

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

Appeal ID: 21905

Project Address: 1075 NE 2nd Ave

Hearing Date: 9/25/19

Appellant Name: Michelle Checkis

Case No.: B-004

Appellant Phone: 503 2243860

Appeal Type: Building

Plans Examiner/Inspector: preliminary

Project Type: commercial

Stories: 9 **Occupancy:** B **Construction Type:** 1-B

Building/Business Name:

Fire Sprinklers: Yes - Throughout

Appeal Involves: Erection of a new structure, Addition to an existing structure

LUR or Permit Application No.: 19-152117-LU

Plan Submitted Option: pdf [File 1]

Proposed use: Office Core and Shell

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC Chapter 29

Requires OSSC, Chapter 29 - Section 2902.1 and 2902.1.1 note both the minimum number of plumbing fixtures (per table 2902.1) as well as the means of calculating the number of fixtures.

Refer to provided sheet LS1.01, section 16 in provided drawings for current fixture calculations.

Proposed Design We would propose that the plumbing fixture requirements from two spaces in the building be considered for omission, listed below. Refer to provided LS drawings for locations.

on Level 1, this entry lobby has an A occupancy based on its use, and by code requires two WCs and two lavs. Note that these are shown in provided LS1.01, section 16 calculations.

on Level 9, the exterior terrace is an A occupancy based on its use, and adds 59 occupants to the floor. Note that this higher occupancy is referred to (220), but not currently included in provided calculations LS1.01, section 16.

Reason for alternative With regards to the area on Level 1:

As an addition to an existing structure, the existing conditions do not allow for more footprint on the ground floor than shown. To add the plumbing facilities as indicated in code would impair the entry area's ability to serve as an entry lobby while also affording space for the required vestibule and Fire Command Center.

This entry lobby would only serve as entry to the building and office floors above; the owner will not be renting this space out for other uses or events, etc. As the building occupants are covered

with regards to plumbing fixtures in the levels above this one, we would ask that the plumbing fixture requirement here be reconsidered.

With regards to the area on Level 9:

This exterior terrace is a support, or amenity, space for the 9th floor future tenant improvement. This space would not be rented out to serve an event on its own. A generous assembly area has been indicated, adjacent to this terrace, for planning purposes to verify Life Safety considerations should this space be utilized as a conference room or gathering space for the future office tenant, and increased plumbing fixture counts have been indicated and provided for in the proposed design.

As the building occupants are covered with regards to plumbing fixtures on this level, we would ask that the plumbing fixture requirement here, for just the accessory terrace and balcony, be reconsidered.

In summary, the spaces proposed to be omitted for these plumbing calculations are redundant with regards to building occupants. We believe this meets the intent of the code as all building occupants are provided with plumbing fixtures per Chapter 29.

Note that this omission is only requested for plumbing fixtures; means of egress sizing can accommodate the higher occupant loads in the interest of improved occupant safety.

Thank you for your review and consideration of these two items.

APPEAL DECISION

1a. Reduction in minimum number of required plumbing fixtures at 9th floor terrace: Denied. Proposal does not provide equivalent sanitary facilities.

1b. Omission of required plumbing fixtures at entry lobby: Denied. Proposal does not provide equivalent sanitary facilities.

