### **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)

#### Status: Hold for Additional Information

Appeal ID: 27586	Project Address: 4800 N Lombard St
Hearing Date: 3/16/22	Appellant Name: Michael Barrett
Case No.: B-007	Appellant Phone: 541-968-9374
Appeal Type: Building	Plans Examiner/Inspector: Connie Jones
Project Type: commercial	Stories: 1 Occupancy: B, M Construction Type: V-B
Building/Business Name: University Park	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 21-039721-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Retail

#### APPEAL INFORMATION SHEET

Appeal item 1	
Code Section	OSSC 705.8.1 - Allowable Area of Openings
Requires	The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in table 705.8 based on the fire separation distance of each individual story.
Code Modification or Alternate Requested	Define fire separation of edge of access easement at adjacent property in lieu of parcel property line.
Proposed Design	A shared access easement to create a permanent 5' setback at the adjacent parcel is proposed . This essentially moves the property line 5' further away from the existing building walls and openings. See Exhibit A for FLS analysis and site plan.
	Easement language to be reviewed by Nancy Thorington to vest appeal conditions and recorded with the county on the adjacent parcel. See Exhibit B for draft language of easement.
	No additional changes to implementation to Table 705.8 or this code section is proposed outside of measuring the fire separation distance at the edge of the access easement and not the legal property line.
Reason for alternative	Three separate lots create an existing retail building and parking lot within North Portland, functioning as a single lot. The project team has worked with BDS to update permit history and conform the building to current building and planning requirements.
	Two existing openings exist along the property line within existing two hour cast in place concrete walls with a 2 hour rating. Rather than record a "do not sell separately" agreement, the project team seeks to record a permanent 5' setback through an easement agreement recorded with the county.

With a permanent easement, the project meets the same life-safety protection required for exterior walls and openings as required by Section 705.8 of the OSSC.

Appeal item 2	
Code Section	OSSC 1028.5 - Access to a Public Way
Requires	The exit discharge shall provide a direct and unobstructed access to a public way.
Code Modification or Alternate Requested	Allow exit discharge to connect to a public way through a shared access easement, crossing a property line.
Proposed Design	A shared access easement shall be recorded on the adjacent property line creating a 5' setback for egress access. This access easement shall be accessed across the project property line and used where a second exit is required.
	Easement language to be reviewed by Nancy Thorington to vest appeal conditions and recorded with the county on the adjacent parcel.
	This is a similar appeal to Appeal 18481 - Item 1 (9/26/18)
Reason for alternative	Three separate lots create an existing retail building and parking lot within North Portland, functioning as a single lot. The project team has worked with BDS to update permit history and conform the building to current building and planning requirements.
	As part of establishing up to date permit history, the project team wishes to establish routes for second exits for tenant suites for use under future tenant improvement permits. The existing building walls are located on the property line, preventing exit access from the existing rear exits the public right of way without crossing a property line.
	The project team wishes to vest the use of these exits and future second exits through the establishment of a shared access easement on the adjacent property line. This creates a permanent exit discharge route if the existing parking lot is developed in the future.

#### APPEAL DECISION

1. Increase in allowable area of unprotected exterior wall openings with easement on adjacent property: Hold for additional information.

2. Access to Public Way with egress across property line with easement on adjacent property: Hold for additional information.

See note below regarding the process for submitting additional information.

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

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised. No additional fee is required.

# FIRE LIFE SAFETY (BY GENERAL CONTRACTOR)

THE FOLLOWING ITEMS ARE FIRE LIFE SAFETY REQUIREMENTS TO BE COMPLETED BY THE GENERAL CONTRACTOR. PROVIDE THE APPROPRIATE SUBMITTAL TO THE ARCHITECT FOR REVIEW AND COORDINATION PRIOR TO SUBMITTING TO THE AUTHOROITY HAVING JURISDICTION.

