Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201 More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

Status: Decision Rendered - Held over from ID 18767 (12/12	2/18) for additional information		
Appeal ID: 18790	Project Address: 350 SW Jefferson St		
Hearing Date: 12/19/18	Appellant Name: John Heinen		
Case No.: B-014	Appellant Phone: 5035720476		
Appeal Type: Building	Plans Examiner/Inspector: John Cooley, Joe Thornton Corey Stanley		
Project Type: commercial	Stories: 6 Occupancy: B Construction Type: 1-A		
Building/Business Name: Wells Fargo Center	Fire Sprinklers: Yes - Throughout building		
Appeal Involves: Alteration of an existing structure,Addition to an existing structure,Reconsideration of appeal	LUR or Permit Application No.: 18-208035-CO		
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Office Building		

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 OSSC Section 403.2.4 Spray fire-resistant materials (SFRM)
Requires	Section 403.2.4 lists requirements for spray fire-resistant materials (SFRM) in a high-rise building.
Proposed Design	This appeal pertains to the remodel of an existing data center building, otherwise known as the Exchange Block, in the Wells Fargo Center located in downtown Portland between SW 3rd and 4th Avenues and SW Columbia SW Jefferson, built in early 1970. The building is 6 floors above grade and one floor with 3 levels of parking spaces below grade. The construction type is 1A and the occupancy is Business Group B.
	The Wells Fargo Center Exchange Block Remodel leaves most of the existing building intact. New work includes an extension of the existing floor on level 1 to the west toward 4th Avenue, and a new curtain wall at the perimeter on levels 1 and 2 which will enclose the current exterior plaza space. Please reference the attached site plan and floor plans for more information.
	The Exchange Block is a high-rise because the highest occupied floor on level 5 of the Exchange Block is over 75 feet high from the lowest level of fire department access. Item #7 of the building permit checksheet review comments from John Cooley for this project require an appeal for items that are non-compliant with OSSC Section 403. Attached is a list of all the items in Section 403, which notes if the building currently complies, if not if it is being upgraded and additional comments explaining why or why not the building is being upgraded. Below is a list of all the non-compliant tiems from this list and the proposed design. Please reference the attached fire life safety sheets for additional information.
	403.2.2 Seismic Considerations – The original structural design does not meet current code for





403.2.4 SFRM – Parts of the building meet current code for fireproofing and some don't.

Yes – Future tenant spaces on levels 3 through 5. All existing non-future tenant spaces in the basement through level 5 is getting abated and new fireproofing installed to meet current building code as required for new construction.

No – Areas already abated or not required to be abated due to new construction in the basement through level 5 will not be upgraded to meet current code. The fireproofing for part of the building meets current code, and part of it does not.

The fireproofing at the structural steel and deck above the SE corner of level 3, the north side of level 4 and all of level 5 were abated when requirements for minimum fireproofing bond strength in a building up to 420 feet high meet current code. The remaining existing structural steel and floor deck over future tenant spaces on levels 3 through 5 will have the existing fireproofing removed and new fireproofing installed as part of the proposed remodel. Existing structure with non-compliant fireproofing above non-future tenant improvement spaces in the basement to level 5 will get abated only if required by new construction. All new structural steel and deck will be fireproofed to meet current code.

403.3.3 Fire Pump Room – The fire pump room does not meet current code. It is not separated from all other areas of the building by a 2-hour fire barriers and does not have a rated access route. The Exchange Block sprinkler system is served by a fire pump room located under the tower on the highest level of the parking garage, level A. Please see attached sheet G1P1.

403.4.3 Standpipe System – The existing standpipe system does not meet current code for the following items;

(1). There is no annular clearance where pipes penetrate floors

(2). A hose valve is required at the penthouse roof.

(3). The drains need to be changed to 3" drain for full flow testing if psi exceeds 175.

(4). Floor control valves, hose valves and drains need to be located on stair landings. They are currently just outside the stairway located above the ceiling tiles.

(5). The standpipes need to be hydraulically calculated to supply 250gpm at 100psi at three locations per NFPA-14.

Because the standpipes are not included in the scope of work for the project and modifying them to meet current code requirements would be prohibitively expensive, we propose they do not need to be upgraded.

403.4.5 Emergency Responder Radio Coverage – The existing building does not have a DAS system. After the building is substantially complete, testing will be done to verify if a DAS system is required to provide emergency responder radio coverage.

403.4.6 Fire Command Center – The existing Fire Command Center at the Wells Fargo Center Tower security desk does not meet current code. Separate appeals are being filed to address this issue. Appeal #18755 addresses PFC/OSSC Sections 508.1.1/911.1.1 Location, 508.1.2/911.1.2 Separation, 508.1.3/911.1.3 Size and 508.1.4/911.1.4 Layout Approval and a future appeal will address 508.1.5/911.1.5 Required Features.

403.4.8 Standby Power, Elevators – The existing elevators do not have standby power that meets current code. The existing generators provide power to all three existing passenger elevators, however the overall emergency power system does not meet current code (see item 403.4.9).

403.4.8.1 Standby Power, Special Requirements – The existing standby power system does not meet current code. The existing generators are not in a separate room enclosed with 2-hour fire barriers and the transfer switches are not monitored or controlled by the security desk (fire command center). Because the generators are not included in the scope of work for the project and modifying the room to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.8.2 Standby Power Loads - The power and lighting for the fire command center, the ventilation and fire detection for the smokeproof enclosures and the elevators are connected to standby power, however the standby power system in the building does not meet current OSSC 909 or NEC requirements. Because replacing the entire standby system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9 Emergency Power – The existing emergency power system does not meet current code. Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9.1 Emergency Power Loads - The existing emergency power system is connected to the exit signs, egress illumination, elevator cab lighting, emergency voice/alarm communication system, fire detection system, fire alarm system and electrically powered fire pumps, however the emergency power system in the building does not meet current code requirements. Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.5.1 Remoteness of interior exit stairways – The Exchange Block meets current code on all but (2) floors. The nearest points of the existing interior exit stairways are greater than 1/4 the maximum overall diagonal dimension of the building at all locations but levels 4 and 5. Because the building code at the time the building was built did not require the high rise distance requirement of 403.5.1, and changing the walls of the existing stairway would be prohibitively expensive, we propose it does not need to be upgraded to meet current code.

403.5.5 Luminous Egress Path Markings – The existing exit stairways do not have luminous egress path markings. The exit stairs will be provided with photoluminescent egress path markings throughout the stairways to comply with Section 1024 per building appeal #16970.

403.6 Elevators –The existing passenger elevators within the Wells Fargo Exchange Building were modernized and inspected by the AHJ (State of Oregon) in 2016. At the time of inspection, they were installed to the current elevator code adoption. Those elevators continue to run in the same capacity now and have not been modified. The current scope of upgrades to the elevators in this building do not require the systems to be upgraded to current AHJ code adoption. The change in Motion Control typically initiates the need for these upgrades which is not part of the scope of work. They will not be required to perform this function during the Exchange Block upgrade project. Please reference the attached memorandum from Zack Mitchell with Schindler Elevators.

RECONSIDERATION TEXT

This appeal pertains to the remodel of an existing data center building, otherwise known as the Exchange Block, in the Wells Fargo Center located in downtown Portland between SW 3rd and 4th Avenues and SW Columbia SW Jefferson, built in early 1970. The building is 6 floors above grade and one floor with 3 levels of parking spaces below grade. The construction type is 1A and the occupancy is Business Group B.

The Wells Fargo Center Exchange Block Remodel leaves most of the existing building intact. New work includes an extension of the existing floor on level 1 to the west toward 4th Avenue, and a new curtain wall at the perimeter on levels 1 and 2 which will enclose the current exterior plaza space. Please reference the attached site plan and floor plans for more information.

The Exchange Block is a high-rise because the highest occupied floor on level 5 of the Exchange Block is over 75 feet high from the lowest level of fire department access. Item #7 of the building permit checksheet review comments from John Cooley for this project require an appeal for items that are non-compliant with OSSC Section 403. Attached is a table listing all the items in Section 403 and columns noting if the building currently complies with current building code, if not if it is being upgraded and additional comments explaining why or why not the building is being upgraded. Below are the non-conforming items from this list we are appealing and the proposed design. Please reference the attached fire life safety sheets for additional information.

403.2.4 SFRM - Parts of the building will meet current code for fireproofing and some won't.

Yes – Future tenant spaces on levels 3 through 5, all existing non-future tenant spaces in the basement through level 5 as required for new construction, the roof over level 6 above new assembly spaces and all new construction.

No – Areas already abated or not required to be abated due to new construction in the basement through level 5. The existing steel for the roof above Level 6 in spaces not included in the scope of work.

The existing fireproofing at the structural steel and deck above the SE corner of level 3, the north side of level 4 and all of level 5 were abated when requirements for minimum fireproofing bond strength in a building up to 420 feet high meet current code.

The proposed design includes abating and replacing all the existing fireproofing on the remaining existing structural steel and floor deck over future tenant spaces on levels 3 through 5 and only abating and replacing the existing fireproofing above non-future tenant improvement spaces in the basement to level 5 if required by new construction. It also includes new fireproofing at the existing steel and roof deck on level 6 above the new assembly spaces. The fireproofing at level 6 will extend from column to column for a fully supported section of building structure. All new structural steel and deck will be fireproofed to meet current code.

Reason for alternative Below are the reasons for not upgrading the non-compliant proposed items. The entirety of the proposed design is repeated for clarity.

