

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 18204 (8/1/18) for additional information

Appeal ID: 18253	Project Address: 1300 SW 5th Ave
Hearing Date: 8/8/18	Appellant Name: John Heinen
Case No.: B-019	Appellant Phone: 5034457372
Appeal Type: Building	Plans Examiner/Inspector: Brian Quattlebaum, Amit Kumar
Project Type: commercial	Stories: 39 Occupancy: B Construction Type: 1-A
Building/Business Name: Wells Fargo Center	Fire Sprinklers: Yes - Throughout building
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal	LUR or Permit Application No.: 18-189967-FA
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4]	Proposed use: Office Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1004.1.2 Exception, Title 24 Chapter 24.85.040
Requires	<p>2014 OSSC</p> <p>Section 1004.1.2, Exception Title 24, Chapter 24.85.040.</p> <p>the code sections above provide information on how occupant loads are calculated and how they are used for determining if seismic upgrades are required.</p>
Proposed Design	<p>This appeal pertains to the remodel of an existing data center building in the Wells Fargo Center located in downtown Portland between SW 4th and 5th Avenues and SW Columbia SW Jefferson, built in early 1970. The building is 39 floors above grade and one floor with 3 levels of parking spaces below grade. The construction type is 1A and the occupancy is Business Group B.</p> <p>The proposed design changes current storage rooms on the 4th floor into exercise rooms for building tenants. The exercise rooms will be accessed through a corridor that serves B occupancies. Each entry will have security access doors and be available only to building tenants. The occupant load calculations for the proposed design for a tenant improvement remodel to the 4th floor defines the new exercise rooms as non-simultaneous use and uses an occupant load factor of 0. Please refer to the attached drawings G104 and G106 for additional information. The clouded floor plan shown in plan #5 for level 4 shows the relevant non-simultaneous exercise rooms.</p> <p>Code section 1004.1.2 allows for approval of a lower occupant load by the building official to determine the design occupant load.</p>

RECONSIDERATION TEXT

This appeal is being held for additional information. Please refer to the attached drawings G104 and G106 for the Fire Life Safety analysis of the Fitness and Yoga Rooms defined as non-simultaneous use from the original appeal and new attached drawings G104-Reconsidered and G106-Reconsidered for the Fire Life Safety analysis of the Fitness and Yoga Rooms defined as Exercise Rooms with an occupant load factor of 50.

Reason for alternative The proposed design adds the exercise rooms for building tenants, without contributing to an occupant load increase when calculating occupant loads for the overall building. Each entry door to the room will have security card access and be available only to building tenants. The occupant load calculations for the proposed design for a tenant improvement remodel to the 4th floor defines the new exercise rooms as non-simultaneous use and uses an occupant load factor of 0. The design is intended for use by the building occupants for exercise.

The new exercise rooms will only be available to building occupants with security key-card access, and will not be accessible for public use. Because the building's occupants are already accommodated by the existing building's design, the exercise rooms will not represent an additional demand on the building's life safety, seismic protection, or egress systems. Occupancy of the exercise rooms will be non-simultaneous with occupancy of the other business and office areas of the building. Similar non-simultaneous use appeals, such as Appeal ID numbers 16917, 16961, 18053 and 18160 have been approved in the past, based on non-simultaneous use by building tenants.

Because the exercise room will only be available to building occupants already accounted for in the building life safety design, we believe the proposed exercise rooms do not represent additional occupants, and does not alter the overall seismic safety conditions of the building. We request that the exercise room occupants not contribute to the occupant load when calculating overall building occupant loads for seismic upgrades per of Title 24, Chapter 24.85.040.

RECONSIDERATION TEXT

This appeal is being held for additional information. Please refer to the attached drawings G104 and G106 for the Fire Life Safety analysis of the Fitness and Yoga Rooms defined as non-simultaneous use from the original appeal and new attached drawings G104-Reconsidered and G106-Reconsidered for the Fire Life Safety analysis of the Fitness and Yoga Rooms defined as Exercise Rooms with an occupant load factor of 50.

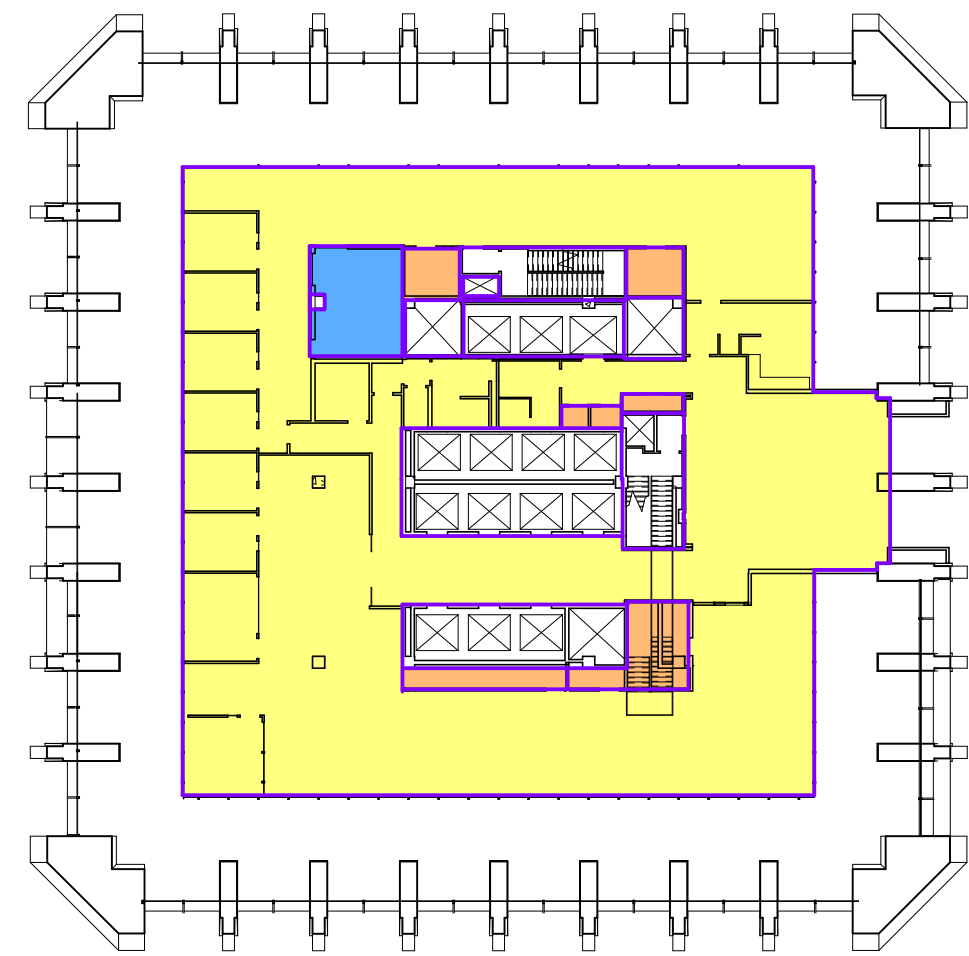
APPEAL DECISION

Reduction in calculated occupant load of Yoga and Fitness rooms based on non-simultaneous use: Granted as proposed.

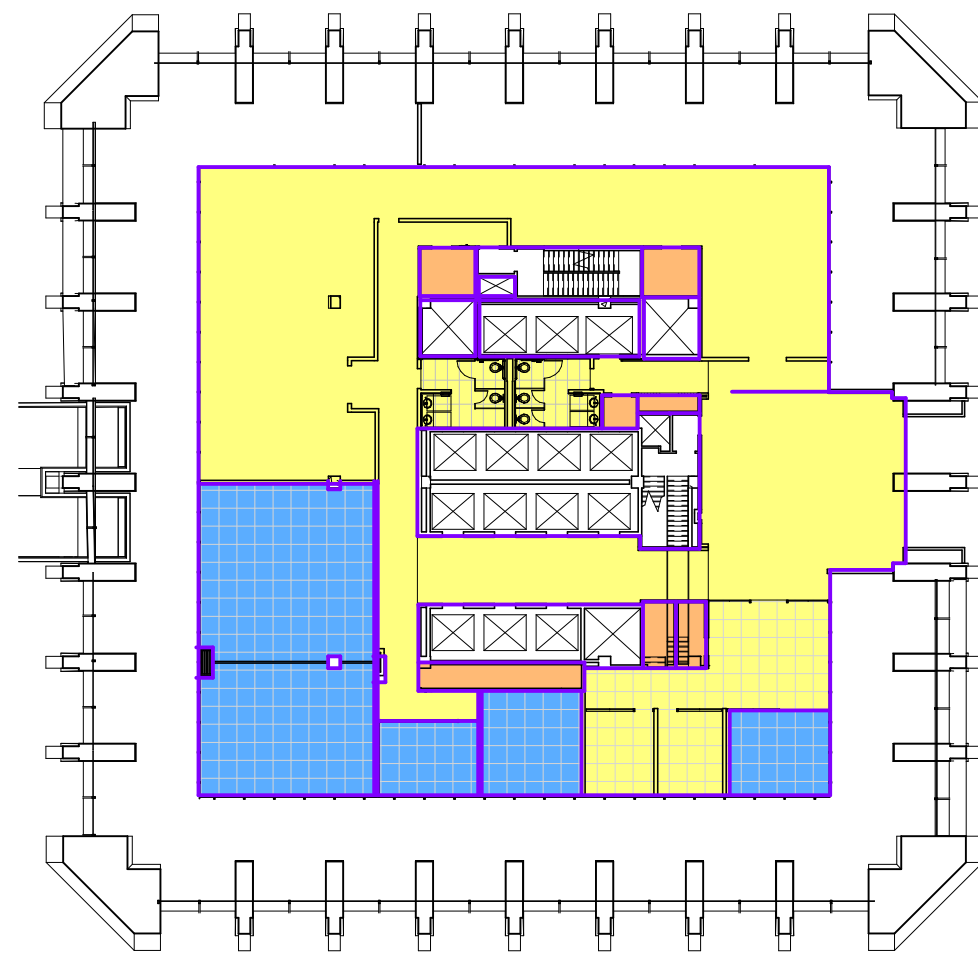
Note: Occupant load of other fourth floor areas will be reviewed as part of plan review process.

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..



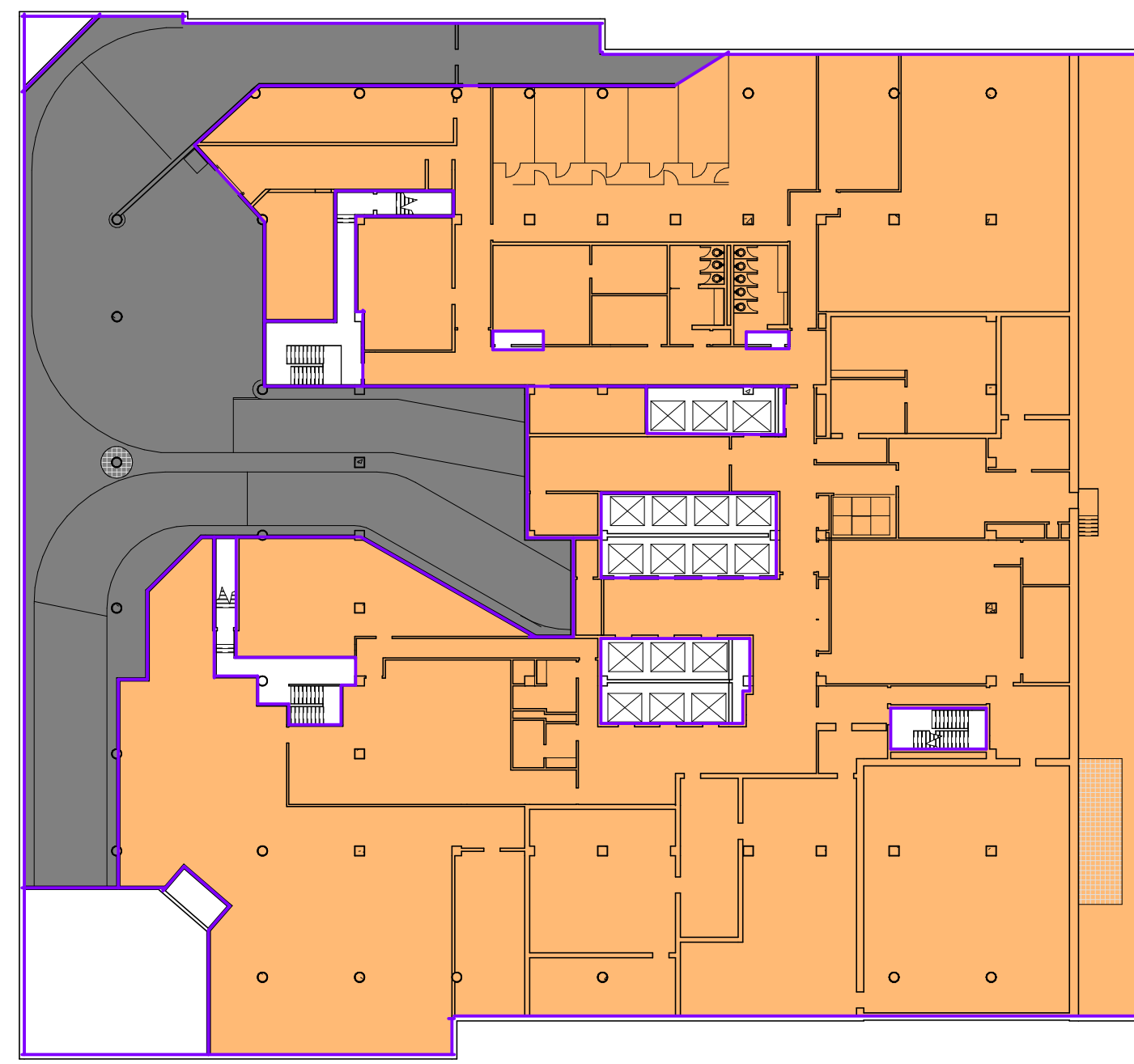
LEVEL 3 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	512 SF	300	GROSS	6
ASSEMBLY UNCONCENTRATED	277 SF	15	NET	19
BUSINESS AREA	8601 SF	100	GROSS	87
TOTAL	9391 SF			112



