

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: 27584	Project Address: 550 SE MLK Jr Blvd
Hearing Date: 3/16/22	Appellant Name: Tim Grinstead
Case No.: B-006	Appellant Phone: 5035482419
Appeal Type: Building	Plans Examiner/Inspector: Anne Schmidt
Project Type: commercial	Stories: 7 Occupancy: R-2, B, M, A-2 Construction Type: I-A, III-A
Building/Business Name: 550 MLK	Fire Sprinklers: Yes - entire building
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 21-084383-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Multi-Family Dwelling, Retail, Parking

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 2902.2
Requires	2902 – The number of plumbing fixtures within a building shall not be less than set for for each type of building occupancy in Table 2902.1, 2902.2 – Separate facilities shall be provided for each sex.
Code Modification or Alternate Requested	The intent of this appeal is to allow a single occupant toilet room to serve the ground floor and basement common areas.
Proposed Design	Proposed design is to have (1) fully accessible all-gender restroom at the ground floor lobby area. This restroom is intended for use for the office areas and minor tenant amenity areas (Office, Maker Space, Basement Fitness and Bike Parking). Note, the amenity spaces can only be accessed and used by residents and their guests, they are not available for general public use. Additionally, residents of the building can use their own individual unit bathrooms. See attached exhibits for location and calculations. Excluding the future Retail spaces (which will have their own restroom(s)), there is a total of 0.31 water closets required per sex, and 0.29 lavatories – see calculations on drawing sheet G090 upper left.
Reason for alternative	The reason for requesting the alternate is that the Amenity areas are only used by the building residents who understand the building layout well enough to know where to find the restroom, which is always within one level of all common areas. The proposed location of the restroom is near the main area where guests or prospective tenants are meeting the leasing agent near the ground floor office just around the corner. The occupants always have access to their private unit bathrooms. Future tenants in the retail spaces will have to provide restrooms as required by the plumbing code as part of permitting for the improvements. As such, we respectfully request that this appeal be granted.

APPEAL DECISION

Reduction in minimum number of required plumbing fixtures for tenant only amenity spaces: Granted as proposed.

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.

PLUMBING FIXTURES

NOTE: REQUIREMENTS FOR PLUMBING FIXTURES AT THE GROUND LEVEL RETAIL SPACES WILL BE CONSIDERED UNDER TENANT IMPROVEMENT BUILD-OUT UNDER A SEPARATE PERMIT.

MINIMUM REQUIRED PLUMBING FIXTURES (TABLE 2002.1) FOR RESIDENTIAL SPACES AND ACCESSORY USES

GROUP	AREA	FACTOR	OCC.	PER GENDER	W.C. FACTOR MEN	W.C. REQ. WOMEN	M	W	LAV. FACTOR	LAV. REQ. M	W
LEVEL B1:											
B	101 SF	1/150 SF	1	1	1.25 (1ST 50): 1.50	0.04	0.04	1.40 (1ST 80): 1.80	0.03	0.03	
R-2	2,022 SF	(1) WC, (1) LAV, (1) SHOWER OR TUB PER DWELLING UNIT									
S	3,527 SF	1/200 SF	18	9	1:100	0.09	.09	1 PER 100	0.09	0.09	
LEVEL 1:											
A-2*	1,456 SF	1/15 SF	97	49	1.75	0.65*	0.65*	1:200	0.25*	0.25*	
B*	657 SF + 263 SF	1/150 SF	2	1	1.25 (1ST 50): 1.50	0.04	0.04	1.40 (1ST 80): 1.80	0.03	0.03	
M*	2,260 SF	1/60 SF	38	19	1:500	0.04*	0.04*	1:750	0.03*	0.03*	
R-2	2,477 SF	(1) WC, (1) LAV, (1) SHOWER OR TUB PER DWELLING UNIT									
S	5,594 SF	1/200 SF	28	14	1:100	0.14	0.14	1:100	0.14	0.14	
TOTAL B1 AND L1										0.29	0.29

THE PROJECT PROPOSES A SINGLE ALL-GENDER RESTROOM AT LEVEL 1 NEAR THE LEASING OFFICE - SEE APPEALS SUMMARY BELOW.
* EXCLUDED FROM TOTAL - TENANT IMPROVEMENT WILL PROVIDE UNDER SEPARATE PERMIT

RESIDENTIAL	WATER CLOSETS	LAVATORIES	BATHTUB OR SHOWER
R-2 (LEVELS 2-7)	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT

EACH DWELLING TO BE PROVIDED WITH A KITCHEN EQUIPPED WITH A KITCHEN SINK AND A BATHROOM EQUIPPED WITH A WATER CLOSET, LAVATORY AND EITHER A BATHTUB OR A SHOWER - EACH EQUIPPED WITH HOT AND COLD RUNNING WATER

DRINKING FOUNTAINS

ONLY A-2 OCCUPANCY REQUIRES DRINKING FOUNTAIN; IT WILL BE PROVIDED AS PART OF THE TENANT IMPROVEMENT UNDER SEPARATE PERMIT.

ACCESSIBLE UNITS

132 TOTAL UNITS, GROUP R-2 (SECTION 1107.6.2.2)

IN GROUP R-2 OCCUPANCIES WITH MORE THAN 20 DWELLING UNITS, AT LEAST 2 PERCENT SHALL BE TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.

132 UNITS x 2% = 3 UNITS MIN.

ACCESSIBLE UNITS REQUIRED (A)

PROVIDED:	LEVEL 02:	(1) UNIT	UNIT 221 (SOUTHEAST CORNER)
	LEVEL 04:	(1) UNIT	UNIT 416 (SOUTHWEST)
	LEVEL 06:	(1) UNIT	UNIT 093 (NORTHEAST)
TYPE A UNITS ARE PROVIDED WITH BATHTUBS			

DEFERRED SUBMITTALS

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

* REFER TO SHEETS 5000 FOR A LIST OF STRUCTURAL DEFERRED SUBMITTALS
DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- SPECIAL INSPECTION ITEMS SHALL BE NOTED ON THE DEFERRED SUBMITTAL DRAWINGS, EVEN IF THEY WERE NOTED ON THE APPROVED PERMIT DRAWINGS.
1. POST-TENSIONED REINFORCING *
 2. RE-SHORING FOR POST-TENSIONED SLABS *
 3. CONTINUOUS ROOF DOWNSYSTEMS*
 4. FIBERGLASS AND PVC WINDOWS AND GLAZING INCLUDING ATTACHMENT TO STRUCTURE*
 5. ALUMINUM STOREFRONT GLAZING SYSTEMS AND SLIDING DOORS INCLUDING ATTACHMENT TO STRUCTURE *
 6. METAL LADDERS AND RAILINGS *
 7. EXTERIOR COLD-FORMED METAL FRAMING *
 8. EXTERIOR GLAZING AND SUPPORTS *
 9. METAL PLATE-CONNECTED WOOD TRUSSES *
 10. SUSPENDED CEILINGS AND/OR SOFFITS *
 11. SEMI-AUTOMATED MECHANICAL PARKING SYSTEM*
 12. ANCHORAGE AND BRACING FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER SYSTEMS *
 13. BUILDING MAINTENANCE TIE-OFF SYSTEM *
 14. DECORATIVE STEEL SLAT ATTACHMENTS (AT COURTYARD)
 15. DASERCC SYSTEM

SEPARATE PERMITS

1. PUBLIC WORKS PERMIT FOR FRONTAGE IMPROVEMENTS (PBOT)
2. PLUMBING SYSTEMS
3. MECHANICAL SYSTEMS
4. ELECTRICAL SYSTEMS

FIRE MARSHAL'S OFFICE

1. AUTOMATIC FIRE SPRINKLER SYSTEM
2. UNDERGROUND FIRE LINE PERMIT
3. FIRE AND SMOKE ALARM SYSTEMS
4. GAS (EMERGENCY RESPONDER TBS SURVEILLANT IN PORTLAND FIRE & RESCUES
5. KNOXBOX
6. DIESEL FUEL TANK (AT GENERATOR)
7. FIRE PUMP

ANY INSTALLATION DETAILS FOR FIRE AND LIFE SAFETY SYSTEMS (FIRE SPRINKLERS, FIRE ALARM SYSTEMS, FIRE PUMPS, UNDERGROUND FIRE LINES, FIXED EXTINGUISHING SYSTEMS, IN-BUILDING RADIO ENHANCEMENT SYSTEMS (DAS), STATIONARY GENERATORS AND HAZARDOUS MATERIAL TANKS AND RELATED EQUIPMENT) ARE FOR REFERENCE ONLY. WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

