

# Development Services

## From Concept to Construction

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### APPEAL SUMMARY

**Status:** Hold for Additional Information - Held over from ID 20623 (7/17/19) for additional information

<b>Appeal ID:</b> 20715	<b>Project Address:</b> 8520 NE Alderwood Rd, Bldg 12B, Suite G
<b>Hearing Date:</b> 8/7/19	<b>Appellant Name:</b> Lindsay Chang
<b>Case No.:</b> B-014	<b>Appellant Phone:</b> 5032840988
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Tara Carlson
<b>Project Type:</b> commercial	<b>Stories:</b> 1 <b>Occupancy:</b> B (and S-1 out of scope) <b>Construction Type:</b> III-B
<b>Building/Business Name:</b> The Yoshida Group - Corporate Headquarters	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Alteration of an existing structure, Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 19-156406-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4] [File 5]	<b>Proposed use:</b> Office Space in Warehouse Building

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2014 OSSC 1004 Occupant Load

<b>Requires</b>	<p>ORIGINAL TEXT:</p> <p>1004.1.2 Areas without fixed seating. The number of occupants shall be computed as prescribed in Table 1004.1.2. The occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.</p> <p>Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.</p> <p>RECONSIDERATION TEXT:</p> <p>See original text.</p>
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<b>Proposed Design</b>	<p>ORIGINAL TEXT:</p> <p>The number of occupants were calculated for each primary space such as office areas (1:100), conference and waiting areas (1:15). Warehouse space is out of scope for this project but was included (1:500) because they share some paths of egress. Ancillary spaces such as the restrooms, lunch / break room were not considered because they are occupied by the same people as the primary spaces and never all simultaneously.</p>
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The number of occupants in each space is shown as a decimal to the 10th to reflect a more accurate total number of occupants but the number of occupants at each exit is rounded up to the next whole number.

**RECONSIDERATION TEXT:**

Using the example provided by the appeal official, the number of occupants has been recalculated. Business use (1:100) applies to the gross area of the scope of the project. Warehouse use (1:500), Business use (1:100) and Accessory Storage, mechanical equipment room (1:300) load factors were used for the adjacent spaces that are not in scope of the project but use shared egress or restrooms. See Building Occupied Area Tabulation on attached 2019-08-05 ~G003 - 17033 - FLS Plan.pdf and Means of Egress section of 2019-08-05 ~G002 - 17033 - Code Summary.pdf.

**Reason for alternative ORIGINAL TEXT:**

The existing space has a large Lobby (rm 101) that will be maintained but is never expected to be filled. Some of the Conference Room (rm 105) occupants will be the same as those accounted for in the Lobby and offices. The Lounge (rm 113) is for employee use and will be non-simultaneously used by the same occupants as the offices. Using decimal numbers for individual spaces and considering restrooms and lunch/break room as non-simultaneous use, the calculated number of total occupants is 94, which is still higher than the actual number of occupants that would ever use this space at one time. Egress from each space, including ancillary spaces, complies with OSSC Chapter 10.

**RECONSIDERATION TEXT:**

All spaces are accounted for using gross areas. Means of egress meets requirement with previous approval for exiting through warehouse.

## Appeal item 2

**Code Section**

2014 OSSC 2902 Minimum Plumbing Facilities 3404 Alterations

**Requires**

**ORIGINAL TEXT:**

2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy or use of space in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the building official and shall reflect the use of the space being served by the fixtures. The number of occupants shall be determined by this code. Occupancy classification and use of space shall be determined in accordance with Chapter 3.

3404.1 General. Except as provided by Section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structures is no less complying with the provisions of this code than the existing building or structure was prior to the alterations.

**RECONSIDERATION TEXT:**

See original text.

**Proposed Design**

**ORIGINAL TEXT:**

Existing plumbing fixtures to remain.

**RECONSIDERATION TEXT:**

Existing plumbing fixtures to remain to serve business areas in scope of project as well as the adjacent warehouse and warehouse office. However, the warehouse and warehouse office will actually remain vacant until a future tenant improvement, at which time plumbing fixtures can be added to that area as required.

**Reason for alternative ORIGINAL TEXT:**

Plumbing fixtures calculations based on 94 occupants (calculated for egress but much more than actual number of occupants) would require 1.88 toilets and 1.18 lavatories in each restroom. Currently in the Women's Restroom (rm. 106), there are 2 toilets (compliant) but only 1 lavatory. In the Men's Restroom (rm. 107), there is one toilet and one urinal, which is only equivalent to 1.67 toilets and only one lavatory. The number of existing plumbing fixtures falls slightly shy of the number required by calculations based on the inflated number occupants for egress. But they are satisfactory to the actual number of users. There is no change in occupancy, use or project area so there is no change to the load on existing plumbing facilities.

**RECONSIDERATION TEXT:**

As stated in the Plumbing Systems section of 2019-08-05 ~G002 - 17033 - Code Summary.pdf, "The number of male and female lavatories area 0.1 less than required. However, the toilet facilities and the space uses remain the same as existing so it shall be no less complying with provisions of this code [2014 OSSC] than the existing building prior to alteration, per OSSC 3404.1. Also, the warehouse and associated office is out of scope of this project and will remain vacant until a future tenant improvement, at which time plumbing fixtures can be added to that area as required."

The Yoshida Group leases the entire property and has stated that the warehouse and associated office will remain vacant until there is a TI and they understand that restrooms would need to be added as required at that time.

