Development Services

From Concept to Construction







APPEAL SUMMARY

Status:	Decision	Rendered
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Status: Booloidi Horidoroa			
Appeal ID: 14945	Project Address: 375 NE Holladay St		
Hearing Date: 4/12/17	Appellant Name: Terrance A. Gruenhagen		
Case No.: B-008	Appellant Phone: 612-373-4656		
Appeal Type: Building	Plans Examiner/Inspector: Jody Orrison		
Project Type: commercial	Stories: 14 Occupancy: R-1, A-3, A-2, B Construction Type: I-A		
Building/Business Name:	Fire Sprinklers: Yes - fully sprinklered		
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 16-279653-STR-01-MG		
Plan Submitted Option: mail [File 1] [File 2]	Proposed use: commercial - hotel with even & meeting space		

APPEAL INFORMATION SHEET

Appeal item 1	eal item 1				
Code Section	Section 1004.1.2 Design occupant load, Chapter 10 - means of egress				
Requires	In reference to the 2014 Oregon Structural Specialty Code - Chapter 10 Means of Egress Section 1004.1.2 Design Occupant Load - Areas without fixed seating - Exception				
Proposed Design	On floor level 2 of the hotel, the design team requests approval by the Building Code Official to utilize an occupant load slightly less than the tabular load of 7 sf per occupant for a concentrated use assembly space without fixed seats for the following meeting rooms (by Room Number on the Floor Plan):				
	Meeting Room 225 - Net Floor Area = 662 sf Proposed Max. Occupancy - 75 Ref. Net Area/Occ. = 8.8 sf Meeting Room 226 - Net Floor Area = 662 sf Proposed Max. Occupancy - 75 Ref. Net Area/Occ. = 8.8 sf Meeting Room 227 - Net Floor Area = 662 sf Proposed Max. Occupancy - 75 Ref. Net Area/Occ. = 8.8 sf Meeting Room 228 - Net Floor Area = 636 sf Proposed Max. Occupancy - 49 Ref. Net Area/Occ. = 12.9 sf Meeting Room 233 - Net Floor Area = 603 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.6 sf Meeting Room 234 - Net Floor Area = 603 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. =				
	8.6 sf Meeting Room 234A - Net Floor Area = 603 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.6 sf				

Meeting Room 235- Net Floor Area = 624 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.9 sf

Reason for alternative On the 2nd floor level of the hotel the intermediate sized Meeting Rooms on the east side are designed to function either with table and chair seating or rows of seats in a seminar or classroom style set-up. Using a "seminar or classroom" style arrangement yields a higher occupant load. Based on actual furniture layout studies as shown for reference on drawing A0.8 enclosed, most of the Meeting Rooms sized at between 600 and 675 sf have an actual seating capacity between 50 and 60 occupants (i.e. using an actual number of occupants approach).

