

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 18767 (12/12/18) for additional information

Appeal ID: 18790

Project Address: 350 SW Jefferson St

Hearing Date: 12/19/18

Appellant Name: John Heinen

Case No.: B-014

Appellant Phone: 5035720476

Appeal Type: Building

Plans Examiner/Inspector: John Cooley, Joe Thornton, Corey Stanley

Project Type: commercial

Stories: 6 **Occupancy:** B **Construction Type:** 1-A

Building/Business Name: Wells Fargo Center

Fire Sprinklers: Yes - Throughout building

Appeal Involves: Alteration of an existing structure, Addition to an existing structure, Reconsideration of appeal

LUR or Permit Application No.: 18-208035-CO

Plan Submitted Option: pdf [File 1] [File 2] [File 3] **Proposed use:** Office Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC Section 403.2.4 Spray fire-resistant materials (SFRM)

Requires Section 403.2.4 lists requirements for spray fire-resistant materials (SFRM) in a high-rise building.

Proposed Design This appeal pertains to the remodel of an existing data center building, otherwise known as the Exchange Block, in the Wells Fargo Center located in downtown Portland between SW 3rd and 4th Avenues and SW Columbia SW Jefferson, built in early 1970. The building is 6 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.

The Wells Fargo Center Exchange Block Remodel leaves most of the existing building intact. New work includes an extension of the existing floor on level 1 to the west toward 4th Avenue, and a new curtain wall at the perimeter on levels 1 and 2 which will enclose the current exterior plaza space. Please reference the attached site plan and floor plans for more information.

The Exchange Block is a high-rise because the highest occupied floor on level 5 of the Exchange Block is over 75 feet high from the lowest level of fire department access. Item #7 of the building permit checksheet review comments from John Cooley for this project require an appeal for items that are non-compliant with OSSC Section 403. Attached is a list of all the items in Section 403, which notes if the building currently complies, if not if it is being upgraded and additional comments explaining why or why not the building is being upgraded. Below is a list of all the non-compliant items from this list and the proposed design. Please reference the attached fire life safety sheets for additional information.

403.2.2 Seismic Considerations – The original structural design does not meet current code for

seismic design. The occupant load increase is under 150 and the cumulative changes in percentage of floor area does not exceed 1/3rd of the building net floor area therefore a structural upgrade is not required per Chapter 24.85 Seismic Design Requirements for Existing Buildings. Please see attached sheet G107 and G108 for additional information.

403.2.4 SFRM – Parts of the building meet current code for fireproofing and some don't.

Yes – Future tenant spaces on levels 3 through 5. All existing non-future tenant spaces in the basement through level 5 is getting abated and new fireproofing installed to meet current building code as required for new construction.

No – Areas already abated or not required to be abated due to new construction in the basement through level 5 will not be upgraded to meet current code. The fireproofing for part of the building meets current code, and part of it does not.

The fireproofing at the structural steel and deck above the SE corner of level 3, the north side of level 4 and all of level 5 were abated when requirements for minimum fireproofing bond strength in a building up to 420 feet high meet current code. The remaining existing structural steel and floor deck over future tenant spaces on levels 3 through 5 will have the existing fireproofing removed and new fireproofing installed as part of the proposed remodel. Existing structure with non-compliant fireproofing above non-future tenant improvement spaces in the basement to level 5 will get abated only if required by new construction. All new structural steel and deck will be fireproofed to meet current code.

403.3.3 Fire Pump Room – The fire pump room does not meet current code. It is not separated from all other areas of the building by a 2-hour fire barriers and does not have a rated access route. The Exchange Block sprinkler system is served by a fire pump room located under the tower on the highest level of the parking garage, level A. Please see attached sheet G1P1.

403.4.3 Standpipe System – The existing standpipe system does not meet current code for the following items;

- (1). There is no annular clearance where pipes penetrate floors
- (2). A hose valve is required at the penthouse roof.
- (3). The drains need to be changed to 3" drain for full flow testing if psi exceeds 175.
- (4). Floor control valves, hose valves and drains need to be located on stair landings. They are currently just outside the stairway located above the ceiling tiles.
- (5). The standpipes need to be hydraulically calculated to supply 250gpm at 100psi at three locations per NFPA-14.

Because the standpipes are not included in the scope of work for the project and modifying them to meet current code requirements would be prohibitively expensive, we propose they do not need to be upgraded.

403.4.5 Emergency Responder Radio Coverage – The existing building does not have a DAS system. After the building is substantially complete, testing will be done to verify if a DAS system is required to provide emergency responder radio coverage.

403.4.6 Fire Command Center – The existing Fire Command Center at the Wells Fargo Center Tower security desk does not meet current code. Separate appeals are being filed to address this issue. Appeal #18755 addresses PFC/OSSC Sections 508.1.1/911.1.1 Location, 508.1.2/911.1.2 Separation, 508.1.3/911.1.3 Size and 508.1.4/911.1.4 Layout Approval and a future appeal will address 508.1.5/911.1.5 Required Features.

403.4.8 Standby Power, Elevators – The existing elevators do not have standby power that meets current code. The existing generators provide power to all three existing passenger elevators, however the overall emergency power system does not meet current code (see item 403.4.9).

Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded. The elevators will provide an accessible means of egress from level 6, but do not need fire service access and are not providing self-evacuation.

403.4.8.1 Standby Power, Special Requirements – The existing standby power system does not meet current code. The existing generators are not in a separate room enclosed with 2-hour fire barriers and the transfer switches are not monitored or controlled by the security desk (fire command center). Because the generators are not included in the scope of work for the project and modifying the room to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.8.2 Standby Power Loads - The power and lighting for the fire command center, the ventilation and fire detection for the smokeproof enclosures and the elevators are connected to standby power, however the standby power system in the building does not meet current OSSC 909 or NEC requirements. Because replacing the entire standby system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9 Emergency Power – The existing emergency power system does not meet current code. Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9.1 Emergency Power Loads - The existing emergency power system is connected to the exit signs, egress illumination, elevator cab lighting, emergency voice/alarm communication system, fire detection system, fire alarm system and electrically powered fire pumps, however the emergency power system in the building does not meet current code requirements. Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.5.1 Remoteness of interior exit stairways – The Exchange Block meets current code on all but (2) floors. The nearest points of the existing interior exit stairways are greater than 1/4 the maximum overall diagonal dimension of the building at all locations but levels 4 and 5. Because the building code at the time the building was built did not require the high rise distance requirement of 403.5.1, and changing the walls of the existing stairway would be prohibitively expensive, we propose it does not need to be upgraded to meet current code.

403.5.5 Luminous Egress Path Markings – The existing exit stairways do not have luminous egress path markings. The exit stairs will be provided with photoluminescent egress path markings throughout the stairways to comply with Section 1024 per building appeal #16970.

403.6 Elevators – The existing passenger elevators within the Wells Fargo Exchange Building were modernized and inspected by the AHJ (State of Oregon) in 2016. At the time of inspection, they were installed to the current elevator code adoption. Those elevators continue to run in the same capacity now and have not been modified. The current scope of upgrades to the elevators in this building do not require the systems to be upgraded to current AHJ code adoption. The change in Motion Control typically initiates the need for these upgrades which is not part of the scope of work. They will not be required to perform this function during the Exchange Block upgrade project. Please reference the attached memorandum from Zack Mitchell with Schindler Elevators.

RECONSIDERATION TEXT

This appeal pertains to the remodel of an existing data center building, otherwise known as the Exchange Block, in the Wells Fargo Center located in downtown Portland between SW 3rd and 4th Avenues and SW Columbia SW Jefferson, built in early 1970. The building is 6 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.

The Wells Fargo Center Exchange Block Remodel leaves most of the existing building intact. New work includes an extension of the existing floor on level 1 to the west toward 4th Avenue, and a new curtain wall at the perimeter on levels 1 and 2 which will enclose the current exterior plaza space. Please reference the attached site plan and floor plans for more information.

The Exchange Block is a high-rise because the highest occupied floor on level 5 of the Exchange Block is over 75 feet high from the lowest level of fire department access. Item #7 of the building permit checksheet review comments from John Cooley for this project require an appeal for items that are non-compliant with OSSC Section 403. Attached is a table listing all the items in Section 403 and columns noting if the building currently complies with current building code, if not if it is being upgraded and additional comments explaining why or why not the building is being upgraded. Below are the non-conforming items from this list we are appealing and the proposed design. Please reference the attached fire life safety sheets for additional information.

403.2.4 SFRM – Parts of the building will meet current code for fireproofing and some won't.

Yes – Future tenant spaces on levels 3 through 5, all existing non-future tenant spaces in the basement through level 5 as required for new construction, the roof over level 6 above new assembly spaces and all new construction.

No – Areas already abated or not required to be abated due to new construction in the basement through level 5. The existing steel for the roof above Level 6 in spaces not included in the scope of work.

The existing fireproofing at the structural steel and deck above the SE corner of level 3, the north side of level 4 and all of level 5 were abated when requirements for minimum fireproofing bond strength in a building up to 420 feet high meet current code.

The proposed design includes abating and replacing all the existing fireproofing on the remaining existing structural steel and floor deck over future tenant spaces on levels 3 through 5 and only abating and replacing the existing fireproofing above non-future tenant improvement spaces in the basement to level 5 if required by new construction. It also includes new fireproofing at the existing steel and roof deck on level 6 above the new assembly spaces. The fireproofing at level 6 will extend from column to column for a fully supported section of building structure. All new structural steel and deck will be fireproofed to meet current code.

Reason for alternative Below are the reasons for not upgrading the non-compliant proposed items. The entirety of the proposed design is repeated for clarity.

403.2.2 Seismic Considerations – The original structural design does not meet current code for seismic design. The occupant load increase is under 150 and the cumulative changes in percentage of floor area does not exceed 1/3rd of the building net floor area therefore a structural upgrade is not required per Chapter 24.85 Seismic Design Requirements for Existing Buildings. Please see attached sheet G107 and G108 for additional information.

403.2.4 SFRM – Parts of the building meet current code for fireproofing and some don't.

Yes – Future tenant spaces on levels 3 through 5. All existing non-future tenant spaces in the basement through level 5 is getting abated and new fireproofing installed to meet current building

code as required for new construction.

No – Areas already abated or not required to be abated due to new construction in the basement through level 5 will not be upgraded to meet current code. The fireproofing for part of the building meets current code, and part of it does not.

The fireproofing at the structural steel and deck above the SE corner of level 3, the north side of level 4 and all of level 5 were abated when requirements for minimum fireproofing bond strength in a building up to 420 feet high meet current code. The remaining existing structural steel and floor deck over future tenant spaces on levels 3 through 5 will have the existing fireproofing removed and new fireproofing installed as part of the proposed remodel. Existing structure with non-compliant fireproofing above non-future tenant improvement spaces in the basement to level 5 will get abated only if required by new construction. All new structural steel and deck will be fireproofed to meet current code. Because replacing all the existing fireproofing is not included in the scope of work for the project and including this in the scope of work would be prohibitively expensive, we propose it does not need to be fully upgraded.

403.3.3 Fire Pump Room – The fire pump room does not meet current code. It is not separated from all other areas of the building by a 2-hour fire barriers and does not have a rated access route. The Exchange Block sprinkler system is served by a fire pump room located under the tower on the highest level of the parking garage, level A. Because the existing fire pump room is not included in the scope of work for the project and upgrading the fire pump room to meet current code would be prohibitively expensive, we propose it does not need to be upgraded. Please see attached sheet G1P1.

403.4.3 Standpipe System – The existing standpipe system does not meet current code for the following items;

- (1). There is no annular clearance where pipes penetrate floors
- (2). A hose valve is required at the penthouse roof.
- (3). The drains need to be changed to 3" drain for full flow testing if psi exceeds 175.
- (4). Floor control valves, hose valves and drains need to be located on stair landings. They are currently just outside the stairway located above the ceiling tiles.
- (5). The standpipes need to be hydraulically calculated to supply 250gpm at 100psi at three locations per NFPA-14.

Because the standpipes are not included in the scope of work for the project and modifying them to meet current code requirements would be prohibitively expensive, we propose they do not need to be upgraded.

403.4.5 Emergency Responder Radio Coverage – The existing building does not have a DAS system. After the building is substantially complete, testing will be done to verify if a DAS system is required to provide emergency responder radio coverage.

403.4.6 Fire Command Center – The existing Fire Command Center at the Wells Fargo Center Tower security desk does not meet current code. Separate appeals are being filed to address this issue. Appeal #18755 addresses PFC/OSSC Sections 508.1.1/911.1.1 Location, 508.1.2/911.1.2 Separation, 508.1.3/911.1.3 Size and 508.1.4/911.1.4 Layout Approval and a future appeal will address 508.1.5/911.1.5 Required Features.