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**APPEAL DECISION**

**1. Reduction in occupant load based on non-simultaneous use of areas within tenant space: Hold for additional information.**

**2. Reduction in plumbing fixture count based on non-simultaneous use of areas within tenant space: Hold for additional information.**

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

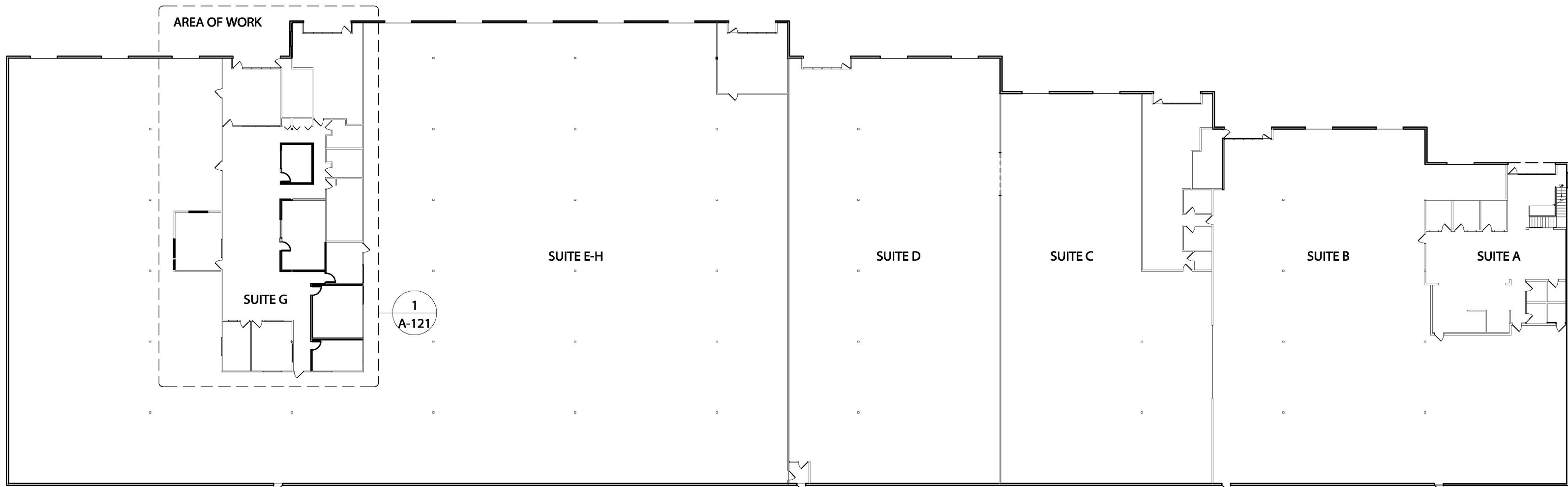




**YOSHIDA CORPORATE HQ**  
BUILDING 12B, SUITE G  
8520 NE ALDERWOOD RD  
PORTLAND, OREGON 97220

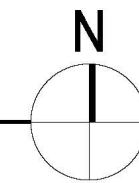
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SHEET NO.



