Development Services

From Concept to Construction

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More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 26453	**Project Address:** 1336 E Burnside
Hearing Date: 1/26/22	**Appellant Name:** David Mullens
Case No.: B-011	**Appellant Phone:** 360 518 6985
Appeal Type: Building	**Plans Examiner/Inspector:** Maureen McCafferty
Project Type: commercial	**Stories:** 5 **Occupancy:** R-2, B, M, A, S-2 **Construction Type:** V-A
Building/Business Name: 14th and Burnside	**Fire Sprinklers:** Yes - NFP13 Throughout
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:** 19-139209-CO
Plan Submitted Option: pdf [File 1] [File 2]	**Proposed use:** Multi Use

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 OSSC Table 503
Requires	Assembly occupancy of sprinklered building limited to 3rd floor of Type VA building
Code Modification or Alternate Requested	We request an exception for an occupied roof terrace at the 5th level (4th level of VA portion).
Proposed Design	We propose a mixed use building with 143 apartments, ground floor commercial, and subterranean parking. The building is a podium style with 4 floors of VA over 1 floor (plus 2 basement floors) of IA. The 5th floor features an outdoor assembly occupancy of approximately 1,357 SF that will be for use by the residential tenants only. The building is to be equipped with a full NFPA 13 sprinkler system. The elevator serving this level is on emergency power. The automatic fire alarm system is to be connected with smoke detectors and to flow & tamper switches in sprinkler system. Activation of smoke detectors or tamper flow switch in sprinkler system to operate emergency voice/alarm communication system.
Reason for alternative	The owner desires to provide a deck and garden on the roof as an amenity to the residential tenants, providing financial viability to the project. The roof level, though categorized as an assembly occupancy, can be considered, in this instance, an accessory use to R-2, used for the residents only. Furthermore, recent changes to the OSSC allow assembly on occupied roofs at any level outright.

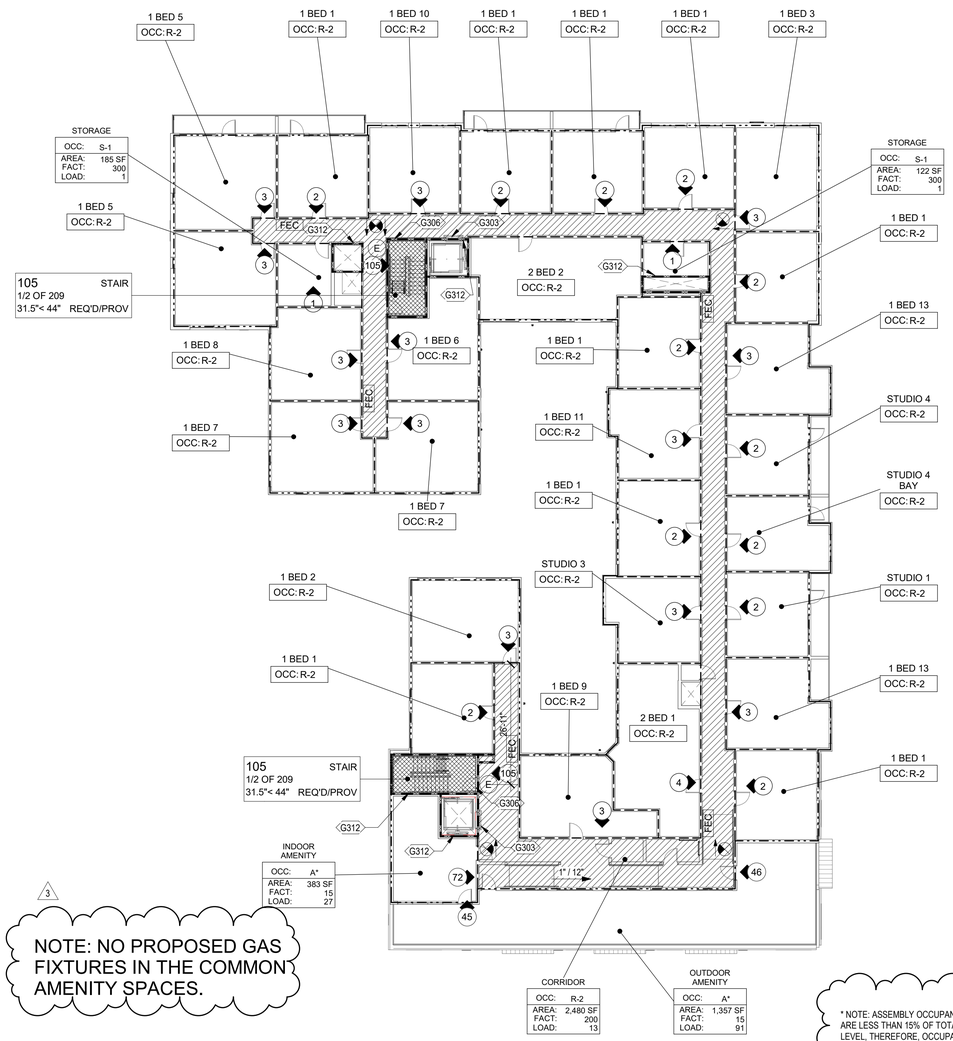
APPEAL DECISION

Occupied roof terrace located above maximum allowable height: Granted provided compliance with 2018 OSSC Section 503.1.4, Exception 1 is verified at time of plan review.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