403.4.8 Standby Power, Elevators – The existing elevators do not have standby power that meets current code. The existing generators provide power to all three existing passenger elevators, however the overall emergency power system does not meet current code (see item 403.4.9). Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded. The elevators will provide an

accessible means of egress from level 6, but do not need fire service access and are not providing self-evacuation.

403.4.8.1 Standby Power, Special Requirements – The existing standby power system does not meet current code. The existing generators are not in a separate room enclosed with 2-hour fire barriers and the transfer switches are not monitored or controlled by the security desk (fire command center). Because the generators are not included in the scope of work for the project and modifying the room to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.8.2 Standby Power Loads - The power and lighting for the fire command center, the ventilation and fire detection for the smokeproof enclosures and the elevators are connected to standby power, however the standby power system in the building does not meet current OSSC 909 or NEC requirements. Because replacing the entire standby system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9 Emergency Power – The existing emergency power system does not meet current code. Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9.1 Emergency Power Loads - The existing emergency power system is connected to the exit signs, egress illumination, elevator cab lighting, emergency voice/alarm communication system, fire detection system, fire alarm system and electrically powered fire pumps, however the emergency power system in the building does not meet current code requirements. Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.5.1 Remoteness of interior exit stairways – The Exchange Block meets current code on all but (2) floors. The nearest points of the existing interior exit stairways are greater than 1/4 the maximum overall diagonal dimension of the building at all locations but levels 4 and 5. Because the building code at the time the building was built did not require the high rise distance requirement of 403.5.1, and changing the walls of the existing stairway would be prohibitively expensive, we propose it does not need to be upgraded to meet current code.

403.5.5 Luminous Egress Path Markings – The existing exit stairways do not have luminous egress path markings. The exit stairs will be provided with photoluminescent egress path markings throughout the stairways to comply with Section 1024 per building appeal #16970.

403.6 Elevators – The existing elevators do not comply with current code. The existing passenger elevators within the Wells Fargo Exchange Building were modernized and inspected by the AHJ (State of Oregon) in 2016. At the time of inspection, they were installed to the current elevator code adoption. Those elevators continue to run in the same capacity now and have not been modified. The current scope of upgrades to the elevators in this building do not require the systems to be upgraded to current AHJ code adoption. The change in Motion Control typically initiates the need for these upgrades which is not part of the scope of work. They will not be required to perform this function during the Exchange Block upgrade project. Please reference the attached memorandum from Zack Mitchell with Schindler Elevators.

RECONSIDERATION TEXT

Because abating and replacing all the existing fireproofing to meet current code requirements

would be prohibitively expensive, we propose only the areas identified in the proposed design need to be replaced.

Appeal item 2

Code Section	2014 OSSC Section 403.3.3 Fire Pump Room and Section 403.4.3 Standpipe System
Requires	Section 403.3.3 lists requirements for a fire pump system and 403.4.3 lists requirements for a standpipe system in a high-rise building.
Proposed Design	Please see Appeal Item 1 for a summary of the existing building, the scope of new work and additional information on the reason we are appealing OSSC Section 403.3.3 Fire Pump Room and 403.4.3 Standpipe System. 403.3.3 Fire Pump Room – The fire pump room does not meet current code. It is not separated from all other areas of the building by a 2-hour fire barriers and does not have a rated access route. The Exchange Block sprinkler system is served by a fire pump room located under the tower on the highest level of the parking garage, level A. Please see attached sheet G1P1. The proposed design is to leave the existing non-conforming condition in place. 403.4.3 Standpipe System – The existing standpipe system does not meet current code for the following items; (1). There is no annular clearance where pipes penetrate floors (2). A hose valve is required at the penthouse roof. (3). The drains need to be changed to 3" drain for full flow testing if psi exceeds 175. (4). Floor control valves, hose valves and drains need to be located on stair landings. They are currently just outside the stairway located above the ceiling tiles. (5). The standpipes need to be hydraulically calculated to supply 250gpm at 100psi at three locations per NFPA-14. The proposed design is to leave these existing non-conforming conditions in place. Please see attached sheet G1P1.
Reason for alternative	403.3.3 Fire Pump Room – Because the existing fire pump room is not included in the scope of work for the project and upgrading the fire pump room to meet current code would be prohibitively expensive, we propose it does not need to be upgraded. 403.4.3 Standpipe System – Because the standpipes are not included in the scope of work for the project and modifying them to meet current code requirements would be prohibitively expensive, we propose they do not need to be upgraded.

Appeal item 3

Code Section	2014 OSSC Sections 403.4.8 Standby Power Elevators, 403.4.8.1 Standby Power Special Requirements, 403.4.8.2 Standby Power Loads, 403.4.9 Emergency Power and 403.4.9.1 Emergency Power Loads.
Requires	Section 403.4.8 through 403.4.9.1 lists requirements for standby and emergency power in a high-rise building.
Proposed Design	403.4.8 Standby Power, Elevators – The existing elevators do not have standby power that meets current code. The existing generators provide power to all three existing passenger elevators; however, the overall emergency power system does not meet current code (see item 403.4.9). The elevators will provide an accessible means of egress from level 6, but do not need fire service

access and are not providing self-evacuation. The floor below the generators is 2-hour rated which provides a separate room from the floor below and meets current building code requirements. The proposed design is to leave this non-conforming condition in place.

403.4.8.1 Standby Power, Special Requirements – The existing standby power system does not meet current code. The existing generators are not in a separate room enclosed with 2-hour fire barriers and the transfer switches are not monitored or controlled by the security desk (fire command center). The proposed design is to leave this non-conforming condition in place.

403.4.8.2 Standby Power Loads - The power and lighting for the fire command center, the ventilation and fire detection for the smokeproof enclosures and the elevators are connected to standby power, however the standby power system in the building does not meet current OSSC 909 or NEC requirements. The proposed design is to leave this non-conforming condition in place.

403.4.9 Emergency Power – The existing emergency power system does not meet current code. The proposed design is to leave this non-conforming condition in place.

403.4.9.1 Emergency Power Loads - The existing emergency power system is connected to the exit signs, egress illumination, elevator cab lighting, emergency voice/alarm communication system, fire detection system, fire alarm system and electrically powered fire pumps, however the emergency power system in the building does not meet current code requirements. The proposed design is to leave this non-conforming condition in place.

Reason for alternative 403.4.8 Standby Power, Elevators - Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.8.1 Standby Power, Special Requirements – Because the generators are not included in the scope of work for the project and modifying the room to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.8.2 Standby Power Loads - Because replacing the entire standby system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9 Emergency Power – Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

403.4.9.1 Emergency Power Loads - Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.

Appeal item 4

Code Section 2014 OSSC Section 403.6 Elevators

Requires Section 403.6 lists requirements for elevators in a high-rise building.

Proposed Design The existing passenger elevators within the Wells Fargo Exchange Building were modernized and inspected by the AHJ (State of Oregon) in 2016. At the time of inspection, they were installed to the current elevator code adoption. Those elevators continue to run in the same capacity now and have not been modified. The proposed design is to leave the existing elevators as is.

Reason for alternative The current scope of upgrades to the elevators in this building do not require the systems to be upgraded to current AHJ code adoption. A change in Motion Control typically initiates the need for these upgrades and they will not be required to perform this function for the Exchange Block upgrade project scope of work. Please refer to the attached memorandum from Zack Mitchell with Schindler Elevators.

APPEAL DECISION

- 1. Partial abatement and replacement of existing spray applied fire resistant material: Granted as proposed.**
- 2a. Existing location of fire pump room to remain: Granted as proposed.**
- 2b. Existing standpipe system to remain: Denied. Proposal does not provide equivalent Fire / Life Safety protection. May be addressed by separate sprinkler permit(s) through Fire Marshal's Office.**
- 3. Existing emergency and standby power systems to remain: Granted provided new circuits or circuit extensions comply with the current adopted code.**
- 4. Existing passenger elevators to remain: Granted as proposed.**
- For Item 2b. Appellant may contact Corey Stanley (971 291-8919) with questions.**
- For Item 3. Appellant may contact Jeff Copeland (503-823-7546) with questions.**

For the items granted, 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.

Schindler Elevator Corporation
Portland, OR



Memo

From Zack Mitchell
Telephone 503-286-9799
E-mail Zack.mitchell@schindler.com
To John Heinen, SERA Design
Cc Devon Renard, Turner Construction
Date December 5, 2018
Subject **Wells Fargo Center - Exchange Building Elevators**

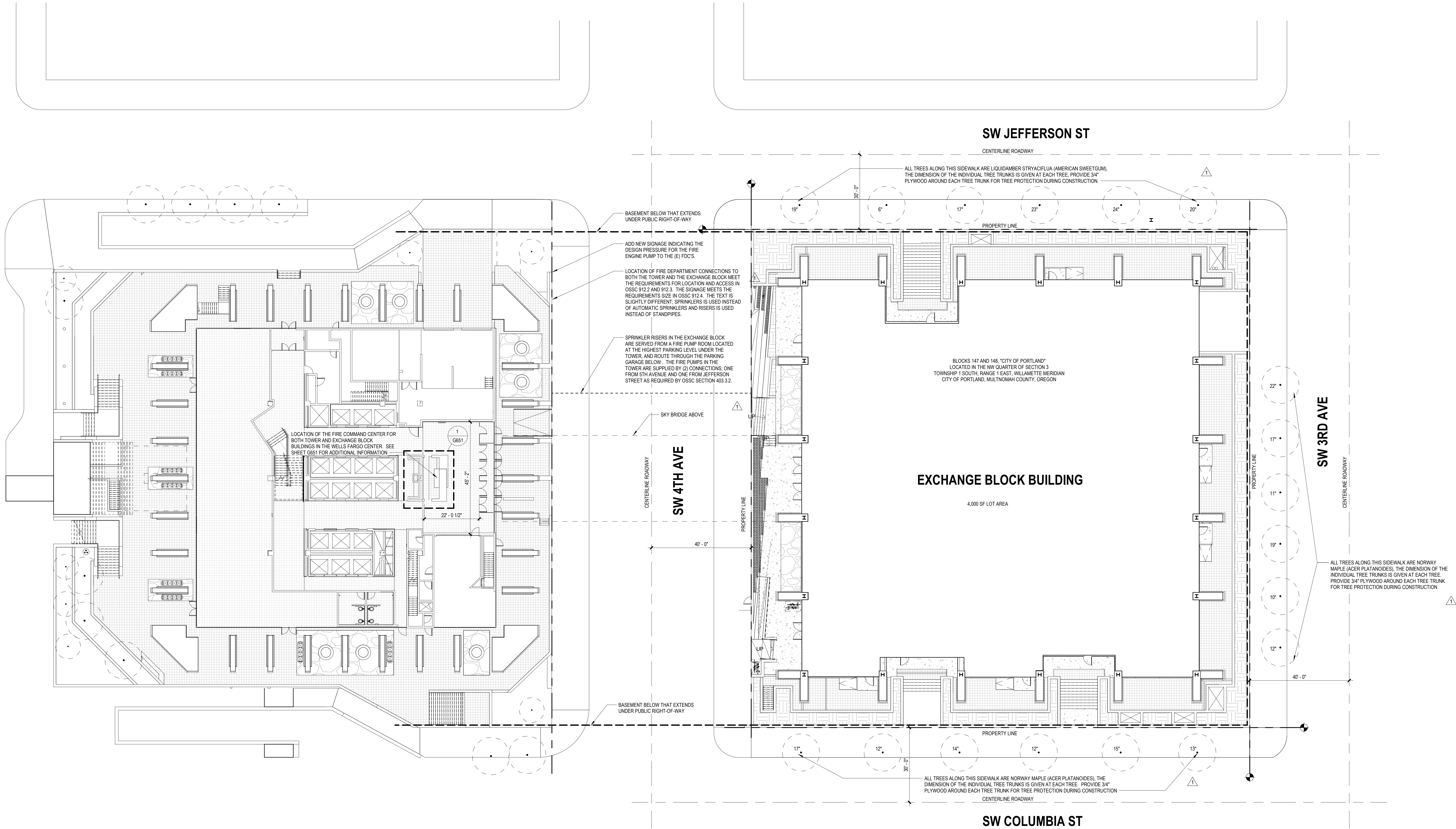
Dear John,

The existing passenger elevators within the Wells Fargo Exchange Building were modernized and inspected by the AHJ (State of Oregon) in 2016. At the time of inspection, they were installed to the current elevator code adoption. Those elevators continue to run in the same capacity now and have not been modified.

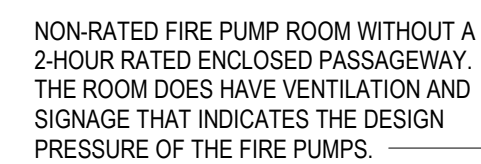
The current scope of upgrades to the elevators in this building do not require the systems to be upgraded to current AHJ code adoption. The change in Motion Control typically initiates the need for these upgrades. We will not be required to perform this function during this upgrade project.