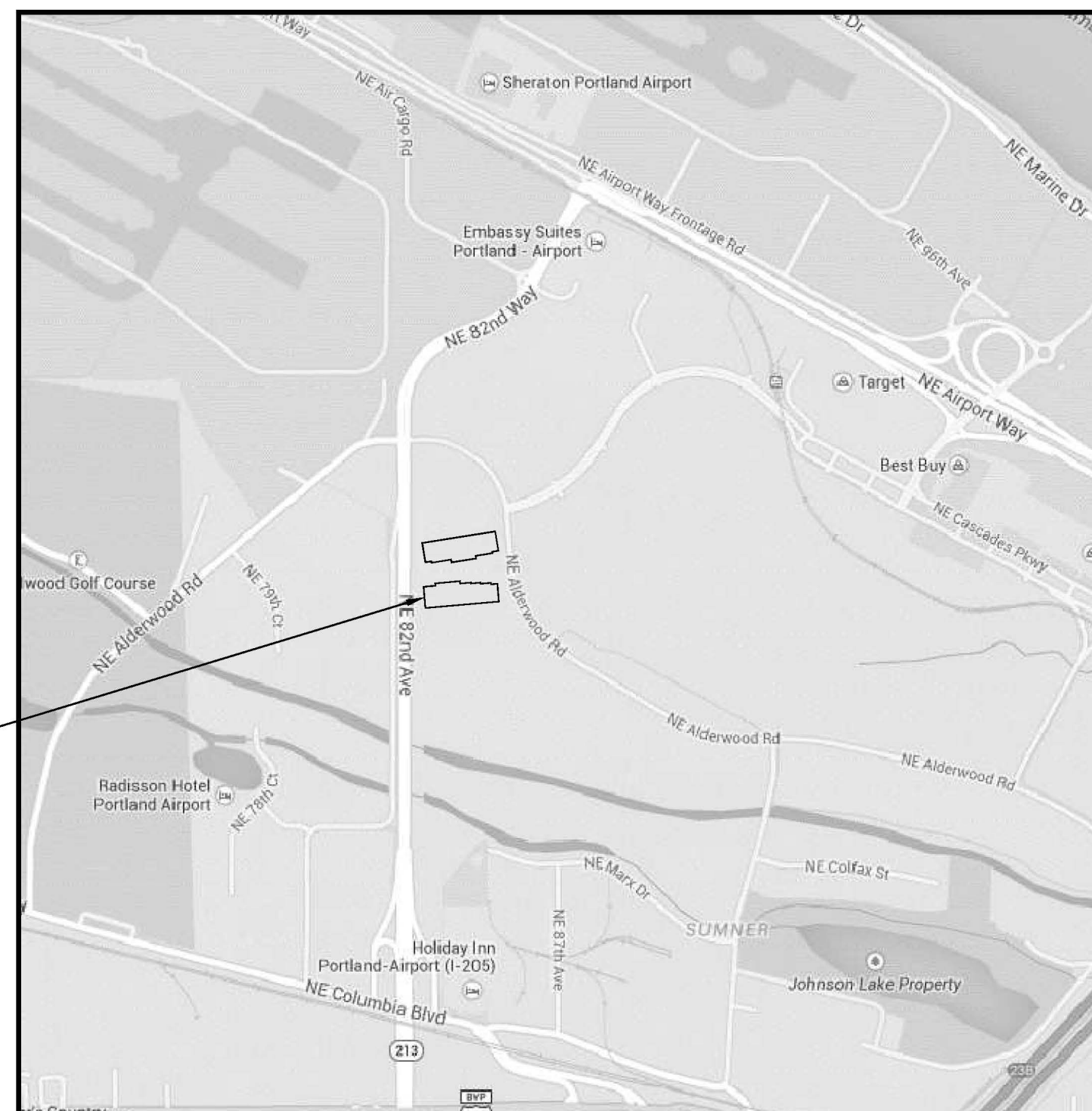
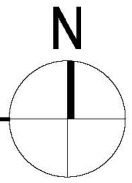
		<div style="text-align: center; font-size: 24pt; font-weight: bold; text-decoration: underline;">SHEET INDEX</div>		ISSUE LOG	
				PERMIT SET	
SHEET NUMBER	SHEET TITLE				
GENERAL					
G-000	SHEET INDEX, PROJECT INFORMATION, PROJECT LOCATION MAP			•	
G-001	GENERAL NOTES			•	
G-002	CODE SUMMARY			•	
G-003	FIRE & LIFE SAFETY PLANS			•	
ARCHITECTURAL					
A-011	ABBREVIATIONS AND SYMBOLS			•	
A-110	SITE PLAN & DETAILS			•	
A-111	DEMOLITION PLAN AND RCP			•	
A-121	FLOOR PLAN			•	
A-151	REFLECTED CEILING PLAN			•	
A-231	INTERIOR ELEVATIONS AND DETAILS			•	
A-551	INTERIOR DETAILS			•	
A-621	DOOR & WINDOW TYPES, AND SCHEDULES			•	
<p>LEGEND:</p> <p>• = ISSUED AS PART OF SET</p> <p>◊ = NOT PART OF ISSUED SET</p> <p>◆ = ISSUED FOR INFORMATION ONLY</p>					

1. FOR SEPARATE PERMITS, SEE NO. 20 UNDER GENERAL NOTES ON SHEET G-001.



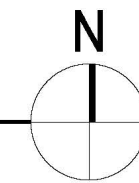
## 2 VICINITY MAP

SCALE: NTS



## 1 PROJECT LOCATION

SCALE: NTS





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2014 OREGON STRUCTURAL SPECIALTY CODE

I. CHAPTER 3 - USES & OCCUPANCY CLASSIFICATION

- A. HISTORIC OCCUPANCY (1990 OSSC, BASED ON 1988 UBC):  
1. GROUP B, DIVISION 2 (B2)
- B. CURRENT PROJECT OCCUPANCY GROUPS:  
1. AREA OF WORK: B OCCUPANCY (304.1) BUSINESS  
2. ADJACENT TENANT:S-1 OCCUPANCY (311.2) MODERATE-HAZARD STORAGE

II. CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS

- A. NO CHANGE TO BUILDING HEIGHT OR AREAS IS PROPOSED.

III. CHAPTER 6 - TYPES OF CONSTRUCTION

- A. TABLE 601 - FIRE-RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):

BUILDING ELEMENT	CONSTRUCTION TYPE III-B
1. STRUCTURAL FRAME:	0
2. EXTERIOR BEARING WALLS:	2
3. INTERIOR BEARING WALLS:	0
4. EXTERIOR NONBEARING WALLS:	SEE TABLE 602
5. INTERIOR NONBEARING PARTITIONS:	0
6. FLOOR CONSTRUCTION:	0
7. ROOF CONSTRUCTION:	0

- B. TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXT WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE (FT)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP B & S-1
≥ 30	IIIB	0

IV. CHAPTER 7 - FIRE & SMOKE PROTECTION FEATURES

- A. TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCES AND DEGREE OF OPENING PROTECTION

FIRE SEPARATIONS DISTANCE (FT)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
30 FT OR GREATER	UNPROTECTED, SPRINKLERED	NO LIMIT

V. CHAPTER 8 - INTERIOR FINISHES

- A. TABLE 803.9 - INTERIOR WALL & CEILING FINISHES REQUIRED BY OCCUPANCY:

B- OCCUPANCIES:	
SPRINKLERED EXIT STAIRWAY & EXIT PASSAGEWAYS:	CLASS-B
SPRINKLERED CORRIDORS:	CLASS-C
SPRINKLERED ROOMS & ENCLOSED SPACES:	CLASS-C

VI. CHAPTER 9 - FIRE PROTECTION SYSTEM (OFC)

- A. 906.2 - GENERAL REQUIREMENTS

1. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION AND NFPA 10.