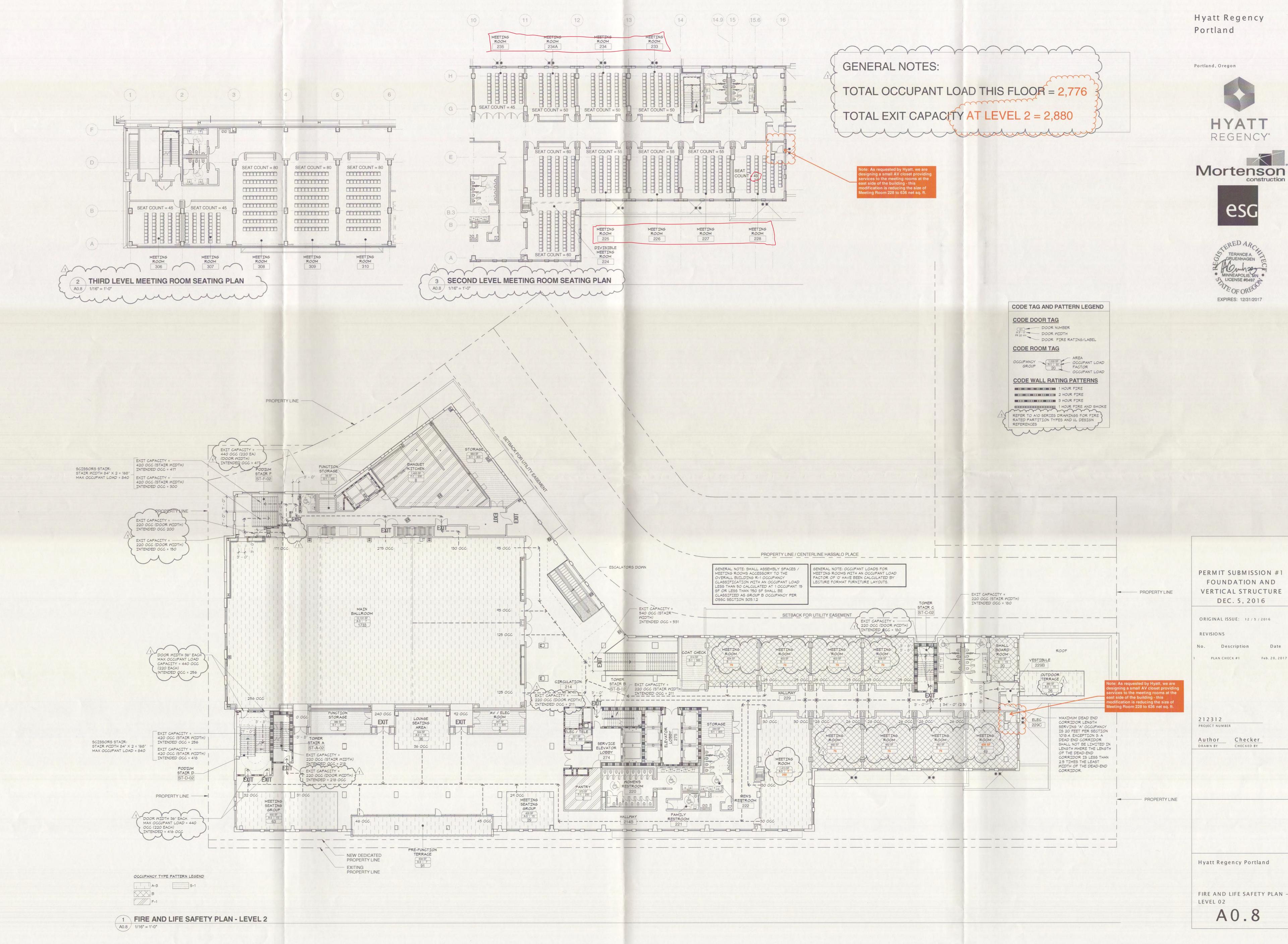
> We request the Building Code Official formally approve a maximum occupant load based on actual number for each of these intermediate meeting rooms as listed above. This is allowable pending approval per the Exception under 1004.1.2.

APPEAL DECISION

Maximum occupant loads to be based on furniture layout for multipurpose assembly rooms: Granted as proposed for the rooms indicated. Final furniture layouts to be approved by the fire marshall's office.

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 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.