403.2.2 Seismic Considerations – The original structural design does not meet current code for seismic design. The occupant load increase is under 150 and the cumulative changes in percentage of floor area does not exceed 1/3rd of the building net floor area therefore a structural upgrade is not required per Chapter 24.85 Seismic Design Requirements for Existing Buildings. Please see attached sheet G107 and G108 for additional information.

403.2.4 SFRM – Parts of the building meet current code for fireproofing and some don't.

Yes – Future tenant spaces on levels 3 through 5. All existing non-future tenant spaces in the basement through level 5 is getting abated and new fireproofing installed to meet current building

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code as required for new construction.

No – Areas already abated or not required to be abated due to new construction in the basement through level 5 will not be upgraded to meet current code. The fireproofing for part of the building meets current code, and part of it does not.

The fireproofing at the structural steel and deck above the SE corner of level 3, the north side of level 4 and all of level 5 were abated when requirements for minimum fireproofing bond strength in a building up to 420 feet high meet current code. The remaining existing structural steel and floor deck over future tenant spaces on levels 3 through 5 will have the existing fireproofing removed and new fireproofing installed as part of the proposed remodel. Existing structure with non-compliant fireproofing above non-future tenant improvement spaces in the basement to level 5 will get abated only if required by new construction. All new structural steel and deck will be fireproofed to meet current code. Because replacing all the existing fireproofing is not included in the scope of work for the project and including this in the scope of work would be prohibitively expensive, we propose it does not need to be fully upgraded.

403.3.3 Fire Pump Room – The fire pump room does not meet current code. It is not separated from all other areas of the building by a 2-hour fire barriers and does not have a rated access route. The Exchange Block sprinkler system is served by a fire pump room located under the tower on the highest level of the parking garage, level A. Because the existing fire pump room is not included in the scope of work for the project and upgrading the fire pump room to meet current code would be prohibitively expensive, we propose it does not need to be upgraded. Please see attached sheet G1P1.

403.4.3 Standpipe System – The existing standpipe system does not meet current code for the following items;

(1). There is no annular clearance where pipes penetrate floors

(2). A hose valve is required at the penthouse roof.

(3). The drains need to be changed to 3" drain for full flow testing if psi exceeds 175.

(4). Floor control valves, hose valves and drains need to be located on stair landings. They are currently just outside the stairway located above the ceiling tiles.

(5). The standpipes need to be hydraulically calculated to supply 250gpm at 100psi at three locations per NFPA-14.

Because the standpipes are not included in the scope of work for the project and modifying them to meet current code requirements would be prohibitively expensive, we propose they do not need to be upgraded.

403.4.5 Emergency Responder Radio Coverage – The existing building does not have a DAS system. After the building is substantially complete, testing will be done to verify if a DAS system is required to provide emergency responder radio coverage.

403.4.6 Fire Command Center – The existing Fire Command Center at the Wells Fargo Center Tower security desk does not meet current code. Separate appeals are being filed to address this issue. Appeal #18755 addresses PFC/OSSC Sections 508.1.1/911.1.1 Location, 508.1.2/911.1.2 Separation, 508.1.3/911.1.3 Size and 508.1.4/911.1.4 Layout Approval and a future appeal will address 508.1.5/911.1.5 Required Features.

403.4.8 Standby Power, Elevators – The existing elevators do not have standby power that meets current code. The existing generators provide power to all three existing passenger elevators, however the overall emergency power system does not meet current code (see item 403.4.9). Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded. The elevators will provide an

accessible means of egress from level 6, but do not need fire service access and are not providing self-evacuation.

403.4.8.1 Standby Power, Special Requirements – The existing standby power system does not meet current code. The existing generators are not in a separate room enclosed with 2-hour fire barriers and the transfer switches are not monitored or controlled by the security desk (fire command center). Because the generators are not included in the scope of work for the project and modifying the room to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.8.2 Standby Power Loads - The power and lighting for the fire command center, the ventilation and fire detection for the smokeproof enclosures and the elevators are connected to standby power, however the standby power system in the building does not meet current OSSC 909 or NEC requirements. Because replacing the entire standby system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9 Emergency Power – The existing emergency power system does not meet current code. Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9.1 Emergency Power Loads - The existing emergency power system is connected to the exit signs, egress illumination, elevator cab lighting, emergency voice/alarm communication system, fire detection system, fire alarm system and electrically powered fire pumps, however the emergency power system in the building does not meet current code requirements. Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.5.1 Remoteness of interior exit stairways – The Exchange Block meets current code on all but (2) floors. The nearest points of the existing interior exit stairways are greater than 1/4 the maximum overall diagonal dimension of the building at all locations but levels 4 and 5. Because the building code at the time the building was built did not require the high rise distance requirement of 403.5.1, and changing the walls of the existing stairway would be prohibitively expensive, we propose it does not need to be upgraded to meet current code.

403.5.5 Luminous Egress Path Markings – The existing exit stairways do not have luminous egress path markings. The exit stairs will be provided with photoluminescent egress path markings throughout the stairways to comply with Section 1024 per building appeal #16970.

403.6 Elevators – The existing elevators do not comply with current code. The existing passenger elevators within the Wells Fargo Exchange Building were modernized and inspected by the AHJ (State of Oregon) in 2016. At the time of inspection, they were installed to the current elevator code adoption. Those elevators continue to run in the same capacity now and have not been modified. The current scope of upgrades to the elevators in this building do not require the systems to be upgraded to current AHJ code adoption. The change in Motion Control typically initiates the need for these upgrades which is not part of the scope of work. They will not be required to perform this function during the Exchange Block upgrade project. Please reference the attached memorandum from Zack Mitchell with Schindler Elevators.

RECONSIDERATION TEXT

Because abating and replacing all the existing fireproofing to meet current code requirements

would be prohibitively expensive, we propose only the areas identified in the proposed design need to be replaced.

Appeal item 2	
Code Section	2014 OSSC Section 403.3.3 Fire Pump Room and Section 403.4.3 Standpipe System
Requires	Section 403.3.3 lists requirements for a fire pump system and 403.4.3.lists requirements for a standpipe system in a high-rise building.
Proposed Design	Please see Appeal Item 1 for a summary of the existing building, the scope of new work and additional information on the reason we are appealing OSSC Section 403.3.3 Fire Pump Room and 403.4.3 Standpipe System.
	403.3.3 Fire Pump Room – The fire pump room does not meet current code. It is not separated from all other areas of the building by a 2-hour fire barriers and does not have a rated access route. The Exchange Block sprinkler system is served by a fire pump room located under the tower on the highest level of the parking garage, level A. Please see attached sheet G1P1. The proposed design is to leave the existing non-conforming condition in place.
	403.4.3 Standpipe System – The existing standpipe system does not meet current code for the following items;
	(1). There is no annular clearance where pipes penetrate floors(2). A hose value is required at the penthouse roof.
	(3). The drains need to be changed to 3" drain for full flow testing if psi exceeds 175.
	(4). Floor control valves, hose valves and drains need to be located on stair landings. They are currently just outside the stairway located above the ceiling tiles.
	(5). The standpipes need to be hydraulically calculated to supply 250gpm at 100psi at three locations per NFPA-14.
	The proposed design is to leave these existing non-conforming conditions in place. Please see attached sheet G1P1.
Reason for alternative	403.3.3 Fire Pump Room – Because the existing fire pump room is not included in the scope of work for the project and upgrading the fire pump room to meet current code would be prohibitivel expensive, we propose it does not need to be upgraded.
	403.4.3 Standpipe System – Because the standpipes are not included in the scope of work for th project and modifying them to meet current code requirements would be prohibitively expensive, we propose they do not need to be upgraded.
Appeal item 3	
Code Section	2014 OSSC Sections 403.4.8 Standby Power Elevators, 403.4.8.1 Standby Power Special Requirements, 403.4.8.2 Standby Power Loads, 403.4.9 Emergency Power and 403.4.9.1 Emergency Power Loads.
Requires	Section 403.4.8 through 403.4.9.1 lists requirements for standby and emergency power in a high rise building.
Proposed Design	403.4.8 Standby Power, Elevators – The existing elevators do not have standby power that meet current code. The existing generators provide power to all three existing passenger elevators; however, the overall emergency power system does not meet current code (see item 403.4.9). The elevators will provide an accessible means of egress from level 6, but do not need fire service.

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access and are not providing self-evacuation. The floor below the generators is 2-hour rated which provides a separate from the floor below and meets current building code requirements. The proposed design is to leave this non-conforming condition in place.

403.4.8.1 Standby Power, Special Requirements – The existing standby power system does not meet current code. The existing generators are not in a separate room enclosed with 2-hour fire barriers and the transfer switches are not monitored or controlled by the security desk (fire command center). The proposed design is to leave this non-conforming condition in place.

403.4.8.2 Standby Power Loads - The power and lighting for the fire command center, the ventilation and fire detection for the smokeproof enclosures and the elevators are connected to standby power, however the standby power system in the building does not meet current OSSC 909 or NEC requirements. The proposed design is to leave this non-conforming condition in place.

403.4.9 Emergency Power – The existing emergency power system does not meet current code. The proposed design is to leave this non-conforming condition in place.

403.4.9.1 Emergency Power Loads - The existing emergency power system is connected to the exit signs, egress illumination, elevator cab lighting, emergency voice/alarm communication system, fire detection system, fire alarm system and electrically powered fire pumps, however the emergency power system in the building does not meet current code requirements. The proposed design is to leave this non-conforming condition in place.