- B. TABLE 906.3(1) - FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS:

	ORDINARY (MODERATE) HAZARD OCCUPANCY
1. MIN RATED SINGLE EXTINGUISHER	2-A
2. MAX FLOOR AREA PER UNIT OF A	1,500 SF
3. MAX FLOOR AREA FOR EXTINGUISHER	11,250 SF
4. MAX TRAVEL DISTANCE TO EXTINGUISHER	75 FT

- C. SECTION 907.1.1 - CONSTRUCTION DOCUMENTS :

1. CONSTRUCTION DOCUMENTS FOR FIRE ALARM SYSTEM SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATIONS, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE BUILDING OFFICIAL .

- D. SECTION 907.2.2 - FIRE ALARM AND DETECTION SYSTEMS - GROUP B

1. A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED WHERE:  
a. THE COMBINED GROUP B OCCUPANT LOAD OF ALL FLOORS IS 500 OR MORE.  
b. THE GROUP B OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.  
c. THE FIRE AREA CONTAINS AN AMBULATORY CARE FACILITY.

EXCEPTION: MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATER FLOW.

VII. CHAPTER 10 - MEANS OF EGRESS

- A. SECTION 1004 - OCCUPANT LOAD

1. 1004.1: OCCUPANT LOAD DEVELOPED FROM TABLE 1004.1.2 MAX FLOOR AREA ALLOWANCES PER OCC.

SEE FIRE AND LIFE SAFETY PLAN FOR BUILDING OCCUPIED AREA TABULATION	
TOTAL FOR PROJECT AREA:	54 OCCUPANTS
TOTAL FOR SHARED EGRESS AREA:	129 OCCUPANTS

- B. SECTION 1005 - MEANS OF EGRESS SIZING

1. 1005.2 - MINIMUM WIDTH BASED ON COMPONENT  
MIN WIDTH NO LESS THAN SPECIFIED FOR SUCH COMPONENT, ELSEWHERE IN THIS CODE

2. 1005.3.2 - REQUIRED CAPACITY BASED ON OCCUPANT LOAD - OTHER EGRESS COMPONENTS  
CAPACITY BASED ON OCC LOAD = (NUMBER OF OCCUPANTS)(0.2 INCHES PER OCCUPANT)

	REQ'D BY OCC LOAD	REQ'D BY COMPONENT	PROVIDED
(E) DOOR 101A	35 OCC (0.2) = 7'	32" CLEAR (1008.1.1)	36" (MINUS JAMBS) VIF
(E) DOOR 102A	18 OCC (0.2) = 3.6'	32" CLEAR (1008.1.1)	36" (MINUS JAMBS) VIF
(E) DOOR 105A	18 OCC (0.2) = 3.6'	32" CLEAR (1008.1.1)	36" (MINUS JAMBS) VIF

- C. SECTION 1006 - MEANS OF EGRESS ILLUMINATION:

1. 1006.2 - MEANS OF EGRESS ILLUMINATION NOT LESS THAN 1-FT-CANDLE AT THE WALKING SURFACE.

2. 1006.3 - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE ON AN EMERGENCY POWER SYSTEM FOR NOT LESS THAN 90 MINUTES.

- D. SECTION 1007 - ACCESSIBLE MEANS OF EGRESS

1. 1007.1 - ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS.

EXCEPTION #1: ACCESSIBLE MEANS OF EGRESS ARE NOT REQ'D IN ALTERATIONS TO EXISTING BUILDINGS.

- E. SECTION 1008 - DOORS, GATES AND TURNSTILES

1. 1008.1.1 - DOOR OPENINGS SHALL HAVE MIN CLEAR WIDTH OF 32 INCHES AND HEIGHT OF 80 INCHES.

2. 1008.1.2 - EGRESS DOORS SHALL BE PIVOTED OR SIDE-HINGED SWINGING TYPE. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE ROOM/AREA HAS OCC LOAD OF 50 OR MORE.

3. 1008.1.3 - THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS.

4. 1008.1.7 - THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH IN HEIGHT ABOVE THE FINISHED FLOOR FOR DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 50 PERCENT.

5. 1008.1.9 - EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE W/O USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

- a. 1008.1.9.1 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQ'D TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

- b. 1008.1.9.2 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34-48 INCHES ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

- F. SECTION 1011 - EXIT SIGNS

1. 1011.1 - EXITS, EXIT ACCESS DOORS & THE PATH OF EGRESS TRAVEL WHERE NOT IMMEDIATELY VISIBLE TO BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.

EXCEPTION 1: EXIT SIGNS NOT REQ'D IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT.

2. 1011.3 - EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED EXCEPT TACTILE SIGNS.

3. 1011.4 - A SIGN STATING EXIT IN RAISED CHARACTERS AND BRAILLE AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH EXIT DISCHARGE.

4. 1011.5 - INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

- G. SECTION 1014 - EXIT ACCESS

1. 1014.2 - EGRESS THROUGH INTERVENING SPACES.

#1. EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS, EXCEPT WHERE ACCESSORY TO ONE OR THE OTHER, NOT A HIGH HAZARD OCCUPANCY AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH ADJOINING OR INTERVENING ROOMS OR SPACES OF LESSER HAZARD OCCUPANCY GROUP IN A GROUP H, S, OR F OCCUPANCY.