Plumbing Facility Requirements based on 2014 Oregon Structural Specialty Code Table 2902.1 Total Occupant Load Mater Closet Mater Closets Urinals Lavatory Factor Lavatories (Area of the bldg.) Lower Level Administration and Employee Facilities - B 85 | 43 | 43 | 1/25 | 1/25 | 1.7 | 1.7 | * | 1/40 | 1/40 | 1.1 | 1.1 Storage and Mech / Elec / Plumbing Utility Areas - 52 40 | 20 | 20 | 1/100 | 1/100 | 0.4 | 0.4 | * | 1/100 | 1/100 | 0.4 | 0.4 | -Sub-total Lower Level 1.5 1.5 2.1 2.1 * Lobby Bar, Restaurant, Outdoor Dining, Front Desk, Hotel 473 237 237 1/75 1/75 3.2 3.2 * 1/200 1/200 1.2 1.2 Lobby, Employee Dining and Commercial Kitchen - A2 Jr Ballroom, Meeting Rooms, Front Desk, Group Check In and 1,230 615 615 1/125 1/65 4.9 9.5 • 1/200 1/200 3.1 3.1 Lobby Seating Areas - A3 Front Office and Group Check-in - B 17 9 9 1/25 1/25 0.3 0.3 * 1/40 1/40 0.2 0.2 50 | 25 | 25 | 1/500 | 1/500 | 0.1 | 0.1 | * | 1/750 | 1/750 | 0.0 | 0.0 Back of House Storage Areas and MEP Rooms - S2 15 8 8 1/100 1/100 0.1 0.1 * 1/100 1/100 0.1 0.1 Sub-total Level One 1,785 904 904 8.6 13.2 * 14 7 7 1/75 1/75 0.1 0.1 * 1/200 1/200 0.0 0.0 Banquet Kitchen & Pantry - A2 2,315 1,158 1,158 1/125 1/65 9.3 17.8 • 1/200 1/200 5.8 5.8 Main Ballroom, Meeting Rooms and Outdoor Terraces - A3 Meeting Rooms - B 364 182 182 1/125 1/65 1.5 2.8 * 1/200 1/200 0.9 0.9 Back of House Storage Areas and MEP Rooms - S2 15 8 8 1/100 1/100 0.1 0.1 * 1/100 1/100 0.1 0.1 Sub-total Level Two 11.0 20.8 6.8 6.8 2,708 1,355 1,355 192 96 96 1/75 1/75 1.3 1.3 * 1/200 0.5 0.5 Regency Club Lounge - A2 Meeting Rooms, Board Room and Fitness - A3 547 274 274 1/125 1/65 2.2 4.2 * 1/200 totel Guestrooms - R1 NA NA NA ** ** ** NA ** 1/200 ** ** SLEEPING 3.5 5.5 * 1/200 1.9 1.9 Sub-total Level Three 866 433 433 Levels Four - Fourteen NA NA NA ** ** ** NA ** ** ** SLEEPING 25.2 41.6 14.8 14.8 Total Required 19* 42 12* 19 22 * - Urinals can substitute for up to 50% of required water closets per Section 419.2 of the International Plumbing Code. ** - One per Sleeping Unit per Table 2902.1 for hotel rooms.

PLUMBING FIXTURE CALCULATION

Hyatt Regency Portland

Portland, Oregon

Section 403.2 and 403.2.1 - The fire resistance rating for type 1A construction shall be allowed to e reduced to type 1B - sprinkler control valves are to be equipped with supervisory initiating

Section 403.3 - The building shall be equipped throughout with an automatic sprinkler system in

<u>5ection 403.4.1</u> - Smoke detection is required and is to be provided in accordance with Section

Section 403.4.2 - A fire alarm system shall be provided in accordance with Section 907.2.13.

Section 403.4.3 - A high rise building shall be equipped with a standpipe system as required by

Section 403.4.4 - Emergency voice / alarm communication system shall be provided in accordance

<u>Section 403.4.5</u> - Emergency responder radio coverage shall be provided in accordance with

Section 403.4.6 - A fire command center complying with Section 911 shall be provided in a

Section 403.4.7 - To facilitate smoke removal in post-fire salvage and overhaul operations,

buildings and structures shall be equipped with natural or mechanical ventilation for removal of

1. Easily identifiable, manually operated windows or panels shall be distributed around the perimeter of each floor at not more than 50-foot intervals. The area of operable windows

1. In group R-1 occupancies, each sleeping unit or suite having an exterior wall shall

2. Windows shall be permitted to be fixed provided that glazing can be cleared by

2. Mechanical air handling equipment providing one exhaust air change every 15 minutes for

Section 403.4.8 - A stand-by power system complying with Chapter 27 and Sectioon 3003 shall be

provided for standby power loads specifiled in 403.4.8.2. Where elevators are provided in a high

rise building for accessible means of egress, fire service access or occupant self-evacuation, the

Section 403.4.8.1 - If the standby system is a generator set inside the building, the system shall

be located in a separate room enclosed with 2-hour fire barriers or horizontal assembles. System

supervision with manual start and transfer features shall be provided at the fire command center.

Section 403.4.8.2- Standby power loads are power and lighting for the fire command center,

ventilation and automatic fire detection equipment for smokeproof enclosures and elevators.

Section 403.5.1 - Required interior exit stairways need to be separated per this section

fire detection systems, fire alarm systems and electrically powered fire pumps.

<u>Section 403.5.4</u> - Every required exit stairway shall be smokeproof enclosure.