Regards,

Zack Mitchell
Branch Manager – Portland, OR

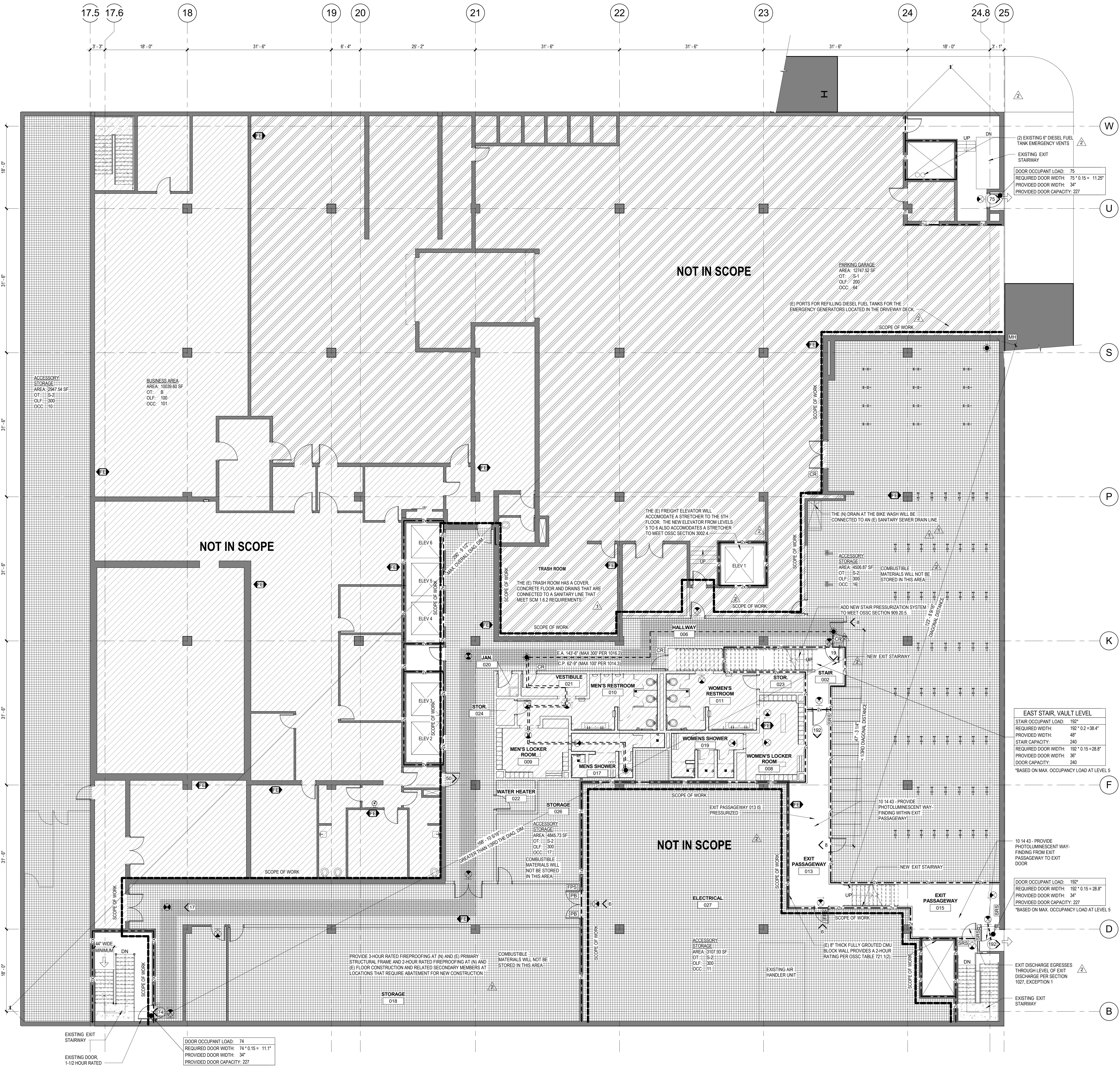


1 CODE COMPLIANCE SITE PLAN
1/16" = 1'-0"

[illegible]

— DIESEL STORAGE ROOM WITH (2) EXISTING 2,500 GALLON, NON-UL, ABOVE GROUND DIESEL FUEL STORAGE TANKS. TANKS ARE VENTED BY (2) 6" EMERGENCY VENTS THAT GO TO AN OPENING AT LEVEL 1. REFER TO SHEET G1B1 AND G101.

1. THERE IS NO SCOPE OF WORK SHOWN ON THIS SHEET. ALL OF THE INFORMATION ON THE EXISTING CONDITIONS IS SHOWN FOR REFERENCE ONLY.
2. THE FIRE PUMP ROOM AND DIESEL FUEL STORAGE ROOM DO NOT MEET CURRENT OSSC CODE REQUIREMENTS



1 CODE COMPLIANCE PLAN - LEVEL B1 VAULT
1/8" = 1'-0"

GENERAL NOTES - CODE

- ALL WORK SHOWN ON THE 'S' 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 OSC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLS) SUMMARY IN A SEPARATE 8 1/2" x 11" BINDER (FORM). THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTABLISHES ADDITIONAL CODE COMPLIANCE REQUIREMENTS FOR THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE FLS SUMMARY AND THE 'S' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED.
- SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS. DELEGATED DESIGN ITEMS PER SECTION 01 33 16 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.
- 36" 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 1004.3.
- 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 AND SHEET 0303 FOR ADDITIONAL INFORMATION. ALL EGRESS LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST.
- PROVIDE PHOTO LUMINESCENT WAY-FINDING WITHIN EXISTING EXIT STAIRS ST10 AND ST11 AND EXIT PASSAGEWAYS (10 14 43).
- ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- ALL EXISTING STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EGRESS OF CONNECTING AND OPERATING FIRE HOSE.
- ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE STAIRWAY ACCESS TO ROOFTOP HOUSE SIGNAGE IN CONFORMANCE WITH PFC 301.3 & OSC 102.2.9 & 102.2.9.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 510.1.8 & OSC 114.2, INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSC 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLS SIGNAGE LOCATIONS.
- KNOW BOX LOCATION TO BE APPROVED BY FIRE MARSHAL & CONFORM WITH PFC 506.1 & 506.2. REFER TO 0101 FOR PROPOSED LOCATION MOUNTED BY A.F.F.

LEGEND

- PROPERTY LINE
- SCOPE OF WORK - WORK WITHIN THE SCOPE OF WORK TO MEET 2014 OSC CODE REQUIREMENTS. WORK OUTSIDE THE SCOPE OF WORK SHALL UNDER THE UBC AND SOME AREAS UPDATED TO MEET CODE AT THE TIME.
- 1 HOUR SMOKE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXISTING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS).
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXISTING - REFER TO GENERAL NOTE H AND 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 Q011
- MAGNETIC HOLD OPEN
- AREA REQUIRING SMOKE DETECTION
- AREA NAME
- MANUAL PULL STATION REQUIRED
- STANDPIPE/STANDPIPE CONNECTION
- 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
- PANIC BAR
- FIRE PROTECTION EQUIPMENT ROOM SIGNAGE - LOCATION & APPEARANCE PER OSC 114.2
- ASSEMBLY USE OCCUPANCY ROOM SIGNAGE - LOCATION & APPEARANCE PER OSC 1004.3
- STAIRWAY TO ROOFTOP HOUSE SIGNAGE - LOCATION & APPEARANCE PER OSC 1022.5 & 1022.5.1

LEVEL B1 OCCUPANT LOAD SUMMARY

OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
S-2	ACCESSORY STORAGE	1948.00 SF	20	GROSS	54
B	BUSINESS AREA	11661.00 SF	100	GROSS	1166
S-1	PARKING GARAGE	12747.52 SF	200	GROSS	64
TOTAL		39816.52 SF			236

LEVEL B1 PLUMBING COUNT SUMMARY

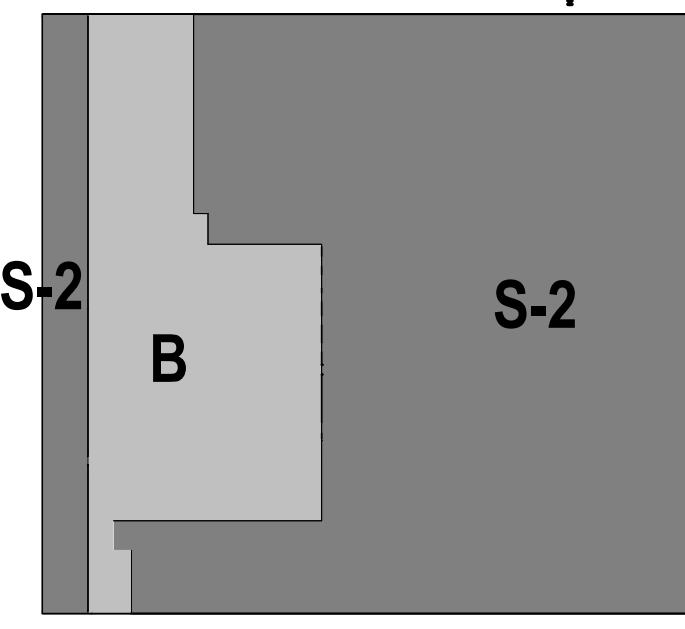
OCCUPANCY	OCCUPANT LOAD PER GENDER (50% TOTAL LOAD)	LOAD FACTOR FOR WATER CLOSETS*	TOTAL WATER CLOSETS	LOAD FACTOR FOR LAVATORIES*	TOTAL LAVATORIES	TOTAL DRINKING FOUNTAINS**
S-1 AND S-2	59	1 PER 100	1	1 PER 100	1	0
B	59	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	3	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	2	0
TOTAL REQUIRED			4	3	3	0
TOTAL PROVIDED			6.72	6	3	0

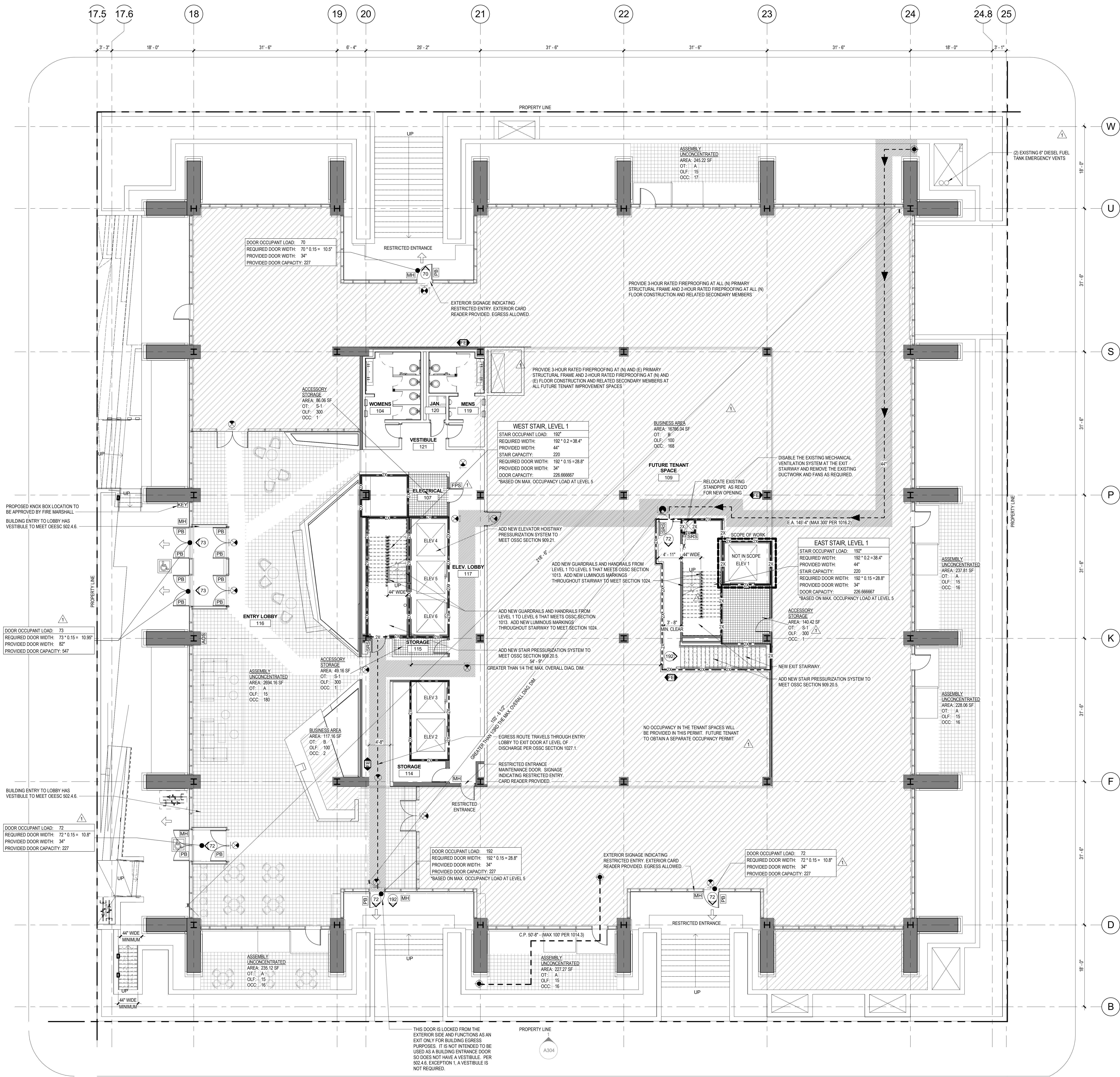
**PER OSC TABLE 2902.1
**PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT
TOTAL INCLUDES BOTH EXISTING AND PROPOSED NEW FIXTURES

