

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>)



APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 18876 (1/16/19) for additional information

Appeal ID: 18976	Project Address: 1015 NW 22nd Ave
Hearing Date: 2/6/19	Appellant Name: Marc Seguela
Case No.: B-026	Appellant Phone: 503-239-7377
Appeal Type: Building	Plans Examiner/Inspector: Jeff Rago
Project Type: commercial	Stories: 6 Occupancy: I-2 Construction Type: 1-A
Building/Business Name: Good Samaritan Medical Center	Fire Sprinklers: Yes - Fully sprinklered
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 18-251464-FA
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: I-2 Hospital

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 3404.1

Requires Alterations for existing buildings) indicates Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than it was prior to the alteration.

Proposed Design

- The 6th floor central area Fire and Life safety plan will be up-dated to 2014 OSSC and 2012 NFPA 101, Chapter 19 code requirements.
- The Hospital intends to extend these updates throughout the building floors and fire compartments over time, updating to new fire code requirements (by fire compartment) as they occur and updating the Fire and Life Safety plan with the City as work occurs.
- Quick response sprinkler heads replace all standard response sprinklers throughout all areas (the work at 6th Floor central is already completed)
- Corridor walls: de-rated from 1-hour fire rating to 0-hour smoke partitions. Must remain full height (at least one layer of gypsum wallboard) to resist passage of smoke. Existing walls will remain in place as full height, with two layers of 5/8" type x gyp. Wall labels will be re-stenciled to 0-hour smoke partitions.
- Corridor wall fire dampers: No dampers required, resist the passage of smoke, Smoke Seal all penetrations. (Note: Owner prefers to maintain Fire Caulking at all penetrations throughout the Hospital) Decommissioned dampers remaining in place, receive permanent signage designating the damper as no longer in service.
- Corridor Doors: Existing doors will remain in place but may be considered as unrated. Must resist passage of smoke.
- Smoke compartment walls: 20 minute Rated Doors. Full height, 1- hour fire rated walls with 5/8" GBX each side full height.
- Shaft walls: 90 minute Rated Doors and 2- hour fire rated walls remain in place. New electronic actuated fire and smoke dampers will be installed as required to replace older fusible link type

dampers.

- Hazard rooms protected per 2014 OSSC and 2012 NFPA 101 chapter 19 throughout.
- Miscellaneous work includes replacement of existing fusible link type dampers with new electronic actuated dampers. Smoke sealing at wall partitions.

Reason for alternative As the corridor and some former rated walls of 6th floor central are no longer required to maintain the fire ratings previously dictated, the fire and smoke dampers within those walls are redundant, but remain in place. Decommissioning of the dampers simplifies the HVAC system sequence of operations, the fire alarm system and reduces maintenance and upkeep effort for all of these systems.

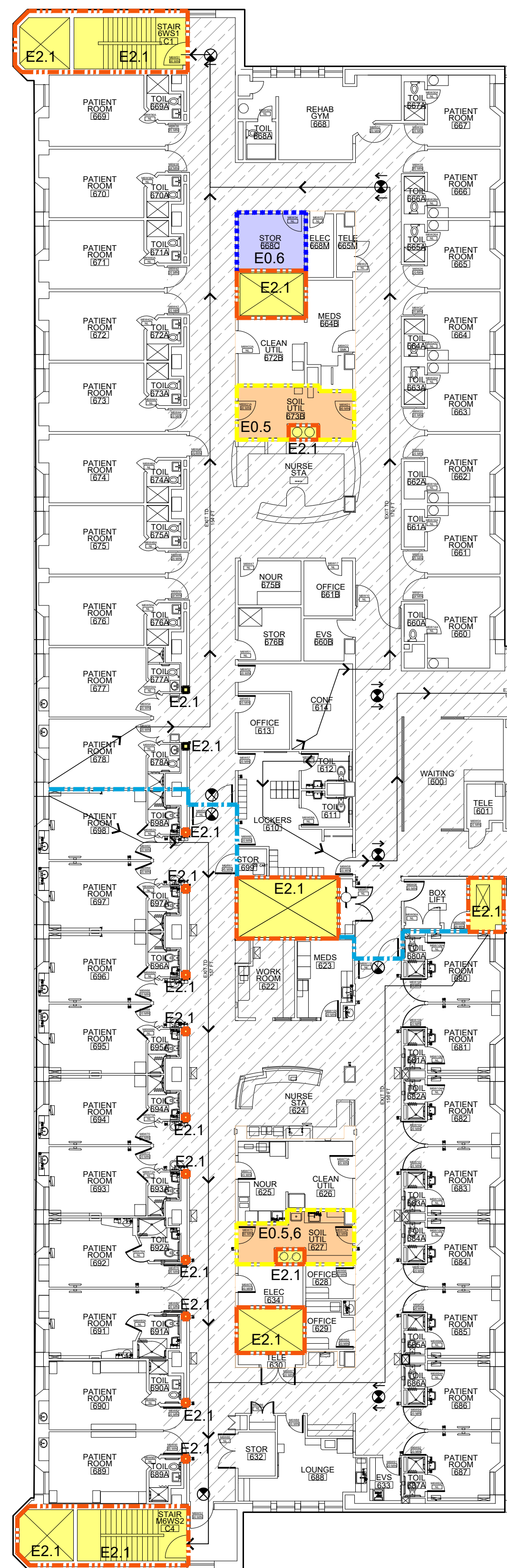
Note: Additional information for schedule and scope of work attached for this appeal reconsideration request as of Monday, 2-4-19