Section 909.20.5 - Stairways to be pressurized as required in the building code.

whichever is less, shall be provided in accordance with section 3007.

Section 403.4.9 - An emergency power system complying with Chapter 27 shall be provided for

Section 403.4.9.1 - The following are classified as emergency power loads. Exit signs and means of

egress illumination, elevator car lighting, emergency voice/alarm communications systems, automatic

<u>5ection 403.5.3</u> - Stairway doors shall be permitted to be locked from stairway side as per this

section. A stairway communication system would need to be provided as per section 403.5.3.1.

Section 403.5.5 - Luminous egress path markings shall be provided in accordance section 1024.

Section 403.6.1 - In buildings with an occupied floor more than 120 feet above the lowest level of fire department vehicle access, no fewer than two fire service access elevators, or all elevators,

Section 1022.10 - Interior exit stairways shall be smokeproof enclosuresor pressurized stairways

standby power system shall also comply wiht sections 1007.4, 3007 or 3008, as applicable.

the area involved. Return and exhaust air shall be moved directly to the outside without

accordance with Section 903.3.1.1 and a secondary water supply where required by Section

devices and water flow initiating devices for each floor are required.

Section 510 of the Fire Code.

location approved by the fire department.

products of combustion in accordance with one of the following.

recirculation to other portions of the building.

emergency power loads specified in Section 403.4.9.1.

or panels shall be not less than 40 s.f. per 50 lineal ft of perimeter.

be permitted to be provided with 2 s.f. of venting area in lieu of the area

3. Any other approved design that will produce equivalent results









HIGH RISE REQUIREMENTS 12" = 1'-0"

in accordance with 909.20.

This is a summary of applicable codes relative to a new high rise Hyatt Regency hotel near the Oregon Convention Center in Portland, OR. This summary is intended to illustrate highlights of requirements to be met and is not intended to illustrate all requirements to be met.

Applicable codes and regulations

. 2014 Oregon Structural Specialty Code (based on the 2012 International Building Code)

. 2014 OSSC Accessibility referenced standard - ICC ANSI A117.1 - 2009 . 2010 Oregon Energy Efficiency Specialty Code 4. 2007 Portland Fire Code (based on 2007 Oregon Fire Code)

5. 2014 Oregon Mechanical Specialty Code 6. 2011 Oregon Electrical Specialty Code (based on 2011 NFPA 70 NEC)

2011 Oregon Plumbing Specialty Code 8. 2014 Oregon Energy Efficiency Specialty Code (based on 2009 IECC)

7. City of Portland, Oregon Charter and Code 10. Americans with Disabilities Act (ADA)

11. National Fire Alarm and Signaling Code (NFPA) 12. Portland Fire & Rescue - Fire and Life Safety Requirements for fire dept. access and water supplies 13. Portland Fire & Rescue - Fire Design Manual

14. Hyatt ERMS 15. Hyatt DRMS

1. Building Classification

A. Occupancy Classification. (Chapter 3)

2) Administration and Small Accessory Meeting Rooms B 3) Restaurant / Bar 4) Ballroom / Large Meeting Rooms

6) Utility, Storage and Equipment Rooms

B. Type of Construction (Chapter 5)

Type 1-A: Non-combustible Construction

Note: Type 1-A required throughout based on the fact that this building will exceed the maximum number of stories and height limit for Type Construction per Table 503 of the 2014 OSSC. Reduction in fire-resistance rating from type 1-A to type 1-B allowed per 403.2.1 (provide sprinkler control valves equipped with supervisory initiating devices and water flow initiating devices at each floor. Column fire resistance rating not allowed to be

C. Allowable Floor Area. Unlimited for Type 1-A construction.

D. Height and number of stories. Unlimited for Type 1-A construction, although the code allows this building to be of Type 1-B construction and rating per 403.2.1.

2. Conformity with Occupancy requirements. Mixed Occupancy with Non-separated Uses will dictate the most restrictive Building Code requirements are used throughout.