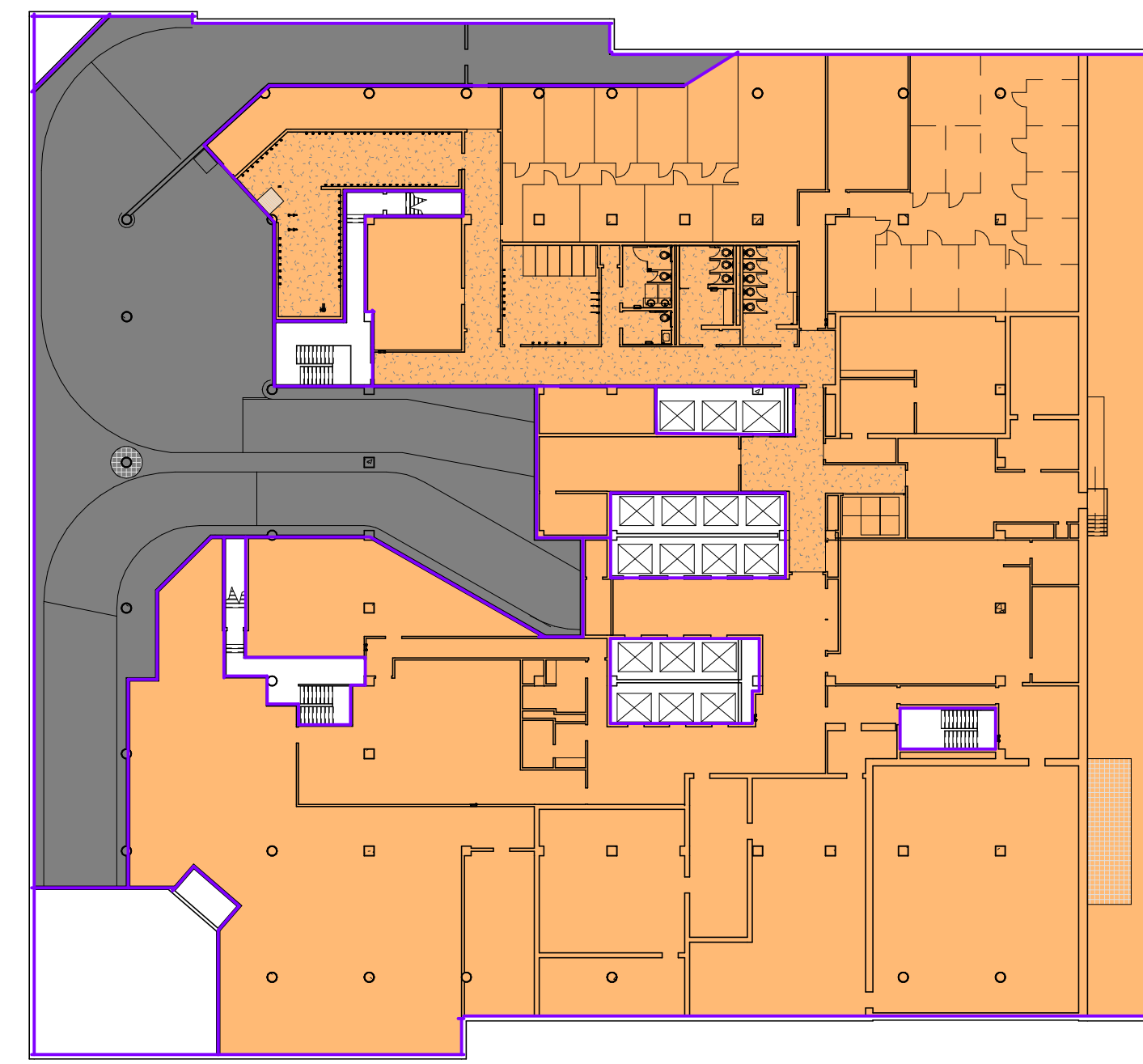
LEVEL 3 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	486 SF	300	GROSS	5
ASSEMBLY UNCONCENTRATED	2231 SF	15	NET	150
BUSINESS AREA	6681 SF	100	GROSS	67
TOTAL	9318 SF			224

4 LEVEL 03 - OCCUPANT LOAD COMPARISON

1/32" = 1'-0"



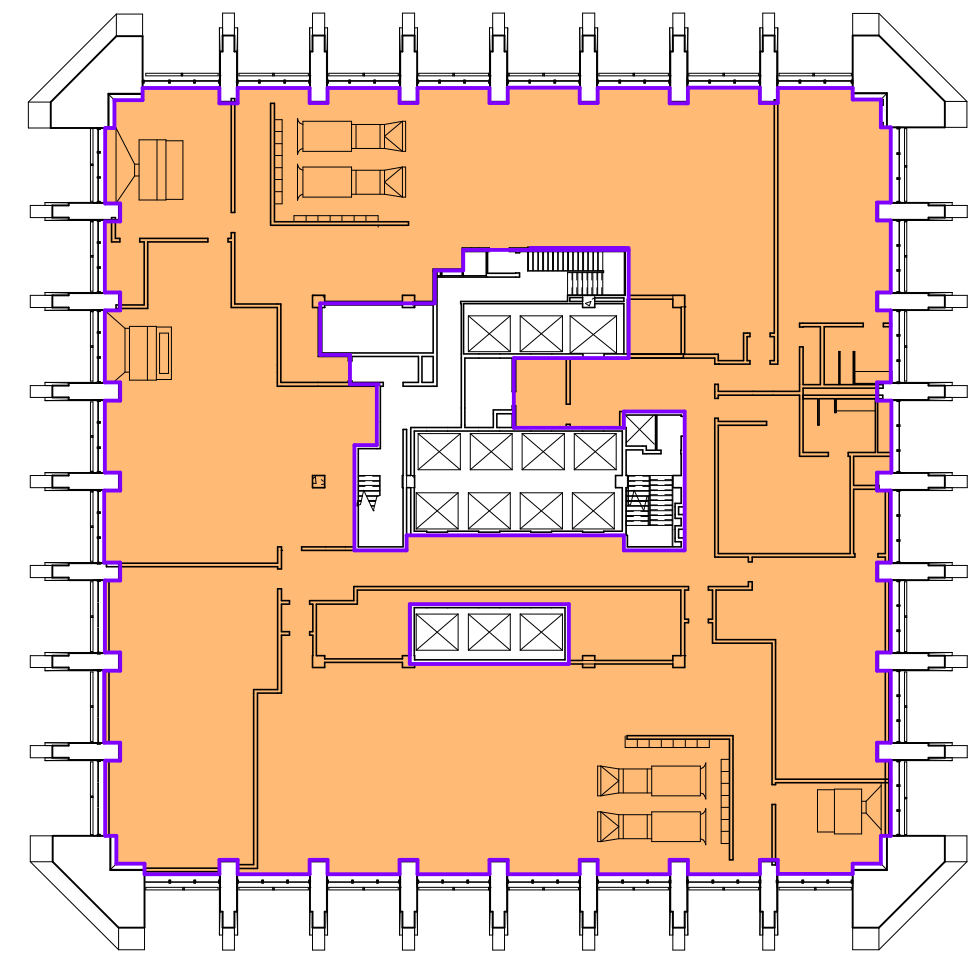
LEVEL B1 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	3310 SF	300	GROSS	112
PARKING GARAGE	9808 SF	200	GROSS	50
TOTAL	43118 SF			162



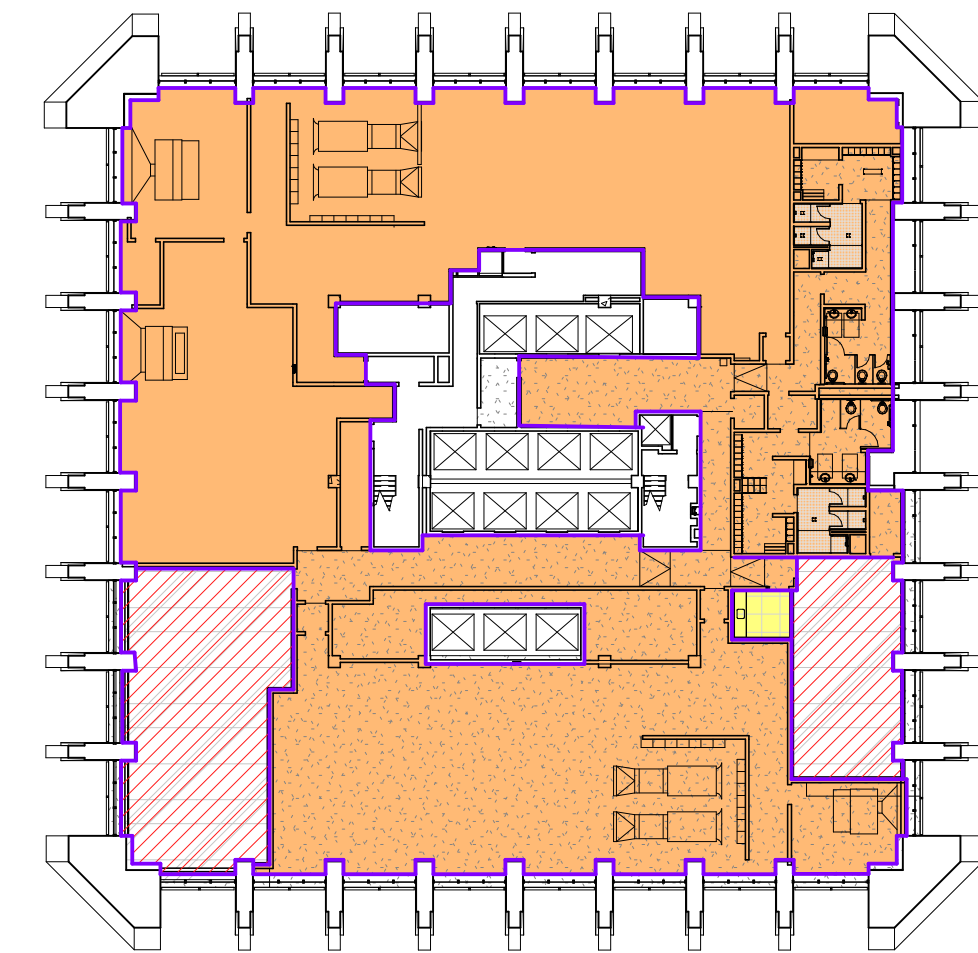
LEVEL B1 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	3338 SF	300	GROSS	112
PARKING GARAGE	9808 SF	200	GROSS	50
TOTAL	43188 SF			162

1 LEVEL B1 - OCCUPANT LOAD COMPARISON

1/32" = 1'-0"