DASERCC SYSTEM IS REQUIRED. A 2-HOUR RATED SHAFT AND HEAD-END ROOM SHALL BE PROVIDED. PROVIDE TESTING DOCUMENTATION INDICATING THAT A THIRD PARTY HAS PERFORMED AN ACCEPTANCE TEST PRIOR TO THE FIRE MARSHAL'S FINAL TO THE CITY. IN 95% OF ALL AREAS ON EACH FLOOR OF THE BUILDING THE SIGNAL STRENGTH HAS COMPLIED WITH THE SIGNAL STRENGTH REQUIREMENTS OF PFC 510. IF THE ACCEPTANCE TESTING DOES NOT MEET THESE REQUIREMENTS THE DASERCC SYSTEM INSTALLATION WILL BE REQUIRED PRIOR TO FIRE FINAL AND PRIOR TO OCCUPANCY.

APPEALS

APPEAL NO.	DATE GRANTED	APPEAL SYNOPSIS
26254	11/03/2021	OSSC 602.2 - Wood Stairs in Type IA Construction <i>Appeal Decision:</i> Granted provided the three hour construction of the South Stair and exit passageway is extended to the discharge to include 3 hour doors.
26254	void	OSSC 1912 - Radon Mitigation <i>Appeal Decision:</i> Appeals board communicated that if the Maker Space is not considered R-2 occupancy, this appeal may not be required if plan check concurs. This appeal is used for short term transient, miscellaneous craft and creative uses by residents; as such it has been re-categorized as a B occupancy, the closest applicable occupancy for this small space (567 sf). Appeals no longer required.
TBD	TBD	OSSC 2902.2 - Single Occupant Toilet Room - Separate facilities <i>Appeal Decision:</i>

PRE-FIRE PROTECTION PLAN

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND KEEP ON SITE FOR INSPECTOR REVIEW AN OPERATIONAL PLAN SATISFYING THE CITY'S REQUIREMENTS FOR A PRE-FIRE PROTECTION PROGRAM AND FIRE & RESCUES. MEMO ENTITLED FIRE SAFETY REQUIREMENTS FOR FOUR OR FIVE STORY WOOD FRAME STRUCTURES DURING CONSTRUCTION, DATED MARCH 14, 2008. THE CONTRACTOR SHALL COMPLY WITH PROVISIONS OF THAT MEMO.

ALTERNATE TO AERIAL FIRE APPARATUS ACCESS ROADWAY

DUE TO OVERHEAD UTILITY LINES, AERIAL FIRE APPARATUS ACCESS CANNOT BE PROVIDED IN THE ROADWAY. THEREFORE THE ALTERNATE COMPLIANCE PATH SHALL BE UTILIZED WITH THE FOLLOWING REQUIREMENTS

1. BUILDING SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THERE ARE NO COMBUSTIBLE CONCEALED ATTIC SPACES.
2. ALL STAIRWAY EXIT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATINGS OF NOT LESS THAN 2 HOURS.
3. THE ROOF IS ESSENTIALLY FLAT.
4. APPROVED ACCESS IS PROVIDED TO THE ROOF FROM EACH STAIRWAY COMPLYING WITH THE OREGON STRUCTURAL SPECIALTY CODE (1019), IN BUILDINGS WITHOUT AN OCCUPIED ROOF. ACCESS TO THE ROOF SHALL BE PERMITTED TO BE A ROOF HATCH OR TRAP DOOR NOT LESS THAN 30 INCHES (762 MM) WIDE AND 8 FEET (2438 MM) LONG.
5. BUILDINGS REQUIRING STANDPIPES ARE EQUIPPED WITH AT LEAST ONE STANDPIPE THAT TERMINATES ON THE ROOF.
- 6.

INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIRED/PROVIDED (Sprinklered) Table 803.9

Room	Exit Enclosures/Passageways	Corridors	Rooms and Enclosed Spaces
R-2	B	C	C
M	B	C	C
B	B	C	C
S-2	C	C	C
A-2	B	B	C

FIRE PROTECTION SYSTEMS - CHAPTER 9

Level	A/S NFPA 13	A/S NFPA 13R	Standpipes	Fire Alarms	Smoke Detectors
B1	Wet & Dry		X	X	X
1	Wet & Dry		X	X	X
2	X		X	X	X (Unit & Corridor)
3	X		X	X	X (Unit & Corridor)
4	X		X	X	X (Unit & Corridor)
5	X		X	X	X (Unit & Corridor)
6	X		X	X	X (Unit & Corridor)
7	X		X	X	X (Unit & Corridor)