## CODE REQUIRED SIGANGE

- A. PROVIDE REQUIRED CODE REQUIRED SIGNAGE AS PRESCRIBED BY THE OREGON STRUCTURAL SPECIALTY CODE AND THE INTERNATIONAL FIRE CODE. COORDINATE LOCATION WITH ARCHITECT AND AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
- B. THE FOLLOWING ITEMS ARE TYPICALLY PROVIDED BY THE GENERAL CONTRACTOR, BUT MAY NOT EXHAUSTIVE OF ALL UNIQUE PROJECT REQUIREMENTS. COORDINATE EXTENT OF CODE REQUIRED SIGNAGE WITHIN THIS PROJECT WITH ARCHITECT OF RECORD PRIOR TO SUBSTANTIAL COMPLETION.
- C. OREGON SPECIALTY STRUCTURAL CODE BASED ON THE INTERNATIONAL BUILDING CODE (IBC)
  - OCCUPANT LOAD (1004.3)
  - TWO-WAY COMMUNICATION DEVICES (IBC 1007.8.2) - AREAS OF REFUGE (IBC 1007.9)
  - DELAYED EMERGENCY EXIT DOORS (IBC 1008.1.9) - KEY LOCKS ON EGRESS SIDE OF DOORS (IBC 1008.1.9)
  - EXIT SIGNAGE (IBC 1011.1) - FLOOR IDENTIFICATION (IBC 1022.8)
  - ACCESSIBILITY ELEMENTS AND DIRECTIONAL SIGNAGE (IBC 1110) - ELEVATOR EMERGENCY SIGNS (IBC 3002.3)
- D. OREGON FIRE CODE BASED ON THE INTERNATIONAL FIRE CODE (IFC)
  - NO SMOKING (IFC 310.3)
  - PREMISES IDENTIFICATION (IFC 505.1) - FIRE PROTECTION EQUIPMENT SIGNS (IFC 509.1)
  - ELECTRICAL CONTROL ROOMS (IFC 605.3.1) - FIRE DOORS (IFC 703.2.1)
  - FIRE DEPARTMENT CONNECTIONS (IFC 912.4)

### RATED ASSEMBLIES

- A. WHERE RATED ASSEMBLIES ARE SHOWN ON THE FLS PLAN, PROVIDE A UL OR GA LISTED RATED ASSEMBLY TO MEET THE FIRE RATING REQUIREMENTS TO THE ARCHITECT FOR REVIEW
- B. PROVIDE A UL OR GA LISTED PERIMETER JOINT ASSEMBLY AND THROUGH PENETRATION FIRE STOP ASSMEMBLY MEETING THE FIRE RATED REQUIREMENT OF THE WALL, FLOOR/CEILING OR ROOF ASSMBLY SHOWN ON THE FLS PLANS.
- C. PROVIDE A SUBMITTAL CUTSHEET TO THE ARCHITECT OF EACH SELECTED FIRE RESISTANT ASSEMBLY PRIOR TO INSTALLATION.

# EMERGENCY LIGHTING REQUIREMENTS

- A. MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS SERVED BY THE MEANS OF EGRESS.
- B. PROVIDE MINIMUM 1 FOOT-CANDLE OF ILLUMINATION AT ALL MEANS OF EGRESS. THE POWER SUPPLY FOR THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE BUILDINGS ELECTRICAL SUPPLY. IN THE EVENT OF A POWER FAILURE THE EMERGENCY POWER SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH 2015 IBC SECTION 2702 AND 2015 IBC SECTION 1006
- C. PRIOR TO FINAL INSPECTION, SUBMIT DOCUMENTATION SUBSTANTIATING THE COMPLETION OF TEST FOR THE MEANS OF EGRESS ILLUMINATION LEVEL PER 2015 IBC 1008.2.1. 1008.3 AND EMERGENCY POWER PER 1008.3.5.

#### **DELEGATED DESIGN SUBMITTALS/PERMITS**

- A. ITEMS LISTED AS A DEFERRED SUBMITTAL OR DESIGN BUILD ITEMS ON SHEET G001 REQUIRE ENGINEERING TO BE PROVIDED BY THE GENERAL CONTRACTOR.
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- C. WHERE A LICENSED DESIGN PROFESSIONAL IS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, THE GENERAL CONTRACTOR IS TO SECURE THESE SERVICES AND PROVIDE STAMPED DOCUMENTS TO MEET THE LOCAL REQUIREMENTS FOR A DEFERRED SUBMITTAL OR SEPARATE PERMIT.
- D. ADDITIONAL DEFERRED SUBMITTAL OR PERMIT FEES TO BE PAID BY THE GENERAL CONTRACTOR.

## EXISTING BUILDING COMPLIANCE (IEBC)

THE FOLLOWING ITEMS DESCRIBED PRESCRIPTIVE COMPLIANCE PATH REQUIREMENTS FOR THE PROJECT TO MEET CHAPTER 3 AND CHAPTER 5 REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE REFERENCED THROUGH CHAPTER 34 OF THE OREGON SPECIALTY STRUCTURAL CODE.

# **CHAPTER 3 - PROVISIONS FOR ALL COMPLIANCE METHODS**

THE FOLLOWING REQUIPMENTS APPLY TO ALL ALTERATIONS, REPAIRS, ADDDITIONS AND CHANGES OF OCCUPANCY REGARDLESS OF COMPLIANCE METHODS.

