

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 ID 24161, items 1 and 2

Appeal ID: 24643	Project Address: 1201 SW 12th Ave
Hearing Date: 2/24/21	Appellant Name: Joshua Klyber
Case No.: B-007	Appellant Phone: 5032091458
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 6 Occupancy: A-2, B, E, S-1, S-2 Construction Type: I-B
Building/Business Name: NorthWest Academy - Tower Building	Fire Sprinklers: Yes - Basement, 1st, 2nd Floors proposed
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	Proposed use: Education Facility, Offices, Restaurant

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	602.1 General.
Requires	Requires 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.
Code Modification or Alternate Requested	<p>Reconsideration:</p> <p>This reconsideration proposes to establish the Tower Building as Type IB construction, instead of Type IA construction as originally proposed.</p> <p>Original:</p> <p>The Plaza building and the Tower building are existing structures on two adjacent lots on a basement level parking garage that straddles both lots; this appeal proposes to establish the Tower as a type IA construction.</p>
Proposed Design	<p>Reconsideration:</p> <p>This reconsideration proposes to establish the Tower Building as Type IB construction. It was formerly denied as Type IA construction.</p>

Original:

The Plaza building was built in 1960 and the Tower building was built in 1966. The information in the City archives is not definitive and not consistent. This appeal proposes to establish the Tower building as type IA construction, based on visual inspection and original construction documents.

When the Tower building was added the basement below that building was extended up to the exterior wall of the Plaza building basement. This new building was constructed of cast in place reinforced concrete structure. The columns in the basement are cast in place concrete similar to the Plaza building, and the beams are also cast in place concrete with a concrete floor slab, see Attachment B image 2. The structure above is cast in place concrete for columns, beams and floor slabs, see attachment B image 7. Based on the original structural drawings, see attachment A, the typical floor slab is 6 ½ inches thick, which is 3-hour fire resistive construction per chapter 7 prescriptive fire resistance. The columns and beams have 2-inch concrete cover which is 4-hour fire resistive construction. Fire resistance required for a type IA construction is 2-hour floor, 1.5 hour roof, and 3 hour primary structure (columns/beams). Permit in 2003 listed this building as type 1FR, which is equivalent to type IA under the 2019 OSSC. Therefore, based on original documents and the 2003 permit application note, this building is of type IA construction.

Reason for alternative Reconsideration:

In order to identify the construction type of the Tower Building, historical research and a walkthrough of the building were performed. The original appeal request of Type IA construction was based upon these two methodologies. A thorough review by a structural and/or a fire protection engineer was not performed. In light of this, and continued discussions with the plans examiner, the building is requested to be the lower construction type of IB.

Original:

The Plaza and the Tower are distinct structures of two different construction types. Another appeal submitted in parallel addresses the construction of the Plaza building and the fire wall between the two structures to meet the allowable area and story limitations. It is not uncommon to find discrepancy in the construction type designations and sometimes in other aspects of code compliance. We are addressing this gap for these two buildings, which establishes the baseline to move forward as the building gets upgraded.

The Northwest Academy is an independent arts-focused non-profit school for middle and high students in downtown Portland. It attracts students come from all over Portland and its suburbs due to its excellent academic reputation. Many of the teachers include former college instructors and professional artists, directors, dancers, musicians, and writers, which is essential to the high standards of this school. The proximity to performing art centers downtown allows these professionals to split their time between teaching and practice. Without this the school will not be able to bring these talented professionals to teach the students who excel in academics and the arts. Currently the school is spread across multiple buildings in downtown Portland, this opportunity to consolidate them in one location brings efficiency of space use and enriches the learning experience for the students.

This and other appeals submitted here is critical to the continued success of this unique educational program. Therefore, we urge you to approve it.

Appeal item 2

Code Section 24.85.040 (A) & (B) Change of Occupancy or Use.

Requires A. Occupancy Change to a Higher Relative Hazard Classification. An occupancy change to a higher relative hazard classification will require seismic improvements based upon the factors of

changes in the net floor area and the occupant load increases as indicated in Table 24.85-B below. All improvements to either the OSSC or ASCE 41 improvement standard shall be made such that the entire building conforms to the appropriate standard indicated in Table 24.85-B. Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not exceed 1/3 of the building net floor area or add more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.

B. Occupancy Change to Same or Lower Relative Hazard Classification. An occupancy change to the same or a lower relative hazard classification or a change in use within any occupancy classification will require seismic improvements using either the OSSC or ASCE 41 improvement standard, as identified in Table 24.85-A above, where the change results in an increase in occupant load of more than 149 people as defined by the OSSC. Where seismic improvement is required, the entire building shall be improved to conform to the appropriate improvement standard identified in Table 24.85-A.

Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not result in the addition of more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.

**Code Modification or
Alternate Requested** Reconsideration:
No Change

Original:
Establish the "legal building occupancy as of October 1, 2004" required by 24.85.040 subsections (A) & (B)

Proposed Design Reconsideration:
The original appeal was held for more information because the determination of the 2004 occupant load needed to be reviewed by the plan reviewer. After being reviewed by John Cooley, several changes were agreed upon resulting in a 2004 baseline occupant load of 917 occupants. This is an increase of 50 occupants from the originally proposed 867 occupants. This increase was due to a misreading of an illegible dimension on a historical permit. This resulted in a smaller floor area and lower occupant load in the original appeal than what existed in the building.

Original:
The Northwest Academy is consolidating its classrooms spread across multiple downtown locations in to one location in the Plaza and the Tower buildings.

The first two floors of the Tower building, where the E occupancy is being proposed it will be fully sprinklered. Existing basement is currently sprinklered.

The occupant load increase will not exceed 149 in the building.

The change of occupancy will not be more than 1/3rd the building floor area .

The attached occupant load is based on research of available documentation and from discussions with those familiar with the uses prior to 2004.

The occupant load calculations follow the 2019 OSSC method.

The occupant load calculations follow "Office Space Occupant Load Calculation Guide OSSC/10/#10", particularly the use of 100 sf/person for office uses for current space and those prior to 2004. Business uses are shown in adjacent column using 1:150 OLF. This is provided for information only, this appeal requests approval to use 1:100 OLF per the draft city guide.

The proposed occupant load for the Tower Building prior to October 1, 2004 is 867 occupants, see attached occupant load summary.

Reason for alternative Reconsideration:

No Change

Original:

The Plaza and the Tower are distinct structures of two different construction types. Another appeal submitted in parallel address the need for a fire wall between the two structures to meet the allowable area and story limitations. These are complicated buildings due to age and their unique construction. These buildings will be expensive to upgrade them to the current seismic requirements. However, the buildings are being upgraded in other ways to improve their safety. Both floors in the Tower building will be upgraded with automatic sprinklers where E occupancy is being proposed. This will provide additional protection that the building did not have, making it safer.

Fire rated separations is proposed in the basement to separate the buildings and in the first and second floors of both buildings. This will provide additional protection that these buildings did not have, making them safer.

The Northwest Academy is an independent arts-focused non-profit school for middle and high students in downtown Portland. It attracts students come from all over Portland and its suburbs due to its excellent academic reputation. Many of the teachers include former college instructors and professional artists, directors, dancers, musicians, and writers, which is essential to the high standards of this school. The proximity to performing art centers downtown allows these professionals to split their time between teaching and practice. Without this the school will not be able to bring these talented professionals to teach the students who excel in academics and the arts. Currently the school is spread across multiple buildings in downtown Portland, this opportunity to consolidate them in one location brings efficiency of space use and enriches the learning experience for the students.

This and other appeals submitted here is critical to the continued success of this unique educational program. Therefore we urge you to approve it.