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

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



A1 / G1.37 FIRE LIFE SAFETY PLAN - FIFTH FLOOR

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

EXIT STUDY

Occupancy Type	NET SQ. FT.	Occupant Load Factor (1004.1.1)	Occupant Load
SUB BASEMENT			
Accessory Storage Areas, Mechanical Equipment Room	652	300	3
Parking Garages	19,490	200	86
SUB BASEMENT	20,142		89
BASEMENT			
Accessory Storage Areas, Mechanical Equipment Room	3,336	300	16
Accessory, Unoccupied	64	0	1
Parking Garages	17,010	200	85
BASEMENT	20,410		102
FIRST FLOOR			
Accessory Storage Areas, Mechanical Equipment Room	285	300	1
Assembly Without Fixed Seats - Uncontrated (Table & Chairs)	1,607	15	107
Business Areas	3,782	100	39
Residential	10,999	200	65
FIRST FLOOR	16,672		212
SECOND FLOOR			
Accessory Storage Areas, Mechanical Equipment Room	304	300	2
Residential	16,936	200	102
SECOND FLOOR	17,240		104
THIRD FLOOR			
Accessory Storage Areas, Mechanical Equipment Room	308	300	2
Residential	16,919	200	102
THIRD FLOOR	17,227		104
FOURTH FLOOR			
Accessory Storage Areas, Mechanical Equipment Room	308	300	2
Residential	16,923	200	102
FOURTH FLOOR	17,231		104
FIFTH FLOOR			
Accessory Storage Areas, Mechanical Equipment Room	308	300	2
Assembly Without Fixed Seats - Uncontrated (Table & Chairs)	1,740	15	118
Residential	15,087	200	89
FIFTH FLOOR	17,135		209
Grand total	126,058		924

SHEET NOTES

A. REF SHEET G1.11 FOR GENERAL FIRE AND LIFE SAFETY NOTES.

FIRE & LIFE SAFETY LEGEND

3

FIRE RATED PARTITION (1 HR)

FIRE RATED EXTERIOR WALL (2 HR)

FIRE RATED BARRIER (2 HR)

EGRESS ROUTE

EXIT ENCLOSURE

2HR RATED FLOOR/CEILING ASSEMBLY

FEC FIRE EXTINGUISHER CABINET, REFER TO B1/A15.11

EXIT SIGNAGE WITH EMERGENCY EGRESS LIGHTING, REF ELEC DRAWINGS

0 EXIT LOAD

E TACTILE EXIT SIGN

PH PANIC HARDWARE

ROOM OCCUPANT LOAD :

ROOM NAME
OCC: R2
AREA: 864 SF
FACT: 200
LOAD: 5

- ROOM NAME
- OCCUPANCY CLASSIFICATION
- ROOM AREA
- OCCUPANCY LOAD FACTOR
- OCCUPANT LOAD

OCCUPANT LOAD AT EGRESS COMPONENT:

64 DOOR
1/2 OF 128 - CORRIDOR
18"<32"

- OCCUPANT LOAD AT DOOR
- EGRESS COMPONENT
- SOURCE FOR LOAD
- OCCUPANT LOAD CALCULATION
- EGRESS CLEAR WIDTH PROVIDED
- EGRESS CLEAR WIDTH REQUIRED

MINIMUM EGRESS COMPONENT WIDTHS:
STAIRWAYS: 0.3 INCHES PER OCCUPANT
OTHER: 0.2 INCHES PER OCCUPANT

3

KEYNOTES

G303	OVERHEAD SMOKE CONTAINMENT SYSTEM.
G306	PROVIDE SIGNAGE INDICATING "STAIRWAY CONTINUES TO ROOF". FOR ADDITIONAL INFORMATION, REFER TO D4/A13.20.
G312	2-HOUR VERTICAL SHAFT ENCLOSURE.