APPEAL DECISION

Alterations to 6th floor of UBC building with upgrades to meet 2014 OSSC requirements: Granted provided a UBC / OSSC code comparison is completed as part of the Life Safety plan review. Appellant may contact Jeff Rago (503-823-1079) for assistance.

The Administrative Appeal Board finds with the conditions noted, 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.



SIXTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

OCCUPANCY SUMMARY

	PRIMARY USE	AREA SF	OCC LOAD FACTOR	OCC LOAD
I2	OUTPATIENT	-	240	-
I2	INPATIENT	-	100	-
I2	SLEEPING	46,397	120	387
	TOTAL			387

EXITING SUMMARY

EXIT	DOORS @ 2" PER OCC		STAIRS @ .3" PER OCC	
	WIDTH (INCHES)	CAPACITY	WIDTH (INCHES)	CAPACITY
A1	40	200	60	200
A2	40	170	60	200
B2	34	170	48	160
C1	34	170	48	160
C4	34	170	48	160
	TOTAL PROVIDED			880
	TOTAL REQUIRED			387

**TRAVEL DISTANCE
OSSC TABLE 1016.2**

OCCUPANCY	MAX DIST
I2	200 FEET
A, F1, S1	250 FEET
B	300 FEET
F2, S2	400 FEET

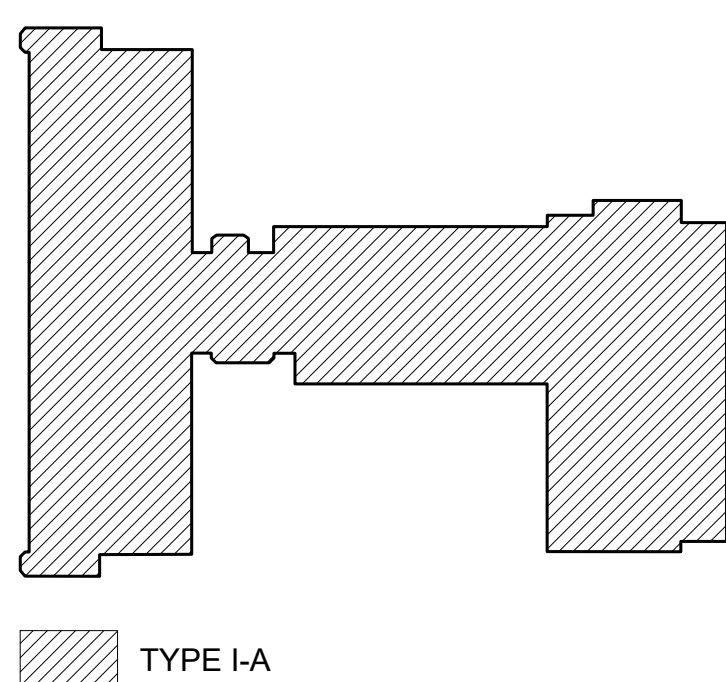
**OCCUPANCY SEPARATIONS
OSSC TABLE 508.4**