FIRE SPRINKLER (903)

SPRINKLER SYSTEM INSTALLED THROUGHOUT (903.3.1.1) DESIGNED & INSTALLED PER NFPA 13. STANDPIPES (OSSC 905, PFC 605.3.1)

CLASS 1 STANDPIPE SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS RATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS. AT LEAST ONE STANDPIPE IS REQUIRED TO TERMINATE AT THE ROOF (AT STAIR ST2), UNLESS THERE ARE PORTIONS OF THE STRUCTURE OR ROOF MOUNTED EQUIPMENT FURTHER THAN 200 FEET FROM THE ONE REQUIRED ROOF TOP STANDPIPE. OTHER REQUIRED STANDPIPES MAY TERMINATE AT THE TOP STAIR LANDINGS. IN BUILDINGS WHERE MORE THAN ONE STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE CONNECTED IN ACCORDANCE WITH NFPA 14. STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS AND VALVE INSTALLATIONS TO BE PROVIDED ON THE FLOOR LANDINGS, NOT THE INTERMEDIATE LANDINGS. HOSE CONNECTIONS TO BE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE STANDPIPES FOR USE DURING CONSTRUCTION PFC 605, 5313. IN BUILDINGS REQUIRED TO HAVE STANDPIPES BY SECTION 905.3.1, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR EACH FLOOR. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRED DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. SUCH STANDPIPE SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING REQUIRED DISCHARGE OR FLOORING.

FIRE ALARM SYSTEMS (907)

APPROVED VIA SEPARATE PERMIT. INSTALLED ACCORDING TO THE PROVISIONS OF: PER NFPA 72 + SECTION 907.2.1 THROUGH 907.2.23 OF THE 2019 OSSC MANUAL. FIRE ALARM STATIONS PER 907.2.9.1 CENTRAL STATION: UL LISTED EQUIPMENT, CELLULAR CONNECTION TO CSM PROVIDER FOR REMOTE MONITORING.

SMOKE ALARMS PER 907.2.1.1.2

2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
2. INTERCONNECTED PER 907.2.1.3. HARD-WIRED WITH BATTERY BACKUP PER 907.11.4 CARBON MONOXIDE DETECTORS (PFC 908)
- CO DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH PFC 915.

FIRE EXTINGUISHERS (PFC 908, NFPA 10)

MINIMUM 2A10BC RATED PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AT EVERY 75 FEET OF LINEAR TRAVEL DISTANCE.

ADDRESS IDENTIFICATION (PFC 505.1)

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND ACCESS / LABELING (PFC 509.1, 605.3.1)

ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR CONDITIONING SYSTEMS, FIRE SPRINKLER RISERS AND VALVES OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS) AND ELECTRICAL, MECHANICAL AND ELEVATOR MACHINE ROOMS SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. STAIRWAYS SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF.

FIRE DEPARTMENT CONNECTIONS (PFC 912)

FIRE DEPARTMENT SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET AND WITHIN 150 FEET OF A PUBLIC FIRE HYDRANT. SIGNAGE TO BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC FIRE SPRINKLERS, STANDPIPES OR FIRE PUMP CONTROL BUILDINGS AND BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. WHERE BUILDING IS PROTECTED BY A FIRE PUMP, SIGNAGE SHALL ALSO INDICATE THE DESIGN PRESSURE OF THE FIRE PUMP. THE FIRE PUMP ROOM SHALL BE IDENTIFIED WITH HEATING, LIGHTING AND VENTILATION ON EMERGENCY POWER. POSTING OF OCCUPANT LOAD (PFC 1004.3)

EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE (OSSC 1004.9, PFC 1004.3)

EMERGENCY POWER GENERATOR

SEE ELECTRICAL DESIGN DOCUMENTATION FOR ADDITIONAL INFORMATION:

GENERATOR SIZE: 80 KW

DIESEL FUEL TANK SIZE: 230 GALLON (REMOTE FILL STATION WITH MINIMUM 5 GALLON SPILL CONTAINMENT)

DURATION CAPACITY: 24 HOUR

TIME TO TRANSFER POWER:

EMERGENCY (NEC 700) TRANSFER SWITCHES = MAX 10 SECONDS.
STANDBY (NEC 701) TRANSFER SWITCHES = MAX 60 SECONDS.