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

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

1	PROJECT DESCRIPTION	11	ALLOWABLE HEIGHTS AND BUILDING AREA	14	FIRE PROTECTION SYSTEMS	16	PLUMBING FIXTURES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	<p>THIS PROJECT CONSISTS OF A 9-STORY CORE AND SHELL OFFICE TOWER TO BE CONSTRUCTED OVER AN EXISTING, MIXED-USE PARKING GARAGE AND RETAIL BUILDING. THIS INCLUDES AN EXTERIOR AMENITY TERRACE ON THE 9TH FLOOR LEVEL.</p> <p>THE BUILDING WILL INCORPORATE AUTOMATIC FIRE DETECTION AND AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT THE BUILDING. DURING AN EMERGENCY THE BUILDING WILL HAVE A SEPARATE VOICE/ALARM COMMUNICATION SYSTEM. ALL THE ABOVE LIFE SAFETY SYSTEMS WILL BE PROVIDED WITH BACK-UP POWER FROM THE EXISTING EMERGENCY GENERATOR, WITH MODIFICATIONS AS NEEDED.</p>	<p>OSSC, TABLE 503</p> <p>PROJECT HAS AN AUTOMATIC WET SPRINKLER SYSTEM THROUGHOUT BUILDING AND IS CONSTRUCTION TYPE 1B WITH OCCUPANCY TYPE B PER OSSC, TABLE 503. THEREFORE THIS PROJECT IS LIMITED TO 180' IN HEIGHT AND 12 STORIES WITH UNLIMITED BUILDING AREA PER STORY.</p> <p>SEE SECTION 3 THIS SHEET FOR INFORMATION BY STORY (LEVEL) IN ADDITION TO THIS DRAWING SET.</p>	<p>OSSC CHAPTER 9</p> <p>PROJECT WILL HAVE AN AUTOMATIC WET SPRINKLER SYSTEM COMPLYING WITH OSSC, 903.1 AND NFPA 13</p> <p>PROJECT WILL HAVE A CLASS 1 STANDPIPE SYSTEM PER OSSC, 905.3.1, EXCEPTION 1 AND NFPA 14.</p> <p>PROJECT WILL HAVE MANUAL FIRE ALARM SYSTEM THROUGHOUT BUILDING (IBC, 907.2.2) AND A FIRE ALARM AND DETECTION SYSTEM (IBC, 907.2.2).</p> <p>PROJECT WILL HAVE AN EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH OSSC, SECTION 403.4.5</p> <p>PROJECT EMERGENCY SYSTEMS WILL BE IN COMPLIANCE WITH OSSC, SECTION 403.4</p> <p>PROJECT WILL HAVE A FIRE COMMAND CENTER LOCATED ON GROUND LEVEL NEAR MAIN ENTRANCE IN ACCORDANCE WITH IBC, SECTION 403.4.5 AND SECTION 911.</p> <p>PROJECT WILL HAVE A SECONDARY WATER SUPPLY COMPLIANT WITH IBC, SECTION 903.3.5.2</p>	<p>OSSC, CHAPTER 29, TABLE 2902.1</p> <p>PLUMBING FIXTURES REQUIRED PER TABLE 2902.1</p> <p>1. A ASSEMBLY WC MALE: 1/125 WC FEMALE: 1/65 LAVS MALE/FEMALE: 1/200 DRINKING FOUNTAINS: 1/FLOOR</p> <p>2. B BUSINESS WC MALE: 1/25 FOR FIRST 50, 1/50 FOR REMAINDER WC FEMALE: 1/25 FOR FIRST 50, 1/50 FOR REMAINDER LAVS MALE/FEMALE: 1/40 FOR FIRST 80, 1/80 FOR REMAINDER</p> <p>3. U ACCESSORY UTILITY OR STORAGE WC MALE: 1/100 WC FEMALE: 1/100 LAVS MALE/FEMALE: 1/100</p> <p>4. URINALS MAY REPLACE WATER CLOSETS AT A RATIO OF 1 URINAL PER 20 WCS.</p> <p>NUMBER OF OCCUPANTS FOR TOILET FIXTURE CALCULATIONS ARE BASED ON EGRESS OCCUPANT LOADS FOR B OCCUPANCY CALCULATED AT 1/500 PER PERSON ARE INCLUDED AMONG THE AS OCCUPANT LOAD FOR THE PURPOSES OF PLUMBING FIXTURE CALCULATIONS.</p> <p>LEVEL 1:</p> <table border="1"> <thead> <tr> <th>OCCUPANCY</th> <th>NO. OCCUPANTS</th> <th>NO. MEN</th> <th>NO. 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REQUIRED FIXTURES CAN BE LOCATED UP TO ONE STORY REMOVED FROM SPACE PROVIDED TO PROVIDE FIXTURES.</p>	OCCUPANCY	NO. OCCUPANTS	NO. MEN	NO. WOMEN	WC M	WC W	LAV M	LAV W	A	57	29	29	0.23	0.45	0.14	0.14	B	5	3	3	0.20	0.20	0.05	0.19	TOTAL OCCUPANTS	62	31	31	0.43	0.65	0.19	0.33	TOTAL FIXTURES REQUIRED:				1	1	1	1	ROUND UP				1	1	1	1	OCCUPANCY	NO. OCCUPANTS	NO. MEN	NO. WOMEN	WC M	WC W	LAV M	LAV W	U	0	0	0	0.01	0.01	0.01	0.01	TOTAL OCCUPANTS	0	0	0	0.01	0.01	0.01	0.01	TOTAL FIXTURES REQUIRED:				1	1	1	1	ROUND UP				1	1	1	1	LEVEL 1	LEVEL 2	TOTAL	1	1	2	1	1	2	1	1	2	OCCUPANCY	NO. OCCUPANTS	NO. MEN	NO. WOMEN	WC M	WC W	LAV M	LAV W	A	36	18	18	0.14	0.28	0.1	0.1	B	42	21	21	0.04	0.04	0.01	0.01	U (from level 1.5)	2	1	1	0.01	0.01	0.01	0.01	TOTAL OCCUPANTS	80	40	40	0.19	0.33	0.11	0.12	TOTAL FIXTURES REQUIRED:				1	2	1	1	ROUND UP				1	2	1	1	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL	1	1	1	3	1	1	1	3	1	1	1	3	OCCUPANCY	NO. OCCUPANTS	NO. MEN	NO. WOMEN	WC M	WC W	LAV M	LAV W	A	51	26	26	1.04	1.04	0.65	0.65	B	51	26	26	1.04	1.04	0.65	0.65	TOTAL OCCUPANTS	102	52	52	2.08	2.08	1.30	1.30	TOTAL FIXTURES REQUIRED:				2	2	1	1	ROUND UP				2	2	1	1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	1	1	1	2	5	1	1	1	2	5	1	1	1	2	5	OCCUPANCY	NO. OCCUPANTS	NO. MEN	NO. WOMEN	WC M	WC W	LAV M	LAV W	A	10	5	5	0.04	0.08	0.03	0.03	B	178	89	89	2.78	2.78	2.11	2.11	TOTAL OCCUPANTS	188	94	94	2.82	2.86	2.14	2.14	TOTAL FIXTURES REQUIRED:				3	3	3	3	ROUND UP				3	3	3	3	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	1	1	1	2	1	6	1	1	1	2	1	6	1	1	1	2	1	6	OCCUPANCY	NO. OCCUPANTS	NO. MEN	NO. WOMEN	WC M	WC W	LAV M	LAV W	A	10	5	5	0.04	0.08	0.03	0.03	B	178	89	89	2.78	2.78	2.11	2.11	TOTAL OCCUPANTS	188	94	94	2.82	2.86	2.14	2.14	TOTAL FIXTURES REQUIRED:				3	3	3	3	ROUND UP				3	3	3	3	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	1	1	1	2	1	1	7	1	1	1	2	1	1	7	1	1	1	2	1	1	7	OCCUPANCY	NO. OCCUPANTS	NO. MEN	NO. WOMEN	WC M	WC W	LAV M	LAV W	A	161 (220)	81	81	0.65	1.25	0.41	0.41	B	140	70	70	2.40	2.40	1.75	1.75	U (from level 10)	3	2	2	0.02	0.02	0.02	0.02	TOTAL OCCUPANTS	304	152	152	3.07	3.67	2.18	2.18	TOTAL FIXTURES REQUIRED:				4	4	3	3	ROUND UP				4	4	3	3	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	1	1	1	2	1	1	2	9	1	1	1	2	1	1	2	9	1	1	1	2	1	1	2	9	OCCUPANCY	NO. OCCUPANTS	NO. MEN	NO. WOMEN	WC M	WC W	LAV M	LAV W	U	3	2	2	0.02	0.02	0.02	0.02	TOTAL OCCUPANTS	3	2	2	0.02	0.02	0.02	0.02	TOTAL FIXTURES REQUIRED:				1	1	1	1	ROUND UP				1	1	1	1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8 (ROOF)	TOTAL	3	3	3	5	3	3	3	1	24	3	3	3	5	3	3	3	1	24	3	3	3	5	3	3	3	1	24	<p>OSSC, TABLE 601 (RATINGS BELOW INCORPORATE OSSC SECTION 403.2.1.1)</p> <p>CONSTRUCTION TYPE 1-B</p> <ul style="list-style-type: none"> PRIMARY STRUCTURAL FRAME: 2 HR BEARING WALLS: EXTERIOR: 2 HR NON-BEARING EXTERIOR WALLS: SEE BELOW NON-BEARING INTERIOR WALLS: 0 HR FLOOR CONSTRUCTION: 2 HR ROOF CONSTRUCTION: 1 HR SHAFT ENCLOSURES: 2 HR; PER OSSC, SECTION 713.4 EXIT CORRIDOR: 0 HR; PER B OCCUPANCY AND SPRINKLERS (OSSC, TABLE 1018.1) 	<p>OSSC, CHAPTER 4</p> <p>OSSC SECTION 403</p> <p>THIS HIGH-RISE BUILDING WILL HAVE IMPROVED STRUCTURAL INTEGRITY PER 403.2.3.</p> <p>SFRM BOND STRENGTH OF 430 PSF PER TABLE 403.2.4.</p> <p>SPRINKLER SYSTEM PER 403.3; SEISMIC DESIGN CATEGORY D REQUIRES SECONDARY WATER SUPPLY PER 903.3.5.2.</p> <p>STANDBY POWER LOADS WILL BE PROVIDED TO THE FOLLOWING:</p> <ol style="list-style-type: none"> POWER AND LIGHTING FOR THE FIRE COMMAND CENTER PER OSSC, SECTION 403.4.8.2(1) AND 911 VENTILATION AND AUTOMATIC FIRE DETECTION EQUIPMENT FOR SMOKE PROOF ENCLOSURES AND SMOKE CONTROL SYSTEMS STANDBY POWER PROVIDED FOR ELEVATOR PER OSSC SECTION 1007.4, 3003, 3007 & 3008 EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY OSSC, CHAPTER 10. ELEVATOR AND ELEVATOR CAB LIGHTING EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS AUTOMATIC FIRE DETECTION SYSTEMS ELECTRICALLY POWERED FIRE PUMPS. 	<p>OSSC, CHAPTER 6</p> <p>CONSTRUCTION TYPE 1B PER OSSC 403.2.1.1(1)</p>	<p>OSSC, TABLE 602</p> <p>CONSTRUCTION TYPE 1B, EXTERIOR WALLS FOR GROUP B REQUIRE THE FOLLOWING</p> <table border="1"> <thead> <tr> <th>EXTERIOR WALL SEPARATION DISTANCE</th> <th>FIRE RATING</th> </tr> </thead> <tbody> <tr> <td>X < 5'-0"</td> <td>1 HR, GROUP B</td> </tr> <tr> <td>5'-0" ≤ X < 10'-0"</td> <td>1 HR, GROUP B</td> </tr> <tr> <td>10'-0" ≤ X < 30'-0"</td> <td>1 HR, GROUP B</td> </tr> <tr> <td>X ≥ 30'-0"</td> <td>0 HR, GROUP B</td> </tr> </tbody> </table> <p>PROJECT EXITING CALCULATIONS ARE BASED ON OSSC, SECTION 1004, TABLE 1004.1.2 AND TABLE 1018.1 AND ILLUSTRATED ON THE FOLLOWING LIFE SAFETY DRAWING SHEETS.</p> <p>EGRESS WIDTH PER OCCUPANT PER OSSC 1005.3.1(e) AND 1005.3.2(e) STAIR 0.21N (7.62mm) DOOR 0.151N (5.08mm)</p> <p>MAXIMUM TRAVEL DISTANCE 300' FOR B OCCUPANCY WITH SPRINKLER SYSTEM.</p> <p>DEADEND CORRIDORS LIMITED TO 50'.</p>	EXTERIOR WALL SEPARATION DISTANCE	FIRE RATING	X < 5'-0"	1 HR, GROUP B	5'-0" ≤ X < 10'-0"	1 HR, GROUP B	10'-0" ≤ X < 30'-0"	1 HR, GROUP B	X ≥ 30'-0"	0 HR, GROUP B	<p>OSSC, TABLE 705.8</p> <p>ALL PROJECT EXTERIOR WALLS WITH PROPOSED OPENINGS ABOVE LEVEL 1 ARE NON-BEARING. EXTERIOR WALLS THESE DO NOT REQUIRE A RATING PER OSSC TABLE 602 AND THUS HAVE NO LIMIT FOR ALLOWABLE OPEN AREA FOR EXTERIOR WALL OPENINGS.</p>	<p>OSSC CHAPTER 11 AND ICC A117.1</p>	<p>OSSC, CHAPTER 6</p> <p>CONSTRUCTION TYPE 1B PER OSSC 403.2.1.1(1)</p>	<p>OSSC, CHAPTER 11</p> <p>PROJECT IS A BUSINESS USE OCCUPANCY INCLUDING THE FOLLOWING:</p> <ul style="list-style-type: none"> ASSEMBLY GROUP A-2 ASSEMBLY GROUP A-3 BUSINESS GROUP B 	<p>OSSC, CHAPTER 6</p> <p>CONSTRUCTION TYPE 1B PER OSSC 403.2.1.1(1)</p>	<p>OSSC, CHAPTER 11 AND ICC A117.1</p>	<p>OSSC, CHAPTER 6</p> <p>CONSTRUCTION TYPE 1B PER OSSC 403.2.1.1(1)</p>	<p>OSSC, CHAPTER 11 AND ICC A117.1</p>	<p>OSSC, CHAPTER 29</p> <p>PLUMBING FIXTURES REQUIRED PER TABLE 2902.1</p> <p>1. A ASSEMBLY WC MALE: 1/125 WC FEMALE: 1/65 LAVS MALE/FEMALE: 1/200 DRINKING FOUNTAINS: 1/FLOOR</p> <p>2. B BUSINESS WC MALE: 1/25 FOR FIRST 50, 1/50 FOR REMAINDER WC FEMALE: 1/25 FOR FIRST 50, 1/50 FOR REMAINDER LAVS MALE/FEMALE: 1/40 FOR FIRST 80, 1/80 FOR REMAINDER</p> <p>3. U ACCESSORY UTILITY OR STORAGE WC MALE: 1/100 WC FEMALE: 1/100 LAVS MALE/FEMALE: 1/100</p> <p>4. URINALS MAY REPLACE WATER CLOSETS AT A RATIO OF 1 URINAL PER 20 WCS.</p> <p>NUMBER OF OCCUPANTS FOR TOILET FIXTURE CALCULATIONS ARE BASED ON EGRESS OCCUPANT LOADS FOR B OCCUPANCY CALCULATED AT 1/500 PER PERSON ARE INCLUDED AMONG THE AS OCCUPANT LOAD FOR THE PURPOSES OF PLUMBING FIXTURE CALCULATIONS.</p> <p>LEVEL 1:</p> <table border="1"> <thead> <tr> <th>OCCUPANCY</th> <th>NO. OCCUPANTS</th> <th>NO. MEN</th> <th>NO. 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A	57	29	29	0.23	0.45	0.14	0.14																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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TOTAL OCCUPANTS	80	40	40	0.19	0.33	0.11	0.12																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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TOTAL OCCUPANTS	102	52	52	2.08	2.08	1.30	1.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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OCCUPANT LOAD - LEVEL 1					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (2" / occ)	Level
BUSINESS	538 SF	100	5	1	OFFICE LEVEL 1
LOBBY	853 SF	15	57	11.4	OFFICE LEVEL 1
			62	12.4	