STUDIO 3 ARCHITECTURE INCORPORATED

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REGISTERED ARCHITECT 4449 KENT W. BOCANEGRA SALEM, OREGON STATE OF OREGON

PROJECT: 2019-094
DATE: 11/06/2019

KEY PLAN (NTS)

SECTOR 'N'

SECTOR 'S'

SE 14TH & BURNSIDE
PORTLAND, OR

REV No.:	DATE:	ITEM:
1	03/11/2020	AHJ 01 (old)
2	11/03/2020	AHJ 01
3	08/20/2021	AHJ 02

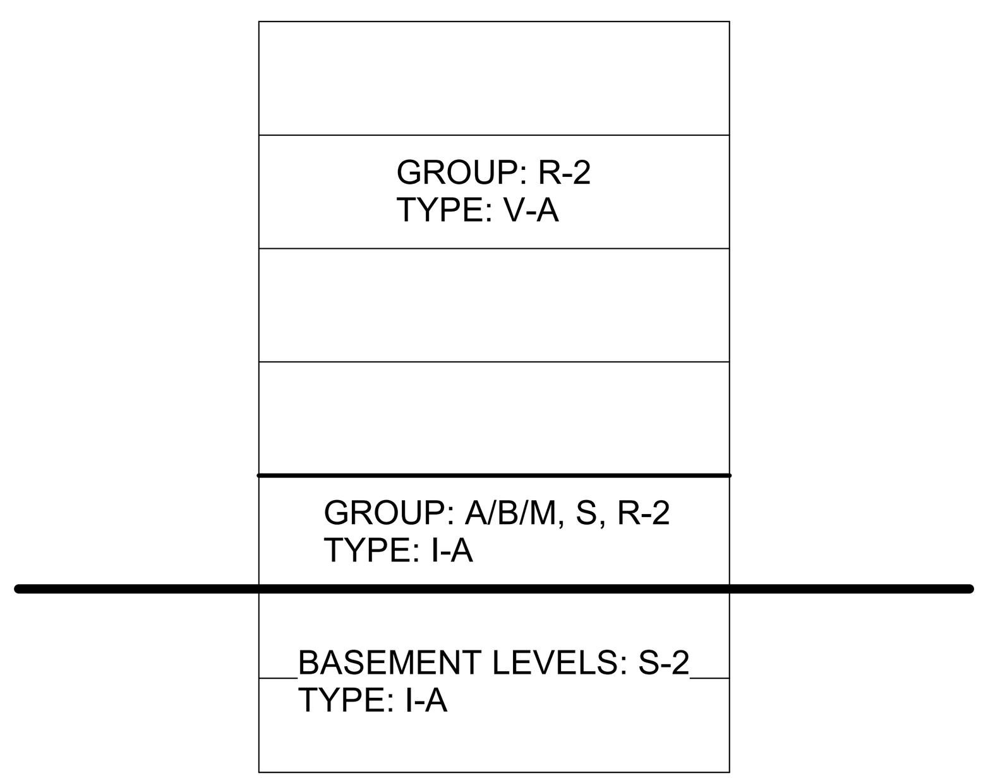
G1.37

CODE SUMMARY - F.L.S. PLANS FIFTH FLOOR

PROJECT DATA

PROJECT NAME:	SE 14TH & BURNSIDE APARTMENTS
ADDRESS:	1336 SE 14TH STREET
LOCATION:	PORTLAND, OREGON
DESCRIPTION:	5 STORY APARTMENT BUILDING WITH GARAGE PARKING
OCCUPANCY:	R-2 (APARTMENT DWELLING UNITS), S-1 (RESIDENT STORAGE), S-2 (GARAGE)
BUILDING AREA:	SEE PROJECT AREA SUMMARY
DESIGN CRITERIA:	CODE: ANSI A117.1 FAIR HOUSING ACT 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2014 OREGON ELECTRICAL SPECIALTY CODE (OSSC) 2014 OREGON MECHANICAL SPECIALTY CODE (OMSC) 2014 OREGON PLUMBING SPECIALTY CODE (OPSC) 2016 PORTLAND FIRE CODE (PFC) 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)

PROJECT KEY SECTION



GROSS BUILDING AREA

LEVEL	SQ. FT PER FLOOR
SUB BASEMENT	21,918 SF
BASEMENT	20,589 SF
FIRST FLOOR	17,812 SF
SECOND FLOOR	17,948 SF
THIRD FLOOR	17,947 SF
FOURTH FLOOR	17,947 SF
FIFTH FLOOR	16,479 SF
Grand total	130,641 SF