APPEAL DECISION

1. Determination of Tower Building as Type IB construction: Granted as proposed.

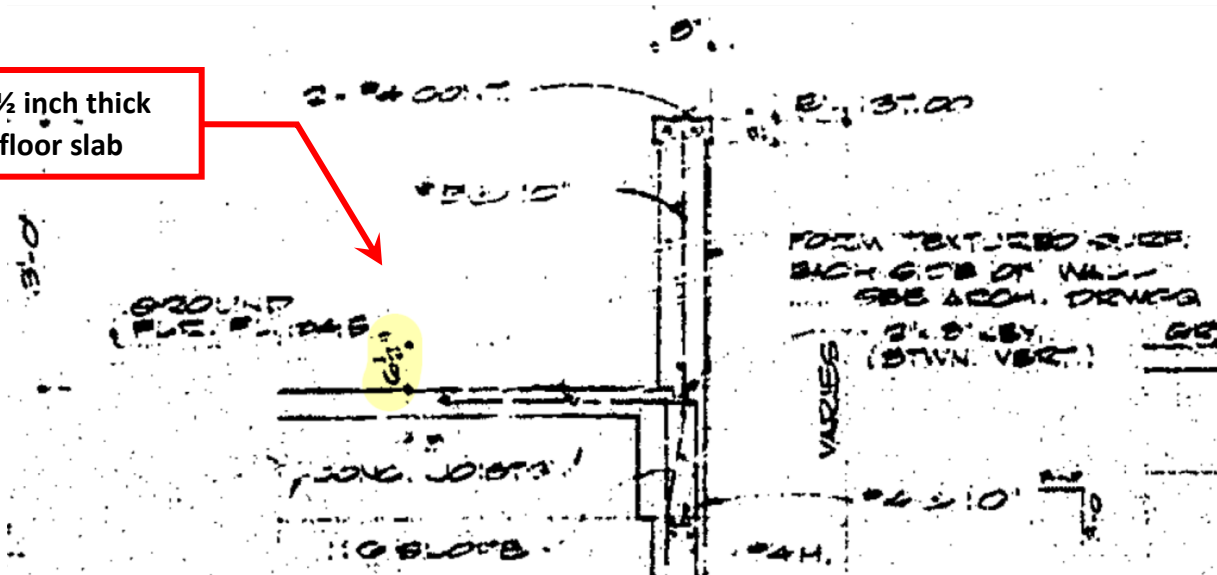
2. Determination of Tower Building occupancy as of October 1, 2004: Granted as proposed with occupant load factor of 1:100.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 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.

Appeal #2 – Exterior Wall Rating and Opening Percent Attachment

6 ½ inch thick
floor slab



CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
1900 SW 4th Ave, Suite 5000
Portland, OR 97201



COMMERCIAL BUILDING PERMIT

03-100870-000-00-CO

Site Address: 1201 SW 12TH AVE
CENTURY TOWER 5TH FLOOR

Issued: 1/9/03

PROJECT INFORMATION		Occ. Group	Const. Type
Business	Alteration	B	I-FR
Project Description: TI- -MODIFY FULL FLOOR TENANT SPACE ON 5TH FLOOR TO IMPROVE CIRCULATION WITHIN TENANT SPACE. ANCHOR INSURANCE			
APPLICANT	CG CONSTRUCTION & BARBARA GLASKNAPP		Phone (503) 226-1078
PROPERTY OWNER	JOHN NIEMEYER		Phone
CONTRACTOR	CG CONSTRUCTION		Phone

Appeal #2 – Exterior Wall Rating and Opening Percent Attachment

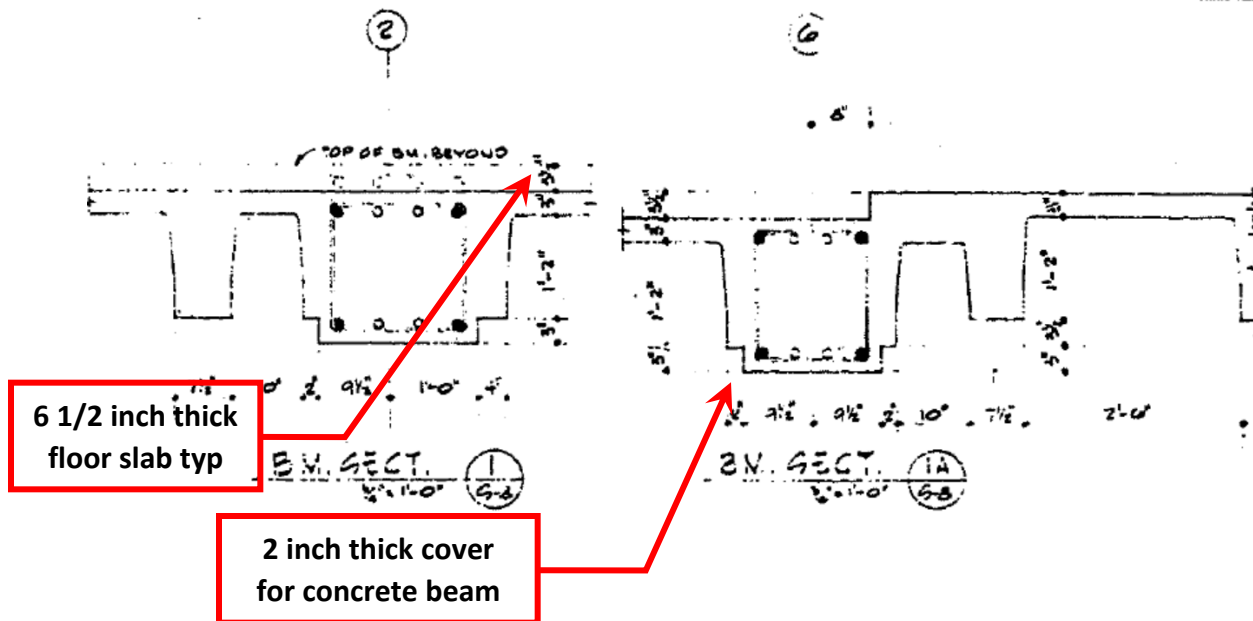


TABLE 721.1(1)
MINIMUM PROTECTION OF STRUCTURAL PARTS BASED ON TIME PERIODS FOR VARIOUS NONCOMBUSTIBLE INSULATING MATERIALS^m

STRUCTURAL PARTS TO BE PROTECTED	ITEM NUMBER	INSULATING MATERIAL USED	MINIMUM THICKNESS OF INSULATING MATERIAL FOR THE FOLLOWING FIRE-RESISTANCE PERIODS (inches)			
			4 hours	3 hours	2 hours	1 hour
5. Reinforcing steel in reinforced concrete columns, beams girders and trusses	5-1.1	Carbonate, lightweight and sand-lightweight aggregate concrete, members 12" or larger, square or round. (Size limit does not apply to beams and girders monolithic with floors.) Siliceous aggregate concrete, members 12" or larger, square or round. (Size limit does not apply to beams and girders monolithic with floors.)	1 1/2 2	1 1/2 1 1/2	1 1/2 1 1/2	1 1/2 1 1/2
6. Reinforcing steel in reinforced concrete joists ¹	6-1.1 6-1.2	Carbonate, lightweight and sand-lightweight aggregate concrete Siliceous aggregate concrete	1 1/4 1 3/4	1 1/4 1 1/2	1 1	3/4 3/4
7. Reinforcing and tie rods in floor and roof slabs ¹	7-1.1 7-1.2	Carbonate, lightweight and sand-lightweight aggregate concrete Siliceous aggregate concrete	1 1 1/4	1 1	3/4 1	3/4 3/4

Appeal #2 – Exterior Wall Rating and Opening Percent Attachment

TABLE 721.1(3)
MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS^{a, c}

FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (inches)				MINIMUM THICKNESS OF CEILING (inches)			
			4 hours	3 hours	2 hours	1 hour	4 hours	3 hours	2 hours	1 hour
1. Siliceous aggregate concrete	1-1.1	Slab (ceiling not required). Minimum cover over nonprestressed reinforcement shall be not less than $\frac{3}{4}$ " ^b .	7.0	6.2	5.0	3.5	—	—	—	—
2. Carbonate aggregate concrete	2-1.1		6.6	5.7	4.6	3.2	—	—	—	—
3. Sand-light-weight concrete	3-1.1		5.4	4.6	3.8	2.7	—	—	—	—
4. Lightweight concrete	4-1.1		5.1	4.4	3.6	2.5	—	—	—	—

Appeal #2 – Exterior Wall Rating and Opening Percent Attachment

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B
Primary structural frame ^f (see Section 202)	3 ^{a, b, g}	2 ^{a, b}	1 ^b	0	1 ^b	0	HT	1 ^b	0
Bearing walls	3	2	1	0	2	2	2	1	0
Exterior ^{e, f}	3 ^a	2 ^a	1	0	1	0	1/HT	1	0
Interior									
Nonbearing walls and partitions	See Table 602								
Exterior									
Nonbearing walls and partitions	0	0	0	0	0	0	See Section 2304.11.2	0	0
Interior ^d									
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	1½ ^b	1 ^{b, c}	1 ^{b, c}	0 ^c	1 ^{b, c}	0	HT	1 ^{b, c}	0

TABLE 6-A

1997 UNIFORM BUILDING CODE

TABLE 6-A—TYPES OF CONSTRUCTION—FIRE-RESISTIVE REQUIREMENTS (In Hours)
For details, see occupancy section in Chapter 3, type of construction sections in this chapter and sections referenced in this table.