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE
- BUSINESS AREA
- PARKING GARAGE

LEVEL B1-A OCCUPANCY DIAGRAM





CODE COMPLIANCE PLAN - PLAZA LEVEL
1/8" = 1'-0"

GENERAL NOTES - CODE

- ALL WORK SHOWN ON THE 'V' 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 OSCC 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 'V' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED.
- SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS. DELEGATED DESIGN ITEMS PER SECTION 01 33 16 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.
- 30" 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 1004.3.
- 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 AND SHEET 0003 FOR ADDITIONAL INFORMATION. ALL EGRESS LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST.
- PROVIDE PHOTO LUMINESCENT WAY-FINDING WITHIN EXISTING EXIT STAIRS ST10 AND ST11 AND EXIT PASSAGEWAYS (10 14 3).
- ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- ALL EXISTING STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.
- ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE STAIRWAY ACCESS TO ROOFPENTHOUSE SIGNAGE IN CONFORMANCE WITH PFC 904.3 & OSCC 1022.9 & 1022.9.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 2011.8, OSCC 914.2, INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSCC 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLSS SIGNAGE LOCATIONS.
- KNOX BOX LOCATION TO BE APPROVED BY FIRE MARSHALL & CONFORM WITH PFC 506.1 & 506.2. REFER TO 0301 FOR PROPOSED LOCATION MOUNTED 90° A.F.

LEGEND

- PROPERTY LINE
- SCOPE OF WORK - WORK WITHIN THE SCOPE OF WORK TO MEET 2014 OSCC CODE REQUIREMENTS, WORK OUTSIDE THE SCOPE OF WORK SHALL UNDER THE UBC AND SOME AREAS UPDATED TO MEET CODE AT THE TIME
- 1 HOUR SMOKE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXISTING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS)
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXISTING - REFER TO GENERAL NOTE H AND 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 0011
- MAGNETIC HOLD OPEN
- AREA REQUIRING SMOKE DETECTION
- AREA NAME
- MANUAL PULL STATION REQUIRED
- STANDPIPE/STANDPIPE CONNECTION
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACES) 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
- PANIC BAR
- FIRE PROTECTION EQUIPMENT ROOM SIGNAGE - LOCATION & APPEARANCE PER OSCC 914.2
- ASSEMBLY USE OCCUPANCY ROOM SIGNAGE - LOCATION & APPEARANCE PER OSCC 1004.3
- STAIRWAY TO ROOFPENTHOUSE SIGNAGE - LOCATION & APPEARANCE PER OSCC 1022.9 & 1022.9.1

LEVEL 01 OCCUPANT LOAD SUMMARY

OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
A-1	ASSEMBLY UNCONCENTRATED	278.64 SF	200	GROSS	3
B	BUSINESS AREA	1983.20 SF	15	NET	297
TOTAL		2108.48 SF		GROSS	434

LEVEL 01 PLUMBING COUNT SUMMARY

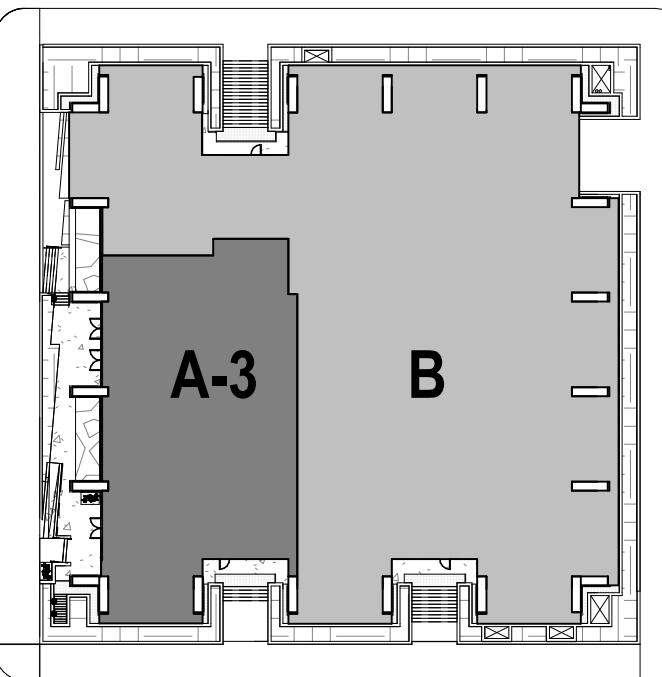
OCCUPANCY	OCCUPANT LOAD PER GENDER (SQM TOTAL LOAD)	LOAD FACTOR FOR WATER CLOSETS*	TOTAL WATER CLOSETS	LOAD FACTOR FOR LAVATORIES*	TOTAL LAVATORIES	TOTAL DRINKING FOUNTAINS**
S-1	2	1 PER 100	1	1 PER 100	1	0
A-2	131	1 PER 75	2	1 PER 200	1	1
B	85	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	4	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	3	3
TOTAL REQUIRED			7		5	1
TOTAL PROVIDED***			3.34		3	0

*PER OSCC TABLE 2902.1
**PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT
***ADDITIONAL FIXTURES WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT PROJECTS TO MEET THE REQUIRED NUMBER OF FIXTURES.

OCCUPANT LOAD LEGEND

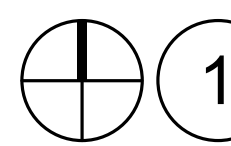
- ACCESSORY STORAGE
- ASSEMBLY UNCONCENTRATED
- BUSINESS AREA

LEVEL 1 OCCUPANCY DIAGRAM

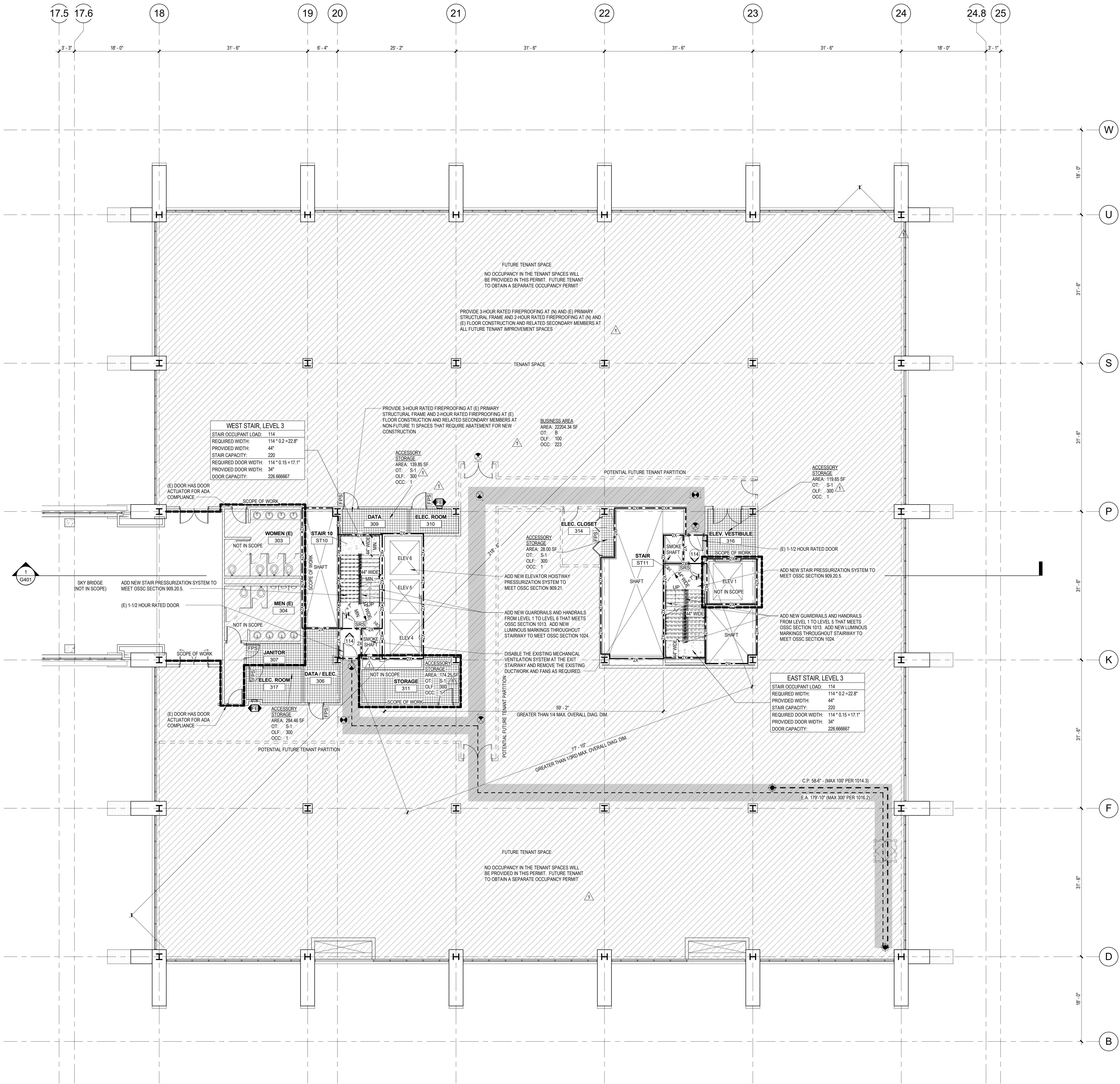


A diagram of a rectangular room. The room is bounded by a thick black line. On the left wall, there is a white rectangular door labeled 'B'. In the center of the room, there is a staircase labeled 'S-2'. The staircase is represented by a series of horizontal and vertical lines forming a stepped shape. The area of the room is shaded gray.





CODE COMPLIANCE PLAN - LEVEL 03
1/8" = 1'-0"



GENERAL NOTES - CODE

- A. ALL WORK SHOWN ON THE 'V' 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 OSSC 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 'V' 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 33 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. 36" DOORS EGRESSING 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 1004.3.
- 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 FOOT-CANDLE AT FLOOR LEVEL. REFER TO ELECTRICAL DRAWINGS AND SHEET G003 FOR ADDITIONAL INFORMATION. ALL EGRESS LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST.
- J. PROVIDE PHOTO LUMINESCENT WAY-FINDING WITHIN EXISTING EXIT STAIRS ST10 AND ST11 AND EXIT PASSAGEWAYS (10 14.3).
- K. ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- L. ALL EXISTING STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.
- M. ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE STAIRWAY ACCESS TO ROOFPENTHOUSE SIGNAGE IN CONFORMANCE WITH PFC 501.3 & OSSC 1022.9 & 1023.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 501.3 & OSSC 914.2, INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSSC 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLSS SIGNAGE LOCATIONS.
- N. KNIX BOX LOCATION TO BE APPROVED BY FIRE MARSHAL & CONFORM WITH PFC 506.1 & 506.2. REFER TO G017 FOR PROPOSED LOCATION MOUNTED 90° A.F.