LIFE SAFETY SYSTEMS SUMMARY

- FIRE SPRINKLER THROUGHOUT PER 2014 OSSC SECTION 903.3.1.1 NFPA 13.
- PROVIDE FIRE ALARMS AND SMOKE DETECTION SYSTEMS THROUGHOUT PER 2014 OSSC SECTION 907.
- PROVIDE EGRESS ILLUMINATION PER 2014 OSSC SECTION1006. EGRESS ILLUMINATION TO BE ON BACKUP POWER AT ALL AREAS WHERE TWO EXITS ARE REQUIRED. GENERAL POWER SUPPLY FOR THE MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. THE LIGHTING LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL. REQUIRED IN, BUT NOT LIMITED TO FOYER, PUBLIC CORRIDORS, AND LANDINGS AT EXTERIOR EXIT DOORS.
- ILLUMINATION LEVELS:
  - AVG: 4.66fc
  - MAX: 23.6
  - MIN: 1.0
  - MAX/MIN: 39.33:1.
- PROVIDE ELECTRICAL AND MECHANICAL ROOM SIGNAGE THAT IS CLEARLY AND LEGIBLY MARKED TO IDENTIFY THE SPACE THAT IT SERVES. IDENTIFICATION SHALL BE MADE IN APPROVED MANNER, READILY VISIBLE AND SHALL BE MAINTAINED.
- SPRINKLER SYSTEM SHALL BE ELECTRONICALLY SUPERVISED BY A CENTRAL MONITORED FIRE ALARM INSTALLED IN ACCORDANCE WITH NFPA72.
- SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.2 - IN AND OUTSIDE OF EACH SLEEPING AREA, INTERCONNECTED, BATTER BACK-UP OR E-POWER.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 908.7. CO ALARMS HAVE 15' LIMIT OUTSIDE EACH BEDROOM DOOR IF PROVIDED OUTSIDE THE SLEEPING AREA.
- FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED PER PFC SECTION 510.1: ROOMS THAT CONTAIN CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVE, OR OTHER FIRE DETECTION, SUPPRESSION, OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNAGE REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION, SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
- ELEVATOR TO BE ON STANDBY POWER, AS REQUIRED FOR AN ACCESSIBLE MEANS OF EGRESS PER SECTION 1007.2.1 AND 1007.4.
- A MINIMUM 2A10BC RATED FIRE EXTINGUISHER SHALL BE INSTALLED EVERY 75 LINEAR FEET.

TWO-WAY COMMUNICATION

OSSC REFERENCE	REQUIREMENTS
1007.8.1	1. THE ELEVATOR LANDINGS ON THE FLOORS ABOVE OR BELOW THE FIRST STORY WILL BE EQUIPPED WITH A MEANS OF TWO-WAY COMMUNICATION. 2. IF THERE IS NOT A CENTRAL CONTROL POINT THAT IS CONSTANTLY ATTENDED, NOTE THAT THE TWO-WAY COMMUNICATION SYSTEM WILL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT CAPABILITY TO A MONITORING LOCATION OR 9-1-1. 3. THE TWO-WAY COMMUNICATION SYSTEM WILL HAVE BOTH AUDIBLE AND VISIBLE SIGNALS. 4. DIRECTIONS FOR USE OF THE TWO-WAY COMMUNICATION SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA THE TWO-WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE LOCATION WILL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION SYSTEM.

MAXIMUM FLAME SPREAD CLASS - 803.1.1

WITH APPROVED FIRE SPRINKLER SYSTEM (TABLE 803.9)

OCCUP.	EXIST ENCLOSURES / EXIT PASSAGEWAYS			CORRIDORS			ROOMS AND ENCLOSED SPACES		
	CLASS	FLAME SPREAD	SMOKE DEV.	CLASS	INDEX		CLASS	INDEX	
R-2 / S	C	(76-200)	(0-450)	C	(76-200)	(0-450)	C	(76-200)	(0-450)
A / B / M	B	(26-75)	(0-450)	B	(26-75)	(0-450)	C	(76-200)	(0-450)

BUILDING DATA

5 STORIES, R-2

OCCUPANCY	SECTION 302	R-2,S-2, S-1, A, B, M	AUTOMATIC SPRINKLERS THROUGHOUT, EXTEND TO BALCONIES
CONSTRUCTION	CHAPTER 6	V-A OVER I-A	
SPRINKLERS	CHAPTER 9	903.3.1.1NFPA 13	
ALLOWABLE HEIGHT	TABLE 503	4 STORY/ 75' PER 504.2	
ACTUAL HEIGHT	BUILDING DATA	BUILDING HEIGHT (TYPE V): 4 STORY, 54'-11" ABOVE GRADE	
BASIC ALLOWABLE AREA	TABLE 503	12,000 sq ft	
FRONTAGE INCREASE	TABLE 506.2	I_f = [F/P - 0.25] W/30 — N/A	FRONTAGE INCREASE — N/A
AUTOMATIC SPRINKLER SYSTEM INCREASE	TABLE 506.3	200%	
ALLOWABLE PER FLOOR AREA INCREASES	SECTION 506	$A_a = A_t + [A_t * I_f] + [A_t * I_s]$	36,000