	A	B	F1	S1	S2	I2
A	--	1	1	1	N	2
B	1	--	N	N	1	2
F1	1	N	--	N	1	2
S1	1	N	N	--	1	2
S2	N	1	1	1	--	2
I2	2	2	2	2	2	--

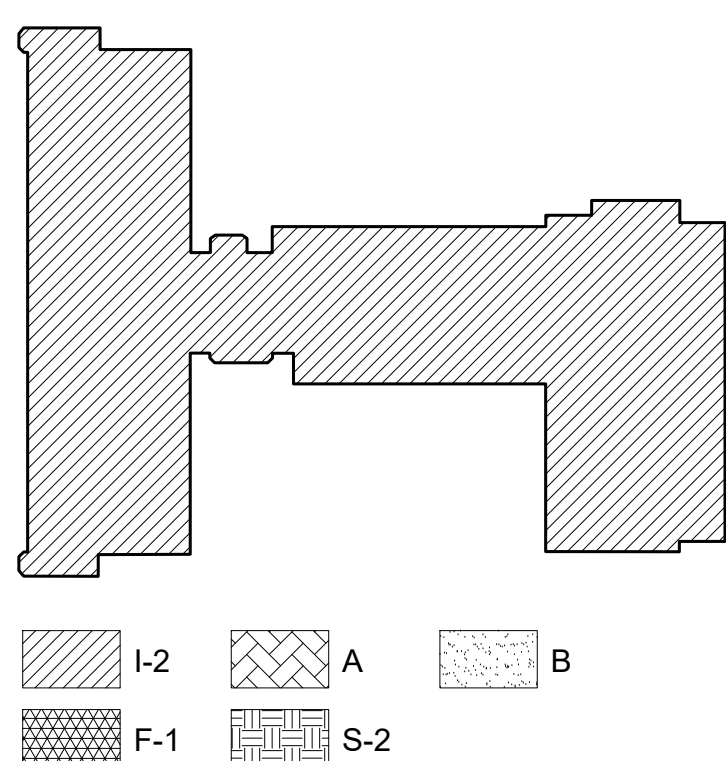
OCCUPANCY CLASSIFICATIONS

A-2 ASSEMBLY - RESTAURANTS, CAFETERIAS
A-3 ASSEMBLY - PLACES OF WORSHIP, COMMUNITY HALLS
B BUSINESS - OFFICE, LABORATORY, OUTPATIENT CLINIC
F-1 FACTORY, MODERATE HAZARD - BAKERY, FOOD PROCESSING, COMMERCIAL KITCHEN, MACHINERY, WOODWORKING
I-2 INSTITUTIONAL - HOSPITALS
S-1 STORAGE, MODERATE HAZARD - BOOKS, CLOTHING, CARDBOARD, LUMBER, SOAPS, UPHOLSTERY, MATTRESSES
S-2 STORAGE, LOW HAZARD - BEVERAGES, FOOD PRODUCTS, METAL, APPLIANCES

