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 - Reconsideration of IDs 18962 and 19041

Appeal ID: 20508	**Project Address:** 631 SE Taylor St
Hearing Date: 6/12/19	**Appellant Name:** Kathy Johnson
Case No.: B-012	**Appellant Phone:** 503.477.9165
Appeal Type: Building	**Plans Examiner/Inspector:** Steven Mortensen, Ed Marihart
Project Type: commercial	**Stories:** 3 **Occupancy:** (E) B and R-2 to remain **Construction Type:** (E) V-B
Building/Business Name: The Rose Apartments	**Fire Sprinklers:** Yes - proposed throughout
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 19-131894-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4]	**Proposed use:** Existing B and R-2 to remain

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	508.2.3 Allowable building area and height.
Requires	The allowable building area and height of the building shall be based on the allowable building area and height for the main occupancy in accordance with Section 503.1. The height of each accessory occupancy shall not exceed the tabular values in Table 503, without increases in accordance with Section 504 for such accessory occupancies. The building area of the accessory occupancies shall be in accordance with Section 508.2.1.
Proposed Design	Accessory S-1 and S-2 rooms within the primary B occupancy area on the Ground Story will not be counted toward the allowable number of stories per 2018 IBC Section 508.2.3. The basement S-1 area will be separated from the Ground-Third stories with a 1-hour horizontal assembly as shown on G016. The Ground -Third stories will be treated as non-separated per Section 508.3, based on the main R-2 and B occupancies. R-2 is the more restrictive occupancy. See NON-SEPARATED OCCUPANCIES table on Sheet G010.
Reason for alternative	This appeal is in response to a Life Safety checksheet item requiring that S-1 and S-2 accessory spaces on the Ground Story be considered in evaluating the allowable number of stories. The language in the 2012 IBC/2014 OSSC Section 508.2.3 is not clear with regard to the number of allowable stories for accessory occupancies. Jones Architecture has talked to ICC Code Opinions staff for interpretation of the 2012 IBC section. The IBC Code Opinions staff do not interpret the intention of this section to require small accessory spaces to count toward the allowable number of stories.

Oregon will adopt the 2018 IBC later this year. The 2018 IBC clarifies this section with explicit language to exclude accessory occupancies from the allowable number of stories. The 2018 Section is worded as follows:

508.2.2 Allowable Building Height. The allowable height and number of stories of the building containing accessory occupancies shall be in accordance with Section 504 for the main occupancy of the building.

The building is an existing 3-story URM structure containing 57 sleeping units and one dwelling unit for extremely low-income, previously homeless women. The ground story contains administrative use areas that support operations of the residential use. The primary project goal of the project is to complete a full voluntary ASCE 41 BPOE structural seismic upgrade to allow the building to remain in service to provide much-needed stable, very affordable housing for a vulnerable population. Due to the intrusive nature of the seismic upgrade, life safety, fire, accessibility and building systems upgrades are also being completed at the same time. The Owner is REACH CDC, a non-profit organization that is receiving limited public funding to pay for this project.

The building is considered Type V-B construction despite its URM status because the three existing courtyard walls are wood-framed with brick veneer. The perimeter walls are solid unreinforced masonry. The main occupancies of the building are R-2 and B. The building complies with the allowable area, height and number of stories for nonseparated occupancies for these groups for V-B construction. The ground story accessory areas are the Bike Room and Food Pantry (S-2) and the Recycling Room and exterior Trash Enclosure (S-1). The ground story S-1 area is 188 SF, 2% of the overall ground story area. If this very small amount of area is counted toward the allowable number of stories, it would be considered the most restrictive use and the existing height would not comply with the allowable stories for V-B construction. As a result, more extensive and complex separations would be required. There would be an increased cost to accomplish the more extensive separations. Shifting the cost to a more extensive separation that is not the intention of Section 508.2.3 will reduce the amount of funds that can go to other building upgrades.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full NFPA 13 sprinkler system throughout, fire alarm upgrades, extensive additional life safety upgrades and accessibility upgrades. These scope items substantially increase the overall safety of the building from its existing condition.

Not counting the small recycling room and exterior trash enclosure toward the allowable number of stories meets the explicit intention of the 2018 IBC and does not impose increased risk on the building.

Appeal item 2

Code Section	703.3 Alternative methods for determining fire resistance.
Requires	703.3 Alternative methods for determining fire resistance. The application of any of the alternative methods listed in this section shall be based on the fire exposure and acceptance criteria specified in ASTM E 119 or UL 263. The required fire resistance of a building element, component or assembly shall be permitted to be established by any of the following methods or procedures: Fire-resistance designs documented in sources. Prescriptive designs of fire-resistance-rated building elements, components or assemblies as prescribed in Section 721. Calculations in accordance with Section 722.

	Engineering analysis based on a comparison of building element, component or assemblies designs having fire-resistance ratings as determined by the test procedures set forth in ASTM E 119 or UL 263. Alternative protection methods as allowed by Section 104.11.
Proposed Design	The Owner seeks to remove the building from the Chapter 13 program. There is a pending appeal on file for this: Appeal #18962. We have several proposed alternative fire rated assemblies that meet the fire resistance rating requirements but do not match designs documented in sources, prescriptive designs found in OSSC Section 721 or Calculations in accordance with OSSC Section 722. The assemblies are: W11 – 2-hour fire barrier X2 – ½-hour fire partition F8 – 1-hour horizontal assembly F11 – 1-hour horizontal assembly F12 – 1-hour horizontal assembly F14 – 2-hour horizontal assembly F15 – 2-hour horizontal assembly The assemblies have been evaluated by a fire engineer. Please see attached stamped fire engineer's letter and Sheets A001, A003 and A004 and A005.
Reason for alternative	The building is existing and was constructed in 1910. There are a number of existing conditions that do not match any listed designs found in sources such as GA Fire Resistance Design Manual, UL test reports, etc. Similarly, the conditions do not match any prescriptive designs found in Section 721. Some of the conditions contain archaic materials that are not covered by Section 722. We have proposed alternative assemblies that provide the required fire-resistance ratings. These assemblies have been evaluated by a fire engineer who has provided a letter in support of these assemblies. W11 – 2-hour fire barrier. This assembly occurs on the east and west walls of the northeast enclosed exit stair. The existing stair widths are very narrow. Adding a second layer of 5/8" Type "X" gyp. board to the interior sides of these walls would encroach the clear exit width of many of the stair runs. Additionally, the face of the second layer of gyp. board would be proud of the existing wood stair stringer, preventing continuity of the membrane. The gyp. board would need to be notched around the stringers and possibly the treads which would create joints that would be very difficult to seal, and the assembly would not perform as a true fire barrier. Since the fire exposure risk is greater from the room side of the stairs, not the interior, maintaining the width of the exit stairs and creating a detail for proper termination of the rated membrane on the stair interior is safer than narrowing the stair width and notching the membrane around all the stringers and treads. X2 – ½-hour fire partition. Most of the existing unit-to-unit and unit-to-corridor partitions are existing to remain. These partitions consist of original 2x4 framing with wood lath and plaster. Due to limited funding for the project, the Owner wishes to retain the existing lath and plaster finish in lieu of stripping every partition and refinishing with gyp. board. IEBC Resource A contains finish ratings for archaic materials, including lath and plaster finish systems. The assembly shown achieves a ½-hour rating per Resource A Table 1.3.3 Item #W-4-W-42. The ratings in Resource A are based in fire science and testing data. The 2014 OSSC does not recognize the IEBC, however many states have adopted the IEBC in lieu of Chapter 34, and the 2018 IBC eliminates Chapter 34 and refers to the IEBC instead. The IEBC is a legitimate international code published by the same

recognized body that publishes the IBC and should therefore be considered an appropriate alternative source for evaluating existing conditions.

F8, F11 and F12 - 1-hour horizontal assemblies. Most of the existing floor-ceiling assemblies are existing to remain with an additional layer of 5/8" Type "X" gyp. board added to the underside of the existing lath and plaster ceiling. Due to limited funding for the project, the Owner wishes to retain the existing lath and plaster finish where possible in lieu of stripping it and refinishing with gyp. board. The gyp. board overlay provides 40 minutes of fire resistance per OSSC Table. 722.6.2(1). The existing wood joists achieve 10 minutes per Table 722.6.2(2). The existing lath and plaster ceiling provides an additional 15 minutes per IEBC Resource A Table 1.5.1 Item F.R.I-11. The ratings in Resource A are based in fire science and testing data. The 2014 OSSC does not recognize the IEBC, however many states have adopted the IEBC in lieu of Chapter 34, and the 2018 IBC eliminates Chapter 34 and refers to the IEBC instead. The IEBC is a legitimate international code published by the same recognized body that publishes the IBC and should therefore be considered an appropriate alternative source for evaluating existing conditions.

F14 and F15 – 2-hour horizontal assemblies. These assemblies match the design of GA File No. 5710 from the fire exposure (ceiling) side, however, the top layers do not exactly match the listed design due to existing building conditions and proposed structural seismic and acoustic upgrades. Since horizontal assemblies must be rated from beneath, the proposed assembly should perform in the same manner as the listed design and the upper layers should not negatively influence the performance.

Appeal item 3

Code Section	1009.7.2 Riser Height and Tread depth
Requires	Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102mm) minimum. The riser height shall be measured vertically between the nosings of adjacent treads. Rectangular tread depths shall be 11 inches (279 mm) minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's nosing.
Proposed Design	The Owner seeks to remove the building from the Chapter 13 program. There is a pending appeal on file for this: Appeal #18962. The existing rectangular tread depths in the northeast and northwest enclosed exit stairs will remain. Most of the tread depts are 9-1/2". The existing risers on the stair run between the basement and the ground story will remain. The risers are 8-1/2". See sheets A311 and A312 for detailed information.
Reason for alternative	This appeal is in response to a Life Safety checksheet item. The existing winder treads were approved by Appeal #19041, Items 3 and 4. That appeal included details of the existing stairs in their entirety, including existing rectangular tread depth and riser height at the basement stairs. This information was provided at the time of the original appeal. The existing northeast and northwest enclosed exit stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to increase the tread depth or the riser heights. Chapter 34 allows materials and systems already in use in compliance with approvals in effect at the time of their erection to be permitted to remain in use unless determined to be unsafe.

Section 3404.1 Exception 1 states: “An existing stairway shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.”

The project scope is taking all available measures to bring these stairs as close to compliance as technically feasible. The existing stair enclosures will be made safer than they are currently by ensuring the enclosure assemblies meet the requirements for 1- and 2-hour construction. The rated assembly details have been provided with the permit submittal for review and approval by the plans examiner. See related Appeal Item #2. New rated doors into the stair enclosures and also rated doors exiting to the Egress Court will be provided. A noncompliant opening in Stair S101 will be filled in with 2-hour rated construction. A landing at the bottom of the basement Stair S001 will be provided where there is none now. All lighting in the stair enclosures will be replaced to ensure compliance with Section 1006. Handrails will be provided on both sides with extensions that comply to the extent possible. Refer to previously approved Appeal #19041, Items 3 and 4.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full NFPA 13 sprinkler system throughout, fire alarm upgrades, extensive additional life safety upgrades and accessibility upgrades. These scope items as well as the stair improvements listed above substantially increase the overall safety of the building from its existing condition.

Appeal item 4

Code Section	1009.8 Stairway Landings
Requires	There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of stairways they serve. Every landing shall have a minimum width measured perpendicular to the direction of travel equal to the width of the stairway. Where the stairway has a straight run the depth need not exceed 48 inches (1219 mm). Doors opening onto a landing shall not reduce the landing to less than one-half the required width. When fully open, the door shall not project more than 7 inches (178 mm) into a landing. When wheelchair spaces are required on the stairway landing in accordance with Section 1007.6.1, the wheelchair space shall not be located in the required width of the landing and doors shall not swing over the wheelchair spaces.
Proposed Design	The Owner seeks to remove the building from the Chapter 13 program. There is a pending appeal on file for this: Appeal #18962. The existing landings in the northeast and northwest enclosed exit stairs will remain. Some of the existing landings are less than the required 36” clear width on one side. The required clearance is provided at the tops of the runs, but not at the bottoms. See sheets A311 and A312 for detailed information.
Reason for alternative	The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to expand the landings. Chapter 34 allows materials and systems already in use in compliance with approvals in effect at the time of their erection to be permitted to remain in use unless determined to be unsafe. The project scope is taking all available measures to bring these stairs as close to compliance as technically feasible. The existing stair enclosures will be made safer than they are currently by ensuring the enclosure assemblies meet the requirements for 1- and 2-hour construction. The rated assembly details have been provided with the permit submittal for review and approval by

the plans examiner. See related Appeal Item #2. New rated doors into the stair enclosures and also rated doors exiting to the Egress Court will be provided. A noncompliant opening in Stair S101 will be filled in with 2-hour rated construction. A landing at the bottom of the basement Stair S001 will be provided where there is none now. All lighting in the stair enclosures will be replaced to ensure compliance with Section 1006. Handrails will be provided on both sides with extensions that comply to the extent possible. Refer to previously approved Appeal #19041, Items 3 and 4.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full NFPA 13 sprinkler system throughout, fire alarm upgrades, extensive additional life safety upgrades and accessibility upgrades. These scope items as well as the stair improvements listed above substantially increase the overall safety of the building from its existing condition.

Appeal item 5

Code Section	5 Headroom
Requires	Stairways shall have a minimum head-room clearance of 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosings. Such head-room shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.
Proposed Design	The Owner seeks to remove the building from the Chapter 13 program. There is a pending appeal on file for this: Appeal #18962. The existing northeast enclosed exit stair headroom will remain. The headroom is less than 80” at the last 3 treads on the basement stair run. The headroom is less than 80” at one riser on the winder tread run between the first and second floors. See detail 5/A311.
Reason for alternative	This appeal is in response to a Life Safety checksheet item. The existing winder treads were approved by Appeal #19041, Items 3 and 4. That appeal included details of the existing stairs in their entirety, including existing head height. This information was provided at the time of the original appeal at the request of the Appeal Board. The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to provide more headroom over these treads. Chapter 34 allows materials and systems already in use in compliance with approvals in effect at the time of their erection to be permitted to remain in use unless determined to be unsafe. Section 3404.1 Exception 1 states: “An existing stairway shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.” The project scope is taking all available measures to bring these stairs as close to compliance as technically feasible. The existing stair enclosures will be made safer than they are currently by ensuring the enclosure assemblies meet the requirements for 1- and 2-hour construction. The rated assembly details have been provided with the permit submittal for review and approval by the plans examiner. See related Appeal Item #2. New rated doors into the stair enclosures and also rated doors exiting to the Egress Court will be provided. A noncompliant opening in Stair S101 will be filled in with 2-hour rated construction. A landing at the bottom of the basement Stair S001 will be provided where there is none now. All lighting in the stair enclosures will be replaced

to ensure compliance with Section 1006. Handrails will be provided on both sides with extensions that comply to the extent possible.

This stair run has an occupant load of 4 people. The basement will be used for storage and utility rooms. It will only be accessed by staff and maintenance people. Residents and visitors will not have access to the basement, which reduces the risk created by the existing low headroom.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full NFPA 13 sprinkler system throughout, fire alarm upgrades, extensive additional life safety upgrades and accessibility upgrades. These scope items as well as the stair improvements listed above substantially increase the overall safety of the building from its existing condition.

Appeal item 6

Code Section	1005.7.1 Door Encroachments.
Requires	Doors when fully opened shall not reduce the required width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half.
Proposed Design	The Owner seeks to remove the building from the Chapter 13 program. There is a pending appeal on file for this: Appeal #18962. Existing doors and gates that swing into the path of travel along the existing egress court will be replaced. The replacement door and gates will swing into the path of travel as the existing ones do. The doors encroach the egress path more than what is allowed. The replacement doors and gates are as follows: Doors EXS101 and EXS102 – discharge from Enclosed Exit Stairs S101 and S102 and encroach +/-33” each. Courtyard exit gate – discharges from the courtyard and encroaches +-39.5”. Trash enclosure gate – provides access to the dumpster only and encroach +/-29”. No occupant passage occurs through this gate. See G010, G013 and attached photo of existing courtyard gates.
Reason for alternative	The site conditions, building and egress paths are existing. The exit doors are in their original location and were permitted at the time of construction in 1910. The portion of the private alley that is on the project’s property is 4’-0”, but the overall clear alley width is 7’-11.” While we can only count our site’s portion of the alley as the egress court, in an emergency scenario people exiting through the egress court will not remain on one side of the property line and will make use of the full available width of the alley. Doors EXS101 and EXS102 have occupant loads of fewer than 50 occupants each, however, the existing stair enclosures do not have enough room at the bottom landing to swing the doors in. Please see also related Appeal Item #3. Due to the narrow bottom landings, it is safer to swing the doors out and encroach the egress court than to swing the doors into the tight landings. The outswings allow us to provide panic hardware, which increases the safety of the exit stairs and exit discharge. The hinge side of door EXS101 will be relocated to the west so that the door can open in the direction of travel. The doors are in the existing exit door locations and there are not alternative means to exit these stair enclosures. The courtyard exit gate serves fewer than 50 occupants, however, since it serves as egress for people with disabilities within the courtyard, we feel it is safer to swing the gate out to provide better maneuvering ability on the courtyard side of the gate. The existing gate is the only existing means of egress for wheelchairs, yet it does not provide any clearance on the push side. The new

gate will provide safer egress for people with disabilities in the courtyard than the existing condition.

The trash enclosure gate is continuously locked and can only be opened by the trash hauler or REACH staff. It does not serve as passage for occupants and is only used to provide access to the dumpster. This condition is similar to electrical closets that have doors swinging into corridors, since the doors are only opened infrequently for service. Because this gate will only be opened when a hauler or REACH staff is present, the risk of it impeding egress travel in the event of an emergency is low. The dumpster and access gate are in their existing locations and there is no alternative way to provide access to the dumpster other than through the private alley.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full NFPA 13 sprinkler system throughout, fire alarm upgrades, extensive additional life safety upgrades and accessibility upgrades. These scope items as well as the improvements listed above substantially increase the overall safety of the building from its existing condition.

APPEAL DECISION

1. Level 1 accessory occupancies: Granted provided non-separated occupancies are limited to levels 2 and 3 only, to be verified at time of plan review.

2. Four alternate fire rated assemblies with engineering analysis: Granted as proposed.

3a. Existing stairs with increase in minimum allowable riser height to 8.5 inches: Granted as proposed.
3b. Existing stairs with decrease in minimum allowable tread depth to 9.5 inches: Granted as proposed.

4. Existing stairs with reduction in minimum required landing width: Granted as proposed.

5. Existing stairs with reduction in minimum required headroom: Granted as proposed.

6. Door encroachment: Granted as proposed.

Note: Final removal from Chapter 13 status is pendng reconsideration of Appeal #18962, item 1. Appeal to include list of items that are still deficient with proposed Life Safety strategies to mitigate the deficiencies.

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

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.

BUILDING FIRE DETECTION & SUPPRESSION

PROVIDED: Y OR N	TYPE / CLASS	REQUIRED OR OPTIONAL	AREAS OF COVERAGE
SPRINKLER SYSTEM: Y	NFPA 13	REQUIRED	ALL
FIRE ALARM SYSTEM: Y	AUTOMATIC	REQUIRED	
STANDPIPE SYSTEM: N		OPTIONAL	
SMOKE DETECTION SYSTEM: Y	SINGLE OR MULTIPLE STATION	REQUIRED	
CARBON MONOXIDE DETECTION SYSTEM:	NFPA 720	REQUIRED	

NOTES & PROVISIONS:

CLASS A, 2-A FIRE EXTINGUISHERS TO BE PROVIDED PER PFC 906.1. FINAL LOCATIONS TO BE DETERMINED DURING FIRE MARSHAL WALK-THROUGH

WHOLE BUILDING AREA AND OCCUPANT LOAD ANALYSIS (PER COP TITLE 24.85.040)

BASED ON PERMITTED OCCUPANCIES AS OF 2004.						BASED ON OCCUPANCIES IN THIS PERMIT.					
STORY		(E) AREA (SF)	(E) OCC. TYPE	(E) AREA / OCC. SECTION 1004.1.1	(E) OCC. LOAD SECTION 1004	AREA (SF)	OCC. TYPE	AREA / OCC. SECTION 1004.1.1	OCC. LOAD SECTION 1004	EXITS SECTION 1015/1021.1	
										REQUIRED	PROVIDED
BASEMENT		1,026	S-1	300	5	2,009	S-1	300	8	1	2
		437	S-2	300	2	-	-	-	-	-	-
		640	R-2	15*	43	94	R-2	200	1	1	1
	TOTAL AREA (SF)	2,102			50	2,102			9	1	2
GROUND STORY		3,973	R-2	200	31	4,052	R-2	200	30	2	2
		3,482	B	100/15*	65	2,890	B	100/15*	72	2	2
						208	S-1	300	3	2	2
						385	S-2	300	2	1	2
	TOTAL AREA (SF)	7,455		TOTAL OCC.	96	6,901		TOTAL OCC.	109	2	3
2ND STORY		7,508	R-2	200	60	7,508	R-2	200	60	2	3
3RD STORY		7,508	R-2	200	60	7,508	R-2	200	60	2	3
COURTYARD		-	-	-	-	670	R-2	15*	45	1	1
	TOTAL AREA (SF)	24,573		TOTAL (E) OCC.	266	25,453		TOTAL OCC.	296		

* GROUP USE AREAS WITH TABLES AND CHAIRS

OCCUPANT LOAD INCREASE = 30 = LESS THAN 150
CHANGE OF OCCUPANCY TO A HIGHER HAZARD CLASS (B TO R-2, COURTYARD) = 1,186 SF
CHANGE OF OCCUPANCY TO AN EQUAL HAZARD CLASS (S-2 TO S-1) = 67 SF
CHANGE OF OCCUPANCY TO A LOWER HAZARD CLASS (R-2 TO S-1) = 630 SF
1,186 / 25,453 = 5% = LESS THAN 1/3
MANDATORY SEISMIC UPGRADES NOT TRIGGERED BY OCCUPANT LOAD INCREASE OR CHANGE OF OCCUPANCY

MINUMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)

GROUP	AREA	OCC	PER GENDER	OCC LOAD FACTOR	W.C. FACTOR	W.C. REQ.	W.C. PROVIDED	LAV FACTOR	LAV REQ.	LAV PROVIDED	TUB/SHOWER FACTOR	TUB/SHOWER REQ.	TUB/SHOWER PROVIDED
B	3,450 SF	31	15.5	100 GROSS	1:25/50	2	**2**	1:25	1.24	**2**	N/A	N/A	
R-2	19,162 SF	95	N/A	200 GROSS	*1:10	9.5	**15**	*1:10	9.5	**48**	*1:8	12	19
A-3	1,427 SF	87	43.5	15 NET	**1:125/65	1.01		1:200	.44				
S-1	2,026 SF	7	N/A	300 GROSS	*1:100	.007		1:100	.007				
S-2	1,427 SF	3	N/A	300 GROSS	*1:100	.003		1:100	.003				
TOTAL						**13**	**17**		**11**	**50**		**12**	**19**

***SLEEPING UNITS ARE NOT SPECIFICALLY LISTED AS USE TYPES IN CHAPTER 29, THEREFORE PLUMBING FIXTURES FOR THE SLEEPING UNITS ARE BEING PROVIDED BASED ON NON-TRANSIENT DORMS OR BOARDING HOUSES.**

****W.C. FACTORS FOR MALE AND FEMALE ARE CALCULATED SEPERATELY. MALE: 1 PER 125 AND WOMEN 1 PER 65.**

NOTE: ALL FIXTURES ARE BEING REPLACED 1:1 WITH EXISTING, EXCEPT AT GROUND STORY WHERE NEW ACCESSIBLE FACILITIES REPLACE EXISTING NON-ACCESSIBLE FACILITIES.

BUILDING CODE APPEALS

DATE	APPEAL ITEM	DECISION
#19009 2/13/19	1009.3 EXIT ACCESS STAIRS EXCEPTION #4 PROPOSED DESIGN: 12" DRAFT CURTAIN DEPTH AT EXIT ACCESS STAIR	GRANTED AS PROPOSED PROVIDED NORTH EXIT STAIRS ARE COMPLIANT.
#19041 2/20/19	1027.4.2 EGRESS COURTS EXISTING WINDOWS ON EGRESS COURT (KITCHEN 124 AND FOOD PANTRY 123) TO BE FIXED IN PLACE WITH ADDITIONAL SPRINKLER PROTECTION	GRANTED PROVIDED WINDOWS ARE NOT OPERABLE AND SPRINKLERS ARE SPACED NOT MORE THAN 6' APART AND PLACED A MINIMUM OF 6" AND A MAXIMUM OF 12" FROM THE OPENINGS AND A MAXIMUM OF 12" BELOW THE CEILING. SPRINKLERS TO BE INSTALLED ON THE OCCUPIED SIDE OF THE OPENINGS. A SEPARATE PERMIT FROM THE FIRE MARSHAL'S OFFICE IS REQUIRED.
	1009.7.3 WINDER TREADS EXISTING WINDER TREADS IN ENCLOSED EXIT STAIRS TO REMAIN	GRANTED AS PROPOSED.
	1012.6 HANDRAIL EXTENSIONS WHERE THERE IS NOT ROOM IN EXISTING STAIR ENCLOSURE TO PROVIDE FULL HANDRAIL EXTENSIONS; EXTENSIONS WILL BE PROVIDED TO THE EXTENT POSSILBE. HANDRAILS WILL WRAP WALL AT WINDER TREADS.	GRANTED AS PROPOSED.
	TABLE 705.8.4 ALLOWABLE OPENINGS BASED ON FIRE SEPARATION DISTANCE EXISTING UNRATED OPERABLE WINDOWS ON WEST PROPERTY LINE TO BE REPLACED WITH 60-MINUTE RATED OPERABLE WINDOWS WITH FUSIBLE LINKS.	PROPOSED UL LISTED FIRE RATED OPERABLE WINDOWS WITH SELF-CLOSING ASSEMBLIES: GRANTED AS PROPOSED.

RESTRICTIONS FOR KITCHEN EQUIPMENT

1. DEEP FAT FRYING, FRYING, SAUTEING, GRILLING OR OTHER SMOKE OR GREASE PRODUCING COOKING IS PROHIBITED.
2. A PERMANENT ETCHED SIGN SHALL BE INSTALLED IN PLAIN SIGHT AT THE RANGE STATING: "NO FRYING, GRILLING, SAUTEING OR GREASE PRODUCING COOKING ALLOWED ON THIS INSTALLATION."
3. PORTABLE FIRE EXTINGUISHING EQUIPMENT SHALL BE PROVIDED AS DIRECTED BY THE DISTRICT FIRE MANAGER.
4. THE APPROVED USE IS TENANT BASED. IF THE TENANT CHANGES, THE OCCUPANCY CHANGES, OR THE TYPE OF COOKING CHANGES, APPROVAL OF THE USE IS VOIDED.
5. THE AUTHORITY HAVING JURISDICTION SHALL HAVE THE AUTHORITY TO SUMMARILY VOID THE APPROVAL IF ANY OF THE ABOVE CONDITIONS ARE VIOLATED.