Reason for alternative 403.4.8 Standby Power, Elevators - Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.8.1 Standby Power, Special Requirements – Because the generators are not included in the scope of work for the project and modifying the room to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.8.2 Standby Power Loads - Because replacing the entire standby system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9 Emergency Power – Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9.1 Emergency Power Loads - Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

Appeal item 4

Code Section	2014 OSSC Section 403.6 Elevators
Requires	Section 403.6 lists requirements for elevators in a high-rise building.
Proposed Design	The existing passenger elevators within the Wells Fargo Exchange Building were modernized and inspected by the AHJ (State of Oregon) in 2016. At the time of inspection, they were installed to the current elevator code adoption. Those elevators continue to run in the same capacity now and have not been modified. The proposed design is to leave the existing elevators as is.

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Reason for alternative The current scope of upgrades to the elevators in this building do not require the systems to be upgraded to current AHJ code adoption. A change in Motion Control typically initiates the need for these upgrades and they will not be required to perform this function for the Exchange Block upgrade project scope of work. Please refer to the attached memorandum from Zack Mitchell with Schindler Elevators.

APPEAL DECISION

1. Partial abatement and replacement of existing spray applied fire resistant material: Granted as proposed.

2a. Existing location of fire pump room to remain: Granted as proposed.

2b. Existing standpipe system to remain: Denied. Proposal does not provide equivalent Fire / Life Safety protection. May be addressed by separate sprinkler permit(s) through Fire Marshal's Office.

3. Existing emergency and standby power systems to remain: Granted provided new circuits or circuit extensions comply with the current adopted code.

4. Existing passenger elevators to remain: Granted as proposed.

For Item 2b. Appellant may contact Corey Stanley (971 291-8919) with questions.

For Item 3. Appellant may contact Jeff Copeland (503-823-7546) with questions.

For the items granted, the Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

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.



Schindler Elevator Corporation

Portland, OR

Memo

From	Zack Mitchell
Telephone	503-286-9799
E-mail	Zack.mitchell@schindler.com
То	John Heinen, SERA Design
Cc	Devon Renard, Turner Construction
Date	December 5, 2018
Subject	Wells Fargo Center - Exchange Building Elevators

Dear John,

The existing passenger elevators within the Wells Fargo Exchange Building were modernized and inspected by the AHJ (State of Oregon) in 2016. At the time of inspection, they were installed to the current elevator code adoption. Those elevators continue to run in the same capacity now and have not been modified.

The current scope of upgrades to the elevators in this building do not require the systems to be upgraded to current AHJ code adoption. The change in Motion Control typically initiates the need for these upgrades. We will not be required to perform this function during this upgrade project.

Regards,

Zack Mitchell Branch Manager – Portland, OR









BVP 08.13.2018 1701030





EXHAUST FAN E-9 PKG-A-09

STAIR 7

UP FROM LEVEL 'B'

DOWN TO LEVEL 'B'





GENERAL NOTES



FOR REFERENCE ONLY.

1. THERE IS NO SCOPE OF WORK SHOWN ON THIS SHEET. ALL OF THE INFORMATION ON THE EXISTING CONDITIONS IS SHOWN

2. THE FIRE PUMP ROOM AND DIESEL FUEL STORAGE ROOM DO NOT MEET CURRENT OSSC CODE REQUIREMENTS



ARCHITECTURE URBAN DESIGN + PLANNING INTERIOR DESIGN

> PORTLAND OREGON 97209 P: 503.445.7372 F: 503.445.7395 SERADESIGN.COM

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1 CHECKSHEET 11.30.2018 RESPONSE 1



GENERAL NOTES - CODE

- A. ALL WORK SHOWN ON THE 'G' SHEETS IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION. AND CONSIDERED TYPICAL FOR ALL SHEETS. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
- B. PER OSSC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLSS) SUMMARY IN A SEPARATE 8 1/2" x 11" BINDER FORMAT. THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTABLISHES ADDITIONAL CODE COMPLIANCE REQUIREMENTS FOR THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE FLSS SUMMARY AND THE 'G' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED.
- C. SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS. DELEGATED DESIGN ITEMS PER SECTION 01 33 16 AND SCOPE UNDER SEPARATE TRADE PERMITS ARE THE RESPONSIBILITY OF THOSE DESIGNERS TO MEET ALL APPLICABLE CODES.
- D. PROVIDE LISTED FIRESTOPS, THROUGH PENETRATION ASSEMBLIES AND CONTINUOUS PERIMETER GAP SEALANTS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING AS SHOWN WITHIN THESE PLANS.
- E. 36" DOORS EGRESSING LOADS LESS THAN 167 MEET THE MINIMUM REQUIRED EGRESS WIDTH. F. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT
- LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICIOUS PLACE PER PFC 1004.3 G. BACKUP POWER AT ALL ILLUMINATED EGRESS PATHS TO BE PROVIDED BY EXISTING ON-SITE
- EMERGENCY GENERATORS. H. ALL DEDICATED EGRESS PATHS SHOWN SHALL HAVE A MINIMUM CLEAR WIDTH OF 44" AND SHALL BE ILLUMINATED BY A MINIMUM OF 1 FOOTCANDLE AT FLOOR LEVEL. REFER TO
- ELECTRICAL DRAWINGS AND SHEET G003 FOR ADDITIONAL INFORMATION. ALL EGRESS LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST. J. PROVIDE PHOTOLUMINESCENT WAY-FINDING WITHIN EXISTING EXIT STAIRS ST10 AND ST11 AND EXIT PASSAGEWAYS (10 14 43)
- K. ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- L. ALL EXISTING STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.
- M. ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE 'STAIRWAY ACCESS TO ROOF/PENTHOUSE' SIGNAGE IN CONFORMANCE WITH PFC 504.3 & OSSC 1022.9 & 1022.9.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 510.1 & OSSC 914.2, INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSSC 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLS SIGNAGE LOCATIONS.
- N. KNOX BOX LOCATION TO BE APPROVED BY FIRE MARSHALL & CONFORM WITH PFC 506.1 & 506.2 REFER TO G101 FOR PROPOSED LOCATION MOUNTED 60" A.F.F.

LEGEND

SCOPE OF WORK - WORK WITHIN THE SCOPE OF WORK TO MEET 2014 OSSC CODE REQUIREMENTS, WORK OUTSIDE THE SCOPE OF WORK BUILT UNDER THE UBC AND SOME AREAS UPDATED TO MEET CODE AT THE TIME 1 HOUR SMOKE PARTITION 1 HOUR FIRE PARTITION 1 HOUR FIRE BARRIER 2X 2 HOUR FIRE BARRIER EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING

EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER 44" TO GENERAL NOTE H AND ELECTRICAL DRAWINGS).

C.P. X'-XX" - (PER 1014.3) E.A. X'-XX" - (PER 1016) 🗡 EXIT ACCESS DISTANCE 555 OCCUPANT LOAD AT OPENING (555) CUMMULATIVE OCCUPANT LOAD AT OPENING BUILDING EXIT H
 BUILDING CODE APPEAL, SEE G011 MH MAGNETIC HOLD OPEN → AREA REQUIRING SMOKE DETECTION AREA AREA NAME MANUAL PULL STATION REQUIRED

 \triangleleft \bowtie Standpipe/Standpipe Connection /2

LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN LIGHTED EXIT SIGN - CEILING MOUNTED

LIGHTED EXIT SIGN - WALL MOUNTED

FE FIRE EXTINGUISHER (AND CABINET WHERE OCCURS) 2W) TWO WAY COMMUNICATION (AND CABINET WHERE OCCURS)

REFER TO GENERAL NOTE H AMD ELECTRICAL DRAWINGS).

ACCESSIBLE ENTRANCE

CR CARD READER

PB PANIC BAR

FPS FIRE PROTECTION EQUIPMENT ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 914.2 AOS ASSEMBLY USE OCCUPANCY ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 1004.3 SRS STAIRWAY TO ROOF/PENTHOUSE SIGNAGE - LOCATION &

APPEARANCE PER OSSC 1022.9 & 1022.9.1

	LEVEL B1 OCCUPANT LOAD SUMMARY							
	OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	DEC LOAD		
	2	ACCESSORY STORAGE	15408.07 SF	300	GROSS	54		
\wedge^{2}	B	BUSINESS AREA	11661.00 SF	100	GROSS	118		
<u>/2</u>	S-1	PARKING GARAGE	12747.52 SF	200	GROSS	64		
	TOTAL		39816.60 SF			236		

LEVEL B1 PLUMBING COUNT SUMMARY

OCCUPANCY	OCCUPANT	LOAD FACTOR	TOTAL	WATER	LOAD FACTOR	TOTAL		TOTAL
	LOAD PER	FOR WATER	CLO	SETS	FOR	LAVAT	ORIES	DRINKING
	GENDER (50%	CLOSETS*		T	LAVATORIES*			FOUNTAINS**
	TOTAL LOAD)		М	F		М	F	
S-1 AND S-2	59	1 PER 100	1	1	1 PER 100	1	1	0
В	59	1 PER 25 FOR	3	3	1 PER 40 FOR	2	2	0
		THE FIRST 50			THE FIRST 80			
		AND 1 PER 50			AND 1 PER 80			
		FOR THE			FOR THE			
		REMAINDER			REMAINDER			
		EXCEEDING 50			EXCEEDING			
					80			
TOTAL REQU	IRED		4	4		3	3	0
TOTAL PROV	IDED		6.72	6		3	3	0
*PER OSSC 1	TABLE 2902.1							
*PER OSSC T	IDED FABLE 2902.1 AL NUMBER 1	649 CUP HOLDI	6.72 ERS AND	6 CUPS IN	THE RESTROOM	3 IS MEET	3 THE DR	INKING