- A. EXISTING MATERIALS (302.4) MATERIALS ALREADY IN USE IN THE BUILDING IN COMPLIANCE WITH THEIR TIME OF INSTALLATION SHALL BE PERMITTED TO REMAIN UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE.
- B. NEW & REPLACEMENT MATERIALS (302.5) MATERIALS ALLOWED UNDER CURRENT CODES FOR NEW CONSTRUCTION SHALL BE USED. IN THE CASE OF REPAIRS OR ALTERNATIONS, LIKE MATERIALS TO EXISTING MAY BE USED IF THEY PROVIDE NO HAZARD TO LIFE, HEALTH OR PROPERTY.
- C. ACCESSIBILITY FOR EXISTING BUILDINGS (305) a. EXTENT OF APPLICATION (305.3) - ALTERATIONS SHALL NOT REDUCE OR HAVE THE EFFECT OF REDUCING ACCESSIBILITY OF A FACILITY OR PORTION OF A FACILITY.
- b. ALTERATIONS (305.6) ALTERATIONS OF PRIMARY FUNCTIONS/20% RULE (305.7) -WHERE AN ALTERNATION AFFECTS AN AREA CONTAINING A PRIMARY FUNCTION THE ROUTE TO THE PRIMARY FUNCTION SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE TO THE PRIMARY AREA SHALL INCLUDE TOILET FACILITIES AND DRINKING FOUNTAINS SERVING THIS AREA. THE MAXIMUM COSTS OF PROVIDING THE ACCESSIBLE ROUTE SHALL NOT EXCEED 20% OF THE COSTS OF THE ALTERATIONS AFFECTING THE PRIMARY AREA

### **CHAPTER 5 - PRESCRIPTIVE COMPLIANCE**

THIS PROJECT PROPOSES USING THE PRESCRIPTIVE COMPLIANCE METHOD OUTLINED IN CHAPTER 5 OF THE WASHINGTON STATE EXISTING BUILDING CODE.

- A. THIS PROJECT SHALL MEET THE REQUIREMENTS OF CHAPTER 5 (PRESCRIPTIVE COMPLIANCE METHOD) OF THE WASHINGTON STATE EXISTING BUILDING CODE. NO PORTION OF THIS PROJECT SHALL ALTER THE EXISTING BUILDING TO BECOME LESS SAFE THAN ITS EXISTING CONDITION.
- B. ALTERNATIONS (503): ALTERATIONS TO EXISTING BUILDINGS SHALL COMPLY WITH CURRENT BUILDING CODE FOR NEW CONSTRUCTION a. STRUCTURAL ELEMENTS - GRAVITY LOAD - LOADS ON EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOADS SHALL NOT BE INCREASED MORE THAN 5% OR WILL NEED TO BE STRENGTHENED.
- b. STRUCTURAL ELEMENTS LATERAL LOADS ADDITIONAL LOADS LESS THAN 10% ON THE DEMAND-CAPACITY RATIO OF EXISTING ELEMENTS MAY BE IGNORED.
- C. WINDOWS AND EMERGENCY ESCAPE OPENINGS (505): REPLACEMENT WINDOW OPENING CONTROL DEVICE (505.2) - WITHIN R-2 OCCUPANCIES, WINDOW OPENING CONTROL DEVICES COMPLYING ASTM F2090 SHALL BE INSTALLED WHERE AN EXISTING WINDOW IS REPLACED.
- a. EMERGENCY ESCAPE AND RESCUE OPENINGS (505.4) EMERGENCY ESCAPE AND RESCURE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
- D. ENERGY CONSERVATION (708.1) ALTERATIONS TO EXISTING BUILDINGS SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (55-11 WAC). SEE SECTION
- C503 a. BUILDING ENVELOPE (C503.3) - NEW BUILDING ENVELOPE ASSEMBLIES PART OF THE ALTERNATION SHALL COMPLY WITH SECTIONS C402.1 THROUGH C402.5 AS APPLICABLE.
- b. VERTICAL FENESTRATION (C503.3.2)- THE ADDITIONAL OF VERTICAL FENESTRATION SHALL MEET C503.3.2. LIKE FOR LIKE WINDOW AND DOOR REPLACEMENT SHALL MEET THE PERFORMANCE VALUES IN TABLE C402.4.
- MECHANICAL SYSTEMS (C503.4)- SYSTEM ALTERATIONS OR REPLACEMENTS SHALL MEET C403 WITHE THE EXCEPTIONS LISTED IN C503.4. ADDITION OR REVISIONS TO COOLING SYSTEM SHALL MEET THE REQUIREMENTS OF C503.4.2 AND C503.4.3.
- d. LUMINAIRE ADDITIONS & ALTERATIONS (C503.6.1): ALTERATIONS THAT ADD OR REPLACE 50% OR MORE OF THE LUMINARIES IN A SPACE OR REPLACE MORE THAN 50% OF THE TOTAL WATTAGE SHALL COMPLY WITH SECTIONS C405.4 AND C405.5.
- NEWLY CREATED ROOMS (C504.6.4) CONTROLS FOR NEWLY ENCLOSED SPACES WITH EXISTING LIGHTING SHALL HAVE CONTROLS THAT COMPLY WITH C405.2.1 -C405.2.5 AND C408.3.
- CONTROLLED RECEPTACLES (C503.6.6) WHERE ELECTRICAL RECEPTACLES ARE ADDED OR REPLACED WITH ALTERATIONS GREATER THAN 5,000, CONTROLLED RECEPTACLES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION C405.10