FIRESTOPPING:

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRSTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED; AND THE LISTING AND APPROVAL INFORMATION (i.e. UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS.) THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

ZONING CODE SUMMARY

APPLICABLE CODES: PORTLAND ZONING CODE			
SITE ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OR 97214		SITE AREA: 10,000 SF	
TAX LOT NUMBER: R233845		TAX ROLL: PARK ADD TO E P, BLOCK 136, LOTS 5&6	
ZONE: IG1			
BASE ZONE REGULATIONS			
MAX. FAR: NO LIMIT	EXISTING FAR TO REMAIN: 2.4 : 1		
MAX HEIGHT: NO LIMIT	EXISTING HEIGHT TO REMAIN: 35'		
REQUIRED SETBACKS:	FRONT/STREET: 0'	SIDE/STREET: 0	
	SIDE: 0'	BACK: 0'	
EXISTING SETBACKS TO REMAIN:	FRONT/STREET: 0'	SIDE/STREET: 0'	
	SIDE: 6'	BACK: 4'	
MAX. SITE COVERAGE: 100%	EXISTING SITE COVERAGE TO REMAIN: 81%		
MINIMUM LANDSCAPED AREA: 0 SF	PROPOSED LANDSCAPED AREA: 0 SF		
EXISTING USES TO REMAIN: CONGREGATE LIVING, OFFICE (ACCESSORY USE)		ALLOWED: N/CU	
PARKING & LOADING REGULATIONS:			
LOADING REQ'D: 0			
VEHICLE PARKING REQ'D: 0			
VEHICLE PARKING SPACES PROVIDED: 0			
BIKE PARKING: LONG-TERM SPACES NOT REQUIRED PER 33.258.070.D.2.b(3)			
USE	SF	SPACES REQUIRED	SPACES PROVIDED
HOUSEHOLD LIVING	58 UNITS	3 SHORT-TERM	BIKE PARKING FUND
ADMINISTRATIVE/OFFICE (ACCESSORY)	2,093	0 SHORT-TERM	0
DESIGN REVIEW REQ'D: NO			

ENERGY CODE SUMMARY

ENVELOPE ENERGY CODE - OEESC

NEW WALLS, WOOD FRAMED	R-21 BATT	FIXED FENESTRATION - NON-METAL	U = 0.35, SHGC = 0.40
NEW WALLS, MASS	R-13 RIGID	DOORS WITH MORE THAN 50% GLAZING	U = 0.35, SHGC = 0.40
		OPAQUE DOORS	U = 0.70
(E) FLOORS WOOD FRAMED - CAVITY IS EXPOSED	FILL WITH BATT	(E) WALLS, MASS - NO CAVITY	N/A
(E) FLOORS, WOOD FRAMED - CAVITY NOT EXPOSED	N/A	(E) WALLS, WOOD FRAMED - CAVITY IS EXPOSED	
(E) VENTED ATTIC - CAVITY NOT EXPOSED	(E) BATT TO REMAIN	(E) WALLS, WOOD FRAMED - CAVITY NOT EXPOSED	N/A

BUILDING CODE SUMMARY

ALLOWABLE HEIGHT AND AREA (TABLE 503)

CONSTRUCTION TYPE: V-B **ALLOWABLE HEIGHT: 40 FT**

ALLOWABLE AND ACTUAL BUILDING AREA AND INCREASES

OCCUPANCY GROUP	ALLOWABLE STORIES	ALLOWABLE AREA (SF)	ACTUAL STORIES	ACTUAL AREA (SF)	ALLOWABLE AREA INCLUDING SRPINKLER SYSTEM INCREASE (506.3)
B	2	**9,000**	1	2,980	18,000
R-2	2	**7,000**	3*	4,096 (GROUND STORY) 7,508 (UPPER STORIES)	14,000
S-1	1	**9,000**	1	1,705 (BASEMENT) 188 (GROUND STORY)	18,000
S-2	2	**13,500**	1	1,983 (BASEMENT) 380 (GROUND STORY)	26,000

***SPRINKLERS USED TO INCREASE STORIES (504.2): YES**

***SPRINKLERS USED TO INCREASE STORIES (504.2): YES**

NON-SEPARATED OCCUPANCIES (SECTION 508.3)

THE GROUND, SECOND AND THIRD STORIES WILL BE CONSIDERED NON-SEPARATED PER SECTION 508.3

R-2 IS THE MOST RESTRICTIVE OCCUPANCY

ALLOWABLE AREA/STORY (R-2)	EXISTING AREA/STORY	
14,000 SF	7,508 SF	

APPEAL ITEM #1

SEPARATED OCCUPANCIES (TABLE 508.4)

THE BASEMENT WILL BE SEPARATED FROM THE GROUND, SECOND AND THIRD STORIES

R TO S-1	**1 HOUR**	

CONSTRUCTION TYPES (TABLE 601)

LEVEL NO.	TYPE	STRUCTURAL FRAME	BEARING WALLS EXT.	BEARING WALLS INT.	NON-BEARING WALLS & PART. EXT.	NON-BEARING WALLS & PART. INT.	FLOORS	ROOF	SPECIAL PROVISIONS SECTION 510 (IF USED)
1	V-B	0	0	0	0	0	0	0	
2	V-B	0	0	0	0	0	0	0	
3	V-B	0	0	0	0	0	0	0	

EXTERIOR WALL FIRE RATING AND MAX. OPENINGS (TABLE 705.8)

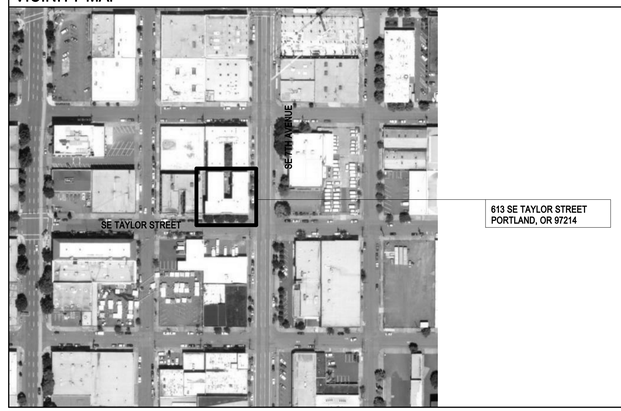
OPENINGS PROTECTED OR UNPROTECTED: UNPROTECTED

BUILDING FACE	CONSTRUCTION TYPE	OCCUPANCY	DIST. TO PROPERTY LINE	FIRE SEPARATION DISTANCE	REQ. FIRE RESISTANCE RATING (TABLE 602)	MAX OPENING % ALLOWED (TABLE 705.8)	EXISTING OPENING % TO REMAIN (AVG.) SEE LIFE SAFETY ELEVATIONS FOR PER STORY %
NORTH 1	V-B	B, R-2	64' - 9"	≥ 30	0 HR	100%	14%
NORTH 2	V-B	B, R-2	4'	3' - < 5'	1 HR	15%	9.5%
EAST	V-B	B, R-2	0' - 0"	≥ 30	0 HR	100%	16%
SOUTH	V-B	B, R-2	0' - 0"	≥ 30	0 HR	100%	15%
WEST 1	V-B	R-2	0' - 0"	0' - 0"	1 HR	0%	9.5%
WEST 2	V-B	R-2	6'	5' - <10'	1 HR	25%	11.7%

INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIREMENTS/PROVIDED (TABLE 803.9)

OCCUPANCY	EXIT STAIR/PASSAGEWAY ENCLOSURES	CORRIDORS/EXIT ACCESS STAIR ENCLOSURES	ROOMS AND ENCLOSED SPACES
R-2	C	C	C
B	B	B	C

VICINITY MAP



PROJECT DESCRIPTION

PROJECT NAME: THE ROSE APARTMENTS	PROJECT ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OREGON
ORIGINAL CONSTRUCTION: 1910	

SUMMARY OF WORK

THIS BUILDING IS CURRENTLY IN THE CITY OF PORTLAND CHAPTER 13 PROGRAM. THE OWNER WISHES TO REMOVE THE BUILDING FROM THE CHAPTER 13 PROGRAM AS PART OF THIS PROJECT. A FULL NFPA 13 SPRINKLER SYSTEM IS BEING PROVIDED THROUGHOUT. AN APPEAL HAS BEEN SUBMITTED FOR CHAPTER 13 REMOVAL (#18962). THE APPEAL DECISION IS CURRENTLY BEING HELD OVER FOR PLAN REVIEW AND APPROVAL. A RECONSIDERATION OF THE APPEAL WILL BE SUBMITTED ONCE PLAN REVIEW IS COMPLETE, ADDITIONAL APPEALS (IF NEEDED) HAVE BEEN GRANTED AND THE PERMIT HAS BEEN APPROVED.

SCOPE OF WORK INCLUDES SEISMIC UPGRADE TO ASCE 41-BPOE STANDARD AS REQUIRED BY COP TITLE 24.85.065 B.1.; ACCESSIBILITY UPGRADES ON THE GROUND STORY, INTERIOR REMODELING OF THE ADMINISTRATIVE/COMMUNITY AREAS IN THE EAST WING OF THE GROUND STORY; REMODELING OF (5) EXISTING UNITS TO BECOME (3) FULLY ACCESSIBLE / TYPE A AND (2) VISION/HEARING IMPAIRED COMPLIANT, CREATION OF (2) FULLY ACCESSIBLE TOILET FACILITIES, REPLACEMENT OF THE EXTERIOR ACCESSIBLE RAMP AND RAILING, MISCELLANEOUS INTERIOR AND EXTERIOR REPAIRS AND NEW FINISHES AND LIGHTING THROUGHOUT THE BUILDING.

PROJECT INCLUDES A PARTIAL CHANGE OF USE FROM OFFICE TO COMMUNITY ROOM ON THE GROUND FLOOR. TOTAL NET OCCUPANT LOAD IN INCREASED BECAUSE OF THIS CHANGE IN USE, AND BECAUSE OF OCCUPANTS EGRESSING THROUGH THE BUILDING FROM THE NEW EXTERIOR COURTYARD. A SEISMIC UPGRADE IS NOT TRIGGERED BY COP TITLE 24.85.040 PER THE WHOLE BUILDING AREA AND OCCUPANT LOAD ANALYSIS PROVIDED ON THIS SHEET. EXISTING UNIT COUNT AND LAYOUT WILL REMAIN. NO NEW UNITS ARE PROPOSED. NO NEW CORRIDOR OR UNIT SEPARATION WALLS ARE PROPOSED. EXISTING EGRESS SYSTEM WILL REMAIN WITH FIRE/LIFE SAFETY/ACCESSIBILITY REPAIRS AND IMPROVEMENTS.

DEFERRED SUBMITTALS

THE FOLLOWING SYSTEMS ARE SUBJECT TO DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107:

1. EQUIPMENT ANCHORAGE AND BRACING
2. GLASS GUARDRAILS AND PARTITIONS
3. GUARDRAIL ATTACHMENTS

SEPARATE TRADE PERMITS

1. MECHANICAL SYSTEM
2. PLUMBING SYSTEM
3. ELECTRICAL SYSTEM

SEPARATE PERMITS TO BE OBTAINED BY THE FIRE MARSHAL'S OFFICE

1. FIRE SPRINKLER SYSTEM (NFPA 13)
2. FIRE ALARM SYSTEM
3. KNOX BOX

APPLICABLE CODES

-2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC)
-2016 PORTLAND FIRE CODE (BASED ON 2014 OREGON FIRE CODE)
-2017 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2012 IMC)
-2017 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2017 NFPA 70 National Electrical Code)
-2017 OREGON PLUMBING SPECIALTY CODE (BASED ON 2015 UPC)
-2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC)
-PORTLAND ZONING CODE
-ACCESSIBILITY REGULATIONS AS LISTED BELOW

ACCESSIBILITY/VISITABILITY REGULATIONS

OSSC CHAPTER 11 / ICC/ANSI A117.1-2009	APPLIES	AS MODIFIED BY OSSC CHAPTER 34
FAIR HOUSING ACT	NOT APPLICABLE	FIRST OCCUPANCY PRIOR TO MARCH 31, 1991
SECTION 504 OF THE REHABILITATION ACT OF 1973	APPLIES	GROUND STORY RESIDENTIAL AREAS
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)	APPLIES	GROUND STORY RESIDENTIAL AREAS
VISITABILITY	APPLIES	

ACCESSIBILITY UPGRADE REQUIREMENTS

ORS 447.241 STANDARDS FOR RENOVATION, ALTERATION OR MODIFICATION OF CERTAIN BUILDINGS; BARRIER REMOVAL IMPROVEMENT PLAN

BUILDING UPGRADES	PROJECTED COST	ACCESSIBILITY UPGRADES	PROJECTED COST	IMPROVEMENT RATIO
FULL STRUCTURAL SEISMIC UPGRADE; INTERIOR REMODELING OF THE ADMINISTRATIVE/COMMUNITY AREAS IN THE EAST WING OF THE GROUND STORY; REMODELING OF (5) EXISTING UNITS TO BECOME TYPE A AND VISION/HEARING IMPAIRED COMPLIANT, CREATION OF (2) FULLY ACCESSIBLE TOILET FACILITIES, REPLACEMENT OF THE EXTERIOR ACCESSIBLE RAMP AND RAILING, MISCELLANEOUS INTERIOR AND EXTERIOR REPAIRS AND NEW FINISHES AND LIGHTING THROUGHOUT THE BUILDING.	$5,492,553	NEW ACCESSIBLE SHOWER ROOM	$25,000	
		NEW ACCESSIBLE TOILET ROOM	$10,000	
		ACCESSIBILITY UPGRADES FOR 3 TYPE A UNITS	$25,000	
		AUDIO/VISUAL UPGRADES FOR 2 VISION/HEARING IMPAIRED UNITS	$1,000	
		NEW CASEWORK IN THE SHARED KITCHENS	$10,000	
		7 DOOR OPERATORS	$35,000	
		WHEELCHAIR LIFT AND ACCESSIBLE ENTRANCE		
REQ'D ACCESSIBILITY UPGRADES (UP TO 25% OF PROJECTED COST)	$1,373,138	ESTIMATED COST OF ADA UPGRADES	$106,000	1.9%

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

PERMIT SET

Issue Date: **APRIL 11, 2019**

REVISIONS:

CODE SUMMARY

G010

LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.

2. SERVICE TO BE BY BACKUP POWER BATTERY

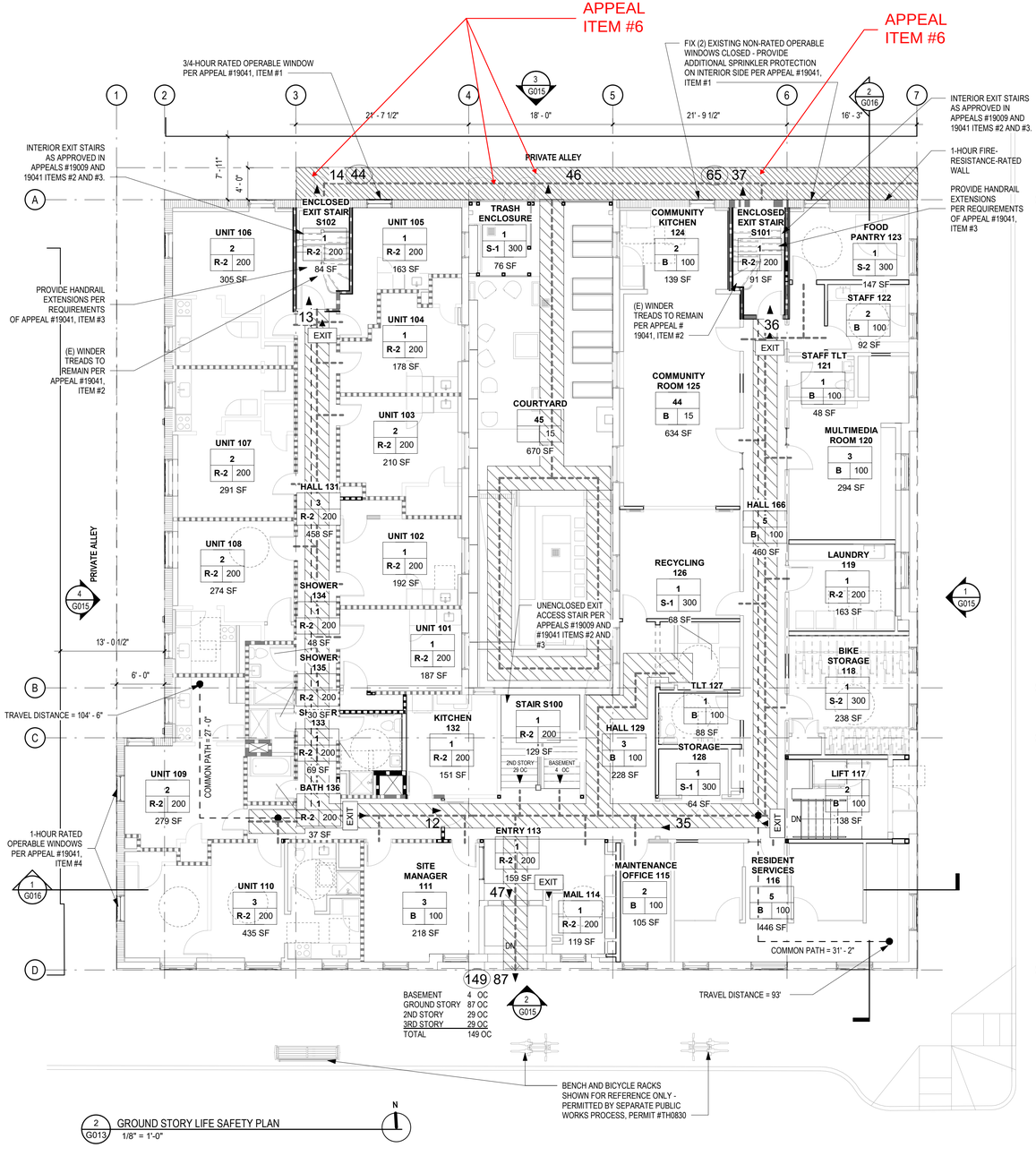
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

4. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN 90 MINUTES.

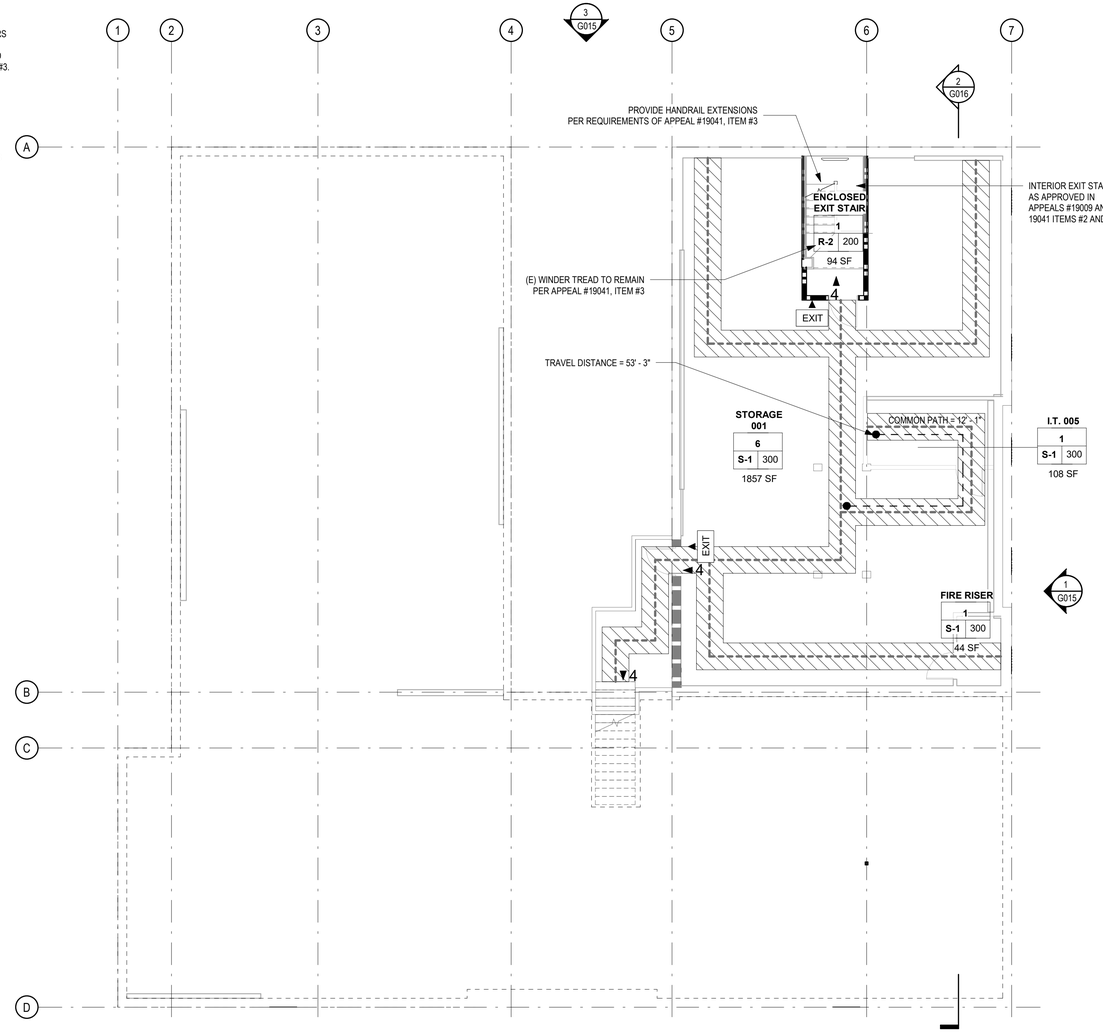
5.EMERGENCY EGRESS POWER SHALL BE PROVIDED BY INVERTER.

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- 1 HOUR EXTERIOR FIRE RESISTANCE RATING
- # — EXIT WITH LOAD
- (#) — CUMULATIVE OCCUPANT LOAD
- FE — FIRE EXTINGUISHER
- EXIT — EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
- EGRESS COURT
- PATH OF EGRESS
- 0'-0" TRAVEL DISTANCE
- ROOM OCCUPANCY TAG — FUNCTION OF SPACE / TOTAL OCCUPANTS / OCCUPANCY GROUP / FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED / FLOOR AREA PER OCCUPANT (TEXT, 50, F-2 20, 1000 SF)



2 G013 GROUND STORY LIFE SAFETY PLAN
1/8" = 1'-0"



1 G013 BASEMENT LIFE SAFETY PLAN
1/8" = 1'-0"

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT · ALAN W. JONES · PORTLAND, OREGON · STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

PERMIT SET

Issue Date: **APRIL 11, 2019**

REVISIONS:

1	Date 1	PERMIT REVISIONS

LIFE SAFETY PLANS

G013

LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.

2. SERVICE TO BE BY BACKUP POWER BATTERY

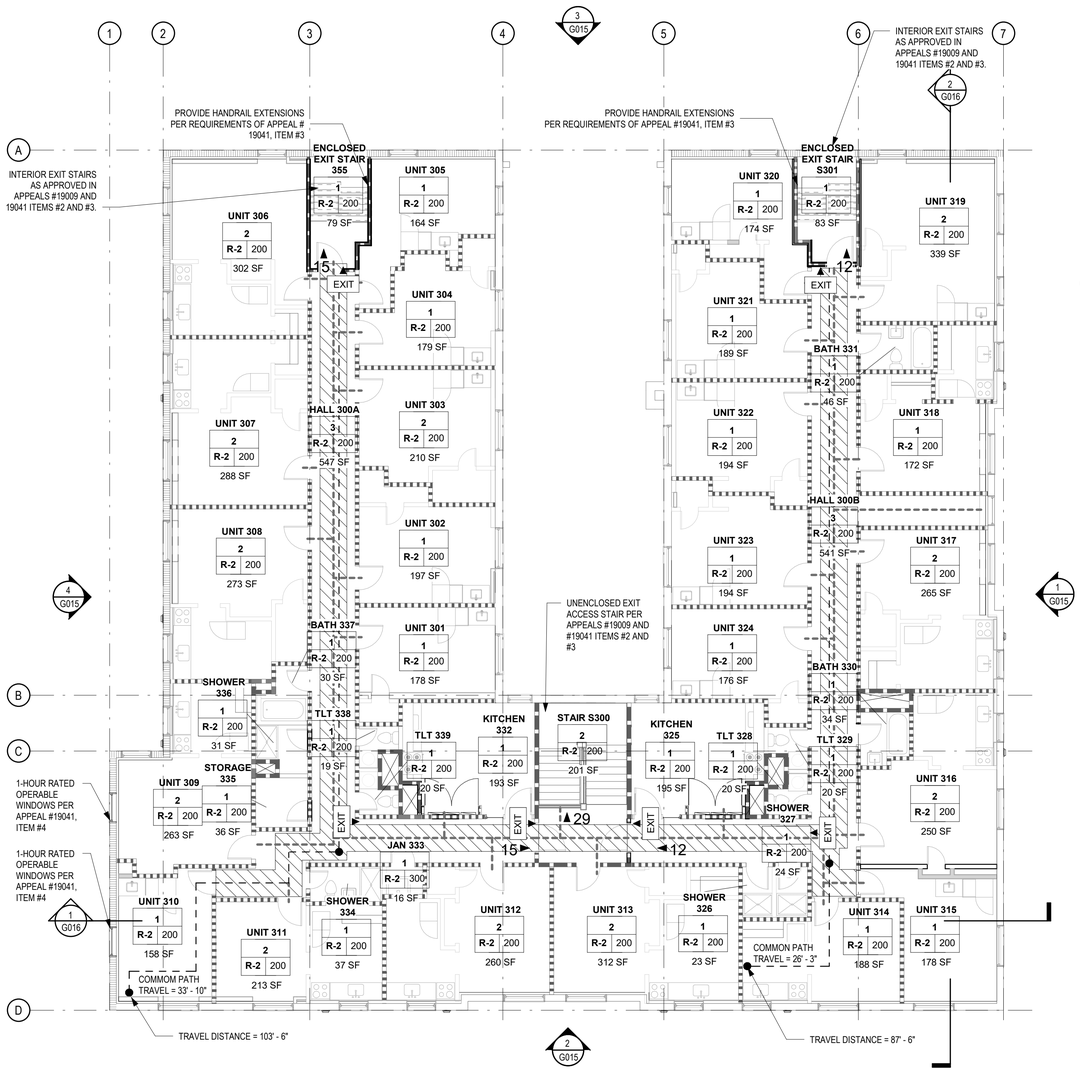
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

4. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN 90 MINUTES.

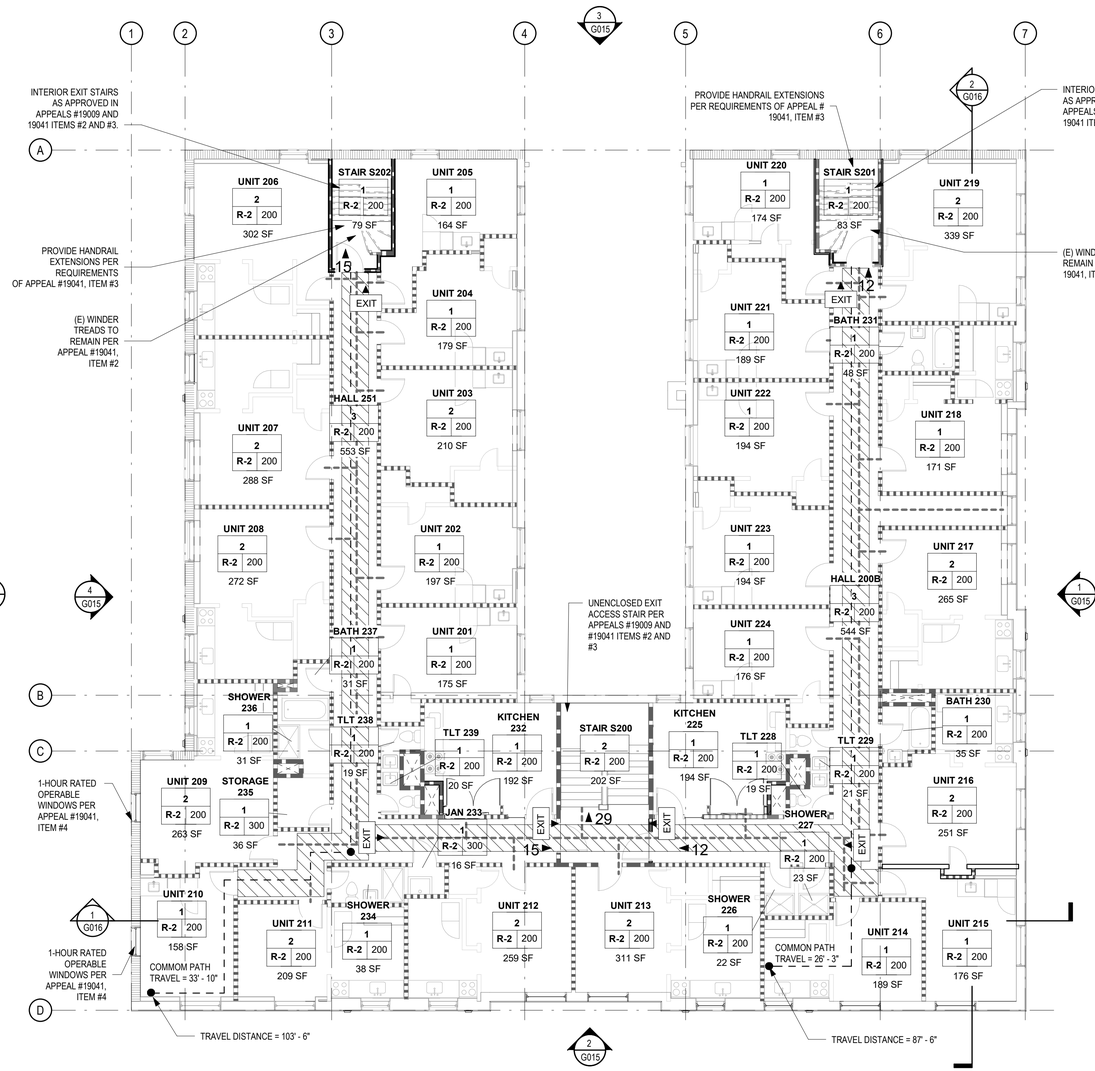
5.EMERGENCY EGRESS POWER SHALL BE PROVIDED BY INVERTER.

