Development Services

From Concept to Construction

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More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 18792	**Project Address:** 3123 NE 24th Ave
Hearing Date: 12/19/18	**Appellant Name:** Logan Cravens
Case No.: B-016	**Appellant Phone:** 503-206-3184
Appeal Type: Building	**Plans Examiner/Inspector:** Connie Jones, Robin Ford
Project Type: commercial	**Stories:** 3 **Occupancy:** A-2, A-3, B, E **Construction Type:** V-B
Building/Business Name: Madeleine Parish & School	**Fire Sprinklers:** Yes - New throughout
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 18-125480-CO
Plan Submitted Option: pdf [File 1]	**Proposed use:** Church / Parish Center / School

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1009.7.2 Riser height and tread depth
Requires	Stair riser heights shall be 7 inches maximum and 4 inches minimum.
Proposed Design	The project is a renovation of the Madeleine Parish and School. The Founders Hall portion of the project is an historic 3 story structure with has two existing exit stairs serving all 3 levels. The South Stair 2 is being reconfigured to improve egress while keeping to the constraints of the existing floor heights and the geometrical limits of the stair tower itself. Within that geometry there are a limited amount of possible treads and landings. We are requesting approval to use 7 3/16” riser heights for the stairs between the second and third floor levels due to existing constraints. An additional clarification request is also attached regarding the stair width at the first floor.
Reason for alternative	The existing structure of the historic building has shifted and settled over time. Demolition of the existing stair revealed excessive settlement, and the heights between floors were greater than anticipated. Please see the attached stair detail sheet A4.01 and A6.01 for revised notes and dimensions. Because of space constraints at the original tower, the run of stairs from the third floor to the second floor is limited to 4 landings and 14 treads for a total of 18 risers. Mathematically, this will require risers heights of 7 3/16” to fit the existing floor to floor height of 12’-9 ¾”. Alternate means: The entire building complex will now be equipped with an automatic sprinkler system and an emergency voice/alarm system. New stairs will have dimensional uniformity between each floor

and the remainder of the risers to the first floor are less than 7", within the limits of the code cited. An additional clarification request is also attached regarding the stair width at the first floor.

Attachments from Permit Set
Life Safety Sheets G1.11, G1.12, G1.13, G1.14

Thank you.

Appeal item 2

Code Section	1009.4
Requires	The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches.
Proposed Design	At Stair 2 of the Founders Hall, the width of the first run of steps to the second floor was originally calculated at 42.4", or 44" minimum. The original design called for a width of 52" in the plans, which exceeds the minimum by 8". See sheet G1.14. Life Safety Summary. Recently discovered existing conditions require additional wall framing at the first run of steps above the first floor and a clear width of 46 3/4, which still exceeds the minimum by 2 3/4". Please see the attached stair detail sheets A4.01 and A6.01 for revised notes and dimensions.
Reason for alternative	During demolition of the old stair framing, it was discovered that a portion of the existing south concrete foundation wall had been thickened 4" x 20" high to carry a sill plate for a landing (now removed). Testing performed for the Owner by Carlson Testing shows that no reinforcement exists in the south foundation wall. The structural engineer, TM Rippey, will not permit the removal of any portion of the thickened wall as it would risk triggering further upgrades to the structure. This now requires us to reduce the width of the stair to accommodate the condition. Clarification Requested: The first run of stairs leading to the second floor, though reduced in width due to existing constraints, still exceeds the required width as determined by code. The remaining stair treads leading to the third floor will remain 52" wide as designed. Handrails will be configured as required by code. The new sprinkler system also provides additional reaction time to safely exit. Structural members will not need to be revised. Is this an acceptable resolution? Attachments from Permit Set Life Safety Sheets G1.11, G1.12, G1.13, G1.14 Thank you.

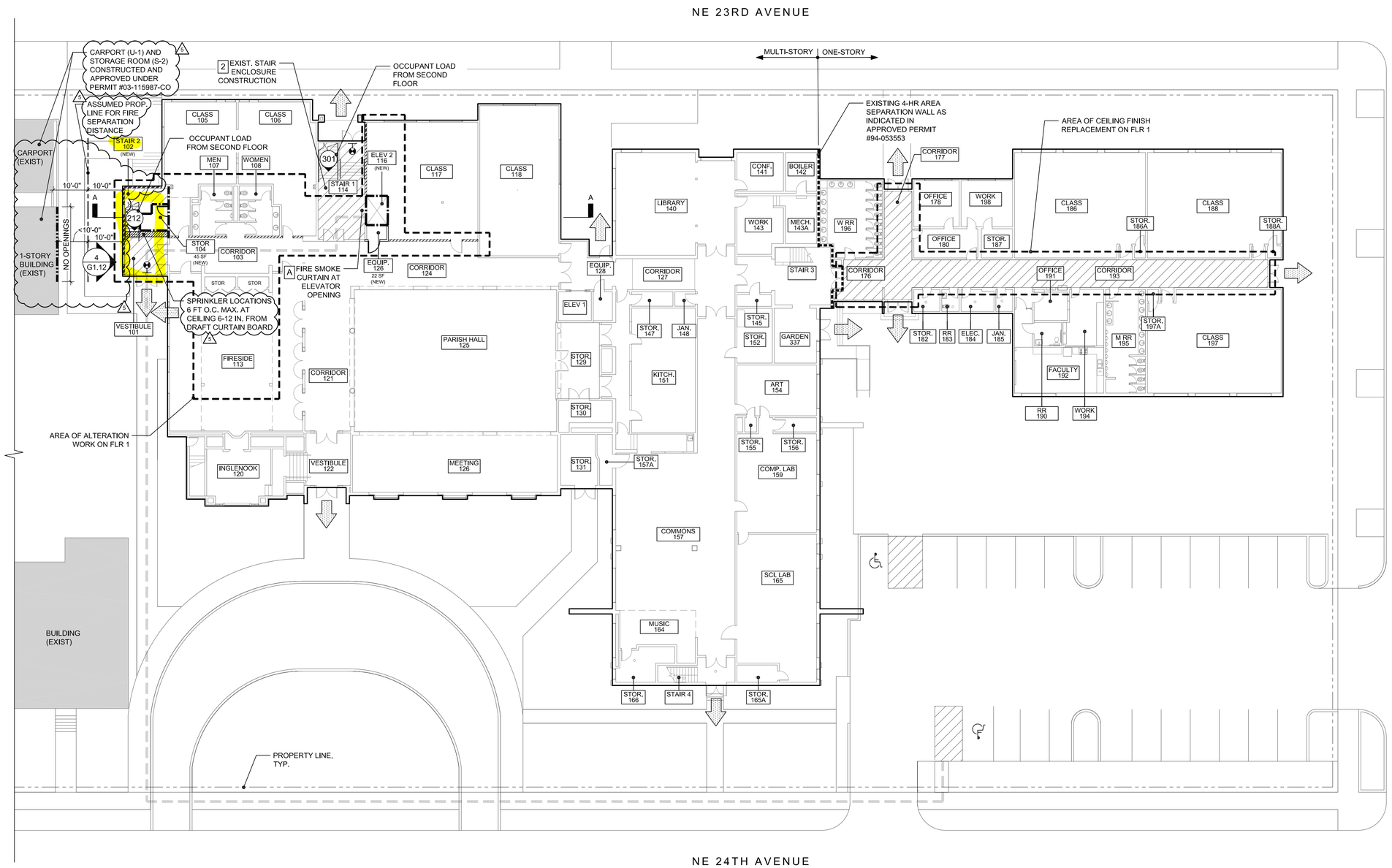
APPEAL DECISION

1. Reconstruction of existing South Stair 2 with increase in maximum allowable riser height from Level 2 to Level 3: Granted as proposed.

2. Reduction of stair width: Granted as proposed.

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.