BUILDING ELEMENT	TYPE I	TYPE II			TYPE III		TYPE IV	TYPE V	
	Noncombustible				Combustible				
	Fire-resistive	Fire-resistive	1-Hr.	N	1-Hr.	N	H.T.	1-Hr.	N
1. Bearing walls—exterior	4 Sec. 602.3.1	4 Sec. 603.3.1	1	N	4 Sec. 604.3.1	4 Sec. 604.3.1	4 Sec. 605.3.1	1	N
2. Bearing walls—interior	3	2	1	N	1	N	1	1	N
3. Nonbearing walls—exterior	4 Sec. 602.3.1	4 Sec. 603.3.1	1 Sec. 603.3.1	N	4 Sec. 604.3.1	4 Sec. 604.3.1	4 Sec. 605.3.1	1	N
4. Structural frame ¹	3	2	1	N	1	N	1 or H.T.	1	N
5. Partitions—permanent	1 ²	1 ²	1 ²	N	1	N	1 or H.T.	1	N
6. Shaft enclosures ³	2	2	1	1	1	1	1	1	1
7. Floors and floor-ceilings	2	2	1	N	1	N	H.T.	1	N
8. Roofs and roof-ceilings	2 Sec. 602.5	1 Sec. 603.5	1 Sec. 603.5	N	1	N	H.T.	1	N
9. Exterior doors and windows	Sec. 602.3.2	Sec. 603.3.2	Sec. 603.3.2	Sec. 603.3.2	Sec. 604.3.2	Sec. 604.3.2	Sec. 605.3.2	Sec. 606.3	Sec. 606.3
10. Stairway construction	Sec. 602.4	Sec. 603.4	Sec. 603.4	Sec. 603.4	Sec. 604.4	Sec. 604.4	Sec. 605.4	Sec. 606.4	Sec. 606.4

N—No general requirements for fire resistance.

H.T.—Heavy timber.

Attachment B
Image 7
Tower Building
Second Floor

Attachment B
Tower Building
2nd Floor



TOWER BUILDING Proposed 2004 Baseline Occupant Load	
Office	100
Conference	20
Reception	10
Restroom	5
Storage	5
Janitor	5
Security	5
Other	5
Total	150

Sixth Floor (2003 Permit No 03-103096)

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
Total	7250	117		96		-21

Fifth Floor (2003 Permit No 03-103096)

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
Total	7250	117		96		-21

Fourth Floor (2003 Permit No 03-103096)

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
Total	7250	117		96		-21

Third Floor (2003 Permit No 03-103096)

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
Total	7250	117		96		-21

Second Floor (2003 Permit No 03-103096)

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
Total	7250	117		96		-21

First Floor (2003 Permit No 03-103096-00 & 2005 Permit No 05-154270)

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Restaurant - Booth***	862	24	48	24	48	0
Restaurant - Dining	1088	15	73	15	73	0
Restaurant - Office	220	100	3	150	2	-1
Restaurant - Kitchen	906	200	5	200	5	0
Entrance Lobby	704	15	47	15	47	0
Business office	5706	100	58	150	39	-19
Total	9486	234		214		-20

Basement (2003 Permit No 03-103096)

Function	Area (SF)	OLF	OL	OLF (B@150)*	OL**	Net
Parking	19522	200	98	200	98	0
Total	19522		98		98	0
Total Baseline Occupant Load			917		792	-125

*Business Occupancy Group Occupant Load Factor (OLF)

**Occupant Load based on the alternate business OLF.

***Occupant Load based on 1152 inch of Booth space @ 24 inch per person.

1201 SW 12TH AV.

COO3-103096

CO.03.103096

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FEB 10 2003
MICROFILMED

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CITY OF

PORTLAND, OREGON

OFFICE OF PLANNING AND DEVELOPMENT REVIEW

1900 SW 4th Ave, Suite 5000

Portland, OR 97201



COMMERCIAL BUILDING PERMIT

03-103096-000-00-CO

Site Address: 1201 SW 12TH AVE
1201 12TH AVE

Issued: 2/7/03

PROJECT INFORMATION		Occ. Group	Const. Type
Business	Alteration	B	
Project Description: CENTURY TOWER--REPAIR PUBLIC CORRIDORS, ALL FLOORS--CORRIDOR WALLS TO BE 1-HR TO STRUCTURE, PARTIAL NEW CEILING GRID, ALL NEW TILE.			

APPLICANT COOPER CONST CO

Phone (503) 232-3121

PROPERTY OWNER JOHN NIEMEYER

Phone

CONTRACTOR No Contractor

Phone

Project Details		Project Details	
Alarm System Required?	Yes	Code Edition (Year)	1997
Lot Area (Sq. Ft.)	24000	Sprinkler System Required?	Yes
Water District	City of Portland	Zoning - Property (1)	RXdCC

PAID
FEB - 7 2003
CITY OF PORTLAND

APPEAL

This permit expires if, at any time, 180 days pass without an approved inspection. If you are not able to obtain an inspection approval within 180 days, you may request a one-time only extension of 180 days by calling 503-823-7303.

**BEFORE
YOU DIG**

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-232-2344).

CITY CONTACTPROCESS MANAGEMENT

Phone: 503-823-7357

E-Mail:

Fax: (503) 823-4172

**INSPECTION REQUEST
PHONE NUMBERS**

Building/Trade Inspections - Call Before 6:00 AM:

(503) 823-7000

TDD: (503) 823-6868

**IVR Inspection Request
Number:**

2274736

ZTec ENGINEERS, INC.
3737 SE 8th Avenue
PORTLAND, OREGON 97202-3761
(503) 235-8795

JOB K962-1 COOPER CONST. CO.

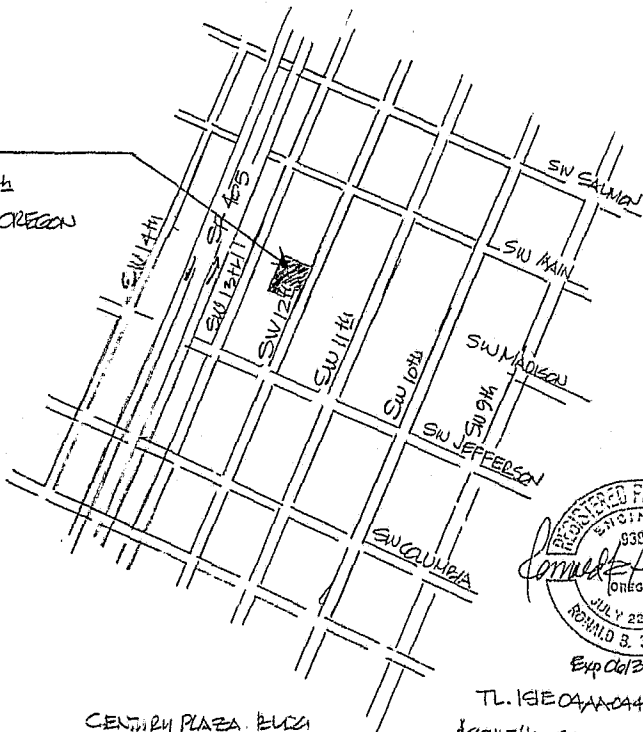
SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

SITE
1201 SW 12th
PORTLAND, OREGON



[illegible]

FEF 07 2003

Exhibit Number

1201 sw 12th

03-103096-00

5,706 sf

~~704 sf~~

- ① REPLACE HANGER WIRES w/ #12 WIRE
HANGERS & BRACING AS PER CODE LAY
IN 4" ~~thick~~ CEILING TILE.
- ② FIRE CAULK AT ALL WALL PENETRATIONS