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- 1 HOUR EXTERIOR FIRE RESISTANCE RATING
- # — EXIT WITH LOAD
- (#) — CUMULATIVE OCCUPANT LOAD
- FE — FIRE EXTINGUISHER
- EXIT — EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
- EGRESS COURT
- PATH OF EGRESS
- 0'-0" TRAVEL DISTANCE
- ROOM OCCUPANCY TAG (FUNCTION OF SPACE / TOTAL OCCUPANTS / OCCUPANCY GROUP / FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED / FLOOR AREA PER OCCUPANT)



2 G014 THIRD STORY LIFE SAFETY PLAN
1/8" = 1'-0"



1 G014 SECOND STORY LIFE SAFETY PLAN
1/8" = 1'-0"

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

PERMIT SET

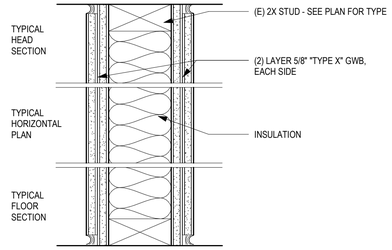
Issue Date: **APRIL 11, 2019**

REVISIONS:

1	Date 1	PERMIT REVISIONS

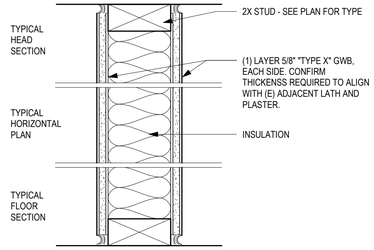
LIFE SAFETY PLANS

G014



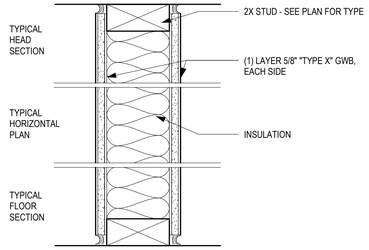
W | 10 | 2 HOUR RATED INTERIOR WALL

FIRE: GA FILE NO. WP 4135
ACOUSTIC: 40-44 STC, NGC 2363



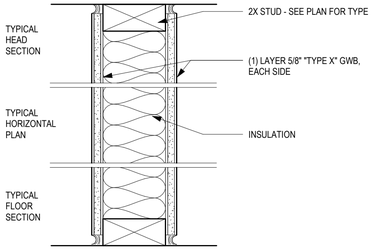
W | 7 | NON RATED INTERIOR WALL

FIRE: N/A
ACOUSTIC: N/A



W | 4 | 1/2 HOUR RATED INTERIOR WALL

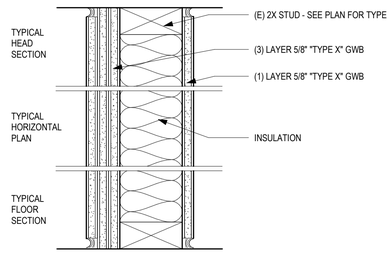
FIRE: OSSC TABLES 722.6.2(1) & 722.6.2(2)
5/8" "TYPE X" GWB = 40 MIN.
WOOD STUDS @ 16" O.C. = 20 MIN.
5/8" "TYPE X" GWB = 40 MIN.
ACOUSTIC: 34-38 STC (EXPECTED)



W | 1 | 1 HOUR RATED INTERIOR WALL

FIRE: GA FILE NO. WP 3605
ACOUSTIC: STC 34-38 (EXPECTED)

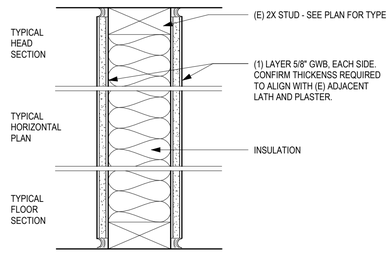
FIRE EXPOSURE SIDE STAIR SIDE



W | 11 | 2 HOUR RATED INTERIOR WALL

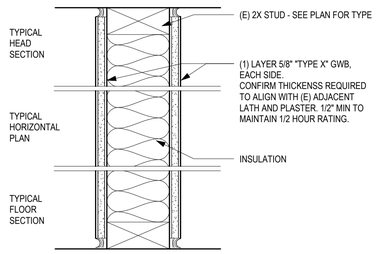
FIRE: 1 HOUR RATED ON STAIR SIDE
2 HOUR RATED ON ROOM SIDE
SEE FIRE ENGINEER LETTER DATED 6/7/19
ACOUSTIC: 41 STC (ESTIMATED)

APPEAL ITEM #2



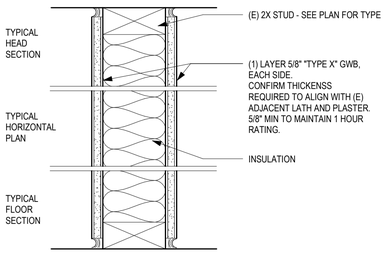
W | 8 | NON RATED INTERIOR WALL

FIRE: N/A
ACOUSTIC: N/A



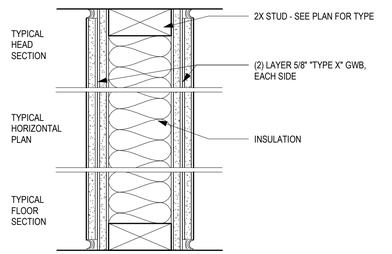
W | 5 | 1/2 HOUR RATED INTERIOR WALL

FIRE: OSSC TABLES 722.6.2(1) & 722.6.2(2)
5/8" "TYPE X" GWB = 40 MIN.
WOOD STUDS @ 16" O.C. = 20 MIN.
5/8" "TYPE X" GWB = 40 MIN.
ACOUSTIC: 34-38 STC (EXPECTED)



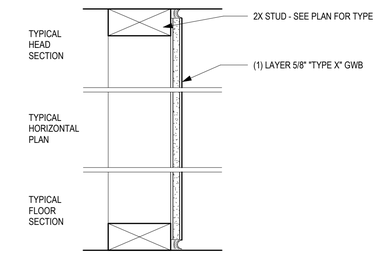
W | 2 | 1 HOUR RATED INTERIOR (E) WALL

FIRE: GA FILE NO. WP 3605
ACOUSTIC: 34-38 STC (EXPECTED)



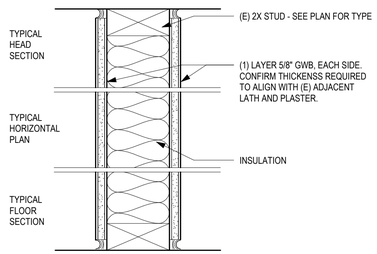
W | 12 | 2 HOUR RATED INTERIOR WALL

FIRE: GA FILE NO. WP 4135
ACOUSTIC: 40-44 STC, NGC 2363



W | 9 | NON RATED INTERIOR FURRED WALL

FIRE: N/A
ACOUSTIC: N/A



W | 6 | NON RATED INTERIOR WALL

FIRE: N/A
ACOUSTIC: N/A

GENERAL NOTES

1. MOISTURE RESISTANT GYPSUM BOARD (HAVING A MIN SCORE OF 10 ON THE ASTM D-3273 MOLD RESISTANCE TEST) TYPICAL AT ALL RESTROOMS AND KITCHEN WET WALLS.
2. PROVIDE UL FIRE LABELED GYPSUM BOARD AT FIRE RATED PARTITIONS AND BARRIERS.
3. ALL FIRE BARRIERS SHALL EXTEND TO FLOOR / ROOF SHEATHING U.N.O., INCLUDING EXISTING FIRE RATED CONSTRUCTION
4. IF EXISTING FIRE RATED CONSTRUCTION IS DISCOVERED TO TERMINATE BELOW THE FLOOR / ROOF SHEATHING, PROVIDE ADDITIONAL FRAMING AND FINISHES TO EXTEND THE RATED CONSTRUCTION TO THE FLOOR / ROOF SHEATHING.
5. MAINTAIN FIRE AND ACOUSTIC RATINGS OF PARTITIONS AROUND FIRE EXTINGUISHER CABINETS AND OTHER RECESSED ITEMS.
6. PROVIDE ACOUSTIC SEALANT AT PERIMETER OF AND PENETRATIONS IN SOUND RATED PARTITIONS AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE THE STC RATINGS INDICATED.
7. EXISTING INTERIOR PARTITIONS WHOSE CAVITIES ARE EXPOSED SHALL HAVE ACOUSTIC INSULATION INSTALLED IN THE EXPOSED PORTIONS, TO THE EXTENT POSSIBLE. EXISTING INTERIOR PARTITIONS WHOSE CAVITIES ARE NOT EXPOSED WILL NOT RECEIVE ACOUSTIC INSULATION. ACOUSTIC PERFORMANCE OF EXISTING PARTITIONS HAS NOT BEEN TESTED AND CANNOT BE GUARANTEED.
8. "EXPECTED" STC RATINGS INDIDATED ARE BASED ON INDUSTRY RESEARCH PUBLICATIONS AND MANUFACTURERS' PROPRIETARY TESTING INFORMATION. GENERIC TESTING INFORMATION FOR THESE ASSEMBLIES IS NOT AVAILABLE.
9. WALL FINISH MAY VARY. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND DETAILS FOR ALL PARTITIONS.
10. PROVIDE BLOCKING, BACKING & STRAPPING AS REQUIRED PER CODE AND AS REQUIRED TO INSTALL FINISHES, FIXTURES AND BUILT-INS.
11. REFER TO G SHEETS FOR RATED PARTITION LOCATIONS.
12. ALL EXTERIOR FASTENERS TO BE STAINLESS STEEL U.N.O.
13. ADJUSTMENTS TO WALL THICKNESS MAY BE REQUIRED DUE TO STRUCTURAL ELEMENTS SUCH AS FASTENERS & CONNECTIONS. COORDINATE AS REQUIRED AND REPORT DISCREPANCIES TO THE ARCHITECT IN WRITING.
14. FINISH FACES OF INFILL PARTITIONS SHALL ALIGN WITH EXISTING ADJACENT CONSTRUCTION. MINIMUM GYP. BOARD THICKNESS MUST BE MAINTAINED AT FIRE RATED ASSEMBLIES.

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

PERMIT SET

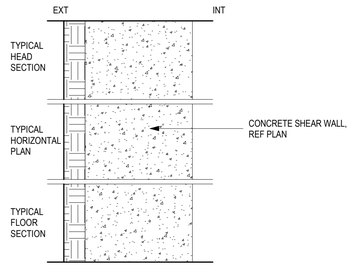
Issue Date: **APRIL 11, 2019**

REVISIONS:

1	Date 1	PERMIT REVISIONS

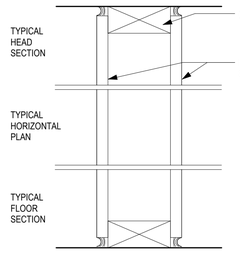
VERTICAL ASSEMBLIES

A001



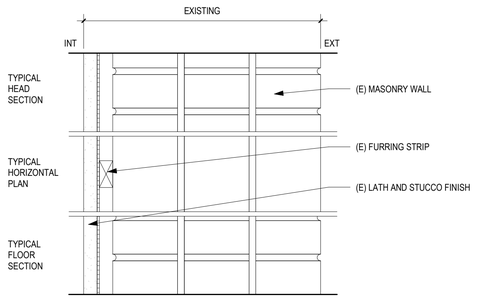
X 4 (E) 12" CONCRETE BASEMENT WALL TO REMAIN

FIRE : OSSC TABLE 721.1(2)-4
ACOUSTIC : N/A



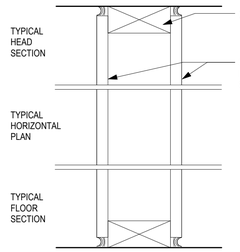
X 1 (E) NON RATED EXISTING INTERIOR WALL

FIRE : N/A
ACOUSTIC : N/A



X 5 (E) I HOUR RATED MASONRY WALL TO REMAIN

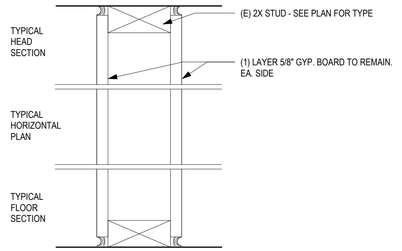
FIRE : OSSC TABLE 721.1(2)-1
ACOUSTIC : N/A



X 2 1/2 HOUR RATED EXISTING INTERIOR WALL

FIRE: IEBC RESOURCE A TABLE 1.3.2
ITEM# W-4-W-42
ACOUSTIC: N/A

APPEAL ITEM #2



X 3 1 HOUR RATED EXISTING INTERIOR WALL

FIRE : GA FILE NO. WP3605
ACOUSTIC : N/A

GENERAL NOTES

1. MOISTURE RESISTANT GYPSUM BOARD (HAVING A MIN SCORE OF 10 ON THE ASTM D-3273 MOLD RESISTANCE TEST) TYPICAL AT ALL RESTROOMS AND KITCHEN WET WALLS.
2. PROVIDE UL FIRE LABELED GYPSUM BOARD AT FIRE RATED PARTITIONS AND BARRIERS.
3. ALL FIRE BARRIERS SHALL EXTEND TO FLOOR / ROOF SHEATHING U.N.O., INCLUDING EXISTING FIRE RATED CONSTRUCTION
4. IF EXISTING FIRE RATED CONSTRUCTION IS DISCOVERED TO TERMINATE BELOW THE FLOOR / ROOF SHEATHING, PROVIDE ADDITIONAL FRAMING AND FINISHES TO EXTEND THE RATED CONSTRUCTION TO THE FLOOR / ROOF SHEATHING.
5. MAINTAIN FIRE AND ACOUSTIC RATINGS OF PARTITIONS AROUND FIRE EXTINGUISHER CABINETS AND OTHER RECESSED ITEMS.
6. PROVIDE ACOUSTIC SEALANT AT PERIMETER OF AND PENETRATIONS IN SOUND RATED PARTITIONS AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE THE STC RATINGS INDICATED.
7. EXISTING INTERIOR PARTITIONS WHOSE CAVITIES ARE EXPOSED SHALL HAVE ACOUSTIC INSULATION INSTALLED IN THE EXPOSED PORTIONS, TO THE EXTENT POSSIBLE. EXISTING INTERIOR PARTITIONS WHOSE CAVITIES ARE NOT EXPOSED WILL NOT RECEIVE ACOUSTIC INSULATION. ACOUSTIC PERFORMANCE OF EXISTING PARTITIONS HAS NOT BEEN TESTED AND CANNOT BE GUARANTEED.
8. "EXPECTED" STC RATINGS INDIDATED ARE BASED ON INDUSTRY RESEARCH PUBLICATIONS AND MANUFACTURERS' PROPRIETARY TESTING INFORMATION. GENERIC TESTING INFORMATION FOR THESE ASSEMBLIES IS NOT AVAILABLE.
9. WALL FINISH MAY VARY. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND DETAILS FOR ALL PARTITIONS.
10. PROVIDE BLOCKING, BACKING & STRAPPING AS REQUIRED PER CODE AND AS REQUIRED TO INSTALL FINISHES, FIXTURES AND BUILT-INS.
11. REFER TO G SHEETS FOR RATED PARTITION LOCATIONS.
12. ALL EXTERIOR FASTENERS TO BE STAINLESS STEEL U.N.O.
13. ADJUSTMENTS TO WALL THICKNESS MAY BE REQUIRED DUE TO STRUCTURAL ELEMENTS SUCH AS FASTENERS & CONNECTIONS. COORDINATE AS REQUIRED AND REPORT DISCREPANCIES TO THE ARCHITECT IN WRITING.
14. FINISH FACES OF INFILL PARTITIONS SHALL ALIGN WITH EXISTING ADJACENT CONSTRUCTION. MINIMUM GYP. BOARD THICKNESS MUST BE MAINTAINED AT FIRE RATED ASSEMBLIES.

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

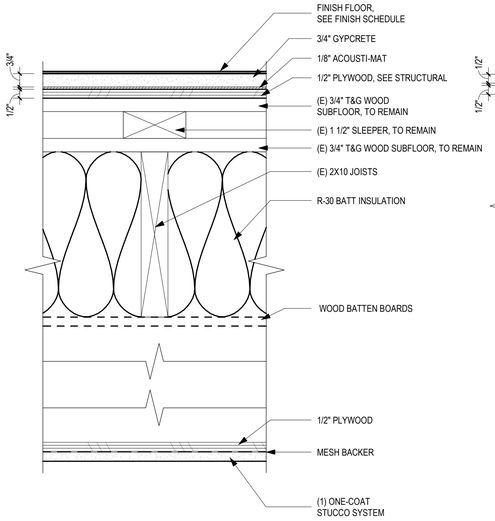
PERMIT SET

Issue Date: **APRIL 11, 2019**

REVISIONS:

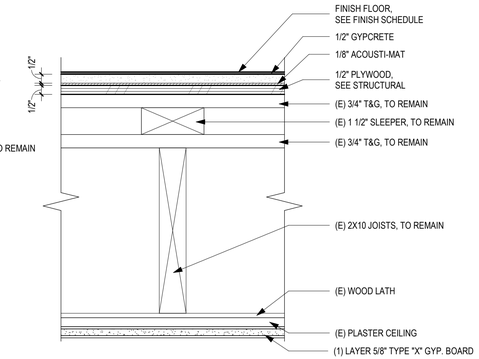
(E) VERTICAL ASSEMBLIES

A003



F10 NON-RATED FLOOR ASSEMBLY, TYP LIFT ENTRY EXTERIOR SOFFIT

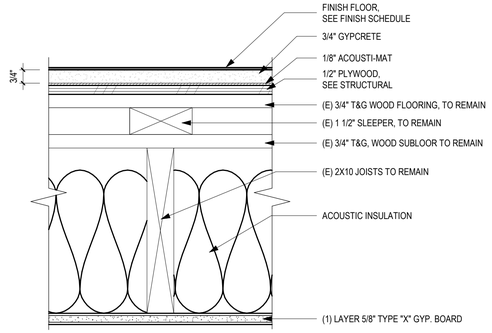
FIRE: N/A
ACOUSTIC: N/A



F7 1/2 HOUR RATED FLOOR ASSEMBLY, CORRIDORS, UNIT 313

FIRE: OSSC TABLES 722.6.2(1)
5/8 TYPE "X" GYP. BOARD = 40 MIN.

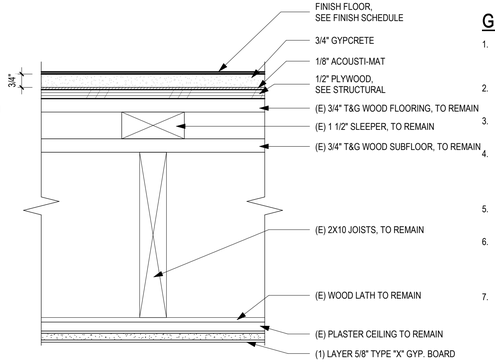
ACOUSTIC: 48 STC (EXPECTED)
40 IIC (EXPECTED)



F4 1/2 HOUR RATED FLOOR ASSEMBLY WITH NEW CEILING, AT UNITS

FIRE: OSSC TABLES 722.6.2(1)
5/8 TYPE "X" GYP. BOARD = 40 MIN.

ACOUSTIC: 48 STC (EXPECTED)
40 IIC (EXPECTED)



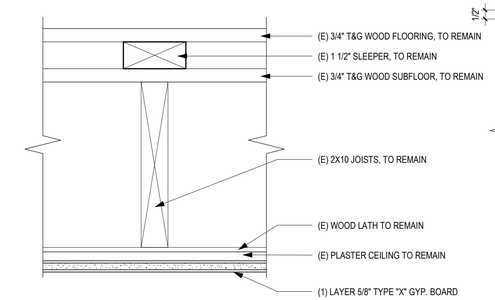
F1 1/2 HOUR RATED FLOOR ASSEMBLY, AT UNITS

FIRE: OSSC TABLES 722.6.2(1)
5/8 TYPE "X" GYP. BOARD = 40 MIN.

ACOUSTIC: 48 STC (EXPECTED)
40 IIC (EXPECTED)

GENERAL NOTES

1. MOISTURE RESISTANT GYPSUM BOARD (HAVING A MIN SCORE OF 10 ON THE ASTM D-3273 MOLD RESISTANCE TEST) TYPICAL AT ALL RESTROOMS AND KITCHEN WET WALLS.
2. PROVIDE UL FIRE LABELED GYPSUM BOARD AT FIRE RATED PARTITIONS AND BARRIERS.
3. ALL FIRE BARRIERS SHALL EXTEND TO FLOOR / ROOF SHEATHING U.N.O., INCLUDING EXISTING FIRE RATED CONSTRUCTION
4. IF EXISTING FIRE RATED CONSTRUCTION IS DISCOVERED TO TERMINATE BELOW THE FLOOR / ROOF SHEATHING, PROVIDE ADDITIONAL FRAMING AND FINISHES TO EXTEND THE RATED CONSTRUCTION TO THE FLOOR / ROOF SHEATHING.
5. MAINTAIN FIRE AND ACOUSTIC RATINGS OF PARTITIONS AROUND FIRE EXTINGUISHER CABINETS AND OTHER RECESSED ITEMS.
6. PROVIDE ACOUSTIC SEALANT AT PERIMETER OF AND PENETRATIONS IN SOUND RATED PARTITIONS AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE THE STC RATINGS INDICATED.
7. EXISTING INTERIOR PARTITIONS WHOSE CAVITIES ARE EXPOSED SHALL HAVE ACOUSTIC INSULATION INSTALLED IN THE EXPOSED PORTIONS, TO THE EXTENT POSSIBLE. EXISTING INTERIOR PARTITIONS WHOSE CAVITIES ARE NOT EXPOSED WILL NOT RECEIVE ACOUSTIC INSULATION. ACOUSTIC PERFORMANCE OF EXISTING PARTITIONS HAS NOT BEEN TESTED AND CANNOT BE GUARANTEED.
8. "EXPECTED" STC RATINGS INDIDATED ARE BASED ON INDUSTRY RESEARCH PUBLICATIONS AND MANUFACTURERS' PROPRIETARY TESTING INFORMATION. GENERIC TESTING INFORMATION FOR THESE ASSEMBLIES IS NOT AVAILABLE.
9. WALL FINISH MAY VARY. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND DETAILS FOR ALL PARTITIONS.
10. PROVIDE BLOCKING, BACKING & STRAPPING AS REQUIRED PER CODE AND AS REQUIRED TO INSTALL FINISHES, FIXTURES AND BUILT-INS.
11. REFER TO G SHEETS FOR RATED PARTITION LOCATIONS.
12. ALL EXTERIOR FASTENERS TO BE STAINLESS STEEL U.N.O.
13. ADJUSTMENTS TO WALL THICKNESS MAY BE REQUIRED DUE TO STRUCTURAL ELEMENTS SUCH AS FASTENERS & CONNECTIONS. COORDINATE AS REQUIRED AND REPORT DISCREPANCIES TO THE ARCHITECT IN WRITING.
14. FINISH FACES OF INFILL PARTITIONS SHALL ALIGN WITH EXISTING ADJACENT CONSTRUCTION. MINIMUM GYP. BOARD THICKNESS MUST BE MAINTAINED AT FIRE RATED ASSEMBLIES.

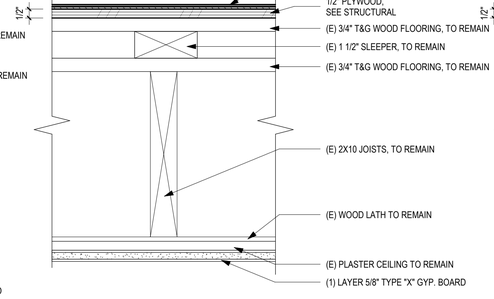


F11 1 HOUR RATED FLOOR ASSEMBLY BENEATH HISTORIC CABINETS

FIRE: OSSC TABLES 722.6.2(1) & 722.6.2(2)
WOOD FLOOR JOISTS 16" O.C. = 10 MIN.
5/8 TYPE "X" GYP. BOARD = 40 MIN.
IEBC RESOURCE A TABLE 1.5.1 ITEM F.R.I-11
1/2" LIME PLASTER ON WOOD LATH = 15 MIN.

ACOUSTIC: 35 STC (EXPECTED)
32 IIC (EXPECTED)

APPEAL ITEM #2

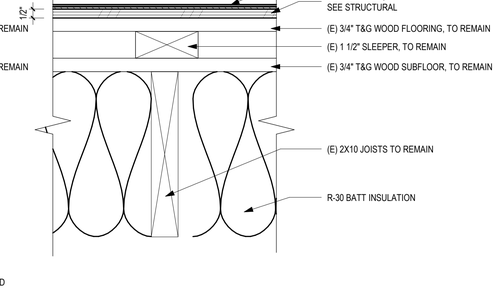


F8 1 HOUR RATED GROUND STORY FLOOR ASSEMBLY, TYP ABOVE BASEMENT

FIRE: OSSC TABLE 722.6.2(2)
WOOD FLOOR JOISTS 16" O.C. = 10 MIN.
5/8" TYPE "X" GYP. BOARD = 40 MIN.
IEBC RESOURCE A TABLE 1.5.1 ITEM F.R.I-11
1/2" LIME PLASTER ON WOOD LATH = 15 MIN.

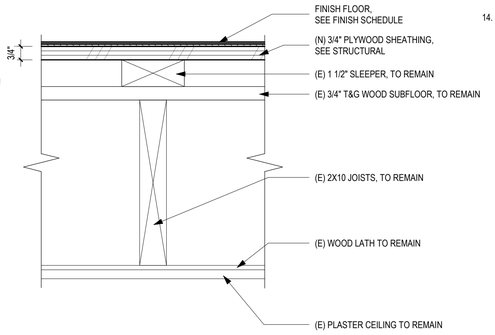
ACOUSTIC: N/A

APPEAL ITEM #2



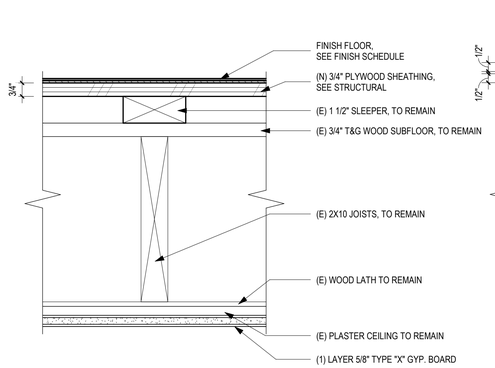
F5 NON RATED GROUND STORY FLOOR ASSEMBLY, TYP ABOVE CRAWL SPACE

FIRE: N/A
ACOUSTIC: N/A



F2 NON RATED FLOOR ASSEMBLY WITH NEW UNDERLAYMENT, TYP AT STAIRS

FIRE: N/A
ACOUSTIC: N/A

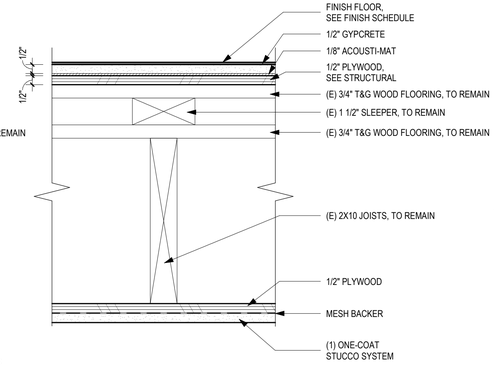


F12 1 HOUR RATED FLOOR ASSEMBLY

FIRE: OSSC TABLE 722.6.2 (1) & 722.6.2(2)
WOOD FLOOR JOISTS 16" O.C. = 10 MIN.
1/2" LIME PLASTER ON WOOD LATH = 15 MIN.
5/8" TYPE "X" GYP. BOARD = 40 MIN.

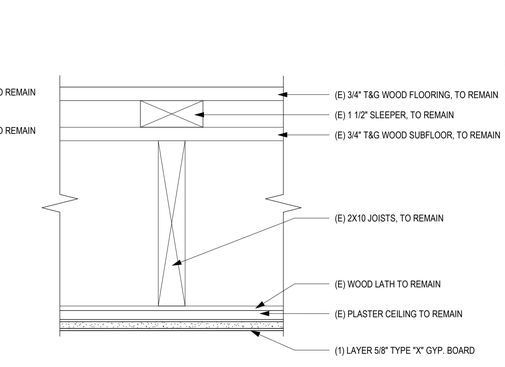
ACOUSTIC: N/A

APPEAL ITEM #2



F9 NON RATED FLOOR ASSEMBLY, TYP MAIN ENTRY EXTERIOR SOFFIT

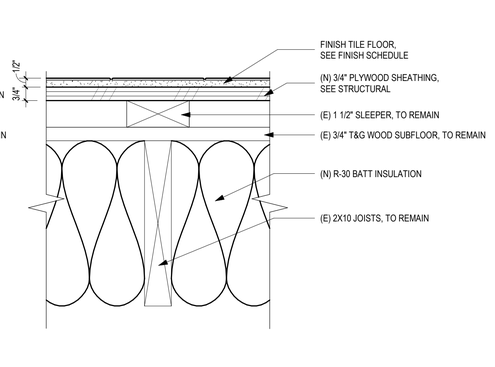
FIRE: N/A
ACOUSTIC: N/A



F6 1/2 HOUR RATED FLOOR ASSEMBLY BENEATH HISTORIC CABINETS

FIRE: OSSC TABLES 722.6.2(1)
5/8 TYPE "X" GYP. BOARD = 40 MIN.

ACOUSTIC: 35 STC (EXPECTED)
32 IIC (EXPECTED)



F3 NON RATED TILE FLOOR ASSEMBLY WITH NEW UNDERLAYMENT, TYP AT ENTRY

FIRE: N/A
ACOUSTIC: N/A

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

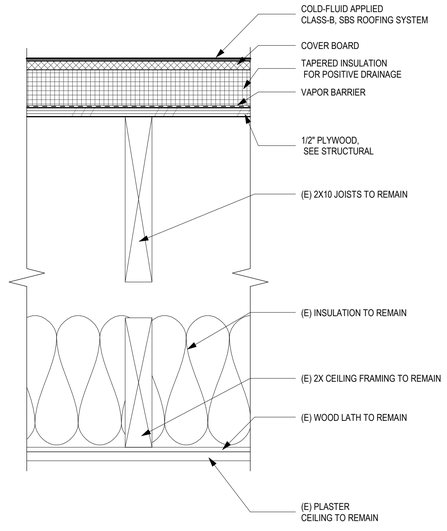
PERMIT SET

Issue Date: **APRIL 11, 2019**

REVISIONS:

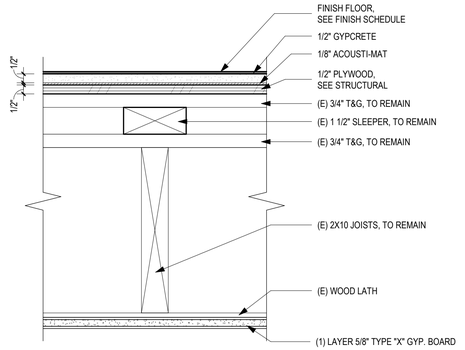
HORIZONTAL ASSEMBLIES

A004



R1 NON-RATED ROOF ASSEMBLY, TYP

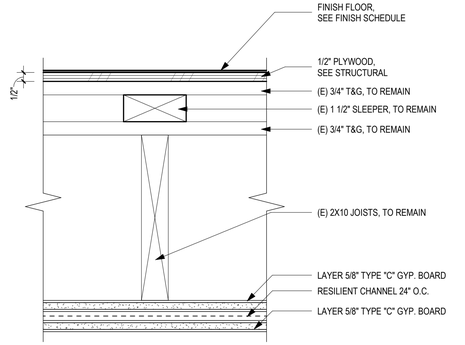
FIRE: N/A
ACOUSTIC: N/A



F13 1/2 HOUR RATED FLOOR ASSEMBLY, CORRIDORS, UNIT,213

FIRE: OSSC TABLES 722.6.2(1)
5/8 TYPE "X" GYP. BOARD = 40 MIN.