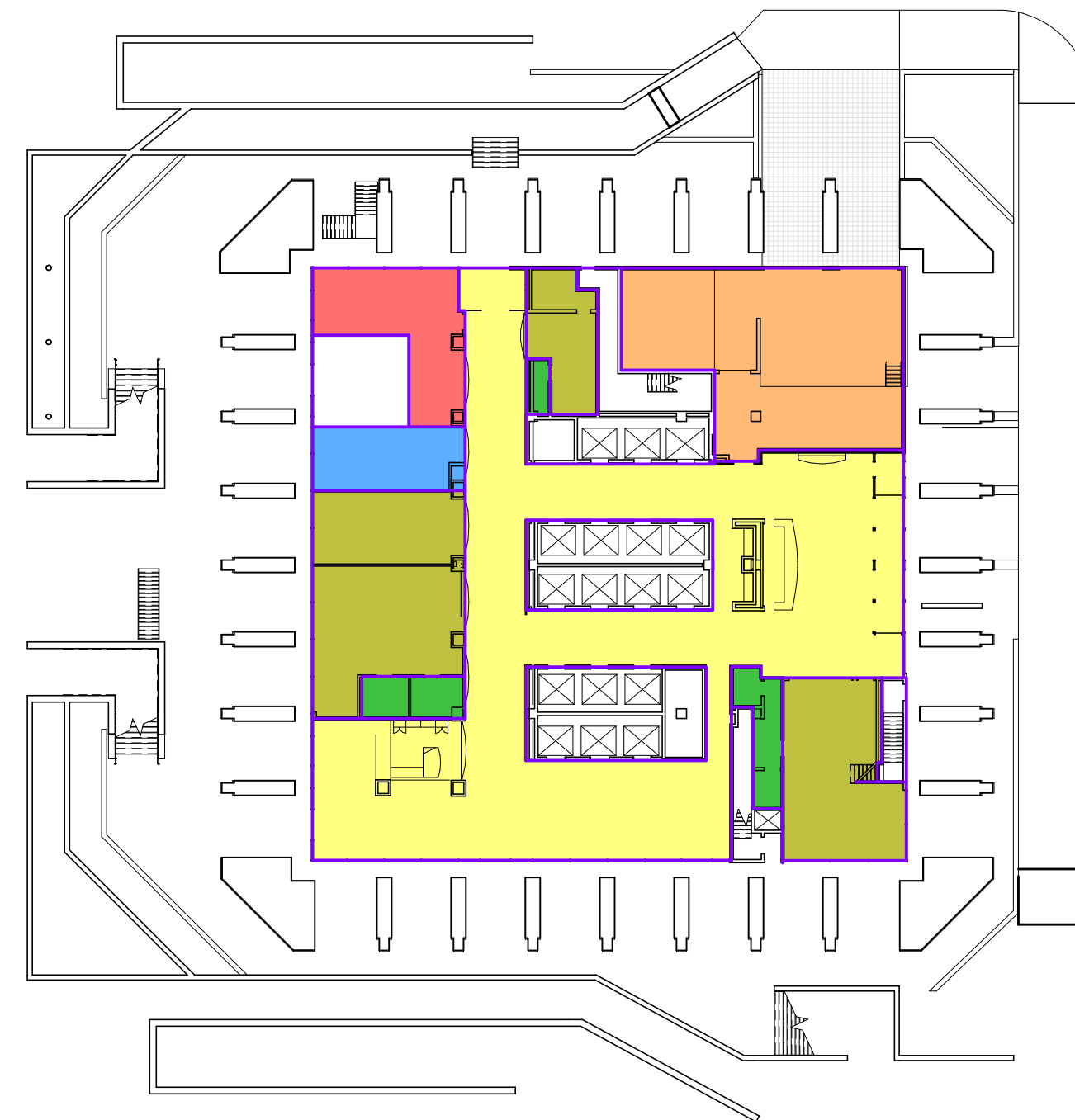
LEVEL 4 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	1450 SF	300	GROSS	49
TOTAL	1450 SF			49



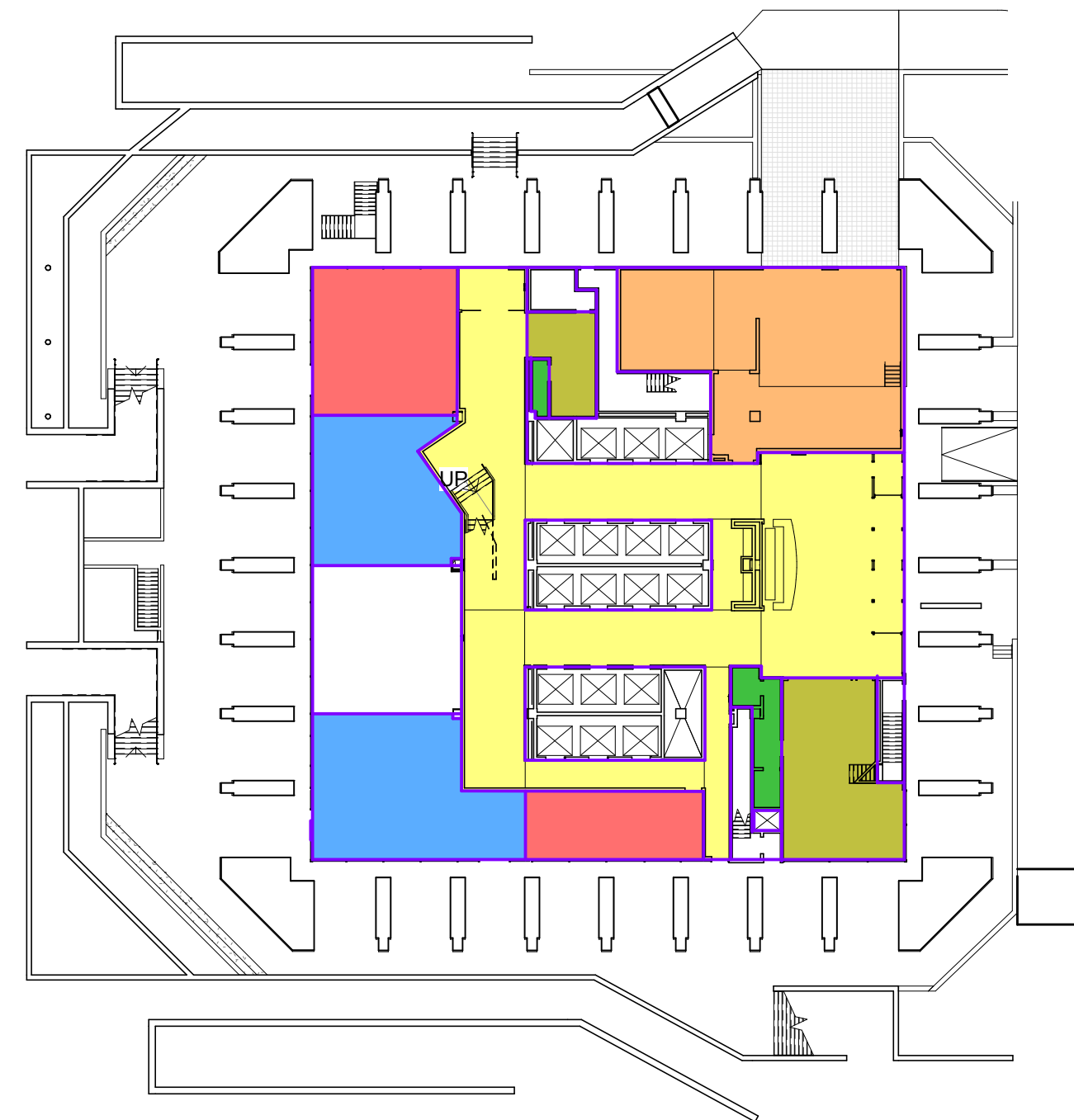
LEVEL 4 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	1226 SF	300	GROSS	41
BUSINESS AREA	81 SF	100	GROSS	1
NON SIMULTANEOUS USE	1949 SF	0	GROSS	0
TOTAL	1429 SF			42

5 LEVEL 04 OCCUPANT LOAD COMPARISON

1/32" = 1'-0"



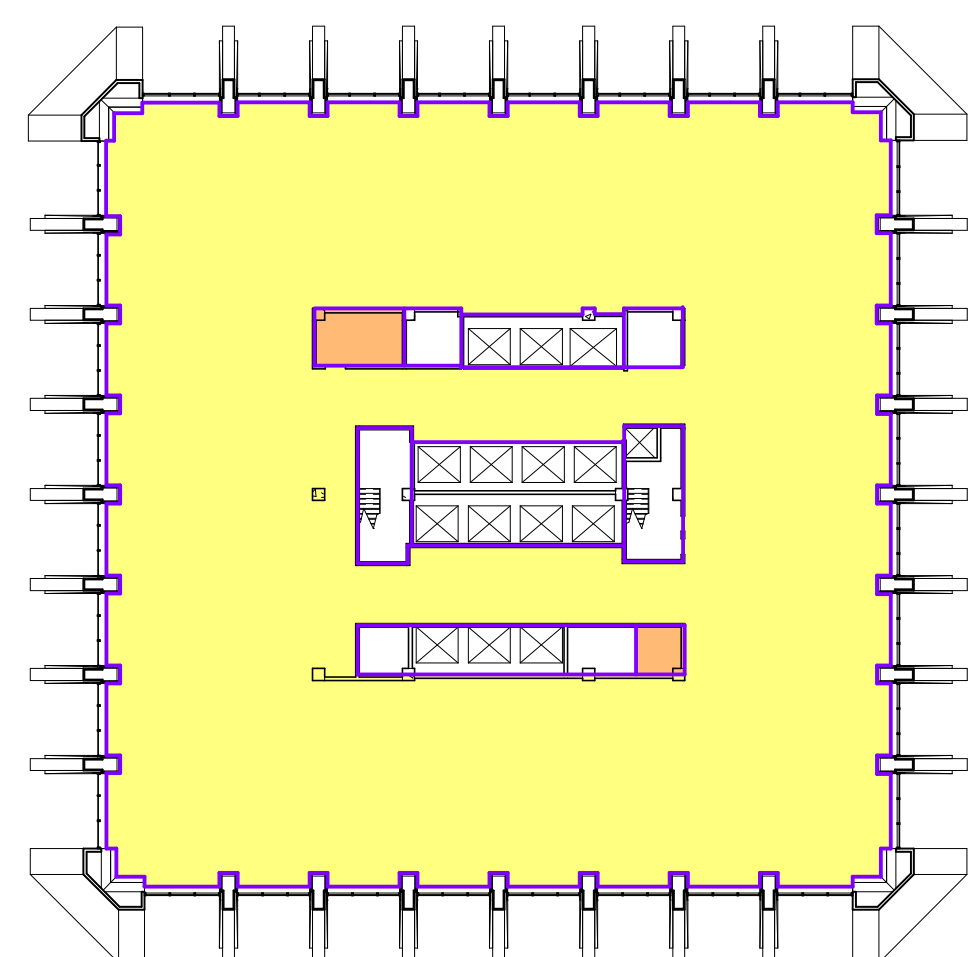
LEVEL 1 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	1811 SF	300	GROSS	7
ASSEMBLY UNCONCENTRATED	996 SF	15	NET	27
BUSINESS AREA	5883 SF	100	GROSS	59
KITCHEN	816 SF	200	GROSS	4
MERCANTILE, ON GRADE	2407 SF	30	GROSS	82
MERCANTILE, STORAGE	428 SF	300	GROSS	3
TOTAL	11940 SF			182



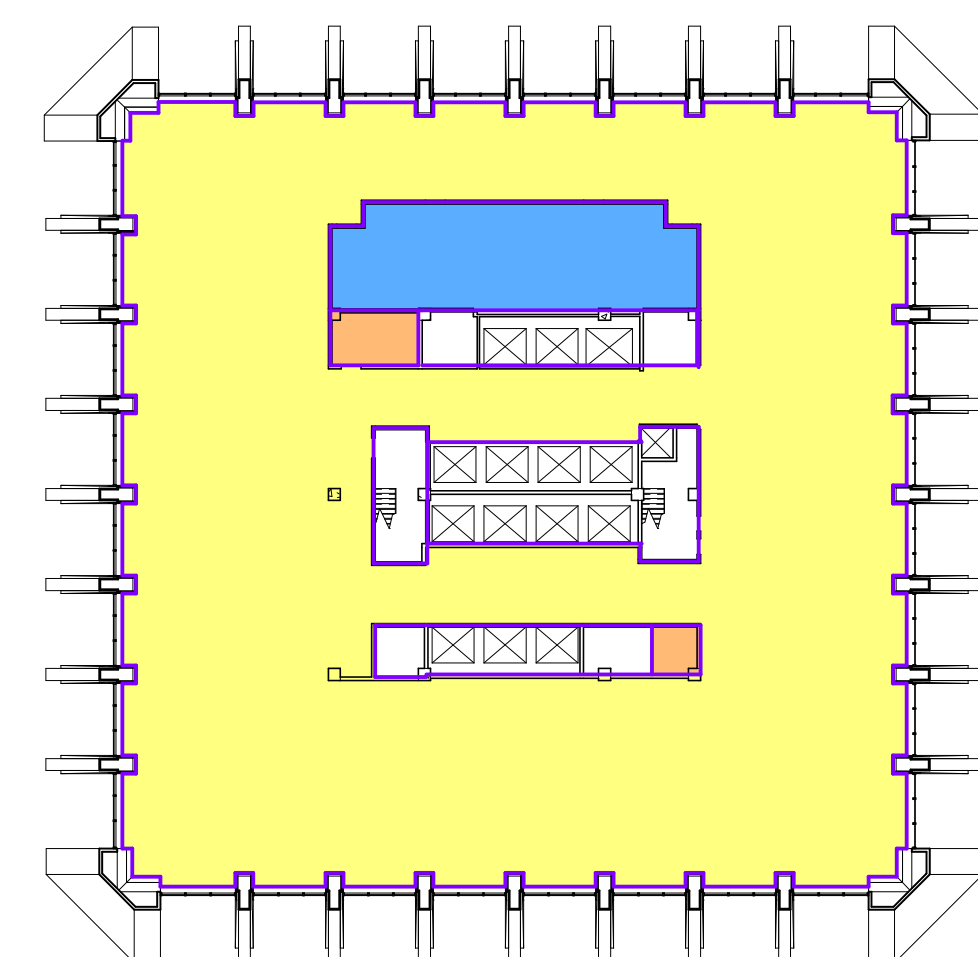
LEVEL 1 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	1879 SF	300	GROSS	7
ASSEMBLY UNCONCENTRATED	1886 SF	15	NET	128
BUSINESS AREA	4231 SF	100	GROSS	46
KITCHEN	1369 SF	200	GROSS	8
MERCANTILE, ON GRADE	1041 SF	30	GROSS	36
MERCANTILE, STORAGE	246 SF	300	GROSS	2
TOTAL	10261 SF			225

