANICAL ITEMS
- SEISMIC ANCHORAGE OF ALL UNITS AND DUCTS EXCEEDING 6 SF IN CROSS-SECTIONAL AREA

PLUMBING ITEMS
- SEISMIC ANCHORAGE OF ALL PLUMBING EQUIPMENT

ELECTRICAL ITEMS
- SEISMIC ANCHORAGE OF MAIN DISTRIBUTION PANEL AND OTHER LARGER EQUIPMENT
- STATIONARY STAND-BY POWER GENERATOR

LOW VOLTAGE ITEMS
- ACCESS CONTROL AND ALARM
- FIRE ALARM SYSTEM
- DISTRIBUTED ANTENNA SYSTEM (DAS)
- VOICE/ALARM COMMUNICATION SYSTEM

FIRE SUPPRESSION
- NFPA 13 FIRE SPRINKLER SYSTEM

REGISTERED ARCHITECT
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HRI PROPERTIES

REVISION	DATE	REASON FOR ISSUE

CODE SUMMARY

PERMIT SET

DATE 09/15/2017 | PROJECT NUMBER 145070

SHEET NUMBER G2.00a

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