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- - - FIRE - 1 HR
- - - FIRE - 2 HR
- - - FIRE SMOKE BARRIER - 1 HR
- - - FIRE SMOKE PARTITION
- EXIT SIGN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- SC STANDPIPE CABINET
- ▶ BUILDING EXIT
- TRAVEL DISTANCE
- EGRESS PATH
- EXIT COMPONENT
- OCCUPANT LOAD
- OCCUPANT CAPACITY
- OCCUPANCY LOAD FACTOR
- CLEAR WIDTH
- SCHEDULED DOOR WIDTH
- SPACE NAME
- OCCUPANCY GROUP
- OCCUPANCY LOAD
- CALCULATED AREA
- OCCUPANCY SEPARATION
- OCCUPANCY SEPARATION
- OCCUPANCY LOAD FACTOR
- CIRCULATION/ CORRIDOR AREA (NOT INCLUDED IN OCCUPANCY CALC)
- *CORE ELEMENTS ALSO OMITTED FROM CALC

PROSPER PORTLAND

Mortenson construction

ZGF
ZIMMER GUNSEL FRASCA ARCHITECTS LLC

PORTLAND
SEATTLE
LOS ANGELES
WASHINGTON DC
NEW YORK
VANCOUVER BC

1223 SW Washington Street
Suite 200
Portland, OR 97205
T 503 224 3860
F 503 224 2482
www.zgf.com

- Consultants
- STRUCTURAL**
LUND OPSAHL
1201 1ST AVENUE S., SUITE 310
SEATTLE, WA 98204
T 206.402.5156
- CIVIL**
JANET TURNER ENGINEERING
10117 SE SUNNYSIDE RD STE F121
CLACKAMAS, OR 97015
T 970.704.0311
- ACOUSTICAL/ELEVATOR**
THE GREENBUSCH GROUP
1900 W. NICKERSON ST. STE. 201
SEATTLE, WA 98119
T 206.378.0569
- LEED CONSULTING**
BRIGHTWORKS
412 NW COUCH ST. SUITE 202
PORTLAND, OR 97209
T 503.290.3000
- MECHANICAL/PLUMBING**
JH KELLY
200 GRAND BLVD.
VANCOUVER, WA 98661
T 360.737.6790
- ELECTRICAL**
OEG
1709 SE 3RD AVE.
PORTLAND, OR 97214
T 503.234.9900