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
0 1" 2"
0 16'-0" 32'-0"
N

GENERAL NOTES:

A. SEE FIRE LIFE SAFETY SUMMARY INFORMATION ON SHEETS G1.13 - G1.15.

B. AREAS OF THE EXISTING BUILDING NOT PART OF THE SCOPE OF THE RENOVATION WORK WILL REMAIN AS CURRENTLY PERMITTED.

LEGEND:

- 1 — APPEAL REQUESTED FOR AREA OF WORK, REFER TO APPEALS SUMMARY ON G1.13
- EXISTING EXTERIOR WALL
- EXISTING INTERIOR PARTITION
- NEW INTERIOR PARTITION - NONRATED
- RENOVATED PARTITION - NONRATED
- EXIST. EXT. WALL W/ NEW INSULATION & NEW INTERIOR MEMBRANE WHERE NOTED PER ASSEMBLY TYPE - NONRATED
- NEW 1-HR RATED FIRE BARRIER REQ'D - SEE G1.21 FOR WALL ASSEMBLIES
- NEW 1-HR WALL RATING AT (E) EXT. WALL AS REQ'D BY FIRE SEPARATION DISTANCE PER TABLE 602, SEE WALL ASSEMBLY TYPE 'AX1' ON SHEET G1.22
- EXISTING 4-HR FIRE SEPARATION WALL - PER TABLE 706.4; 3-HR FIRE WALL (FORMERLY SEPARATION WALL) REQ'D TO CREATE SEPARATE BUILDING OF DIFFERING CONSTRUCTION TYPES.
- XX — OCCUPANT LOAD SERVED BY EXIT
- EXIT DISCHARGE LOCATION
- NEW FEC LOCATION
- NEW EXIT SIGN
- FLOOR AREA USED TO DETERMINE OCCUPANT LOAD
- AREA OF ALTERATION EGRESS PATH REQ'D TO BE ILLUMINATED BY EMERGENCY LIGHTING
- ACCESSIBLE ROUTE
- NEW 1-HR 36"W DOOR OPENING, U.O.N.
- NEW 1-HR 72"W DOOR OPENING, U.O.N.
- UNIT 409 — ROOM LABEL
- XXX SF — ROOM AREA
- XXX GROSS — OCCUPANT LOAD FACTOR
- (X) — TOTAL OCCUPANT LOAD
- R-2 — OCCUPANCY/USE

REGISTERED ARCHITECT
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2918
STATE OF OREGON

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830 sw 10th avenue #200 portland oregon 97205
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MADELEINE PARISH CENTER RENOVATION
MADELEINE PARISH & SCHOOL
3123 NE 24TH AVENUE PORTLAND, OR

PERMIT SET

FIRE LIFE SAFETY PLANS

PROJ NO. 16052

02.21.18

2 PERMIT REV #2 - 04.16.2018
3 PERMIT REV #5 - 06.14.2018

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G1.11

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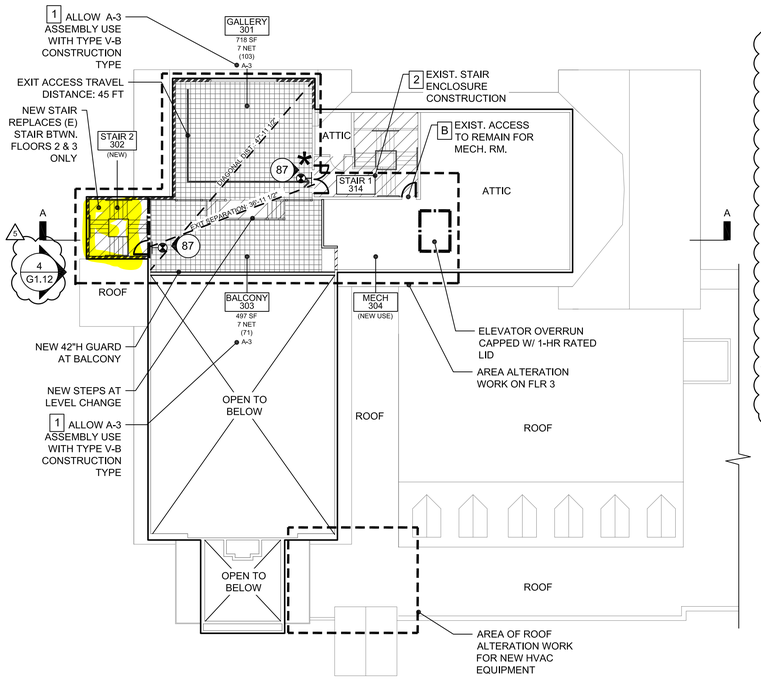
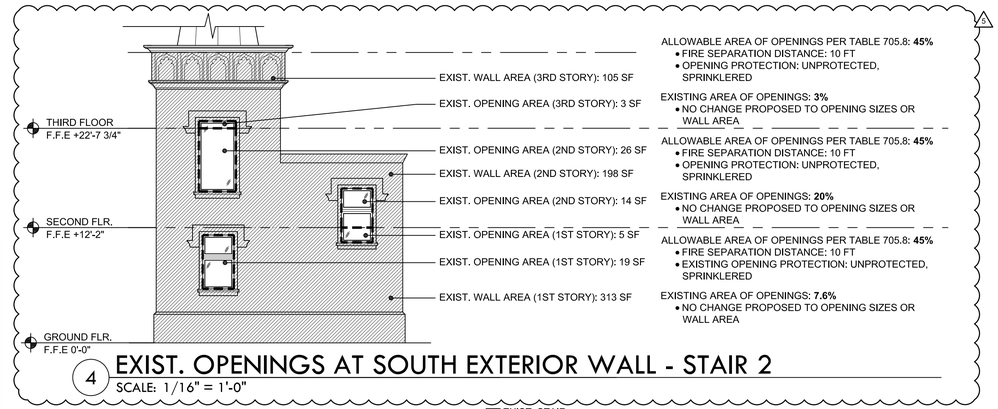
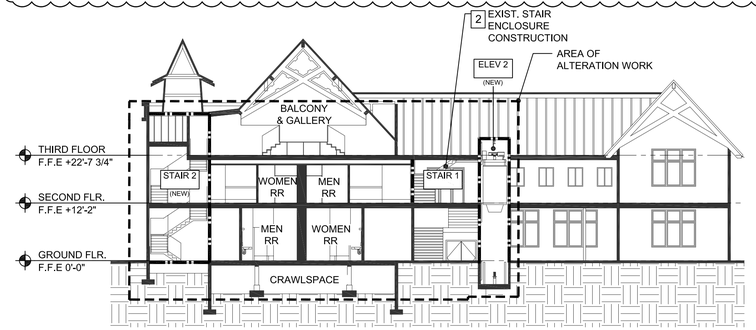


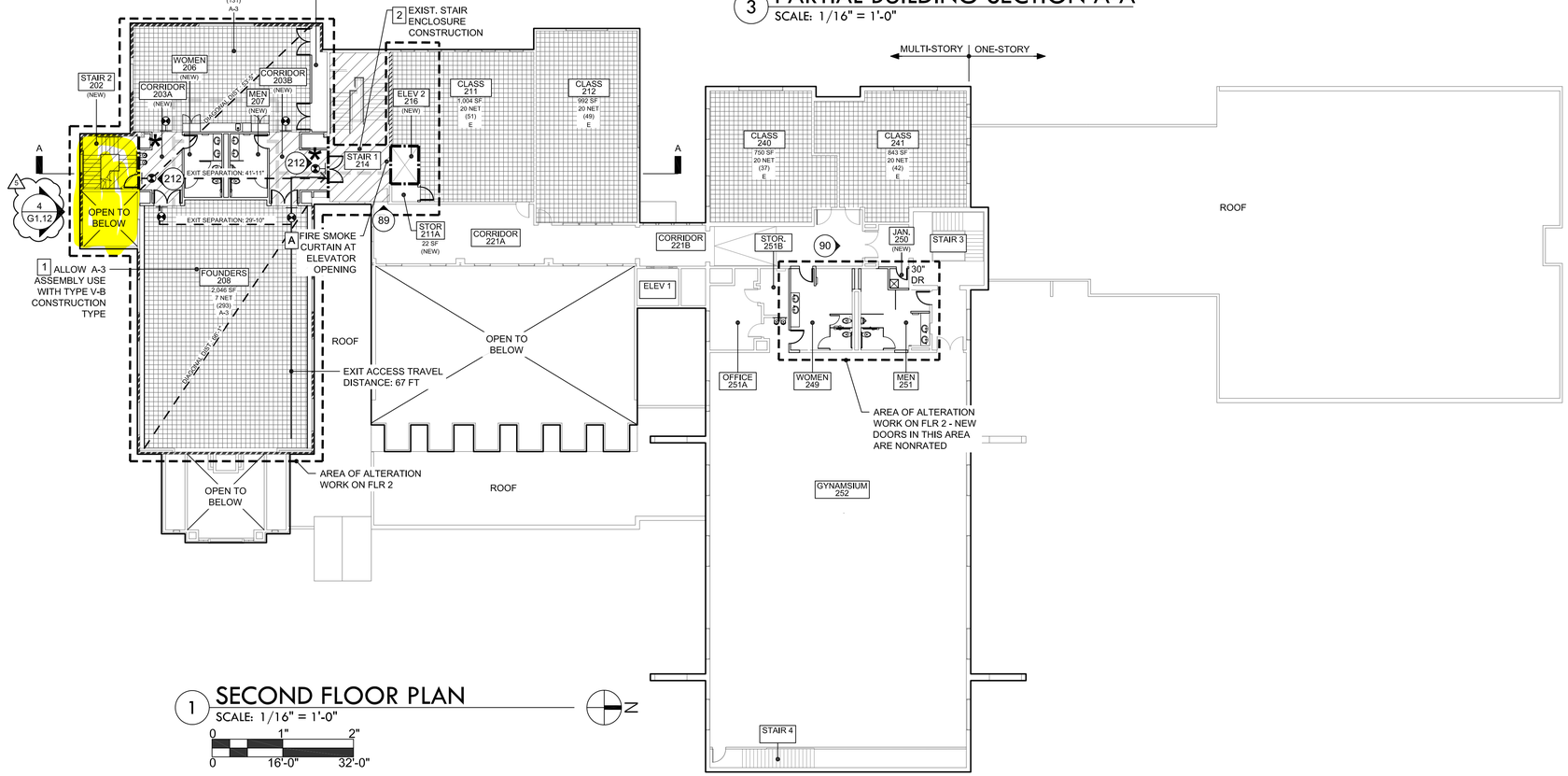
2 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