ACOUSTIC: 48 STC (EXPECTED)
40 IIC (EXPECTED)



F14 2 HOUR RATED FLOOR ASSEMBLY, CORRIDORS

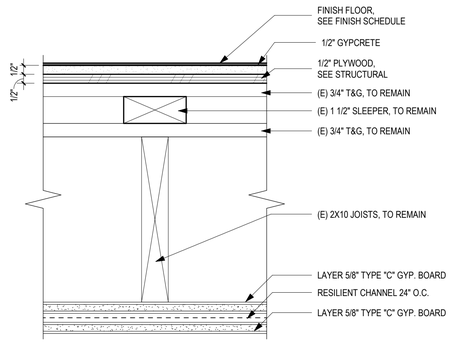
FIRE: GA FILE NO. FC 5710

ACOUSTIC: 48 STC (EXPECTED)
40 IIC (EXPECTED)

APPEAL ITEM #2

APPROVED TYPE "C" GYP MANUFACTURERS FOR THIS LISTED ASSEMBLY:

CERTAINTEED GYPSUM INC
CONTINENTAL BUILDING PRODUCTS
GEORGIA-PACIFIC GYPSUM LLC
NATIONAL GYPSUM COMPANY
PABCO GYPSUM
UNITED STATES GYPSUM COMPANY



F15 2 HOUR RATED FLOOR ASSEMBLY, CORRIDORS

FIRE: GA FILE NO. FC 5710

ACOUSTIC: 48 STC (EXPECTED)
40 IIC (EXPECTED)

APPEAL ITEM #2

APPROVED TYPE "C" GYP MANUFACTURERS FOR THIS LISTED ASSEMBLY:

CERTAINTEED GYPSUM INC
CONTINENTAL BUILDING PRODUCTS
GEORGIA-PACIFIC GYPSUM LLC
NATIONAL GYPSUM COMPANY
PABCO GYPSUM
UNITED STATES GYPSUM COMPANY

GENERAL NOTES

1. MOISTURE RESISTANT GYPSUM BOARD (HAVING A MIN SCORE OF 10 ON THE ASTM D-3273 MOLD RESISTANCE TEST) TYPICAL AT ALL RESTROOMS AND KITCHEN WET WALLS.
2. PROVIDE UL FIRE LABELED GYPSUM BOARD AT FIRE RATED PARTITIONS AND BARRIERS.
3. ALL FIRE BARRIERS SHALL EXTEND TO FLOOR / ROOF SHEATHING U.N.O., INCLUDING EXISTING FIRE RATED CONSTRUCTION
4. IF EXISTING FIRE RATED CONSTRUCTION IS DISCOVERED TO TERMINATE BELOW THE FLOOR / ROOF SHEATHING, PROVIDE ADDITIONAL FRAMING AND FINISHES TO EXTEND THE RATED CONSTRUCTION TO THE FLOOR / ROOF SHEATHING.
5. MAINTAIN FIRE AND ACOUSTIC RATINGS OF PARTITIONS AROUND FIRE EXTINGUISHER CABINETS AND OTHER RECESSED ITEMS.
6. PROVIDE ACOUSTIC SEALANT AT PERIMETER OF AND PENETRATIONS IN SOUND RATED PARTITIONS AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE THE STC RATINGS INDICATED.
7. EXISTING INTERIOR PARTITIONS WHOSE CAVITIES ARE EXPOSED SHALL HAVE ACOUSTIC INSULATION INSTALLED IN THE EXPOSED PORTIONS, TO THE EXTENT POSSIBLE. EXISTING INTERIOR PARTITIONS WHOSE CAVITIES ARE NOT EXPOSED WILL NOT RECEIVE ACOUSTIC INSULATION. ACOUSTIC PERFORMANCE OF EXISTING PARTITIONS HAS NOT BEEN TESTED AND CANNOT BE GUARANTEED.
8. "EXPECTED" STC RATINGS INDIDATED ARE BASED ON INDUSTRY RESEARCH PUBLICATIONS AND MANUFACTURERS' PROPRIETARY TESTING INFORMATION. GENERIC TESTING INFORMATION FOR THESE ASSEMBLIES IS NOT AVAILABLE.
9. WALL FINISH MAY VARY. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND DETAILS FOR ALL PARTITIONS.
10. PROVIDE BLOCKING, BACKING & STRAPPING AS REQUIRED PER CODE AND AS REQUIRED TO INSTALL FINISHES, FIXTURES AND BUILT-INS.
11. REFER TO G SHEETS FOR RATED PARTITION LOCATIONS.
12. ALL EXTERIOR FASTENERS TO BE STAINLESS STEEL U.N.O.
13. ADJUSTMENTS TO WALL THICKNESS MAY BE REQUIRED DUE TO STRUCTURAL ELEMENTS SUCH AS FASTENERS & CONNECTIONS. COORDINATE AS REQUIRED AND REPORT DISCREPANCIES TO THE ARCHITECT IN WRITING.
14. FINISH FACES OF INFILL PARTITIONS SHALL ALIGN WITH EXISTING ADJACENT CONSTRUCTION. MINIMUM GYP. BOARD THICKNESS MUST BE MAINTAINED AT FIRE RATED ASSEMBLIES.

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR
STREET
PORTLAND, OR 97214

PERMIT SET

Issue Date: **APRIL 11, 2019**

REVISIONS:

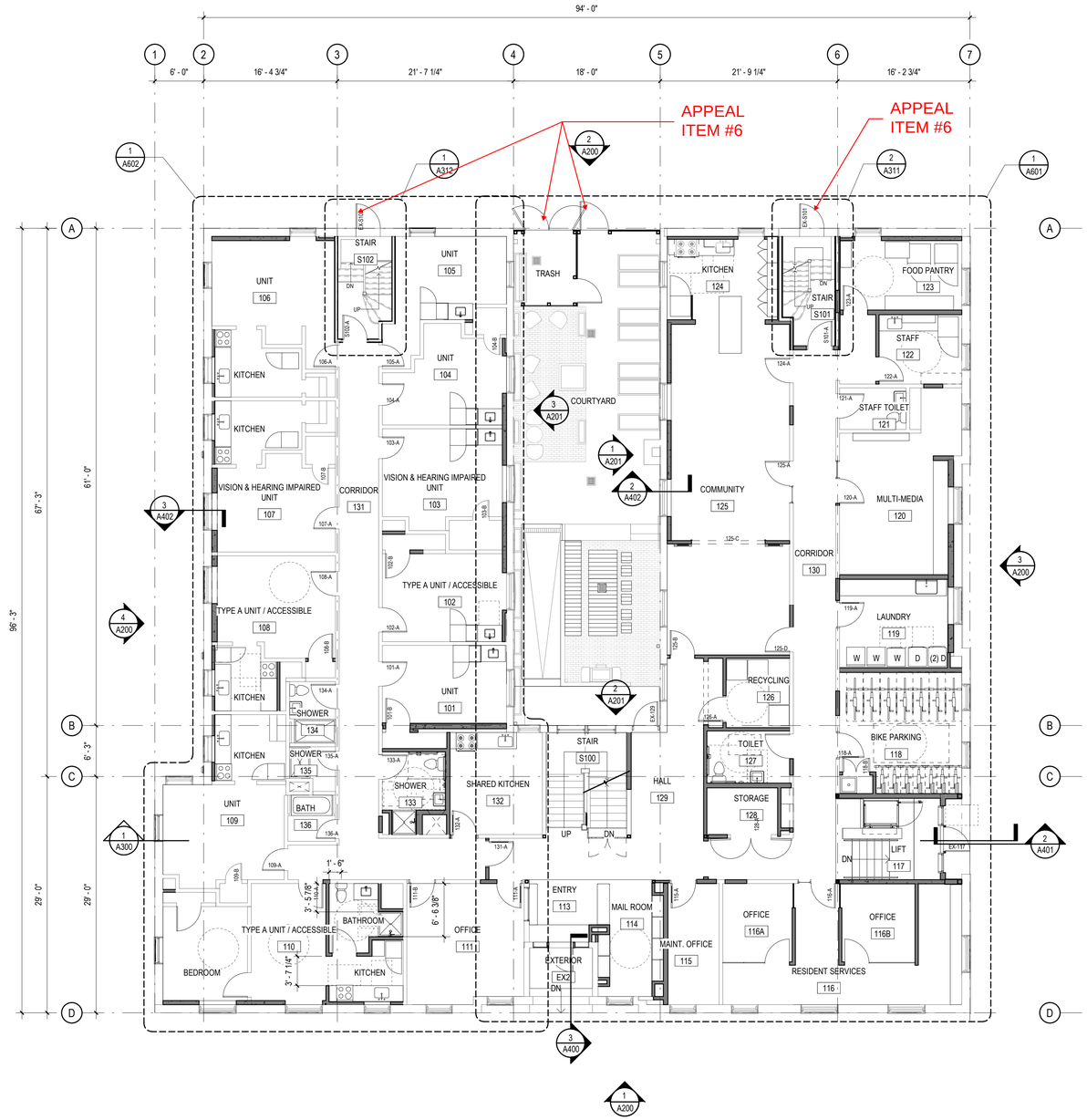
1	Date 1	PERMIT REVISIONS

HORIZONTAL ASSEMBLIES

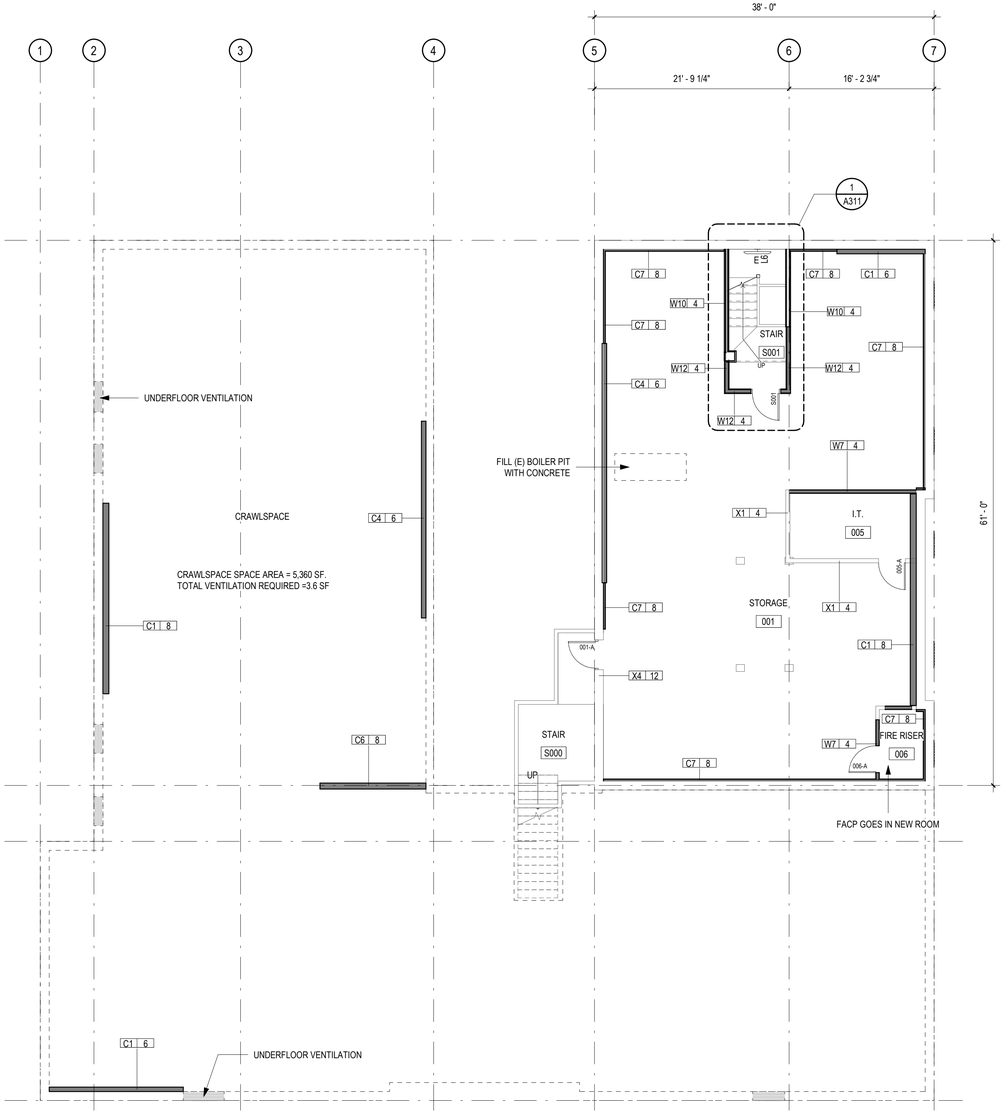
A005

FLOOR PLAN GENERAL NOTES

1. SEE G011 AND G012 FOR RATED WALL LOCATIONS.
2. AT EXISTING WALLS THAT REQUIRE A FIRE RATING, CONFIRM FRAMING EXTENDS TO UNDERSIDE OF FLOOR- OR ROOF-DECK. PROVIDE ADDITIONAL FRAMING AND GYP. BOARD AS NEEDED FOR CONTINUOUS RATED CONSTRUCTION TO UNDERSIDE OF DECK.
3. REPAIR AND REPAINT (E) BUILT-IN CABINETS WHERE THEY OCCUR, TYP.
4. REINSTALL (E) RADIATORS IN RESIDENTIAL UNITS PER HISTORIC LISTING NOMINATION. RADIATORS WILL NOT BE FUNCTIONAL. FINAL LOCATIONS TO BE COORDINATED WITH NEW WORK AND CONFIRMED BY ARCHITECT.
5. CRAWL SPACE VENTILATION SHALL BE THROUGH EXISTING AT-GRADE OPENINGS AND NEW OPENINGS SEE A200. USE CODE CERTIFIED VENTS.



2 A101 GROUND STORY PLAN
1/8" = 1'-0"



1 A101 BASEMENT PLAN
1/8" = 1'-0"

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

PERMIT SET

Issue Date: **APRIL 11, 2019**

REVISIONS:

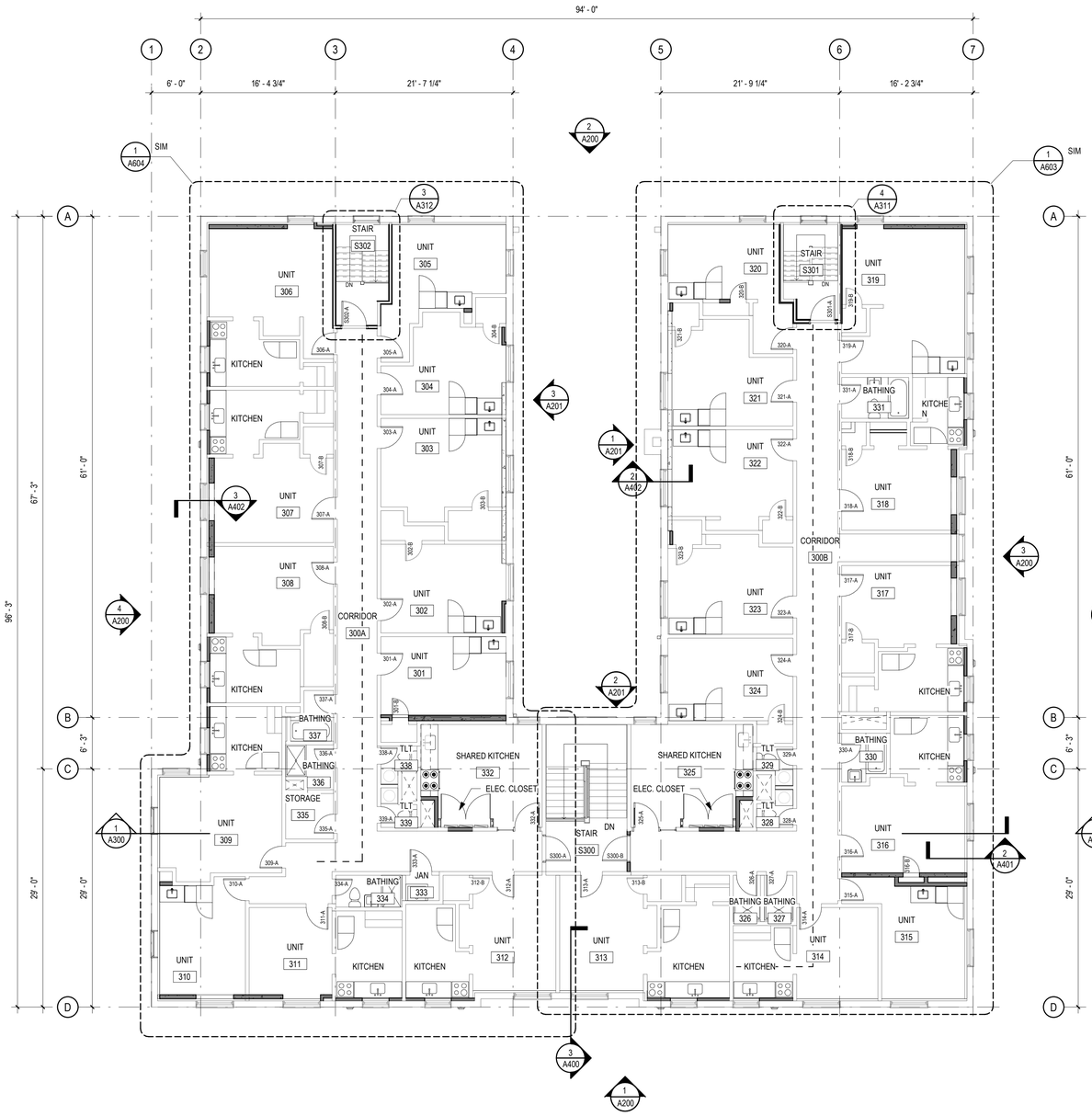
1	Date 1	PERMIT REVISIONS

OVERALL FLOOR PLANS

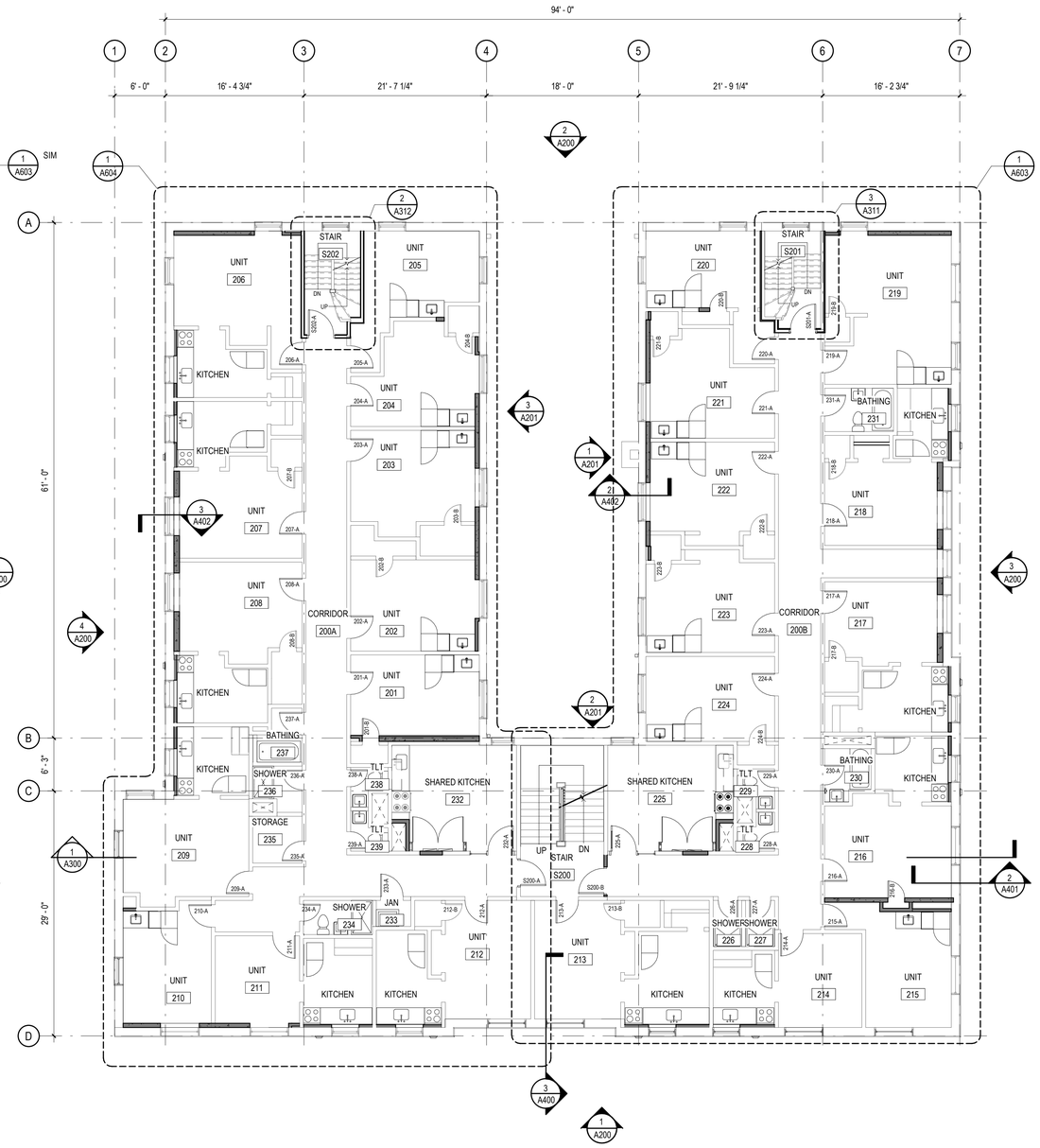
A101

FLOOR PLAN GENERAL NOTES

1. SEE G011 AND G012 FOR RATED WALL LOCATIONS.
2. AT EXISTING WALLS THAT REQUIRE A FIRE RATING, CONFIRM FRAMING EXTENDS TO UNDERSIDE OF FLOOR- OR ROOF-DECK. PROVIDE ADDITIONAL FRAMING AND GYP. BOARD AS NEEDED FOR CONTINUOUS RATED CONSTRUCTION TO UNDERSIDE OF DECK.
3. REPAIR AND REPAINT (E) BUILT-IN CABINETS WHERE THEY OCCUR, TYP.
4. REINSTALL (E) RADIATORS IN RESIDENTIAL UNITS PER HISTORIC LISTING NOMINATION. RADIATORS WILL NOT BE FUNCTIONAL. FINAL LOCATIONS TO BE COORDINATED WITH NEW WORK AND CONFIRMED BY ARCHITECT.
5. CRAWL SPACE VENTILATION SHALL BE THROUGH EXISTING AT-GRADE OPENINGS AND NEW OPENINGS SEE A200. USE CODE CERTIFIED VENTS.



2 A102 THIRD STORY PLAN
1/8" = 1'-0"



1 A102 SECOND STORY PLAN
1/8" = 1'-0"

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

PERMIT SET

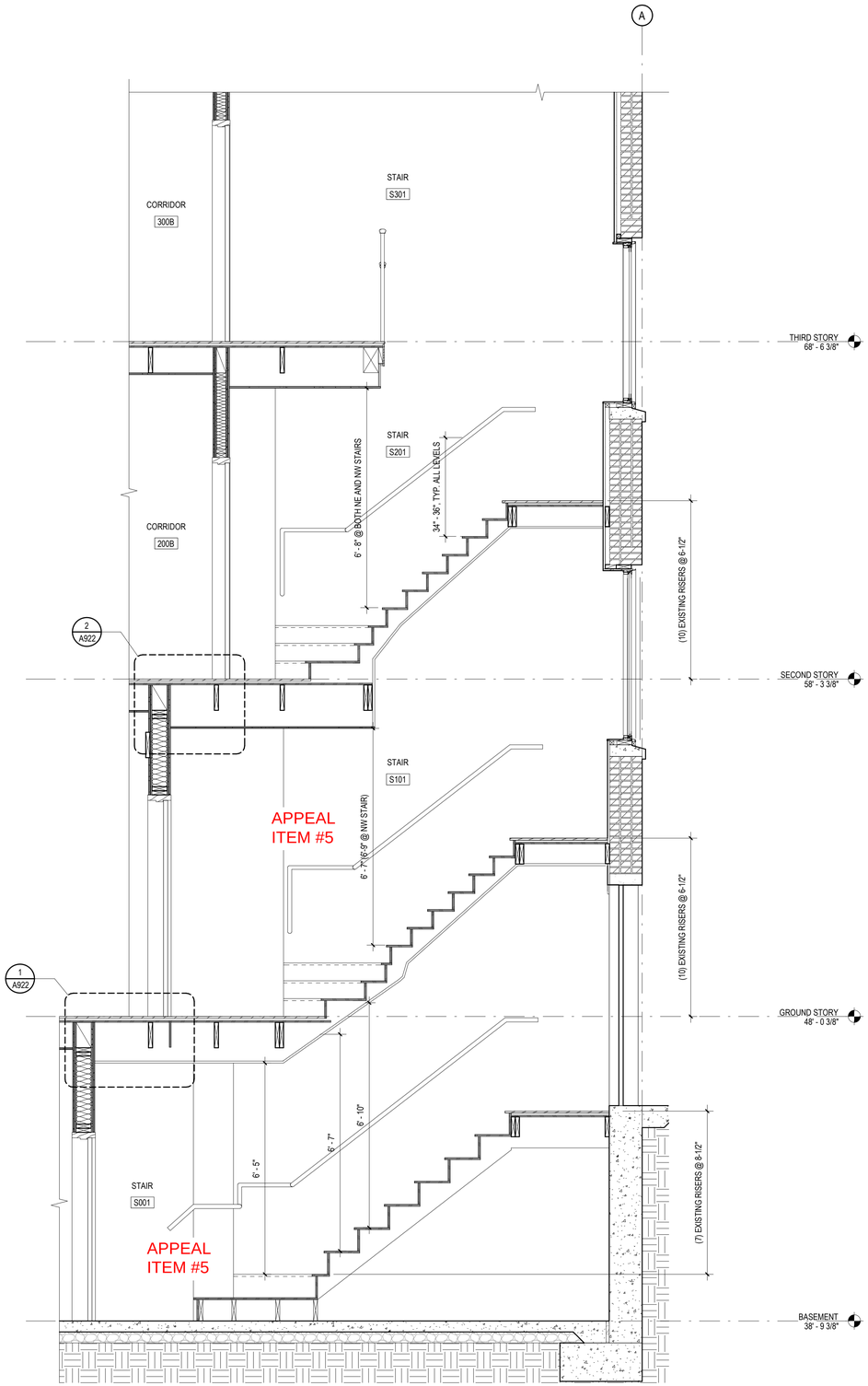
Issue Date: **APRIL 11, 2019**

REVISIONS:

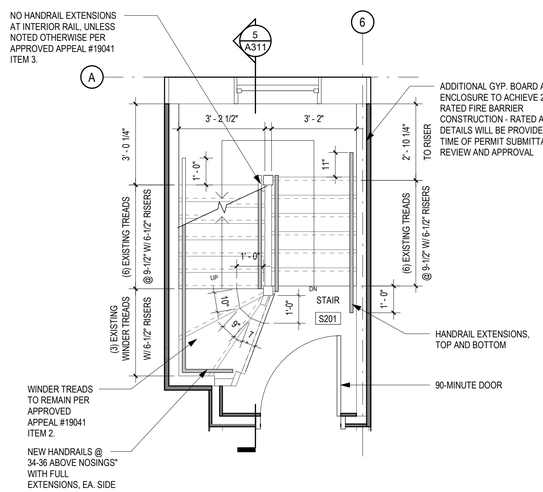
1	Date 1	PERMIT REVISIONS

OVERALL FLOOR PLANS

A102

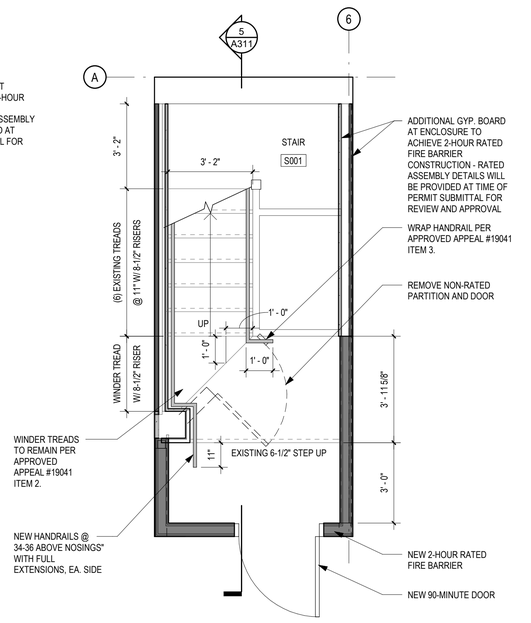


5 A311 ENCLOSED NORTHEAST EXIT STAIR SECTION
1/2" = 1'-0"



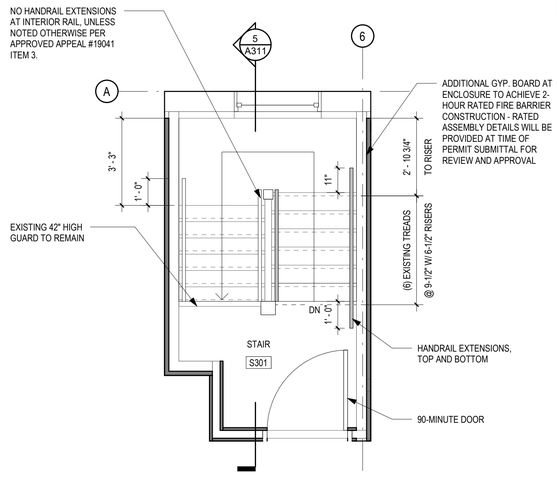
APPEAL ITEMS #3 AND #4

3 A311 ENCLOSED NORTHEAST EXIT STAIR - SECOND STORY
3/8" = 1'-0"



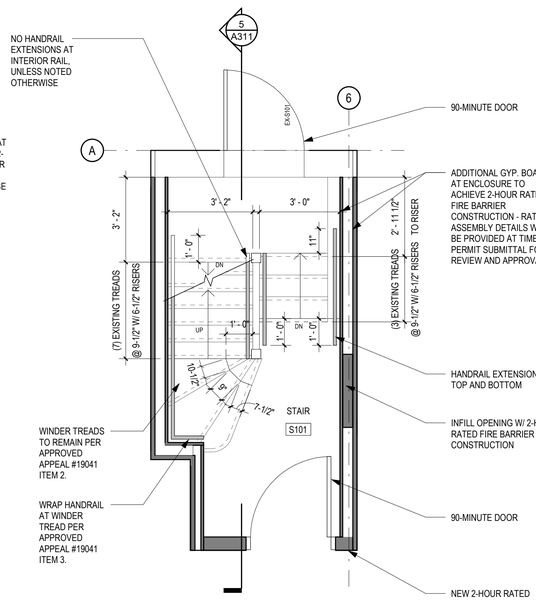
APPEAL ITEM #3

1 A311 ENCLOSED NORTHEAST EXIT STAIR - BASEMENT
3/8" = 1'-0"



APPEAL ITEMS #3 AND #4

4 A311 ENCLOSED NORTHEAST EXIT STAIR - THIRD STORY
3/8" = 1'-0"



APPEAL ITEMS #3 AND #4

2 A311 ENCLOSED NORTHEAST EXIST STAIR - GROUND STORY
3/8" = 1'-0"

JONES
JONES ARCHITECTURE
120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

PERMIT SET

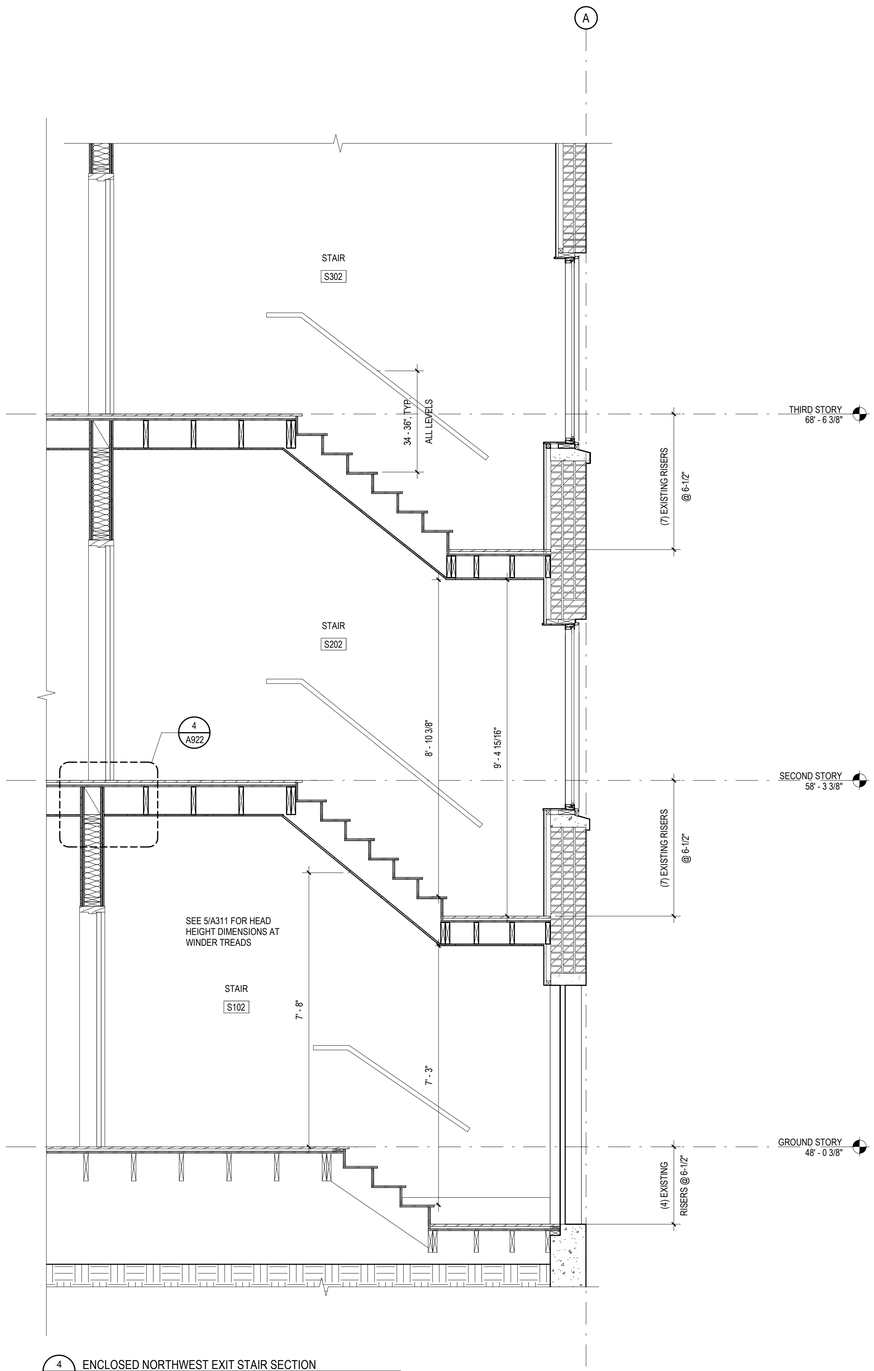
Issue Date: **APRIL 11, 2019**

REVISIONS:

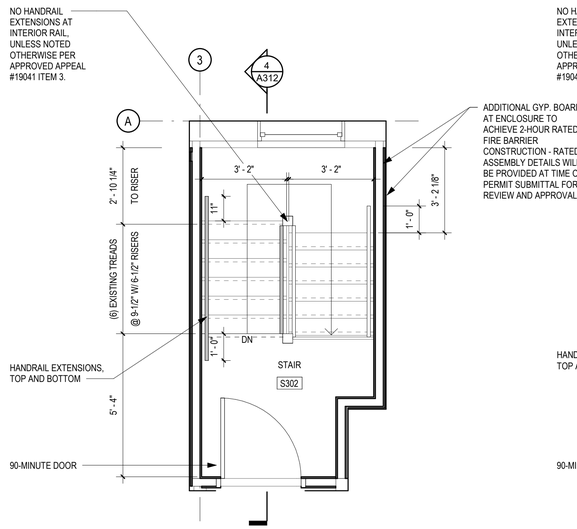
1	Date 1	PERMIT REVISIONS

EXISTING STAIR PLANS AND SECTIONS

A311

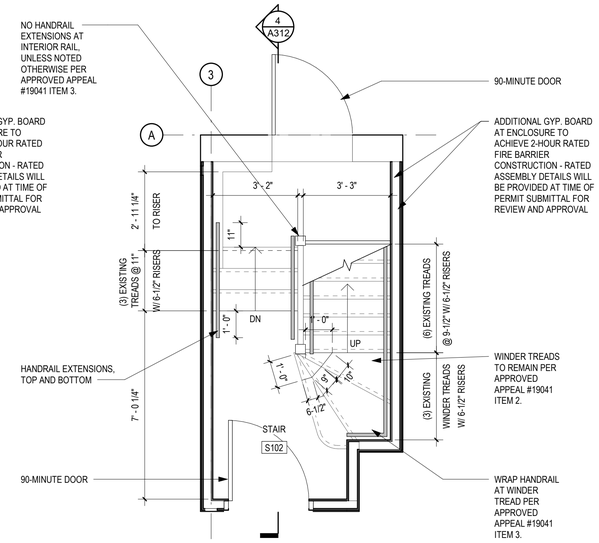


4 A312 ENCLOSED NORTHWEST EXIT STAIR SECTION
1/2" = 1'-0"



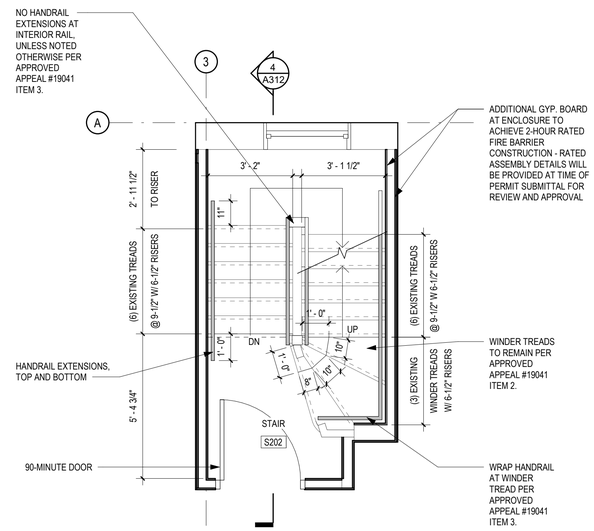
APPEAL ITEMS #3 AND #4

3 A312 ENCLOSED NORTHWEST EXIT STAIR - THIRD STORY
3/8" = 1'-0"



APPEAL ITEMS #3 AND #4

1 A312 ENCLOSED NORTHWEST EXIT STAIR - GROUND STORY
3/8" = 1'-0"



APPEAL ITEMS #3 AND #4

2 A312 ENCLOSED NORTHWEST EXIT STAIR - SECOND STORY
3/8" = 1'-0"

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN W. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

PERMIT SET

Issue Date: **APRIL 11, 2019**

REVISIONS:

1	Date 1	PERMIT REVISIONS

EXISTING STAIR PLANS AND SECTIONS

A312

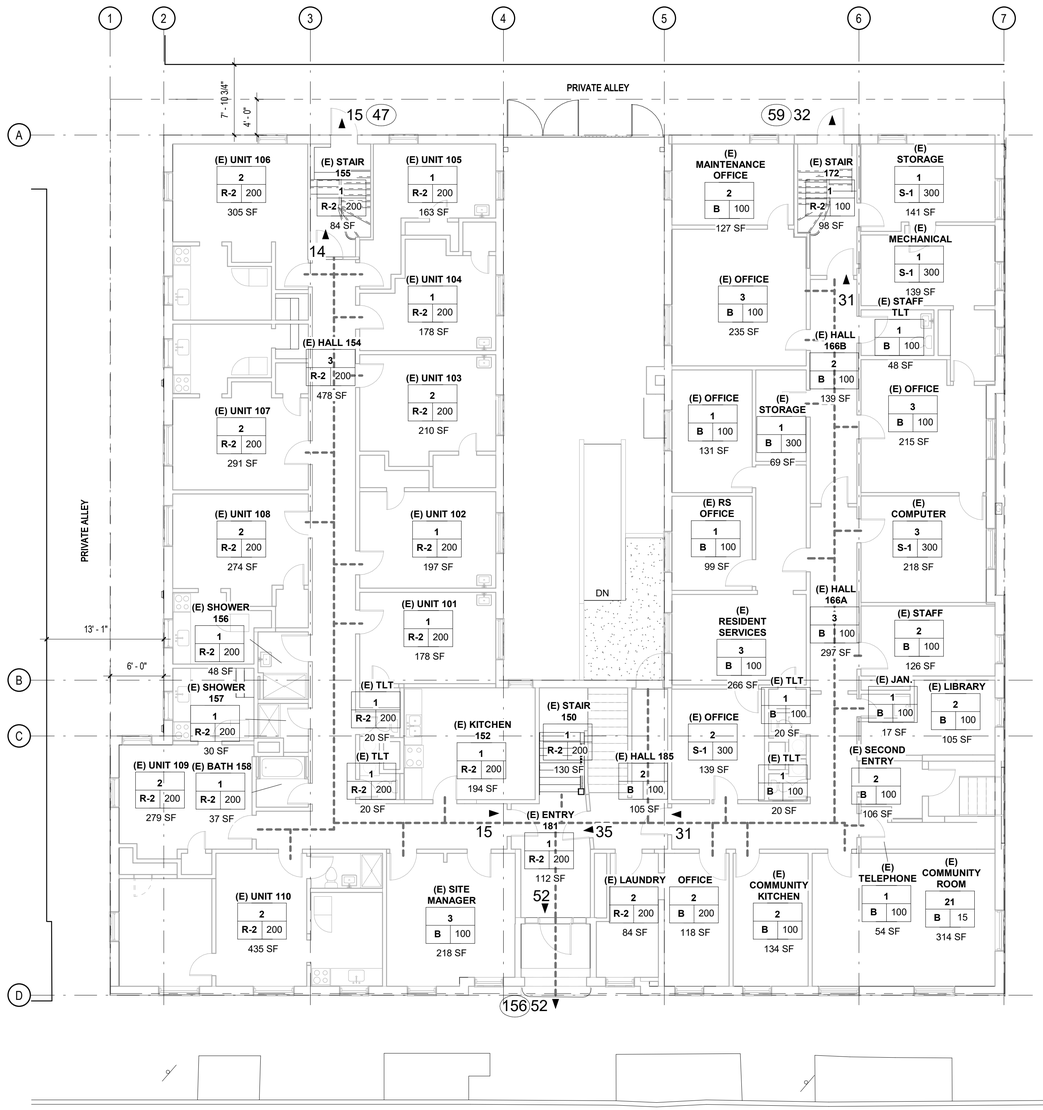

NO
Loitering, Soliciting
or Trespassing
Violators will be
prosecuted

EXISTING PLAN GENERAL NOTES

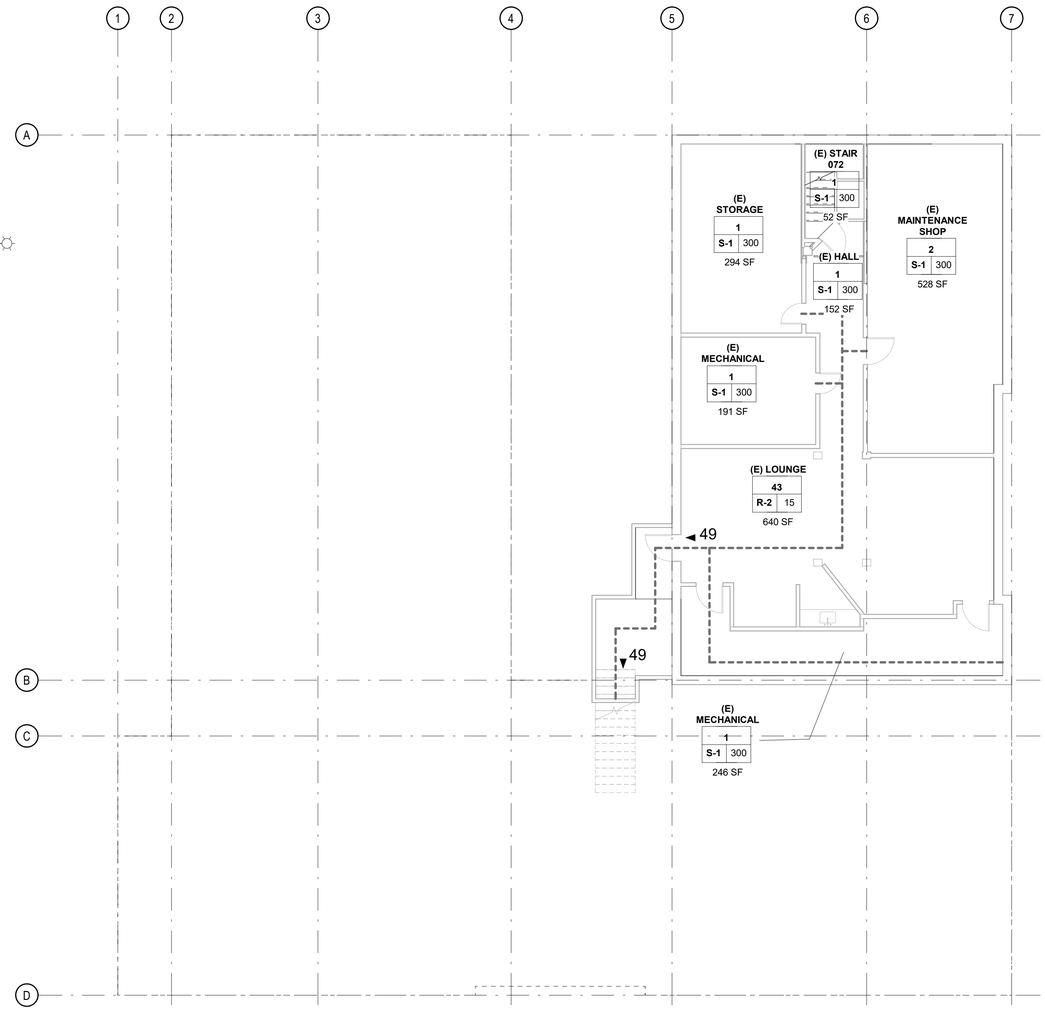
1. EXISTING FLOOR PLANS ARE PROVIDED FOR REFERENCE PER CITY OF PORTLAND BDS LIFE SAFETY - COMPLETENESS CHECKLIST REQUIREMENTS.
2. INFORMATION RELATING TO THE EXISTING BUILDING IS BASED ON OWNER-PROVIDED DOCUMENTS, BDS PERMIT HISTORY AND LIMITED MEASUREMENTS AND VISUAL OBSERVATIONS.
3. FIRE RATINGS OF EXISTING WALLS AND ASSEMBLIES IN THEIR EXISTING UNREPAIRED CONDITION HAVE NOT BEEN VERIFIED AND ARE NOT SHOWN.
4. EXISTING FLOOR PLAN LAYOUT AND OCCUPANCY CLASSIFICATION OF ALL SPACES IS BASED ON PREVIOUS PERMIT 88-100364 AS SUBSEQUENTLY MODIFIED IN PERMITS 93-105875 AND 09-159585-CO.
5. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN 90 MINUTES.
6. EMERGENCY EGRESS POWER SHALL BE PROVIDED BY INVERTER.

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- 1 HOUR EXTERIOR FIRE RESISTANCE RATING
- # — EXIT WITH LOAD
- (#) — CUMULATIVE OCCUPANT LOAD
- FE — FIRE EXTINGUISHER
- EXIT — EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
- EGRESS COURT
- PATH OF EGRESS
- 0'-0" TRAVEL DISTANCE
- ROOM OCCUPANCY TAG (FUNCTION OF SPACE / TOTAL OCCUPANTS / OCCUPANCY GROUP / FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED / FLOOR AREA PER OCCUPANT)



2 G011 EXISTING GROUND STORY LIFE SAFETY PLAN Copy 1
1/8" = 1'-0"



1 G011 EXISTING BASEMENT LIFE SAFETY PLAN
1/8" = 1'-0"

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT · ALAN W. JONES · PORTLAND, OREGON · STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

PERMIT SET

Issue Date: **APRIL 11, 2019**

REVISIONS:

1	Date 1	PERMIT REVISIONS

EXISTING LIFE SAFETY FLOOR PLANS

G011

FIRE PROTECTION CONSULTING
3115 NW 132nd Place, Portland, OR 97229-7037
Phone 503-531-8717 email djgessert@gmail.com

Letter

Date:	June 7, 2019
To:	Jones Architecture 120 NW 9th Ave, Suite 210 Portland, OR 97209 Sent via Email
Attention:	Kathy Johnson, AIA
From:	David Gessert, P. E. Fire Protection Engineer
Subject/Project:	Rose Apartments Building Code Appeals Fire Resistance of Selected Details
Job No.:	2019-27

Total Pages: 5

Introduction/Executive Summary

Seven details are analyzed for fire resistance. All show their target fire resistance with the exception of the right-hand side of Detail W11 on Drawing A001. However there is insufficient fuel in the stairway enclosure to challenge the 1-hour construction that is provided on that side. See the following analysis.

Fire Resistance of Selected Details

Drawing A001 Detail W11

This detail shows a typical light wood framed wall with three layers of 5/8 inch Type X gypsum wallboard (GWG) on the left-hand side and one layer on the right-hand side.

For fire exposure on the left-hand side substantially more than 2-hours is shown since two layers of 5 /8 inch Type X GWB over typical light wood framing provides 2-hours of fire resistance. This assumes that the far side GWB has at least 20 minutes of fire resistance which it does. See *Oregon Structural Specialty* Code (OSSC), 2014 Edition, Table 721.1(2) Item Number 14.1.5.

For fire exposure on the right-hand side of the assembly 1-hour of fire resistance is shown. However this is inside the stairway enclosure where is not enough fuel to create more than a fire equivalent to a one hour ASTM E119 fire test. See OSSC (2014) Table 721.1(2) Item Number 14.1.3.

For a one-hour fire 80,000 Btu/ft^2 is required or 10 pounds of ordinary combustibles (cellulose based material) per square foot. A stairway enclosure is kept free of all combustibles so it contains little or no fuel. See *Fire Protection Handbook* Table 18.1.1.

Drawing A003 Detail X2

The detail shows lath and plaster over a typical light wood frame wall. This assembly is assigned 30 minutes of fire resistance based on comparison. See OSSC (2014) 703.3 4. and *International Existing Building Code* (IEBC), 2012 Edition, Resource A, Table 1.3.2, Item Code W-4-W-42.

Drawing A004 Detail F8

This assembly is assigned 65 minutes of fire resistance based on the Component Additive Method (CAM) described in the *SFPE Handbook of Fire Protection Engineering* which is similar to the method described in OSSC (2014) 722.6.

Assembly component	Reference	Fire Resistance Minutes
2x10 Joists	Table 722.6.2(2)[1]	10
¾ inch Lath and Plaster	Item Code F.R.-1-11[2]	15
1 Layer 5/8 inch Type X GWG	Table 722.6.2(1)[1]	40
Total Fire Resistance		65[3, 4]

Table Notes:

1. OSSC (2014)
2. IEBC (2012) Resource A Table 1.5.1
3. Actual fire resistance is greater than 65 minutes based on thickness of the installed lath and plaster is ¾ inch while the fire resistance of Item Code F.R.-1-11 is based on a thickness of ½ inch.
4. After the membrane below the joists burns through it is assumed the joists will fail 10 minutes later. As long as the membrane above the joists has at least 10 minutes of fire resistance the entire assembly is assigned 65 minutes of fire resistance.

Drawing A004 Detail F11

This assembly is assigned 65 minutes of fire resistance based on the Component Additive Method (CAM) described in the *SFPE Handbook of Fire Protection Engineering* which is similar to the method described in OSSC (2014) 722.6.

Assembly component	Reference	Fire Resistance Minutes
2x10 Joists	Table 722.6.2(2)[1]	10
¾ inch Lath and Plaster	Item Code F.R.-1-11[2]	15
1 Layer 5/8 inch Type X GWG	Table 722.6.2(1)[1]	40
Total Fire Resistance		65[3, 4]

Table Notes:

1. OSSC (2014)
2. IEBC (2012) Resource A Table 1.5.1
3. Actual fire resistance is greater than 65 minutes based on thickness of the installed lath and plaster is ¾ inch while the fire resistance of Item Code F.R.-1-11 is based on a thickness of ½ inch.
4. After the membrane below the joists burns through it is assumed the joists will fail 10 minutes later. As long as the membrane above the joists has at least 10 minutes of fire resistance the entire assembly is assigned 65 minutes of fire resistance.

Drawing A004 Detail F12

This assembly is assigned 65 minutes of fire resistance based on the Component Additive Method (CAM) described in the *SFPE Handbook of Fire Protection Engineering* which is similar to the method described in OSSC (2014) 722.6.

Assembly component	Reference	Fire Resistance Minutes
2x10 Joists	Table 722.6.2(2)[1]	10
¾ inch Lath and Plaster	Item Code F.R.-1-11[2]	15
1 Layer 5/8 inch Type X GWG	Table 722.6.2(1)[1]	40
Total Fire Resistance		65[3, 4]

Table Notes:

1. OSSC (2014)
2. IEBC (2012) Resource A Table 1.5.1
3. Actual fire resistance is greater than 65 minutes based on thickness of the installed lath and plaster is ¾ inch while the fire resistance of Item Code F.R.-1-11 is based on a thickness of ½ inch.
4. After the membrane below the joists burns through it is assumed the joists will fail 10 minutes later. As long as the membrane above the joists has at least 10 minutes of fire resistance the entire assembly is assigned 65 minutes of fire resistance.

Drawing A005 Detail F14

This assembly is similar to GA File No. FC 5710. After the membrane below the joists burns through it is assumed the joists will fail 10 minutes later. As long as the membrane above the joists has at least 10 minutes of fire resistance the entire assembly is assigned 2 hours of fire resistance.

Type C GWB has superior fire resistance than Type X. Type C has more glass reinforcing fibers and a form of vermiculite that expands when heated. The vermiculite helps to compensate for the shrinkage that occurs to GWB under fire conditions.

Gypsum has approximately 50% by volume chemically bonded water. Under fire conditions the water is converted to steam and is driven off. This loss of the chemically bonded water causes the shrinkage.

Drawing A005 Detail F15

> This assembly is similar to GA File No. FC 5710. After the membrane below the joists burns through it is assumed the joists will fail 10 minutes later. As long as the membrane above the joists has at least 10 minutes of fire resistance the entire assembly is assigned 2 hours of fire resistance.

Conclusion

Multiple methods have used to analyze the fire resistance of the preceding seven details. All show satisfactory fire resistance.

References

Differences in Drywall, Construction Dimensions, September 1983, John J. Bucholtz, San Jose, California

Drawing A001, The Rose Apartments, Vertical Assemblies, April 11, 2019, Jones Architecture, Portland, Oregon

Drawing A003, The Rose Apartments, (E) Vertical Assemblies, April 11, 2019, Jones Architecture, Portland, Oregon

Drawing A004, The Rose Apartments, Horizontal Assemblies, April 11, 2019, Jones Architecture, Portland, Oregon

Drawing A005, The Rose Apartments, Horizontal Assemblies, April 11, 2019, Jones Architecture, Portland, Oregon

Fire Protection Handbook, 20th Edition, 2008, National Fire Protection Association, Quincy, Massachusetts

Fire Resistance Design Manual, 19th Edition, GA-600-2009, Gypsum Association, Washington, DC

International Existing Building Code, 2012 Edition, International Code Council, Country Club Hills, Illinois

Oregon Structural Specialty Code, 2014 Edition, International Code Council, Country Club Hills, Illinois

SFPE Handbook of Fire Protection Engineering, Fifth Edition, 2016, Springer Science+Business Media, New York

End of Report

PREVIOUS APPEAL

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 18962, items 2-5 (2/6/19) for additional information

Appeal ID: 19041	**Project Address:** 631 SE Taylor St
Hearing Date: 2/20/19	**Appellant Name:** Kathy Johnson
Case No.: B-011	**Appellant Phone:** 503.477.9165
Appeal Type: Building	**Plans Examiner/Inspector:** Steven Mortensen, Crystle Cowen
Project Type: commercial	**Stories:** 3 **Occupancy:** R-2, B **Construction Type:** V-B
Building/Business Name: The Rose Apartments	**Fire Sprinklers:** Yes - Proposed throughout
Appeal Involves: Alteration of an existing structure,Reconsideration of appeal	**LUR or Permit Application No.:**
Plan Submitted Option: pdf [File 1] [File 2]	**Proposed use:** (E) R-2 AND B TO REMAIN

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1027.4.2 Egress Court Construction and Openings
Requires	Where an egress court serving a building or portion thereof is less than 10 feet in width, the egress court walls shall have not less than 1-hour fire-resistance-rated construction for a distance of 10 feet above the floor of the court. Openings within such walls shall be protected by opening protectives having a fire protection rating of not less than ¾-hour.
Proposed Design	ORIGINAL APPEAL TEXT: The existing northeast stair exits to a private alley that leads to the public way. As part of the remodeling of the ground story administrative/common use spaces and exterior courtyard, 33 additional occupants will be egressing through the alley. The alley is 8 feet wide overall; 4 feet of this is on this project site. The north wall of the building is constructed of two wyths (+/-8") of brick and achieves the required 1-hour fire-resistance-rated construction per Table 721.1(2). The northeast exit stair door will be replaced with a 90-minute door as part of repairing that stair's required two-hour enclosure. The two existing ground story non-rated operable windows adjacent to the egress court (approved by Appeal #6358) will be fixed in place with additional sprinkler protection on the interior side. See Sheet GA2. RECONSIDERATION TEXT: EXISTING NON-RATED WINDOWS AT EGRESS COURT The existing north stairs exit to a private alley that leads to the public way. The alley is not a public way; it is on private property, as shown on Sheet GA2. It is approximately 8' wide, as shown on Sheet GA2. The property line runs down the middle of the alley. 4'-0" of the alley is on this project's site with the remaining 4' on the adjacent building's site, as shown on Sheet GA2. The north walls of the building adjacent to the Egress Court are constructed of two wyths (+/-8") of brick and achieve the required 1-hour fire-resistance-rated construction per Table 721.1(2). The

northwest exit stair door (Stair S102) will be replaced with a 60-minute door. The northeast exit stair door (Stair S101) will be replaced with a 90-minute door.