Revisions

100 Multnomah

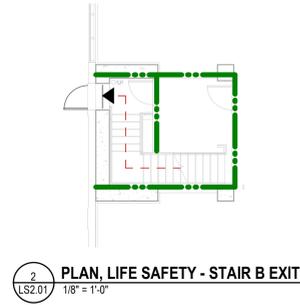
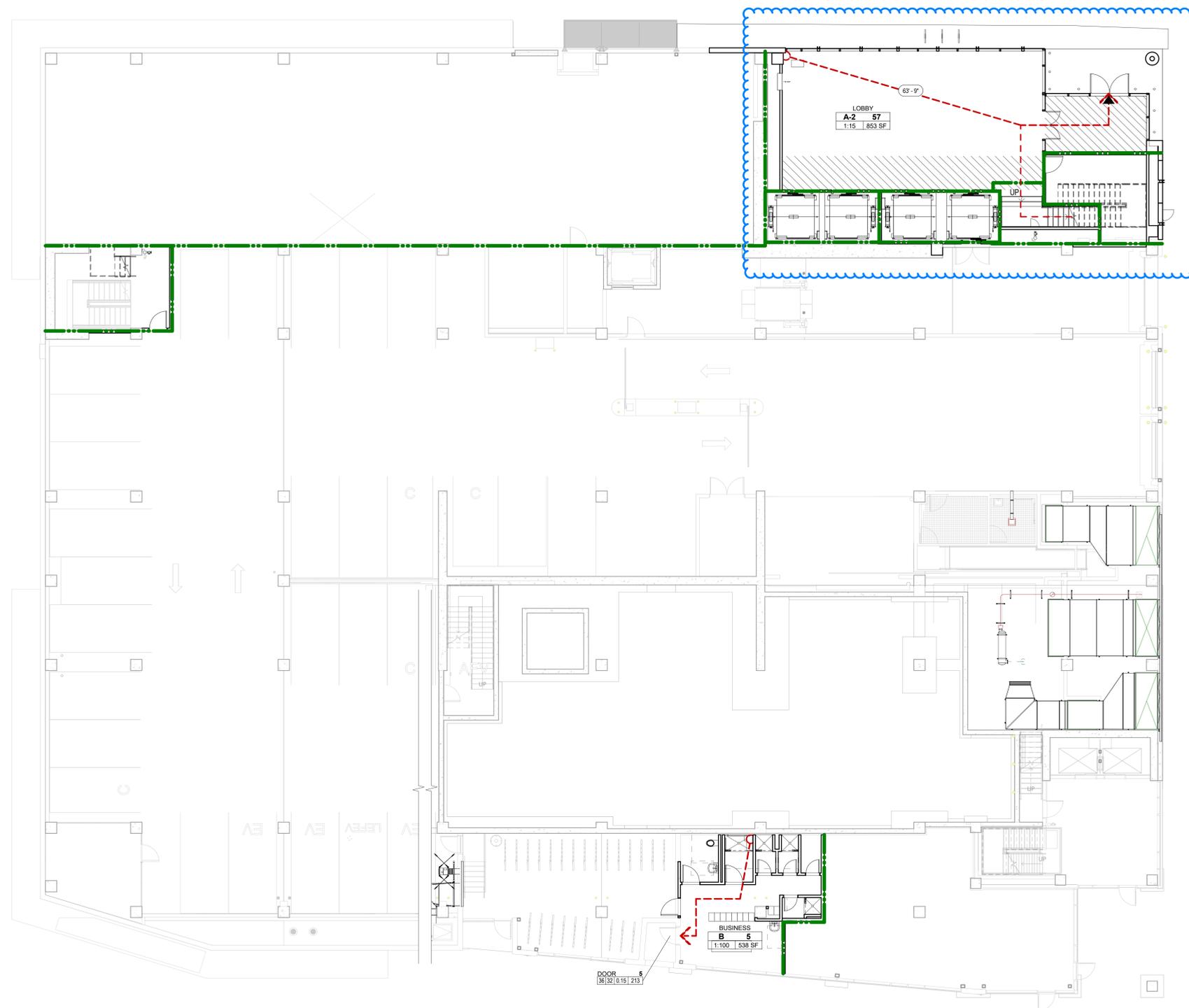
1075 NE 2nd Ave.
Portland, OR 97232

Drawing Title
LIFE SAFETY PLAN, OFFICE LEVEL 1

Date: SEPT 16, 2019
Job No: P24169
Drawn By: Author
Checked By: Checker

Drawing No.

LS2.01
100% DESIGN DEVELOPMENT



2 PLAN, LIFE SAFETY - STAIR B EXIT
LS2.01 1/8" = 1'-0"

1 PLAN, LIFE SAFETY - LEVEL 1
LS2.01 1/8" = 1'-0"

OCCUPANT LOAD - LEVEL 1.5					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (.2" / occ)	Level
ACCESSORY	140 SF	300	1	0.2	OFFICE INTERSTITIAL LEVEL
ACCESSORY	171 SF	300	1	0.2	OFFICE INTERSTITIAL LEVEL
			2	0.4	

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- - - FIRE - 1 HR
- - - FIRE - 2 HR
- - - FIRE SMOKE BARRIER - 1 HR
- - - FIRE SMOKE PARTITION
- FE EXIT SIGN
- FEC FIRE EXTINGUISHER
- SC FIRE EXTINGUISHER CABINET
- ▶ BUILDING EXIT
- TRAVEL DISTANCE
- EGRESS PATH
- EXIT COMPONENT
- OCCUPANT LOAD
- OCCUPANT CAPACITY
- OCCUPANCY LOAD FACTOR
- CLEAR WIDTH
- SCHEDULED DOOR WIDTH
- SPACE NAME
- OCCUPANCY GROUP
- OCCUPANCY LOAD
- CALCULATED AREA
- OCCUPANCY SEPARATION
- OCCUPANCY LOAD FACTOR
- /// CIRCULATION/ CORRIDOR AREA (NOT INCLUDED IN OCCUPANCY CALC.)
- *CORE ELEMENTS ALSO OMITTED FROM CALC



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OEG
1709 SE 3RD AVE.
PORTLAND, OR 97214
T 503.234.9900