4 EXIST. OPENINGS AT SOUTH EXTERIOR WALL - STAIR 2
SCALE: 1/16" = 1'-0"



3 PARTIAL BUILDING SECTION A-A
SCALE: 1/16" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

0 1" 2"
0 16'-0" 32'-0"

GENERAL NOTES:

A. SEE FIRE LIFE SAFETY SUMMARY INFORMATION ON SHEETS G1.13 - G1.15.

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LEGEND:

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G1.12

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FIRE LIFE SAFETY SUMMARY

PROJECT DESCRIPTION

This project is a renovation to an existing mixed-use, non-separated occupancy church and school building with fire life safety and accessibility improvements, and nonconforming site upgrades. The portion of the building where most of the renovation work will take place is designated as a contributing historic resource in the Irvington Historic District, and was constructed pre-building code and pre-permitting. The scope of work includes adding a second egress stair and new elevator to serve the original church sanctuary spaces constructed in 1912 and 1923. These spaces fell out of use after the Parish's new sanctuary building was constructed and the original church was joined to the Madeleine School in a 1985 renovation that created a Parish Center as part of the school. The intent of the renovation is to provide fire life safety, accessibility, electrical, and mechanical improvements to allow these spaces to, once again, be occupied as originally constructed and previously permitted. This will allow the original church spaces (A-3 occupancy) to increase the occupant load over what is currently set by the single exit stair serving the space (posted as 29 occuants). No change in occupancy, existing building floor area or height is proposed.

In addition, two existing restrooms associated with the school gymnasium will be altered to provide changing space, and the dropped ceiling in the corridor of the single-story portion of the school will be replaced to accommodate a new automatic sprinkler system.

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The following fire life safety improvements are proposed for the existing building:

- Replace existing "Standard Q" strategies used in the building with a new automatic fire sprinkler system in accordance with NFPA 13.
- Replace existing alarm system in building with new emergency voice/alarm communication system in accordance with NFPA 72.
- Add new egress stair to allow exit from A-3 occupancy spaces in original church sanctuary.
- Rebuild balcony floor and guard overlooking original church sanctuary space.
- Structural upgrades to original church sanctuary floor.

The following accessibility improvements are proposed as part of the renovation:

- Add elevator to provide a direct accessible route to original sanctuary spaces on second floor.
- Add accessible restrooms to serve original church sanctuary spaces.
- Provide accessible parking stall and accessible route to entrance.

5

PROJECT CONSISTS OF TWO EXISTING BUILDINGS SEPARATED BY A 4-HR WALL: ORIGINAL 3-STORY CHURCH BUILDING & PARISH CENTER (V-B CONSTRUCTION TYPE), AND SINGLE-STORY SCHOOL ADDITION (III-B CONSTRUCTION TYPE).

BUILDING CODE APPEAL SUMMARY

Appeals for Existing Code Deficiencies in Areas of New Work

To bring the very old building into better conformance with current 2014 OSSC requirements, an appeals package will be submitted for the items listed below:

1. Allowable Building Floor Area, Height, and Stories

   CODE SECTION: Table 503, Section 508.3.2

   This is a partial reconsideration of a 1985 granted appeal (No. 6, Item 2) that allowed the continued use of the 1912 Founders Hall construction type (V-N) to remain as-is for an A2.1 occupancy with installation of early warning fire detection connected to a central fire alarm panel.

   The current appeal requests to allow an increase in occupants to the existing A-3 occupancy church spaces (Founders Hall, Narthex, Balcony, and Gallery) over the currently posted 29 occupants due to only one exit serving the spaces. The church spaces were constructed pre-building code and pre-building permit. After a 1985 renovation and expansion, the allowable floor area, building height and stories do not meet what is required by current code for the original occupancy and construction type (V-B). This request also includes grandfathering in the use of the original third floor Balcony and Gallery constructed for assembly use as determined by original drawings, and existing floor construction that allows for an assembly occupant load. To provide an equivalent level of protection to the current building code, an automatic fire sprinkler system in accordance with NFPA 13 will be added to the entire building, and a second exit stair will be added to serve the original church spaces.

   4

   APPEAL DECISION: Appeal ID 16911, Item 1. Increase in allowable area: granted as proposed.

2. Interior Exit Stairway Enclosure Construction

   CODE SECTION: 1022.2

   This is a reconsideration of a 1985 granted appeal (No. 6, Item No. 4) that allowed the 1923 existing stair construction to remain as-is with installation of fire sprinkler system and 1-hr rated doors.

   The current appeal requests to allow the continued used of the existing exit stair that may not meet the current code requirement for 1-hr separation. The existing stair enclosure was constructed in the 1920's and consists of a wood lath and plaster finish over wood studs 16" o.c. The existing stair, along with the new stair that will be added to serve the original church spaces (Founders Hall, Narthex, Balcony, and Gallery), will allow the occupant load to increase over the current number set at 29 because only one exit serves the space. Openings into the new and existing exit stair will be protected with 1-hr rated doors, and a new automatic sprinkler system in accordance with NPFA 13 will be added to the entire building.

   4

   APPEAL DECISION: Appeal ID 16911, Item 2. Existing stair enclosure with lath & plaster walls to remain: Granted as proposed.

Appeals for Building Code Alternatives for New Work

As an alternative to the building code and in consideration of the existing building conditions, the following appeals have been requested for new work in the building:

A. Elevator Opening into Stair

   CODE SECTION: 1022.4

   Allow new elevator opening in existing stairwell with installation of a smoke curtain at each opening on the first and second levels. The elevator is added to provide a direct accessible route from the ground floor to the renovated church sanctuary spaces on the second level.

   APPEAL DECISION: Appeal ID 16678, Item 4: Granted as proposed.

B. Mechanical Room Opening into Stair

   CODE SECTION: 1022.4

   Reconsideration of prior Appeal ID 16678, Item 3, on hold for additional information. Allow continued use of existing access to attic storage space (S-1) from original exit stair to remain for access to the new use (S-2) as a mechanical room. Storage in the space will be removed and new furnaces will be installed to serve the renovated church sanctuary spaces. The existing wood panel door that opens onto the existing stair will be replaced with 1-hr rated door, and the attic, not currently sprinklered, will be equipped with sprinklers for compliance with NFPA 13.

   4

   APPEAL DECISION:
   Furnace room opening into stair enclosure: Granted provided the swing door is reversed or replaced by an access hatch per OMSC 306.3 and signage provided, "Mechanical Room, No Storage."

BUILDING SUMMARY

Site Location	3123 NE 24th Avenue Portland, OR 97212
Uses & Occupancy Classification	Mixed-Use, Non-separated: School (E), Church Assembly Spaces (A-3 & A-2), Office (B), and Storage (S-1 & S-2)
Height / Number of Stories	Multi-story Portion (A): 54'-4 / 3 Single-story Portion (B): 13'-2" / 1
Construction Type:	Multi-story Portion (A): V-B, wood framed Single-story Portion (B): III-B, concrete tilt-up construction

2

Building Area (SF)	Multi-story Portion (A)	Single-story Portion (B)
Floor 1	23,396	7,593
Floor 2	17,161	0
Floor 3	2,268	0
Subtotal	42,825	7,593
Total (A) + (B)	**50,418**	

CHAPTER 3 – USE & OCCUPANCY CLASSIFICATION

303.1.3 Associated with Group E occupancies — A room or space used for assembly purposes that is associated with a group E occupancy is not considered a separate occupancy:

252 Gymnasium

303.3 Assembly Group A-2 — Assembly uses intended for food and/or drink consumption:

151 Kitchen

303.4 Assembly Group A-3 — Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A:

113 Fireside	125 Parish Hall	126 Meeting	208 Founder's Hall
204 Narthex	301 Gallery	303 Balcony	

304.1 Business Group B — The use of a building or structure, or portion thereof, for office, professions or service type transactions, including storage of records and accounts:

120 Inglenook

305.1 Educational Group E — Educational occupancy includes the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade:

105 Kindergarten	106 Kindergarten	117 5th Grade	118 4th Grade
140 Library	141 Conference	143 Work Room	154 Art
157 Commons	159 Comp. Lab	165 Science Lab	164 Music
178 Office	180 Office	186 2nd Grade	188 1st Grade
197 3rd Grade	194 Work Room	191 Office	192 Faculty
211 8th Grade	212 7th Grade	221 6th Grade	222 5th Grade
251A Gym Office			

311.2 Moderate Hazard storage Group S-1 — Buildings occupied for storage uses not classified as S-2 (low-hazard storage):

104 Storage	129 Storage	130 Storage	131 Storage
132 Storage	145 Storage	147 Storage	152 Storage
155 Storage	156 Storage	157A Storage	165A Storage
166 Storage	182 Storage	185 Janitor	186A Storage
187 Storage	188A Storage	197A Storage	205 Storage
211A Storage	251B Storage		

311.3 Low Hazard storage Group S-2 — Buildings occupied for storage uses not classified as S-2 (low-hazard storage):

126 Equip.	128 Equip.	142 Boiler	184 Electrical
304 Mech.			

CHAPTER 4 – SPECIAL REQUIREMENTS FOR USE & OCCUPANCY – Section N/A

CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS BASED ON CONSTRUCTION TYP

Allowable Building Heights and Area (TABLE 503)

Building separated into two portions for purposes of caculating allowable building height and area per Sec. 706.1.

Multi-story portion (A) of building is separated from single-story school wing (B) by existing 4-hr fire wall area separation as indicated in permit #94-053553.

	Multi-story (A)	Single-story (B)	Notes:
Occupancy Groups (Sec 302)	A-2, A-3, E, B & S-2	E, S-1, S-2	
Existing Construction (Sec 602)	V-B	III-B	
Allowable Height / Story above grade plane*	40' / 1	55' / 2	
Allowable Building Area per story (SF)*	6,000	14,500	
Existing Height / Story	**54'-4" / 3****	**13'-2" / 1**	
Existing Building Area - Floor 1 (SF)	**23,396**	**7,593**	(A) 290% over max. (6,000 SF) – *See sprinkler & frontage increases below.*

	Multi-story (A)	Single-story (B)	Notes:
Existing Building Area - Floor 2 (SF)	**17,161**	**0**	(A) 2nd story Not permitted – *See sprinkler & frontage increases below.*
Existing Building Area - Floor 3 (SF)	**2,268**	**0**	(A) 3rd Story Not permitted – *See building appeal 1.*
Existing Building Area (SF)	**42,825**	**7,593**	
Existing Building Area Total (A) + (B)	**50,418 SF**		

*Allowable building area and height based on the most restrictive allowances for the occupancy groups under consideration per Sec. 508.3.2. Occupancy A-3 used for multi-story (A) building.

**Balcony & Gallery considered 3rd story.

Automatic Fire Sprinkler Increase (Sec 504.2)

504.2 Automatic sprinkler system increase. — Where building is approved throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specifed in Table 503 for maximim building height is increased by 20 feet and the maximum number of stories is increased by one.

	Multi-story (A)
Allowable Height / Story w/ Sprinkler Increase	60 ft / 2

Building Area Modification (Calculate for each occupancy type, see Sec 506)

506.1 General — The building areas limited by Table 503 shall be permitted to be inceased due to frontage and automatic sprinkler system protection in accordance with Equation 5-1:

$$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$$

506.2 Frontage Increase — Every building shall adjoin or have access to a public way to receive a building area increase for frontate. Where the building has more than 25% of it's permiteter on a puiblic way or open spacein having a width not less than 20 feet, the frontage shall be increase shall be determined in accordacne with Equation 5-2:

$$I_f = [F/P - 0.25]W/30$$

506.2.1 Width Limits — Where value W is greater than 30 ft, a value of 30 feet shall be used in calculation the weighted average. W shall be measured perpindicular from the face of the building to the closest interior lot line. Where the building fronts a public way, W shall be measured from the exterior face of the building to the opposing exterior face of each adjacent building as applicable.

506.3 Automatic Sprinkler Increase — Where building equipped throughoug w/ approved automatic sprinkler system in accordance w/ Sec. 903.1.1.1, the building area limitation in Table 503 is permitted to increase an additiona 200% ($I_s = 2$) for buildings w/ more than one story above grade plane and an additional 300% ($I_s = 3$) for buildings with no more than one story above grade plane. Increases allowed in addition to the hight and story increase in Sec. 504.2.

	Multi-story (A)	Notes:
A_t = Tabular building area per story (SF) - Table 503	6,000	
F = Building perimeter fronting public way having width not less than 20 ft	690	
P = Building perimter (ft)	850	
W = Width of public way (ft) – Sec 506.2.1	30	
I_f = Area increase due to frontage – Sec 506.2 = (F/P-0.25)W/30 = 0.56 x 30/30	0.56	
I_s = Area increase due to sprinklers – Sec 506.3	2	
A_a = Allowable building area per story (SF) = $A_t(1+I_f+I_s)$ = 6,000(1+0.56+2)	21,360	(A) 23,396-21,360 = **2,036 SF** - *First floor 9.5% over Allowable Building Area per Story - See appeal 1.*
A_a x 2 floors = Total Allowable Building Area	**42,720**	(A) 42,825-42,720 = **105 SF** - *Building 0.02% over Allowable Building Area - See appeal 1.*

Allowable Building Area and Height - Nonseparated Occupancies

508.3.2 Allowable building area and height — The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordacnec with Section 503.1. For multi-story building portion (A) this is occupancy type (A-3).

Non-separated occupancies (Sec. 508.3.2) Total Allowable Building Area = A_a x allowed stories (maximum 2) above grade plane for most restrictive occupancy	21,360 SF per story	42,720 SF for total building area (60 ft / 2 stories)	Note: A-3 occupancy most restrictive, therefore A-3 used to determine allowable floor area and height.

Accessory Occupancies (Sec. 508.2) – Section N/A

Incidental uses (Sec 509) – Section N/A

CHAPTER 6 – TYPES OF CONSTRUCTION

Fire-Resistance Rating Requirements (Tables 601 & 602, see also 704 for fire-resistance rating of structural members)

Buidling Element	**Type V-B** (Multi-story A)	**Type III-B** (Single-story B)
Structural Frames – including columns, girders and joists	0	0
Bearing Walls – Exterior	0	2
Bearing Walls – Interior	0	0
Non-bearing Walls – Exterior	Per Table 602	
Non-bearing Walls – Interior	0	0
Floor Construction – including beams and joists	0	0
Roof Construction – including beams and joists	0	0

CHAPTERS 6 & 7: - EXTERIOR WALLS AND OPENINGS

5

Fire-Resistance Rating Requirements (Table 601 & 602, see also 704.3 and 705.8) –
See calculations and requirements for exterior walls on drawing 1/G1.11 & 4/G1.12.

CHAPTER 7 – FIRE-RESISTANCE RATED CONSTRUCTION

Fire Walls (Sec 706)

Multi-story portion of building is separated from single-story school wing by existing 4-hr fire wall area separation as indicated in permit #94-053553. No change proposed to this area.

Fire Barriers (Sec 707)

Separation	**Fire-resistance Rating**
Stair 1 – Existing (707.3.2 & 1022.1)	Through building code appeal, allow existing lath & plaster interior stair construction to remain for existing exit stairway serving renovated church spaces in lieu of required separation per 1022.1 – *See appeal 2.*
Stair 2 – New (707.3.2 & 1022.1)	Fire barrier shall comply with Section 1022.1.
New Elevator (707.3.1 & 713.4)	Fire barrier shaft wall shall comply with Section 713.4.
Openings – New (707.6, 716, 1022.3 & 1023.5)	Openings shall be protected in accordance with Section 716. Openings in enclosures for exit access stairways shall also comply with Sections 1022.3 and

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PERMIT SET

FIRE LIFE SAFETY SUMMARY

PROJ NO. 16052

02.21.18

2 PERMIT REV #2 - 04.16.2018
4 PERMIT REV #4 - 05.22.2018
5 PERMIT REV #5 - 06.14.2018

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FIRE LIFE SAFETY SUMMARY

1023.5, respectively.

Fire Partitions (Sec 708)

Separation	Fire-resistance Rating
Corridor Walls – Existing (708.1, 708.3 & 1018.1)	In a building equipped with an automatic fire sprinkler system, no fire-resistance rated corridor construction is required for A and E occupancies with an occupant load served by the corridor greater than 30.
Openings - Existing & New (708.6 & 716.5.3)	Since corridor walls are not required to be rated in buildings with an automatic fire sprinkler system, no rating protection is required for the corridor doors.