CONSTRUCTION TYPE

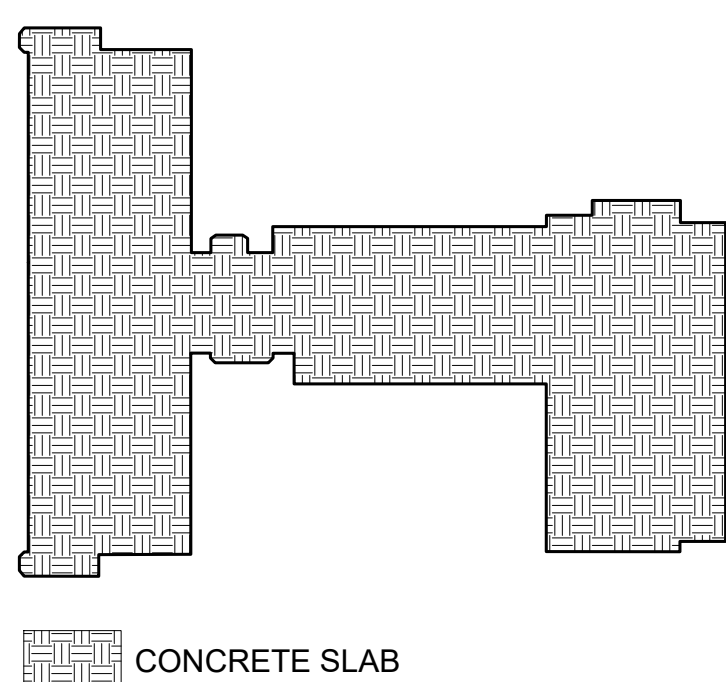


OCCUPANCY TYPE

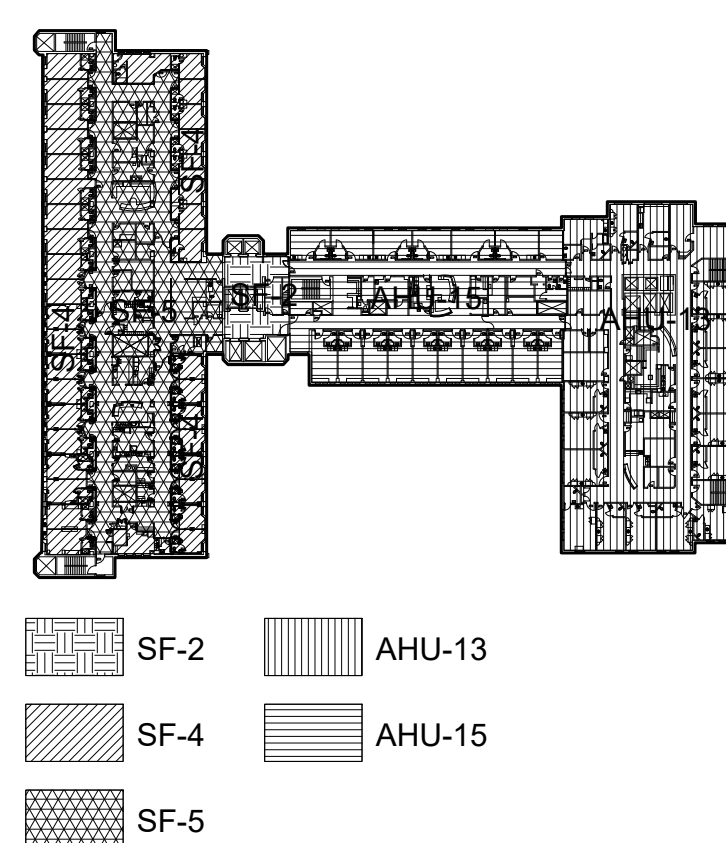


508.3 NONSEPARATED OCCUPANCIES. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THE SPACE. THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 SHALL APPLY TO THE TOTAL NONSEPARATED AREA.
503.3.3 NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