Premises-Isolation Backflow Protection Required by Water Quality Backflow (WQBF) Review (503-823-7480) Water Bureau Backflow Assembly Installation Requirements: www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements Title 21.12.320, 28.08.020 and/or OAR 333-061-0070, 333-061-0071 Plan Approved <u>Ear</u> Construction: Errors And Omissions Excepted. DOMESTIC WATER SERVICE: Backflow Prevention Assemblies Must Conform to EPA Lead Free Requirements. Reduced Pressure Backflow Assemblies (RPBA) Required.

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Assemblies Approved to Be Installed Inside Buildings or Structures Installations must be located at the water riser, on the centerline of the city water service as it runs perpendicular from the right-of-way. The riser must be located 12" from the foundation wall to centerline of pipe. Where applicable, foundations and/or footings must be engineered to accommodate the riser location. When required, water piping must be sleeved appropriately. Piping must be sleeved compliant with Fire Code NFPA 13 - 9.3.4 and/or Plumbing Code 313.9. If service enters building greater than 5'AFF the assembly must be dropped down to be

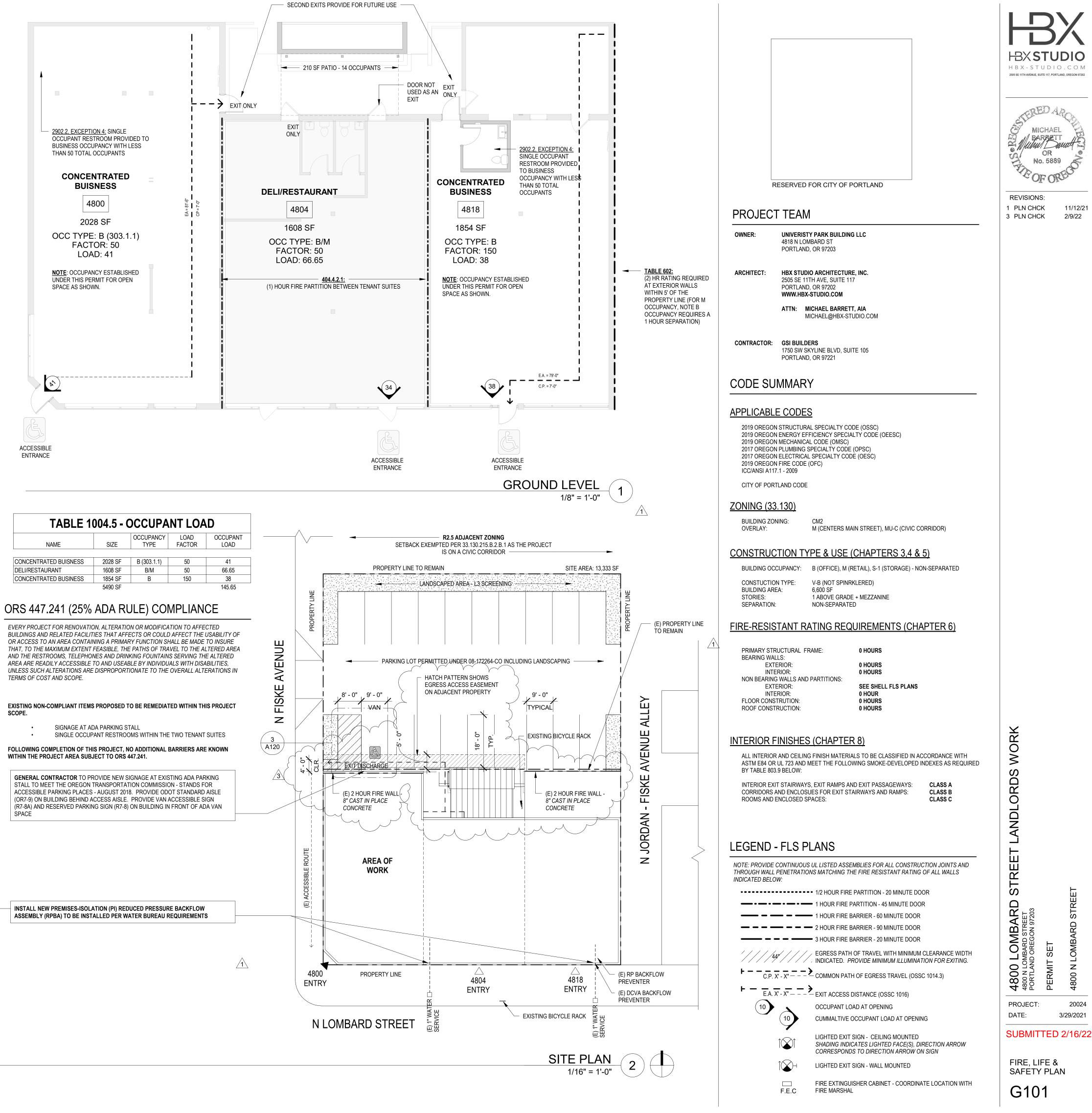
at 5' AFF to top of assembly body. If service enters building at less than 1' AFF the assembly must be raised to be at 1'