		FLOOR	ACTUAL AREA	ALLOWABLE AREA
ACTUAL AREA PER FLOOR BREAKDOWN	BUILDING DATA	S. BASEMENT	21,918 sq ft	UNLIMITED
		BASEMENT	20,589 sq ft	UNLIMITED
		1st	17,845 sq ft	UNLIMITED
		2nd	17,994 sq ft	36,000 sq ft
		3rd	17,994 sq ft	36,000 sq ft
		4th	17,994 sq ft	36,000 sq ft
		5th	16,520 sq ft	36,000 sq ft
		TOTAL	70,502 sq ft LEVELS 2-5	180,000 sq ft

*BUILDING QUALIFIES FOR NON-SEPARATED USE PER OSSC 508.3

OCCUPANCY LOAD CALCULATIONS

Occupancy Type	Area	Occupant Load	Occupants Capacity
Accessory Storage Areas, Mechanical Equipment Room	652 SF	300	3
Parking Garages	19,490 SF	200	86
SUB BASEMENT	20,142 SF		89
Accessory Storage Areas, Mechanical Equipment Room	3,336 SF	300	16
Accessory, Unoccupied	64 SF	0	1
Parking Garages	17,010 SF	200	85
BASEMENT	20,410 SF		102
Accessory Storage Areas, Mechanical Equipment Room	285 SF	300	1
Assembly Without Fixed Seats - Uncontrated (Table & Chairs)	1,607 SF	15	107
Business Areas	3,782 SF	100	39
Residential	10,999 SF	200	65
FIRST FLOOR	16,672 SF		212
Accessory Storage Areas, Mechanical Equipment Room	304 SF	300	2
Residential	16,936 SF	200	102
SECOND FLOOR	17,240 SF		104
Accessory Storage Areas, Mechanical Equipment Room	308 SF	300	2
Residential	16,919 SF	200	102
THIRD FLOOR	17,227 SF		104
Accessory Storage Areas, Mechanical Equipment Room	308 SF	300	2
Residential	16,923 SF	200	102
FOURTH FLOOR	17,231 SF		104
Accessory Storage Areas, Mechanical Equipment Room	308 SF	300	2
Assembly Without Fixed Seats - Uncontrated (Table & Chairs)	1,740 SF	15	118
Residential	15,087 SF	200	89
FIFTH FLOOR	17,135 SF		209
Grand total	126,058 SF		924

CONSTRUCTION TYPE V-A & I-A

DESCRIPTION	REFERENCE	ELEMENT	RATING V-A	RATING I-A
GENERAL FIRE-RESISTANCE RATINGS	TABLE 601	PRIMARY STRUCTURAL FRAME (INCL COLUMNS, GIRDERS, BEAMS, TRUSSES AND SPANDRELS)	1 HR	3 HR
		BEARING WALLS EXTERIOR	1 HR	3 HR
		BEARING WALLS INTERIOR	1 HR	3 HR
		NON-BEARING WALLS AND PARTITIONS EXTERIOR	PER TABLE 602 (SEE BELOW)	
		NON-BEARING WALLS AND PARTITIONS INTERIOR	0 HR	0 HR
		FLOOR CONSTRUCTION (INCL. BEAMS & JOISTS)	1 HR	2 HR
		ROOF CONSTRUCTION (INCL. BEAMS & JOISTS)	1 HR	1 1/2 HR
GENERAL FIRE-RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	TABLE 602	LESS THAN 5 FEET	1 HR	
		BETWEEN 5 AND 10 FT	1 HR	
		BETWEEN 10 AND 30 FT	1 HR	
		GREATER THAN OR EQUAL 30 FT	0 HR	
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)	TABLE 508.4	BETWEEN R AND S-1, S-2	1 HR	
		BETWEEN R AND A, B, M	1 HR	
		STORAGE ROOMS OVER 100 SQUARE FEET	1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM	
	WALLS 420.2	BETWEEN R AND R	1 HR	
	FLOORS 420.3	BETWEEN R AND R	1 HR	
CORRIDOR SEPARATION	TABLE 1018.1	WITH APPROVED SPRINKLER	0.5 HR	
DWELLING UNIT SEPARATION	709.3		1 HR	

MEANS OF EGRESS ILLUMINATION

SCOPE	1006.1; 1006.1 EXCEPTION 3	MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. EXCEPT DWELLING UNITS IN GROUPS R-2
	1006.2	PROVIDE ILLUMINATION LEVEL NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
	1006.3	IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: CORRIDORS, EXIT ENCLOSURES, EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE 2 OR MORE EXITS. EMERGENCY POWER SHALL BE OF DURATION NO LESS THAN 90 MINUTES, CONSISTING OF EITHER STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. 3 EMERGENCY POWER OPTION: LIGHT FIXTURES WITH INTEGRAL BATTERY BACKUP.
	1006.3.1	PROVIDE LIGHTING ARRANGEMENT SUCH THAT AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL IS INITIALLY PROVIDED. LEVELS ARE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