FOUNTAIN REQUIREMENT

TOTAL INCLUDES BOTH EXISTING AND PROPOSED NEW FIXTURES

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE BUSINESS AREA
- PARKING GARAGE

LEVEL B1-A OCCUPANCY DIAGRAM





ARCHITECTURE URBAN DESIGN + PLANNING INTERIOR DESIGN

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Ш **VEL**





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(1) CODE COMPLIANCE PLAN - PLAZA LEVEL

GENERAL NOTES - CODE

- A. ALL WORK SHOWN ON THE 'G' SHEETS IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, AND CONSIDERED TYPICAL FOR ALL SHEETS. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR
- INTENDED PURPOSE. B. PER OSSC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLSS) SUMMARY IN A SEPARATE 8 1/2" x 11" BINDER FORMAT. THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTABLISHES ADDITIONAL CODE COMPLIANCE REQUIREMENTS FOR THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE FLSS SUMMARY AND THE
- 'G' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED. C. SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS. DELEGATED DESIGN ITEMS PER SECTION 01 33 16 AND SCOPE UNDER SEPARATE TRADE PERMITS ARE THE RESPONSIBILITY OF THOSE DESIGNERS TO MEET ALL APPLICABLE CODES.
- D. PROVIDE LISTED FIRESTOPS, THROUGH PENETRATION ASSEMBLIES AND CONTINUOUS PERIMETER GAP SEALANTS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING AS SHOWN WITHIN THESE PLANS.
- E. 36" DOORS EGRESSING LOADS LESS THAN 167 MEET THE MINIMUM REQUIRED EGRESS WIDTH. F. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT
- LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICIOUS PLACE PER PFC 1004.3 G. BACKUP POWER AT ALL ILLUMINATED EGRESS PATHS TO BE PROVIDED BY EXISTING ON-SITE
- EMERGENCY GENERATORS. H. ALL DEDICATED EGRESS PATHS SHOWN SHALL HAVE A MINIMUM CLEAR WIDTH OF 44" AND
- SHALL BE ILLUMINATED BY A MINIMUM OF 1 FOOTCANDLE AT FLOOR LEVEL. REFER TO ELECTRICAL DRAWINGS AND SHEET G003 FOR ADDITIONAL INFORMATION. ALL EGRESS LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST.
- J. PROVIDE PHOTOLUMINESCENT WAY-FINDING WITHIN EXISTING EXIT STAIRS ST10 AND ST11 AND EXIT PASSAGEWAYS (10 14 43)
- K. ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- L. ALL EXISTING STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.
- M. ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE 'STAIRWAY ACCESS TO ROOF/PENTHOUSE' SIGNAGE IN CONFORMANCE WITH PFC 504.3 & OSSC 1022.9 & 1022.9.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 510.1 & OSSC 914.2, INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSSC
- 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLS SIGNAGE LOCATIONS. N. KNOX BOX LOCATION TO BE APPROVED BY FIRE MARSHALL & CONFORM WITH PFC 506.1 & 506.2 REFER TO G101 FOR PROPOSED LOCATION MOUNTED 60" A.F.F.

LEGEND

_			PROPERTY	LINE						
			SCOPE OF V 2014 OSSC WORK BUIL CODE AT TH	WORK - WORK WITH CODE REQUIREMEN T UNDER THE UBC / HE TIME	IIN THE SCOP ITS, WORK OI AND SOME AR	e of work t Jtside the s Reas update	TO MEET COPE OF D TO MEET			
•••			1 HOUR SM	OKE PARTITION			<u> </u>			
_	• • - • - •		1 HOUR FIR	E PARTITION						
	— 1X — — —	1X	1 HOUR FIR	E BARRIER						
_	2X	2X 	2 HOUR FIR	E BARRIER						
	44"		EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS).							
	///////A4°///////		EGRESS PA (PROVIDE M TO GENERA	TH OF TRAVEL WIT	H TRAVEL WIE ION FOR EXIT CTRICAL DRA	OTH REQUIRE ING - REFER WINGS).	D			
		•	ACCESSIBL	E ROUTE OF TRAVE	E					
	C.P. X'-XX" - (PEF	R 1014.3)	COMMON P	ATH OF EGRESS TF	AVEL					
	E.A. X'-XX" - (PER	R 1016)	EXIT ACCES	SS DISTANCE						
		555	OCCUPANT	LOAD AT OPENING						
		555	CUMMULAT	IVE OCCUPANT LOA	D AT OPENIN	G				
			BUILDING E	XIT						
		#	BUILDING C	ODE APPEAL, SEE (G011					
		MH	MAGNETIC	HOLD OPEN						
		*	AREA REQU	IIRING SMOKE DETE	ECTION					
		AREA	AREA NAME	<u>:</u>						
			MANUAL PU	ILL STATION REQUI	RED					
		q and								
		$\uparrow \bigcirc \uparrow$	LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S)							
			DIRECTION	ARROW CORRESPO	JNDS TO DIRE AQUNTED	CTION ARRO	W ON SIGN			
				(IT SIGN - WALL MO						
		2W	TWO WAY C	COMMUNICATION (A		VHERE OCCU	RS)			
		E	ACCESSIBL	E ENTRANCE						
			CARD READ	IFR						
		PB	PANIC BAR							
		FPS					ON &			
			APPEARAN	CE PER OSSC 914.2						
		AOS	ASSEMBLY APPEARAN(USE OCCUPANCY F	OOM SIGNAG	E - LOCATION	1&			
		SRS	STAIRWAY -	TO ROOF/PENTHOU	SE SIGNAGE	- LOCATION &				
			APPEARAN	CE PER OSSC 1022.	9 & 1022.9.1		<u>/1</u>			
	LEVEL	01 00	CCUF	PANT LO)AD S	SUMM	ARY			
			SPACE		OCC LOAD FACTOR	SF TYPE	OCC LOAD			
4	A ASSEMB	LY UNCONCI	ENTRATED	3867.64 SF	15	NET	261			
-	B BUSINES	SS AREA		16883.20 SF	100	GROSS	170			
	IUIAL			21026.48 SF			434			
							ADV			
			WATER		TOTALLA	VATORIES				
LOAD PER	FOR WATER	CLO	SETS	FOR			DRINKING			
GENDER (50%	CLOSETS*	D.4	-	LAVATORIES*		F	FOUNTAINS			
2	1 PFR 100	1	F 1	1 PFR 100	1	F 1	0			
131	1 PER 75	2	2	1 PER 200	1	1	1			
85	1 PER 25 FOR	4	4	1 PER 40 FOR	3	3	0 /1			
	THE FIRST 50			THE FIRST 80						
	FOR THE			FOR THE						

EXCEEDING 50 EXCEEDING 80 5 5 3 3 7 7 TOTAL REQUIRED 1 3.34 4 TOTAL PROVIDED*** 0 *PER OSSC TABLE 2902.1 **PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT ***ADDITIONAL FIXTURES WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT PROJECTS TO MEET

REMAINDER

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE ASSEMBLY UNCONCENTRATED
- BUSINESS AREA

REMAINDER

GENDER (

LEVEL 1 OCCUPANCY DIAGRAM





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1 CHECKSHEET RESPONSE 1





08.13.2018 1701030





SERA

ARCHITECTURE URBAN DESIGN + PLANNING INTERIOR DESIGN

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Z KURT **K. Schult**z e

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97

REMAINDER

EXCEEDING 50







LEVEL 2 OCCUPANCY DIAGRAM



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1 CHECKSHEET RESPONSE 1

11.30.2018

08.13.2018 1701030 ISSUE DATE: PROJECT NO:



CHECKED BY:







	G. BACKUP P EMERGEN	OWER AT ALL CY GENERAT	. Illuminat Ors.	ED EGRESS PATH	S TO BE PROV	DED BY EXIST	ING ON-SITE
	H. ALL DEDIC SHALL BE ELECTRIC, LIGHTING	ATED EGRES ILLUMINATED AL DRAWINGS WILL BE VERI	S PATHS SH BY A MININ AND SHEE FIED THROI	IOWN SHALL HAVE IUM OF 1 FOOTCA T G003 FOR ADDI1 JGH A FIELD TEST	e a minimum ci NDLE at floo Tonal inform	Lear Width O R Level. Refe Iation. All e	F 44" AND ER TO GRESS
	J. PROVIDE F AND EXIT I	PHOTOLUMIN	ESCENT WA /S (10 14 43	Y-FINDING WITHIN	EXISTING EXI	T STAIRS ST10	AND ST11
	K. ALL EXIST	NG ELEVATO	R DOORS A	RE 1-1/2 HOUR FIF	RE RATED.		
	L. ALL EXIST LANDINGS ALLOW FO	NG STAIR EN , NOT INTERM R EASE OF C	CLOSURE S IEDIATE LAI ONNECTING	TANDPIPE HOSE (NDINGS. EXISTING AND OPERATING	Connections B Hose Conne Fire Hose.	ARE PROVIDE CTIONS ARE C	d on floor Driented to
	M. ALL SIGNA AND READ CONFORM DEPARTMI OSSC 914. SPRINKLEI ELEMENTS 1004.3. RE	GE SHALL BE ILY VISIBLE. ANCE WITH P ENT ACCESS 2, INCLUDING R RISERS & V. 3. PROVIDE S FER TO CODI	CONSTRUC PROVIDE 'S FC 504.3 & TO ANY RO ROOMS CO ALVES, OR IGNAGE PO E COMPLIAI	CTED OF DURABLE TAIRWAY ACCESS OSSC 1022.9 & 102 OM WITH FIRE PRO INTAINING CONTR OTHER FIRE DETE ISTING OCCUPANT NCE DRAWINGS FO	MATERIALS, F TO ROOF/PEN 2.9.1. ALSO PR DTECTION EQU OLS FOR AIR-C CTION, SUPPR LOAD FOR AS DR ALL FLS SIG	ERMANENTLY THOUSE' SIGN OVIDE SIGNA IPMENT PER P CONDITIONING ESSION OR CC SEMBLY USES NAGE LOCATIO	INSTALLED, IAGE IN GE FOR FIRE PFC 510.1 & SYSTEMS, DNTROL PER OSSC DNS.
	N. KNOX BOX 506.2 REF	LOCATION T ER TO G101 F	O BE APPRO OR PROPO	OVED BY FIRE MAR SED LOCATION MO	RSHALL & CONF DUNTED 60" A.F	Form with PF E.F.	TC 506.1 &
	LEGE	ND					
				OPERTY LINE			
			20 20 0 0 0	OPE OF WORK - W 14 OSSC CODE RE DRK BUILT UNDER DDE AT THE TIME	VORK WITHIN T QUIREMENTS, THE UBC AND	HE SCOPE OF WORK OUTSIE SOME AREAS	WORK TO MEET DE THE SCOPE OF UPDATED TO MEET
	•••••••		•••• 11	IOUR SMOKE PAR	TITION		
			• 1H		ION R		
		• • • 1X•	1H	OUR FIRE BARRIE	R		
		4"	EX RE RE	TERIOR EGRESS I QUIRED (PROVIDE FER TO GENERAL	PATH TO R.O.W E MINIMUM ILLU NOTE H AND E	. WITH TRAVE	L WIDTH R EXITING - RAWINGS).
		14"////////////////////////////////////	EG (PI TC	GRESS PATH OF TH ROVIDE MINIMUM I GENERAL NOTE H		avel width r For exiting - Cal drawing	REQUIRED REFER S).
			- 🔶 AC	CESSIBLE ROUTE	OF TRAVEL		
		(X" - (PER 101	$\frac{4.3}{6}$ \bigcirc CC	MMON PATH OF E	GRESS TRAVE	L	
	L.A. X-7	55	55) 00	CUPANT LOAD AT	OPENING		
		5	55 CL	IMMULATIVE OCCU	JPANT LOAD A	r opening	
		C	н в	IILDING EXIT			
		\langle	# BL	IILDING CODE APP	EAL, SEE G011		
			MH MA	AGNETIC HOLD OP	EN		
		Δ	🔆 AF	REA REQUIRING SN	IOKE DETECTI	NC	
		<u>~</u>		NUAL PULL STATI	ON REQUIRED	\wedge	
		Q	an st	ANDPIPE/STANDP	IPE CONNECTIO	DN 1	
		$\uparrow ($		GHTED EXIT SIGN - RECTION ARROW (SHADING INDI	CATES LIGHTE S TO DIRECTIO	ED FACE(S) IN ARROW ON SIGN
		((¥ LIO ∑H LIO	GHTED EXIT SIGN	CEILING MOU	NTED	
		↓\ ●F		RE EXTINGUISHER	(AND CABINET		IRS)
			2 ₩) τν	VO WAY COMMUNI	CATION (AND C	ABINET WHER	E OCCURS)
			AC	CESSIBLE ENTRA	NCE		
]	CR CA	NIC BAR			
		F	PS FI	RE PROTECTION E		OM SIGNAGE -	LOCATION &
		A		SEMBLY USE OCC	UPANCY ROOM	I SIGNAGE - LO	OCATION &
		S	SRS ST AF	PEARANCE PER C AIRWAY TO ROOF PEARANCE PER C	/PENTHOUSE S /SSC 1022.9 & 1	IGNAGE - LOC 022.9.1	ATION &
	LEVE	L 03	000	UPANT			IMARY
	1 S-1 ACC	ESSORY STO	RAGE	746.22 SF	300	GROSS	5 000 LOAD
	BUS TOTAL	INESS AREA		22204.34 SF 22950.55 SF	100	GKUSS	223
/EL 03	PLUM	BIN	G C	OUN	T SU	MM	ARY
OCCUPANT	LOAD FACTOR	TOTAL	VATER	LOAD FACTO	OR TO	DTAL	TOTAL
LOAD PER GENDER (50%	FOR WATER CLOSETS*	CLOS	ETS	FOR LAVATORIES	S*	TORIES	DRINKING FOUNTAINS**
TOTAL LOAD)	1 DED 100	M	F 1	1 DED 100	M	F	0
3 112	1 PER 25 FOR	4	4	1 PER 40 FO	R 3	3	0
	THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER			THE FIRST 8 AND 1 PER 8 FOR THE REMAINDER	0 80 R		
8	EXCEEDING 50			EXCEEDING 80	i		
JIRED		5	5		A 4	4	0

TOTAL PROVIDED*** 4.04 4 4 0 *PER OSSC TABLE 2902.1

**PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT

TOTAL INCLUDES BOTH EXISTING AND PROPOSED NEW FIXTURES ***ADDITIONAL FIXTURES WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT PROJECTS TO MEET THE REQUIRED NUMBER OF FIXTURES.

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE
- BUSINESS AREA

LEVEL 3 OCCUPANCY DIAGRAM

CHECKED BY: ISSUE DATE:

CODE

COMPLIANCE

G103

PLAN - LEVEL 03

PROJECT NO:

08.13.2018 1701030

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INTERIOR DESIGN PORTLAND OREGON 97209

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GENERAL NOTES - CODE

'G' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED.

SPECIFIED RATING AS SHOWN WITHIN THESE PLANS.

INTENDED PURPOSE.

A. ALL WORK SHOWN ON THE 'G' SHEETS IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION,

AND CONSIDERED TYPICAL FOR ALL SHEETS. CONTRACTOR SHALL MAKE ALLOWANCES FOR

CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR

B. PER OSSC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLSS) SUMMARY IN A SEPARATE 8 1/2" x 11" BINDER FORMAT. THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTABLISHES ADDITIONAL CODE COMPLIANCE REQUIREMENTS

FOR THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE FLSS SUMMARY AND THE

C. SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS.

D. PROVIDE LISTED FIRESTOPS, THROUGH PENETRATION ASSEMBLIES AND CONTINUOUS

DELEGATED DESIGN ITEMS PER SECTION 01 33 16 AND SCOPE UNDER SEPARATE TRADE PERMITS ARE THE RESPONSIBILITY OF THOSE DESIGNERS TO MEET ALL APPLICABLE CODES.

PERIMETER GAP SEALANTS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE

E. 36" DOORS EGRESSING LOADS LESS THAN 167 MEET THE MINIMUM REQUIRED EGRESS WIDTH.

F. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICIOUS PLACE PER PFC 1004.3