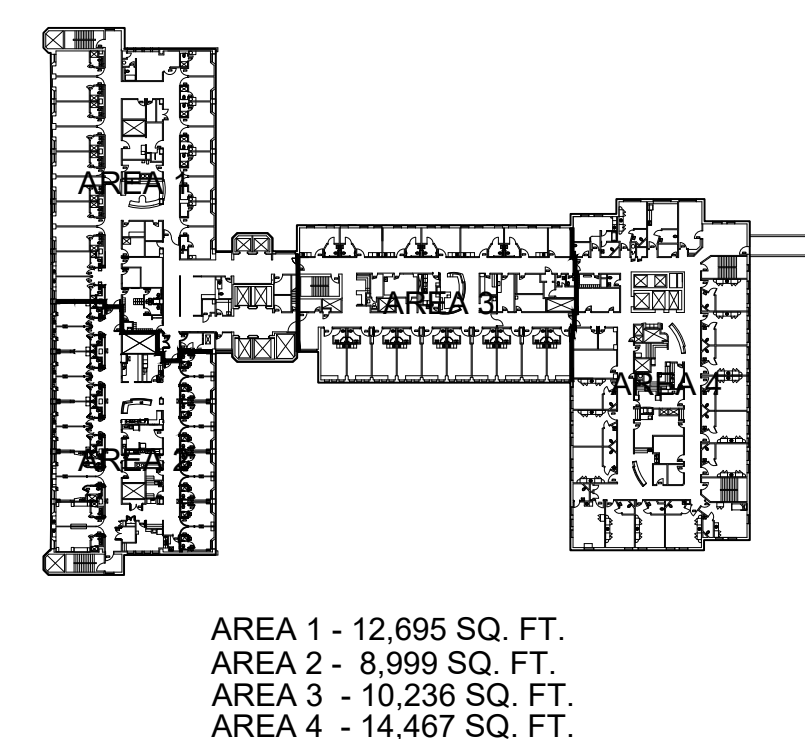
FLOOR CONSTRUCTION



HVAC COMPARTMENTS

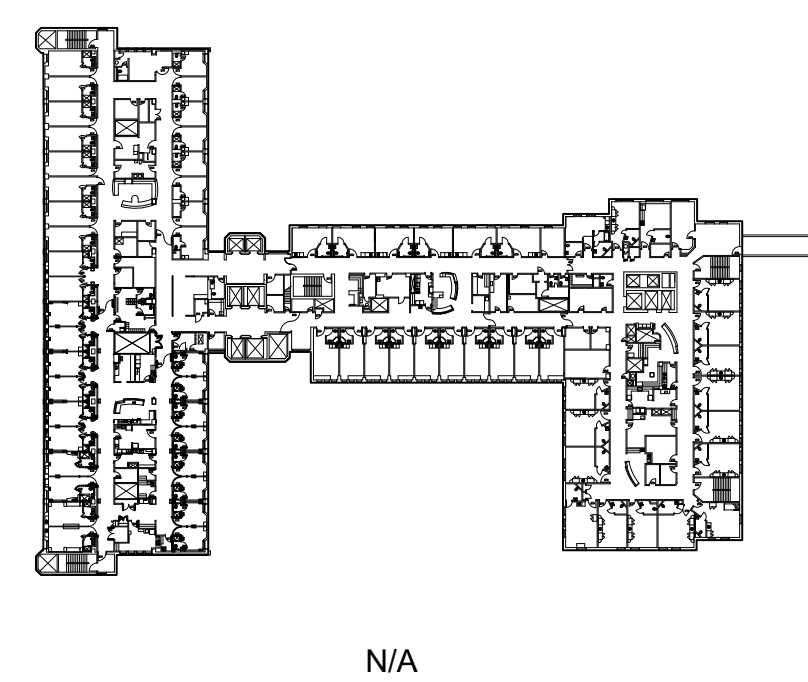


SMOKE COMPARTMENTS



407.5 SMOKE BARRIERS SHALL BE PROVIDED TO SUBDIVIDE EVERY STORY USED BY PERSONS RECEIVING CARE, TREATMENT OR SLEEPING WITH AN OCCUPANT LOAD GREATER THAN 50 INTO NO FEWER THAN 2 SMOKE COMPARTMENTS WITH AN AREA OF NO MORE THAN 22,500 SF.
NPPA 101, 19.3.7.1: SMOKE BARRIERS SHALL DIVIDE EVERY STORY WITH >30 PATIENTS INTO NOT LESS THAN 2 SMOKE COMPARTMENTS. MAX COMPARTMENT SIZE = 22,500 SF

SUITES



LEGEND

2-HR FIRE WALL	2-HR FIRE BARRIER WALL	1-HR SMOKE BARRIER WALL	1-HR SMOKE PARTITION WALL	1-HR FIRE BARRIER WALL	1-HR FIRE PARTITION WALL	0-HR SMOKE PARTITION	NON RATED - NON COMBUSTIBLE WALL
----------------	------------------------	-------------------------	---------------------------	------------------------	--------------------------	----------------------	----------------------------------

KEY	DESCRIPTION	CODE REF	DOOR RATING
	0 HOUR, SMOKE PARTITION (OR SPRINKLER HEADS)	A5	0 HR**
** POSITIVE LATCH, NO CLOSER			

**EXISTING FACILITIES
NFPA CHAPTER 19**

KEY	DESCRIPTION	CODE REF	DOOR RATING
	HAZARD PROTECTED ROOMS (FIRE BARRIER REDUCED TO SMOKE PARTITION WITH SPRINKLERS, NFPA 101 19.3.2.1.2)		
E0.1	BOILER/HEATER	B1	20 MIN
E0.2	LAUNDRY	B2	20 MIN
E0.3	PAINT SHOP	B3	20 MIN
E0.4	REPAIR SHOP	B4	20 MIN
E0.5	STORAGE	B5	20 MIN
E0.7	LABORATORY	B7	20 MIN