STATIONARY GENERATOR PER PORTLAND FIRE CODE SECTION 604

ALTERNATOR	VOLTAGE	PH	HZ	kW	AMPS	FUELS
4P5	120/208	3	60	39	135	NATURAL GAS

*BASIS OF DESIGN: KOHLER POWER SYSTEMS MODEL 40REZG
*NATURAL GAS GENERATOR TO PROVIDE POWER FOR ONLY THE ACCESSIBLE MEANS OF EGRESS ELEVATOR

EXTERIOR ROOF ACCESS

DESCRIPTION	REFERENCE	REQUIREMENTS
STAIRWAY TO ROOF	1009.16	UNDER 4:12 ROOF SLOPE, UNOCCUPIED ROOF PROVIDE EITHER A STAIRWAY, STEEL LADDER, OR ALTERNATING TREAD DEVICE TO ROOF.
ROOF ACCESS	1009.16.1 EXCEPTION 1	IN BUILDINGS W/O AN OCCUPIED FLOOR ACCESS IS PERMITTED THROUGH A HATCH NOT LESS THAN 2'-6" WIDE" X 8'-0" LONG
ATTIC ACCESS	1209.2	N/A - 30" CLEAR HEIGHT NOT PROVIDED IN ATTIC/ROOF AREA.

PORTLAND FIRE CODE & NFPA 13

FIRE SPRINKLER PROTECTION	NFPA 8.15.1.2.6	CONCEALED SPACES FORMED BY CEILINGS ATTACHED TO COMPOSITE WOOD JOIST CONSTRUCTION EITHER DIRECTLY OR ONTO METAL CHANNELS NOT EXCEEDING 1 INCH IN DEPTH, PROVIDED THE JOIST CHANNELS ARE FIRESTOPPED INTO VOLUMES EACH NOT EXCEEDING 160 SQ. FT. USING MATERIALS EQUIVALENT TO THE WEB CONSTRUCTION AND AT LEAST 3 1/2 INCHES OF BATT INSULATION IS INSTALLED AT THE BOTTOM OF THE JOIST CHANNELS WHEN THE CEILING IS ATTACHED UTILIZING METAL CHANNELS SHALL NOT REQUIRE SPRINKLER PROTECTION.
	NFPA 8.15.3.1	SPRINKLERS SHALL BE INSTALLED BENEATH ALL STAIRWAYS OF COMBUSTIBLE CONSTRUCTION.
FIRE DEPARTMENT EMERGENCY LOCKBOXES	PFC 506.1	WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL.
EMERGENCY RESPONDER RADIO COVERAGE	PFC 510.1	PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN BUILDINGS 50,000 SF IN SIZE OR LARGER, UNLESS OTHERWISE DETERMINED BY THE FIRE CODE OFFICIAL IN WRITING. WHERE APPROVED BY THE BUILDING OFFICIAL AND FIRE CODE OFFICIAL A WIRED COMMUNICATION SYSTEM PER PFC SECTION 907.2.13.2 SHALL BE PERMITTED TO BE IN STALLED OR MAINTAINED IN LIEU OF AN APPROVED RADIO COVERAGE SYSTEM.
SPRINKLER SYSTEM AT ENCLOSED PARKING GARAGES	OSSC 903.2.10	IN GROUP S-2, ENCLOSED PARKING GARAGES AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGH BUILDINGS CLASSIFIED AS ENCLOSED PARKING GARAGES IN ACCORDANCE WITH OSSC SECTION 406.4 AS FOLLOWS: 1. WHERE THE FIRE AREA OF THE ENCLOSED PARKING GARAGE EXCEEDS 12,000 SF; OR 2. WHERE THE ENCLOSED PARKING GARAGE IS LOCATED BENEATH OTHER GROUPS.
FIRE SPRINKLER SYSTEM SUPERVISION	PFC 903.4	FIRE SPRINKLER SYSTEMS WITH 20 OR MORE SPRINKLERS SHALL BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT.
STANDPIPE	PFC 905.3.1 Exception 1	CLASS I STANDPIPE SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS.
	PFC 905.4.2	IN BUILDINGS WITH MORE THAN ONE STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED IN ACCORDANCE WITH NFPA 14.
	PFC 905.4	STANDPIPE HOSE CONNECTIONS SHALL BE PROVIDED IN EVERY REQUIRED STAIRWAY AND THE HOSE CONNECTIONS SHALL BE LOCATED ON THE FLOOR LANDINGS, UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. EACH STANDPIPE SHALL BE PROVIDED WITH A HOSE CONNECTION LOCATED ON THE ROOF. AN ADDITIONAL HOSE CONNECTION SHALL BE PROVIDED AT THE TOP OF THE MOST HYDRAULICALLY REMOTE STANDPIPE FOR TESTING PURPOSES.
FIRE ALARM SYSTEMS IN GROUP R-2 OCCUPANCIES	OSSC 907.2.9.1	IN GROUP R-2, A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM SHALL BE INSTALLED WHERE: 1. ANY DWELLING UNIT IS LOCATED 3 OR MORE STORIES ABOVE THE LOWEST LEVEL OF EXIT DISCHARGE; 2. ANY DWELLING UNIT IS LOCATED MORE THAN ONE STORY BELOW THE HIGHEST LEVEL OF EXIT DISCHARGE OR EXITS SERVING THE DWELLING UNIT; OR 3. THE BUILDING CONTAINS MORE THAN 16 DWELLING UNITS.
MANUAL FIRE ALARM BOXES	OSSC 907.2.9.1 EXCEPTION 2	MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH OSSC SECTION 903.3.1.1 OR 903.3.1.2 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATERFLOW.
SMOKE ALARMS IN GROUP R-2 OCCUPANCIES	OSSC 907.2.9.2	IN GROUP R-2, SINGLE- AND MULTIPLE- STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH OSSC SECTION 907.2.11
SINGLE- AND MULTIPLE-STATION SMOKE ALARMS	OSSC 907.2.11	LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS OSSC 907.2.11.1-907.2.11.4 AND NFPA 72.
SINGLE- AND MULTIPLE-STATION SMOKE ALARMS	OSSC 907.2.11.2	SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUP R-2 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS: 1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 2. IN EACH ROOM USED FOR SLEEPING PURPOSES. 3. IN EACH STORY WITHIN A DWELLING UNIT.
CARBON MONOXIDE ALARMS AT APARTMENTS	OSSC 908.7	IN GROUP R2, APPROVED SINGLE STATION CARBON MONOXIDE ALARMS (COMPLYING WITH ANSI/UL 2034) OR A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM (INSTALLED & MAINTAINED PER OSSC 908.7.1.2.2 & COMPLYING ANSI/UL 2075) SHALL BE INSTALLED. ALARMS SHALL BE LOCATED IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL COMPLY WITH ANSI/UL 2034, & ANSI/UL 217. COMBINATION SMOKE/CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH ANSI/UL 2075, & ANSI/UL 268.
EMERGENCY POWER	PFC 105.4	EMERGENCY POWER IS PROVIDED FOR EGRESS LIGHTING AND EXIT SIGNS WITH BATTERY BACKUP LIGHT FIXTURES.