Revisions

100 Multnomah

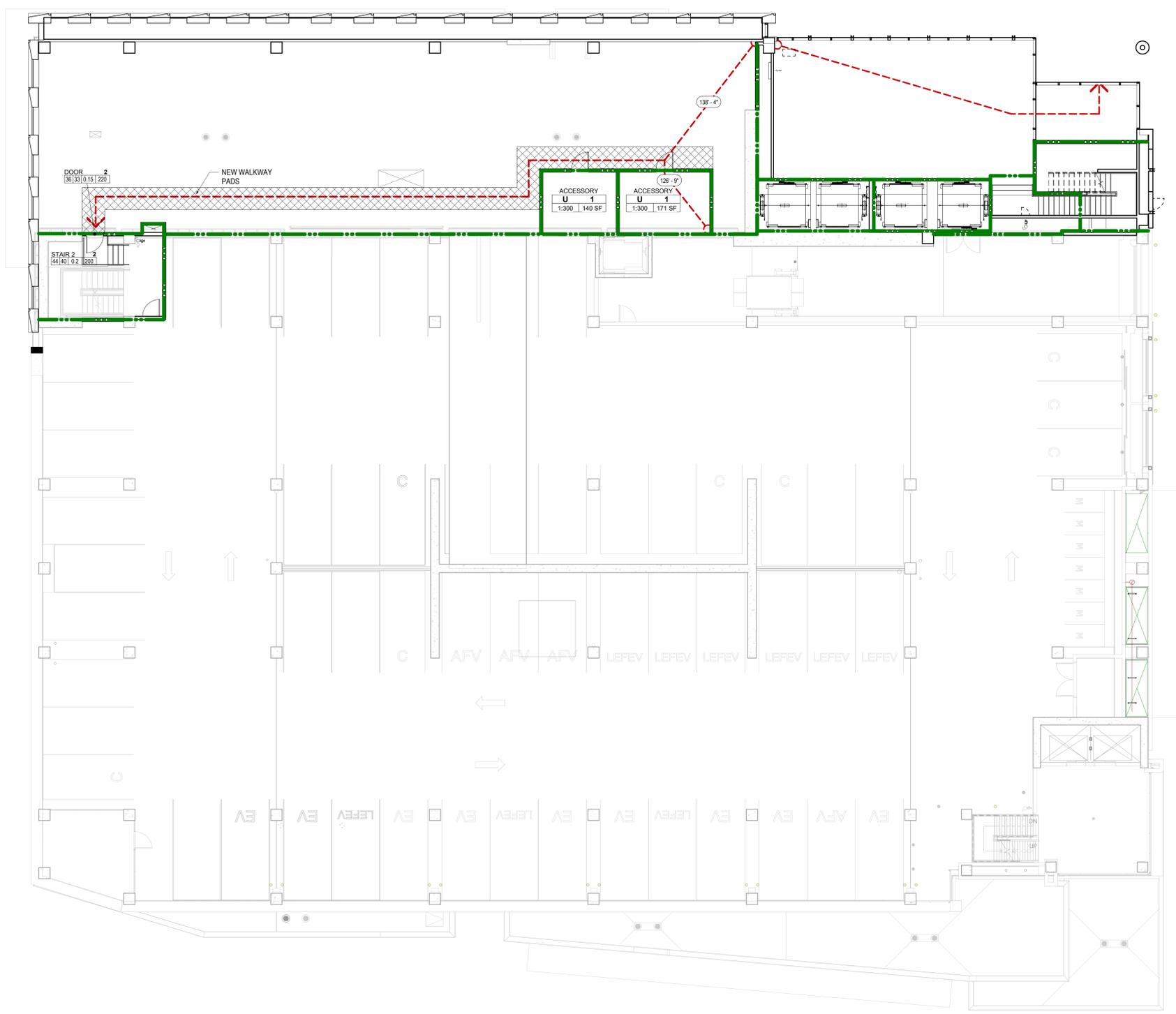
1075 NE 2nd Ave.
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LIFE SAFETY PLAN, INTERSTITIAL LEVEL

Date: SEPT 16, 2019
Job No: P24169
Drawn By: Author
Checked By: Checker

Drawing No.

LS2.01.5
100% DESIGN DEVELOPMENT



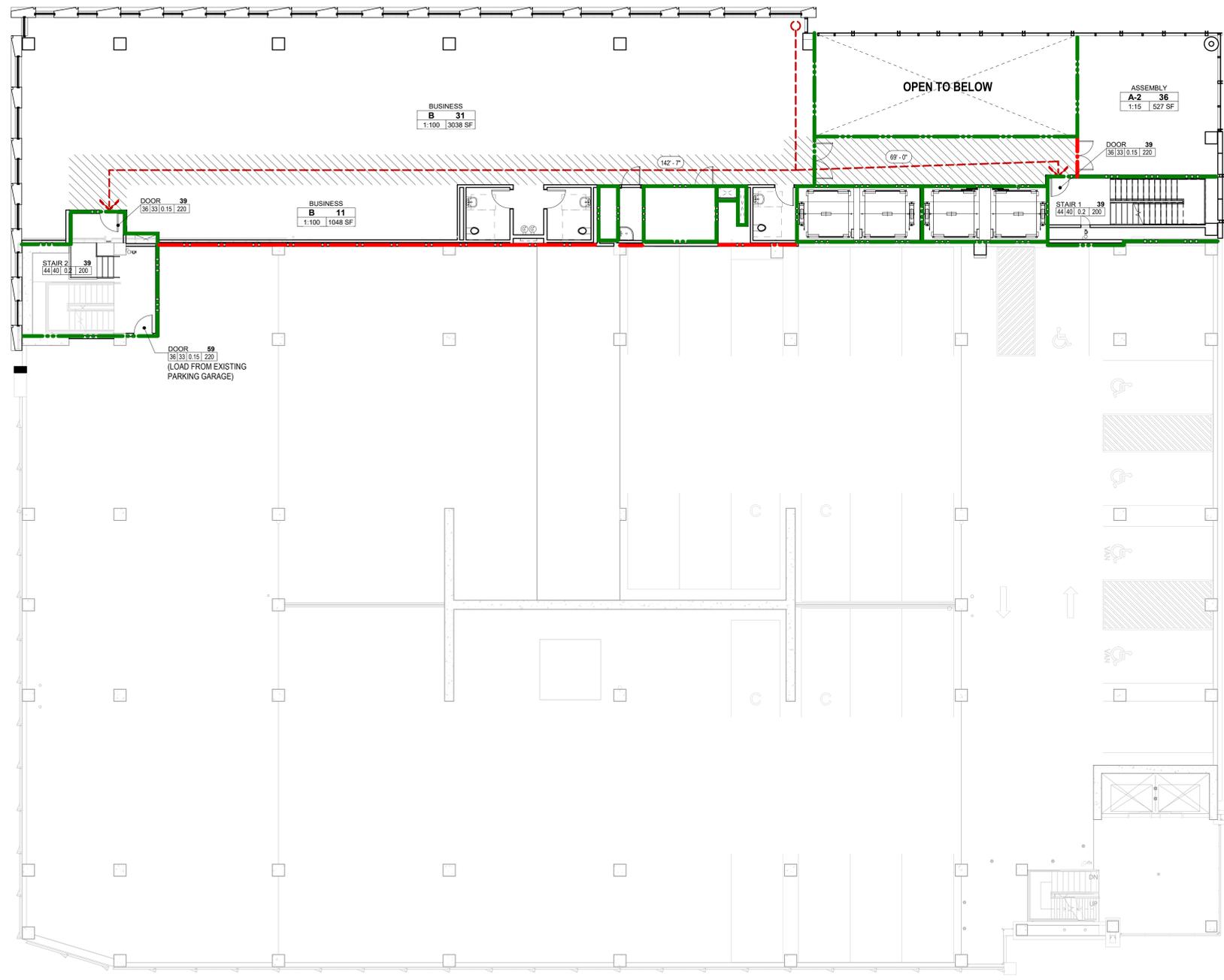
1 PLAN, LIFE SAFETY - INTERSTITIAL LEVEL
1/52.01.5 1/8" = 1'-0"