#4. EGRESS SHALL NOT PASS THRU KITCHENS, STORAGE ROOMS, CLOSETS OR SIMILAR SPACES.

2. TABLE 1014.3 - COMMON PATH OF EGRESS TRAVEL

	MAX ALLOWED	MAX PROPOSED	PASS
OCC B, S (WITH SPRINKLER SYSTEM)	100'	45'	PASS

- H. SECTION 1015 - EXIT AND EXIT ACCESS DOORWAYS

1. 1015.1 - TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:

- #1. OCCUPANT LOAD OF SPACE EXCEEDS ONE OF THE VALUES IN TABLE 1015.1  
#2. COMMON PATH OF EGRESS TRAVEL EXCEEDS ONE OF THE LIMITATIONS OF SECTION1014.3  
#3. WHERE REQ'D BY SECTION 1015.3, 1015.4, 1015.5, OR 1015.6

2. TABLE 1015.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX ALLOWED	MAX PROPOSED	PASS
B (SCOPE OF WORK)	250'	130'	PASS
S-1 (OUT OF SCOPE, SHARED EGRESS)	250'	170'	PASS

- I. TABLE 1016.2 - EXIT ACCESS TRAVEL DISTANCE

1017.3, 1017.5 - AISLES IN OTHER THAN ASSEMBLY SPACES  
THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCC LOA  
SERVED, BUT SHALL NOT BE LESS THAN 36 INCHES.

- J. SECTION 1017 - AISLES

1017.3, 1017.5 - AISLES IN OTHER THAN ASSEMBLY SPACES  
THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCC LOAD SERVED, BUT SHALL NOT BE LESS THAN 36 INCHES.

EXCEPTION: IN GROUPS B & M, NONPUBLIC AISLES SERVING LESS THAN 50 PEOPLE AND NOT REQ'D TO BE ACCESSIBLE BY CHAPTER 11 NEED NOT EXCEED 28 INCHES IN WIDTH.

VII. CHAPTER 10 - MEANS OF EGRESS (CONTINUED)

- K. SECTION 1018 - CORRIDORS

1. 1018.1 - CONSTRUCTION:  
CORRIDORS SHALL BE FIRE-RESISTANCE RATED PER TABLE 1018.1 WHICH STATES THAT IN AN B OCCUPANCY, WHICH HAS AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, THE COORIDORS ARE NOT REQUIRED TO BE RATED.

2. 1018.2 - WIDTH:  
PER TABLE 1018.2 - MINIMUM CORRIDOR WIDTH - WIDTH (MINIMUM) = 44 INCHES

VIII. CHAPTER 11 - ACCESSIBILITY

- A. SECTION 1101 - GENERAL

1. 1101.2 - DESIGN  
BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1.

- B. SECTION 1103 - SCOPING REQUIREMENTS

1. 1103.2.2 - EXISTING BUILDINGS SHALL COMPLY WITH SECTION 3411.

2. 1103.2.3 - SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL ONLY BE REQ'D TO COMPLY WITH SECTION 907.5.2.3.2, 1007 AND 1104.3.1 AND SHALL BE DESIGNED AND CONSTRUCTED SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER AND EXIT THE WORK AREA.

- C. SECTION 1104 ACCESSIBLE ROUTE

1. 1104.1 - ACCESSIBLE ROUTES WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS; ACCESSIBLE PARKING; ACCESSIBLE PASSENGER LOADING ZONES; AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.

2. 1104.2 - AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.  
EXCEPTION: AN ACCESSIBLE ROUTE IS NOT REQ'D WHERE ACCESS IS ONLY PROVIDED BY A VEHICULAR WAY NOT PROVIDING FOR PEDESTRIAN ACCESS.

3. 1104.3 - WHEN A BLDG OR PORTION OF A BLDG IS REQUIRED TO BE ACCESSIBLE, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BLDG, TO ACCESSIBLE BLDG ENTRANCES CONNECTING ACCESSIBLE PEDESTRIAN WALKWAYS AND THE PUBLIC WAY.

- a. 1104.3.1 - COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE ROUTES.

EXCEPTION #1. NOT REQ'D TO BE ACCESSIBLE IN AREAS THAT ARE LESS THAN 1,000 SQ FT IN SIZE AND DEFINED BY PERMANENTLY INSTALLED PARTITIONS, COUNTERS, CASEWORK OR FURNISHINGS.

- D. SECTION 1105 - ACCESSIBLE ENTRANCES

1. 1105.1 - IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTION 1105.1.1 THROUGH 1105.1.6, AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

- a. 1105.1.6 - AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH TENANT UNIT.

- E. SECTION 1106 - ACCESSIBLE PARKING SPACES

	TOTAL NO. OF PARKING	ACCESSIBLE SPACES	VAN ACCESSIBLE SPACES	"WHEELCHAIR USER ONLY"
TABLE 106.1:	1 - 25	1 REQUIRED	1 REQUIRED	
TABLE 106.1:	151 - 200	6 REQUIRED	—	1 REQUIRED
EXISTING:	152	2	—	—
FOR AREA OF WORK:	11 REQUIRED*	1 REQUIRED	1 REQUIRED	—
PROPOSED:	151	2 EXISTING +1 NEW	1 NEW	—

\*FOR AREA OF WORK PER PORTLAND DEVELOPMENT CODE 33.266, TABLE 266-2. SEE SITE PLAN.