ALLOWABLE OPEN AREA

(PER TABLE 705.8)

ELEVATION	SEPARATION DISTANCE	ALLOWED PERCENTAGE (PER LEVEL)	ACTUAL PERCENTAGE (PER LEVEL)
NORTH	>30'-0" TO CL OF STREET	NO LIMIT	-
SOUTH (GRID C TO K)	>30'-0" TO CL OF STREET	NO LIMIT	-
SOUTH (GRID 6, B TO B.8 LEVEL 2-5)	6'-9" TO PL	25% (UNPROTECTED, SPRINKLERED)	8.0%
EAST	>30'-0" TO CL OF STREET	NO LIMIT	-
WEST - (GRID 7 TO 11) - LEVEL 1-5	4'-8" TO PL	15% (UNPROTECTED, SPRINKLERED)	6.0%
WEST - (GRID B, 6 TO 7) - LEVEL 2-5	26'-4" TO PL	NO LIMIT	-
WEST - (GRID 3.5 TO 5.1) - LEVEL 1-5	7'-4" MIN TO PL	25% (UNPROTECTED, SPRINKLERED)	16.0%
WEST - (GRID 1 TO 3.5) - LEVEL 1-5	3'-1" TO PL	15% (UNPROTECTED, SPRINKLERED)	13.4%

*SEE FOLLOWING SHEET FOR WALL OPENING DIAGRAMS

ACCESSIBILITY

OSSC REFERENCE	DESCRIPTION	REQUIREMENTS
SECTION 1007.2.1	IN BUILDING WHERE AN ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE LEVEL OF EXIT DISCHARGE AT LEAST ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1007.4	PER 1007.4: - THE ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATIONS AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1. - STANDBY POWER TO BE PROVIDED PER 2014 OSSC CHAPTERS 27 & 3003. - ELEVATOR IS NOT REQUIRED TO BE ACCESSED FROM AN AREA OF REFUGEE OR HORIZONTAL EXIT WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM - 903.1.1.1 (EXCEPTION 2 OF SECTION 1007.4)
SECTION 1007.3	STAIRWAYS SHALL INCORPORATE AN AREA OF REFUGE WITHIN AN ENLARGED FLOOR-LEVEL LANDING	AREA OF REFUGE NOT REQUIRED WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM OR REQUIRED IN GROUP 'R-2' OCCUPANCIES (EXCEPTION 2 & EXCEPTION 6)
	STAIRWAYS, IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48" BETWEEN HANDRAILS	NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.1 OR 903.1.2