LEGEND

- PROPERTY LINE
- SCOPE OF WORK - WORK WITHIN THE SCOPE OF WORK TO MEET 2014 OSSC CODE REQUIREMENTS. WORK OUTSIDE THE SCOPE OF WORK BUILT UNDER THE UBC AND SOME AREAS UPDATED TO MEET CODE AT THE TIME.
- 1 HOUR SMOKE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND 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/STANDPIPE CONNECTION
- 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
- PANIC BAR
- FIRE PROTECTION EQUIPMENT ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 114.2
- ASSEMBLY USE OCCUPANCY ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 1004.3
- STAIRWAY TO ROOFPENTHOUSE SIGNAGE - LOCATION & APPEARANCE PER OSSC 1022.9 & 1023.1

LEVEL 03 OCCUPANT LOAD SUMMARY

OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
S-1	ACCESSORY STORAGE	146.02 SF	300	GROSS	5
B	BUSINESS AREA	22204.34 SF	100	GROSS	223
TOTAL		22350.36 SF			228

LEVEL 03 PLUMBING COUNT SUMMARY

OCCUPANCY	OCCUPANT LOAD PER GENDER (50% TOTAL LOAD)	LOAD FACTOR FOR WATER CLOSETS*	TOTAL WATER CLOSETS		LOAD FACTOR FOR LAVATORIES*	TOTAL LAVATORIES		TOTAL DRINKING FOUNTAINS**
			M	F		M	F	
S-1	3	1 PER 100	1	1	1 PER 100	1	1	0
B	112	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	4	4	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	3	3	0
TOTAL REQUIRED			5	5		4	4	0
TOTAL PROVIDED***			4.04	4		4	4	0

*PER OSSC TABLE 2902.1

**PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT

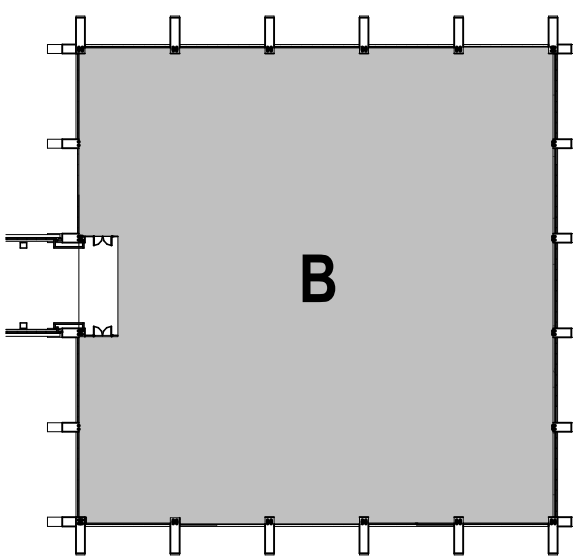
TOTAL INCLUDES BOTH EXISTING AND PROPOSED NEW FIXTURES

***ADDITIONAL FIXTURES WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT PROJECTS TO MEET THE REQUIRED NUMBER OF FIXTURES.

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE
- BUSINESS AREA

LEVEL 3 OCCUPANCY DIAGRAM



ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND, OREGON 97209
P. 503.445.7372
F. 503.445.7395
SERADesign.COM



WELLS FARGO CENTER RENOVATION - EXCHANGE BLOCK

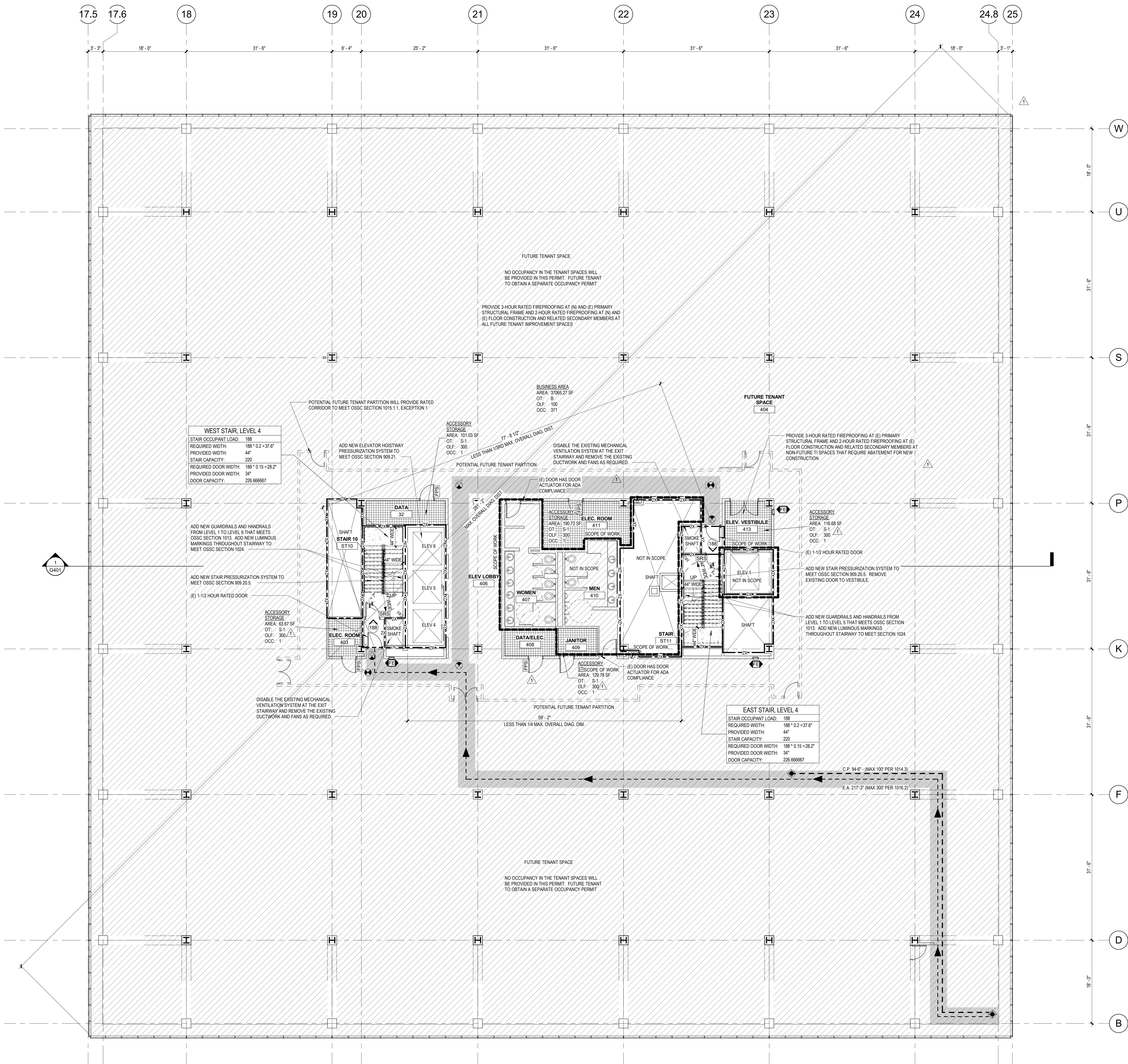
WELLS FARGO CENTER RENOVATION - EXCHANGE BLOCK
1100 NE PROPERTY
COLUMBIA RIVER
PORTLAND, OR
97201

REVISIONS
1 CHECKSHEET RESPONSE 1 11.30.2018

CHECKED BY: JTH
ISSUE DATE: 08.13.2018
PROJECT NO: 1701030

CODE COMPLIANCE PLAN - LEVEL 03
G103

PERMIT SET



1 CODE COMPLIANCE PLAN - LEVEL 04
1/8" = 1'-0"

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 OSSC 100.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLS) SUMMARY IN A SEPARATE 8 1/2" x 11" BINDER FORMAT. THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTIMATES. ADDITIONAL CODE COMPLIANCE REQUIREMENTS FOR THE PROJECT, WHERE DISCREPANCIES EXIST BETWEEN THE FLS 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 33 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. 36" DOORS EGRESSING 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 1004.3.
- 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 AND SHEET 0003 FOR ADDITIONAL INFORMATION. ALL EGRESS LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST.
- J. PROVIDE PHOTO LUMINESCENT WAY-FINDING WITHIN EXISTING EXIT STAIRS ST10 AND ST11 AND EXIT PASSAGEWAYS (10 14 43).
- K. ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- L. ALL EXISTING STAIR ENCLOSURE, STANDPIPE HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.
- M. ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE STAIRWAY ACCESS TO ROOFTOP/HOUSE SIGNAGE IN CONFORMANCE WITH PFC 504.3 & OSSC 1022.9 & 1022.9.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 504.1.8, OSSC 914.2, INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSSC 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLS SIGNAGE LOCATIONS.
- N. KNOX BOX LOCATION TO BE APPROVED BY FIRE MARSHALL & CONFORM WITH PFC 506.1 & 506.2. REFER TO 00101 FOR PROPOSED LOCATION MOUNTED 96" A.F.F.

LEGEND

- PROPERTY LINE
- SCOPE OF WORK - WORK WITHIN THE SCOPE OF WORK TO MEET 2014 OSBC CODE REQUIREMENTS, WORK OUTSIDE THE SCOPE OF WORK BUILT UNDER THE LBC AND SOME AREAS UPDATED TO MEET CODE AT THE TIME
- 1 HOUR SMOKE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS)
- ACCESSIBLE ROUTE OF TRAVEL
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS DISTANCE
- OCCUPANT LOAD AT OPENING
- CUMULATIVE OCCUPANT LOAD AT OPENING
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- AREA REQUIRING SMOKE DETECTION
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- TWO WAY COMMUNICATION (AND CABINET WHERE OCCURS)
- ACCESSIBLE ENTRANCE
- CARD READER
- PANIC BAR
- FIRE PROTECTION EQUIPMENT ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 914.2
- ASSEMBLY USE OCCUPANCY ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 1004.3
- STAIRWAY TO ROOFTOP/HOUSE SIGNAGE - LOCATION & APPEARANCE PER OSSC 1022.9 & 1022.9.1

LEVEL 04 OCCUPANT LOAD SUMMARY

OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
S-1	ACCESSORY STORAGE	601.90 SF	300	GROSS	5
B	BUSINESS AREA	3706.27 SF	100	GROSS	371
TOTAL		3768.17 SF			376

LEVEL 04 PLUMBING COUNT SUMMARY

OCCUPANCY	OCCUPANT LOAD PER GENDER (50% TOTAL LOAD)	LOAD FACTOR FOR WATER CLOSETS*	TOTAL WATER CLOSETS		LOAD FACTOR FOR LAVATORIES*	TOTAL LAVATORIES		TOTAL DRINKING FOUNTAINS**
			M	F		M	F	
S-1	3	1 PER 100	1	1	1 PER 100	1	1	0
B	186	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	5	5	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	4	4	0
TOTAL REQUIRED			6	6		5	5	0
TOTAL PROVIDED***			4.04	5		6	4	0

*PER OSSC TABLE 2902.1

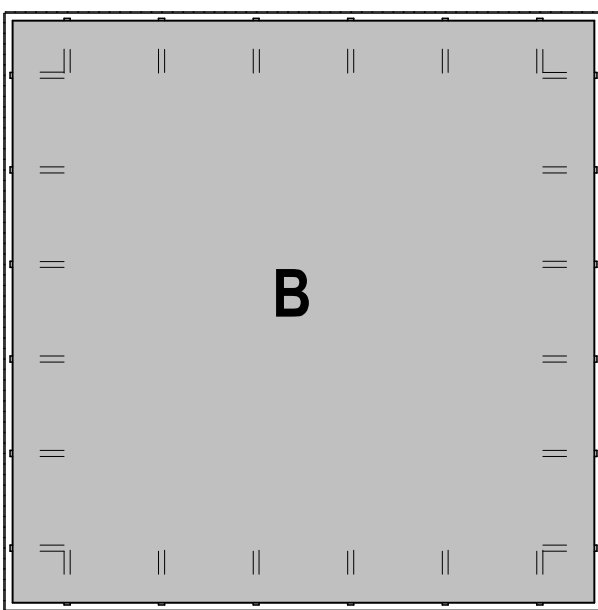
**PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT

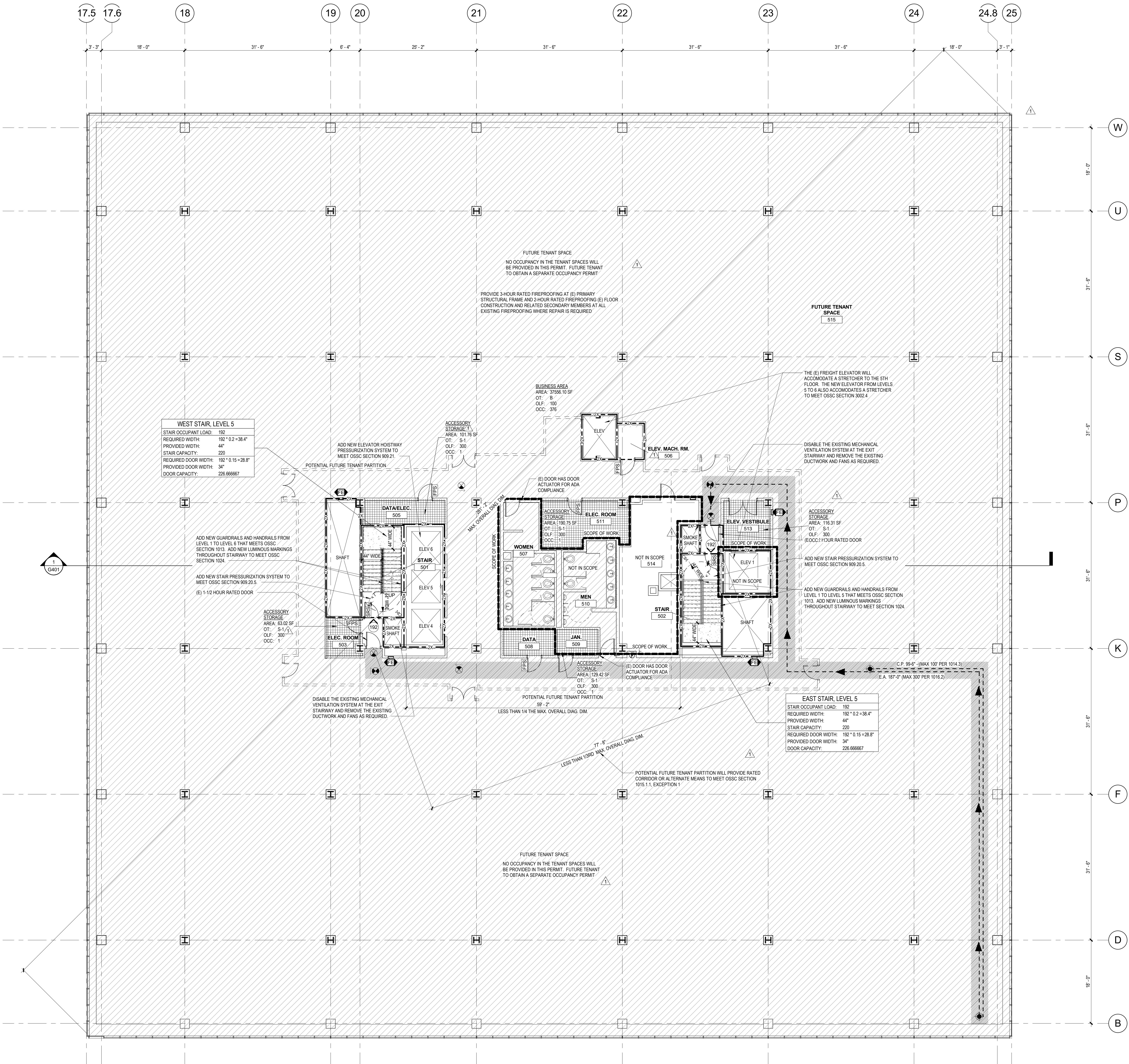
***ADDITIONAL FIXTURES WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT PROJECTS TO MEET THE REQUIRED NUMBER OF FIXTURES.

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE
- BUSINESS AREA

LEVEL 4 OCCUPANCY DIAGRAM





1 CODE COMPLIANCE PLAN - LEVEL 05
1/8" = 1'-0"

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 OSC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLS) 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 FLS 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 33 16 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.
- 36" DOORS EGRESS 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 1004.3.
- 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 AND SHEET 0603 FOR ADDITIONAL INFORMATION. ALL EGRESS LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST.
- PROVIDE PHOTO LUMINESCENT WAY-FINDING WITHIN EXISTING EXIT STAIRS ST10 AND ST11 AND EXIT PASSAGEWAYS (10 14.4).
- K. ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- L. ALL EXISTING STAIR ENCLOSURE STANDOFF HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.
- M. ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE STAIRWAY ACCESS TO ROOFTOP/HOUSE SIGNAGE IN CONFORMANCE WITH PFC 504.3 & OSC 1022.9 & 1022.9.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 510.1 & OSC 104.2. INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSC 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLS SIGNAGE LOCATIONS.
- N. KNOX BOX LOCATION TO BE APPROVED BY FIRE MARSHALL & CONFORM WITH PFC 508.1 & 508.2. REFER TO 0101 FOR PROPOSED LOCATION MOUNTED 8' AFF.

LEGEND

- PROPERTY LINE
- SCOPE OF WORK - WORK WITHIN THE SCOPE OF WORK TO MEET 2014 OSC CODE REQUIREMENTS, WORK OUTSIDE THE SCOPE OF WORK BUILT UNDER THE UBC AND SOME AREAS UPDATED TO MEET CODE AT THE TIME
- 1 HOUR SMOKE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS)
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND 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
- STANDOFF/STANDOFF CONNECTION
- 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
- PANIC BAR
- FIRE PROTECTION EQUIPMENT ROOM SIGNAGE - LOCATION & APPEARANCE PER OSC 104.2
- ASSEMBLY USE OCCUPANCY ROOM SIGNAGE - LOCATION & APPEARANCE PER OSC 1004.3
- STAIRWAY TO ROOFTOP/HOUSE SIGNAGE - LOCATION & APPEARANCE PER OSC 1022.9 & 1022.9.1

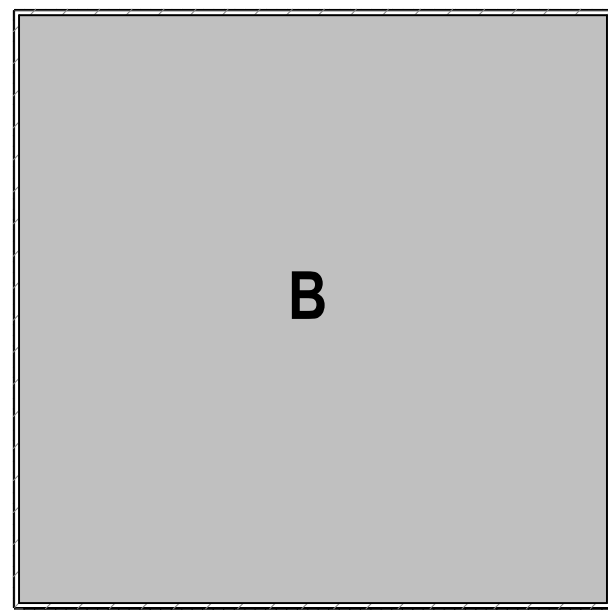
LEVEL 05 OCCUPANT LOAD SUMMARY						
OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD	
S-1	ACCESSORY STORAGE	601.26 SF	300	GROSS	5	
B	BUSINESS AREA	37556.10 SF	100	GROSS	376	
TOTAL		38157.36 SF			381	

LEVEL 05 PLUMBING COUNT SUMMARY									
OCCUPANCY	OCCUPANT LOAD PER GENDER (50% TOTAL LOAD)	LOAD FACTOR FOR WATER CLOSETS*	TOTAL WATER CLOSETS		LOAD FACTOR FOR LAVATORIES*	TOTAL LAVATORIES		TOTAL DRINKING FOUNTAINS**	
			M	F		M	F		
S-1	4	1 PER 100	1	1	1 PER 100	1	1	0	
B	188	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	5	5	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	4	4	0	
TOTAL REQUIRED			6	6		5	5	0	
TOTAL PROVIDED***			4.04	5		5	5	0	
*PER OSC TABLE 2902.1									
***PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT									
***ADDITIONAL FIXTURES WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT PROJECTS TO MEET THE REQUIRED NUMBER OF FIXTURES.									

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE
- BUSINESS AREA

LEVEL 5 OCCUPANCY DIAGRAM



LEGEND

- | LEVEL 06 OCCUPANT LOAD SUMMARY | | | | | |
|--------------------------------|-------------------------|-------------|-----------------|---------|----------|
| OCC TYPE | FUNCTION OF SPACE | AREA | OCC LOAD FACTOR | SF TYPE | OCC LOAD |
| S-2 | ACCESSORY STORAGE | 6922.06 SF | 300 | GROSS | 24 |
| A-2 | ASSEMBLY UNCONCENTRATED | 3262.25 SF | 15 | NET | 218 |
| TOTAL | | 10184.31 SF | | | 242 |

LEVEL 06 PLUMBING COUNT SUMMARY

OCCUPANCY	OCCUPANT LOAD PER GENDER (50% TOTAL LOAD)	LOAD FACTOR FOR WATER CLOSETS*	TOTAL WATER CLOSETS		LOAD FACTOR FOR LAVATORIES*	TOTAL LAVATORIES		TOTAL DRINKING FOUNTAINS**
			M	F		M	F	
S-2	12	1 PER 100	1	1	1 PER 100	1	1	0
A-2	121	1 PER 75	2	2	1 PER 200	1	1	1
TOTAL REQUIRED			3	3		2	2	1
TOTAL PROVIDED***			1	1		1	1	0

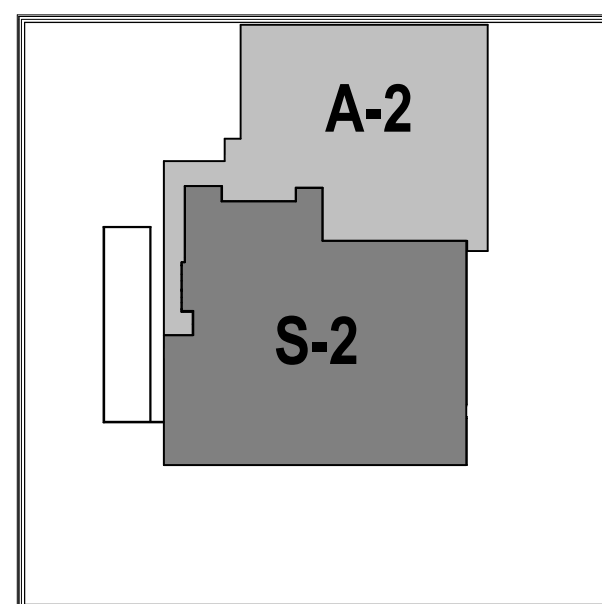
***PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT

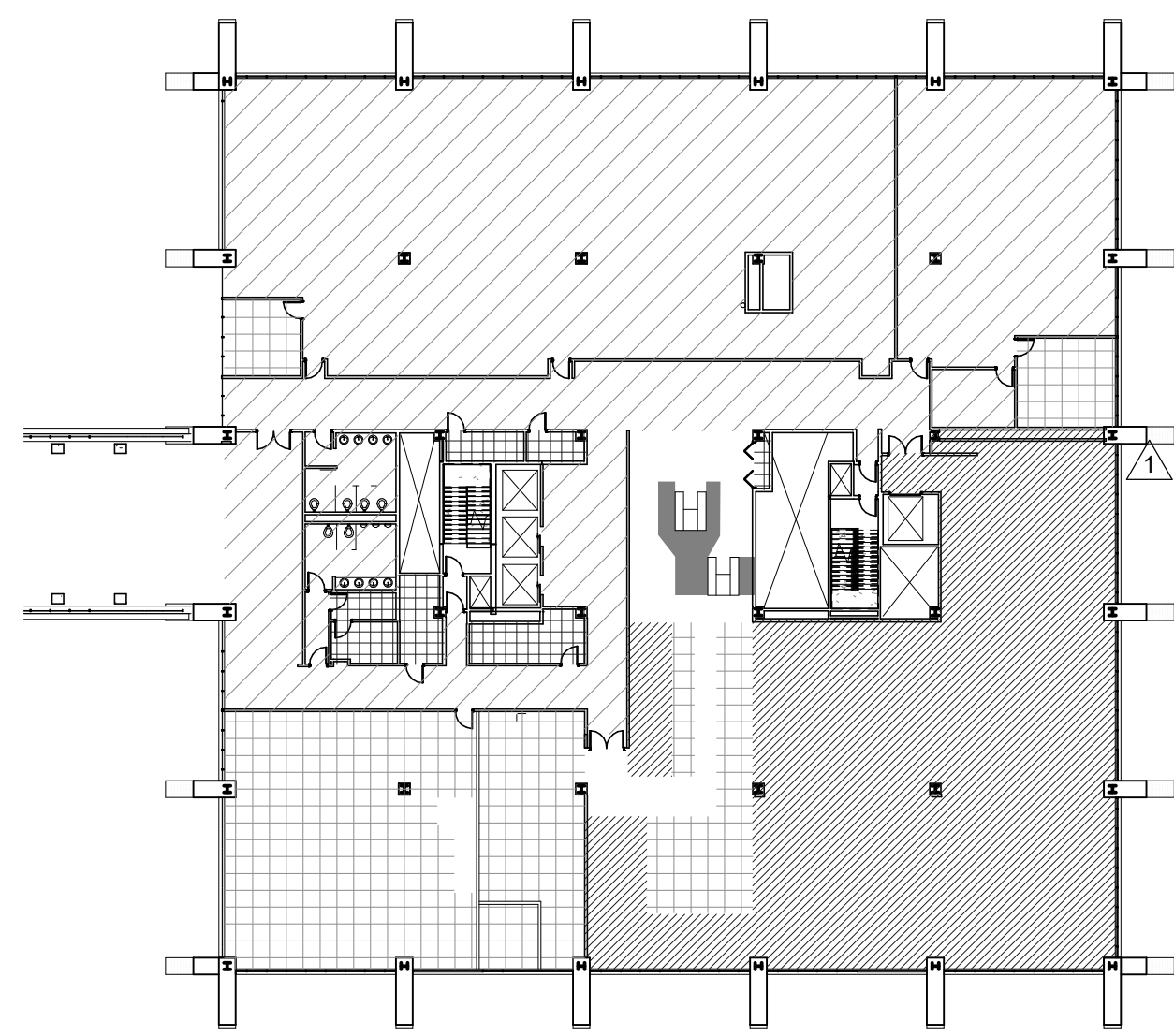
***PER OSSC 2902.3.2 ADDITIONAL WATER CLOSETS AND LAVATORIES TO MEET THE TOTAL REQUIRED ARE AVAILABLE 1 STORY DOWN ON LEVEL 5.