1) See separate legend for high rise requirements 1) Sprinklers required in 'R' occupancy per 903.2.8. Sprinklers required in 'A-3' occupancies greater than 12,000 s.f. per 903.2.1.1. Provide

2) Standpipes required per 2014 OSSC 905.1 3. Construction Type Requirements (2014 OSSC: Table 601)

A. Fire Resistance Requirements in Hours.

A. General Requirements.

Structural Frame 2 HR, 3 hr (columns) * Exterior Bearing Walls 2 HR

Interior Bearing Walls 2 HR Exterior Non-bearing Walls O and 1 or 2 HR **

Interior Non-bearing Walls O or

Floor / Ceilings 2 HR

Roof / Ceilings Vertical Openings (Shafts) 2 HR ****

* - Fire Protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below per Table 601, footnote "b". The fire resistance rating of columns supporting shall not be allowed to be reduced from 3 hr (type 1A reamt) to 2 hr (type 1B requirement) per 403.2.1.1.1 Exception.

** - Requirements based on location on property for fire separation distance per Table 602. *** - Interior non-bearing walls shall be of non-combustible construction per 602.2. Walls separating guestrooms shall be min. 1 hour fire resistive fire partition per Section 708.1.2. ****- Shaft enclosure rating of not less than 2 HR throughout 713.4 which is 2 HR where connecting 4 stories or more.

4. Fire Resistance Rating for Exterior Walls A. Based on Fire Separation Distance (2014 OSSC: Table 602 - based on 5-1 occupancy).

Greater than or equal to 5 ft. 2 HR Yet less than 10 ft.

Greater than or equal to 10 ft. 1 HR Yet less than 30 ft.

Greater than or equal to 30 ft. None

Note: No limit to maximum area of exterior wall openings greater than 20 ft. to property line per

5. Opening Protective Fire Protection Ratings (2014 OSSC: Table 716.5)

Fire Barriers of 1 HR Fire- Resistance rated construction	1	1	100 są. in.
Shaft, Exit Enclosure and Exit Passageway walls	2	1 1/2	100 sq. in.
Other Fire Barriers	1	3/4	Max size tested
Fire Partitions Corridor Walls Other Fire Partitions	1	1/3 3/4	Max size tested Max size tested
Exterior Walls	1	3/4	Max size tested
Smoke Barriers	1	1/3	Max size tested

Note: Linen Chute Termination room to be 2 hr rated (same as chute shaft above) per 713.13.4. Fire pump room to be 2 hr rated per Section 913.

Req'd. Assembly Rating Min. Opening Protection Door Vision Panel Size

Section 712.1.8 - Two Story openings. in other than Groups I-2 and I-3, a floor opening that is not used as one of the applications listed in this section shall be permitted if it complies with all the items listed in the section. Draft curtain required at stair and escalator opening communicating between levels 1 and 2 per NFPA 13.

6. Interior Finishes - Chapter 8 - 2014 OSSC Flame Spread Classification - 803.1.1

Smoke Developed lame Spread Index 0-450

Interior wall and ceiling finish requirements by occupancy per Table 803.5.

Exit Access Corridors Rooms & Enclosed Spaces and Passageway # Other Exitways Occupancy Group A-2 & A-3

0-450

Note: Requirements based on fully sprinklered building.

fire resistance 7. Fire Protection Systems

(Chapter 9) A. Group A-2 Bars & Restaurants (903.2.1.2): An approved automatic sprinkler system required when fire area exceeds 5000 sf or 100 occ.

B. Group A-3 Ballroom and Meeting Rooms (903.2.1.3): An approved automatic sprinkler system required if fire area exceeds 12,000 sf or 300 occ.

C. Group R-1 Hotel (903.2.8): An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. D. Other areas where automatic sprinkler systems are required:

Stories and basements without openings (903.2.11.1.3) Rubbish and Linen Chutes (903.2.11.2) Buildings over 55' in height (above lowest level of fire department vehicle access). (903.2.11.3)

E. Installation Requirements for this project: Provide sprinkler throughout in accordance with NFPA 13 (903.3)

F. Commercial kitchen hoods required to have an automatic fire extinguishing system per 904.2.1

6. Standpipe Systems: Class I standpipes required per 905.3.1 Exception 1 and 905.3.2

H. Fire Alarm and Smoke Detection Systems: Required as per OSSC and NFPA 72 (907) 1) "A" Occupancies (907.2.1): Occupant load greater than 300.

2) "R-1" Occupancy (907.2.8): Required in hotels. 3) Power Requirements: In new construction, from main power source, with battery back-up.