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OCCUPANT LOAD - LEVEL 2					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (.2" / occ)	Level
ASSEMBLY	527 SF	15	36	7.2	OFFICE LEVEL 2
BUSINESS	3038 SF	100	31	6.2	OFFICE LEVEL 2
BUSINESS	1048 SF	100	11	2.2	OFFICE LEVEL 2
			78	15.6	

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- FIRE - 1 HR
- FIRE - 2 HR
- FIRE SMOKE BARRIER - 1 HR
- FIRE SMOKE PARTITION
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- SC STANDPIPE CABINET
- ▣ BUILDING EXIT
- TRAVEL DISTANCE
- EGRESS PATH
- EXIT COMPONENT
- OCCUPANT LOAD
- OCCUPANT CAPACITY
- OCCUPANCY LOAD FACTOR
- CLEAR WIDTH
- SCHEDULED DOOR WIDTH
- NAME
- SPACE NAME
- OCCUPANCY GROUP
- OCCUPANCY LOAD
- CALCULATED AREA
- OCCUPANCY SEPARATION
- OCCUPANCY LOAD FACTOR
- ▨ CIRCULATION/ CORRIDOR AREA (NOT INCLUDED IN OCCUPANCY CALC)
- *CORE ELEMENTS ALSO OMITTED FROM CALC



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LIFE SAFETY PLAN, OFFICE LEVEL 2

Date: SEPT 16, 2019
Job No: P24169
Drawn By: Author
Checked By: Checker

Drawing No.

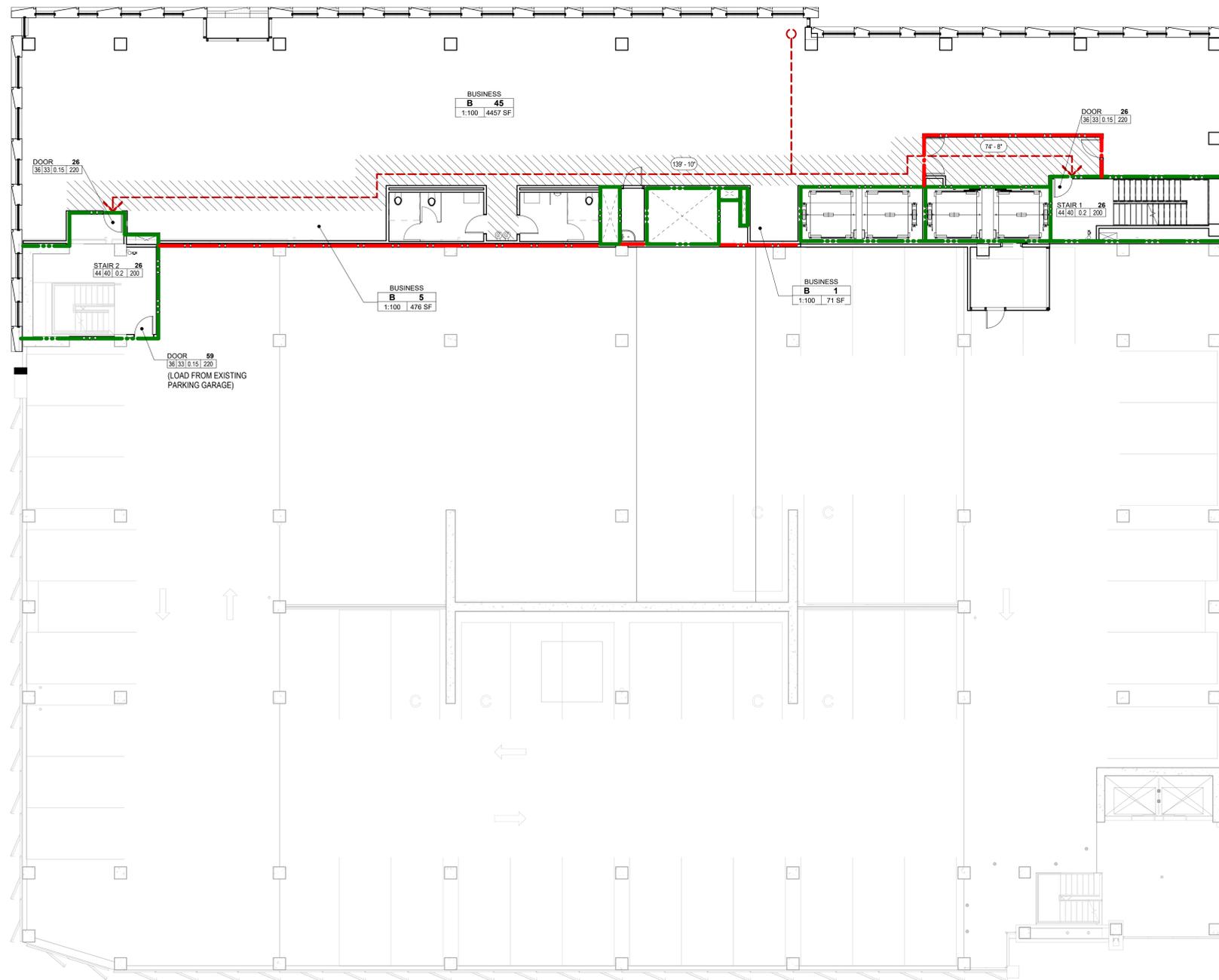
LS2.02
100% DESIGN DEVELOPMENT

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OCCUPANT LOAD - LEVELS 3-4					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (2" / occ)	Level
BUSINESS	4457 SF	100	45	9	OFFICE LEVEL 3
BUSINESS	476 SF	100	5	1	OFFICE LEVEL 3
BUSINESS	71 SF	100	1	0.2	OFFICE LEVEL 3
			51	10.2	

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- FIRE - 1 HR
- FIRE - 2 HR
- FIRE SMOKE BARRIER - 1 HR
- FIRE SMOKE PARTITION
- FE EXIT SIGN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- SC STANDPIPE CABINET
- ▶ BUILDING EXIT
- 6'-0" TRAVEL DISTANCE
- EGRESS PATH
- EXIT COMPONENT
- EXIT COMPONENT OCCUPANT LOAD
- EXIT COMPONENT OCCUPANT CAPACITY
- EXIT COMPONENT CLEAR WIDTH
- EXIT COMPONENT SCHEDULED DOOR WIDTH
- NAME SPACE NAME
- G ###-###-### OCCUPANCY GROUP
- ###-###-### OCCUPANCY LOAD
- ###-###-### CALCULATED AREA
- SEPARATION-### OCCUPANCY SEPARATION
- SEPARATION-### OCCUPANCY SEPARATION
- /// CIRCULATION/ CORRIDOR AREA (NOT INCLUDED IN OCCUPANCY CALC)
- *CORE ELEMENTS ALSO OMITTED FROM CALC