SYSTEMS CONNECTED TO THE EMERGENCY POWER SUPPLY:

- (1) ELEVATOR, SUBSTANT EXHAUST FANS, EMERGENCY EGRESS LIGHTING, MISC. BUILDING SYSTEMS.
- (2) RELIABILITY REPORT... - SEE REPORT APPENDED FROM PGE, DATED SEPTEMBER 4, 2021.
- (3) FIRE PROTECTION REPORT - PROJECT SHALL PROVIDE FIRE SUPPRESSION SYSTEM SERVED BY PRESSURE.
- (4) WATER MAINS CAPABLE OF SUPPLYING THE REQUIRED PRESSURE TO THE TWO (2) MOST REMOTE SPRINKLER HEADS WITHOUT FIRE PUMP ASSISTANCE (EXCLUDING FIRE HOSE REQUIREMENTS) - SEE REPORT APPENDED FROM FIRE SPRINKLER DESIGN ENGINEER.
- (5) FIRE APPARATUS PROVIDES ADEQUATE PRESSURE.
- (6) SPRINKLER SYSTEM WATER FLOW SHALL BE MONITORED BY AN APPROVED CENTRAL STATION.
- (7) THE FIRE PUMP ROOM SHALL BE PROTECTED BY A SPRINKLER SYSTEM THAT DOES NOT RELY ON THE FIRE PUMP.

SYSTEMS TESTING METHODS AND TESTING CRITERIA:

1. PER NFPA 110 CHAPTER 6
2. FIRE PROTECTION REPORT - PROJECT SHALL PROVIDE FIRE SUPPRESSION SYSTEM SERVED BY PRESSURE.
3. WATER MAINS CAPABLE OF SUPPLYING THE REQUIRED PRESSURE TO THE TWO (2) MOST REMOTE SPRINKLER HEADS WITHOUT FIRE PUMP ASSISTANCE (EXCLUDING FIRE HOSE REQUIREMENTS) - SEE REPORT APPENDED FROM FIRE SPRINKLER DESIGN ENGINEER.
4. FIRE APPARATUS PROVIDES ADEQUATE PRESSURE.
5. SPRINKLER SYSTEM WATER FLOW SHALL BE MONITORED BY AN APPROVED CENTRAL STATION.
6. THE FIRE PUMP ROOM SHALL BE PROTECTED BY A SPRINKLER SYSTEM THAT DOES NOT RELY ON THE FIRE PUMP.

SYSTEMS TESTING METHODS AND TESTING CRITERIA:

PER NFPA 110 CHAPTER 6

MEANS OF EGRESS REQUIREMENTS - CHAPTER 10

OCCUPANCY LOADS (TABLE 1004.1.2)

ASSEMBLY (TABLES AND CHAIRS):	15 NET
MERCANTILE (AT GRADE):	60 GROSS
RESIDENTIAL:	200 GROSS
PARKING GARAGE:	200 GROSS
STORAGE/MECHANICAL ROOMS:	300 GROSS
BUSINESS:	150 GROSS
* "EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE (OSSC 1004.9, PFC 1004.3)	

MEANS OF EGRESS SIGNING (1006)

WITH AUTOMATIC SPRINKLER SYSTEM
STAIRWAYS: 0.3" per occupant (1005.3.1)
OTHER EGRESS COMPONENTS: 0.2" per occupant (1005.3.2)

EMERGENCY POWER FOR ILLUMINATION (1006, PFC 604)

IN THE EVENT OF POWER LOSS, ALL FIRE EGRESS ILLUMINATION SHALL BE PROVIDED VIA AN ON-SITE DIESEL GENERATOR LOCATED WITHIN A 2-HOUR RATED ROOM AT SE CORNER OF LEVEL 1. STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH OSSC CHAPTER 27 AND SECTION 3005.1 (1) LUX AT THE WALKING SURFACE.

ACCESSIBLE MEANS OF EGRESS - ELEVATOR (1009.2.1, 1009.4)

AS PART OF THE ACCESSIBLE MEANS OF EGRESS, AT LEAST ONE ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1. STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH OSSC CHAPTER 27 AND SECTION 3005.1
* DIESEL GENERATOR TO PROVIDE STANDBY POWER FOR ACCESSIBLE ELEVATOR. SEE ELECTRICAL.