<form></form>			G	ENE		10	TES	S - C(DD	Ε		
<form></form>			A.	ALL WORK S AND CONSI CONNECTIO INTENDED F	Shown on ti Dered typic DN, hook up, Purpose.	HE 'G' S CAL FOF , ETC. A	SHEETS R ALL SI AS REQI	IS INCLUDE HEETS. CON JIRED SO TH	D IN TH TRACT(IAT ITE	E CONTRAC OR SHALL M MS, EQUIPM	ET FOR CONST IAKE ALLOWAN IENT, ETC. ARI	RUCTION, NCES FOR E FIT FOR
			B.	PER OSSC SEPARATE CONTRACT FOR THE PE 'G' SHEETS.	106.1.1, THIS I 8 1/2" x 11" BI DOCUMENTS ROJECT. WHI THE MOST S	PROJE NDER F S AND E ERE DIS STRINGI	CT ALSO FORMAT ESTABLI SCREPA ENT REO) INCLUDES THIS SEPA SHES ADDIT NCIES EXIS QUIREMENT	A FIRE ARATE I IONAL (T BETW SHALL	& LIFE SAFE BINDER IS IN CODE COMF /EEN THE FL BE USED.	ety (FLSS) Su Ncluded With Pliance Requ LSS Summary	MMARY IN A HIN THE IREMENTS AND THE
			C.	SEE ELECTI DELEGATEI	RICAL AND MI	ECHAN	ICAL PL	ANS FOR AD	DITION	IAL SYMBOL	S AND REQUIP	REMENTS. RADE
<form></form>			D.	PROVIDE LI PERIMETER SPECIFIED	RE THE RESP STED FIREST GAP SEALAN RATING AS SI	ONSIBI	HROUG ALL RA	HOSE DES H PENETRA TED CONST THESE PLAN	TION AS RUCTIC	S TO MEET . SSEMBLIES . NN AS REQU	ALL APPLICAB AND CONTINU IRED TO MAIN	LE CODES. OUS TAIN THE
			E.	36" DOORS	EGRESSING	LOADS	LESS T	HAN 167 MEI	ET THE	MINIMUM R		ESS WIDTH.
			F.	EVERY ROC LOAD OF TH	M OR SPACE TE ROOM OR		IS AN A POSTE	SSEMBLY OU D IN A CONS	SPICIOU PICIOU	IS PLACE PE	ER PFC 1004.3	
			О. Н.	EMERGENC	Y GENERATO	DRS.	S SHOW	'N SHALL HA	VE A M			44" AND
				SHALL BE IL ELECTRICA LIGHTING W	LUMINATED I L DRAWINGS /ILL BE VERIF	BY A M AND SI IED TH	INIMUM HEET G IROUGH	OF 1 FOOTO 003 FOR ADD A FIELD TES	CANDLE DITIONA ST.	at floor Linforma	LEVEL. REFER TION. ALL EG	TO RESS
			J.	PROVIDE PI	HOTOLUMINE ASSAGEWAY	SCENT S (10 14	* WAY-F 4 43)			STING EXIT :	STAIRS ST10 A	ND ST11
			K. L.	ALL EXISTIN	IG ELEVATOR		RS ARE	1-1/2 Hour F		IECTIONS A	RE PROVIDED	ON FLOOR
<form></form>			м	LANDINGS, ALLOW FOR	NOT INTERMI		E LANDIN TING AN	IGS. EXISTI D OPERATIN	NG HOS	SE CONNEC HOSE.	TIONS ARE OF	
			Μ.	ALL SIGNAG AND READIL CONFORMA DEPARTME OSSC 914.2 SPRINKLER ELEMENTS. 1004.3. REF	LY VISIBLE. F NCE WITH PF NT ACCESS T , INCLUDING I RISERS & VA PROVIDE SI FER TO CODE	PROVID FC 504.3 O ANY ROOMS ALVES, GNAGE COMP	ROCTEI E 'STAIF 3 & OSS ROOM ' S CONT/ OR OTH E POSTII LIANCE	C OF DURAB WAY ACCES C 1022.9 & 1 WITH FIRE P AINING CONT ER FIRE DE NG OCCUPA DRAWINGS	LE MAT SS TO F 022.9.1. ROTEC FROLS TECTIO NT LOA FOR AL	ERIALS, PEI ROOF/PENTH ALSO PRO TION EQUIP FOR AIR-CO N, SUPPRES D FOR ASSE L FLS SIGN/	RMANENTLY IF HOUSE' SIGNAG VIDE SIGNAG MENT PER PF NDITIONING S SSION OR CON EMBLY USES F AGE LOCATIOI	NSTALLED, GE IN E FOR FIRE C 510.1 & YSTEMS, ITROL VER OSSC NS.
			N.	KNOX BOX 506.2 REFE	LOCATION TO R TO G101 FO) BE AP OR PRC	PROVE POSED	D BY FIRE M LOCATION	ARSHA MOUNT	LL & CONFC ED 60" A.F.F	ORM WITH PFC	506.1 &
			L	EGE	ND							<u> </u>
			_				PROPE	RTY LINE				
							SCOPE 2014 O WORK	OF WORK - SSC CODE F BUILT UNDE	Work Requir R The	WITHIN THE EMENTS, WO UBC AND SC	E SCOPE OF W ORK OUTSIDE OME AREAS UF	ORK TO MEET THE SCOPE OF PDATED TO MEET
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ACCESSIBLE ENTRANCE Image: CARD READER					21	<u>_</u>	TWO W	AY COMMU	NICATIO	on (and cae	BINET WHERE	OCCURS)
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APPEARANCE PER OSSC 1004.3 STAIRWAY TO ROOF/PENTHOUSE SIGNAGE - LOCATION & APPEARANCE PER OSSC 1022.9 & 1022.9.1					FF	PS DS	FIRE P APPEA ASSEM	ROTECTION RANCE PER IBLY USE OC	EQUIPI OSSC 9 CUPAN	MENT ROOM 914.2 ICY ROOM S	/I SIGNAGE - LO	DCATION &
International and the product of the p					SF	RS	APPEA STAIR\ APPEA	RANCE PER VAY TO ROC RANCE PER	OSSC F/PEN OSSC	1004.3 FHOUSE SIG 1022.9 & 102	SNAGE - LOCA	
Image: construction of space AREA OCC LOAD FACTOR SF TYPE OCC LOAD OCC LOAD S-1 ACCESSORY STORAGE 601.90 SF 300 GROSS 5 B BUSINESS AREA 37065.27 SF 100 GROSS 371 TOTAL 37667.17 SF 376 376 CCUPANT LOAD PER GENDER (50% TOTAL LOAD) LOAD FACTOR FOR WATER CLOSETS* TOTAL WATER CLOSETS LOAD FACTOR FOR LAVATORIES* TOTAL LAVATORIES TOTAL DRINKING FOUNTAINS** S-1 3 1 PER 100 1 1 1 PER 40 FOR 4 4 0 1 B 186 1 PER 25 FOR 5 5 1 PER 40 FOR 4 4 0 1			L	EVE	L 04 (CU	PAN ⁻	ΓL	OAD	SUM	MARY
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Initial Stop: If SF Stop Initial Stop: If SF Stop Initial Initial Initial Initial <thinitial< th=""> <thinitial< th=""> I</thinitial<></thinitial<>				S-1 ACCI B BUSI	ESSORY STOP NESS AREA	RAGE	601 370	.90 SF 65.27 SF		300 100	GROSS GROSS	5 371 276
LEVEL U4 PLUIVIBING COUNT SUIVIARYOCCUPANCYOCCUPANT LOAD PER GENDER (50% TOTAL LOAD)LOAD FACTOR FOR WATER CLOSETS*TOTAL WATER CLOSETS*LOAD FACTOR FOR LAVATORIES*TOTAL LAVATORIES*TOTAL LAVATORIES*TOTAL DRINKING FOUNTAINS**S-131 PER 100111 PER 100110B1861 PER 25 FOR THE FIRST 50551 PER 40 FOR THE FIRST 804401AND 1 PER 50AND 1 PER 50							376			C 11		3/6
LOAD PER GENDER (50% TOTAL LOAD)FOR WATER CLOSETS*CLOSETSFOR LAVATORIES*LAVATORIESDRINKING FOUNTAINS**S-131 PER 100111 PER 100110B1861 PER 25 FOR THE FIRST 50551 PER 40 FOR THE FIRST 80440AND 1 PER 50AND 1 PER 50		OCCUPANT				JG.	ER			5U		TOTAL
S-1 3 1 PER 100 1 1 1 PER 100 1 1 0 B 186 1 PER 25 FOR THE FIRST 50 5 5 1 PER 40 FOR THE FIRST 80 4 4 0 1		LOAD PER GENDER (50% TOTAL LOAD)	FOR	WATER OSETS*	CLC	DSETS	`` F	FOR	RIES*	LAVA	TORIES	DRINKING FOUNTAINS**
AND I PER SU AND I PER 80	S-1 B	3 186	1 PE 1 PE THE AND	PER 100 R 25 FOR FIRST 50 1 PER 50	1 5		1 5	1 PER 1 1 PER 40 THE FIRS AND 1 PE	.00 FOR T 80 R 80	1 4	1 4	0 0 1

TOTAL REQUIRED
 6
 6
 1

 4.04
 5
 1
 TOTAL PROVIDED*** *PER OSSC TABLE 2902.1 **PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT

REMAINDER

EXCEEDING 50

***ADDITIONAL FIXTURES WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT PROJECTS TO MEET THE REQUIRED NUMBER OF FIXTURES.

REMAINDER

EXCEEDING 80

5 5

6 4

OCCUPANT LOAD LEGEND

ACCESSORY STORAGE BUSINESS AREA

LEVEL 4 OCCUPANCY DIAGRAM

					_ ,
• =					_
· —		B			_
• =		_			_
a —					_

1 CHECKSHEET RESPONSE 1

CHECKED BY: ISSUE DATE:

CODE

COMPLIANCE

G104

PLAN - LEVEL 04

PROJECT NO:

11.30.2018

08.13.2018 1701030

ARCHITECTURE URBAN DESIGN + PLANNING INTERIOR DESIGN

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SERA

BUSINESS AREA

S-1

В

LEVEL 5 OCCUPANCY DIAGRAM

В	

m

ARCHITECTURE URBAN DESIGN + PLANNING

SERA

CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR

A. ALL WORK SHOWN ON THE 'G' SHEETS IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, AND CONSIDERED TYPICAL FOR ALL SHEETS. CONTRACTOR SHALL MAKE ALLOWANCES FOR

GENERAL NOTES - CODE

11.30.2018

COMPLIANCE

G105

PLAN - LEVEL 05

GENERAL NOTES - CODE

- A. ALL WORK SHOWN ON THE 'G' SHEETS IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, AND CONSIDERED TYPICAL FOR ALL SHEETS. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
- B. PER OSSC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLSS) SUMMARY IN A SEPARATE 8 1/2" x 11" BINDER FORMAT. THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTABLISHES ADDITIONAL CODE COMPLIANCE REQUIREMENTS FOR THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE FLSS SUMMARY AND THE 'G' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED.
- C. SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS. DELEGATED DESIGN ITEMS PER SECTION 01 33 16 AND SCOPE UNDER SEPARATE TRADE PERMITS ARE THE RESPONSIBILITY OF THOSE DESIGNERS TO MEET ALL APPLICABLE CODES.
- D. PROVIDE LISTED FIRESTOPS, THROUGH PENETRATION ASSEMBLIES AND CONTINUOUS PERIMETER GAP SEALANTS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING AS SHOWN WITHIN THESE PLANS.
- E. 36" DOORS EGRESSING LOADS LESS THAN 167 MEET THE MINIMUM REQUIRED EGRESS WIDTH. F. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT
- LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICIOUS PLACE PER PFC 1004.3
- G. BACKUP POWER AT ALL ILLUMINATED EGRESS PATHS TO BE PROVIDED BY EXISTING ON-SITE EMERGENCY GENERATORS. H. ALL DEDICATED EGRESS PATHS SHOWN SHALL HAVE A MINIMUM CLEAR WIDTH OF 44" AND SHALL BE ILLUMINATED BY A MINIMUM OF 1 FOOTCANDLE AT FLOOR LEVEL. REFER TO ELECTRICAL DRAWINGS AND SHEET G003 FOR ADDITIONAL INFORMATION. ALL EGRESS
- LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST. J. PROVIDE PHOTOLUMINESCENT WAY-FINDING WITHIN EXISTING EXIT STAIRS ST10 AND ST11 AND EXIT PASSAGEWAYS (10 14 43)
- K. ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- L. ALL EXISTING STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.
- M. ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE 'STAIRWAY ACCESS TO ROOF/PENTHOUSE' SIGNAGE IN CONFORMANCE WITH PFC 504.3 & OSSC 1022.9 & 1022.9.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 510.1 & OSSC 914.2, INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSSC 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLS SIGNAGE LOCATIONS.
- N. KNOX BOX LOCATION TO BE APPROVED BY FIRE MARSHALL & CONFORM WITH PFC 506.1 & 506.2 REFER TO G101 FOR PROPOSED LOCATION MOUNTED 60" A.F.F.