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Drawing Title

LIFE SAFETY
PLAN, LEVELS 3-4

Date: SEPT 16, 2019

Job No: P24169

Drawn By: Author

Checked By: Checker

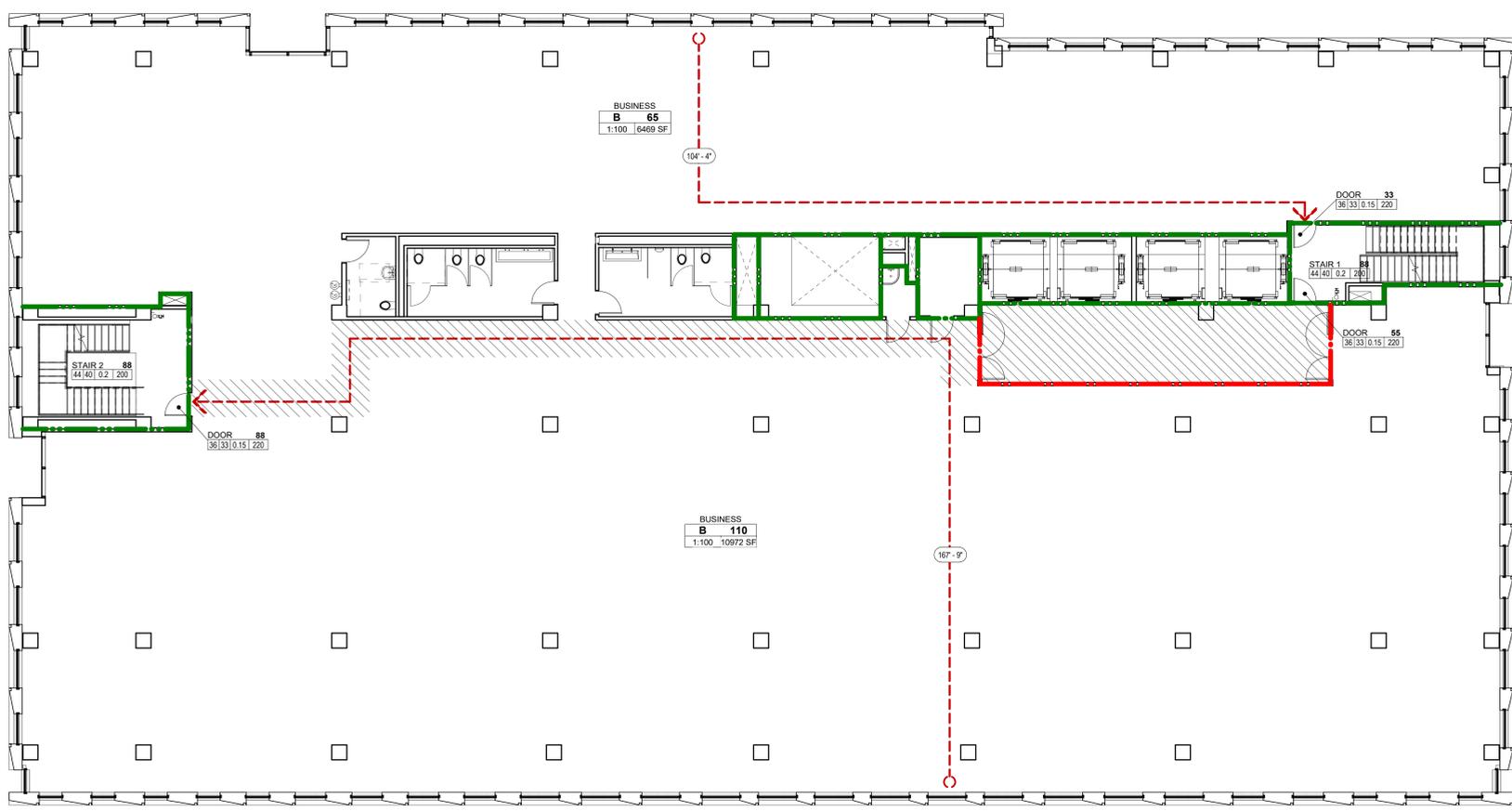
Drawing No.

LS2.03
100% DESIGN
DEVELOPMENT

OCCUPANT LOAD - LEVEL 5					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (2" / occ)	Level
BUSINESS	10972 SF	100	110	22	OFFICE LEVEL 5
BUSINESS	6469 SF	100	65	13	OFFICE LEVEL 5
			175	35	

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- - - FIRE - 1 HR
- - - FIRE - 2 HR
- FIRE SMOKE BARRIER - 1 HR
- FIRE SMOKE PARTITION
- EXIT SIGN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- SC STANDPIPE CABINET
- ▶ BUILDING EXIT
- ← TRAVEL DISTANCE
- EGRESS PATH
- EXIT COMPONENT
- OCCUPANT LOAD
- OCCUPANT CAPACITY
- OCCUPANCY LOAD FACTOR
- CLEAR WIDTH
- SCHEDULED DOOR WIDTH
- NAME
- G ### SF OCCUPANCY GROUP
- ### SF OCCUPANCY LOAD
- ### SF CALCULATED AREA
- SEPARATION OCCUPANCY SEPARATION
- SEPARATION OCCUPANCY SEPARATION
- /// CIRCULATION/ CORRIDOR AREA (NOT INCLUDED IN OCCUPANCY CALC)
- *CORE ELEMENTS ALSO OMITTED FROM CALC



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Drawing Title

LIFE SAFETY PLAN, OFFICE LEVEL 5

Date: SEPT 16, 2019
Job No: P24169
Drawn By: Author
Checked By: Checker

Drawing No.

LS2.05
100% DESIGN DEVELOPMENT

1 PLAN, LIFE SAFETY - LEVEL 5
LS2.05 1/8" = 1'-0"

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Portland, OR 97232

Drawing Title

**LIFE SAFETY
PLAN, OFFICE
LEVELS 6-8**

Date: SEPT 16, 2019
Job No: P24169
Drawn By: Author
Checked By: Checker

Drawing No.

**LS2.06
100% DESIGN
DEVELOPMENT**

OCCUPANT LOAD - LEVELS 6-8					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (.2' / occ)	Level
ASSEMBLY	139 SF	15	10	2	OFFICE LEVEL 7
BUSINESS	6453 SF	100	65	13	OFFICE LEVEL 7
BUSINESS	10972 SF	100	110	22	OFFICE LEVEL 7
			185	37	

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- FIRE - 1 HR
- FIRE - 2 HR
- - - - - FIRE SMOKE BARRIER - 1 HR
- - - - - FIRE SMOKE PARTITION
- EXIT SIGN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- SC STANDPIPE CABINET
- ▶ BUILDING EXIT
- TRAVEL DISTANCE
- EGRESS PATH
- DOOR 173
36 | 33 | 10 | 15 | 220
- DOOR 33
36 | 33 | 10 | 15 | 220
- DOOR 60
36 | 33 | 10 | 15 | 220
- DOOR 93
36 | 33 | 10 | 15 | 220
- DOOR 93
36 | 33 | 10 | 15 | 220
- NAME: G ###
- ### ### SF
- SEPARATION
- CIRCULATION/ CORRIDOR AREA
(NOT INCLUDED IN OCCUPANCY CALC)
- *CORE ELEMENTS ALSO OMITTED FROM CALC