Smoke Barriers (Sec 708) – Section N/A

Smoke Partitions (Sec 710) – Section N/A

Horizontal Assemblies (Sec 711)

Separation	Fire-resistance Rating
Floor/Ceiling – Existing & New (711.3)	Shall not be rated less than that required by the building type of construction: • Type V-B: 0 • Type III-B: 0
Penetrations (711.8 & 717)	Penetrations by ducts and air transfer openings shall comply with Section 717.

Vertical Openings (Sec 712)

Separation	Fire-resistance Rating
New Elevator Shaft Enclosure (712.1.1 & 713)	Openings contained entirely within a shaft enclosure complying with Section 713 shall be permitted.
Penetrations (712.1.4 & 714)	Shall be protected in accordance with Section 714.
Two-story openings – New (712.1.8)	Permitted for this project if complies with all the following items: 1. Does not connect more than two stories. 2. Does not contain a stairway or ramp req'd by Ch. 10. 3. Does not penetrate a horizontal assembly that separates fire areas or smoke barriers that separate smoke compartments. 4. Is not concealed within the construction or a wall or floor/ceiling assembly. 5. Is not open to a corridor in a Group I and R occupancies. 6. Is not open to a corridor on nonsprinklered floor. 7. Is separated from the floor openings and air

Separation	Fire-resistance Rating
	transfer openings serving other floors by construction conforming to required shaft enclosures.

Shaft Enclosures (Sec 713)

Separation	Fire-resistance Rating
New Elevator Shaft (713.4)	Shaft enclosure required to be 1-hour where connecting less than 4 stories, shall be constructed as a fire barrier (Sec 707), and meet the requirements of Section 703.2.1 (Nonsymmetrical wall construction).
Openings - New (713.7 & 716)	Openings in shaft enclosure will protected in accordance with Section 716. Doors shall be self or automatic-closing by smoke detection in accordance w/ 716.5.9.3.

Penetrations (Sec 714)

Ducts and air transfer openings - New (714.1.1)	No new ducts penetrate fire-resistance rated assemblies.
Fire-resistance-rated walls & horizontal assemblies – New & Existing (714.3.3.1.2 & 714.4.1.1.2)	Penetrations through rated wall and floor assemblies shall be protected by an approved penetration firestop system installed and tested in accordance with ASTM E 814 or UL 1479, with a minimum positive pressure differential of 0.01 inch of water. The system shall have an F rating for walls and F rating/T rating for horizontal assemblies of not less than 1 hour but not less than the required rating of the assembly being penetrated.
Nonfire-resistance-rated assemblies – New & Existing (714.4.2.1 & 714.4.2.2.	Noncombustible penetrating items through nonrated-assemblies that connect no more than five stories are permitted provided the annular space is filled to resist the free passage of flame and the products of combustion with an approved noncombustible material or with a fill, void or cavity material that is tested and classified for use in through-penetration firestop systems. Noncombustible and combustible penetrating items that connect not more than two stories are permitted provided the annular space is filled with an approved material to resist the free passage of flame and products of combustion.

Fire-Resistant Joint Systems (Sec 715)

Joints - New (715.1)	Joints between fire-resistance rated walls, floor or floor/ceiling assemblies and roofs or roof/ceiling assemblies shall be protected by an approved fire-resistant joint system design to resist the passage for fire for the time period not less than the required fire-resistance rating of the wall, floor or roof in or between which it is installed.

Opening Protections (Sec 716)

Fire Doors – New & Existing (716.5)	Approved fire doors shall have the fire protection rating indicated in Table 716.5, and shall be installed in accordance with the provisions of this sections and NFPA 80.

Ducts and Air Transfer Openings (Sec 717)

Fire Doors – New & Existing (716.5)	Approved fire doors shall have the fire protection rating indicated in Table 716.5, and shall be installed in accordance with the provisions of this sections and NFPA 80.

Concealed Spaces (Sec 718)

Fire Blocking – New & Renovated (718.2)	In combustible construction, fire blocking shall be installed to cut off concealed vertical and horizontal draft openings to form an effective barrier between floors, between top story and roof or attic space.
Fireblocking Locations (718.2.2-718.2.7)	1. Concealed walls spaces: • Vertically at the ceiling and floor levels • Horizontally at intervals not exceeding 10 feet 2. Connections between horizontal and vertical spaces. 3. Stairways: concealed spaces between stair stringers at top and bottom of run. 4. Ceiling and Floor Openings.
Draftstopping Locations (718.3.3 & 718.4.3)	Not required in building equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1.1.

Fire-Resistance Requirements for Plaster (Sec 719)

Existing wood lath is not addressed by this section. Existing wall assembly for church sanctuary spaces is wood lath and plaster. Sections will be repaired, but existing construction is proposed to remain in place for assembly spaces and existing stair – *See appeals 1 & 2.*

Thermal and Sound Insulation Materials (Sec 720)

Concealed Insulation (720.2)	Shall have a flame spread index of not more than 25 and a smoke developed index of not more than 450.

CHAPTER 8 – INTERIOR FINISHES

Interior Wall and Ceiling Finish Requirements by Occupancy (Table 803.9)

Occupancy Type	Exit enclosures and exit passage ways	Corridors	Rooms and enclosed spaces
A-3	B, sprinklered	B, sprinklered	C, sprinklered
E	B, sprinklered	C, sprinklered	C, sprinklered
S	C, sprinklered	C, Sprinklered	C, sprinklered

Interior Floor Finish (Sec 804)

Classification – New Flooring (804.2)	Floor finish and floor covering materials required by Section 804.2.3 to be of Class I or Class II materials shall be classified in accordance with NFPA 253.
Test Requirements (804.4.1)	Materials shall comply with the requirements of the DOC FF-1 "pill test" (CPSC 16 CFR Part 1630) or with ASTM D 2859.
Min. Critical Radiant Flux (804.4.2)	Materials in enclosures for stairways and corridors shall withstand a minimum radiant flux of not less than Class II in Groups A, E, and S.

Acoustical Ceiling Systems (Sec 808)

Suspended – New (808.1.1.1)	Shall be installed in accordance with the provisions of ASTM C 635 and ASTM C 636.

CHAPTER 9 – FIRE PROTECTION SYSTEMS

Automatic Sprinkler Systems (Sec 903)

Automatic Sprinkler (903.2.1)	An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section for Group A-3, the automatic sprinkler system shall be provided throughout the floor area where Group A-3 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy.
Group A-3 (903.1.3)	Automatic sprinkler system shall be required for A-3 occupancies where the following conditions exist: 1. The fire area > 12,000 SF; 2. the fire area has an occupant load > 300 or more; or 3. the fire area is located on a floor other than a level of exit discharge serving such occupancies
Group E (903.2.3)	Automatic sprinkler system shall be required for E occupancies where the following conditions exist:

1. The fire area > 12,000 SF.
2. Throughout every portion of educational buildings below the lowers level of exit discharge serving that portion of the building.

NFPA 13 Sprinkler System (903.3.1.1)	Automatic sprinklers will be installed throughout building in accordance with NFPA 13.

Portable Fire Extinguishers (Sec 906)

	Provided (Y/N)	Required/Optional List OSSC Sections	Min. Rated / Max. Floor Area per Unit of A / Areas of coverage / Max. Travel Dist.
Portable Fire Extinguishers (906.2)	Y	Required in new and existing Group A, E and S occupancies.	2-A / 1,500 SF / 11,250 SF / 75 ft.

Fire and Alarm Detection Systems (Sec 907)

Where required – new buildings and structures (907.2)	An approved fire alarm system installed in accordance with NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 thru 907.2.23 and provide occupant notification in accordance with Sec 907.5, unless other requirements are provided by another section of this code.
Group A (907.2.1)	A manual fire alarm system that activates the occupant notification system in accordance with Sec. 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more. Group A occupancies not separated from one another in accordance with Sec. 707.3.10 shall be considered as a single occupancy for the purposes of applying this Section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for Group E occupancy.
Group E (907.2.3)	A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of 907.5.2.2 and installed in accordance with Sec 907.6 shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors installed, such systems shall be connected to the building fire alarm system.