AFF to bottom of assembly body. See Water Bureau Backflow Assembly Installation Requirement Page 1, Item 1 for

other critical assembly and riser requirements. Installation of a premise-isolation backflow assembly will

create a closed system and may result in problems associated with thermal expansion. Installer responsible for making provisions for thermal expansion.

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RECORDING REQUESTED BY, AND WHEN RECORDED, RETURN TO:

Brad Miller Brix Law LLP 75 SE Yamhill, Suite 202 Portland, OR 97214

#### **RESTRICTIVE COVENANT AGREEMENT**

This Restrictive Covenant Agreement ("<u>Agreement</u>") is executed effective as of February \_\_\_, 2022 (the "<u>Effective Date</u>"), by DIG UP PROJECT LLC, an Oregon limited liability company ("<u>Declarant</u>").

#### **Recitals**

A. Declarant is the owner of that certain property located in the City of Portland, Multnomah County, Oregon more particularly described as follows (the "**Declarant Property**"):

Lots 1, 2, 3 and 4, Block 72, UNIVERSITY PARK, City of Portland, Multnomah County, Oregon.

B. The Declarant Property is comprised, in part, of certain real property legally described as follows on which a building currently exists (the "**Building Parcel**"):

Lots 1 and 2, Block 72, UNIVERSITY PARK, City of Portland, Multnomah County, Oregon.

and the Declarant Property is comprised, in part, of certain real property legally described as follows on which a parking lot currently exists (the "**Parking Space Lots**"):

Lots 3 and 4, Block 72, UNIVERSITY PARK, City of Portland, Multnomah County, Oregon

C. Lot 3 of the Parking Space Lots is referred to herein as "Lot 3". The northern boundary of Lot 3 abuts and is contiguous with the southern boundary of the Building Parcel.

D. Declarant is executing this Agreement to create a five (5) foot wide access easement that runs along the entire northern boundary of Lot 3 for the benefit of the Building Parcel (the "**<u>5 Foot Wide Access Easement Strip</u>**").

NOW, THEREFORE, for good and valuable consideration, Declarant hereby agrees as follows:

1. Declarant hereby grants and declares a non-exclusive access easement for the benefit of the owner of the Building Parcel in 5 Foot Wide Access Easement Strip.

2. The owner of the Building Parcel shall not permit any claim, lien or other encumbrance to accrue against or attach to the 5 Foot Wide Access Easement Strip.

3. No permanent structures or permanent physical barriers may be placed in the 5 Foot Wide Access Easement Strip.

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4. Each owner of a lot in the Declarant Property shall procure and maintain in full force and effect general public liability insurance and property damage insurance, on an occurrence basis, against claims for personal injury, death or property damage, such insurance to afford protection with \$1,000,000 per occurrence and aggregate limits of not less than \$2,000,000.00.

5. The easements, covenants, rights and obligations contained in this Agreement shall bind and inure to the benefit of each owner of Lot 3 and the Building Parcel and each of their respective heirs, representatives, lessees, successors, assigns, mortgagees and beneficiaries under any deed of trust.