I. 907.2.11 - Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms shall be installed in accordance with the provisions of this code and the household fire-warning equipment provisions of NFPA 72. 1) 907.2.11.1 - Where required. Single- or multiple-station smoke alarms shall be installed in the locations described in Sections 907.2.11.1

a) 907.2.11.1 - Group R-1. Single-or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1: 1) In sleeping rooms.

2) In every room in the path of the means of egress from the sleeping area to the door leading from the guestroom or 3) In each story within the guestroom or suite, including basements. For guestrooms or suites with split levels and without intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

2) 907.2.11.4 - Power source. In new construction, required smoke alarms shall receive their primary power from the building wiring where wiring is served from a commercial source and shall be equipped with battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current

a) Smoke alarms are not required to be equipped with battery backup in Group R-1 where they are connected to an emergency

J. 907.2.13 - High-rise building shall be provided with an automatic smoke detection system in accordance with 907.2.13.1, a fire department communication system in accordance with 907.2.13.2 and an emergency voice/alarm communication system in accordance with 907.5.2.2.

K. 907.5.2.3.3 - Group R-1 sleeping units shall be provided with a visible alarm notification appliance, activated by both the in-room smoke alarm and the building fire alarm system in accordance with Table 907.5.2.3.3 and the accessibility requirements of ICC A117.1.

M. 907.5.2.2 - Emergency Voice / Alarm communication system shall be provided as per this section as required by 1028.6.2

L. Table 907.5.2.3.3 - Visible Alarms - sleeping accommodations with visible alarms = 5% of 600 = 30 guestrooms.

N. 908.7.2 - Group R. Carbon monoxide alarms shall be installed in Group R occupancies. O. 911.1 - In all buildings classified as high-rise buildings by this code, a fire command center for fire department operations shall be

provided and shall comply with sections 911.1.1 through 911.1.5. 911.1.3 - The room shall be a minimum of 200 square feet with a minimum dimension of 10 feet.

P. 912 - Location of fire department connection to be approved by the fire chief.

Q. 913 - Fire pumps shall be located in a room separated from all other areas of the building by 2 Hr fire barriers and 2 Hr horizontal assembly.

8. Means of Egress and Occupant Load (2014 OSSC, Chapter 10)

A. Occupant Load Factor(Table 1004.1.2) Accessory Storage Areas, mechanical equipment room 1 occ / 300 s.f. gross Assembly (concentrated) 1 occ / 7 s.f. net 1 occ /15 s.f. net Assembly (unconcentrated Business Areas 1 occ /100 s.f. gross

1 occ / 50 s.f. gross Exercise Room 1 occ / 200 s.f. gross Kitchens, commercial 1 occ / 200 s.f. gross Residential

B. Egress Width - per occupant (Section 1005) .2 inches / occupant (1005.3.1 - sprinkler exception) ** Stairway width Other egress components .15 inches / occupant

** - For Assembly spaces provide .2 inches / occupant stair egress width or per table 1028.6.2 Exception "For other" than H and I-2 occupancies, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.2 per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with 903.3.1.1 or 903.3.1.2 and an emergency voice / alarm communication system in accordance with 907.5.2.2.

C. Accessible Means of Egress (Section 1007) Minimum two means of egress required from levels above grade thus two accessible means of egress required. 1007.2.1 - At least one required accessible means of egress shall be an elevator clear width of 1007.3 Exception 1 - In order for a stairway to be considered and accessible means of egress a 48 inches between handrails is not required in buildings equipped throughout by an automatic sprinkler system. 1007.3 Exception 2 - In order for a stair to be considered and accessible means of egress an area of refuge is not required in buildings equipped throughout by an automatic sprinkler system.

1007.4 Exception 2 - In order for an elevator to be considered and accessible means of egress elevators are not required to be accessed from an area of refuge buildings equipped throughout by an automatic sprinkler system.

D. Provide two-way communication at the elevator for floors one or more stories above or below the level of exit discharge.

E. Common Path of Egress Travel (Table 1014.3) (with Sprinkler System)

Occupancy Feet

F. Exit Access Travel Distance (1016.2) (with Sprinkler System)

A, M, R, S-1 250

electrica

G. Corridor Construction (1018.1) Corridors shall be fire-resistance rated in accordance with Table 1018.1. 1) A & B occupancy (Occ. Load > 30) - Non-rated

2) R-1 occupancy (Occ. Load > 10) - 0.5 Hour rated.