- F. SECTION 1109 - OTHER FEATURES AND FACILITIES

1. 1109.2 - TOILET AND BATHING FACILITIES

- a. 1109.2.2 - WHERE WATER CLOSET COMPARTMENTS ARE PROVIDED, AT LEAST ONE WHEELCHAIR-ACCESSIBLE COMPARTMENT SHALL BE PROVIDED.

- b. 1109.2.3 - WHERE LAVATORIES ARE PROVIDED, AT LEAST 5% BUT NOT LESS THAN ONE SHALL BE ACCESSIBLE.

2. 1109.3 - WHERE SINKS ARE PROVIDED, AT LEAST 5% BUT NOT LESS THAN ONE SHALL BE ACCESSIBLE.

3. 1109.4 - WHERE KITCHENS AND KITCHENETTES ARE PROVIDED IN ACCESSIBLE SPACES OR ROOMS, THEY SHALL BE ACCESSIBLE.

- G. SECTION 1110 - SIGNAGE

1. 1110.1 - REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:

- #1. ACCESSIBLE PARKING SPACE  
#3. ACCESSIBLE ROOMS WHERE MULTIPLE SINGLE-USER TOILET OR BATHING ROOMS ARE CLUSTERED AT A SINGLE LOCATION.  
#4. ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE.

IX. CHAPTER 12 - INTERIOR ENVIRONMENT

- A. SECTION 1210 - TOILET AND BATHROOM REQUIREMENTS

1. 1210.2.1 - THE FLOOR FINISH MATERIALS AND VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE.

2. 1210.2.2 - WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

X. CHAPTER 29 - PLUMBING SYSTEMS

- A. SECTION 2902 - MINIMUM PLUMBING FACILITIES

1. 2902.1.1 - TO DETERMINE THE OCC LOAD OF EACH SEX, THE TOTAL OCC LOAD SHALL BE DIVIDED IN HALF. FRACTIONAL NUMBERS RESULTING FROM APPLYING THE FIXTURE RATIOS OF TABLE 2902.1 SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

	NUMBER OF OCCUPANTS	# OF MALE	# OF FEMALE
B	60	30	30
S-1	69	34.5	34.5

2. TABLE 2902.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCC	WATER CLOSETS	LAVATORIES	DF
B	1:25 FOR 1ST 50, 1:50 FOR REMAINDER	1:40 FOR 1ST 80, 1:80 FOR REMAINDER	--
S-1	1:100	1:100	--

	REQUIRED PLUMBING FIXTURES FOR OCCUPANTS SHARING RESTROOMS:	
OCC	WATER CLOSETS	LAVATORIES
B	1.2 MALE + 1.2 FEMALE	0.75 MALE + 0.75 FEMALE
S-1	0.35 MALE + 0.35 FEMALE	0.35 MALE + 0.35 FEMALE
TOTAL REQUIRED:	1.55 MALE + 1.55 FEMALE	1.1 MALE + 1.1 FEMALE

TOTAL PROVIDED: 1.67\* MALE + 2 FEMALE 1 MALE + 1 FEMALE --

\*1 WC + 1 URINAL, WHICH REPLACES WC AT A RATIO OF 1 URINAL PER 2/3 WC

THE NUMBER OF MALE AND FEMALE LAVATORIES ARE 0.1 LESS THAN REQUIRED. HOWEVER, THE TOILET FACILITIES AND THE SPACE USES REMAIN THE SAME AS EXISTING SO IT SHALL BE NO LESS COMPLYING WITH PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING PRIOR TO THE ALTERATION, PER OSSC 3404.1. ALSO, THE WAREHOUSE AND ASSOCIATED OFFICE IS OUT OF SCOPE OF THIS PROJECT AND WILL REMAIN VACANT UNTIL A FUTURE TENANT IMPROVEMENT, AT WHICH TIME PLUMBING FIXTURES CAN BE ADDED TO THAT AREA AS REQUIRED.

3. 2902.3 - CUSTOMERS, PATRONS AND VISITORS SHALL BE PROVIDED WITH PUBLIC TOILET FACILITIES IN STRUCTURES AND TENANT SPACES INTENDED FOR PUBLIC UTILIZATION. EMPLOYEES SHALL BE PROVIDED WITH TOILET FACILITIES IN ALL OCCUPANCIES. EMPLOYEE TOILET FACILITIES SHALL EITHER BE SEPARATE OR COMBINED EMPLOYEE AND PUBLIC TOILET FACILITIES.

4. SECTION 2902.4 - REQUIRED PUBLIC FACILITIES SHALL BE DESIGNATED BY A LEGIBLE SIGN FOR EACH SEX. SIGNS SHALL BE READILY VISIBLE AND LOCATED NEAR THE ENTRANCE TO EACH TOILET FACILITY. SIGNS FOR ACCESSIBLE TOILET FACILITIES SHALL COMPLY WITH SECTION 1110.

XI. CHAPTER 34 - EXISTING STRUCTURES

- A. SECTION 3401 - GENERAL

1. 3401.3 - ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY TO EXISTING STRUCTURES SHALL COMPLY WITH THE PROVISIONS FOR ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY IN THE ENERGY CODE, FIRE CODE, FUEL GAS CODE, MECHANICAL CODE, PLUMBING CODE, RESIDENTIAL CODE AND NFPA 70.

2. 3401.4.1 - MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE PER SECTION 116.