6. In the event a suit or action is instituted to enforce or interpret any provision of this Agreement, the prevailing party shall be entitled to recover such amount as the court may adjudge reasonable as attorneys' fees, paralegals', accountants', and other experts' fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection therewith, at trial or on any appeal, in addition to all other amounts provided by law.

7. The invalidity or unenforceability of any provision of this Agreement with respect to a particular party or set of circumstances shall not in any way affect the validity or enforceability of any other provision hereof, or the same provision when applied to another party or a different set of circumstances.

8. Failure by an owner of Lot 3 or the Building Parcel to enforce any of the rights, obligations, covenants or restrictions contained in this Agreement shall in no event be deemed a waiver of the right to enforce the same at any future time.

EXECUTED as of the date first written herein.

DIG UP Project LLC, an Oregon limited liability company

By DIG Development Company, LLC, Manager

Ву \_

William Rozakis, Manager

By \_

Nicholas G. Diamond, Manager

STATE OF OREGON ) ss) COUNTY OF MULTNOMAH )

The foregoing instrument was acknowledged before me on \_\_\_\_\_\_, 2022, by William Rozakis, as Manager of DIG Development Company, LLC, an Oregon limited liability company, as Manager of DIG UP Project, LLC, an Oregon limited liability company, on behalf of the limited liability company.

Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

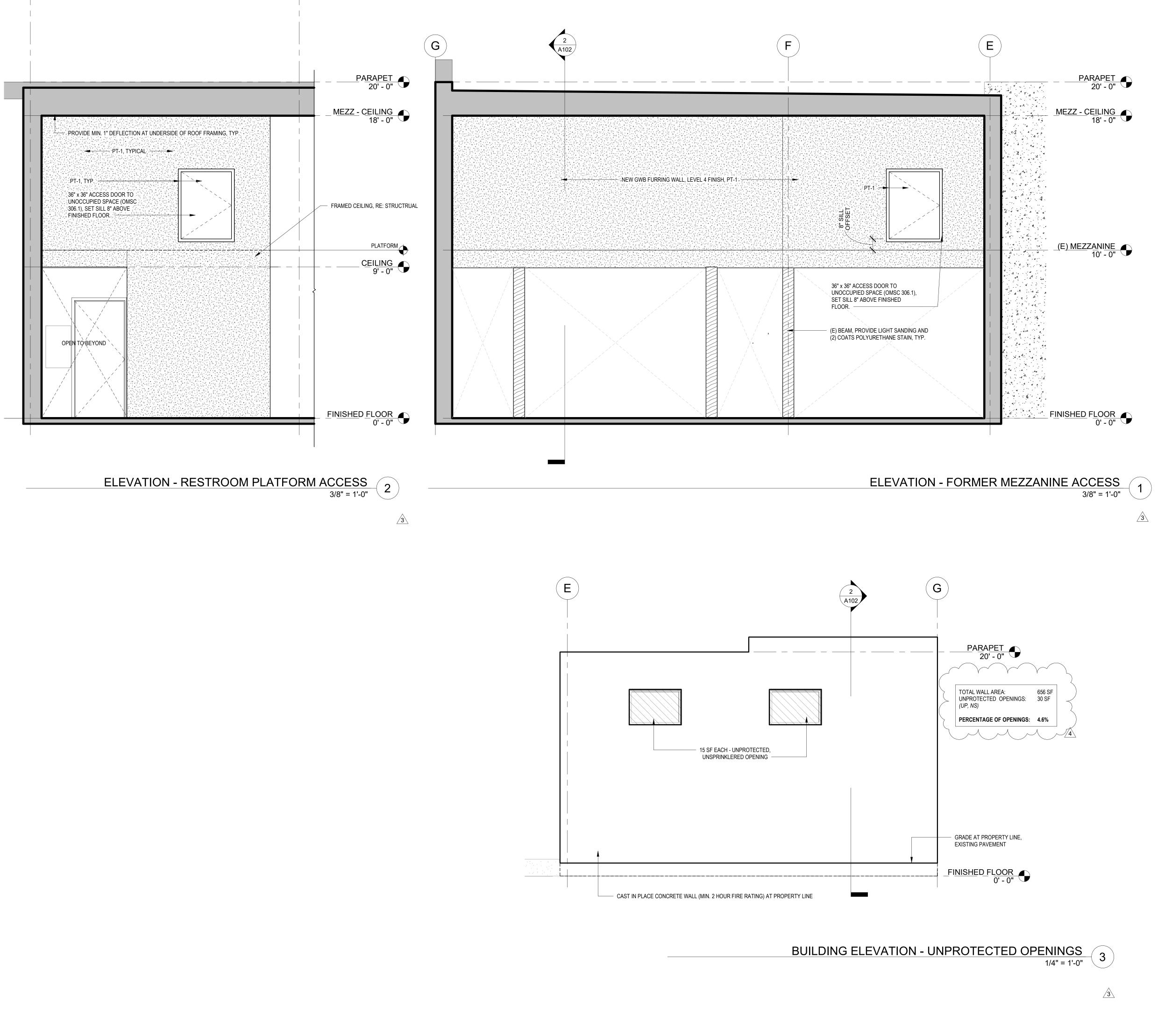
STATE OF OREGON ) ss) COUNTY OF MULTNOMAH )