**NEW FACILITIES
NFPA CHAPTER 18**

KEY	DESCRIPTION	CODE REF	DOOR RATING
	HAZARD PROTECTED ROOMS (FIRE BARRIER)		
E0.8	BOILER	B1	45 MIN
E0.9	LAUNDRY	B2	45 MIN
E0.10	PAINT SHOP	B3	45 MIN
E0.11	REPAIR SHOP	B4	45 MIN
E0.13	STORAGE	B6	45 MIN
E0.14	LABORATORY	B7	45 MIN

**INCIDENTAL USE (HAZARD)
(2014 OSSC TABLE 509)**

KEY	DESCRIPTION	CODE REF	DOOR RATING
E0.15	CHILLER / REFRIGERANT BOILER / FURNACE	A1	SMOKE SMOKE

FIRE BARRIER PROTECTED ROOMS (1 HOUR)

KEY	DESCRIPTION	CODE REF	DOOR RATING
E0.5	WASTE / SOIL LINEN ELECTRICAL ROOMS	A1	45 MIN
E1.2	GAS CYLINDER STORAGE	C2	45 MIN

FIRE BARRIER PROTECTED ROOMS (2 HOUR)

KEY	DESCRIPTION	CODE REF	DOOR RATING
E2.1	SHAFTS (ELEVATOR, STAIR)	A2	90 MIN
E2.2	ELEVATOR MACHINE ROOM	A3	90 MIN
E2.3	HYDROGEN CUT OFF ROOM	A1	90 MIN
E2.4	BATTERY STORAGE	A1	90 MIN
E2.5	EMERGENCY POWER SYSTEM	C3	90 MIN

CODE REFERENCES

A1: OSSC TABLE 509 INCIDENTAL USES
A2: OSSC 713.4 SHAFT ENCLOSURES
A3: OSSC 3006.4 ELEVATOR MACHINE ROOMS
OSSC 3006.4.2 ELEVATOR MACH. RM. (NO RATING)
A4: OSSC 3412.6.5 CORRIDOR WALLS EXISTING
A5: OSSC 407.3 CORRIDOR WALLS (1/2, NEW)
OSSC 1016.1 (GRP A, B, E, F, M, S, U)
A6: OSSC 508.2 INCIDENTAL USES (UP TO 2010)

B1: NFPA 101 19.3.2.1.5 (1) BOILER
B2: NFPA 101 19.3.2.1.5 (2) LAUNDRIES
B3: NFPA 101 19.3.2.1.5 (3) PAINT SHOP
B4: NFPA 101 19.3.2.1.5 (4) REPAIR SHOP
B5: NFPA 101 19.3.2.1.5 (5-6) WASTE, SOIL LINEN
B6: NFPA 101 19.3.2.1.5 (7) STORAGE
B7: NFPA 101 19.3.2.1.5 (8) LABORATORY

C1: OSSC 450.21B TRANSFORMERS >112.5 KVA
C2: NFPA 99, 5.1.3.3.2 GAS STORAGE
C3: NFPA 110 STANDARD FOR EMERGENCY POWER

EXIT SIGNS	HATCH INDICATES LIGHTED SIDES
ARROW INDICATES DIRECTION OF TRAVEL TO EXIT	
ELECTRONIC DOOR SECURITY LOCKS	RELEASED UPON ACTIVATION OF THE FIRE ALARM SYSTEM
IN ANY COMPARTMENT ZONE, HATCH INDICATES CONTROL SIDE	
FIRE EXTINGUISHER CABINET	
FIRE EXTINGUISHER:	H (HALON), NF (NON-FERROUS), K (DRY CHEMICAL)
FIRE PULL	
MAIN SPRINKLER RISER	
MASTER FIRE ALARM PANEL	
FIRE ALARM SUB-PANEL	
EMERGENCY OXYGEN SUPPLY CONNECTION	
FIRE SHUTTER	
MEDICAL GAS ALARM PANEL	
MEDICAL GAS SHUT OFF PANEL	
EMERGENCY BOILER SHUT OFF	
TOTAL TRAVEL DISTANCE TO AN EXIT	TRAVEL DISTANCE WITHIN A SMOKE COMPARTMENT TO AN EXIT (MAX DISTANCE: 1/2 = 200'-0")
TRAVEL DISTANCE WITHIN A SUITE	COMPARTMENT TO AN EXIT (MAX DISTANCE: 1/2 = 100'-0")
EXIT ACCESS	HORIZONTAL EXIT
TRANSFORMER > 112.5KVA	