There is one existing ground story non-rated operable window along the western portion of the egress court (Unit 105). This window was approved by Appeal #6358. This window will be replaced with a UL listed ¾-hour fire-rated operable window with a fusible link that closes the window in the event of a fire. There are two existing ground story non-rated operable windows along the eastern portion of the egress court (Kitchen 124 and Food Pantry 123). These windows were approved by Appeal #6358. These windows will remain and be fixed in place, with additional sprinkler protection provided on the interior side. See Sheets GA2 and GA3.

Reason for alternative

ORIGINAL APPEAL TEXT:
The existing north alley has always connected the exits on the north side of the building to the public way. As part of remodeling the ground story administrative and common use spaces, 4 additional occupants are being added to the northeast exit stair/door. Additionally, by permitting the existing exterior courtyard to formalize its use as outdoor space for the residents, 29 additional occupants are exiting through the alley.

The two existing non-rated operable windows adjacent to the egress court were permitted in 2009 and approved by Appeal #6358. Since the scope of this project does not include any window replacement, these windows will remain and be fixed in place to minimize the ability of fire to enter the egress court through the openings. Additional sprinkler protection will be added on the interior side of the windows to further mitigate their unrated condition.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

RECONSIDERATION TEXT:
The existing private north alley has always connected the exits on the north side of the building to the public way. The alley itself is not a public way. The Owner (REACH CDC, nonprofit) is interested in removing the building from the Chapter 13 program. Since the existing unrated alley is part of the Chapter 13 approved egress system, it needs to be brought into compliance as an Egress Court to support the proposed Chapter 13 removal. Additionally, the remodeling of the ground story east wing and the courtyard results in an increased occupant load (33 additional occupants) in the alley.

The original appeal decision was held over in part due to the question of whether the alley was a court or a yard per code definitions. Egress Court is defined in OSSC Section 202 as “a court or yard which provides access to the public way for one or more exits.” Therefore, whether the alley is considered a court or a yard is not substantive since both can serve as an Egress Court.

The existing non-rated operable window in Unit 105 provides natural ventilation to the sleeping unit and the Owner does not wish to remove this feature from that unit. There is a second operable window in Unit 105, however, it is immediately adjacent to the garbage dumpster. If the alley window were to be fixed in place, the window over the dumpster would be the only source of fresh air, which would be an unfortunate scenario for the resident, especially during summer months. The sleeping unit is not air-conditioned and relies solely on natural ventilation for cooling. The proposed UL listed ¾-hour fire-rated operable window that will automatically close in the event of a fire will mitigate the window’s location on the Egress Court and minimize the ability of fire to enter the Egress Court through the opening.

The two existing non-rated operable windows in Kitchen 124 and Food Pantry 123 were permitted in 2009 and approved by Appeal #6358. Since these windows are within rooms that do not need to have operable windows for livability, the windows will be fixed in place to minimize the ability of fire to enter the egress court through the openings. Additional sprinkler protection will be added on the interior side of the windows to further mitigate their unrated condition.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stair enclosures will be repaired as necessary to achieve their required 1- and 2-hour fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

Appeal item 2

Code Section	1009.7.3 Winder Treads
Requires	Winder treads are not permitted in means of egress stairways except within a dwelling unit.
Proposed Design	ORIGINAL APPEAL TEXT: The existing winder treads in northeast and northwest stairs will remain. These have been approved by previous appeals dated 8/8/74 and 1/27/88. The exit stair enclosures will be repaired to achieve the required 1- and 2-hour construction. New rated doors will be provided. New lighting to meet the requirements of Section 1006 will also be provided within the stair enclosures. See Details 2, 3, 5 and 8/GA4. RECONSIDERATION TEXT: The existing winder treads in northeast and northwest stairs will remain. These have been approved by previous appeals dated 8/8/74 and 1/27/88. The exit stair enclosures will be repaired to achieve the required 1- and 2-hour construction. New rated doors into the enclosures and to the Egress Court will be provided. New lighting to meet the requirements of Section 1006 will be provided within the stair enclosures. A sufficient landing inside the basement enclosure door will be provided in Stair S001, where there is no landing currently. An existing noncompliant opening into Stair S101 will be removed and filled in with 2-hour fire barrier construction. Handrails complying with height requirements of 1012.2 will be provided on either side where there are only handrails on one side currently (refer also to Appeal Item #4 – Handrail Extensions). See Details 2, 3, 5 and 8/GA4, and Details 1, 2, 3 and 5/GA5.
Reason for alternative	ORIGINAL APPEAL TEXT: The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to replace the winder treads with treads that meet current requirements. Chapter 34 allows materials and systems already in use in compliance with approvals in effect at the time of their erection to be permitted to remain in use unless determined to be unsafe. In addition to being permitted at the time of construction, the winder treads have been approved by two previous building code appeals dated 8/8/74 and 1/27/88. The existing stair enclosures will be made safer than they are currently by ensuring the enclosures meet the requirements for 1- and 2-hour construction. This includes new rated stair enclosure doors. All lighting in the stair enclosures will be replaced to ensure compliance with Section 1006. Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items greatly increase the overall safety of the building from its existing condition.

RECONSIDERATION TEXT: The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to replace the winder treads with treads that meet current requirements. Chapter 34 allows materials and systems already in use in compliance with approvals in effect at the time of their erection to be permitted to remain in use unless determined to be unsafe. In addition to being permitted at the time of construction, the winder treads have been approved by two previous building code appeals dated 8/8/74 and 1/27/88.

Section 3404.1 Exception 1 states: “An existing stairway shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.” The existing space and construction of the north stairs does not allow for the stair runs to be reconfigured with straight treads at the bottoms.

The project scope is taking all available measures to bring these stairs as close to compliance as technically feasible. The existing stair enclosures will be made safer than they are currently by ensuring the enclosure assemblies meet the requirements for 1- and 2-hour construction. The rated assembly details will be provided with the permit submittal for review and approval by the plans examiner. New rated doors into the stair enclosures and also rated doors exiting to the Egress Court will be provided. A noncompliant opening in Stair S101 will be filled in with 2-hour rated construction. A landing at the bottom of the basement Stair S001 will be provided where there is none now. All lighting in the stair enclosures will be replaced to ensure compliance with Section 1006. Handrails will be provided on both sides with extensions that comply to the extent possible (refer to related Appeal Item #4).

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items as well as the improvements listed above substantially increase the overall safety of the building from its existing condition.

Appeal item 3

Code Section	1012.6 Handrail Extensions
Requires	Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.
Proposed Design	ORIGINAL APPEAL TEXT: Within the existing northeast and northwest exit stairs, compliant top and bottom rail extensions will be provided where the plan configuration allows. Where there is not room for extensions due to existing conditions and space constraints, extensions will not be provided. See Details 2, 3, 5 and 8/GA4 for more detailed information. RECONSIDERATION TEXT: Within the existing northeast and northwest exit stairs, compliant top and bottom rail extensions will be provided where the plan configuration allows. Handrails will wrap the wall at winder tread locations. Where there is not room for extensions due to existing conditions and space constraints, extensions will be provided to the maximum length possible. See Details 2, 3, 5 and 8/GA4 and 1, 2, 3, 4 and 5/GA5 for more detailed information.
Reason for alternative	ORIGINAL APPEAL TEXT: The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to extend the handrails at every run to meet the requirements of 1012.6. At runs adjacent to the enclosure doors, full extensions at the top risers would interfere with the swing of the egress doors that open into the enclosure. At the winder treads, there are structural columns

and walls in the way that prohibit bottom extensions. At the center wall, extensions would create unsafe conditions by projecting into the path of egress travel.

Section 3404.1 Exception 2 allows for handrails to have less than the required extensions where full extensions would be hazardous due to plan configuration. Previously, 6" handrail extensions were required as part of a Building Code Appeal approval for the existing winder treads (1/27/88), however, not all of the existing rails have the 6" extensions due to the existing space limitations.

Full handrail extensions shall be provided where space allows, which will make the stairs safer than their current condition. No extensions will be provided in locations where projections into the path of travel would be unsafe or interfere with egress door functioning. Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items greatly increase the overall safety of the building from its existing condition.

RECONSIDERATION TEXT: The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to extend the handrails at every run to meet the requirements of 1012.6. At the interior side of the stair runs, rail extensions would create unsafe conditions by projecting into the path of egress travel. At the termination of the winder treads, full extensions would also create unsafe conditions by projecting into the path of egress travel.

Currently the stairs only have runs on the exterior sides, not each side. None of the existing rails have full extensions. Section 3404.1 Exception 2 states, "Handrails otherwise required to comply with Section 100.1.15 shall not be required to comply with the requirements of 1012.6 regarding full extension of the handrails where such extensions would be hazardous due to plan configuration." Previously, 6" handrail extensions were required as part of a Building Code Appeal approval for the existing winder treads (1/27/88), however, not all of the existing rails have the 6" extensions due to the existing space limitations.

The addition of second rails at each stair run will make the stair safer than it currently is. Full handrail extensions shall be provided where space allows, which is at most of the stair runs, and this will also make the stairs safer than their current condition. No extensions will be provided at the interior side of the stair runs or the termination of the winder treads, since doing so would create an unsafe condition by projecting into the required clear path of egress.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items substantially increase the overall safety of the building from its existing condition.

Appeal item 4

Code Section	Table 705.8 Allowable Openings Based on Fire Separation Distance
Requires	Unprotected openings less than 3' from a property line are not permitted.
Proposed Design	ORIGINAL APPEAL TEXT: The six unprotected operable windows at the west property line shall remain. The building shall be equipped with a full NFPA 13 sprinkler system throughout. See GA2 and GA3. RECONSIDERATION TEXT: The six unprotected operable windows at the west property line shall be replaced with UL listed1-hour fire-rated operable windows with a fusible links that close the windows in the event of a fire. The building shall be equipped with a full NFPA 13 sprinkler system throughout. See GA2, GA3 and GA5.

Reason for alternative

ORIGINAL APPEAL TEXT: A portion of the west walls falls on the property line. There are six existing non-rated operable windows in this portion of the west wall. The windows provide natural light and fresh air required for sleeping rooms and cannot be removed or fixed in place because doing so would create a less safe condition for the occupants. The windows were permitted in 2009 and allowed by Appeal #6358. The project scope does not include any new windows or changes to existing windows. Per the Preliminary Life Safety Meetings, this appeal is only required because of the proposed removal of the building from the Chapter 13 program.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

RECONSIDERATION TEXT: A portion of the west walls falls on the property line. There are six existing non-rated operable windows in this portion of the west wall. The windows were permitted in 2009 and allowed by Appeal #6358. The existing non-rated operable windows provide natural ventilation to the sleeping units, and the Owner does not wish to remove this feature. Per the Preliminary Life Safety Meetings, this appeal is only required because of the proposed removal of the building from the Chapter 13 program. The proposed UL listed 1-hour fire-rated operable windows that will automatically close in the event of a fire will mitigate the windows' location on the property line.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

APPEAL DECISION

1. Type 13 water curtain sprinkler protection at non-fire rated openings in exterior walls of egress court less than 10' in width: Granted provided windows are non-operable and sprinklers are spaced not more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening(s) and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on the occupied side of the openings. A separate permit from the Fire Marshal's Office is required.

2. Winder treads in 2 egress stairs: Granted as proposed.

3. Omission of handrail extensions in 2 egress stairs: Granted as proposed.

4. Proposed UL listed 1 hour fire rated operable windows with self closing mechanisms at property line: Granted as proposed.

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

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.

ENERGY CODE SUMMARY

ENVELOPE ENERGY CODE - OEESC

ROOF INSULATION ABOVE DECK	R-20 RIGID	FIXED AND OPERABLE FENESTRATION - NON-METAL	U = 0.35, SHGC = 0.40
ROOF INSULATION CAVITY (VENTED)	R-30	DOORS WITH MORE THAN 50% GLAZING	U = 0.35, SHGC = 0.40
WALLS WOOD FRAMED	R-21 BATT	OPAQUE DOORS	U = 0.70
FLOORS WOOD FRAMED	R-30 BATT		

PREVIOUS APPROVED APPEALS

DATE	APPEAL ITEM	CONDITIONS	COMMENTS
8/8/74	WINDER TREADS IN ENCLOSED EXIT STAIRS	STAIRS TO BE WELL LIGHTED	
	FIRE ESCAPES NOT TO GRADE		FIRE ESCAPES HAVE SINCE BEEN REMOVED
	WIRE GLASS IN EXIT ENCLOSURE WINDOWS		
1/27/88	"C" LABLE 3/4 HOUR DOORS WITH LITES INTO ENCLOSED EXIT STAIRS		
	WINDER TREADS IN ENCLOSED EXIT STAIRS	HANDRAILS TO EXTEND 6" ABOVE AND BELOW THE LAST TREAD. MIN. 10 FOOTCANDLES OF LIGHT TO BE PROVIDED	
	NON-RATED 5-PANEL CORRIDOR DOORS TO UNITS	A COMPLETE EXITWAY SPRINKLER SYSTEM TO BE PROVIDED. SPRINKLER ALARM TO BE TIED TO A CENTRAL REPORTING LOCATION.	
6/24/09 #6358	NON-RATED WINDOWS CLOSER THAN 3' TO PROPERTY LINE	UNITS WITH WINDOWS CLOSER THAN 5' TO THE PROPERTY LINE SHALL HAVE FULL SPRINKLER COVERAGE WITH QUICK-RESPONSE HEADS.	

BUILDING CODE SUMMARY

ALLOWABLE HEIGHT AND AREA (TABLE 503)

CONSTRUCTION TYPE: V-B **ALLOWABLE HEIGHT: 40 FT**

ALLOWABLE AND PROPOSED BUILDING AREA AND INCREASES (503, 506, 509): N/A

OCCUPANCY GROUP	ALLOWABLE STORIES	ALLOWABLE AREA (SF)	ACTUAL STORIES	ACTUAL AREA (SF)	ALLOWABLE AREA INCLUDING SPRINKLER SYSTEM INCREASE (506.3)
B	2	9,000	1	3,535	18,000
R-2	2	7,000	3*	4,003 (GROUND STORY) 7,601 (UPPER STORIES)	14,000
S-2	2	13,500	1	2,252	26,000

*SPRINKLERS USED TO INCREASE STORIES (504.2): YES

NON-SEPARATED OCCUPANCIES (SECTION 508.3)

THE BUILDING WILL BE CONSIDERED NON-SEPARATED PER SECTION 508.3

R-2 IS THE MOST RESTRICTIVE OCCUPANCY

ALLOWABLE AREA/STORY (R-2)	EXISTING AREA/STORY	
14,000 SF	7,601 SF	

CONSTRUCTION TYPES (TABLE 601)

LEVEL NO.	TYPE	STRUCTURAL FRAME	BEARING WALLS EXT.	BEARING WALLS INT.	NON-BEARING WALLS & PART. EXT.	NON-BEARING WALLS & PART. INT.	FLOORS	ROOF	SPECIAL PROVISIONS SECTION 510 (IF USED)
1	V-B	0	0	0	0	0	0	0	
2	V-B	0	0	0	0	0	0	0	
3	V-B	0	0	0	0	0	0	0	

EXTERIOR WALL FIRE RATING AND MAX. OPENINGS (TABLE 705.8)

OPENINGS PROTECTED OR UNPROTECTED: UNPROTECTED

BUILDING FACE	CONSTRUCTION TYPE	OCCUPANCY	DIST. TO PROPERTY LINE	FIRE SEPARATION DISTANCE	REQ. FIRE RESISTANCE RATING (TABLE 602)	MAX OPENING % ALLOWED (TABLE 705.8)	EXISTING OPENING % TO REMAIN
NORTH 1	V-B	B, R-2	64' - 9"	≥ 30	2 HR	100%	14%
NORTH 2	V-B	B, R-2	4'	5' - < 10'	2 HR	15%	8%
EAST	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	11%
SOUTH	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	13%
WEST 1	V-B	R-2	0' - 0"	0' - 0"	2 HR	0%	9.5%
WEST 2	V-B	R-2	6'	5' - <10'	2 HR	25%	8.5%

1

INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIREMENTS/PROVIDED (TABLE 803.9)

OCCUPANCY	EXIT STAIR/PASSAGEWAY ENCLOSURES	CORRIDORS/EXIT ACCESS STAIR ENCLOSURES	ROOMS AND ENCLOSED SPACES
R-2	C	C	C

BUILDING FIRE DETECTION & SUPPRESSION

PROVIDED: Y OR N	TYPE / CLASS	REQUIRED OR OPTIONAL	AREAS OF COVERAGE
SPRINKLER SYSTEM: Y	NFPA 13	OPTIONAL	ALL
FIRE ALARM SYSTEM: Y	AUTOMATIC	REQUIRED	
STANDPIPE SYSTEM: N		OPTIONAL	
SMOKE DETECTION SYSTEM: Y	SINGLE OR MULTIPLE STATION	REQUIRED	
CARBON MONOXIDE DETECTION SYSTEM: Y	NFPA 720	REQUIRED	

NOTES & PROVISIONS: CLASS A, 2-A FIRE EXTINGUISHERS TO BE PROVIDED PER PFC 906.1. FINAL LOCATIONS TO BE DETERMINED DURING FIRE MARSHAL WALK-THROUGH

EXISTING AND PROPOSED OCCUPANT LOADS BY FLOOR

STORY		(E) AREA (SF)	(E) OCC. TYPE	(E) AREA / OCC. SECTION 1004.1.1	(E) OCC. LOAD SECTION 1004	(N) AREA (SF)	(N) OCC. TYPE	(N) AREA / OCC. SECTION 1004.1.1	(N) OCC. LOAD SECTION 1004	EXITS SECTION 1015/1021.1 REQUIRED	EXITS SECTION 1015/1021.1 PROVIDED
BASEMENT		1,208	S-2	300	5	1,838	S-2	300	8	1	1
		630	R-2	15*	42		-	-	-		
	TOTAL AREA (SF)	1,838			47	1,838			8		
GROUND STORY		3,762	R-2	200	29	3,889	R-2	200	30	2	2
		3,693	B	100/15*	68	3,570	B	100/15*	81	2	2
	TOTAL AREA (SF)	7,442		TOTAL OCC.	97	7,460		TOTAL OCC.	111		
COURTYARD		875	-	-	-	875	R-2	15*	58	2	2
2ND STORY		7,508	R-2	200	60	7,504	R-2	200	60	2	3
3RD STORY		7,508	R-2	200	60	7,504	R-2	200	60	2	3
BUILDING	TOTAL AREA (SF)	22,458		TOTAL (E) OCC.	264			TOTAL (N) OCC.	297		

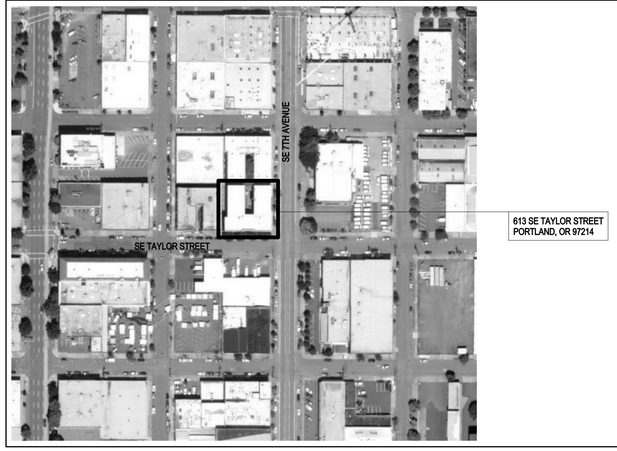
* GROUP USE AREAS WITH TABLES AND CHAIRS

OCCUPANT LOAD INCREASE = 36 = LESS THAN 150
CHANGE OF OCCUPANCY (COURTYARD) = 875 SF
875 / 22,458 = 4% = LESS THAN 1/3
MANDATORY SEISMIC UPGRADES NOT TRIGGERED BY OCCUPANT LOAD INCREASE OR CHANGE OF OCCUPANCY

MINUMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)

GROUP	AREA	OCC	PER GENDER	OCC LOAD FACTOR	W.C. FACTOR	W.C. REQ.	LAV FACTOR	LAV REQ.	TUB/SHOWER FACTOR	TUB/SHOWER REQ.
B	3,450 SF	35	18	100 GROSS	1:25/50	2		2	N/A	N/A
R-2 CONGREGATE LIVING*	18,875 SF	151	N/A	200 GROSS	*1:10	15	*1:10	15	*1:8	20
TOTAL						17		17		20

VICINITY MAP



PROJECT DESCRIPTION

PROJECT NAME: THE ROSE APARTMENTS	PROJECT ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OREGON
ORIGINAL CONSTRUCTION: 1910	

SUMMARY OF WORK

WORK INCLUDES FULL STRUCTURAL SEISMIC UPGRADE; MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION UPGRADES; ACCESSIBILITY UPGRADES ON THE GROUND STORY, INTERIOR REMODELING OF THE ADMINISTRATIVE/COMMUNITY AREAS ON THE GROUND STORY; REPLACEMENT OF THE EXTERIOR ACCESSIBLE RAMP AND RAILING, MISCELLANEOUS EXTERIOR REPAIRS AND NEW FINISHES AND LIGHTING THROUGHOUT THE BUILDING.

THIS BUILDING IS IN THE CITY OF PORTLAND CHAPTER 13 PROGRAM.

DEFERRED SUBMITTALS & SEPARATE TRADE PERMITS

THE FOLLOWING SYSTEMS ARE SUBJECT TO DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107:

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. MECHANICAL SYSTEM
4. PLUMBING SYSTEM
5. ELECTRICAL SYSTEM
6. EQUIPMENT ANCHORAGE AND BRACING
7. MICROPILES

APPLICABLE CODES

-2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC)

-2016 PORTLAND FIRE CODE (BASED ON 2014 OREGON FIRE CODE)

-2017 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2012 IMC)

-2017 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2017 NFPA 70 National Electrical Code)

-2017 OREGON PLUMBING SPECIALTY CODE (BASED ON 2015 UPC)

-2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC)

-PORTLAND ZONING CODE

-2014 OSSC ACCESSIBILITY REFERENCED STANDARD: ICC/ANSI A117.1-2009

ZONING CODE SUMMARY

APPLICABLE CODES: PORTLAND ZONING CODE			
SITE ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OR 97214		SITE AREA: 10,000 SF	
TAX LOT NUMBER: R233845		TAX ROLL: PARK ADD TO E P, BLOCK 136, LOTS 5&6	
ZONE: IG1			
BASE ZONE REGULATIONS			
MAX. FAR: NO LIMIT	EXISTING FAR TO REMAIN: 2.4 : 1		
MAX HEIGHT: NO LIMIT	EXISTING HEIGHT TO REMAIN: 35'		
REQUIRED SETBACKS:	FRONT/STREET: 0'	SIDE/STREET: 0	
	SIDE: 0'	BACK: 0'	
EXISTING SETBACKS TO REMAIN:	FRONT/STREET: 0'	SIDE/STREET: 0'	
	SIDE: 6'	BACK: 4'	
MAX. SITE COVERAGE: 100%	EXISTING SITE COVERAGE TO REMAIN: 81%		
MINIMUM LANDSCAPED AREA: 0 SF	PROPOSED LANDSCAPED AREA: 0 SF		
EXISTING USES TO REMAIN: CONGREGATE LIVING, OFFICE (ACCESSORY USE)		ALLOWED: N/CU	
PARKING & LOADING REGULATIONS:			
LOADING REQ'D: 0			
VEHICLE PARKING REQ'D: 0			
VEHICLE PARKING SPACES PROVIDED: 0			
BIKE PARKING: LONG-TERM SPACES NOT REQUIRED PER 33.258.070.D.2.b(3)			
USE	SF	SPACES REQUIRED	SPACES PROVIDED
HOUSEHOLD LIVING	58 UNITS	3 SHORT-TERM	BIKE PARKING FUND
ADMINISTRATIVE/OFFICE (ACCESSORY)	2,093	0 SHORT-TERM	0
DESIGN REVIEW REQ'D: NO			

JONES

JONES ARCHITECTURE

120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN M. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

Issue Date: 2019.02.15

REVISIONS:

CODE SUMMARY

GA1

LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.

2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.

3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 1 HOUR FIRE RESISTANCE RATING
- # — EXIT WITH LOAD
- (#) — CUMULATIVE OCCUPANT LOAD
- FE — FIRE EXTINGUISHER
- EXIT — EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
- PATH OF EGRESS
- 0'-0" TRAVEL DISTANCE (T.D.)
- 0'-0" COMMON PATH OF EGRESS TRAVEL (C.P.E.T.)
- ROOM OCCUPANCY TAG
  - FUNCTION OF SPACE
  - TOTAL OCCUPANTS
  - OCCUPANCY GROUP
  - FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED
  - FLOOR AREA PER OCCUPANT

Example: TEXT / 50 / F-2 | 20 / 1000 SF

#1
APPEAL ITEM #2
3/4-HOUR RATED OPERABLE WINDOW WITH FUSIBLE LINK

#1
APPEAL ITEM #2
FIX (2) EXISTING NON-RATED OPERABLE WINDOWS CLOSED - PROVIDE ADDITIONAL SPRINKLER PROTECTION ON INTERIOR SIDE

1-HOUR FIRE-RESISTANCE-RATED WALL

1-HOUR RATED OPERABLE WINDOWS WITH FUSIBLE LINKS
APPEAL ITEM #5

PROPERTY LINE

PRIVATE ALLEY

7' - 11"

4' - 0 3/8"

UNIT 106 — 2 — R-2 | 200 — 305 SF
STAIR 155 — 1 — R-2 | 200 — 84 SF
UNIT 105 — 1 — R-2 | 200 — 163 SF
UNIT 104 — 1 — R-2 | 200 — 178 SF
UNIT 103 — 2 — R-2 | 200 — 210 SF
UNIT 107 — 2 — R-2 | 200 — 291 SF
HALL 154 — 3 — R-2 | 200 — 458 SF
UNIT 108 — 2 — R-2 | 200 — 274 SF
UNIT 102 — 1 — R-2 | 200 — 192 SF
SHOWER 156 — 1 — R-2 | 200 — 48 SF
UNIT 101 — 1 — R-2 | 200 — 187 SF
SHOWER 157 — 1 — R-2 | 200 — 30 SF
TLT 154 — 1 — R-2 | 200 — 69 SF
UNIT 109 — 2 — R-2 | 200 — 279 SF
BATH 158 — 1 — R-2 | 200 — 37 SF
UNIT 110 — 3 — R-2 | 200 — 435 SF
COURTYARD — 58 — R-2* | 15 — 875 SF
COMMUNITY KITCHEN 176 — 2 — B | 100 — 139 SF
COMMUNITY ROOM 175 — 46 — B | 15 — 658 SF
STAIR 172 — 1 — R-2 | 200 — 91 SF
FOOD PANTRY 174 — 1 — B | 300 — 147 SF
STAFF 173 — 2 — B | 100 — 92 SF
STAFF TLT 171 — 1 — B | 100 — 48 SF
MULTIMEDIA ROOM 170 — 3 — B | 100 — 294 SF
HALL 166 — 5 — B | 100 — 460 SF
RECYCLING 177 — 1 — B | 300 — 56 SF
LAUNDRY 169 — 2 — B | 100 — 163 SF
BIKE STORAGE — 1 — B | 300 — 238 SF
TLT 178 — A830 — B | 300
STAIR 150 — 1 — R-2 | 200 — 129 SF
KITCHEN 152 — 1 — R-2 | 200 — 151 SF
HALL 181 — 3 — B | 100 — 217 SF
STORAGE 179 — 1 — B | 100 — 64 SF
LIFT 167 — 2 — B | 100 — 138 SF
ENTRY 151 — 1 — R-2 | 200 — 159 SF
SITE MANAGER 160 — 3 — B | 100 — 218 SF
MAIL — 1 — R-2 | 200 — 119 SF
MAINTENANCE OFFICE — 2 — B | 100 — 105 SF
RESIDENT SERVICES — 5 — B | 100 — 446 SF

5' - 0 7/16"

SE TAYLOR STREET

SE 7TH AVENUE

2 / GA2 GROUND STORY LIFE SAFETY PLAN - APPEAL
1/8" = 1'-0"

STORAGE — 1 — S-2 | 300 — 280 SF
MECHANICAL — 1 — S-2 | 300 — 175 SF
MAINTENANCE SHOP — 2 — S-2 | 300 — 512 SF
STORAGE — 3 — S-2 | 300 — 629 SF
MECHANICAL — 1 — S-2 | 300 — 241 SF

1 / GA2 BASEMENT LIFE SAFETY PLAN - APPEAL
1/8" = 1'-0"

JONES
JONES ARCHITECTURE
120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT — ALAN M. JONES — 12-06-06 — RENEWAL 06-30-2019 — PORTLAND, OREGON — STATE OF OREGON

THE ROSE APARTMENTS

18010

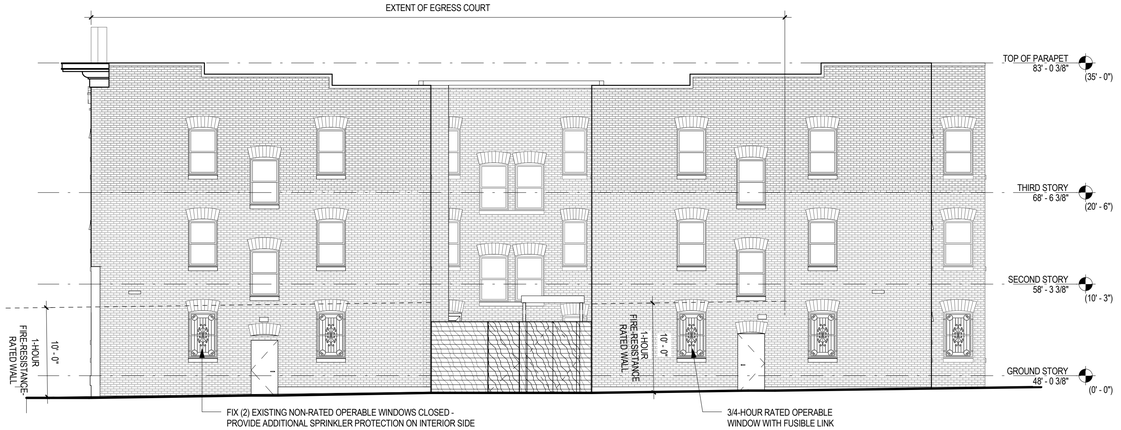
631 SE TAYLOR STREET
PORTLAND, OR 97214

Issue Date: 2019.02.15

REVISIONS:

LIFE SAFETY PLANS - APPEAL

GA2



3 GA3 NORTH ELEVATION
1/8" = 1'-0"

APPEAL ITEM #2

LIFE SAFETY PLAN GENERAL NOTES

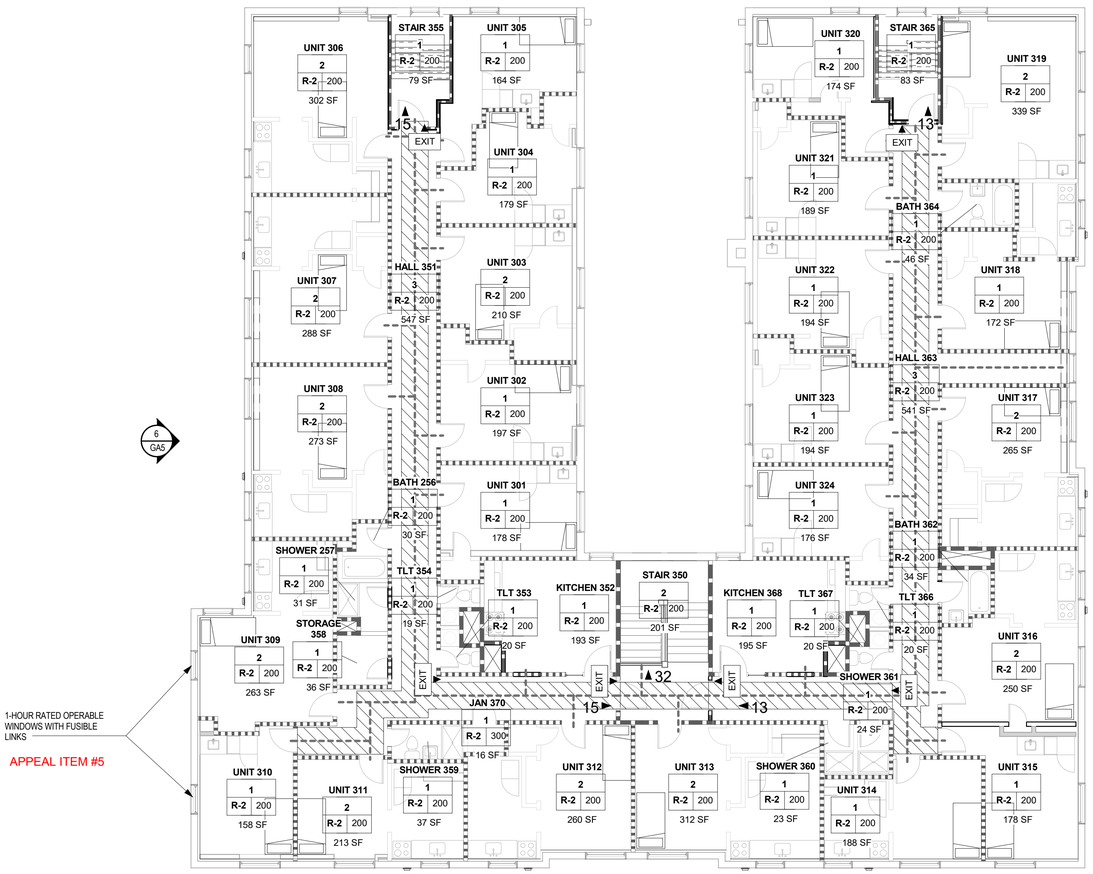
1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.