LEGEND

	PROPERTY LINE
	SCOPE OF WORK - WORK WITHIN THE SCOPE OF WORK TO MEET 2014 OSSC CODE REQUIREMENTS, WORK OUTSIDE THE SCOPE OF WORK BUILT UNDER THE UBC AND SOME AREAS UPDATED TO MEET CODE AT THE TIME
•••••	1 HOUR SMOKE PARTITION
	1 HOUR FIRE PARTITION
	1 HOUR FIRE BARRIER
2 X	2 HOUR FIRE BARRIER
44"	EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS).
<u>А</u> 4"////////////////////////////////////	EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS).
\	
C.P. X'-XX" - (PER 1014.3)	COMMON PATH OF EGRESS TRAVEL
E.A. X'-XX" - (PER 1016)	EXIT ACCESS DISTANCE
555	OCCUPANT LOAD AT OPENING
555	CUMMULATIVE OCCUPANT LOAD AT OPENING
	BUILDING EXIT
#	BUILDING CODE APPEAL, SEE G011
MH	MAGNETIC HOLD OPEN
*	AREA REQUIRING SMOKE DETECTION
AREA	AREA NAME
	MANUAL PULL STATION REQUIRED
q an	STANDPIPE/STANDPIPE CONNECTION
$\uparrow \bigotimes \uparrow$	LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
	LIGHTED EXIT SIGN - WALL MOUNTED
(FE)	FIRE EXTINGUISHER (AND CABINET WHERE OCCURS)
2W)	TWO WAY COMMUNICATION (AND CABINET WHERE OCCURS)
E	ACCESSIBLE ENTRANCE
CR	CARD READER
PB	PANIC BAR
FPS	FIRE PROTECTION EQUIPMENT ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 914 2
AOS	ASSEMBLY USE OCCUPANCY ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 1004.3
SRS	STAIRWAY TO ROOF/PENTHOUSE SIGNAGE - LOCATION & APPEARANCE PER OSSC 1022.9 & 1022.9.1

LEVEL 06 OCCUPANT LOAD SUMMARY					
OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
S-2	ACCESSORY STORAGE	6922.06 SF	300	GROSS	24
A-2	ASSEMBLY UNCONCENTRATED	3262.25 SF	15	NET	218
TOTAL		10184.31 SF			242

LEVEL 06 PLUMBING COUNT SUMMARY

NCY	OCCUPANT LOAD PER	LOAD FACTOR FOR WATER	TOTAL WATER LOAD CLOSETS F		LOAD FACTOR FOR	TOR TOTAL LAVATORIES		TOTAL DRINKING	
	GENDER (50% TOTAL LOAD)	CLOSETS*	М	F	LAVATORIES*	М	F	FOUNTAINS**	
	12	1 PER 100	1	1	1 PER 100	1	1	0	
	121	1 PER 75	2	2	1 PER 200	1	1	1	
TAL	REQUIRED		3	3		2	2	1	
AL PF	ROVIDED***		1	1		1	1	0	

PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN *PER OSSC 2902.3.2 ADDITIONAL WATER CLOSETS AND LAVATORIES TO MEET THE TOTAL REQUIRED ARE AVAILABLE 1 STORY DOWN ON LEVEL 5.

OCCUPANT LOAD LEGEND

ASSEMBLY UNCONCENTRATED

ROOF OCCUPANCY DIAGRAM

ARCHITECTURE URBAN DESIGN + PLANNING INTERIOR DESIGN

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ERED ARC 3680 Z KURT **K. Schult**z Z PORTLAND, OR

LEGEND - OCCUPANT LOAD

ACCESSORY STORAGE
ASSEMBLY STANDING
ASSEMBLY UNCONCENTRATED
BUSINESS AREA
EXERCISE ROOM
KITCHEN
MERCANTILE, ON GRADE
MERCANTILE, STORAGE
PARKING GARAGE

NOTE: SEE CODE COMPLIANCE SHEETS FOR DETAILED OCCUPANCY AND EGRESS ANALYSIS

TERED ARG 3680 KURT K. SCHULTZ PORTLAND, OR OF OF OF

B NGE **N** RE R Щ Ζ C 00 WEL REVISIONS 1 CHECKSHEET 11.30.2018 **RESPONSE 1**

CHECKED BY: 08.13.2018 1701030 ISSUE DATE: PROJECT NO: OCCUPANT LOAD ANALYSIS

G107

LEGEND - OCCUPANT LOAD

SEISMIC DESIGN REQUIREMENTS FOR EXISTING BUILDINGS

EXCHANGE BLOCK

OF OC	Г 1, 2004)			
EVEL	OCCUPANT LOAD	LEVEL	OCCUPANT LOAD	CHANGE
B1	299	B1	223	-76
1	1065	1	425	-640
2	26	2	253	227
3	448	3	283	-165
4	381	4	492	111
5	414	5	507	93
6	34	6	227	193

8	
	LEVEL
	B1
N	1
IN	30
N	2
1	3
1	4
	5
IN	6

% OF FLOOR AREA CHANGED 18% * ALL AREAS ARE GROSS SQUARE FOOTAGE CALCULATIONS FOR NEW SPACE THAT HAS A HIGHER RELATIVE HAZARD <u>∕1</u>∖ CLASSIFICIATION PER TABLE 24.85-B.

ACCESSORY STORAGE

ASSEMBLY UNCONCENTRATED

MERCANTILE, STORAGE

NOTE: SEE CODE COMPLIANCE SHEETS FOR DETAILED OCCUPANCY AND EGRESS ANALYSIS SERA

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STERED APCH KURT K. SCHULTZ . PORTLAND, OR OF OF OF OF

OCCUPANT LOAD ANALYSIS SUMMARY

OF BUILDING NET FLOOR AREA CH	ANGED
RELATIVE HAZARD CLASSIFICATION CATEGORY INCREASED	INCREASE IN AREA*
	0
IEW CONSTRUCTION	6,167

이 집 집 이 가슴 가슴이 다 가슴이 가슴이 지않는 것이 잘 가슴에 가슴이 가슴이 가슴이 가슴이 많이 많이 가슴 가슴 가슴이 가슴 가슴이 가슴		
INCREASE FROM S-2 TO B AND	÷	
NEW CONSTRUCTION	18,089	
2	0	
2 5	0	
	0	
INCREASE FROM S-2 TO A	5,987	
	30,243	34
ING AREA	163,683	

THE TOTAL CUMULATIVE CHANGES IN OCCUPANT LOAD WITH RESPECT TO THE BUILDING OCCUPANCY AS OF OCTOBER 1ST, 2004 IS NEGATIVE 382 WHICH IS LESS THAN 149 OCCUPANTS AND THE TOTAL CHANGES TO PERCENTAGE OF FLOOR AREA IS 6% WHICH DOES NOT EXCEED 1/3RD OF THE BUILDING NET FLOOR AREA. PER TABLE 24.85-B IN THE CITY OF PORTLAND CHARTER, CHAPTER 24.85 SEISMIC DESIGN REQUIREMENTS FOR EXISTING BUILDNGS, SEISMIC IMPROVEMENTS ARE NOT REQUIRED.

REFER TO SHEET G107 FOR ADDITIONAL INFORMATION ON LEVELS B1 THROUGH 5.

Μ Ш C Ζ Ζ 0 Ζ RE R Ш Ζ Ш ARGC L S LINCOLN PROPERTY COMPANY 350 SW JEFFERSON STORY REVISIONS 1 CHECKSHEET 11.30.2018 RESPONSE 1

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CHECKED BY: ISSUE DATE: PROJECT NO: JTH 08.13.2018 1701030

The following is a summary of how the existing Wells Fargo Data Center building (now known as the Exchange Block) and new upgrades meet or don't meet the requirements of the 2014 OSSC.