The foregoing instrument was acknowledged before me on \_\_\_\_\_\_, 2022, by Nicholas G. Diamond, as Manager of DIG Development Company, LLC, an Oregon limited liability company, as Manager of DIG UP Project, LLC, an Oregon limited liability company, on behalf of the limited liability company.

Notary Public

Print Name: \_\_\_\_\_

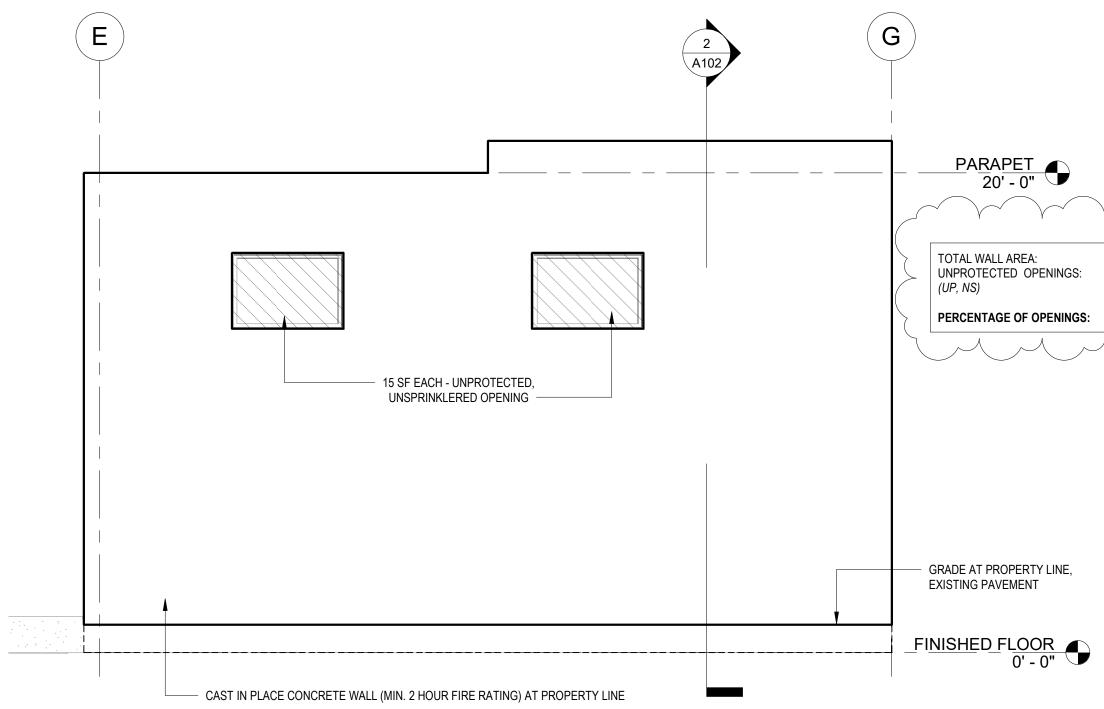
My Commission Expires: \_\_\_\_\_





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4800 LOMBARD STREET LANDLORDS WORK 4800 N LOMBARD STREET PORTLAND OREGON 97203 PERMIT SET	4800 N LOMBARD STREET
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RESERVED FOR CITY OF PORTLAND

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THIS PROJECT PROPOSES USING THE PRESCRIPTIVE COMPLIANCE METHOD OUTLINED IN CHAPTER 5 OF THE WASHINGTON STATE EXISTING BUILDING CODE.