2 LEVEL 01 - OCCUPANT LOAD COMPARISON

1/32" = 1'-0"



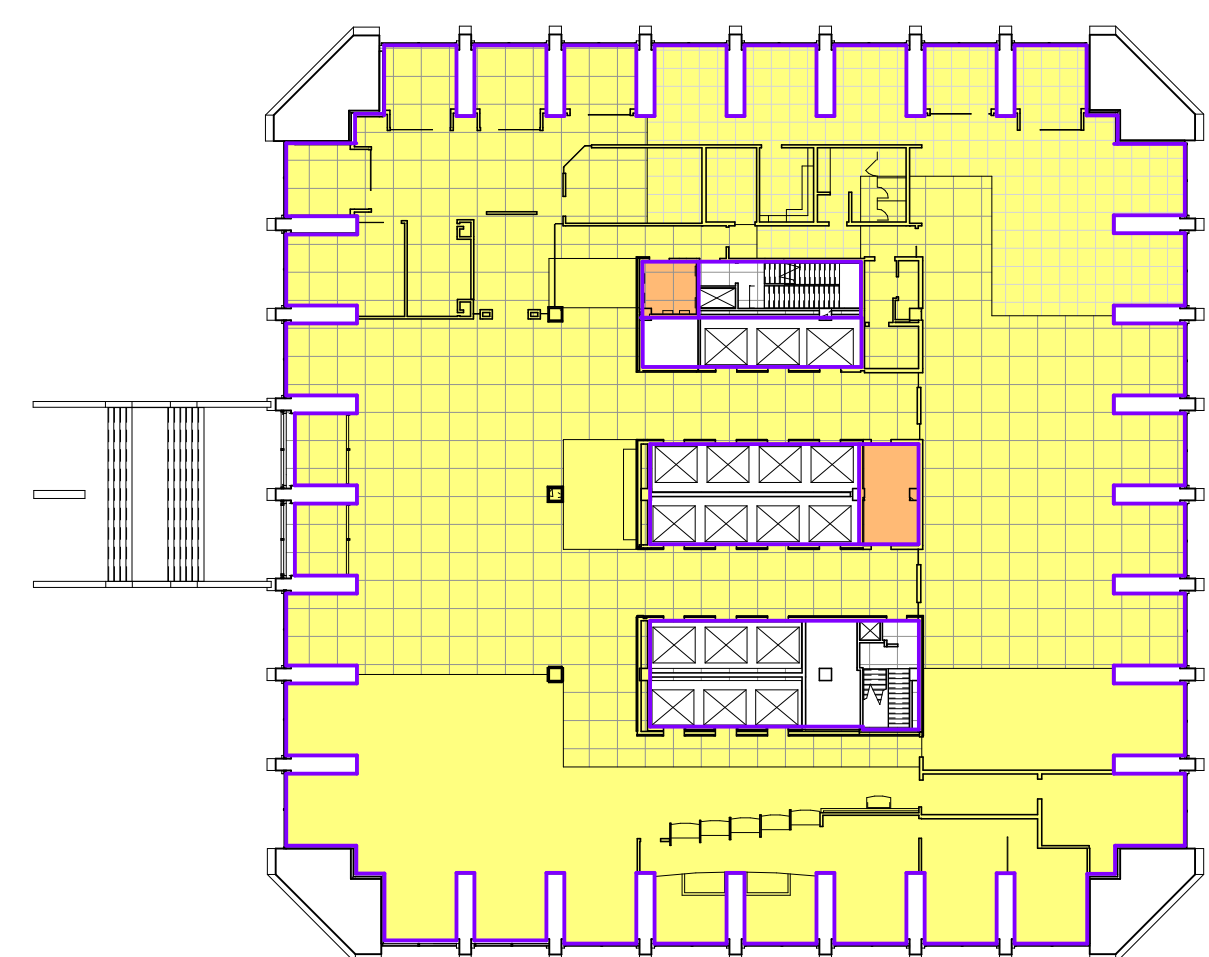
LEVEL 17 OCCUPANT LOAD - AS OF OCT 1....				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	210 SF	300	GROSS	2
BUSINESS AREA	14762 SF	100	GROSS	148
TOTAL	14972 SF			150



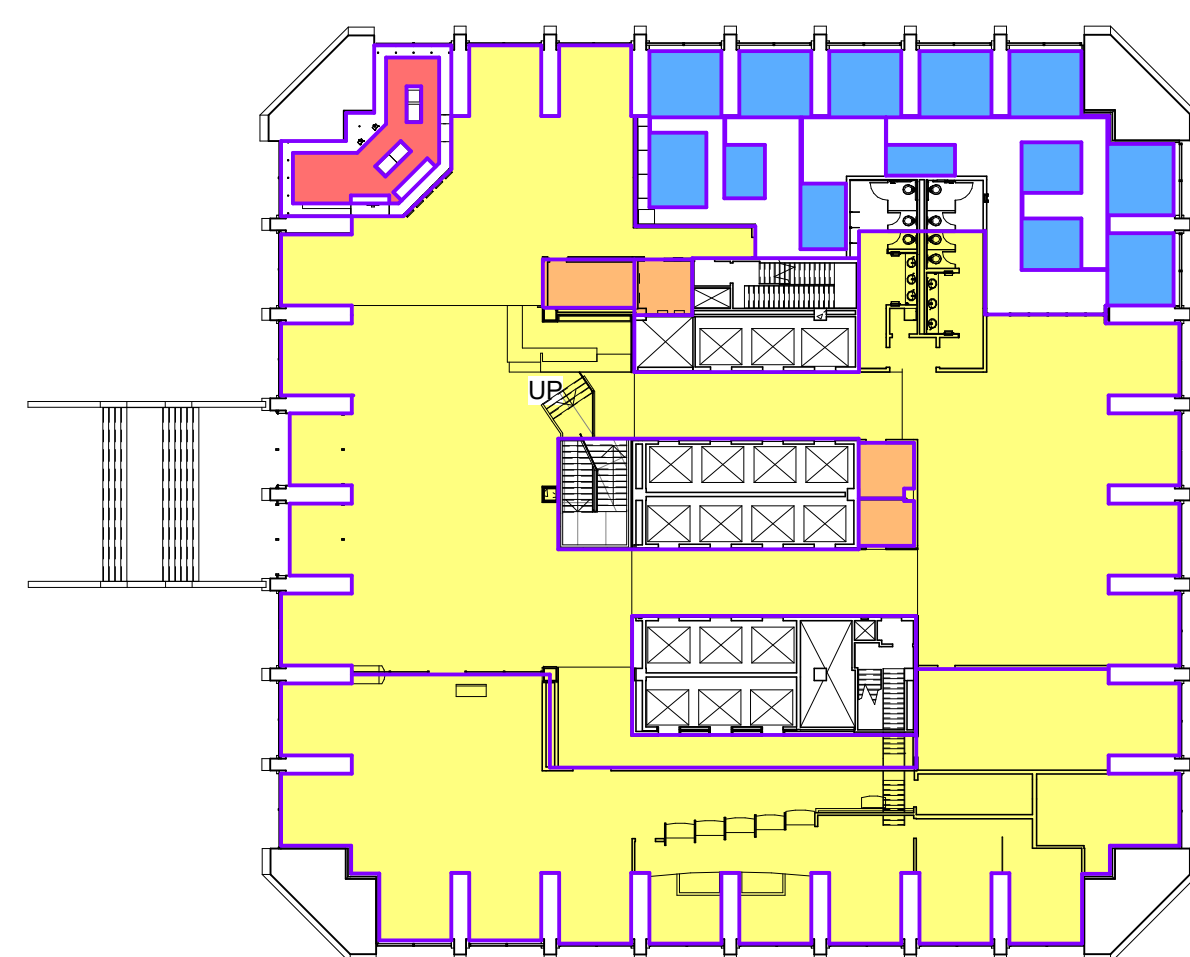
LEVEL 17 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	201 SF	300	GROSS	71
ASSEMBLY UNCONCENTRATED	1061 SF	15	NET	138
BUSINESS AREA	13722 SF	100	GROSS	138
TOTAL	14984 SF			211

6 LEVEL 17 - OCCUPANT LOAD COMPARISON

1/32" = 1'-0"



LEVEL 2 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	226 SF	300	GROSS	2
BUSINESS AREA	18207 SF	100	GROSS	183
TOTAL	18433 SF			185



LEVEL 2 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	308 SF	300	GROSS	4
ASSEMBLY UNCONCENTRATED	1425 SF	15	NET	96
BUSINESS AREA	14150 SF	100	GROSS	143
KITCHEN	280 SF	200	GROSS	2
TOTAL	16264 SF			245

3 LEVEL 02 - OCCUPANT LOAD COMPARISON

1/32" = 1'-0"

SEISMIC DESIGN REQUIREMENTS FOR EXISTING BUILDINGS

SEISMIC UPGRADE ANALYSIS OCCUPANT LOAD ANALYSIS SUMMARY - TOWER

BASELINE (AS OF OCT 1, 2004)	
LEVEL	OCCUPANT LOAD
B1	162
1	182
2	185
3	112
4	49
17	150
21	443
36	228
38	233
TOTAL	1744

PROPOSED		
LEVEL	OCCUPANT LOAD	CHANGE
B1	162	0
1	225	43
2	245	60
3	224	112
4	42	-7
17	211	61
21	151	-292
36	175	-53
38	296	63
TOTAL	1731	-13

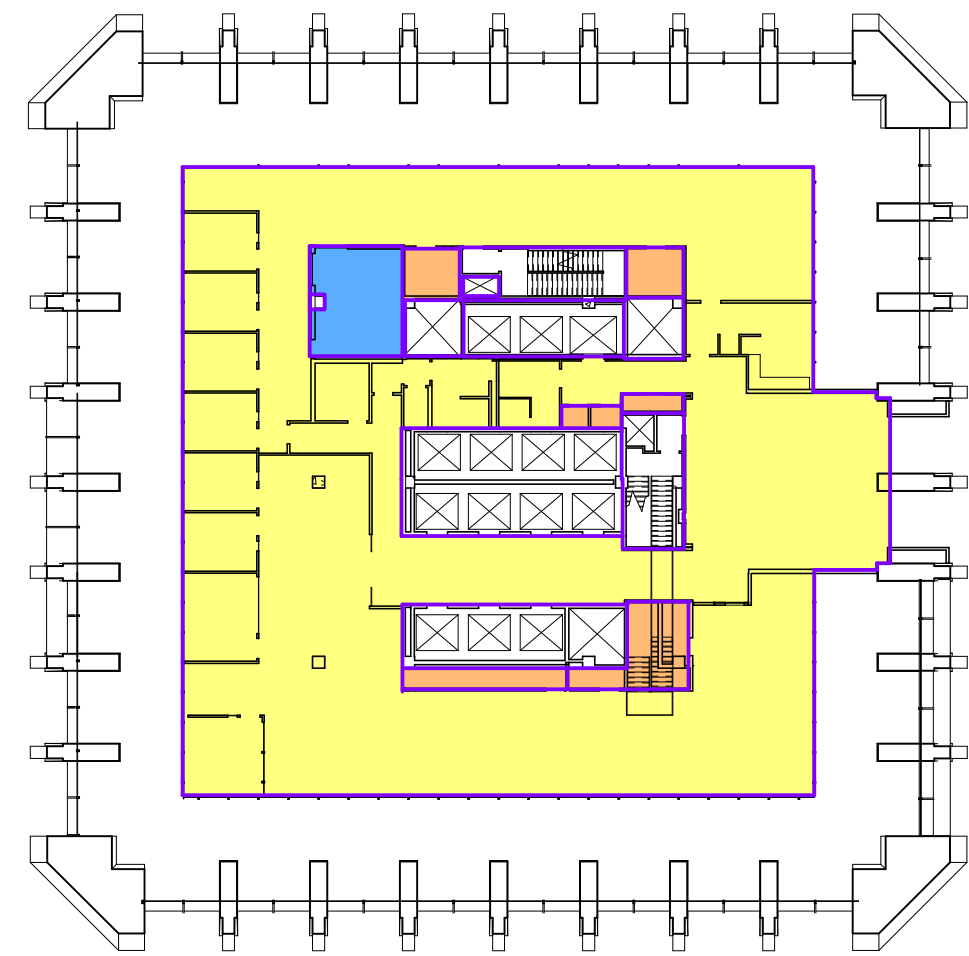
THE TOTAL CUMULATIVE CHANGES IN OCCUPANT LOAD WITH RESPECT TO THE BUILDING OCCUPANCY AS OF OCTOBER 1ST, 2004 IS NEGATIVE 13 WHICH IS LESS THAN 148 OCCUPANTS AND THE TOTAL CHANGES DO NOT EXCEED 1/3RD OF THE BUILDING NET FLOOR AREA. PER TABLE 24.85-B IN THE CITY OF PORTLAND CHARTER, CHAPTER 24.85 SEISMIC DESIGN REQUIREMENTS FOR EXISTING BUILDINGS, SEISMIC IMPROVEMENTS ARE NOT REQUIRED.