Occupant Notification Systems (907.5)	A fire alarm system shall annunciate at the fire alarm control unit and shall initiate occupant notification upon activation in accordance with Sections 907.5.1 thru 907.5.2.3.4.
Audible Alarms (907.5.2.1)	Audible alarms will be used.
Average Sound Pressure (907.5.2.1.1)	The audible alarm sound shall comply with this section.
Emergency voice/alarm comunication systems (907.5.2.2.2)	EV/AC systems required by this code shall be installed and designed per NPFA 72. This will be installed as required per Sec. 907.2.1 for Group A-3 occupancy with 300 or more occupants for the increased occupant load in the Founders Hall, Narthex, Gallery & Balcony.
Visible Alarms (907.5.2.3)	Visible alarm notification appliances will be installed for the existing system that is being upgraded.
Installation (907.6)	A fire alarm system shall be installed in accordance with section NFPA 72.
Carbon Monoxide Alarms (OFC 1103.9)	Not required for A & E occupancies

CHAPTER 10 – MEANS OF EGRESS

Occupant Load (Sec 1004, Table 1004.1.2 & Table 1015.1) – For Original Church Spaces

Room Name	Occ. Type	Floor Area (SF)	Load Factor	Occupants	No. of Req'd Exits (1015.1)
204 Narthex	A-3	914	7 net (Chairs Only)	131	2
208 Founder's Hall	A-3	2,046	7 net (Chairs Only)	293	2
Flr 2 Occ. Total				**424**	**2**
Occupants Per Exit				**424 / 2 = 212**	
301 Gallery	A-3	718	7 net (Chairs Only)	103	2
303 Balcony	A-3	497	7 net (Chairs Only)	71	2
Flr 3 Occ. Total				**174**	**2**
Occupants Per Exit				**174 / 2 = 87**	

Posting of Occupant Load (1004.3)	Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place.

Means of Egress Sizing (Sec 1005)

Stairways (1005.3.1) - Required Capacity	**Occupant load served by stairway X 0.2" per occupant = min. required width (inches)*** *0.2 inches allowed to be used in buildings equipped with an automatic sprinkler system and an emergency voice/alarm communications system.
Floor 3 - 302 Stair (New Stair 2)	(174/2) x 0.2" per occupant = 17.4", **44" min. per Sec. 1009.4**
Floor 2 - 202 Stair (New Stair 2)	(424/2) x 0.2" per occupant = 42.4", **44" min. per Sec. 1009.4**
Floor 3 to Floor 1 (New Stair 2)	New Stair Width: **52"**
Floor 3 – 314 Stair (Exist. Stair 1)	(174/2) x 0.2" per occupant = 17.4 inches, **44" min. per Sec. 1009.4**
Floor 3 to Floor 2	Exist. Stair 1 Width: **54"**
Floor 2 – 214 Stair (Exist. Stair 2)	[(424/2) + 89*] x 0.2" per occupant = **60.2"** *89 occupants come from the existing door into the stairwell from Corridor 221A, see FLS plans.
Floor 2 to Floor 1	Exist. Stair 1 Width: **70"**
Other egress components (1005.3.2) - Required Capacity	**Occupant load served by component X 0.15" per occupant = min. required width (inches)*** *0.15 inches allowed to be used in buildings equipped with an automatic sprinkler system and an emergency voice/alarm communications system.
Floor 3 – Balcony & Gallery Doors	(174/2) x 0.15" per occupant = 13.05", **32" min. per Sec. 1008.1.1** New Stair 2 New Door Width: **36"** Existing Stair 1 New Door Width: **72"**
Floor 2 – Founder's Hall Doors	(293/2) x 0.15" per occupant = 22.05", **32" min. per Sec. 1008.1.1** New Founder's Hall Doors: **72"** each
Floor 2 – Stair 1 & Stair 2 Doors	(424/2) x 0.15" per occupant = 31.8", **32" min. per Sec. 1008.1.1**

New Stair 2 Door: **36"**
New Stair 1 Door: **72"**

Means of Egress Illumination (Sec 1006)

Means of Egress Illumination (1006.1)	Shall be illuminated at all times the building spaces serving the means of egress are occupied.
Illumination level (1006.2)	Not less than 1 footcandle (11 lux) at the walking surface.
Emergency power for illumination (1006.3)	Shall be provided by the premises electrical supply.

Accessible Means of Egress (Sec 1007)

Accessible Means of Egress (1007)	Per Exception 1 of the section, an accessible means of egress is not required in alterations to existing buildings.
Elevators required (1007.2.1)	Not required for accessible means of egress for building per section.
Stairways (1007.3)	Per Exceptions 1 & 2 of this section, a clear width of 48" between handrails in buildings equipped throughout with an automatic sprinkler system is not required for the stair to be considered an accessible means of egress. Also, areas of refuge are not required in stairways in buildings equipped with an automatic sprinkler system.

Doors, Gates and Turnstiles (Sec 1008)

Size of doors (1008.1.1)	Door width minimum shall be sufficient for the occupant load and provide a min. clear width of 32".
Landings at doors (1008.1.6)	Doors in the fully open position on the landing shall not reduce a

Stairways (Sec 1009)

Interior Exit Stairways (1009.2)	Interior exit stairways shall lead directly to the exterior of the building or to an exit passageway.
Enclosure (1009.2.2)	Interior exit stairways shall be enclosed in accordance with the provisions of Sec.1022. – *See appeal 2.*
Exit Access Stairways (1009.3)	This section is not applicable.
Width (1009.4)	The width of the stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44".
Headroom (1009.5)	80" minimum headroom clearance required. Measured vertically from line connecting the edge of nosings.
Riser height and tread depth	Required riser height: 7" max. / 4" min.

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CODE APPEAL

FIRE LIFE SAFETY SUMMARY

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12.17.2018

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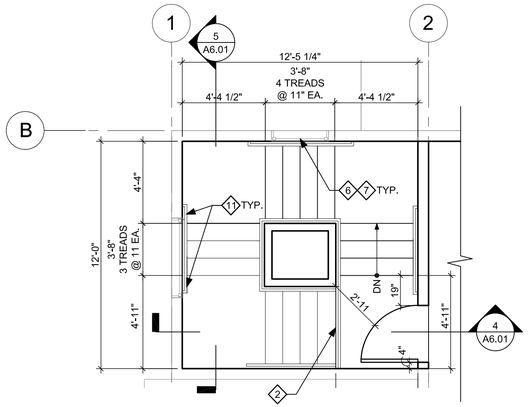
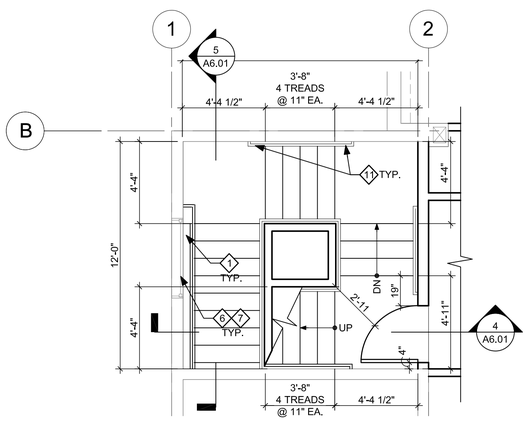


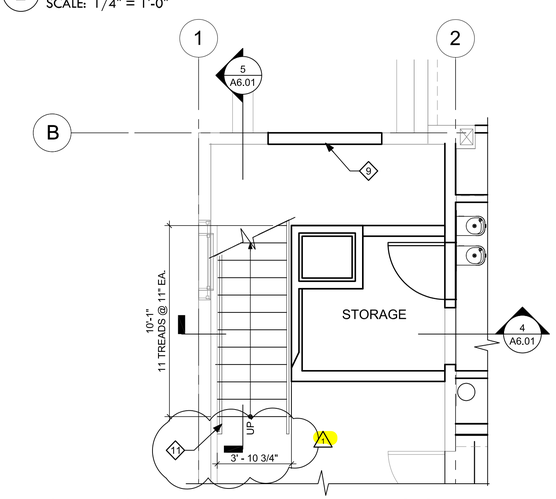
3 STAIR 2 ENLARGED PLAN - FLOOR 3

SCALE: 1/4" = 1'-0"