See code / exiting plans for additional information

H. Dead Ends (1018.4) No dead ends in corridors more than 20 feet in length Dead-end corridors shall not exceed 50 feet per 1018.4 Exception 2 Groups B,M, R-1 and S occupancies. 9. Accessibility (2014 055C, Chapter 11)

A) 1104.1 - Accessible routes within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

B) 1104.3.1 - Common use circulation pathswithin employee work areas shall be on accessible routes.

C) 1105.1 - In addition to accessible entrances required by section 1105.1.1 through 1105.1.6, at least 60% of the public entrances shall be accessible.

C) Table 1106.1 - Accessible Parking Spaces Required.

Refer to Convention Center Hotel Parking Garage drawing package relative to parking and accessible parking requirements as it relates to the Hotel project.

D) Table 1107.6.1.1 - Accessible Sleeping units

Total Number of Units Provided = 600

Total Number off Required Accessible Units = 18 (Table 1107.6.1.1) 6 of the 18 required accessible units are required to have roll-in showers. (Table 1107.6.1.1)

Accessible guestroom dispersion - Accessible guestrooms shall be dispersed among the various classes

Passage doors - Passage doors into and within units not required to be accessible shall provide a clear width in compliance with ICC A117.1 (32" clear). Exception: Shower and Sauna doors. 10. Interior Environment (2014 OSSC - Chapter 12)

A. Ventilation and Lighting (1203 and 1205) Buildings shall be provided with lighting \$ ventilation, either natural or mechanical.

B. Toilet and Bathroom requirements (1210) Provide 4" vertical base minimum in toilet rooms (1210.2.1)

Malls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor. (1210.2.2)

The centerline of water closets or bidets shall be 15 inches min to any side wall or obstruction, and at a spacing of 30 inches from center to center of any fixture. The clear space in front of water closets and bidets in residential structures shall be 21 inches min. For all other occupancies the clear space in front of closets and bidets shall be 21 inches min. The centerline of urinals shall be 12 inches min. from any side wall or partition and at a spacing of 24 inches min center to center of other urinals. The clear space from the front of the urinal shall be 24 inches

11. Roof Assemblies and Rooftop Structures (2014 OSSC - Chapter 15)

A. Class "B" roof required per Table 1505.1

B. Penthouses and roof structures can take up to 1/3 of total roof area maximum for mechanical and electrical equipment shelter only per 1509.2.2.

12. Elevators and Conveying Systems (2014 OSSC - Chapter 30)

A Hoistway venting required for elevators having travel distance of 25 ft or more (3004.1) B. Area of vents shall be not less than 3 1/2% of the area of the hoistway nor less than 3 s.f. (3004.3) C. Every floor of a building shall be served by fire service access elevators (3007.1) D. The fire service access elevator shall open into a fire service access elevator lobby (3007.7). Fire service access

elevator required in bldg's with an occupied floor more than 120 ft above the lowest level of fire dept vehicle access per E. The fire service access elevator lobby shall have direct access to an enclosure for an interior exit stairway. F. The fire service access elevator lobby shall be enclosed with a smoke barrier having a fire resistance rating of not

13. Recycling Space

Minimum area required as per City of Portland, Bureau of Planning and Sustainability Administrative Rules MiniStorage Area Table. divided by property lines be in conformance with the applicable provisions of the State Bld'g Code, as if the buildings were a single building on a single piece of property. In addition, the agreement must state that no individual bld'g or property owner may modify any portion of the building in any way that would not comply with the State Bld'g Code.

G. Each enclosed fire service access elevator lobby shall be not less than 150 s.f. in area with min. dimension of Eft.

PERMIT SUBMISSION #1 FOUNDATION AND VERTICAL STRUCTURE DEC. 5, 2016

ORIGINAL ISSUE: 12 / 5 / 2016

REVISIONS Description

PLAN CHECK #1 Feb. 20, 201

212312 PROJECT NUMBER

> ESG DRAWN BY CHECKED BY

Hyatt Regency Portland

ARCHITECTURAL CODE SUMMARY