January 24, 2019

Jeff Rago
FPP-Senior Building Inspector
City of Portland-Bureau of Development Services
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

Re: Legacy Good Samaritan Medical Center
Facility Fire Life Safety Update
Portland Oregon

Dear Mr. Rago,

This letter is to inform you that Legacy Good Samaritan Medical Center has completed a full code update to their Fire Life Safety Plans based on the 2014 OSSC (2012 IBC). Based on this LGSMC now wants to proceed with the necessary plan improvements based on the updated FLS documents. The prior set of LGSMC FLS was completed by ZGF Architect dated.

Here is our overview of the changes:

Chapter 34, specifically 3401.4.2:

- Except as provided by section 3404.4 or this section, alternatives to any building or structure **shall comply with new requirements for construction**. Alternatives shall be such that the existing building or structure is no less than complying with the provisions of this code then the existing building or structure was prior to the alteration.

The new FLS is updated to reflect current code for the entire building. What has not changed between UBC and IBC are the following:

- Construction Type
- Occupancy Type
- Exiting and number of Exits
- Fire Resistance Rating Requirements for Building Elements
- Shafts for Stairs, Elevator and Mechanical systems
- Sprinklers
- Fire Alarm

What the new FLS has changed:

- Replacement of Sprinkler Heads to QR Sprinkler Heads per NFPA 13 per each smoke compartment that is modified to comply with IBC
- Smoke Barriers Walls where current code allows the new 200' exit length from the original 150', maintain max area of 22,500 SF/smoke compartment
- 1 Hour Fire Barrier (Hazard Rooms) No dampers required for 1 Hour Fire Barriers where the HVAC system is a fully ducted system from appliance to inlets and outlets.

- Corridors will be non-rated non-combustible Smoke Partition, resisting the passage of smoke
- HVAC System:
- The current HVAC System is a Passive System and not a Smoke Controlled System.
 - Fire Alarm Systems are set up into zones for alarming purposes
 - Project Team/Owner has provided an ICRA and ILSM for construction activities which is typical for all construction projects.
 - We are only proposing to identify all of our wall ratings based on current code and modify those walls accordingly. This means the following:
 - **2 – Hour Fire Barriers:** Repair existing 2 – Hour Fire Barrier Walls to comply with current code (2 layers of Type X Gyp Bd on each side of wall full height from floor to structure above. Provide dampers and fire caulking at penetrations as required.
 - **1 – Hour Fire Barriers:** Repair existing 1 Hour Rated Fire Barrier Walls to comply with current code (1 layer of Type X Gyp Bd on each side of wall full height from floor to structure above. Remove dampers and provide fire caulking at penetrations.
 - **1 – Hour Smoke Barriers:** Repair existing 1 Hour Rated Smoke Barrier Walls to comply with current code (1 layer of Type X Gyp Bd on each side of wall full height from floor to structure above. Provide dampers and provide fire caulking at penetrations.
 - **Non Rated Smoke Partition Walls:** Repair existing Smoke Partition Walls to comply with current code (1 layer of Type X Gyp Bd on one side of wall full height from floor to structure above. Remove dampers and fire caulking all wall penetrations to resist the passage of smoke
 - Modify Fire Alarm System as required at remove damper locations
 - Estimated Project Schedule:
 - There are **28** Smoke Compartment within the Hospital licensed Facility.
 - Design Process for each smoke Compartment:
 - Design and Documentation – 2 Months
 - Permitting – 1 Month
 - Phased Construction – 4 Months (average assumption)
 - Duration between Construction projects - 3 Months
 - **TOTAL Estimated Time per Smoke Compartment – 10 Months**
 - **TOTAL Estimated Time for Full Compliance for entire Building – 280 Months**
 - We are also requesting that a single Building Waiver/Appeal be applied to the entire Building so we can reference to that Building Appeal/Waiver for all of the upcoming projects that will upgrade each smoke compartment.
 - If our appeal time length exceeds what has been estimated above then we will re-appeal for that next project submittal.

I would happy to discuss in further detail.

Sincerely
 Jon M. Anderson AIA, NCARB, AIBC
 Principal - Owner
 Anderson Dabrowski Architects, LLC