ACCESSIBILITY

SCOPE	1103.1	SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS & SPACES SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES. SEE EXEMPT AREAS BELOW.
EXEMPT AREAS	1103.2.8	NON-OCCUPIABLE SPACES ACCESSED ONLY BY LADDERS, CATWALKS, CRAWL SPACES, FREIGHT ELEVATORS OR VERY NARROW PASSAGEWAYS ARE NOT REQUIRED TO BE ACCESSIBLE.
	1103.2.9	SPACES FREQUENTED ONLY BY PERSONNEL FOR MAINTENANCE, REPAIR OR MONITORING OF EQUIPMENT ARE NOT REQUIRED TO BE ACCESSIBLE. SUCH SPACES INCLUDE, BUT ARE NOT LIMITED TO, ELEVATOR PITS, ELEVATOR PENTHOUSES, MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS, PIPING OR EQUIPMENT CATWALKS, WATER OR SEWAGE TREATMENT PUMP ROOMS AND STATIONS, ELECTRIC SUBSTATIONS AND TRANSFORMER VAULTS
ACCESSIBLE ROUTE	1104.2	AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE.
	1104.4	AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE LEVEL, IN MULTILEVEL BUILDINGS AND FACILITIES
	1104.6	ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. WHERE THE CIRCULATION PATH IS INTERIOR , THE ACCESSIBLE ROUTE SHALL ALSO BE INTERIOR. WHERE ONLY ONE IS PROVIDED THE ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR SIMILAR SPACES.
	1104.6 EXCEPTION 1	ACCESSIBLE ROUTES FROM PARKING GARAGES CONTAINED WITHIN AND SERVING TYPE B UNITS ARE NOTE REQUIRED TO BE INTERIOR.
	1104.6 EXCEPTION 2	A SINGLE ACCESSIBLE ROUTE IS PERMITTED TO PASS THROUGH A KITCHEN OR STORAGE ROOM IN AN ACCESSIBLE UNIT, TYPE A OR TYPE B.
ENTRANCES	1105.1	PUBLIC ENTRIES SHALL BE ACCESSIBLE
	1105.1.6	EACH APARTMENT ENTRY SHALL BE ACCESSIBLE
PARKING	1106.2	2% (NOT LESS THAN 1) SHALL BE ACCESSIBLE
	1106.5	FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES AT LEAST ONE SHALL BE VAN ACCESSIBLE.

SECTION 1107 - DWELLING AND SLEEPING UNITS:

1107.6.2.1.1 TYPE A UNITS	2% OF UNITS TO BE TYPE 'A' UNITS PER ACC117.1 - 3 REQ'D (140x0.02) - UNITS 219, 310, 416
1107.6.2.1.2 TYPE B UNITS	REMAINDER OF UNITS TO BE TYPE 'B' UNITS PER ICC 117.1

SOUND TRANSMISSION

REQUIRED STC RATINGS APPLY TO COMMON INTERIOR WALLS, PARTITION AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT DWELLING UNITS OR BETWEEN DWELLING UNITS AND ADJACENT PUBLIC AREAS SUCH AS HALLS, CORRIDORS, STAIRS AND SERVICE AREAS. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHER WISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNIT ENTRANCE DOORS; HOWEVER, SUCH DOORS, SHALL BE TIGHT FITTING TO THE FRAME AND SILL. REQUIRED IIC RATINGS APPLY TO FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN DWELLING UNITS AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE.

DESCRIPTION	SECTION	WALLS & PARTITIONS	FLOOR/CEILING
AIR-BORNE SOUND (STC)	1207.2	50 (45 FIELD TESTED)	50 (45 FIELD TESTED)
MASONRY	1207.2.1	PER TMS 0302 OR ASTM 90	PER TMS 0302 OR ASTM 90
STRUCTURE-BORNE SOUND (IIC)	1207.3	N/A	50 (45 FIELD TESTED)

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PROJECT: 2019-094
DATE: 11/06/2019

SE 14TH & BURNSIDE
PORTLAND, OR

REV No.:	DATE:	ITEM:
1	03/11/2020	AHJ 01 (old)
2	11/03/2020	AHJ 01
3	08/20/2021	AHJ 02

G1.30

CODE SUMMARY - FIRE AND LIFE SAFETY