2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.

3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

LIFE SAFETY PLAN LEGEND

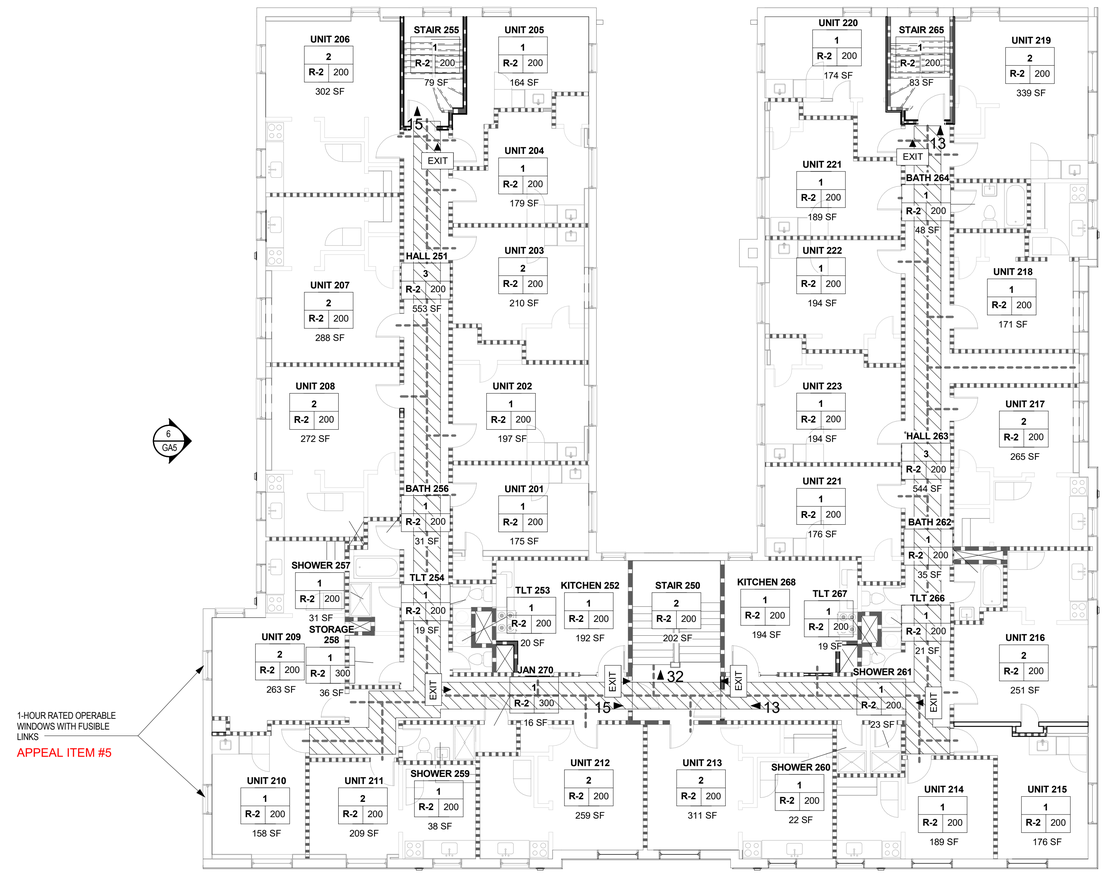
- 1/2 HOUR FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 1 HOUR FIRE RESISTANCE RATING
- EXIT WITH LOAD
- CUMULATIVE OCCUPANT LOAD
- FE — FIRE EXTINGUISHER
- EXIT — EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
- PATH OF EGRESS
- 0'-0" TRAVEL DISTANCE (T.D.)
- 0'-0" COMMON PATH OF EGRESS TRAVEL (C.P.E.T.)
- FUNCTION OF SPACE
- TOTAL OCCUPANTS
- OCCUPANCY GROUP
- FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED
- FLOOR AREA PER OCCUPANT
- ROOM OCCUPANCY TAG



1-HOUR RATED OPERABLE WINDOWS WITH FUSIBLE LINKS

APPEAL ITEM #5

2 GA3 THIRD STORY LIFE SAFETY PLAN - APPEAL
1/8" = 1'-0"



1-HOUR RATED OPERABLE WINDOWS WITH FUSIBLE LINKS

APPEAL ITEM #5

1 GA3 SECOND STORY LIFE SAFETY PLAN - APPEAL
1/8" = 1'-0"

JONES

JONES ARCHITECTURE

120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN M. JONES
PORTLAND, OREGON
OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

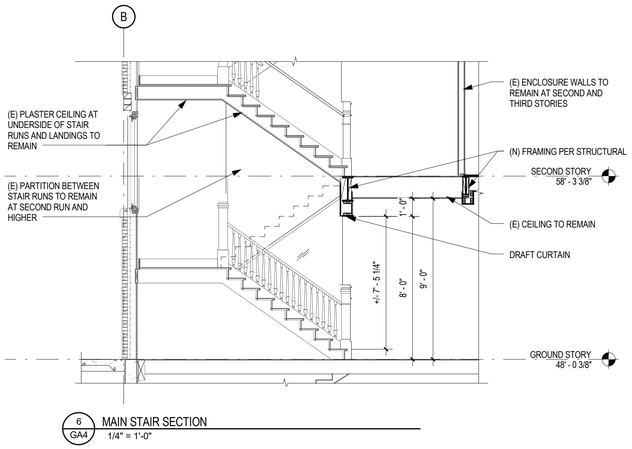
631 SE TAYLOR STREET
PORTLAND, OR 97214

Issue Date: 2019.02.15

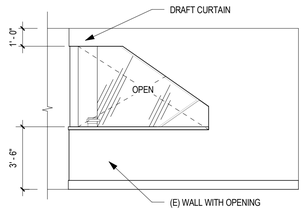
REVISIONS:

LIFE SAFETY PLANS - APPEAL

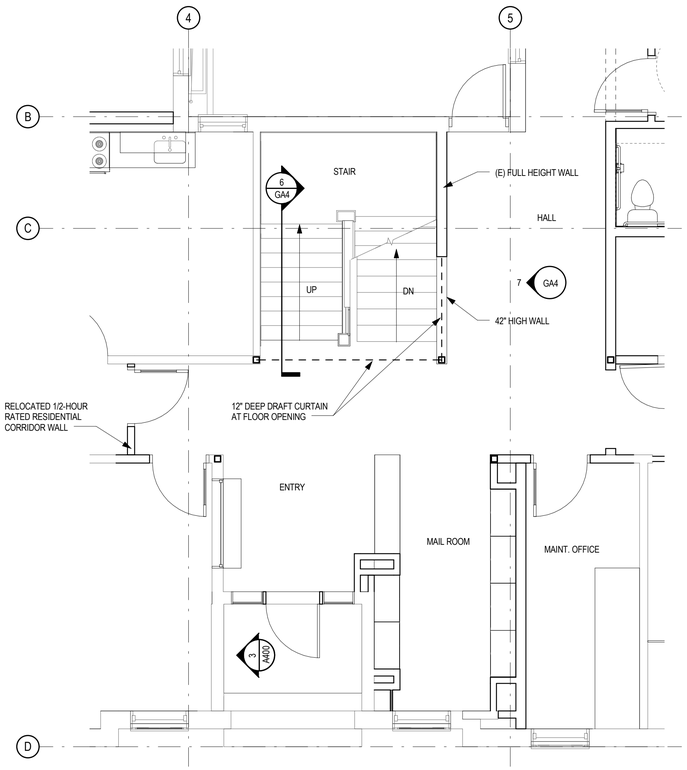
GA3



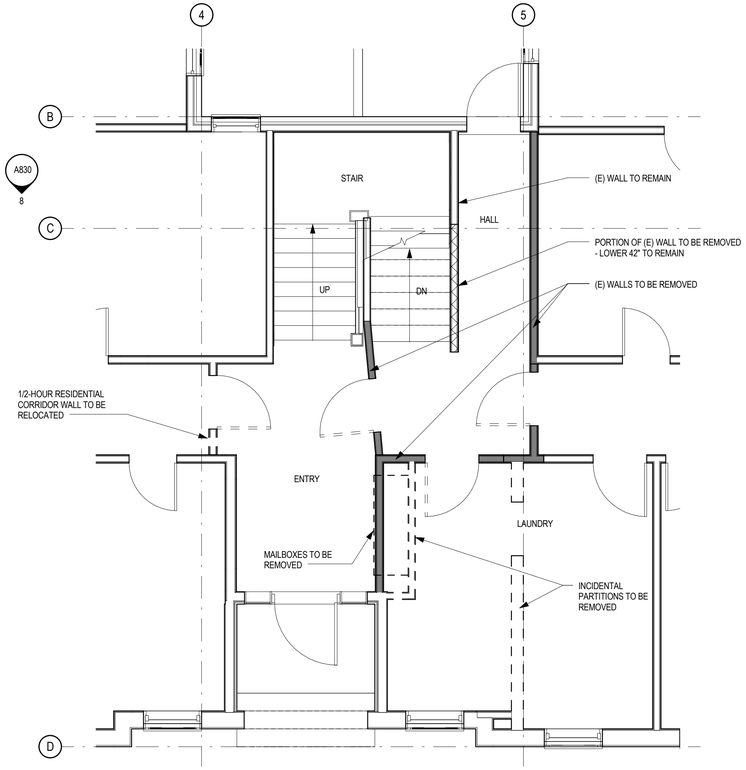
6 GA4 MAIN STAIR SECTION
1/4" = 1'-0"



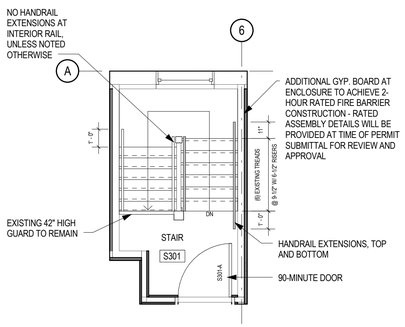
7 GA4 STAIR WALL ELEVATION
1/4" = 1'-0"



4 GA4 EXIT ACCESS STAIR - GROUND STORY
1/4" = 1'-0"

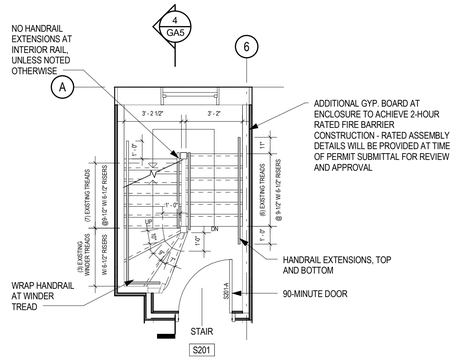


1 GA4 EXISTING EXIT ACCESS STAIR - GROUND STORY
1/4" = 1'-0"



8 GA4 NORTHEAST EXIT STAIR - THIRD STORY 1
1/4" = 1'-0"

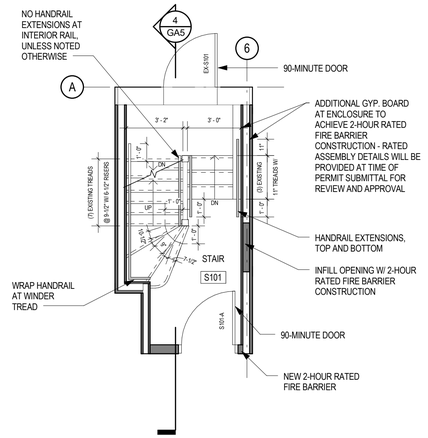
APPEAL ITEMS #3 AND #4



5 GA4 NORTHEAST EXIT STAIR - SECOND STORY 1
1/4" = 1'-0"

APPEAL ITEMS #3 AND #4

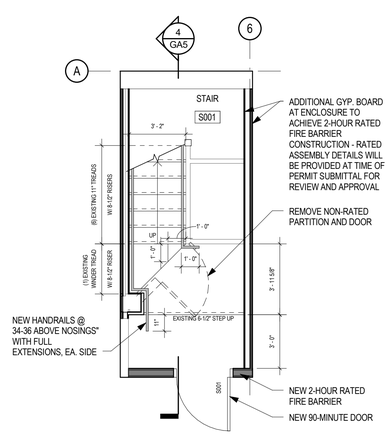
#2 and #3



3 GA4 NORTHEAST EXIST STAIR - GROUND STORY 1
1/4" = 1'-0"

APPEAL ITEMS #3 AND #4

#2 and #3



2 GA4 NORTHEAST EXIT STAIR - BASEMENT 1
1/4" = 1'-0"

APPEAL ITEMS #3 AND #4

JONES

JONES ARCHITECTURE

120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN M. JONES
PORTLAND, OREGON
RENEWAL 12/31/19
STATE OF OREGON

THE ROSE APARTMENTS

18010

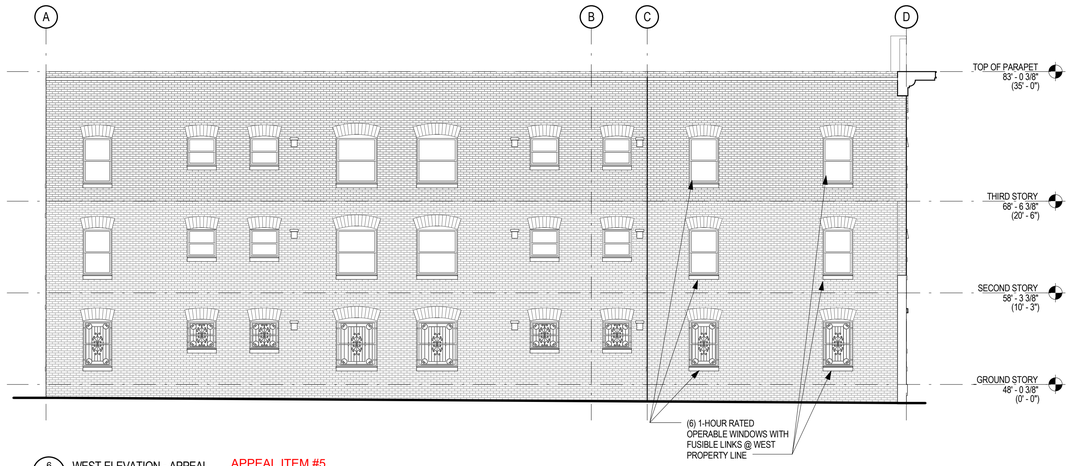
631 SE TAYLOR STREET
PORTLAND, OR 97214

Issue Date: 2019.02.15

REVISIONS:

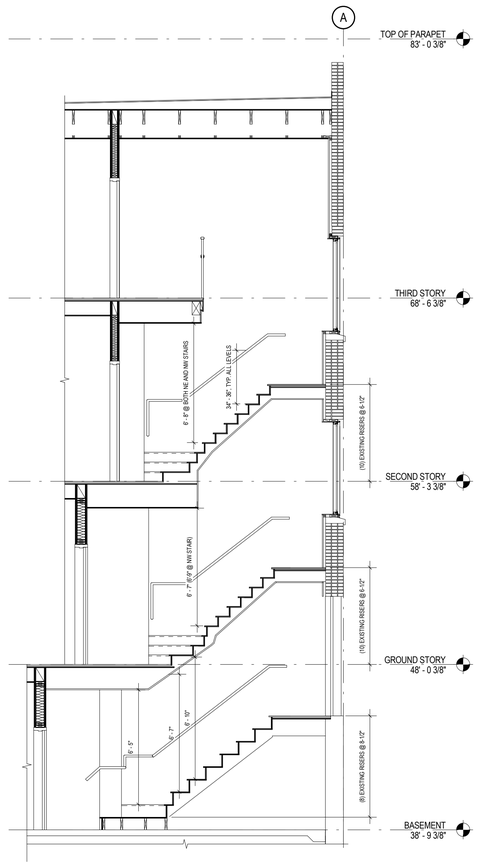
ADDITIONAL APPEAL SKETCHES

GA4



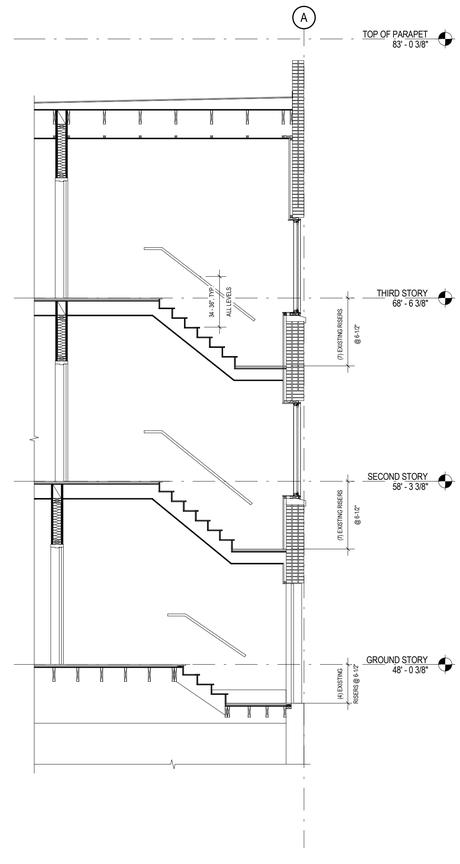
6 GA5 WEST ELEVATION - APPEAL
1/8" = 1'-0"

APPEAL ITEM #5



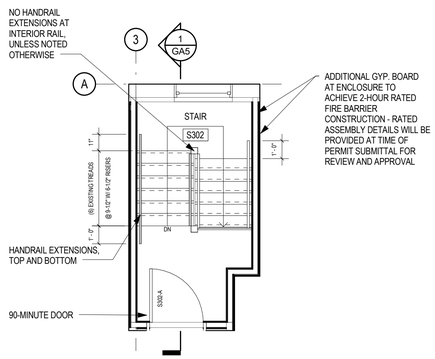
4 GA5 NORTHEAST EXIT STAIR SECTION
1/4" = 1'-0"

APPEAL ITEMS #3 AND #4



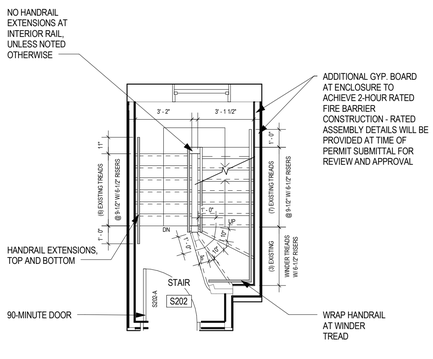
1 GA5 NORTHWEST EXIT STAIR SECTION
1/4" = 1'-0"

APPEAL ITEMS #3 AND #4



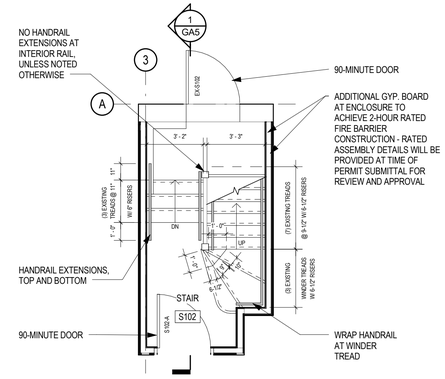
5 GA5 NORTHWEST EXIT STAIR - THIRD STORY
1/4" = 1'-0"

APPEAL ITEMS #3 AND #4



3 GA5 NORTHWEST EXIT STAIR - SECOND STORY
1/4" = 1'-0"

APPEAL ITEMS #3 AND #4



2 GA5 NORTHWEST EXIT STAIR - GROUND STORY
1/4" = 1'-0"

APPEAL ITEMS #3 AND #4

Appeal items #2 and #3

JONES

JONES ARCHITECTURE

120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN M. JONES
PORTLAND, OREGON
RENEWAL 12/31/19
OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

Issue Date: 2019.02.15

REVISIONS:

ADDITIONAL APPEAL SKETCHES

GA5

ENERGY CODE SUMMARY

ENVELOPE ENERGY CODE - OEESC

ROOF INSULATION ABOVE DECK	R-20 RIGID	FIXED AND OPERABLE FENESTRATION - NON-METAL	U = 0.35, SHGC = 0.40
ROOF INSULATION CAVITY (VENTED)	R-30	DOORS WITH MORE THAN 50% GLAZING	U = 0.35, SHGC = 0.40
WALLS WOOD FRAMED	R-21 BATT	OPAQUE DOORS	U = 0.70
FLOORS WOOD FRAMED	R-30 BATT		

PREVIOUS APPROVED APPEALS

DATE	APPEAL ITEM	CONDITIONS	COMMENTS
8/8/74	WINDER TREADS IN ENCLOSED EXIT STAIRS	STAIRS TO BE WELL LIGHTED	
	FIRE ESCAPES NOT TO GRADE		FIRE ESCAPES HAVE SINCE BEEN REMOVED
	WIRE GLASS IN EXIT ENCLOSURE WINDOWS		
1/27/88	"C" LABLE 3/4 HOUR DOORS WITH LITES INTO ENCLOSED EXIT STAIRS		
	WINDER TREADS IN ENCLOSED EXIT STAIRS	HANDRAILS TO EXTEND 6" ABOVE AND BELOW THE LAST TREAD. MIN. 10 FOOTCANDLES OF LIGHT TO BE PROVIDED	
	NON-RATED 5-PANEL CORRIDOR DOORS TO UNITS	A COMPLETE EXITWAY SPRINKLER SYSTEM TO BE PROVIDED. SPRINKLER ALARM TO BE TIED TO A CENTRAL REPORTING LOCATION.	
6/24/09 #6358	NON-RATED WINDOWS CLOSER THAN 3' TO PROPERTY LINE	UNITS WITH WINDOWS CLOSER THAN 5' TO THE PROPERTY LINE SHALL HAVE FULL SPRINKLER COVERAGE WITH QUICK-RESPONSE HEADS.	