2 STAIR 2 ENLARGED PLAN - FLOOR 2

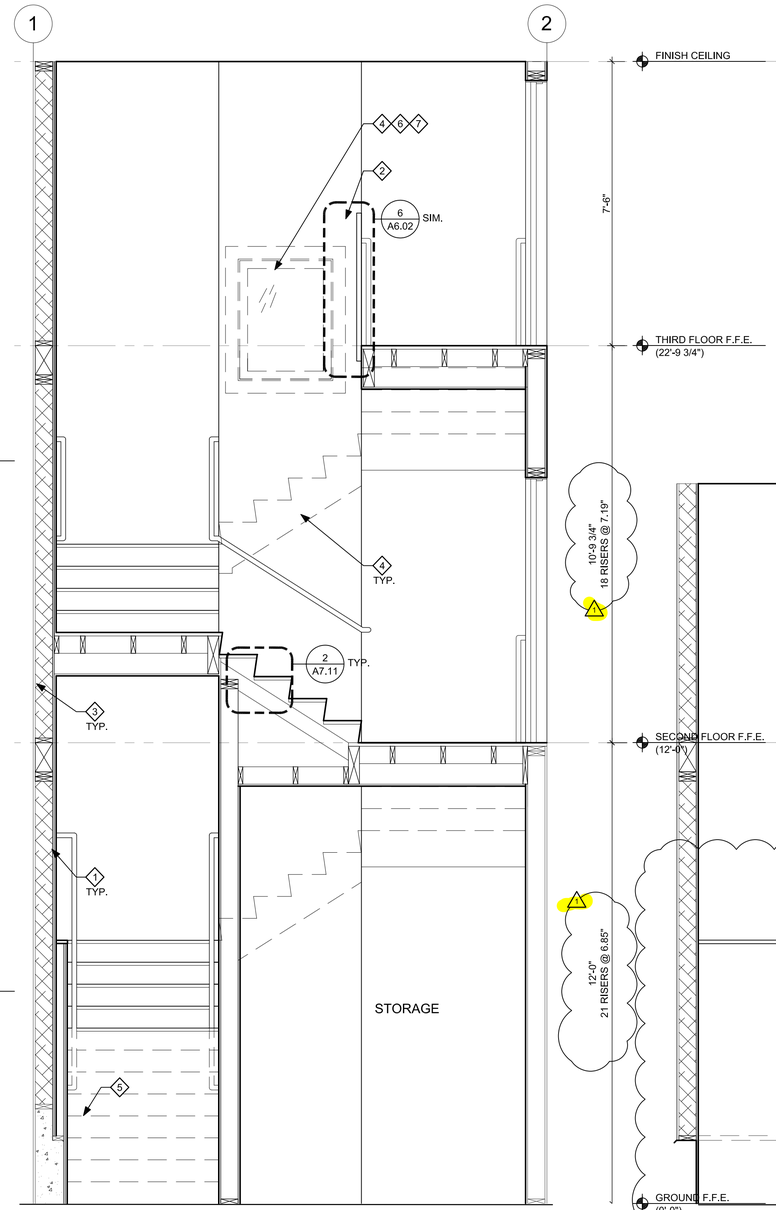
SCALE: 1/4" = 1'-0"



1 STAIR 2 ENLARGED PLAN - FLOOR 1

SCALE: 1/4" = 1'-0"

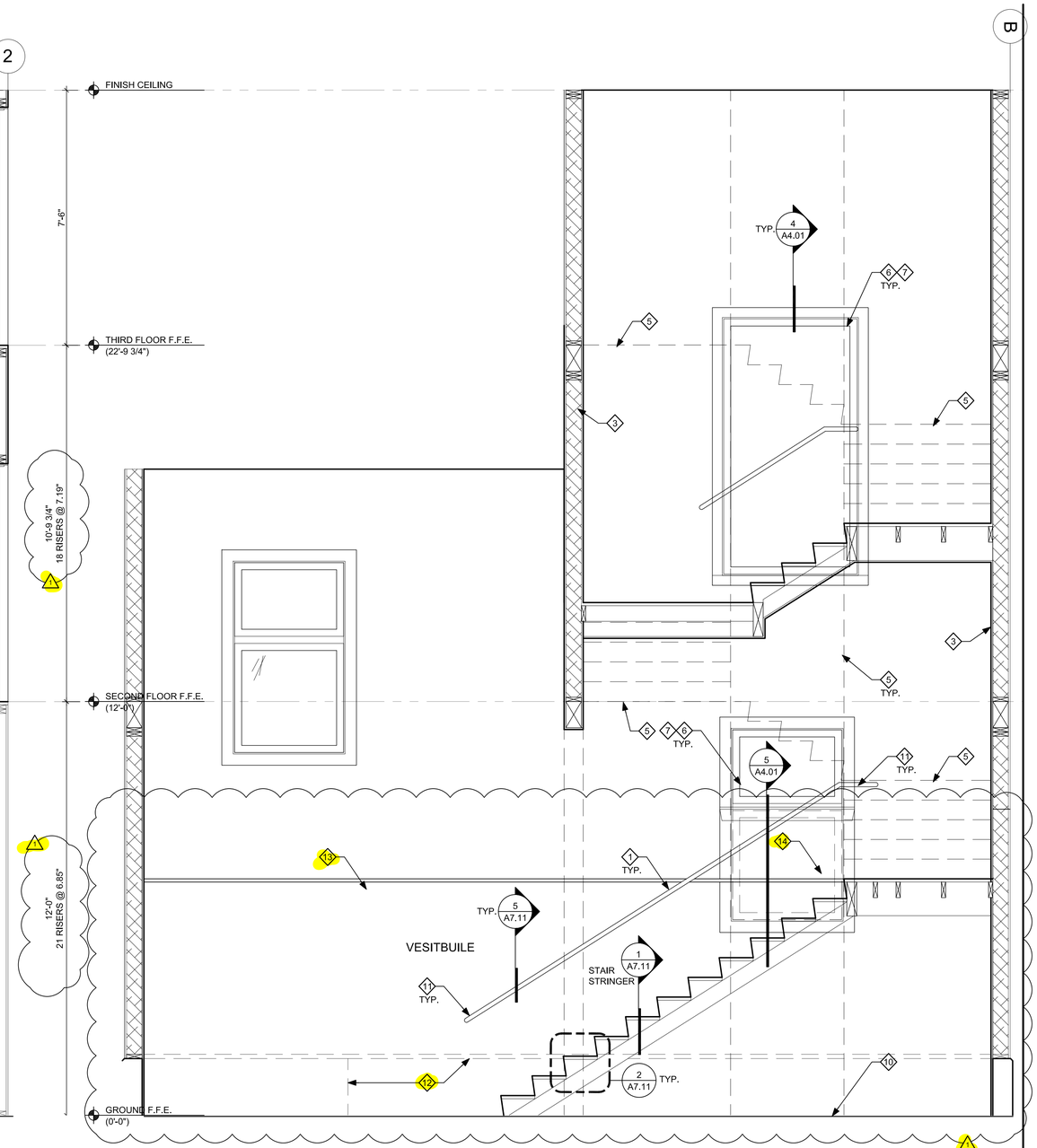
0 1" 2"
0 4'-0" 8'-0"



4 STAIR 2 SECTION

SCALE: 1/2" = 1'-0"

0 1" 2"
0 2'-0" 4'-0"



5 STAIR 2 SECTION

SCALE: 1/2" = 1'-0"

0 1" 2"
0 2'-0" 4'-0"

GENERAL NOTES

A. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. DIMENSIONS ARE TO FACE OF FINISHES UNLESS OTHERWISE NOTED.

C. SEE STRUCTURAL DRAWINGS FOR STAIR AND WALL CONSTRUCTION.

D. SEE BUILDING FLOOR PLANS AND WALL SECTIONS FOR ASSEMBLY TYPES.

KEYNOTES

SCOPE DESCRIPTION

1. WOOD HANDRAIL.
2. 42"H WOOD GUARDRAIL AT OPEN SIDE OF LANDING.
3. ADD INSULATION TO EXTERIOR WALL CAVITIES.
4. OBJECT BEHIND WALL.
5. OBJECT IN FRONT OF SECTION CUT.
6. REPLACE GLAZING IN EXISTING WINDOW - SEE WINDOW SCHEDULE.
7. NEW WOOD TRIM - MATCH EXISTING.
8. NOT USED.
9. INFILL EXISTING WALL OPENING BEHIND EXTERIOR DOORS AND FINISH INTERIOR SIDE WITH GYPSUM BOARD - DOORS TO REMAIN.
10. NEW FLOOR CONSTRUCTION BELOW STAIR PER STRUCTURAL - MATCH FLOOR ELEVATION AT VESTIBULE.
11. HANDRAIL EXTENSION - SEE DETAIL 3/A7.11 FOR TYPICAL DIMENSIONS
12. 4"DEEP X20" HIGH THICKENED CONCRETE FOUNDATION WALL.
13. 4" FURRED OUT WALL TO MATCH THICKENED WALL BELOW. WOOD CAP TO MATCH STAIR TREADS.
14. INFILL LOWER SASH OF WINDOW. SEE DETAIL NOTED.