SEE A2

Assembly

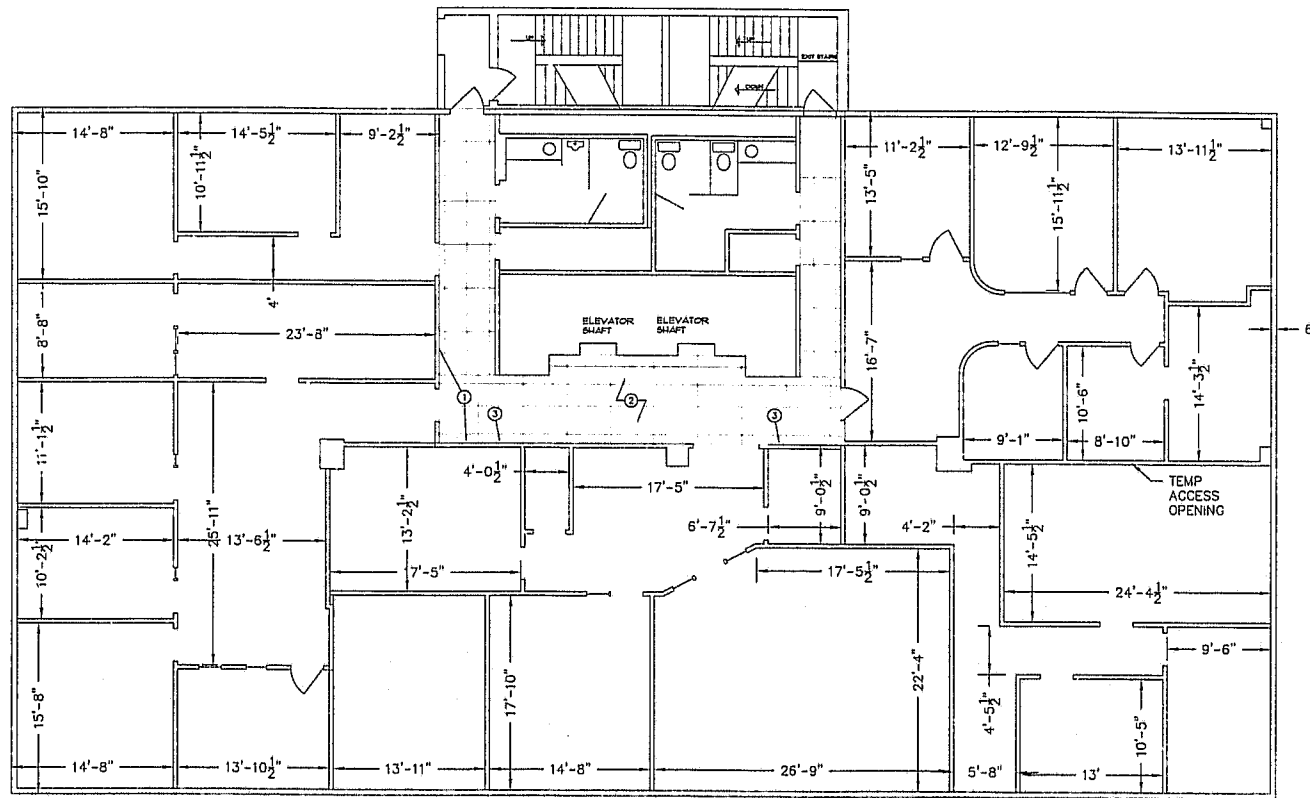
Office

FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

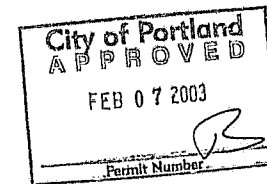
STN	REVISION	BY	APPROVED	DATE	STANDARD DRAWING DIVISION 330 NEW YORK ENGINEERING CORPORATION NEW YORK & NEW JERSEY	DRAWN BY	CHECKED
							13/01

Z T e c E N G I N E E R S I n c .
Civil - Structural - Surveying
3737 S.E. 8TH AVE., PORTLAND, OR. 97202
Phone: (503) 235-8795 Fax: (503) 233-7889
Email: ztec@ztecengineers.com

BLDG. PERMIT 03-103096		FOR JOB:
FIRST FLOOR CENTURY PLAZA BUILDING		K&B2-1
CENTURY PLAZA BUILDING		SPC. NO. K&B2-S1
1200 SW 12TH AVENUE PORTLAND, OREGON		SCALE: NOTED
FOR: COOPER CONSTRUCTION CO.		SHEET: A1
PLOT DATE 2/7/03		K&B2-1



THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"



KEY NOTES

- ① FIRE CAULK w/ HLT CP800 FIRE STOP FOAM AROUND ALL PENETRATIONS
- ② INSTALL CEILING GRID TILES - 12" RATED-OWISEM PROVIDE CURRENT SEISMIC BRACING.
- ③ EXTEND WALL TO UNDERSIDE OF FLOOR SYSTEM

REV	REVISION	BY	APPROVED	DATE



DESIGNED BY	DP2	DATE	1/29/03
CHECKED BY			
INCHES			
FEET			

Z T e c E N G I N E E R S I n c

Civil - Structural - Surveying
3737 S.E. 8TH AVE. PORTLAND, OR 97202
Phone: (503) 235-8795 Fax: (503) 233-7889
Email: ztec@ztecengineers.com

PROJECT

THIRD FLOOR CENTURY PLAZA BUILDING

FIELD

CENTURY PLAZA BUILDING
1200 SW 12TH AVENUE PORTLAND, OREGON
FOR: COOPER CONSTRUCTION CO.

NSP NO: K962-1

PRO NO: K962-S1

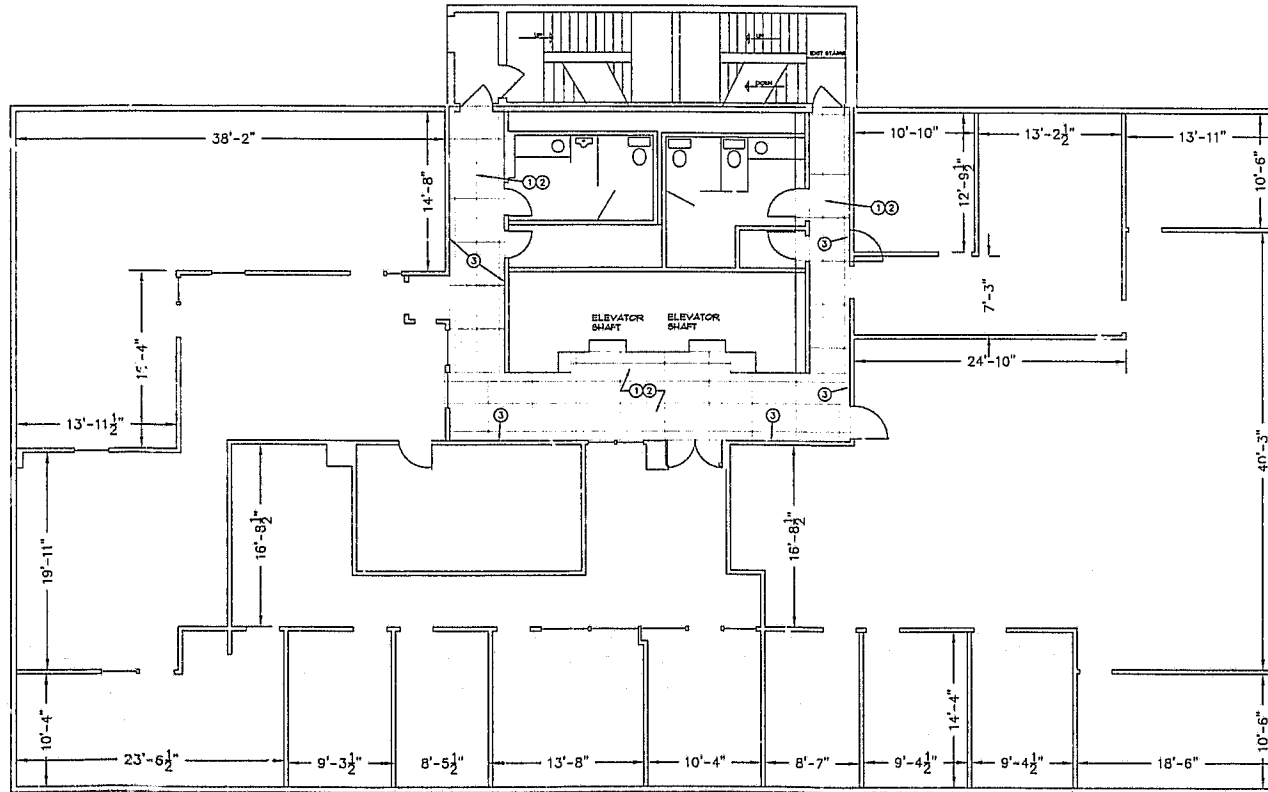
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DATE:

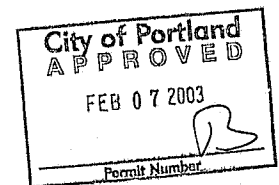
A3

PLOT DATE: 2/7/03

K962-1



FOURTH FLOOR PLAN
SCALE: 3/16"=1'-0"



KEY NOTES

- ① FIRE CAULK w/ MTLT CP600 FIRE STOP
FOAM AROUND ALL PENETRATIONS
- ② INSTALL CEILING GRID TILES - 4" x 4"
- RATED-SYSTEM PROVIDE CURRENT
SEISMIC BRACING.
- ③ EXTEND WALL TO UNDERSIDE OF FLOOR
SYSTEM