- A. THIS PROJECT SHALL MEET THE REQUIREMENTS OF CHAPTER 5 (PRESCRIPTIVE COMPLIANCE METHOD) OF THE WASHINGTON STATE EXISTING BUILDING CODE. NO PORTION OF THIS PROJECT SHALL ALTER THE EXISTING BUILDING TO BECOME LESS SAFE THAN ITS EXISTING CONDITION.
- B. ALTERNATIONS (503): ALTERATIONS TO EXISTING BUILDINGS SHALL COMPLY WITH CURRENT BUILDING CODE FOR NEW CONSTRUCTION a. STRUCTURAL ELEMENTS - GRAVITY LOAD - LOADS ON EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOADS SHALL NOT BE INCREASED MORE THAN 5% OR WILL NEED TO BE STRENGTHENED.
- b. STRUCTURAL ELEMENTS LATERAL LOADS ADDITIONAL LOADS LESS THAN 10% ON THE DEMAND-CAPACITY RATIO OF EXISTING ELEMENTS MAY BE IGNORED.
- C. WINDOWS AND EMERGENCY ESCAPE OPENINGS (505): REPLACEMENT WINDOW OPENING CONTROL DEVICE (505.2) - WITHIN R-2 OCCUPANCIES, WINDOW OPENING CONTROL DEVICES COMPLYING ASTM F2090 SHALL BE INSTALLED WHERE AN EXISTING WINDOW IS REPLACED.
- a. EMERGENCY ESCAPE AND RESCUE OPENINGS (505.4) EMERGENCY ESCAPE AND RESCURE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
- D. ENERGY CONSERVATION (708.1) ALTERATIONS TO EXISTING BUILDINGS SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (55-11 WAC). SEE SECTION
- C503 a. BUILDING ENVELOPE (C503.3) - NEW BUILDING ENVELOPE ASSEMBLIES PART OF THE ALTERNATION SHALL COMPLY WITH SECTIONS C402.1 THROUGH C402.5 AS APPLICABLE.
- b. VERTICAL FENESTRATION (C503.3.2)- THE ADDITIONAL OF VERTICAL FENESTRATION SHALL MEET C503.3.2. LIKE FOR LIKE WINDOW AND DOOR REPLACEMENT SHALL MEET THE PERFORMANCE VALUES IN TABLE C402.4.
- MECHANICAL SYSTEMS (C503.4)- SYSTEM ALTERATIONS OR REPLACEMENTS SHALL MEET C403 WITHE THE EXCEPTIONS LISTED IN C503.4. ADDITION OR REVISIONS TO COOLING SYSTEM SHALL MEET THE REQUIREMENTS OF C503.4.2 AND C503.4.3.
- d. LUMINAIRE ADDITIONS & ALTERATIONS (C503.6.1): ALTERATIONS THAT ADD OR REPLACE 50% OR MORE OF THE LUMINARIES IN A SPACE OR REPLACE MORE THAN 50% OF THE TOTAL WATTAGE SHALL COMPLY WITH SECTIONS C405.4 AND C405.5.
- NEWLY CREATED ROOMS (C504.6.4) CONTROLS FOR NEWLY ENCLOSED SPACES WITH EXISTING LIGHTING SHALL HAVE CONTROLS THAT COMPLY WITH C405.2.1 -C405.2.5 AND C408.3.
- CONTROLLED RECEPTACLES (C503.6.6) WHERE ELECTRICAL RECEPTACLES ARE ADDED OR REPLACED WITH ALTERATIONS GREATER THAN 5,000, CONTROLLED RECEPTACLES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION C405.10

Premises-Isolation Backflow Protection Required by Water Quality Backflow (WQBF) Review (503-823-7480) Water Bureau Backflow Assembly Installation Requirements: www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements Title 21.12.320, 28.08.020 and/or OAR 333-061-0070, 333-061-0071 Plan Approved <u>Ear</u> Construction: Errors And Omissions Excepted. DOMESTIC WATER SERVICE: Backflow Prevention Assemblies Must Conform to EPA Lead Free Requirements. Reduced Pressure Backflow Assemblies (RPBA) Required.

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Assemblies Approved to Be Installed Inside Buildings or Structures Installations must be located at the water riser, on the centerline of the city water service as it runs perpendicular from the right-of-way. The riser must be located 12" from the foundation wall to centerline of pipe. Where applicable, foundations and/or footings must be engineered to accommodate the riser location. When required, water piping must be sleeved appropriately. Piping must be sleeved compliant with Fire Code NFPA 13 - 9.3.4 and/or Plumbing Code 313.9. If service enters building greater than 5'AFF the assembly must be dropped down to be

at 5' AFF to top of assembly body. If service enters building at less than 1' AFF the assembly must be raised to be at 1'

AFF to bottom of assembly body. See Water Bureau Backflow Assembly Installation Requirement Page 1, Item 1 for

other critical assembly and riser requirements. Installation of a premise-isolation backflow assembly will

create a closed system and may result in problems associated with thermal expansion. Installer responsible for making provisions for thermal expansion.

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