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MADELEINE PARISH CENTER RENOVATION

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3123 NE 24TH AVENUE PORTLAND, OR

CODE APPEAL

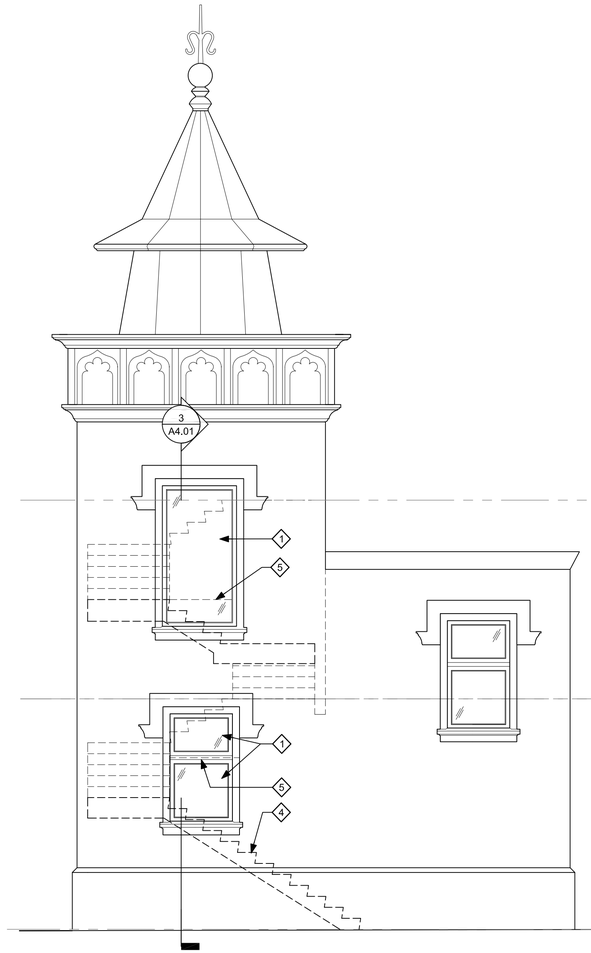
ENLARGED STAIR 2
PLANS & SECTIONS

PROJ NO.
16052

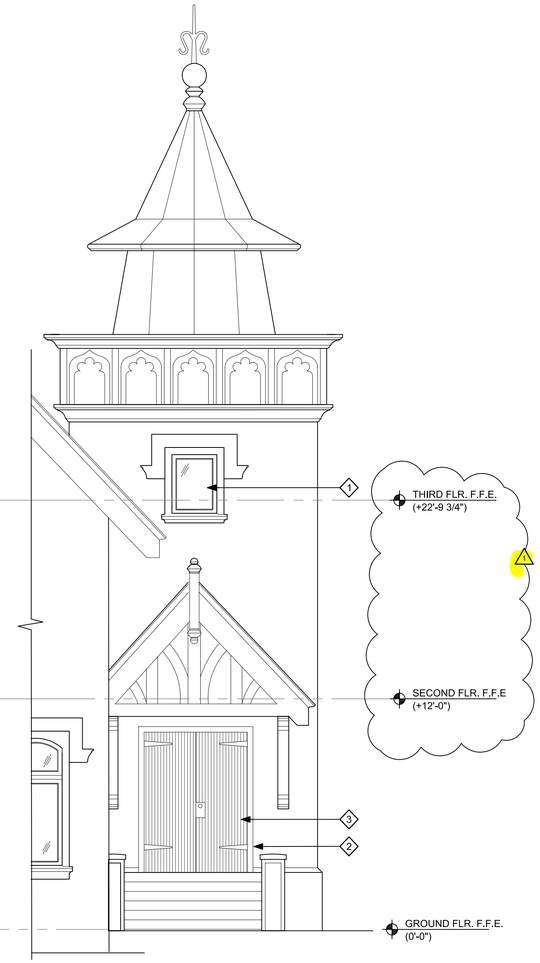
12.17.2018

1 CODE APPEAL
CHANGES 12.17.18
PERMIT #
2018-125480-000-00-CO

A6.01



1 PART. ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2 PART. ELEVATION - WEST
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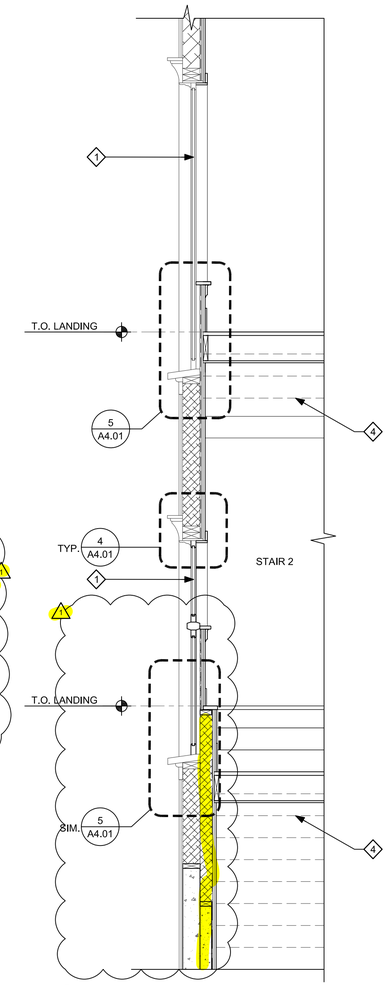
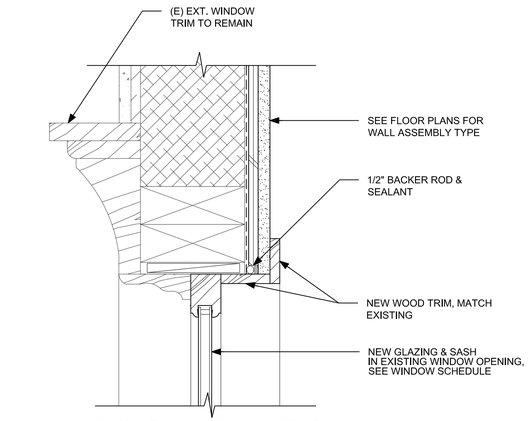
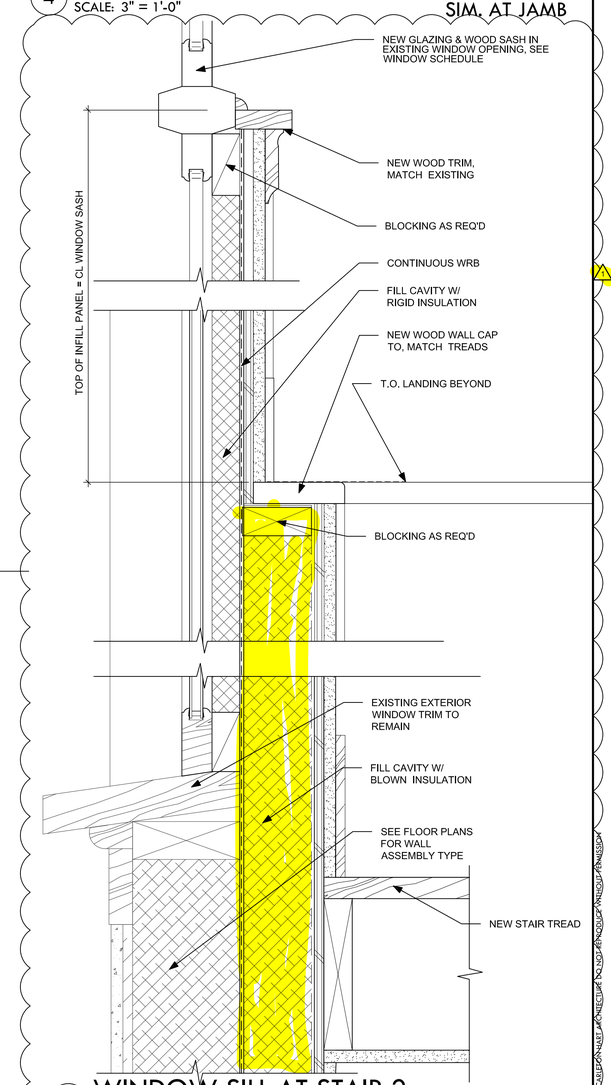


3 SECTION @ STAIR
SCALE: 1/2" = 1'-0"



4 WINDOW HEAD, TYP.
SCALE: 3" = 1'-0"

SIM. AT JAMB



5 WINDOW SILL AT STAIR 2
SCALE: 3" = 1'-0"

GENERAL NOTES

A. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. DIMENSIONS ARE TO FACE OF FINISHES UNLESS OTHERWISE NOTED.

C. PATCH/REPAIR AND PAINT ALL INTERIOR WALLS AND CEILINGS IN AREAS OF RENOVATION WORK; MATCH EXISTING FINISH/TEXTURE.

D. SEE STRUCTURAL DRAWINGS FOR STAIR AND WALL CONSTRUCTION.

EXT. ELEVATION & WALL SECTION KEYNOTES

SCOPE DESCRIPTION

1. REPLACE GLAZING IN (E) WINDOW, SEE WINDOW SCHEDULE. INSTALL GLAZING IN NEW WOOD SASH TO MATCH EXISTING.
2. EXISTING CEMENT PLASTER SIDING, PATCH AS REQUIRED.
3. INFILL EXISTING DOOR OPENING WITH FRAMING AND INSULATION. SALVAGE DOORS AND FRAME TO MOUNT TO EXTERIOR WALL TO MATCH LOOK OF EXISTING CONDITION.
4. OUTLINE OF INTERIOR STAIR, BEYOND.
5. HEIGHT OF NEW INTERIOR WINDOW SILL, BEYOND

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CODE APPEAL

EXTERIOR ELEVATIONS

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1 CODE APPEAL
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