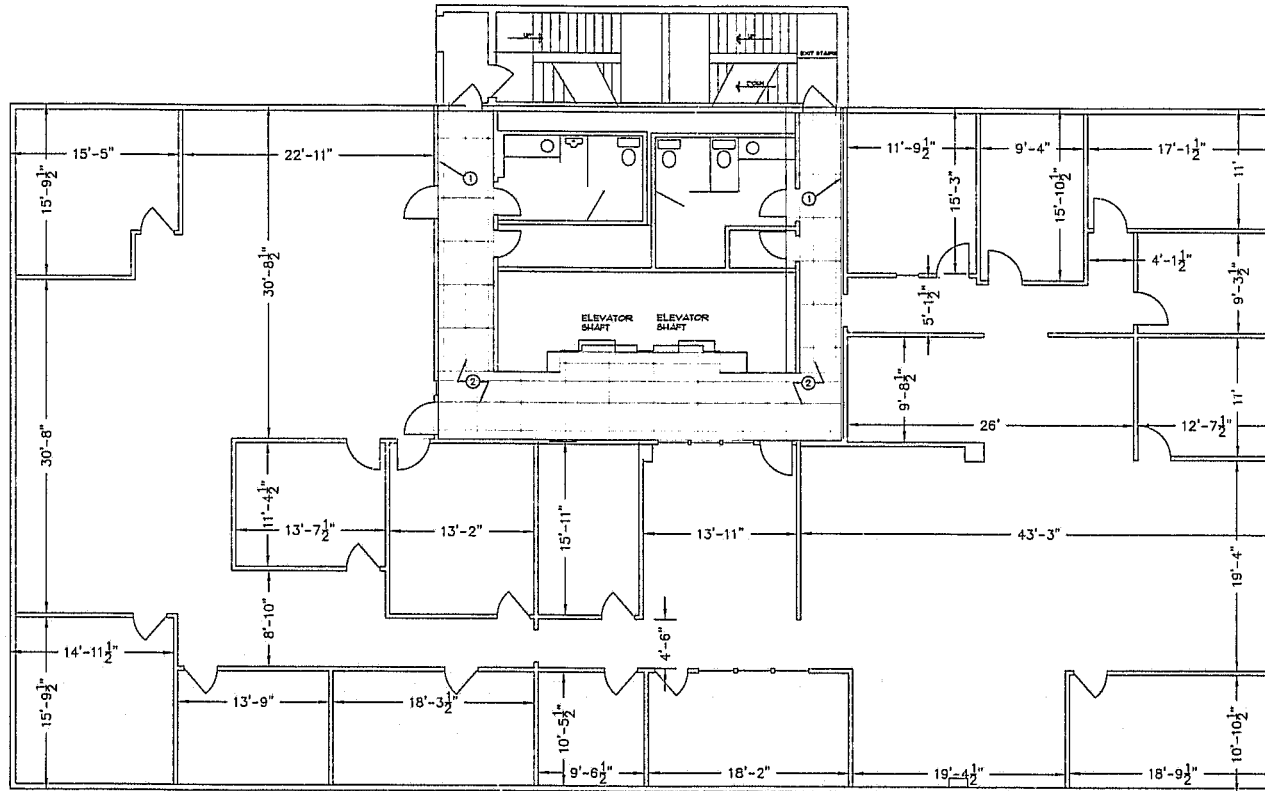
BY	REVISION	BY	APPROVED	DATE



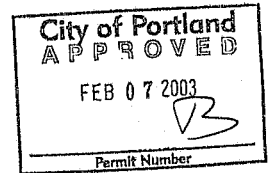
Z T e c E N G I N E E R S I n c .
Civil - Structural - Surveying
3737 S.E. 8TH AVE., PORTLAND, OR. 97202
Phone: (503) 235-8795 Fax: (503) 233-7889
Email: ztec@ztecengineers.com

DISCIPLINE	FOURTH FLOOR CENTURY PLAZA BUILDING	JOB NO.	K902-1
TITLE	CENTURY PLAZA BUILDING 1200 SW 12TH AVENUE PORTLAND, OREGON FOR: COOPER CONSTRUCTION CO.	DATE	K902-51
		SCALE	NOTED
		CHECKED	

A4



FIFTH FLOOR PLAN
SCALE: 3/16"=1'-0"



KEY NOTES

- ① FIRE CAULK w/ MILTI CP800 FIRE STOP FOAM AROUND ALL PENETRATIONS
- ② INSTALL CEILING GRID TILES - 4mm RATED-SYSTEM PROVIDE CURRENT SEISMIC BRACING.
- ③ EXTEND WALL TO UNDERSIDE OF FLOOR SYSTEM

REV	REVISION	BY	APPROVED	DATE

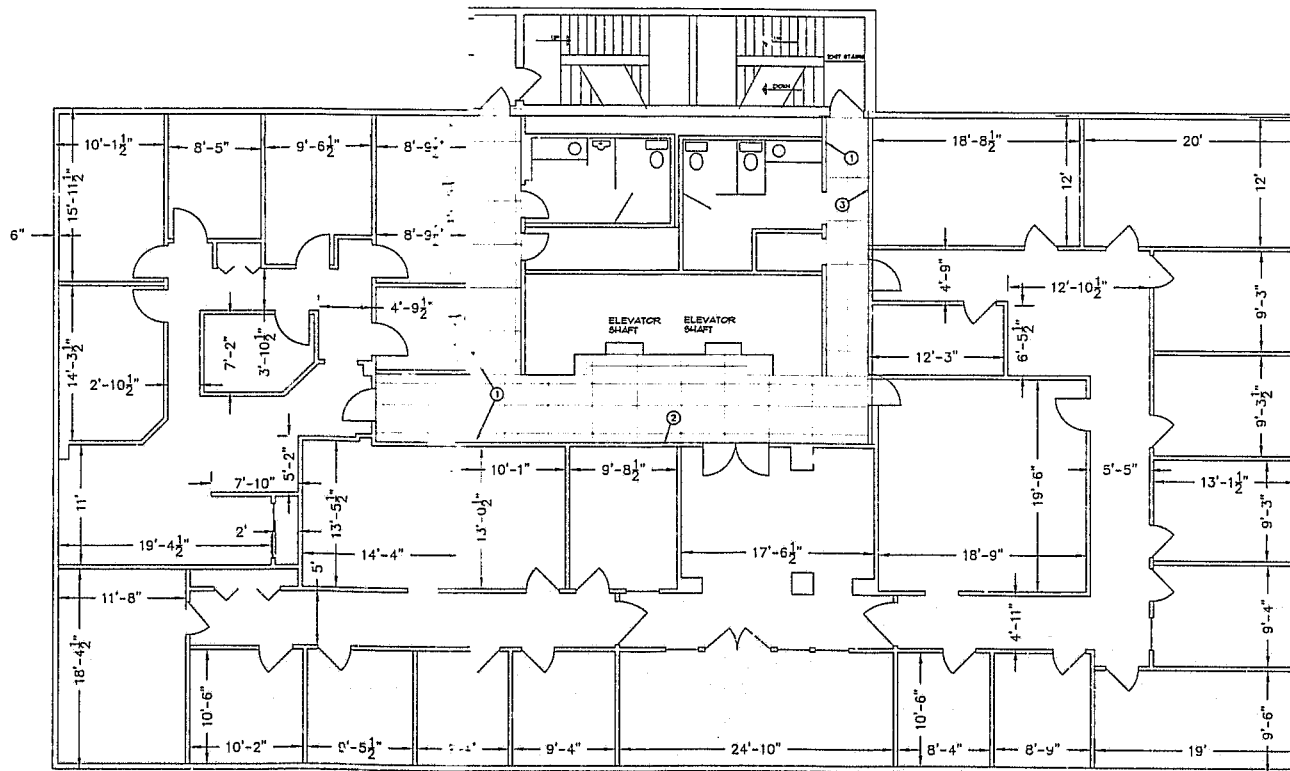


DESIGNED BY	CHKD BY	DATE

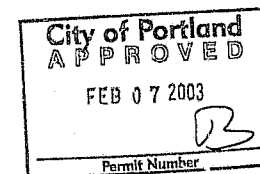
Z T e c E N G I N E E R S I n c

Civil - Structural - Surveying
3737 S.E. 8TH AVE., PORTLAND, OR 97202
Phone: (503) 235-8795 Fax: (503) 233-7889
Email: ztec@ztecengineers.com

PROJECT	FIFTH FLOOR CENTURY PLAZA BUILDING	JOB NO.	K902-1
TITLE	CENTURY PLAZA BUILDING 1200 SW 12TH AVENUE PORTLAND, OREGON FOR: COOPER CONSTRUCTION CO.	TYPE AC.	K902-S1
		SCALE	NOTED
			A5



SIXTH FLOOR PLAN
SCALE: 3/16"=1'-0"



KEY NOTES

- ① FIRE CAULK w/ HILTI CP600 FIRE STOP FOAM AROUND ALL PENETRATIONS
- ② INSTALL CEILING GRID TILES - TYP. RAISED SYSTEM PROVIDE CURRENT SEISMIC BRACING.
- ③ EXTEND WALL TO UNDERSIDE OF FLOOR SYSTEM