REFER TO SHEET G107 FOR ADDITIONAL INFORMATION ON LEVELS 21, 36 AND 38.

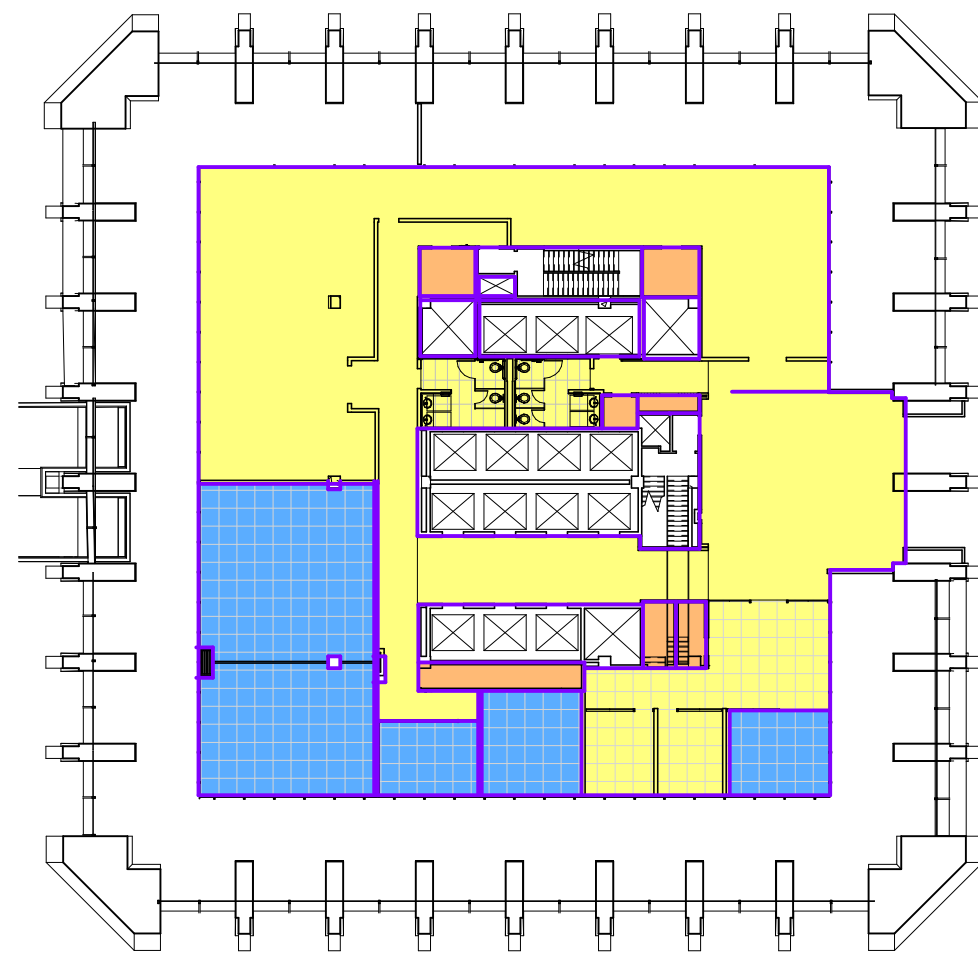
LEGEND

- ACCESSORY STORAGE
- ASSEMBLY
- ASSEMBLY UNCONCENTRATED
- BUSINESS AREA
- KITCHEN
- MERCANTILE, ON GRADE
- MERCANTILE, STORAGE
- NON SIMULTANEOUS USE
- PARKING GARAGE

NOTE: SEE CODE COMPLIANCE SHEETS FOR DETAILED OCCUPANCY AND EGRESS ANALYSIS



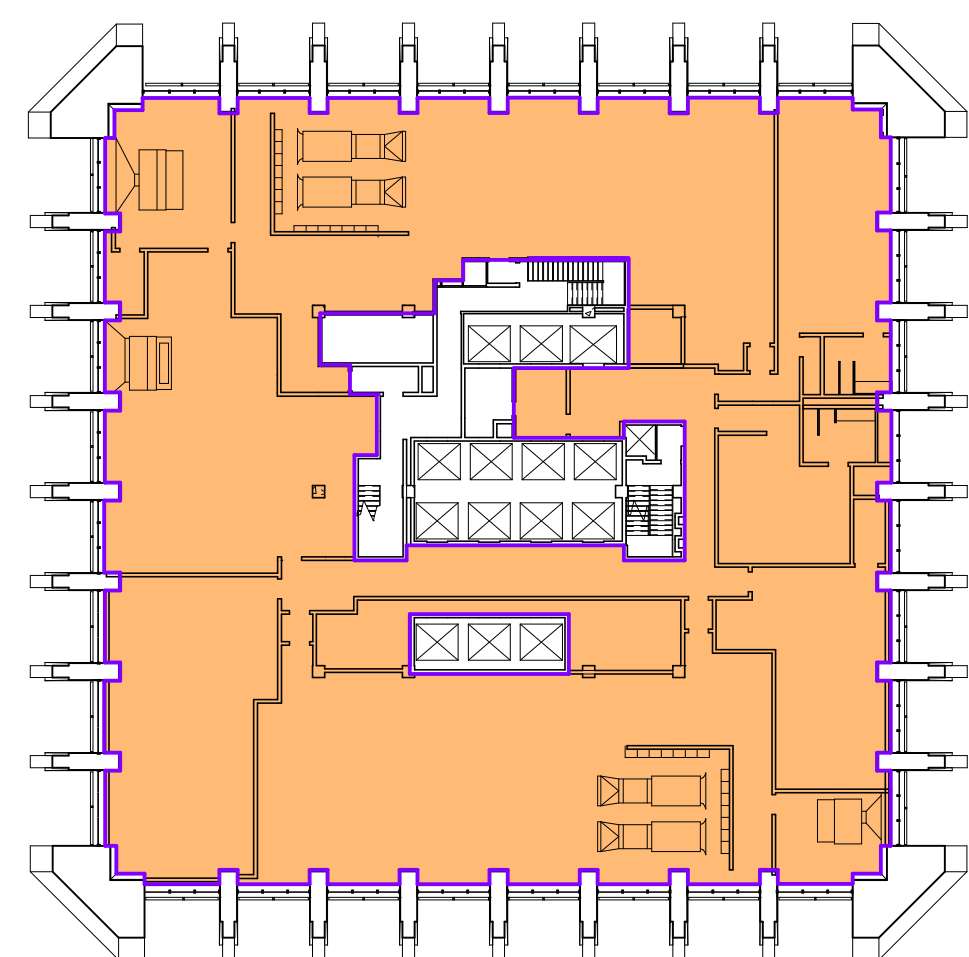
LEVEL 3 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	512 SF	300	GROSS	6
ASSEMBLY UNCONCENTRATED	277 SF	15	NET	19
BUSINESS AREA	8601 SF	100	GROSS	87
TOTAL	9391 SF			112



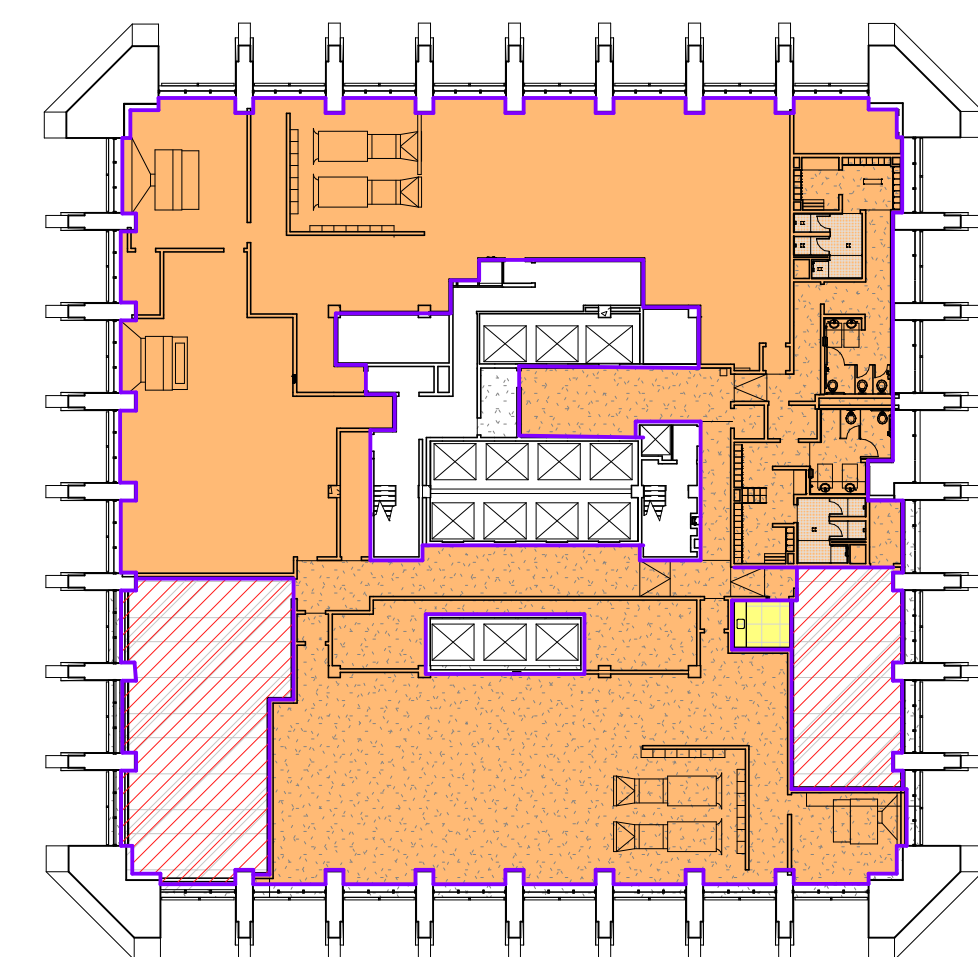
LEVEL 3 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	466 SF	300	GROSS	7
ASSEMBLY UNCONCENTRATED	2231 SF	15	NET	150
BUSINESS AREA	8681 SF	100	GROSS	87
TOTAL	9377 SF			224

4 LEVEL 03 - OCCUPANT LOAD COMPARISON

1/32" = 1'-0"



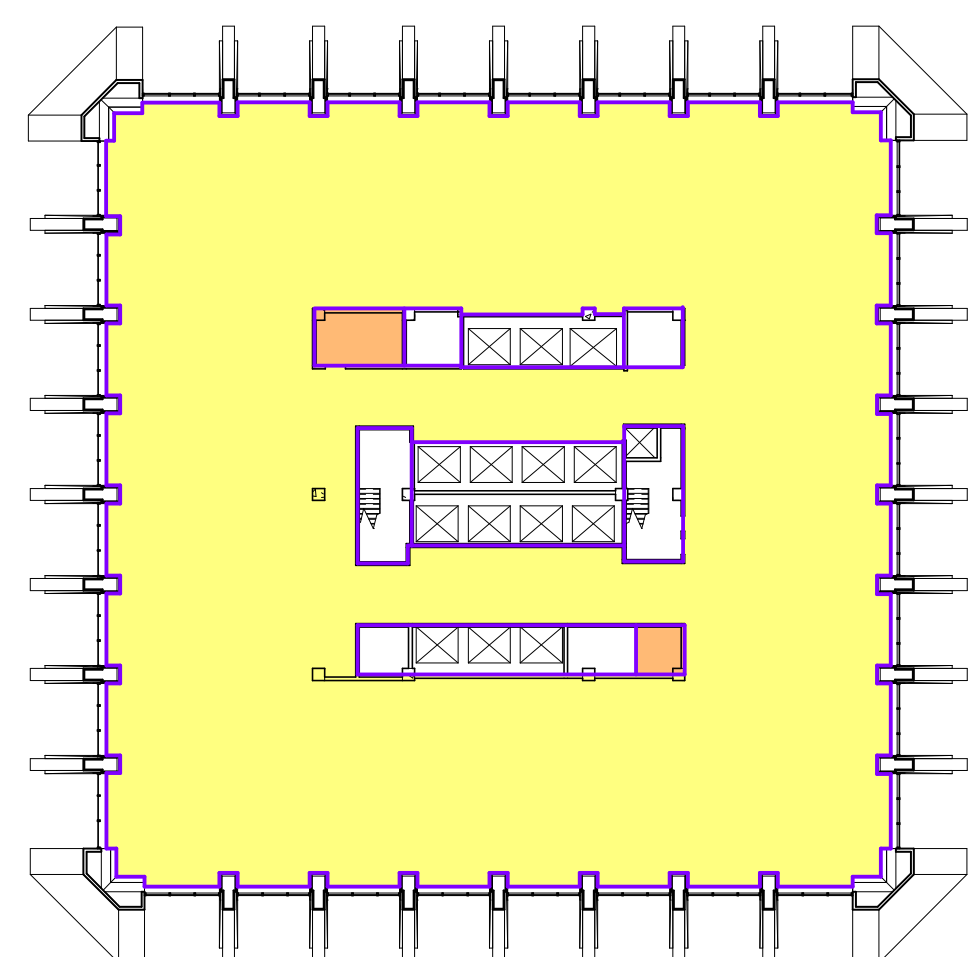
LEVEL 4 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	1420 SF	300	GROSS	49
TOTAL	1420 SF			49