OCCUPANT LOAD LEGEND

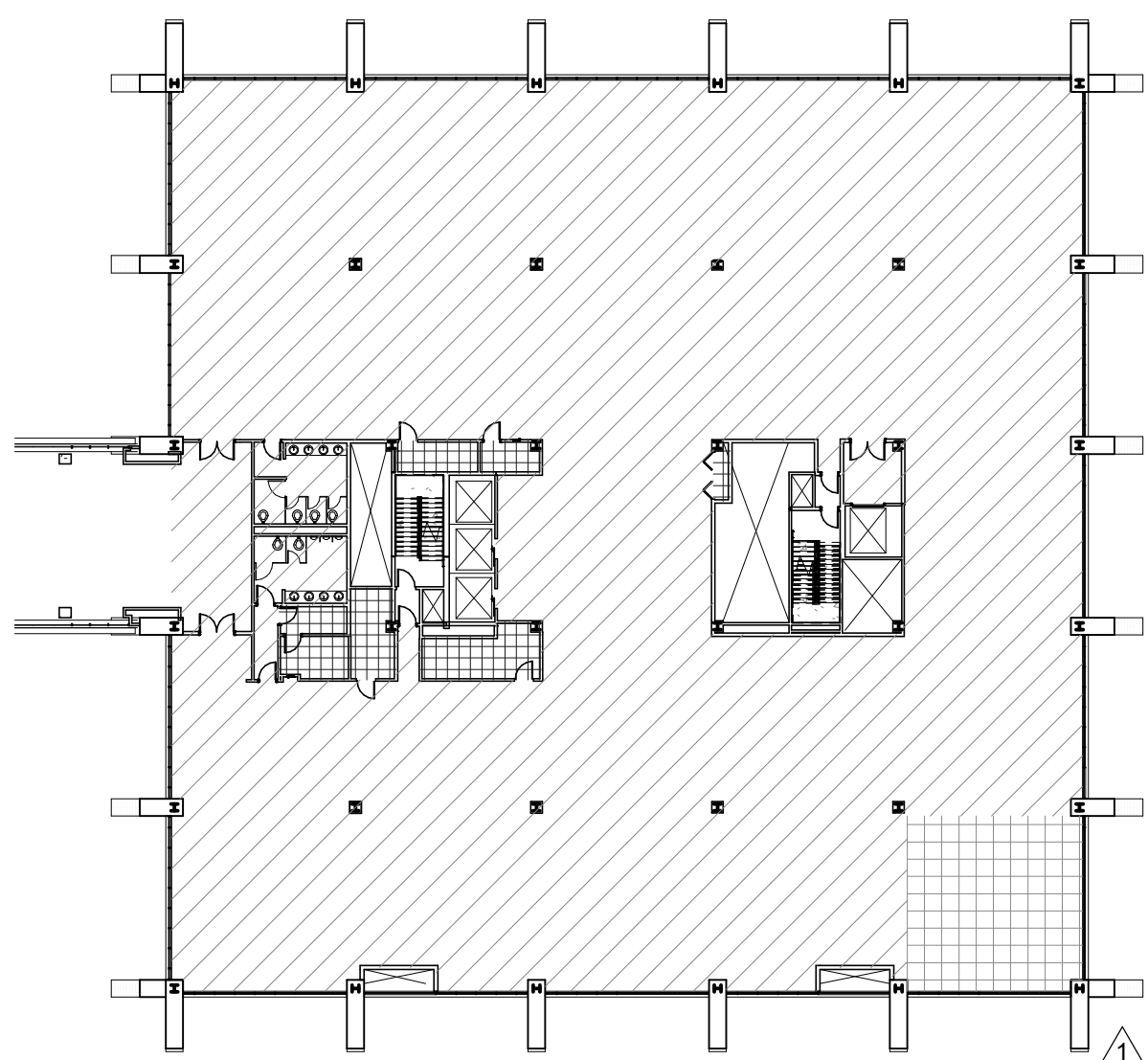
- ACCESSORY STORAGE
- ASSEMBLY UNCONCENTRATED

ROOF OCCUPANCY DIAGRAM

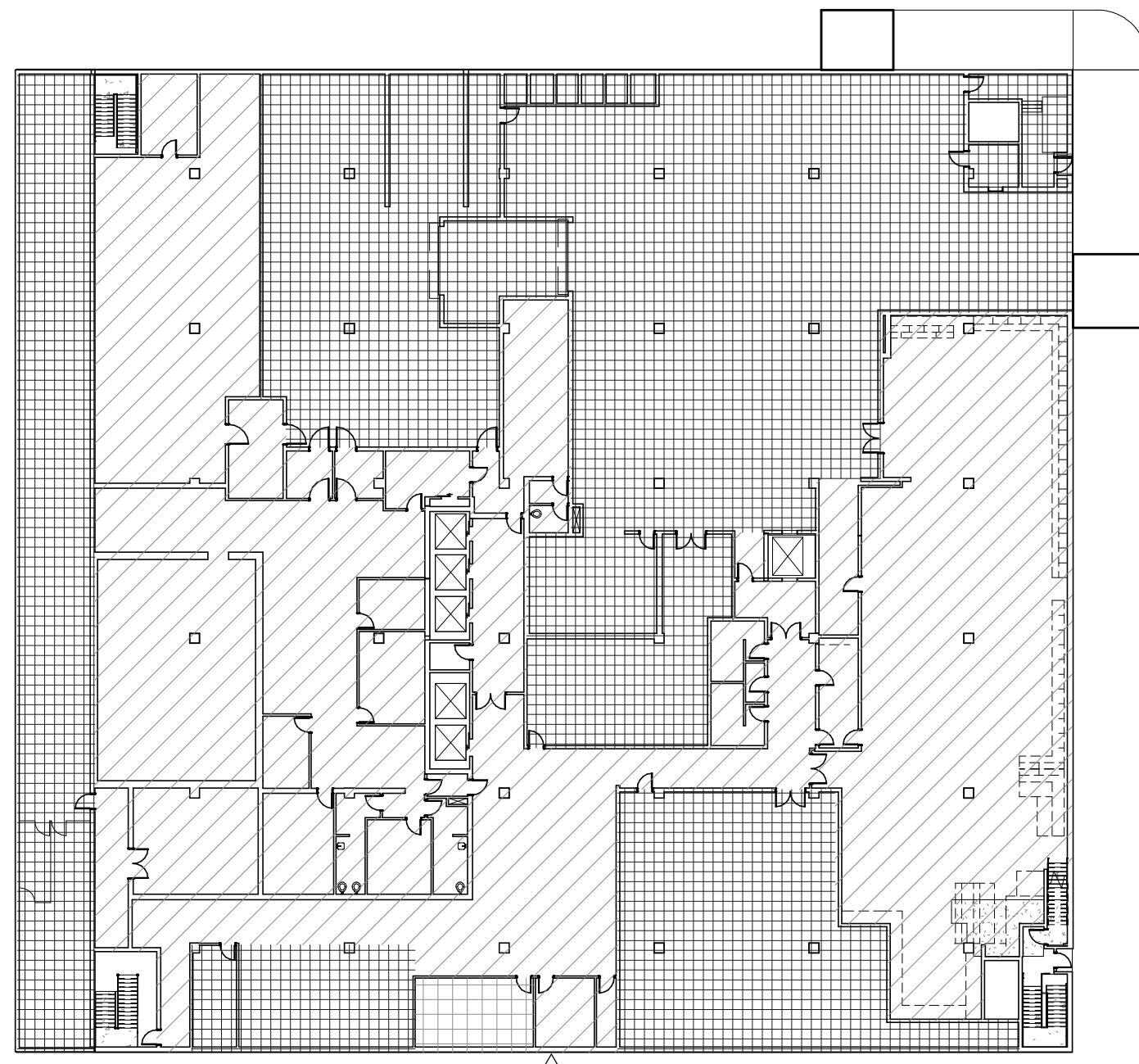




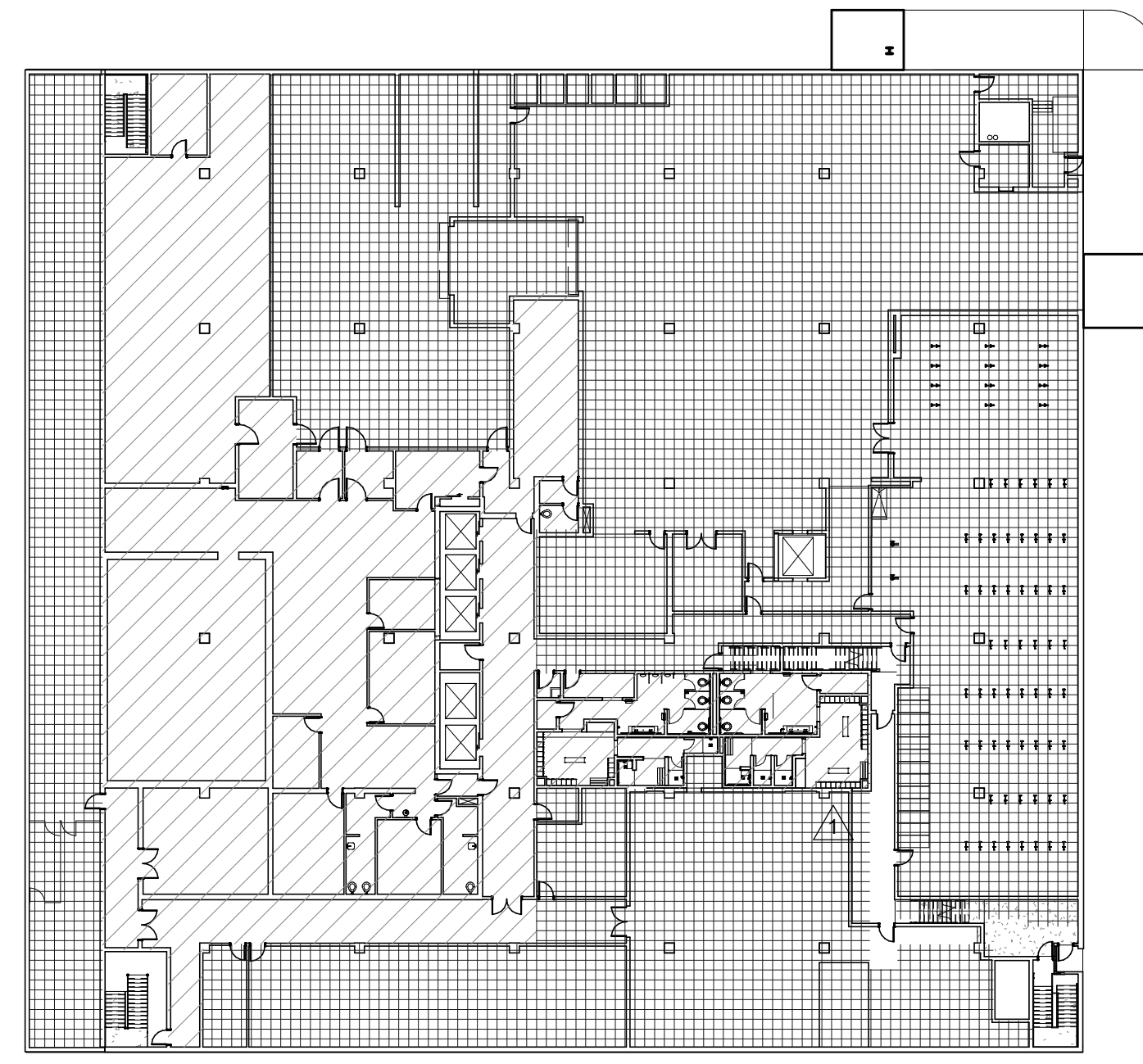
LEVEL 03 OCCUPANT LOAD AS OF OCT. 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	637.81 SF	300	GROSS	4
ASSEMBLY STANDING	149.56 SF	5	NET	31
ASSEMBLY UNCONCENTRATED	3916.13 SF	15	NET	260
BUSINESS AREA	11681.88 SF	100	GROSS	117
KITCHEN	5805.35 SF	200	GROSS	30
TOTAL	22194.73 SF			448



LEVEL 03 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	635.94 SF	300	GROSS	4
ASSEMBLY UNCONCENTRATED	326.25 SF	15	NET	62
BUSINESS AREA	21681.69 SF	100	GROSS	217
TOTAL	22328.88 SF			283