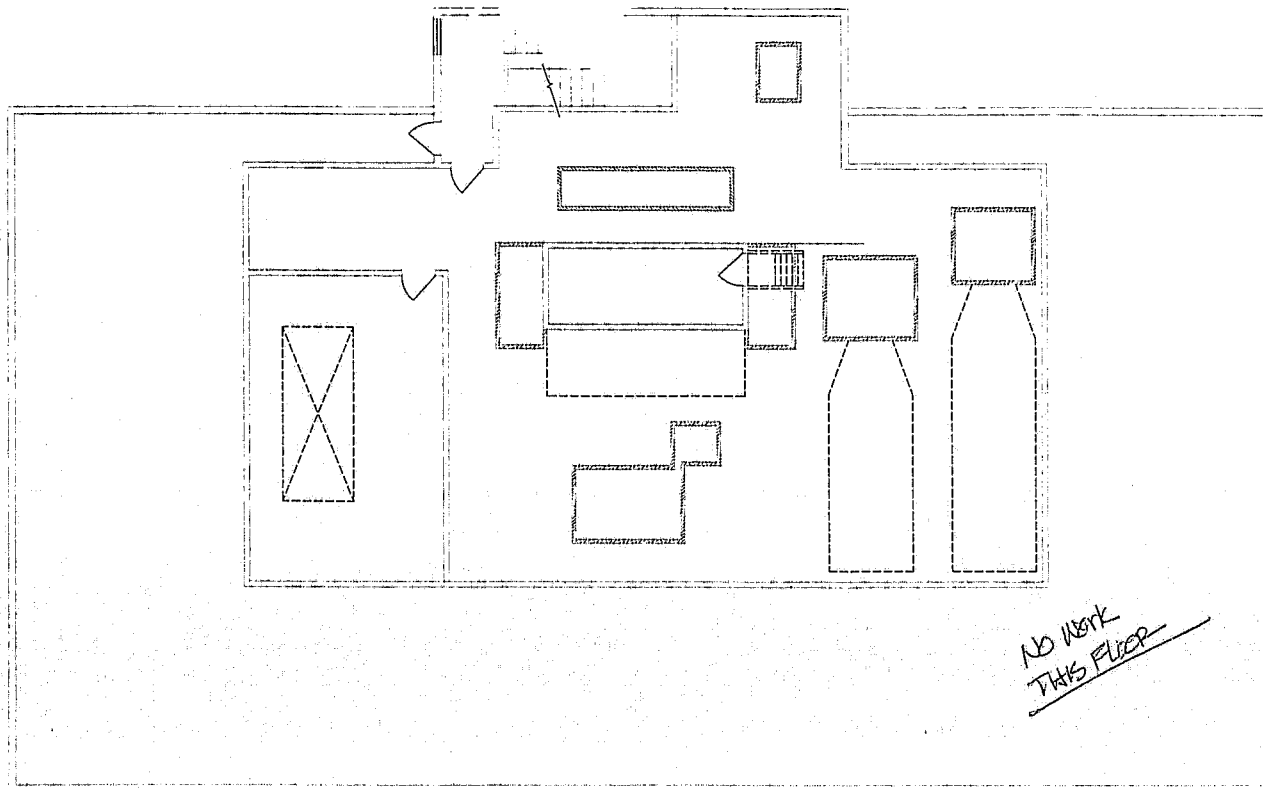
REV	REVISION	BY	APPROVED	DATE	DESIGNED BY	CHECKED BY
1					CH/2/03	
2						
3						
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8						
9						
10						

Z T e c E N G I N E E R S I n c .
Civil - Structural - Surveying
3737 S.E. 8TH AVE., PORTLAND, OR. 97202
Phone: (503) 235-8795 Fax: (503) 233-7880
Email: ztec@zteconengineers.com

PROJECT	SIXTH FLOOR CENTURY PLAZA BUILDING	JOB NO.	K982-1
CLIENT	CENTURY PLAZA BUILDING 1200 SW 12TH AVENUE PORTLAND, OREGON FOR: COOPER CONSTRUCTION CO.	DATE PL.	K982-S1
		TITLE	NOTED
			A6

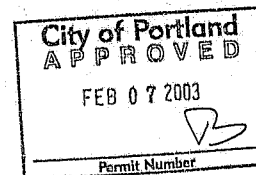
PLOT DATE: 3/7/03

K982-1



ROOF & MECHANICAL ROOM FLOOR PLAN

SCALE: 3/16"=1'-0"



REV	REVISION	BY	APPROVED	DATE	STRUCTURAL	DESIGN BY	CHECKED	DATE

Z T e c E N G I N E E R S I n c

Civil - Structural - Surveying
3737 S.E. 8TH AVE., PORTLAND, OR. 97202
Phone: (503) 235-8795 Fax: (503) 233-7889
Email: ztec@ztecengineers.com

SUBTITLE	TITLE	FIG. NO.
ROOF PLAN CENTURY PLAZA BUILDING	CENTURY PLAZA BUILDING 1200 SW 12TH AVENUE PORTLAND, OREGON FOR: COOPER CONSTRUCTION CO.	K902-1

A7

PLOT DATE: 2/7/03

K902-1

SUSPENDED ACOUSTICAL CEILING SYSTEM

THE SUSPENDED ACOUSTICAL CEILING SHALL COMPLY WITH UBC STANDARD 47-18 OR ASTM C636-89(76). THE SYSTEM SHALL USE 2"x4" STANDARD GRID WITH THE MANUFACTURE COMPLYING WITH THE ICBO REPORT IDENTIFYING THE INTERMEDIATE DUTY SUSPENDED SYSTEM.

HANGERS:

HANGERS SHALL BE A MINIMUM OF #12 GAGE OR #10 GAGE GALVANIZED, SOFT ANNEALED MILD STEEL WIRE @ 4' o.c. SPACING OF WIRE SUPPORTS MAY BE INCREASED TO 5' o.c. IF #10 GAGE WIRE IS USED. ATTACHMENT DEVICES TO BE OF APPROVED TYPE CAPABLE OF CARRYING 5 TIMES THE CEILING LOAD. (50 lbs).

HANGERS SHALL BE PLUMB OR SPLAYED, AND NOT PRESS AGAINST PIPE OR DUCT INSTALLATION.

CARRYING CHANNELS, MAIN RUNNERS, AND CEILING FIXTURES

CARRYING CHANNELS AND MAIN RUNNERS ARE TO BE LEVELED WITHIN $\frac{1}{8}$ " IN 12'. LEVELING IS TO BE PRE-FORMED WITH HANGERS TAUT. KINKS AND BENDS ARE NOT TO BE USED AS A WAY OF LEVELING. DEFLECTION SHALL BE LIMITED TO 1/360 OR .125" ($\frac{1}{8}$ ") IN 4' SPAN. IF THE FIXTURE CAUSES A DEFLECTION IN EXCESS OF $\frac{1}{8}$ ", THE FIXTURE SHALL BE INDEPENDENTLY SUPPORTED OR THE GRID SHALL BE SUPPLEMENTARY SUPPORTED WITHIN 6" OF EACH CORNER WITH #12 WIRE.

A FIXTURE INSTALLATION SHALL NOT CAUSE THE RUNNER TO ROTATE MORE THAN 2 DEGREES FROM THE VERTICAL (THIS IS THE EQUIVALENT OF 1/32" OUT OF HORIZONTAL FOR A STANDARD 1" TEE).

LATERAL BRACING REQUIREMENTS:

HANGERS TO BE A MINIMUM OF #12 GAGE OR #10 GAGE, GALVANIZED, SOFT ANNEALED MILD STEEL WIRE @ 4' o.c. EACH WAY, RESPECTIVELY. HANGERS BE ATTACHED TO SUSPENSION MEMBERS AND TO THE SUPPORT ABOVE WITH A MINIMUM OF THREE TURNS. HANGERS SHALL NOT BE ATTACHED TO OR BIND AROUND OTHER MATERIAL OR EQUIPMENT AND SHALL NOT BE MORE THAN 1 IN 6 OUT OF PLUMB WITHOUT BEING COUNTER SPLAYED.

ALL CONNECTING DEVICES SHALL BE OF APPROVED TYPE CAPABLE OF SUPPORTING 100lbs. AND BE SECURED TO THE BUILDING STRUCTURE. A TRAPEZE OR EQUIVALENT SHALL BE USED WHERE OBSTRUCTIONS

PRECLUDE DIRECT ATTACHMENT TO THE STRUCTURE. TRAPEZE SUSPENSION SHALL BE MINIMUM OF BACK TO BACK 1 1/4" COLD ROLLED CHANNELS WHERE SPANS EXCEED 48".