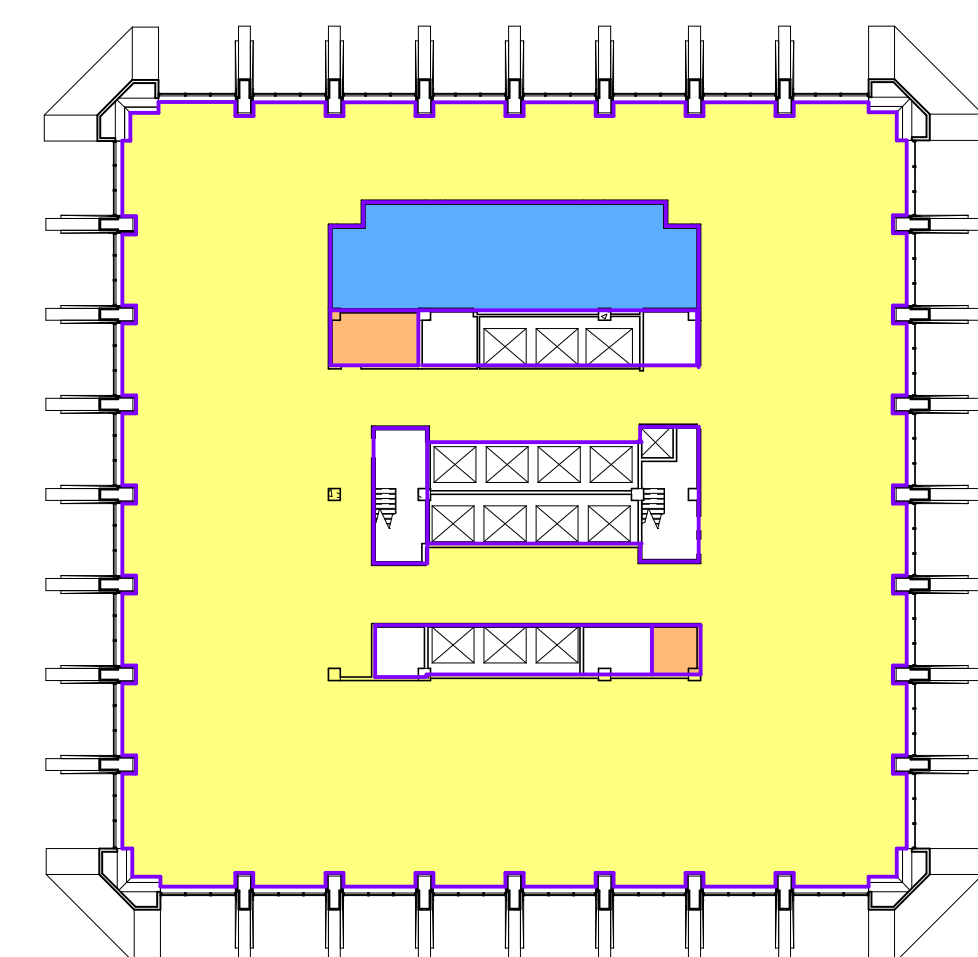
LEVEL 4 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	1220 SF	300	GROSS	41
BUSINESS AREA	81 SF	100	GROSS	1
EXERCISE ROOM	1949 SF	50	GROSS	40
TOTAL	1420 SF			82

5 LEVEL 04 OCCUPANT LOAD COMPARISON

1/32" = 1'-0"



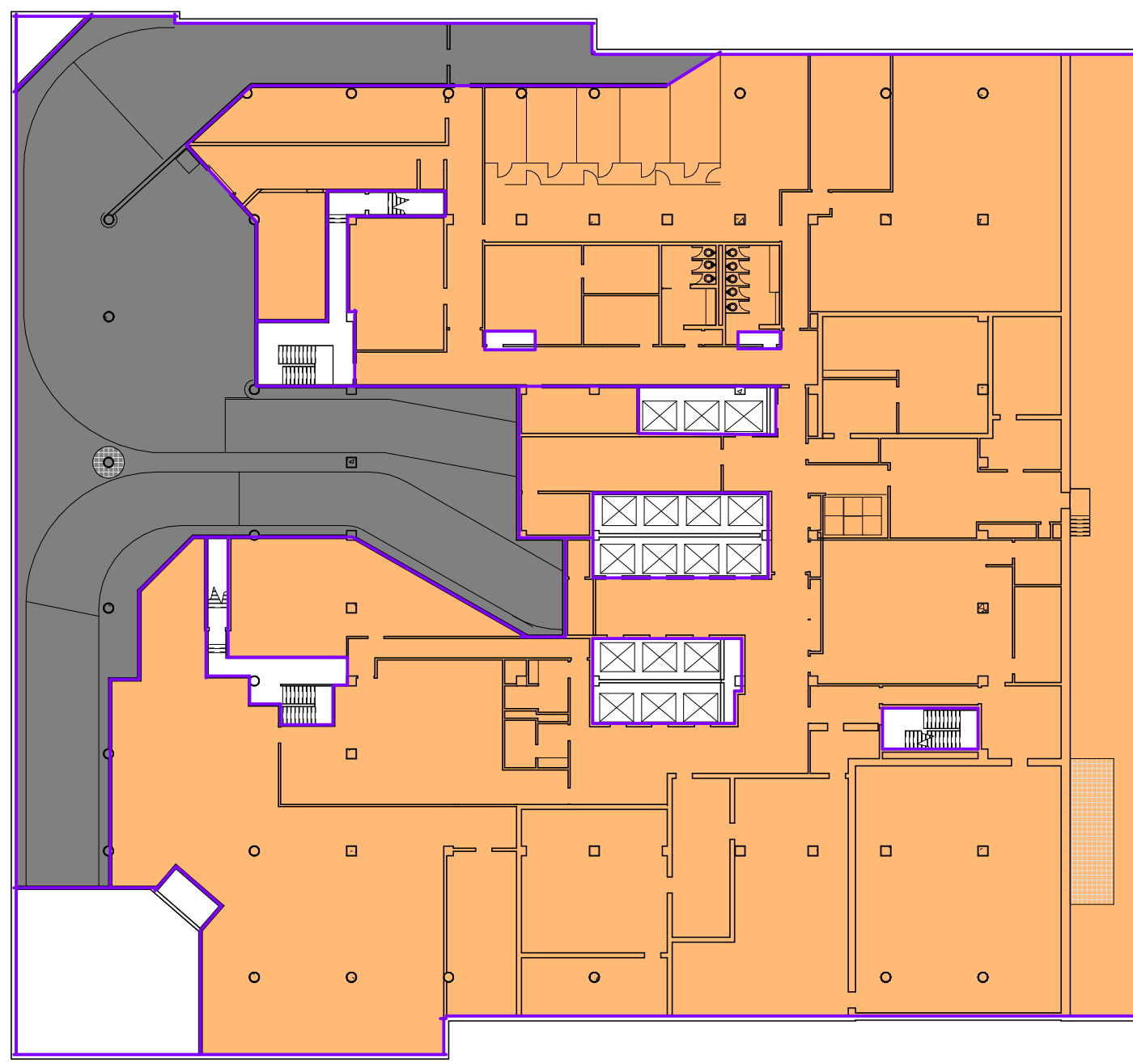
LEVEL 17 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	210 SF	300	GROSS	7
BUSINESS AREA	14762 SF	100	GROSS	148
TOTAL	14972 SF			155



LEVEL 17 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	201 SF	300	GROSS	7
ASSEMBLY UNCONCENTRATED	1061 SF	15	NET	71
BUSINESS AREA	13722 SF	100	GROSS	138
TOTAL	14984 SF			216

6 LEVEL 17 - OCCUPANT LOAD COMPARISON

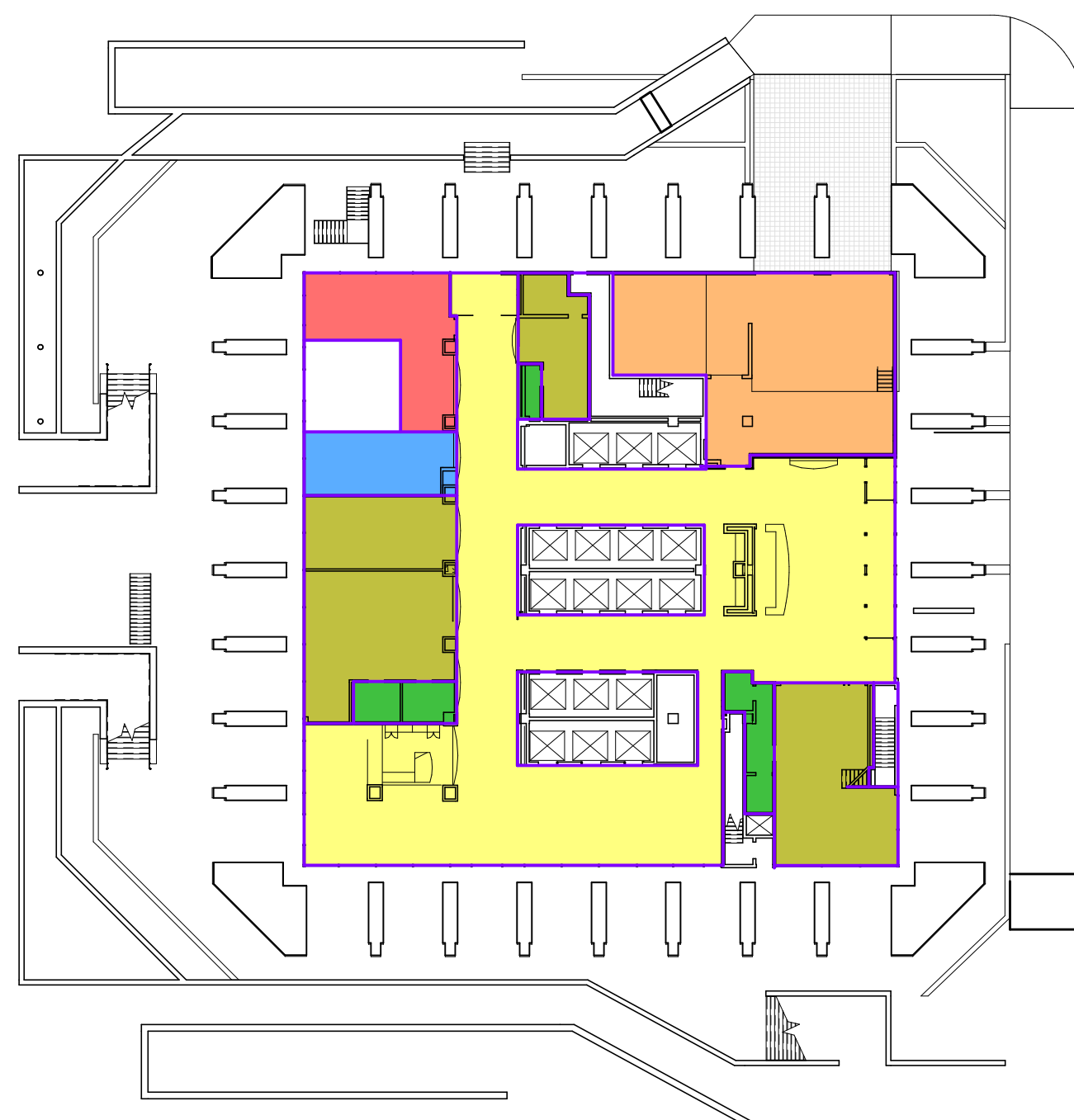
1/32" = 1'-0"



LEVEL B1 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	33310 SF	300	GROSS	112
PARKING GARAGE	9808 SF	200	GROSS	50
TOTAL	43118 SF			162