1 PLAN, LIFE SAFETY - LEVELS 6-8
LS2.06 1/8" = 1'-0"

OCCUPANT LOAD - LEVEL 9					
Name	Area	Occupant Load Factor	Occupant Load	Inches of exit width required (.2" / occ)	Level
ASSEMBLY	671 SF	15	45	9	OFFICE LEVEL 9
ASSEMBLY	2401 SF	15	161	32.2	OFFICE LEVEL 9
ASSEMBLY	208 SF	15	14	2.8	OFFICE LEVEL 9
BUSINESS	6470 SF	100	65	13	OFFICE LEVEL 9
BUSINESS	7433 SF	100	75	15	OFFICE LEVEL 9
			360	72	

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- - - FIRE - 1 HR
- - - FIRE - 2 HR
- - - FIRE SMOKE BARRIER - 1 HR
- - - FIRE SMOKE PARTITION
- EXIT SIGN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- SC STANDPIPE CABINET
- ▶ BUILDING EXIT
- ← TRAVEL DISTANCE
- EGRESS PATH
- EXIT COMPONENT
- OCCUPANT LOAD
- OCCUPANT CAPACITY
- OCCUPANCY LOAD FACTOR
- CLEAR WIDTH
- SCHEDULED DOOR WIDTH
- NAME
- G ### OCCUPANCY GROUP
- ### SF OCCUPANCY LOAD
- ### SF CALCULATED AREA
- SEPARATION OCCUPANCY SEPARATION
- ### OCCUPANCY SEPARATION
- ### OCCUPANCY LOAD FACTOR
- /// CIRCULATION/ CORRIDOR AREA (NOT INCLUDED IN OCCUPANCY CALC)
- *CORE ELEMENTS ALSO OMITTED FROM CALC



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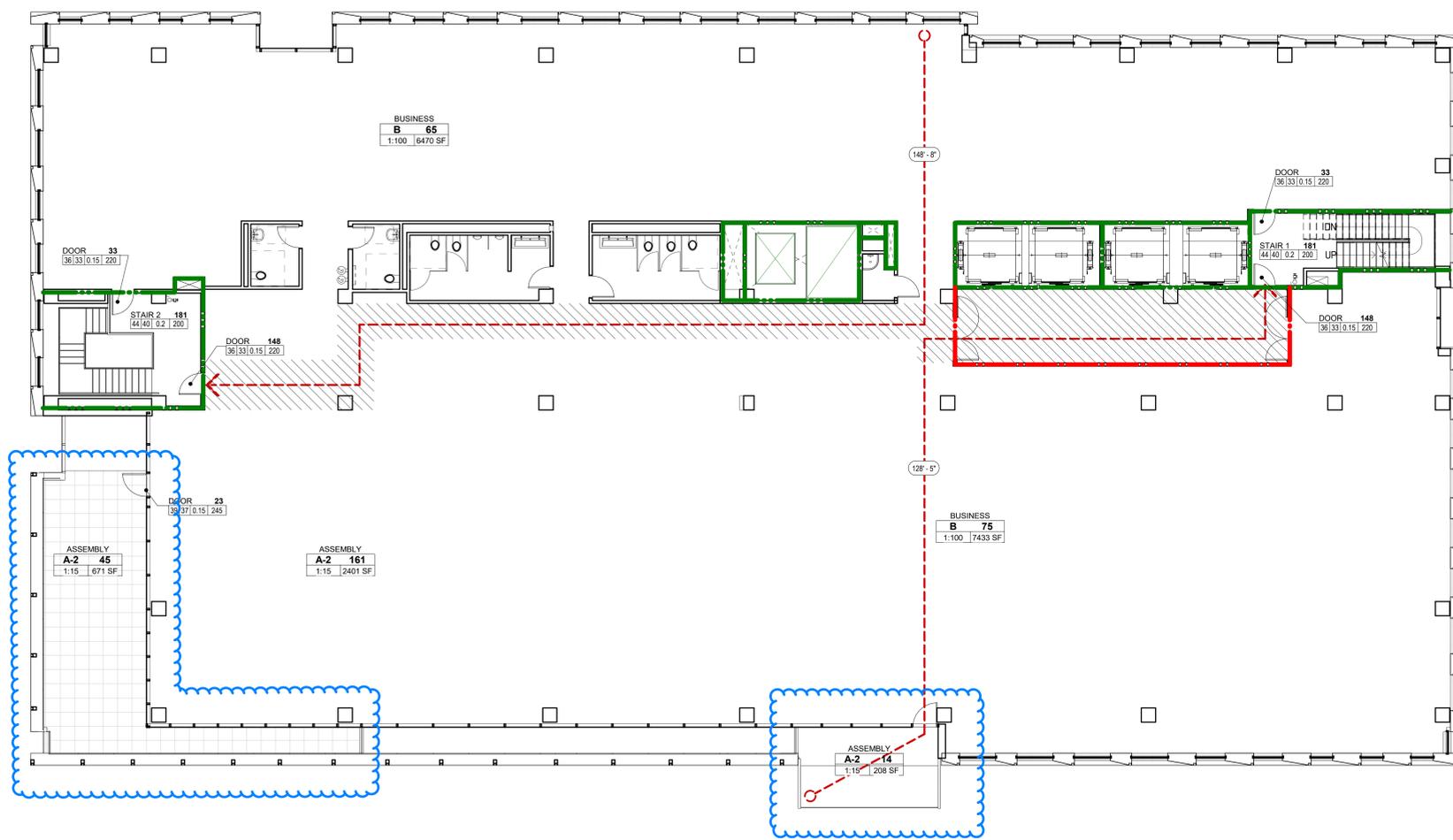
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LIFE SAFETY PLAN, OFFICE LEVEL 9

Date: SEPT 16, 2019
Job No: P24169
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OCCUPANT LOAD - PENTHOUSE					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (.2" / occ)	Level
ACCESSORY	449 SF	300	2	0.4	OFFICE ROOF LEVEL
ACCESSORY	135 SF	300	1	0.2	OFFICE ROOF LEVEL
			3	0.6	

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- - - FIRE - 1 HR
- - - FIRE - 2 HR
- FIRE SMOKE BARRIER - 1 HR
- FIRE SMOKE PARTITION
- FE EXIT SIGN
- FEC FIRE EXTINGUISHER
- SC FIRE EXTINGUISHER CABINET
- ▶ BUILDING EXIT
- ⬆ TRAVEL DISTANCE
- ➔ EGRESS PATH
- EXIT COMPONENT
- OCCUPANT LOAD
- OCCUPANT CAPACITY
- OCCUPANCY LOAD FACTOR
- CLEAR WIDTH
- SCHEDULED DOOR WIDTH
- NAME# SPACE NAME
- G ### OCCUPANCY GROUP
- ### SF OCCUPANCY LOAD
- ### SF CALCULATED AREA
- SEPARATION OCCUPANCY SEPARATION
- ### SF OCCUPANCY SEPARATION
- ### SF OCCUPANCY LOAD FACTOR
- /// CIRCULATION/ CORRIDOR AREA (NOT INCLUDED IN OCCUPANCY CALC)
- *CORE ELEMENTS ALSO OMITTED FROM CALC



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LIFE SAFETY PLAN, PENTHOUSE

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