3. 3401.4.2 - EXCEPT FOR STRUCTURAL REPAIRS AND ALTERATIONS, LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS AND ALTERATIONS, PROVIDED NO HAZARD TO LIFE, HEALTH OR PROPERTY IS CREATED. HAZARDOUS MATERIALS SHALL NOT BE USED WHERE RESTRICTED BY NEW CONSTRUCTION CODE.

- B. SECTION 3404 - ALTERATIONS

1. DEFINITION (SECTION 202): ANY CONSTRUCTION OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN REPAIR OR ADDITION.

2. 3404.1 - EXCEPT AS PROVIDED BY 3401.4 OR THIS SECTION, ALTERATIONS TO ANY BLD'G OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION, ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS COMPLYING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

- C. SECTION 3411 - ACCESSIBILITY FOR EXISTING BUILDINGS

1. 3411.6 - A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISION IN CHAPTER 11, UNLESS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.

EXCEPTIONS:  
#1. ALTERED ELEMENT / SPACE IS NOT REQ'D TO BE ON AN ACCESSIBLE ROUTE UNLESS REQ'D BY 3411.7  
#2. ACCESSIBLE MEANS OF EGRESS REQ'D BY CHAPTER 10 ARE NOT REQ'D IN EXISTING FACILITIES.

2. 3411.7 - WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO, OR CONTAINS AN AREA OF PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION AREA SHALL BE ACCESSIBLE, INCLUDING TOILET FACILITIES SERVING THE AREA OF PRIMARY FUNCTION.

EXCEPTION #1 - THE COSTS OF PROVIDING THE ACCESSIBLE ROUTE ARE NOT REQUIRED TO EXCEED 25% OF THE COSTS OF THE ALTERATIONS AFFECTING THE AREA OF PRIMARY FUNCTION. (SEE ORS 447.241)

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

ORDER OF PRIORITY	COMPLIANCE / IMPROVEMENTS*
1. PARKING;	NEW ADA VAN PARKING (\$1,500 - \$25,000)
2. AN ACCESSIBLE ENTRANCE;	COMPLIANT
3. AN ACCESSIBLE ROUTE TO THE ALTERED AREA;	COMPLIANCE TO BE VERIFIED. (\$0 - \$20,000)
AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM;	NEW VERTICAL GRAB BARS (\$1,000)
5. ACCESSIBLE TELEPHONES;	N/A
6. ACCESSIBLE DRINKING FOUNTAINS;	N/A
7. WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS STORAGE AND ALARMS	NEW ADA COMPLIANT SINKS, APPLIANCES AND CABINETY (\$15,000)

\*PROJECT VALUATION IS \$100,000, THEREFORE TOTAL COST OF ADA IMPROVEMENTS NOT REQUIRED TO EXCEED \$25,000.

2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE

- A. SECTION 101.4 - APPLICABILITY

1. 101.4.1 - EXCEPT AS SPECIFIED IN THIS CHAPTER, THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUED USE AND MAINTENANCE OF, AN EXISTING BLD'G OR SYSTEM LAWFULLY IN EXISTENCE AT THE TIME OF ADOPTION OF THIS CODE.

2. 101.4.2 - ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THE RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTION(S) OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY. ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS SHALL NOT CREATE AN UNSAFE OR HAZARDOUS CONDITION OR OVERLOAD EXISTING BUILDING SYSTEMS.



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YOSHIDA CORPORATE HQ

BUILDING 12B, SUITE G  
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PORTLAND, OREGON 97220

REVISIONS

No.	Description	Date
1	REVIEW RESPONSE	





**YOSHIDA CORPORATE HQ**  
BUILDING 12B, SUITE G  
8520 NE ALDERWOOD RD  
PORTLAND, OREGON 97220

## REVISIONS

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JOB NO: 17-033

DATE: 04/25/2019

ISSUED FOR: PERMIT

SHEET TITLE

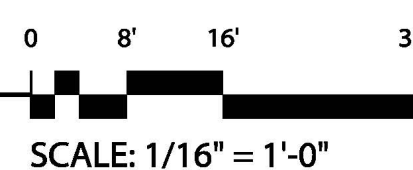
## FIRE & LIFE SAFETY PLANS

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SHEET NO.

**G-003**



**FIRE & LIFE SAFETY PLAN - SHARED EGRESS AREA**

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

**BUILDING OCCUPIED AREA TABULATION (TABLE 1004.1.2)**

<b>STORAGE (S-1):</b>						
USE / SPACE:	AREA (SQ. FT.):	FUNCTION OF SPACE:	LOAD FACTOR:	# OF OCCUPANTS:	# OF EXITS REQ'D:	# OF EXITS PROVIDED:
ELECTRICAL ROOM (NOT IN CONTRACT)	193 GROSS	SIMILAR TO MECHANICAL EQUIPMENT ROOM	300 GROSS	1 OCCUPANT	1	1
WAREHOUSE (NOT IN CONTRACT)	33,794 GROSS	WAREHOUSES	500 GROSS	68 OCCUPANTS	2	4
TOTAL	33,987 GROSS			69 OCCUPANTS		

**BUSINESS AREAS (B):**

USE / SPACE:	AREA (SQ. FT.):	FUNCTION OF SPACE:	LOAD FACTOR:	# OF OCCUPANTS:	# OF EXITS REQ'D:	# OF EXITS PROVIDED:
OFFICE (NOT IN CONTRACT)	519 GROSS	BUSINESS AREAS	100 GROSS	6 OCCUPANTS	1	1
OFFICE (SCOPE OF WORK)	5,374 GROSS	BUSINESS AREAS	100 GROSS	54 OCCUPANTS	2	3
TOTAL	5,893 GROSS			60 OCCUPANTS		