PERIMETER HANGERS:

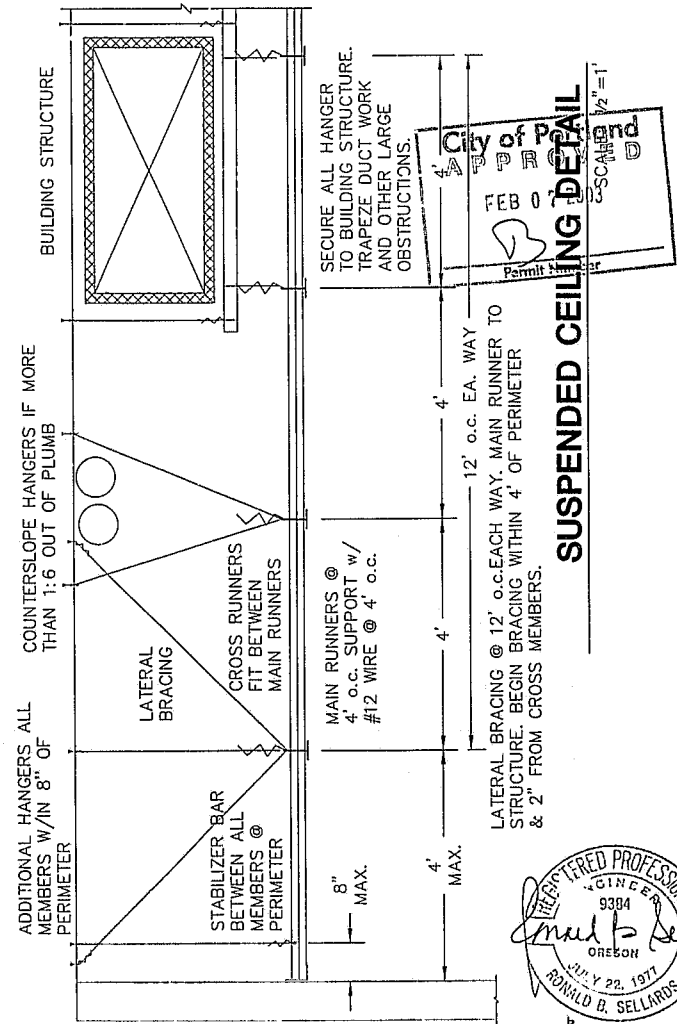
ALL RUNNERS SHALL BE INDEPENDENTLY SUPPORTED AT THE PERIMETER WITHIN 8" OF THE WALL OR CEILING DISCONTINUITY. THE WALL ANGLE OR CLOSURE SHALL NOT BE ALLOWED FOR THIS PURPOSE.

LATERAL FORCE MEMBERS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 lbs. OR THE ACTUAL DESIGN LOAD WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.

MEMBERS PERPENDICULAR TO THE WALL SHALL BE TIED TOGETHER (STABILIZED) TO PREVENT THEIR SPREADING. THIS SHALL BE DONE IMMEDIATELY ADJACENT AND PARALLEL TO THE WALL. THE WALL OR CLOSURE ANGLE SHALL NOT BE USED FOR THIS PURPOSE, ALTHOUGH TO FACILITATE INSTALLATION, RUNNERS MAY BE ATTACHED TO THE CLOSURE ANGLE AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNER BEING MAINTAINED AT THE OTHER TWO WALLS. ALL LIGHT FIXTURES SHALL BE POSITIVELY ATTACHED TO THE SUSPENSION SYSTEM. THE ATTACHMENT DEVICE SHALL HAVE A CAPACITY OF 100% OF THE FIXTURE WEIGHT IN ANY DIRECTION.

LIGHT FIXTURES:

ONLY INTERMEDIATE-DUTY AND HEAVY-DUTY SUSPENSION SYSTEMS SHALL BE USED TO SUPPORT LIGHT FIXTURES. IN ADDITION TO THE ABOVE, FIXTURES OR OTHER EQUIPMENT WEIGHING LESS THAN 56 lbs. SHALL HAVE TWO #12 GAGE WIRES FROM THE HOUSING TO THE STRUCTURE ABOVE. THESE WIRES MAY BE SLACK. FIXTURES OF OTHER EQUIPMENT WEIGHING IN EXCESS OF 56 lbs. SHALL BE INDEPENDENTLY SUPPORTED WITH #12 GAGE WIRE AT EACH CORNER TO THE STRUCTURE ABOVE. PENDANT HUNG FIXTURES SHALL BE INDEPENDENTLY SUPPORTED WITH A MINIMUM OF ONE #9 GAGE WIRE.



REGISTERED PROFESSIONAL ENGINEER
9304
OREGON
JULY 22, 1971
RONALD B. SELLARS
Exp 8/12/04

REVISION	BY	APPROVED	DATE	DRAWN BY	CHECKED	DATE
				DTropk		11/22/03
				DRAL	RHS	
				DRCPFB		

ZTec ENGINEERS, INC.
3737 S.E. 8TH AVE., PORTLAND, OR. 97202
PHONE: (503) 235-8795
FAX: (503) 233-7889
EMAIL: ztec@ztengineers.com

SUBTITLE	SUSPENDED CEILING DETAIL	FILE NO.	K962-1
LINE	FOR: COOPER CONSTRUCTION	DATE	K962-S1
	2305 S.E. 9TH AVE.	SCALE	AS NOTED
	PORTLAND, OR. 97214	FILE	S5.1
PLOT DATE: 1/24/03		ZTEC CAD FILE K962-1/K962-S1.DWG	

1201 SW 12TH AV.

MT05-154270

AUG 26 2005
MICROFILMED

24X

CITY OF
PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

MULTNOMAH COUNTY

MECHANICAL PERMIT 05-154270-000-00-MT
Issued: 8/23/05

Site Address: 1201 SW 12TH AVE
1201 12TH AVE

PROJECT INFORMATION		Occ. Group	Const. Type
Commercial/Multifamily	Addition/Alteration/Replace (MT)		
Project Description: DEMO 15 TON SPLIT, ADD-(2) 5-TONS AND (1) 4-TON WSHF, MINOR DUCT MODS			
APPLICANT HUNTER-DAVISSON INC "CHRIS CAMPBELL"		Phone (503) 642-3829	
PROPERTY OWNER JOHN NIEMEYER		Phone	
CONTRACTOR HUNTER-DAVISSON INC "CHRIS CAMPBELL"		Phone	
Code Edition	Project Details 2003 - IMC	Job Valuation	Project Details 12000
PAID AUG 23 2005 CITY OF PORTLAND			
APPEAL			
This permit expires if, at any time, 180 days pass without an approved inspection. If you are not able to obtain an inspection approval within 180 days, you may request a one-time only extension of 180 days. For one and two-family permits call 503-823-7388. For commercial and multi-family residential permits, call 503-823-7303.			
BEFORE YOU DIG ATTENTION: Oregon law requires you to follow rules enforced by the Oregon Utility Notification Center. These rules are not built in. Call 800-333-4600 through 800-333-4600. Call 800-333-4600. You must obtain copies of the rules for pulling the permit. (Note the telephone number for the Oregon Utility Notification Center is 1-800-333-4600.)			
CITY CONTACT		Phone:	
E-Mail:		Fax: (503) 823-4172	
INSPECTION REQUEST PHONE NUMBERS		Building/Trade Inspections - Call Before 6:00 AM: (503) 823-7000	
TDD: (503) 823-6868			
IVR Inspection Request Number: 2491916			

Mechanical Permit Application
City of Portland
1900 SW 4th, Suite 5000, PO Box 8120, Portland, OR 97201
Phone: 503-823-7363, Fax: 503-823-3018
TTY: 503-823-6868, Website: www.portlandonline.com/bds

05-154270 MT

TYPE OF WORK		COMMERCIAL FEE SCHEDULE - USE CHECKLIST	
<input type="checkbox"/> New construction	<input checked="" type="checkbox"/> Addition/alteration/replacement	Mechanical permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all mechanical materials, equipment, labor, overhead, and profit.	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Other:	RESIDENTIAL EQUIPMENT SYSTEMS FEES*	
CATEGORY OF CONSTRUCTION		For special information use checklist.	
<input type="checkbox"/> 1- and 2-family dwelling	<input checked="" type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Accessory building	
<input type="checkbox"/> Multi-family	<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:	
JOB SITE INFORMATION AND LOCATION			
Job site address: 1201 SW 12th			
City/State/ZIP: Portland OR 97201			
Subdivision/lot no.:			
Cross street/directions to job site:			
Subdivision:		Lot no.:	
Tax map/parcel no.:			
DESCRIPTION OF WORK			
Replacing 15-Ton Split System w/ 3 water			
Save Heat Pumps.			
<input type="checkbox"/> Reference RS / Combination		Permit no.:	
<input checked="" type="checkbox"/> PROPERTY OWNER		<input type="checkbox"/> TENANT	
Name: Mainland Investor			
Address: 310 S. 4th Ave Suite 512			
City/State/ZIP: Portland OR 97204			
Phone: 503-272-4000		Fax: ()	
<input checked="" type="checkbox"/> APPLICANT		<input type="checkbox"/> CONTACT PERSON	
Business name: Hunter-Davison Inc.			
Contact name: Chris Campbell			
Address: 1800 SE Perkins ST			
City/State/ZIP: Portland OR 97202			
Phone: 503-542-7429		Fax: ()	
E-mail:			
<input type="checkbox"/> CONTRACTOR		<input type="checkbox"/> SUBCONTRACTOR	
Business name: Same			
Address:			
City/State/ZIP:			
Phone: ()		Fax: ()	
CCB lic: 1612			
Authorized signature: Chris Campbell		Date: 8-23-05	
Print name: Chris Campbell		Date: 8-23-05	
Credit Card <input type="checkbox"/> Trust <input type="checkbox"/> RS Permit/No Fees Due <input type="checkbox"/>			
This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.			