1 LEVEL B1 - OCCUPANT LOAD COMPARISON

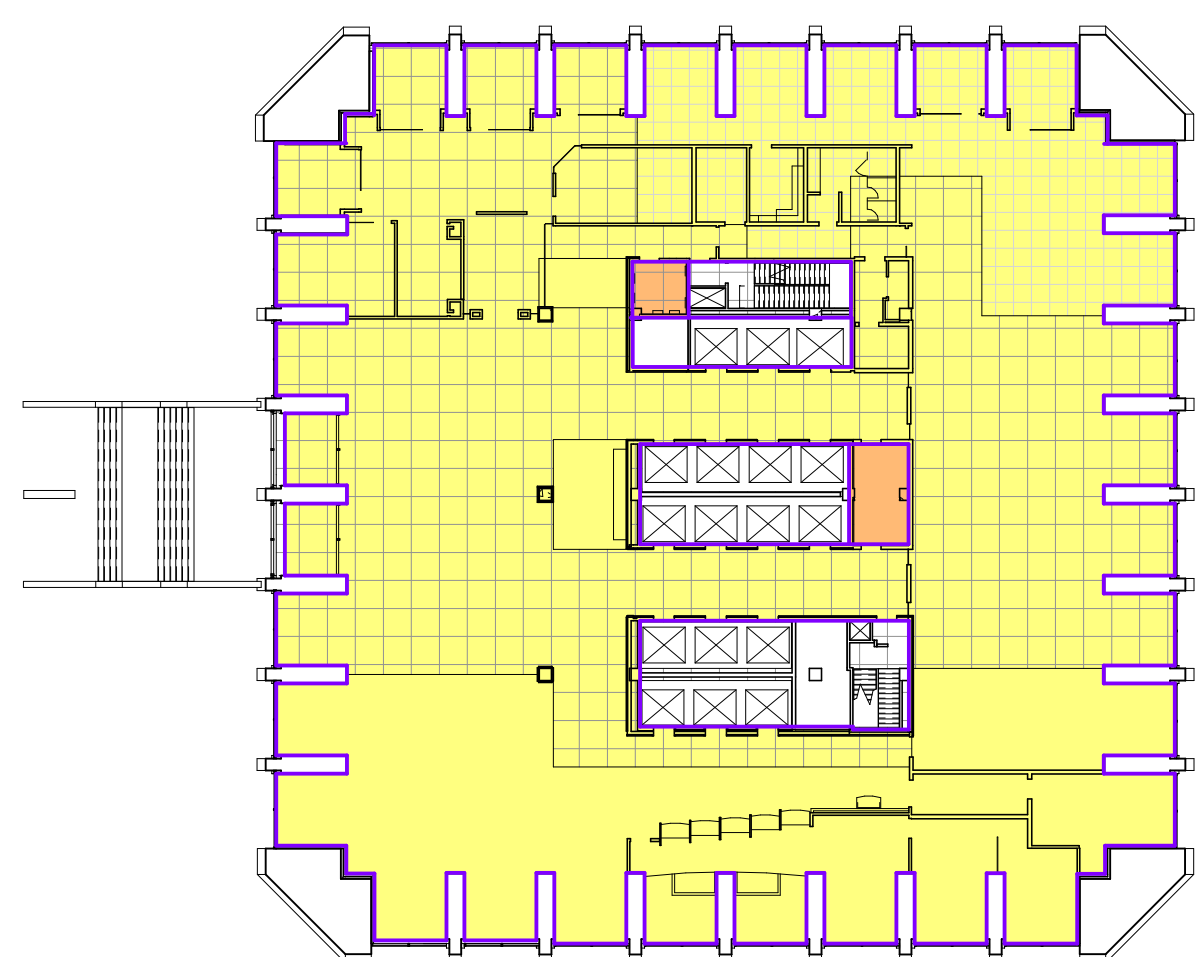
1/32" = 1'-0"



LEVEL 1 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	1811 SF	300	GROSS	7
ASSEMBLY UNCONCENTRATED	996 SF	15	NET	27
BUSINESS AREA	5883 SF	100	GROSS	59
KITCHEN	616 SF	200	GROSS	4
MERCANTILE, ON GRADE	2407 SF	30	GROSS	82
MERCANTILE, STORAGE	428 SF	300	GROSS	3
TOTAL	11940 SF			182

2 LEVEL 01 - OCCUPANT LOAD COMPARISON

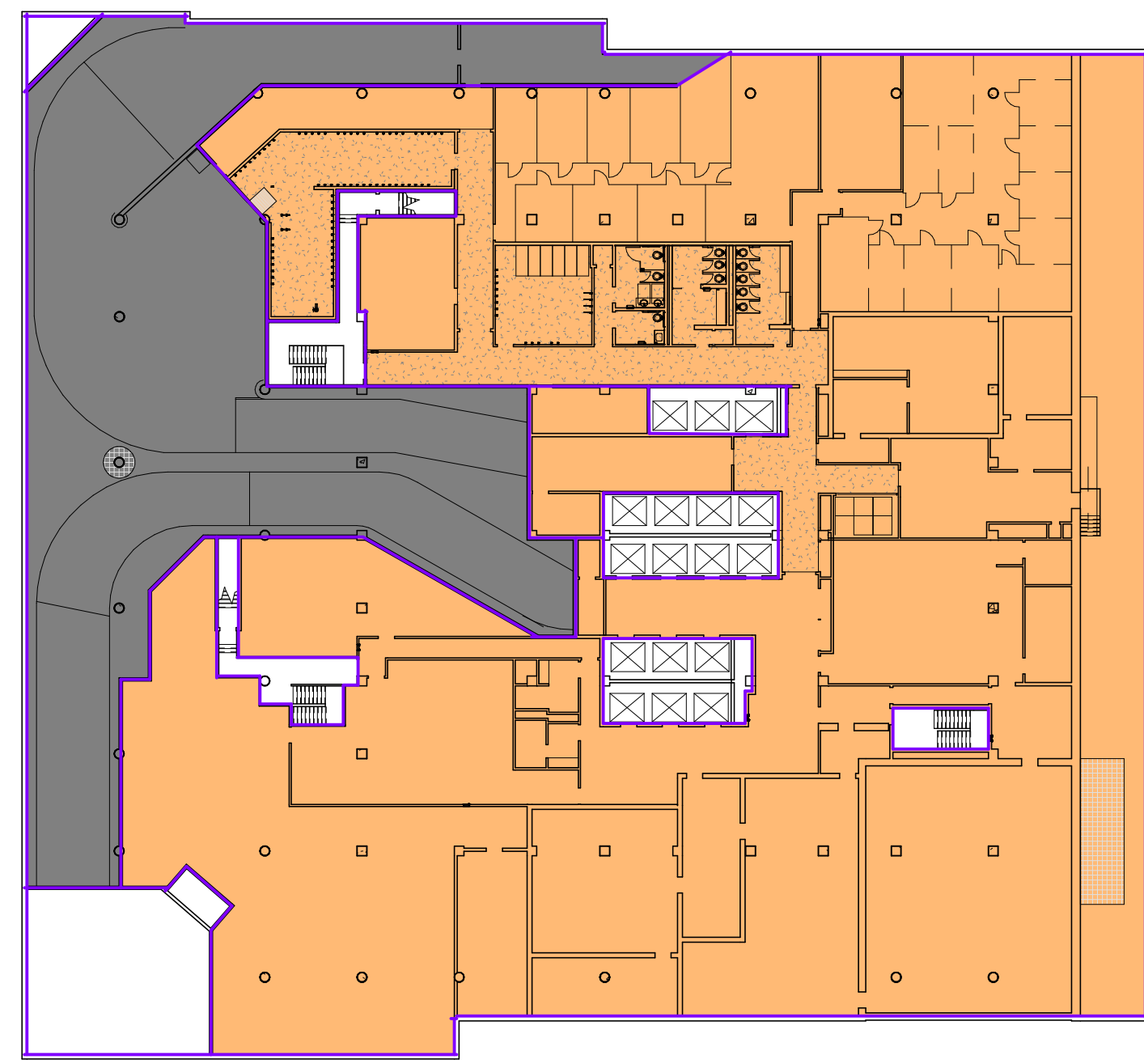
1/32" = 1'-0"



LEVEL 2 OCCUPANT LOAD - AS OF OCT 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	226 SF	300	GROSS	2
BUSINESS AREA	18207 SF	100	GROSS	183
TOTAL	18433 SF			185

3 LEVEL 02 - OCCUPANT LOAD COMPARISON

1/32" = 1'-0"



LEVEL B1 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	33380 SF	300	GROSS	112
PARKING GARAGE	9808 SF	200	GROSS	50
TOTAL	43188 SF			162

SEISMIC DESIGN REQUIREMENTS FOR EXISTING BUILDINGS

SEISMIC UPGRADE ANALYSIS OCCUPANT LOAD ANALYSIS SUMMARY - TOWER

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38	233
TOTAL	1744

PROPOSED		
LEVEL	OCCUPANT LOAD	CHANGE
B1	162	0
1	225	43
2	245	60
3	224	112
4	82	33
17	211	61
21	151	-292
36	175	-53
38	296	63
TOTAL	1771	27

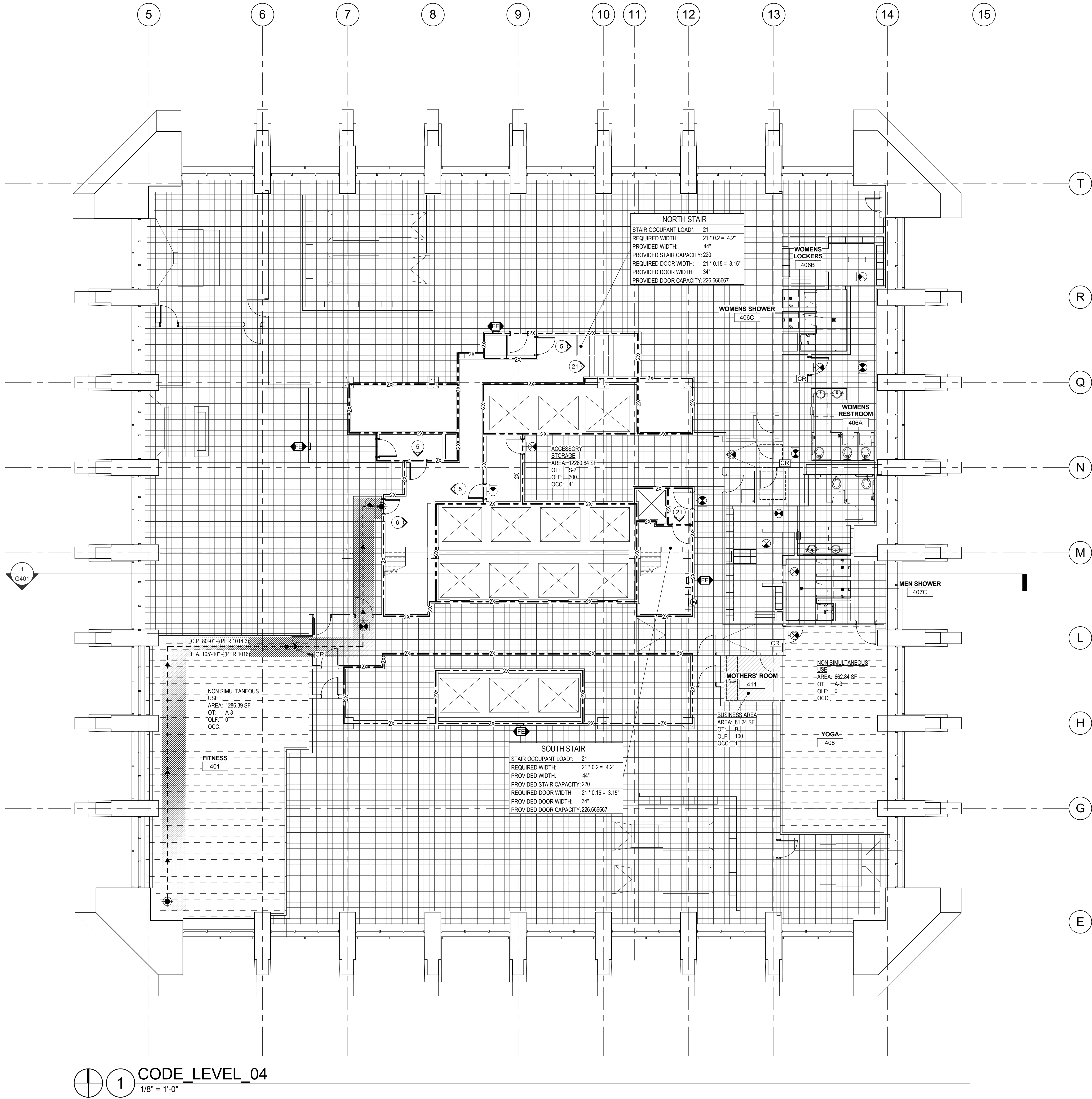
THE TOTAL CUMULATIVE CHANGES IN OCCUPANT LOAD WITH RESPECT TO THE BUILDING OCCUPANCY AS OF OCTOBER 1ST, 2004 IS 27 WHICH IS LESS THAN 14% OF THE BUILDING NET FLOOR AREA. PER TABLE 24.85-B IN THE CITY OF PORTLAND CHARTER, CHAPTER 24.85 SEISMIC DESIGN REQUIREMENTS FOR EXISTING BUILDINGS, SEISMIC IMPROVEMENTS ARE NOT REQUIRED.

REFER TO SHEET G107 FOR ADDITIONAL INFORMATION ON LEVELS 21, 36 AND 38.