BUILDING CODE SUMMARY

ALLOWABLE HEIGHT AND AREA (TABLE 503)

CONSTRUCTION TYPE: V-B **ALLOWABLE HEIGHT: 40 FT**

ALLOWABLE AND PROPOSED BUILDING AREA AND INCREASES (503, 506, 509): N/A

OCCUPANCY GROUP	ALLOWABLE STORIES	ALLOWABLE AREA (SF)	ACTUAL STORIES	ACTUAL AREA (SF)	ALLOWABLE AREA INCLUDING SPRINKLER SYSTEM INCREASE (506.3)
B	2	9,000	1	3,535	18,000
R-2	2	7,000	3*	4,003 (GROUND STORY) 7,601 (UPPER STORIES)	14,000
S-2	2	13,500	1	2,252	26,000

*SPRINKLERS USED TO INCREASE STORIES (504.2): YES

NON-SEPARATED OCCUPANCIES (SECTION 508.3)

THE BUILDING WILL BE CONSIDERED NON-SEPARATED PER SECTION 508.3

R-2 IS THE MOST RESTRICTIVE OCCUPANCY

ALLOWABLE AREA/STORY (R-2)	EXISTING AREA/STORY	
14,000 SF	7,601 SF	

CONSTRUCTION TYPES (TABLE 601)

LEVEL NO.	TYPE	STRUCTURAL FRAME	BEARING WALLS		NON-BEARING WALLS & PART. EXT.	NON-BEARING WALLS & PART. INT.	FLOORS	ROOF	SPECIAL PROVISIONS SECTION 510 (IF USED)
			EXT.	INT.					
1	V-B	0	0	0	0	0	0	0	
2	V-B	0	0	0	0	0	0	0	
3	V-B	0	0	0	0	0	0	0	

EXTERIOR WALL FIRE RATING AND MAX. OPENINGS (TABLE 705.8)

OPENINGS PROTECTED OR UNPROTECTED: UNPROTECTED

BUILDING FACE	CONSTRUCTION TYPE	OCCUPANCY	DIST. TO PROPERTY LINE	FIRE SEPARATION DISTANCE	REQ. FIRE RESISTANCE RATING (TABLE 602)	MAX OPENING % ALLOWED (TABLE 705.8)	EXISTING OPENING % TO REMAIN
NORTH 1	V-B	B, R-2	64' - 9"	≥ 30	2 HR	100%	14%
NORTH 2	V-B	B, R-2	4'	5' - < 10'	2 HR	15%	8%
EAST	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	11%
SOUTH	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	13%
WEST 1	V-B	R-2	0' - 0"	0' - 0"	2 HR	0%	9.5%
WEST 2	V-B	R-2	6'	5' - <10'	2 HR	25%	8.5%

1

INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIREMENTS/PROVIDED (TABLE 803.9)

OCCUPANCY	EXIT STAIR/PASSAGEWAY ENCLOSURES	CORRIDORS/EXIT ACCESS STAIR ENCLOSURES	ROOMS AND ENCLOSED SPACES
R-2	C	C	C

BUILDING FIRE DETECTION & SUPPRESSION

PROVIDED: Y OR N	TYPE / CLASS	REQUIRED OR OPTIONAL	AREAS OF COVERAGE
SPRINKLER SYSTEM: Y	NFPA 13	OPTIONAL	ALL
FIRE ALARM SYSTEM: Y	AUTOMATIC	REQUIRED	
STANDPIPE SYSTEM: N		OPTIONAL	
SMOKE DETECTION SYSTEM: Y	SINGLE OR MULTIPLE STATION	REQUIRED	
CARBON MONOXIDE DETECTION SYSTEM: Y	NFPA 720	REQUIRED	

NOTES & PROVISIONS: CLASS A, 2-A FIRE EXTINGUISHERS TO BE PROVIDED PER PFC 906.1. FINAL LOCATIONS TO BE DETERMINED DURING FIRE MARSHAL WALK-THROUGH

EXISTING AND PROPOSED OCCUPANT LOADS BY FLOOR

STORY		(E) AREA (SF)	(E) OCC. TYPE	(E) AREA / OCC.	(E) OCC. LOAD	(N) AREA (SF)	(N) OCC. TYPE	(N) AREA / OCC.	(N) OCC. LOAD	EXITS	
				SECTION 1004.1.1	SECTION 1004			SECTION 1004.1.1	SECTION 1004	SECTION 1015/1021.1	
										REQUIRED	PROVIDED
BASEMENT		1,208	S-2	300	5	1,838	S-2	300	8	1	1
		630	R-2	15*	42		-	-	-		
	TOTAL AREA (SF)	1,838			47	1,838			8		
GROUND STORY		3,762	R-2	200	29	3,889	R-2	200	30	2	2
		3,693	B	100/15*	68	3,570	B	100/15*	81	2	2
	TOTAL AREA (SF)	7,442		TOTAL OCC.	97	7,460		TOTAL OCC.	111		
COURTYARD		875	-	-	-	875	R-2	15*	58	2	2
2ND STORY		7,508	R-2	200	60	7,504	R-2	200	60	2	3
3RD STORY		7,508	R-2	200	60	7,504	R-2	200	60	2	3
BUILDING	TOTAL AREA (SF)	22,458		TOTAL (E) OCC.	264			TOTAL (N) OCC.	297		

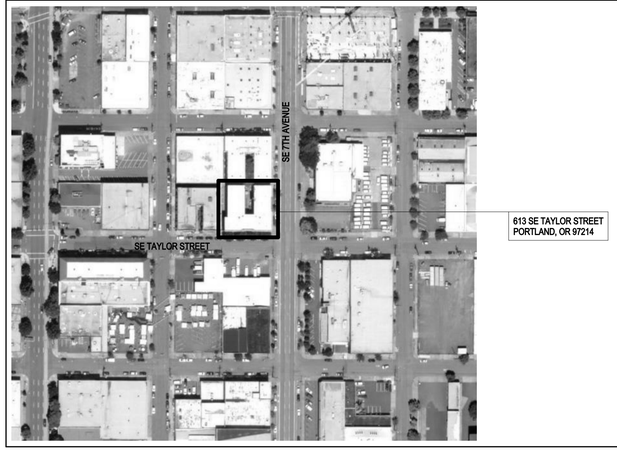
* GROUP USE AREAS WITH TABLES AND CHAIRS

OCCUPANT LOAD INCREASE = 36 = LESS THAN 150
CHANGE OF OCCUPANCY (COURTYARD) = 875 SF
875 / 22,458 = 4% = LESS THAN 1/3
MANDATORY SEISMIC UPGRADES NOT TRIGGERED BY OCCUPANT LOAD INCREASE OR CHANGE OF OCCUPANCY

MINUMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)

GROUP	AREA	OCC	PER GENDER	OCC LOAD FACTOR	W.C. FACTOR	W.C. REQ.	LAV FACTOR	LAV REQ.	TUB/SHOWER FACTOR	TUB/SHOWER REQ.
B	3,450 SF	35	18	100 GROSS	1:25/50	2		2	N/A	N/A
R-2 CONGREGATE LIVING*	18,875 SF	151	N/A	200 GROSS	*1:10	15	*1:10	15	*1:8	20
TOTAL						17		17		20

VICINITY MAP



PROJECT DESCRIPTION

PROJECT NAME: THE ROSE APARTMENTS	PROJECT ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OREGON
ORIGINAL CONSTRUCTION: 1910	

SUMMARY OF WORK

WORK INCLUDES FULL STRUCTURAL SEISMIC UPGRADE; MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION UPGRADES; ACCESSIBILITY UPGRADES ON THE GROUND STORY, INTERIOR REMODELING OF THE ADMINISTRATIVE/COMMUNITY AREAS ON THE GROUND STORY; REPLACEMENT OF THE EXTERIOR ACCESSIBLE RAMP AND RAILING, MISCELLANEOUS EXTERIOR REPAIRS AND NEW FINISHES AND LIGHTING THROUGHOUT THE BUILDING.

THIS BUILDING IS IN THE CITY OF PORTLAND CHAPTER 13 PROGRAM.

DEFERRED SUBMITTALS & SEPARATE TRADE PERMITS

THE FOLLOWING SYSTEMS ARE SUBJECT TO DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107:

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. MECHANICAL SYSTEM
4. PLUMBING SYSTEM
5. ELECTRICAL SYSTEM
6. EQUIPMENT ANCHORAGE AND BRACING
7. MICROPILES

APPLICABLE CODES

-2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC)

-2016 PORTLAND FIRE CODE (BASED ON 2014 OREGON FIRE CODE)

-2017 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2012 IMC)

-2017 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2017 NFPA 70 National Electrical Code)

-2017 OREGON PLUMBING SPECIALTY CODE (BASED ON 2015 UPC)

-2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC)

-PORTLAND ZONING CODE

-2014 OSSC ACCESSIBILITY REFERENCED STANDARD: ICC/ANSI A117.1-2009

ZONING CODE SUMMARY

APPLICABLE CODES: PORTLAND ZONING CODE			
SITE ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OR 97214		SITE AREA: 10,000 SF	
TAX LOT NUMBER: R233845		TAX ROLL: PARK ADD TO E P, BLOCK 136, LOTS 5&6	
ZONE: IG1			
BASE ZONE REGULATIONS			
MAX. FAR: NO LIMIT	EXISTING FAR TO REMAIN: 2.4 : 1		
MAX HEIGHT: NO LIMIT	EXISTING HEIGHT TO REMAIN: 35'		
REQUIRED SETBACKS:	FRONT/STREET: 0'	SIDE/STREET: 0	
	SIDE: 0'	BACK: 0'	
EXISTING SETBACKS TO REMAIN:	FRONT/STREET: 0'	SIDE/STREET: 0'	
	SIDE: 6'	BACK: 4'	
MAX. SITE COVERAGE: 100%	EXISTING SITE COVERAGE TO REMAIN: 81%		
MINIMUM LANDSCAPED AREA: 0 SF	PROPOSED LANDSCAPED AREA: 0 SF		
EXISTING USES TO REMAIN: CONGREGATE LIVING, OFFICE (ACCESSORY USE)		ALLOWED: N/CU	
PARKING & LOADING REGULATIONS:			
LOADING REQ'D: 0			
VEHICLE PARKING REQ'D: 0			
VEHICLE PARKING SPACES PROVIDED: 0			
BIKE PARKING: LONG-TERM SPACES NOT REQUIRED PER 33.258.070.D.2.b(3)			
USE	SF	SPACES REQUIRED	SPACES PROVIDED
HOUSEHOLD LIVING	58 UNITS	3 SHORT-TERM	BIKE PARKING FUND
ADMINISTRATIVE/OFFICE (ACCESSORY)	2,093	0 SHORT-TERM	0
DESIGN REVIEW REQ'D: NO			

JONES

JONES ARCHITECTURE

120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN M. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

Issue Date: 2019.02.15

REVISIONS:

CODE SUMMARY

GA1

LIFE SAFETY PLAN GENERAL NOTES

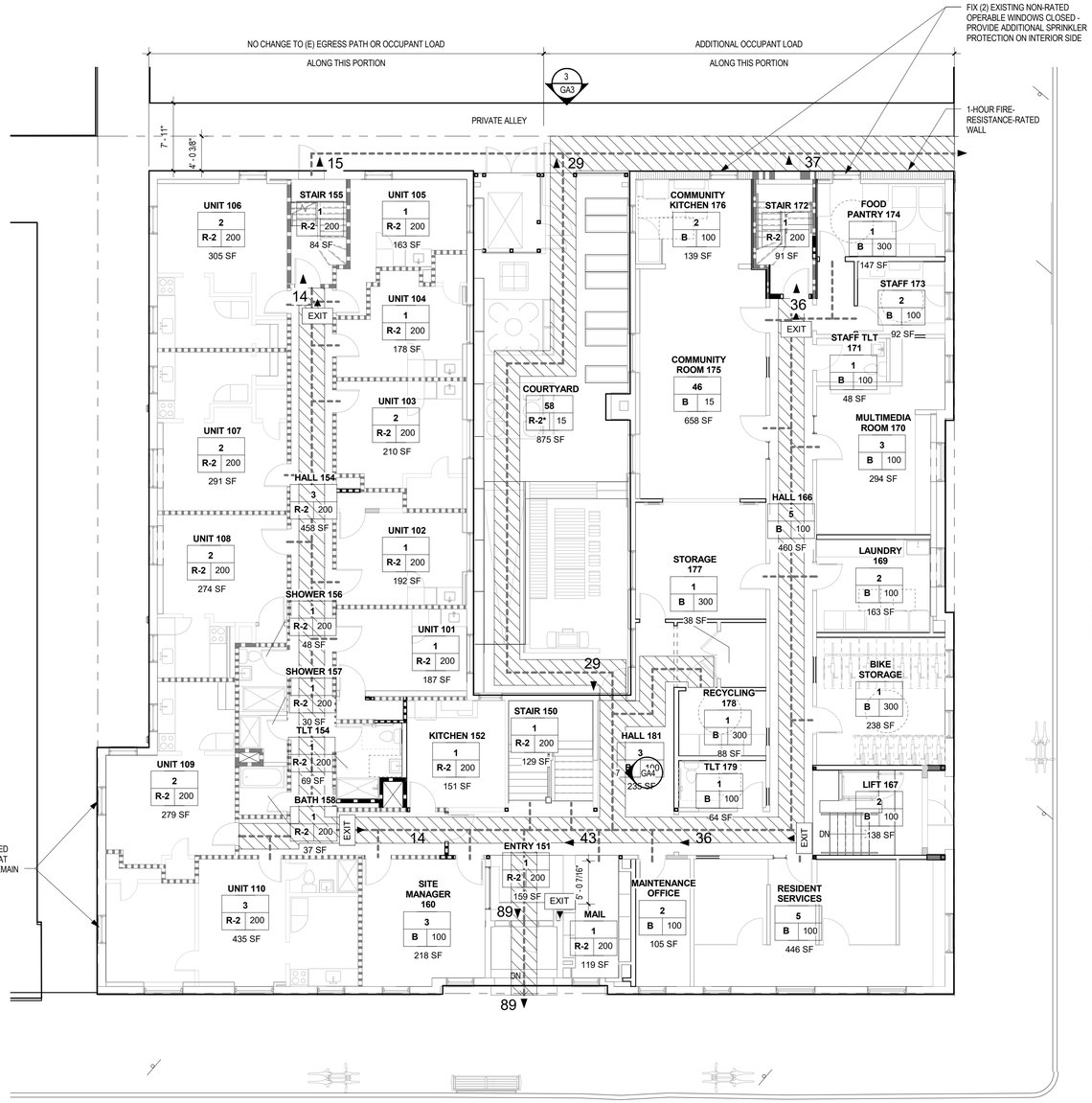
1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.

2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.

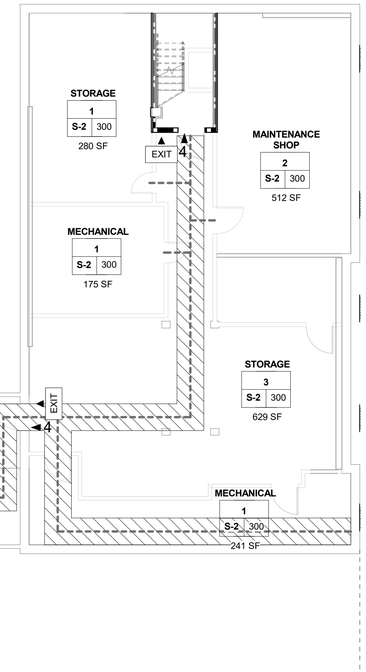
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 1 HOUR FIRE RESISTANCE RATING
- # — EXIT WITH LOAD
- (#) — CUMULATIVE OCCUPANT LOAD
- FE — FIRE EXTINGUISHER
- EXIT — EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
- PATH OF EGRESS
- 0'-0" TRAVEL DISTANCE (T.D.)
- 0'-0" COMMON PATH OF EGRESS TRAVEL (C.P.E.T.)
- ROOM OCCUPANCY TAG
  - FUNCTION OF SPACE — TEXT
  - TOTAL OCCUPANTS — 50
  - OCCUPANCY GROUP — F-2 | 20
  - FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED — 1000 SF
  - FLOOR AREA PER OCCUPANT



2 GA2 GROUND STORY LIFE SAFETY PLAN - APPEAL
1/8" = 1'-0"



1 GA2 BASEMENT LIFE SAFETY PLAN - APPEAL
1/8" = 1'-0"

JONES

JONES ARCHITECTURE

120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT — ALAN M. JONES — RENEWAL 12/31/2019 — PORTLAND, OREGON — STATE OF OREGON

THE ROSE APARTMENTS

18010

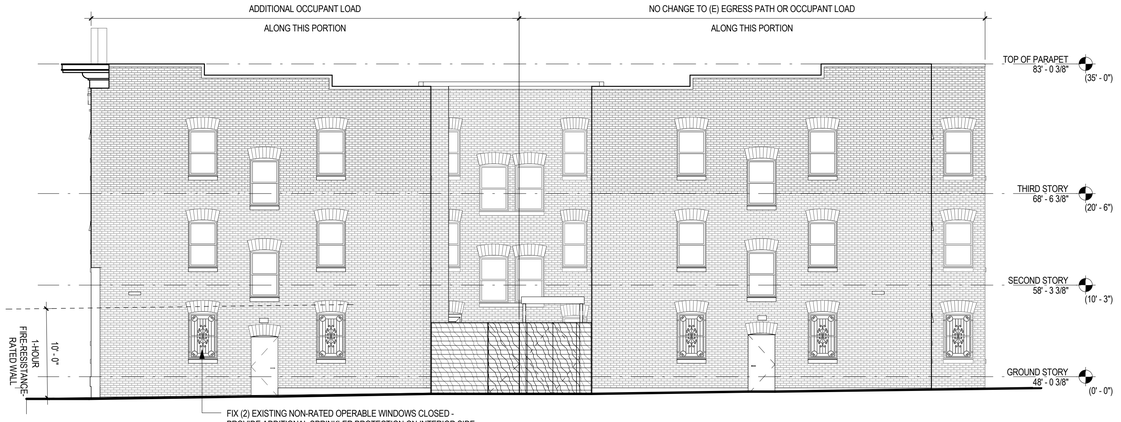
631 SE TAYLOR STREET
PORTLAND, OR 97214

Issue Date: 2019.02.15

REVISIONS:

LIFE SAFETY PLANS - APPEAL

GA2



3 / GA3 NORTH ELEVATION
1/8" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.

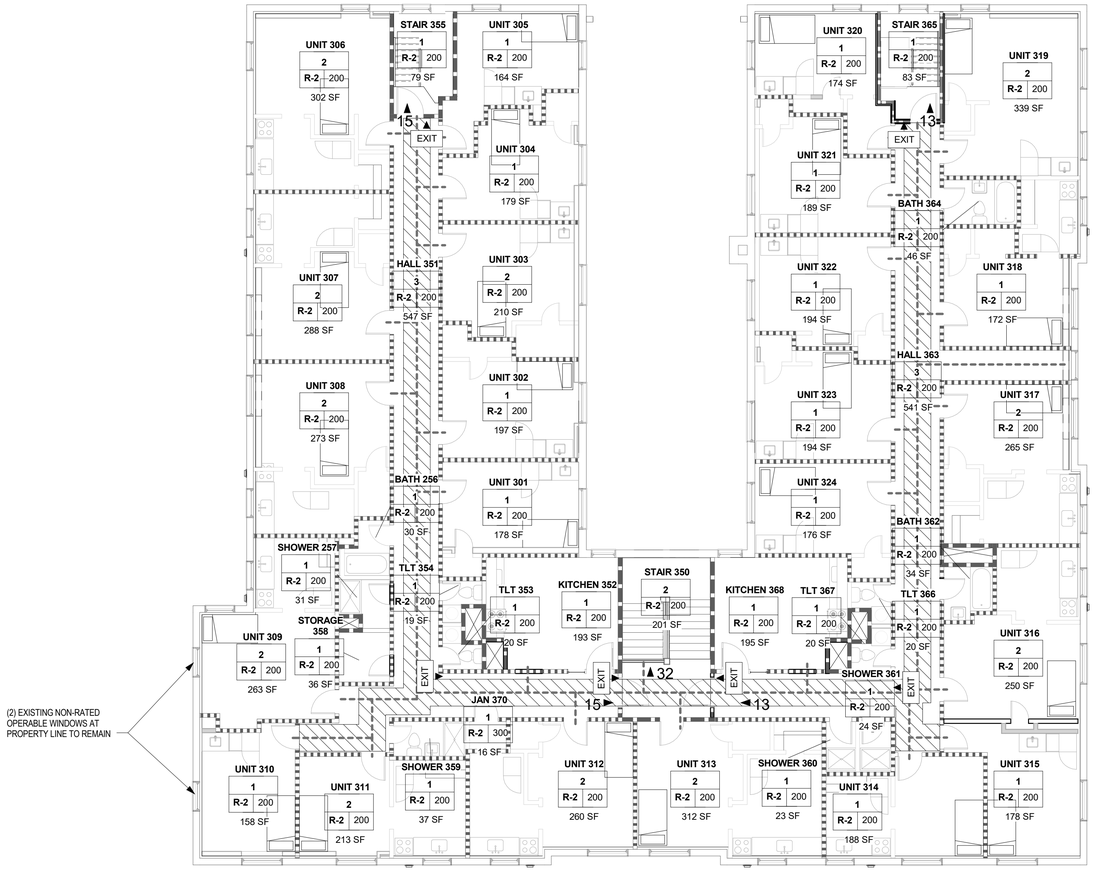
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.

3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

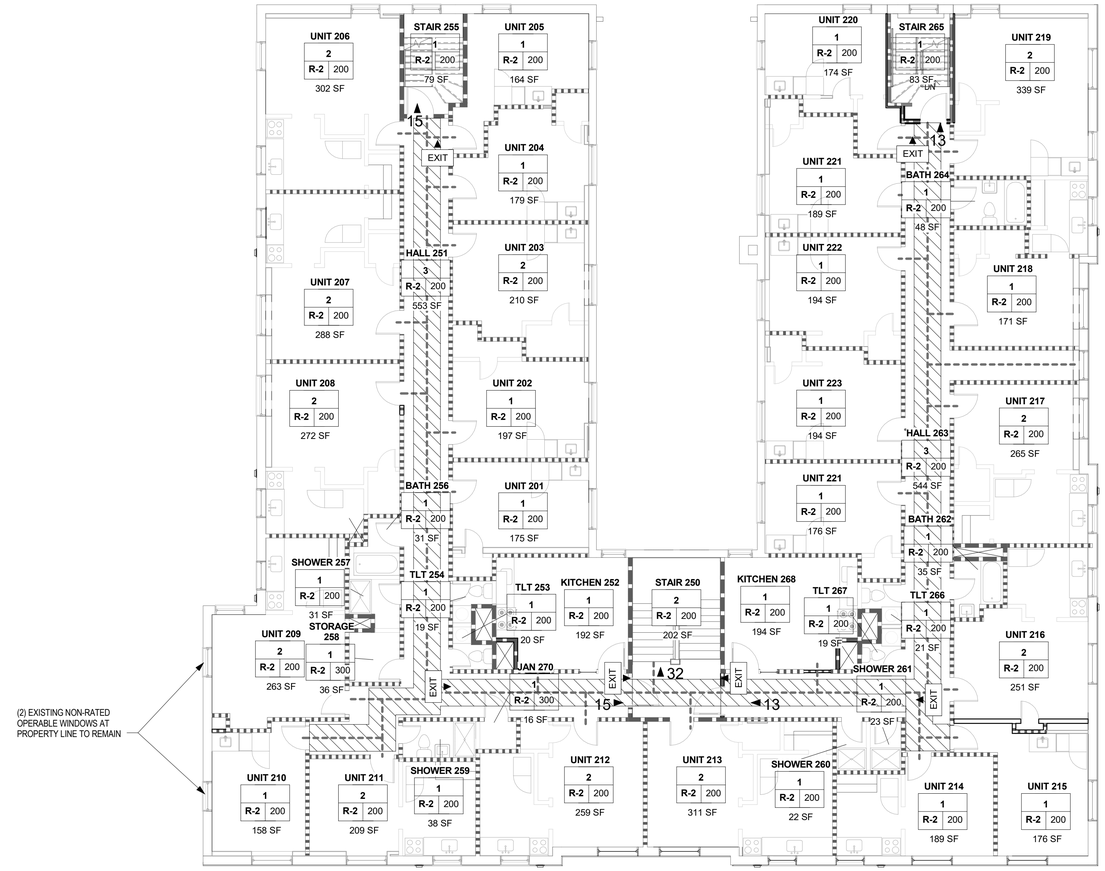
LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 1 HOUR FIRE RESISTANCE RATING
- # — EXIT WITH LOAD
- (#) — CUMULATIVE OCCUPANT LOAD
- FE — FIRE EXTINGUISHER
- EXIT — EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
- PATH OF EGRESS
- 0'-0" TRAVEL DISTANCE (T.D.)
- 0'-0" COMMON PATH OF EGRESS TRAVEL (C.P.E.T.)
- FUNCTION OF SPACE
- TOTAL OCCUPANTS
- OCCUPANCY GROUP
- FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED
- FLOOR AREA PER OCCUPANT

TEXT | 50 | F-2 | 20 | 1000 SF — ROOM OCCUPANCY TAG



2 / GA3 THIRD STORY LIFE SAFETY PLAN - APPEAL
1/8" = 1'-0"



1 / GA3 SECOND STORY LIFE SAFETY PLAN - APPEAL
1/8" = 1'-0"

JONES
JONES ARCHITECTURE
120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN M. JONES
PORTLAND, OREGON
STATE OF OREGON

THE ROSE APARTMENTS

18010

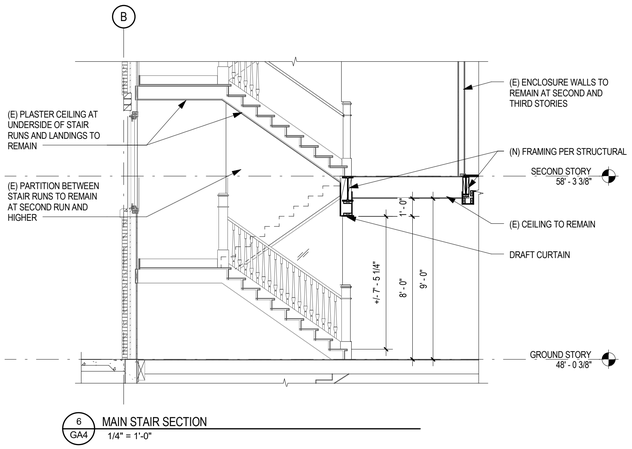
631 SE TAYLOR STREET
PORTLAND, OR 97214

Issue Date: 2019.02.15

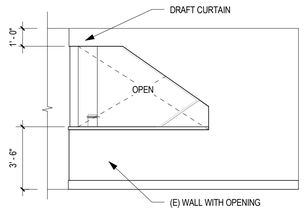
REVISIONS:

LIFE SAFETY PLANS - APPEAL

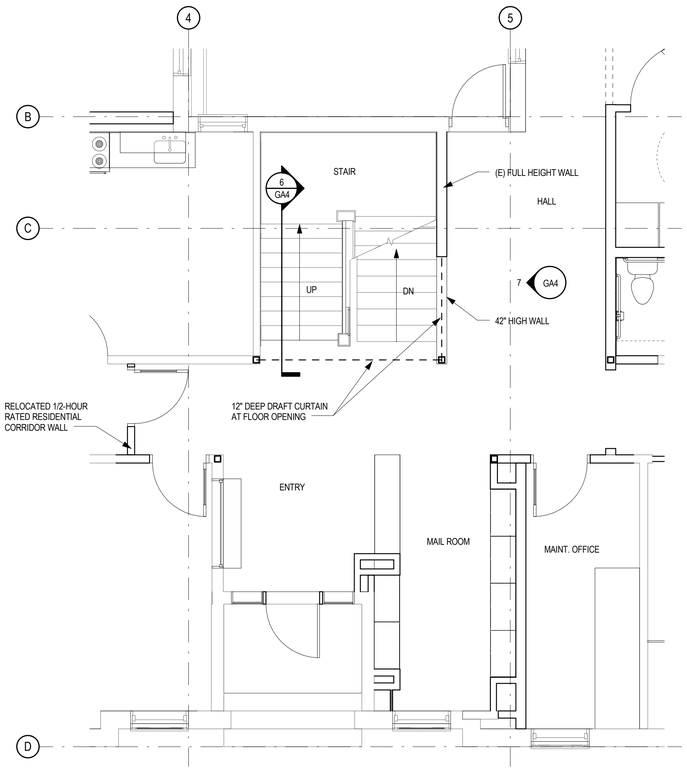
GA3



6 GA4 MAIN STAIR SECTION
1/4" = 1'-0"

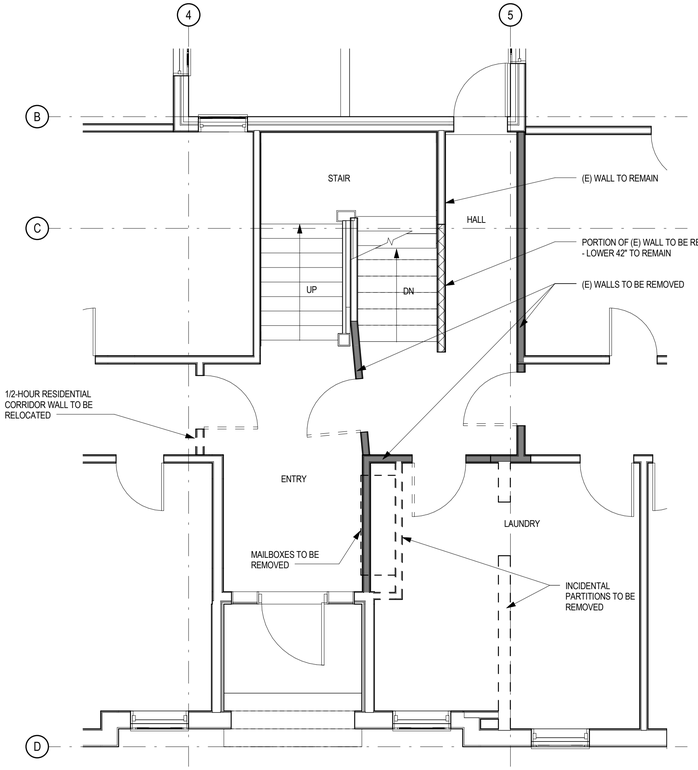


7 GA4 STAIR WALL ELEVATION
1/4" = 1'-0"



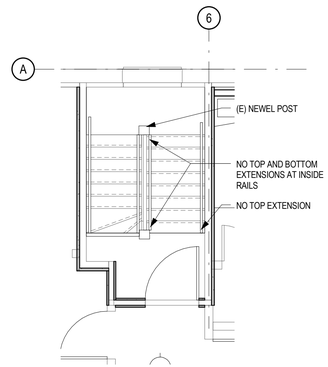
4 GA4 EXIT ACCESS STAIR - GROUND STORY
1/4" = 1'-0"

N



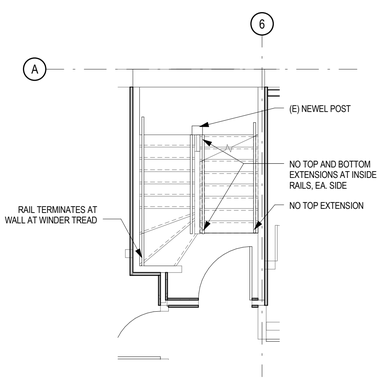
1 GA4 EXISTING EXIT ACCESS STAIR - GROUND STORY
1/4" = 1'-0"

N



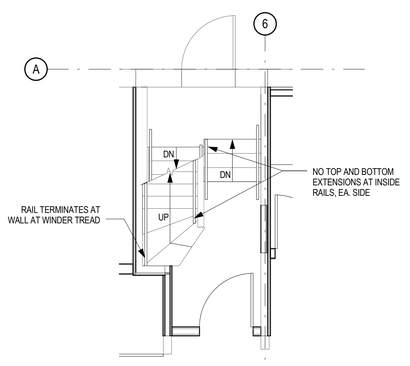
8 GA4 NORTHEAST EXIT STAIR - THIRD STORY
1/4" = 1'-0"

N



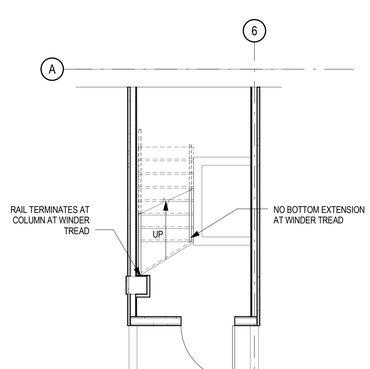
5 GA4 NORTHEAST EXIT STAIR - SECOND STORY
1/4" = 1'-0"

N



3 GA4 NORTHEAST EXIT STAIR - GROUND STORY
1/4" = 1'-0"

N



2 GA4 NORTHEAST EXIT STAIR - BASEMENT
1/4" = 1'-0"

N

JONES

JONES ARCHITECTURE

120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED ARCHITECT
ALAN M. JONES
PORTLAND, OREGON
RENEWAL 12/31/2015
STATE OF OREGON

THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET
PORTLAND, OR 97214

Issue Date: **2019.02.15**

REVISIONS:

ADDITIONAL APPEAL SKETCHES

GA4