MECHANICAL PERMIT FEES*			
Subtotal			
Minimum permit fee (\$50)			
Commercial plan review (60% of permit fee)			
State exchange (10% of permit fee)			
TOTAL PERMIT FEE			

* Fee methodology set by Tri-County Building Industry Service Board
permits_mechanical 1/05/05

MT.05.154270

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AUG 26 2005
MICROFILMED

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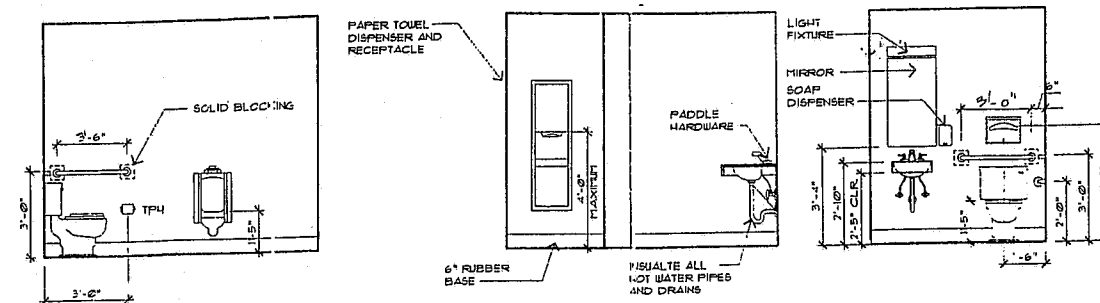
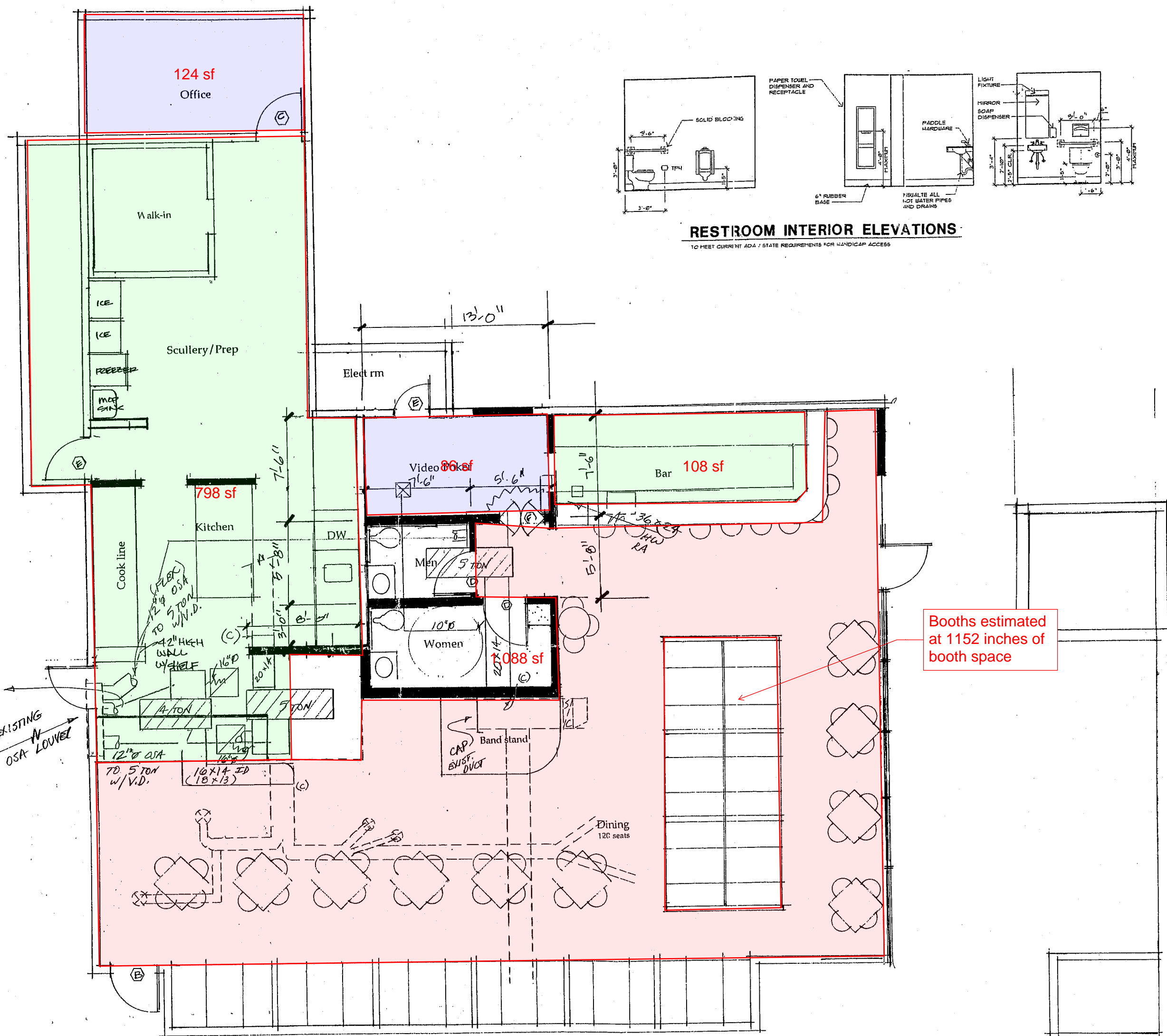
28 24X

AUG 26 2005
MICROFILMEDAssembly
Office
Kitchen

Code Summary:
Applicable codes: 2003 OSEC, 2003 OMSC, 2003 OSPC, 2003 OSEC.
Construction Type: I
Proposed use of space: Restaurant
Area: 2,205 sq ft
Occupancy group: A2
Occupant loading: Dining: 1,344/15 = 90 occupants
Office: 96/100 = 1 occupant
Work areas: 765/200 = 4 occupants
Total: 96 occupants
Egress: 2 exits req'd (2 prov'd)

Plumbing fixture calculations:
Dining/bars: 1,344/30 = 44 occ/2 = 22 occ ea sex
Work areas: 861/200 = 4 occ/2 = 2 occ ea sex
Total: 44 occ ea sex
Required: 1 wc & 1 la for ea sex Provided: 1 wc & 1 lav each

Problematic stairs
Secondary condenser float lockout
R-3.5 on OSA



RESTROOM INTERIOR ELEVATIONS
TO MEET CURRENT ADA / STATE REQUIREMENTS FOR HANDICAP ACCESS

Door Schedule:

- A. 3' x 7' Aluminum storefront w/ push/pull hardware & sign*
B. Existing 3' x 6'-8" hollow metal in metal frame w/ panic hardware
C. 3' x 6'-8" Solid core wood in metal frame w/ lever handles & lock
D. Existing 3' x 6'-8" Solid core wood in metal frame w/ "occupied" indicator
E. Existing door
F. Pair 2' "saloon doors"

* "This door to remain unlocked during business hours."

Room Finish Schedule

Room	Floor	Base	Walls	Ceiling
Dining	Carpet	Rubber	gyp bd/paint	Existing/paint
Bar	Conc/stained	Rubber	gyp bd/paint	Existing/paint
Rest rooms	Tile	Rubber	gyp bd/FRP	Existing/paint
Scullery/prep	Vinyl	Rubber	gyp bd/FRP	Acoustic tile
Kitchen	Vinyl	Rubber	gyp bd/FRP	Acoustic tile
Office	Vinyl	Rubber	gyp bd/paint	Acoustic tile

HVAC REPLACEMENT PLAN

Floor Plan

1/4" = 1'-0"

BRAZIL GRILL
1201 SW 12th Ave.
Portland, Oregon

By:
Hunter-Davison, Inc.
1800 SE Pershing St.
Portland, Oregon 97202
503-234-0477
8-22-05

City of Portland
REVIEWED FOR CODE
COMPLIANCE
AUG 23 2005
Permit Number

REVISIONS	BY
1/15/05	

Brazil Grill
1201 SW 12th
Portland, Or

Case Design Group
Architect
Portland, OR

Date 6/15/05
Scale
Drawn
Job
Sheet 1
Of 1 Sheets

05-154270