TWO-WAY COMMUNICATION (1009.8)

A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS MORE THAN ONE STORY ABOVE OR BELOW THE STORY OF EXIT DISCHARGE COMPLYING WITH SECTIONS 1007.8.1 AND 1007.8.2

EXIT SIGNS (1011)

TACTILE EXIT SIGNS REQUIRED AT EXIT STAIR DOORS PER 1011.4
SEE ELECTRICAL PLANS FOR INTERNAL ILLUMINATED EXIT SIGNS PER 1011.5

BUILDING AREA AND OCCUPANCY BY FLOOR

	LEVEL	AREA (SF)	USE	AREA/OCC.	OCC LOAD**	STAIRWAY WIDTH			DOORWAY/OTHER WIDTH		EXITS
	CODE SECTION				1004.5	1005.3.1 3" PER OCC REQ. PROV.	1005.3.2 2" PER OCC REQ. PROV.			1006.3.2 REQ. PROV.	
	2/7										
	RESIDENTIAL	14,443	R-2	200	G	73	21.9	14.6	2	2	
	UTILITY SUPPORT	160	R-2	300	G	3	0.3	0.6	1	1	
	SUBTOTAL PER FLOOR	14,603				76	22.8	15.2	68	2	
	TOTALS	87,618			456		94			2	
	1										
	COURTYARD										
	EXTERIOR/	657	B	15	N	44	grade	grade	8.8	1	
	OFFICERR	263	B	150	G	2	grade	grade	0.4	1	
	MAKER SPACE	567	B	50	N	12	grade	grade	2.4	1	
	FUTURE CAFE RETAIL	1,456	A-2	15	N	99	grade	grade	19.8	2	
	FUTURE RETAIL	2,267	M	60	G	38	grade	grade	7.6	1	
	RES. LOBBY	377	R-2	15	N	28	grade	grade	5.2	1	
	MISC. RESIDENTIAL	1,526	R-2	200	G	11	grade	grade	2.2	1	
	TRASH	270	S-1	300	G	1	grade	grade	0.2	1	
	PARKING/LOADING	4,866	S-2	300	G	25	grade	grade	5.0	2	
	UTILITY/SUPPORT	458	S-2	300	G	2	grade	grade	0.4	1	
	TOTALS	12,050			260			39.0	102	2	
	ABOVE GRADE TOTAL	99,668			716					2	
	P1										
	MISC. RESIDENTIAL	901	R-2	200	G	5	1.5	1	1	1	
	OFFICE	101	B	150	G	1	0.3	0.2	1	1	
	PET RELIEF	307	R-2	200	G	2	0.6	0.4	1	1	
	FITNESS	608	R-2	50	G	13	3.9	2.6	1	1	
	BIKE PARKING	2,582	S-2	200	G	13	3.9	2.6	1	2	
	UTILITY/SUPPORT	1,151	S-2	300	G	7	2.1	1.4	1	2	
	TOTALS	5,650			41		94	4	68	2	
	BUILDING TOTAL	105,318	TOTAL SF		757	TOTAL OCC	OC				

* Courtyard included in occupant count, but is not considered gross building area per Ch. 2...

* Occupancy load takes into account multiple spaces within the overall useable square footage

FIRE RESISTIVE REQUIREMENTS

EXTERIOR WALLS (709):

EXTERIOR WALLS SHALL BE FIRE RESISTANCE RATED PER TABLE 601 & 602 (705.5)

OPENINGS - SEE TABLE 705.6) FOR UNPROTECTED OPENINGS ALLOWED PER FIRE SEPARATION DISTANCE.

FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH FIRE SEPARATION DISTANCE GREATER THAN 10' SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE ONLY.
SEE 0100 SERIES PLANS AND G201 FOR FIRE SEPARATION DISTANCE INFORMATION.

PARAMETS ARE NOT REQUIRED WHERE:
WALL IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED PER TABLE 602 BECAUSE OF FSD (EXCEPTION 1, SEC. 705.11),
WHERE THE ROOF, INCLUDING SUPPORTING CONSTRUCTION IS CONSTRUCTED OF ENTIRELY NONCOMBUSTIBLE MATERIALS.
WALL IS PERMITTED TO HAVE NOT LESS THAN 25 PERCENT OF EXTERIOR WALL AREAS CONTAINING UNPROTECTED OPENINGS BASED ON FSD PER 705.6 (EXCEPTION 6, SEC. 705.11).
NO PARAPETS REQUIRED.

</