CODE SECTION	SECTION TITLE	DO EXISTING CONDITIONS MEET CURRENT CODE?	IS THE PROPOSED REMODEL UPGRADING THE EXISTING BUILDING TO CURRENT CODE?	COMMENTS
403.2.1.1	Types of Construction	Yes	No, the structural rating of the structural frame meets current code.	The building was built in early 1970 under the UBC which has the sar the current code. There was no high-rise section in the UBC at that t reduction in the rating requirements.
403.2.1.2	Shaft Enclosures	Yes	No, the shaft enclosures meet current code.	The new and existing shafts do not have automatic sprinklers at the hour fire barrier construction which meet current code.
403.2.2	Seismic Considerations	No	No, a seismic upgrade is not required.	The original design of the building structure does not meet current of load increase is under 150 and the cumulative changes in percentage net floor area therefore a structural upgrade is not required per Cha Buildings.
403.2.3	Structural Integrity of interior exit stairways and elevator hoistways	Not applicable	Not applicable.	The overall occupant load for the Exchange Block building is less than not apply. Section 403.2.3 applies to Risk Category III or IV.
403.2.4	SFRM	Yes and no	<u>Yes</u> – Future tenant spaces on levels 3 through 5, all existing non-future tenant spaces in the basement through level 5 as required for new construction, the roof over level 6 above new assembly spaces and all new construction. <u>No</u> – Areas already abated or not required to be abated due to new construction in the basement through level 5. The existing steel for the roof above Level 6 in spaces not included in the scope of work.	The existing fireproofing at the structural steel and deck above the S level 5 were abated when requirements for minimum fireproofing be current code. The proposed design includes abating and replacing all the existing f and floor deck over future tenant spaces on levels 3 through 5 and o above non-future tenant improvement spaces in the basement to ler new fireproofing at the existing steel and roof deck on level 6 above will extend from column to column for a fully supported section of b will be fireproofed to meet current code.
403.3	Automatic sprinkler system	Yes	No, the automatic sprinkler system meets current code.	The building has an automatic sprinkler system and a secondary wat
403.3.1	Riser locations	Yes	No, the riser locations meet current code.	The risers are in the exit stairways which are separated on all levels building overall diagonal dimension.
403.3.2	Water Supply	Yes	No, the water supply meets current code.	The Exchange Block sprinkler system is served by a fire pump room I parking garage. The water supply for the fire pumps located in the f from 5 th Avenue and one from Jefferson Street.
403.3.3	Fire pump room	No. The fire pump room is not separated from all other areas of the building by a 2-hour <i>fire barriers</i> and does not have a rated access route.	No, the scope of work for the project does not touch the existing fire pump room.	The Exchange Block sprinkler system is served by a fire pump room le parking garage. Because the existing fire pump room is not included the fire pump room to meet current code would be prohibitively exp
403.4.1	Smoke detection	Yes	No, the smoke detection system meets current code.	The building has a smoke detection system that meets current code.
403.4.2	Fire alarm system	Yes	No, the fire alarm system meets current code.	The building has a fire alarm system that meets current code.

ne 3-hour structural frame rating requirements as ime so there would not have been an allowed

top and the existing shaft walls have the required 2-

code for seismic design requirements. The occupant e of floor area does not exceed 1/3rd of the building pter 24.85 Seismic Design Requirements for Existing

n 5,000 and the Risk Category II so this section does

E corner of level 3, the north side of level 4 and all of ond strength in a building up to 420 feet high meet

ireproofing on the remaining existing structural steel nly abating and replacing the existing fireproofing vel 5 if required by new construction. It also includes the new assembly spaces. The fireproofing at level 6 uilding structure. All new structural steel and deck

er supply that meets current code.

out 4 and 5 a distance greater than 1/3rd the overall

ocated under the tower on the highest level of the ire pump room are supplied by (2) connections; one

ocated under the tower on the highest level of the in the scope of work for the project and upgrading ensive, we propose it does not need to be upgraded.

2	403.4.3	Standpipe system	No	No, the scope of work for the project does not touch the existing standpipe system.	 The existing standpipe system does not meet current code for the for (1). There is no annular clearance where pipes penetrate floors (2). A hose valve is required at the penthouse roof. (3). The drains need to be changed to 3" drain for full flow testing if period (4). Floor control valves, hose valves and drains need to be located of stairway located above the ceiling tiles. (5). The standpipes need to be hydraulically calculated to supply 250 Because the standpipes are not included in the scope of work for the requirements would be prohibitively expensive, we propose they do
2	103.4.4	Emergency voice/alarm	Yes	No, the EVAC system meets current code.	The Exchange Block and Tower share an emergency voice alarm system the Tower.
2	103.4.5	Emergency responder radio coverage	No	To be determined by testing at the completion of construction	After the building is substantially complete, testing will be done to ve emergency responder radio coverage.
2	103.4.6	Fire command center	No	To be determined by building appeal	The security desk located on level 1 of the Tower serves as a fire com Block buildings. The response to appeal number 185755 will determ modified to meet the requirements of a fire command center.
2	103.4.7	Smoke removal	Yes	No, the smoke removal system meets current code.	The existing glazing has fixed glazing that can be cleared by fire fighter glazing will meet the requirements for natural ventilation requireme
2	103.4.8	Standby power - elevators	No	No, the existing generators serve the elevators.	The existing generators provide power to all three existing passenger system does not meet current code (see item 403.4.9). Because replinct included in the scope of work for the project and upgrading the exist would be prohibitively expensive, we propose it does not need to be means of egress from level 6, but do not provide fire service access of
2	103.4.8.1	Standby power – special requirements	No	No, the scope of work for the project does not touch the existing generators.	The existing generators are not in a separate room enclosed with 2-h monitored or controlled by the security desk (fire command center). scope of work for the project and modifying the room to meet current expensive, we propose it does not need to be upgraded.
2	103.4.8.2	Standby power loads	No	No, the scope of work for the project does not touch the items listed.	The power and lighting for the fire command center, the ventilation and the elevators are connected to standby power, however the star current OSSC 909 or NEC requirements. Because replacing the entire for the project and upgrading the existing system to meet current co we propose it does not need to be upgraded.
2	103.4.9	Emergency power	No	No.	Because replacing the entire emergency power system is not include the existing system to meet current code requirements would be pro- be upgraded.
4	403.4.9.1	Emergency power loads	No	No, the scope of work for the project does not touch the items listed.	The existing emergency power system is connected to the exit signs, emergency voice/alarm communication system, fire detection system pumps, however the emergency power system in the building does r replacing the entire emergency power system is not included in the s existing system to meet current code requirements would be prohibi- upgraded.
2	403.5.1	Remoteness of interior exit stairways	Yes	No, the building meets current code on all but (2) floors.	The nearest points of the existing interior exit stairways are greater to the building at all locations but levels 4 and 5. Because the building require the high rise distance requirement of 403.5.1, and changing prohibitively expensive, we propose it does not need to be upgraded
4	103.5.2	Additional stairway	Not applicable	Not applicable	The building is less than 420 feet tall.

llowing items;

psi exceeds 175. In stair landings. They are currently just outside the

gpm at 100psi at three locations per NFPA-14. e project and modifying them to meet current code not need to be upgraded.

em that is located at the security desk on level 1 of

erify if a DAS system is required to provide

nmand center for both the Tower and Exchange ine how much of the security desk will need to be

ers to achieve natural ventilation. All new exterior nts for smoke removal.

r elevators, however the overall emergency power lacing the entire emergency power system is not ing system to meet current code requirements upgraded. The elevators will provide an accessible or self-evacuation.

nour fire barriers and the transfer switches are not Because the generators are not included in the nt code requirements would be prohibitively

and fire detection for the smokeproof enclosures ndby power system in the building does not meet e standby system is not included in the scope of work de requirements would be prohibitively expensive,

ed in the scope of work for the project and upgrading bhibitively expensive, we propose it does not need to

egress illumination, elevator cab lighting, m, fire alarm system and electrically powered fire not meet current code requirements. Because scope of work for the project and upgrading the itively expensive, we propose it does not need to be

than 1/4 the maximum overall diagonal dimension of code at the time the building was built did not the walls of the existing stairway would be I to meet current code.

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403.5.3	Stairway door operation	Yes	No, the stairway door operation meets current code.	The security desk will have the capability of opening all stairway door
403.5.3.1	Stairway communication system	Yes	No, the stairway communication system meets current code.	Both exit stairways have telephones on levels 2, 3, 4 and 5 which con the code requirement for every fifth floor.
403.5.4	Smokeproof enclosures	Yes	Yes	The existing exit stairways have a mechanically vented vestibule system exit stairway enclosure that meets 909.20.5. Building appeal #18120 vestibules, moving the pressurization fans to level 6 and pressurizing
403.5.5	Luminous egress path markings	No	Yes	The exit stairs will be provided with photoluminescent egress path m Section 1024 per building appeal #16970.
403.6	Elevators	No	No	The existing passenger elevators within the Wells Fargo Exchange Bu inspected by the AHJ (State of Oregon) in 2016. At the time of inspec current elevator code adoption. Those elevators continue to run in t been modified. The current scope of upgrades to the elevators in this to current AHJ code adoption. The change in Motion Control typicall upgrades. They will not be required to perform this function during
403.6.1	Fire service access elevator	Not applicable	Not applicable	The building is less than 120 feet high, so a fire service access elevato
403.6.2	Occupant evacuation elevator	Not applicable	Not applicable	The existing elevators are not used for occupant self-evacuation.

ors in the exit stairways.

nnects to the security desk in the Tower. This meets

tem that meets Section 909.20.4 and a pressurized D approved removing the mechanically vented g the exit stairways with new fans.

narkings throughout the stairways to comply with

uilding were modernized and ection, they were installed to the the same capacity now and have not is building do not require the systems to be upgraded ly initiates the need for these this upgrade project.

or is not required.