TOTAL FOR SHARED EGRESS AREA:













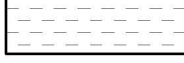




39.880 GROSS

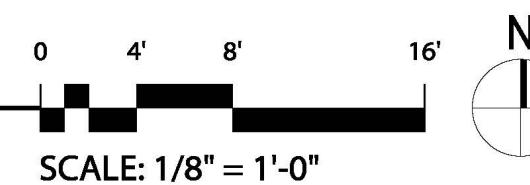
129 OCCUPANTS

### FIRE & LIFE SAFETY SHEET NOTES

1. SEE G-002 FOR CODE SUMMARY.
2. FLOOR AREAS SHOWN NOT TO BE USED FOR COST ESTIMATING PURPOSES.
3. EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR A PERIOD OF 90 MINUTES IN THE EVENT OF A FAILURE TO NORMAL LIGHTING. PROVIDE ILLUMINATION OF NOT LESS THAN 1 FOOT-CANDLE ALONG THE PATH OF EGRESS AT THE WALKING SURFACE. THE EGRESS LIGHTING POWER SERVICE MUST BE FROM ANOTHER SOURCE.

## FIRE & LIFE SAFETY LEGEND

	(E) CEILING MOUNTED EXIT SIGN TO REMAIN		1-HR FIRE WALL
	(E) WALL MOUNTED EXIT SIGN TO REMAIN		2-HR FIRE WALL
	(E) EXIT SIGN W/ EMERGENCY LIGHT TO REMAIN		2 1/2-HR FIRE WALL
	(E) FIRE EXTINGUISHER CABINET TO REMAIN		ROUTE OF MAX PROPOSED EXIT ACCESS TRAVEL DISTANCE
	(E) WALL MOUNTED FIRE EXTINGUISHER TO REMAIN		ROUTE OF MAX PROPOSED COMMON PATH OF EGRESS TRAVEL
			PATH OF EGRESS TRAVEL (AREA OF ILLUMINATION)
	(N)TACTILE EXIT SIGN - WALL MOUNT ADJACENT TO EXIT DISCHARGE DOOR. COMPLY WITH ICC A117.1.		(E) ELECTRICAL ROOM - NOT IN CONTRACT
	NUMBER OF EXITING OCCUPANTS EXIT WIDTH (REQUIRED/PROVIDED MINUS JAMB)		(E) WAREHOUSE AREA - NOT IN CONTRACT
			(E) BUSINESS AREA - NOT IN CONTRACT
			(E) BUSINESS AREA - SCOPE OF WORK



## 1 FIRE & LIFE SAFETY PLAN - PROJECT AREA

SCALE: 1/8" = 1'-0"





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## REVISIONS

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DATE: 04/25/2019

ISSUED FOR: PERMIT

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## FIRE & LIFE SAFETY PLANS

SHEET NO.












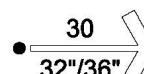










**G-003**



## FIRE & LIFE SAFETY SHEET NOTES

1. SEE G-002 FOR CODE SUMMARY.
2. FLOOR AREAS SHOWN NOT TO BE USED FOR COST ESTIMATING PURPOSES.
3. EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR A PERIOD OF 90 MINUTES IN THE EVENT OF A FAILURE TO NORMAL LIGHTING. PROVIDE ILLUMINATION OF NOT LESS THAN 1 FOOT-CANDLE ALONG THE PATH OF EGRESS AT THE WALKING SURFACE. THE EGRESS LIGHTING POWER SERVICE MUST BE FROM ANOTHER SOURCE.

## FIRE & LIFE SAFETY LEGEND

	(E) WALL MOUNTED EXIT SIGN. TO REMAIN		1-HR FIRE WALL
	(N) WALL MOUNTED EXIT SIGN.		2-HR FIRE WALL
	(E) FIRE EXTINGUISHER CABINET TO REMAIN		2 1/2-HR FIRE WALL
	(E) WALL MOUNTED FIRE EXTINGUISHER TO REMAIN		ROUTE OF MAX PROPOSED EXIT ACCESS TRAVEL DISTANCE
	(E) WALL MOUNTED FIRE EXTINGUISHER TO REMAIN		ROUTE OF MAX PROPOSED COMMON PATH OF EGRESS TRAVEL
	(N) WALL MOUNTED FIRE EXTINGUISHER		NUMBER OF EXITING OCCUPANTS EXIT WIDTH (REQUIRED/PROVIDED)
	(N) WALL MOUNTED FIRE EXTINGUISHER		EXISTING BUILDING NOT IN CONTRACT
	NUMBER OF EXITING OCCUPANTS		PATH OF EGRESS TRAVEL (AREA OF ILLUMINATION)
	CUMULATIVE NUMBER OF EXITING OCCUPANTS		AREA FOR ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED
	(N)TACTILE EXIT SIGN - WALL MOUNT ADJACENT TO EXIT DISCHARGE DOOR. COMPLY WITH ICC A117.1.		
	(E) EXIT SIGN W/ EMERGENCY LIGHT TO REMAIN		
	(E) CEILING & WALL-MOUNTED EXIT SIGNS TO REMAIN		