LEGEND

- ACCESSORY STORAGE
- ASSEMBLY
- ASSEMBLY UNCONCENTRATED
- BUSINESS AREA
- KITCHEN
- MERCANTILE, ON GRADE
- MERCANTILE, STORAGE
- NON SIMULTANEOUS USE
- PARKING GARAGE

NOTE: SEE CODE COMPLIANCE SHEETS FOR DETAILED OCCUPANCY AND EGRESS ANALYSIS



GENERAL NOTES - CODE

- A. ALL WORK SHOWN ON THE 'G' SHEETS IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, AND CONSIDERED TYPICAL FOR ALL SHEETS. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
- B. PER OSBC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLSS) SUMMARY IN A SEPARATE 8 1/2" x 11" BINDER FORMAT. THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTABLISHES ADDITIONAL CODE COMPLIANCE REQUIREMENTS FOR THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE FLSS SUMMARY AND THE 'G' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED.
- C. SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS. DELEGATED DESIGN ITEMS PER SECTION 01 31 16 AND SCOPE UNDER SEPARATE TRADE PERMITS ARE THE RESPONSIBILITY OF THOSE DESIGNERS TO MEET ALL APPLICABLE CODES.
- D. PROVIDE LISTED FIRESTOPS, THROUGH PENETRATION ASSEMBLIES AND CONTINUOUS PERIMETER GAP SEALANTS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING AS SHOWN WITHIN THESE PLANS.
- E. 30" DOORS EGRESS LOADS LESS THAN 167 MEET THE MINIMUM REQUIRED EGRESS WIDTH.
- F. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE PER PFC 100.3.
- G. BACKUP POWER AT ALL ILLUMINATED EGRESS PATHS TO BE PROVIDED BY EXISTING ON SITE EMERGENCY GENERATORS.
- H. ALL DEDICATED EGRESS PATHS SHOWN SHALL HAVE A MINIMUM CLEAR WIDTH OF 44" AND SHALL BE ILLUMINATED BY A MINIMUM OF 1 FOOTCANDLE AT FLOOR LEVEL. REFER TO ELECTRICAL DRAWINGS.
- I. ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.

LEGEND

- PROPERTY LINE
- SCOPE OF WORK
- 1 HOUR SMOKE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- 1 HOUR FIRE RESISTANCE RATED CONSTRUCTION
- 2 HOUR FIRE RESISTANCE RATED CONSTRUCTION
- EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO ELECTRICAL DRAWINGS)
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO ELECTRICAL DRAWINGS)
- ACCESSIBLE ROUTE OF TRAVEL
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS DISTANCE
- OCCUPANT LOAD AT OPENING
- CUMULATIVE OCCUPANT LOAD AT OPENING
- BUILDING EXIT
- BUILDING CODE APPEAL, SEE G011
- MAGNETIC HOLD OPEN
- AREA REQUIRING SMOKE DETECTION
- AREA NAME
- MANUAL PULL STATION REQUIRED
- STANDPIPE
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S)
- DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- FIRE EXTINGUISHER (AND CABINET WHERE OCCURS)
- TWO WAY COMMUNICATION (AND CABINET WHERE OCCURS)
- ACCESSIBLE ENTRANCE
- CARD READER

OCCUPANT LOAD LEGEND

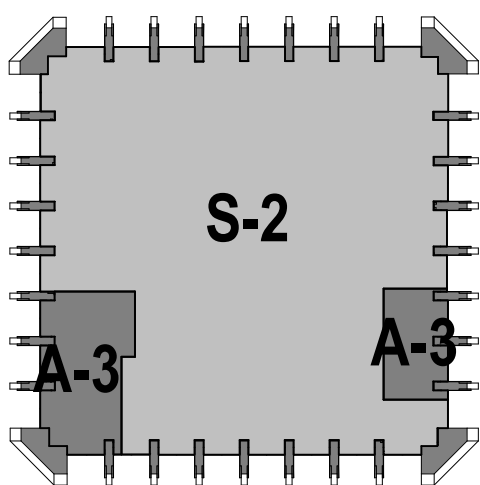
- ACCESSORY STORAGE
- BUSINESS AREA
- NON SIMULTANEOUS USE

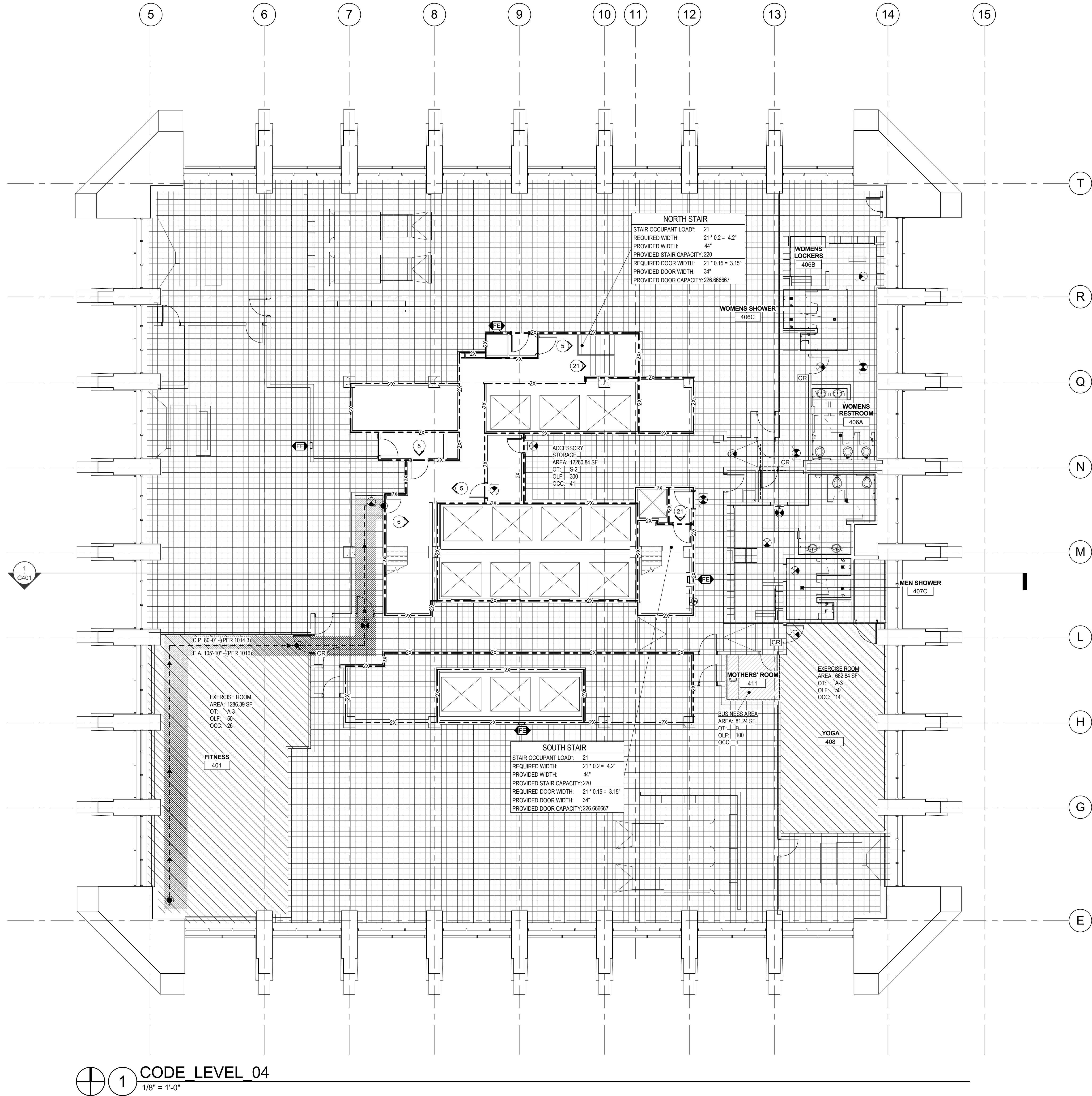
LEVEL 04 OCCUPANT LOAD SUMMARY					
OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
S-2	ACCESSORY STORAGE	1220.84 SF	300	GROSS	41
B	BUSINESS AREA	84.24 SF	100	GROSS	1
A-3	NON SIMULTANEOUS USE	1949.23 SF	0	GROSS	0
Grand Total		14291.32 SF			42

LEVEL 04 PLUMBING COUNT SUMMARY									
OCCUPANCY	OCCUPANT LOAD PER MINOR PART	TOILET CLOSETS**	TOILET CLOSETS**	TOILET CLOSETS**	TOILET CLOSETS**	TOILET CLOSETS**	TOILET CLOSETS**	TOILET CLOSETS**	TOILET CLOSETS**
S-2	21	1	1	1	1	1	1	1	1
A-3	0	0	0	0	0	0	0	0	0
B	1	1	1	1	1	1	1	1	1
TOTAL REQUIRED		2	2	2	2	2	2	2	2
TOTAL LEVEL SH		2	2	2	2	2	2	2	2
SUBTOTAL		2	2	2	2	2	2	2	2

**PER OCCUPANT TABLE 2002.1
***PER ANNUAL NUMBER 1649 CLIP HOLDERS AND CLIPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT
TOTAL INCLUDES BOTH EXISTING AND PROPOSED NEW FIXTURES
*** NON SIMULTANEOUS USE

OCCUPANCY DIAGRAM - LEVEL 04





GENERAL NOTES - CODE

- ALL WORK SHOWN ON THE 'G' SHEETS IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, AND CONSIDERED TYPICAL FOR ALL SHEETS. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
- PER OSBC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLSS) SUMMARY IN A SEPARATE 8 1/2" x 11" BINDER FORMAT. THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTABLISHES ADDITIONAL CODE COMPLIANCE REQUIREMENTS FOR THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE FLSS SUMMARY AND THE 'G' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED.
- SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS. DELEGATED DESIGN ITEMS PER SECTION 01 31 14 AND SCOPE UNDER SEPARATE TRADE PERMITS ARE THE RESPONSIBILITY OF THOSE DESIGNERS TO MEET ALL APPLICABLE CODES.
- PROVIDE LISTED FIRESTOPS, THROUGH PENETRATION ASSEMBLIES AND CONTINUOUS PERIMETER GAP SEALANTS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING AS SHOWN WITHIN THESE PLANS.
- 3/4" DOORS EGRESSING LOADS LESS THAN 167 MEET THE MINIMUM REQUIRED EGRESS WIDTH.
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE PER PFC 100.3.
- BACKUP POWER AT ALL ILLUMINATED EGRESS PATHS TO BE PROVIDED BY EXISTING ON SITE EMERGENCY GENERATORS.
- ALL DEDICATED EGRESS PATHS SHOWN SHALL HAVE A MINIMUM CLEAR WIDTH OF 44" AND SHALL BE ILLUMINATED BY A MINIMUM OF 1 FOOTCANDLE AT FLOOR LEVEL. REFER TO ELECTRICAL DRAWINGS.
- ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.

LEGEND

- PROPERTY LINE
- SCOPE OF WORK
- 1 HOUR SMOKE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- 1 HOUR FIRE RESISTANCE RATED CONSTRUCTION
- 2 HOUR FIRE RESISTANCE RATED CONSTRUCTION
- EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO ELECTRICAL DRAWINGS.
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO ELECTRICAL DRAWINGS).
- ACCESSIBLE ROUTE OF TRAVEL
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS DISTANCE
- OCCUPANT LOAD AT OPENING
- CUMULATIVE OCCUPANT LOAD AT OPENING
- BUILDING EXIT
- BUILDING CODE APPEAL, SEE G011
- MAGNETIC HOLD OPEN
- AREA REQUIRING SMOKE DETECTION
- AREA NAME
- MANUAL PULL STATION REQUIRED
- STANDPIPE
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S)
- DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- FIRE EXTINGUISHER (AND CABINET WHERE OCCURS)
- TWO WAY COMMUNICATION (AND CABINET WHERE OCCURS)
- ACCESSIBLE ENTRANCE
- CARD READER

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE
- BUSINESS AREA
- EXERCISE ROOM

LEVEL 04 OCCUPANT LOAD SUMMARY					
OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
S-2	ACCESSORY STORAGE	1220.84 SF	300	GROSS	41
B	BUSINESS AREA	81.24 SF	100	GROSS	1
A-3	EXERCISE ROOM	1949.23 SF	50	GROSS	40
Grand total		14291.32 SF			82

LEVEL 04 PLUMBING COUNT SUMMARY							
OCCUPANCY	OCCUPANT LOAD PER GENDER ONLY	TOTAL WATER CLOSETS*	TOTAL WATER CLOSETS		TOTAL LAVATOIRES*		TOTAL DRINKING FOUNTAINS**
			M	F	M	F	
S-2	21	1 PER 125	1	1	1 PER 125	1	0
A-3	28	1 PER 125	1	1	1 PER 125	1	0
B	1	1 PER 25 FOR THE FIRST 25 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 25	1	1	1 PER 40 FOR THE FIRST 40 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 40	1	0
TOTAL REQUIRED			3	3	3	3	0
TOTAL PROVIDED			2	2	2	2	0

*PER OCC TABLE, PNC-1
**PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT
TOTAL INCLUDES BOTH EXISTING AND PROPOSED NEW FIXTURES

OCCUPANCY DIAGRAM - LEVEL 04