LEVEL B1 OCCUPANT LOAD AS OF OCT. 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	20516.04 SF	300	GROSS	71
ASSEMBLY UNCONCENTRATED	363.61 SF	15	NET	25
BUSINESS AREA	20291.14 SF	100	GROSS	203
TOTAL	41169.59 SF			299



LEVEL B1 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	34043.30 SF	300	GROSS	61
ACCESSORY STORAGE	2961.08 SF	300	GROSS	10
BUSINESS AREA	51150.33 SF	100	GROSS	132
TOTAL	40144.71 SF			223

LEGEND - OCCUPANT LOAD

- ACCESSORY STORAGE
- ASSEMBLY STANDING
- ASSEMBLY UNCONCENTRATED
- BUSINESS AREA
- EXERCISE ROOM
- KITCHEN
- MERCANTILE, ON GRADE
- MERCANTILE, STORAGE
- PARKING GARAGE

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

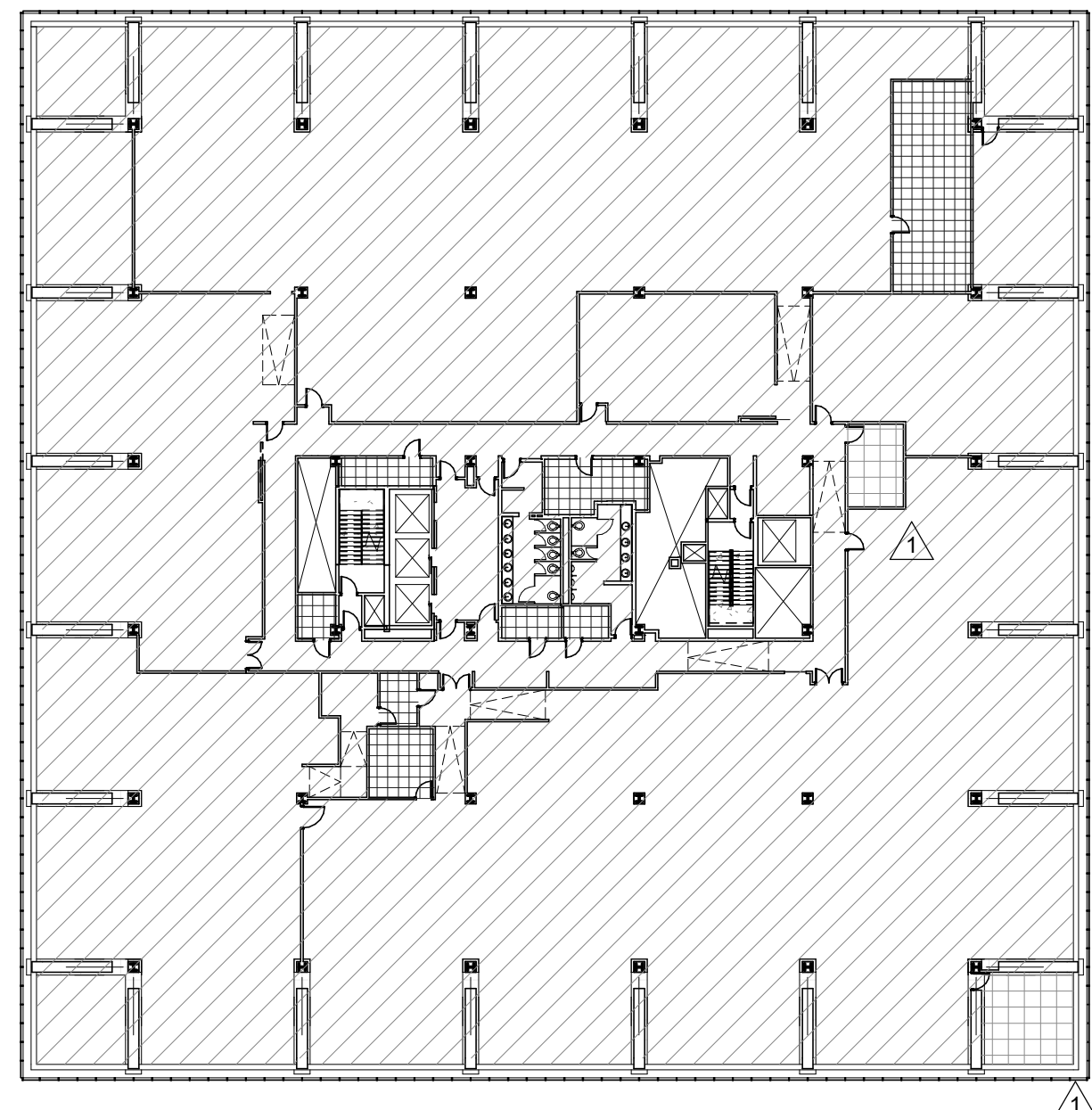


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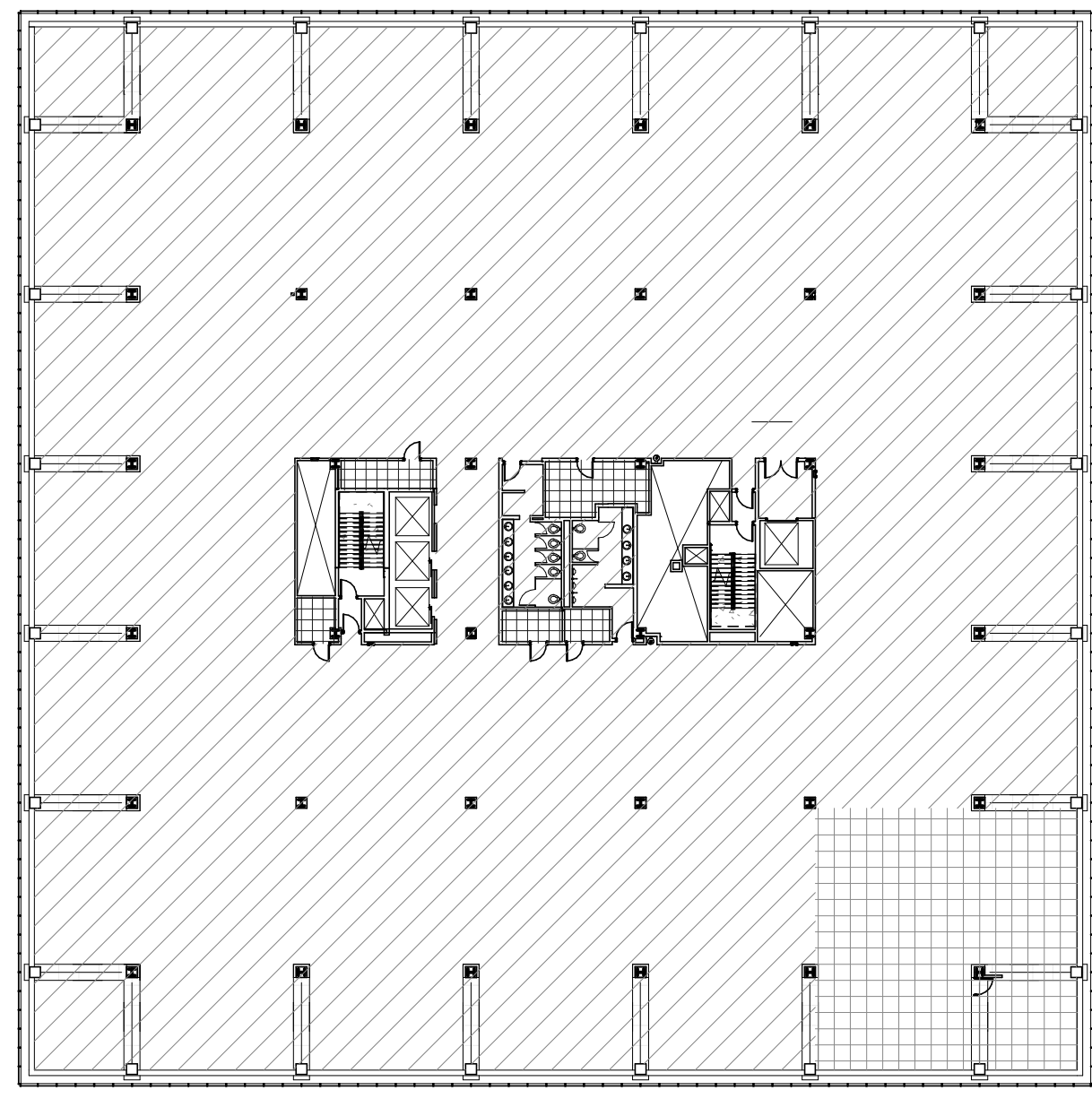
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F: 503.445.7395
SERADSGRN.COM



4 LEVEL 03 OCCUPANT LOAD CALCULATIONS 1/32" = 1'-0"

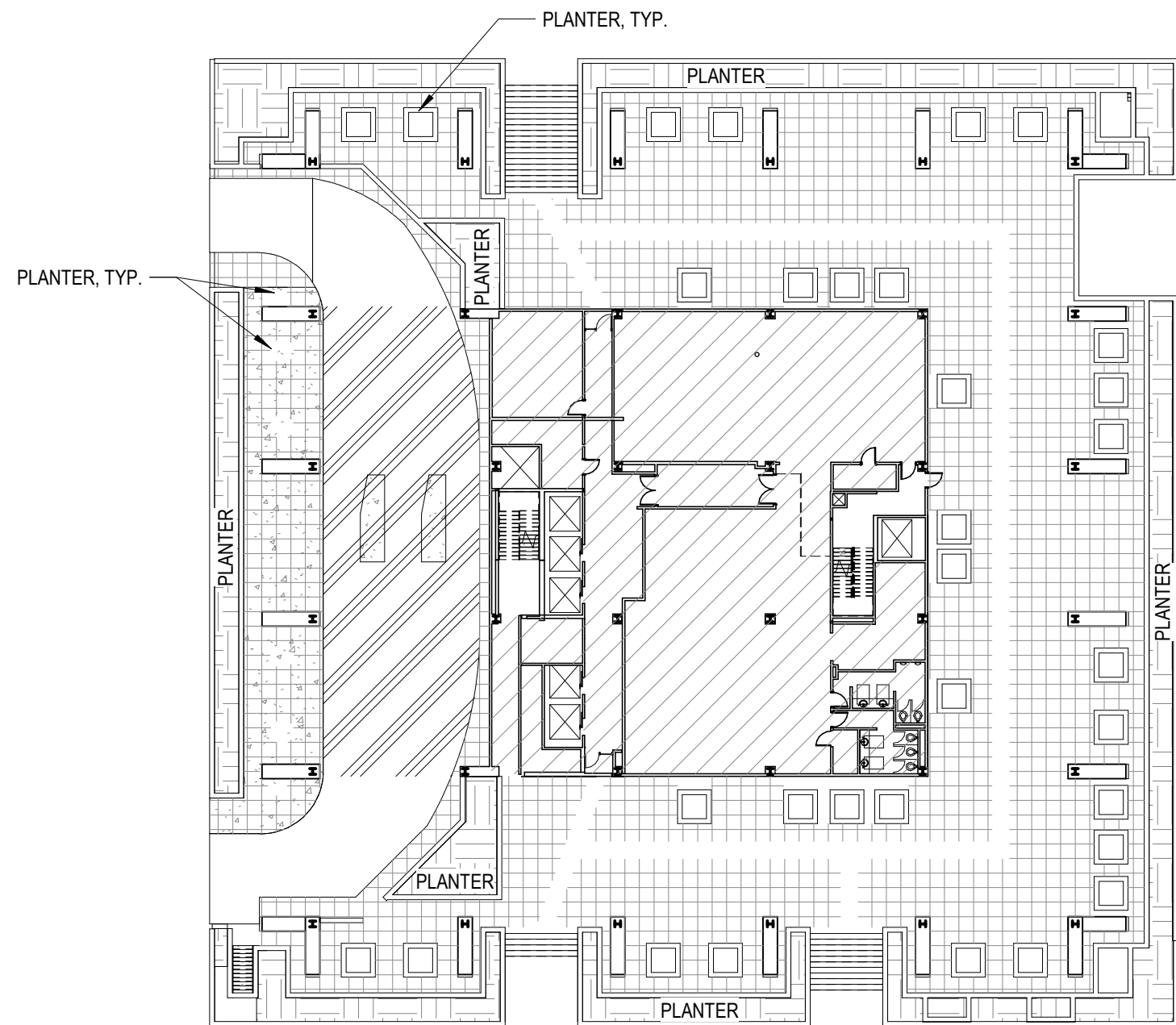


LEVEL 04 OCCUPANT LOAD AS OF OCT. 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	1338.95 SF	300	GROSS	4
ASSEMBLY UNCONCENTRATED	467.16 SF	15	NET	32
BUSINESS AREA	34030.60 SF	100	GROSS	341
TOTAL	35836.72 SF			381

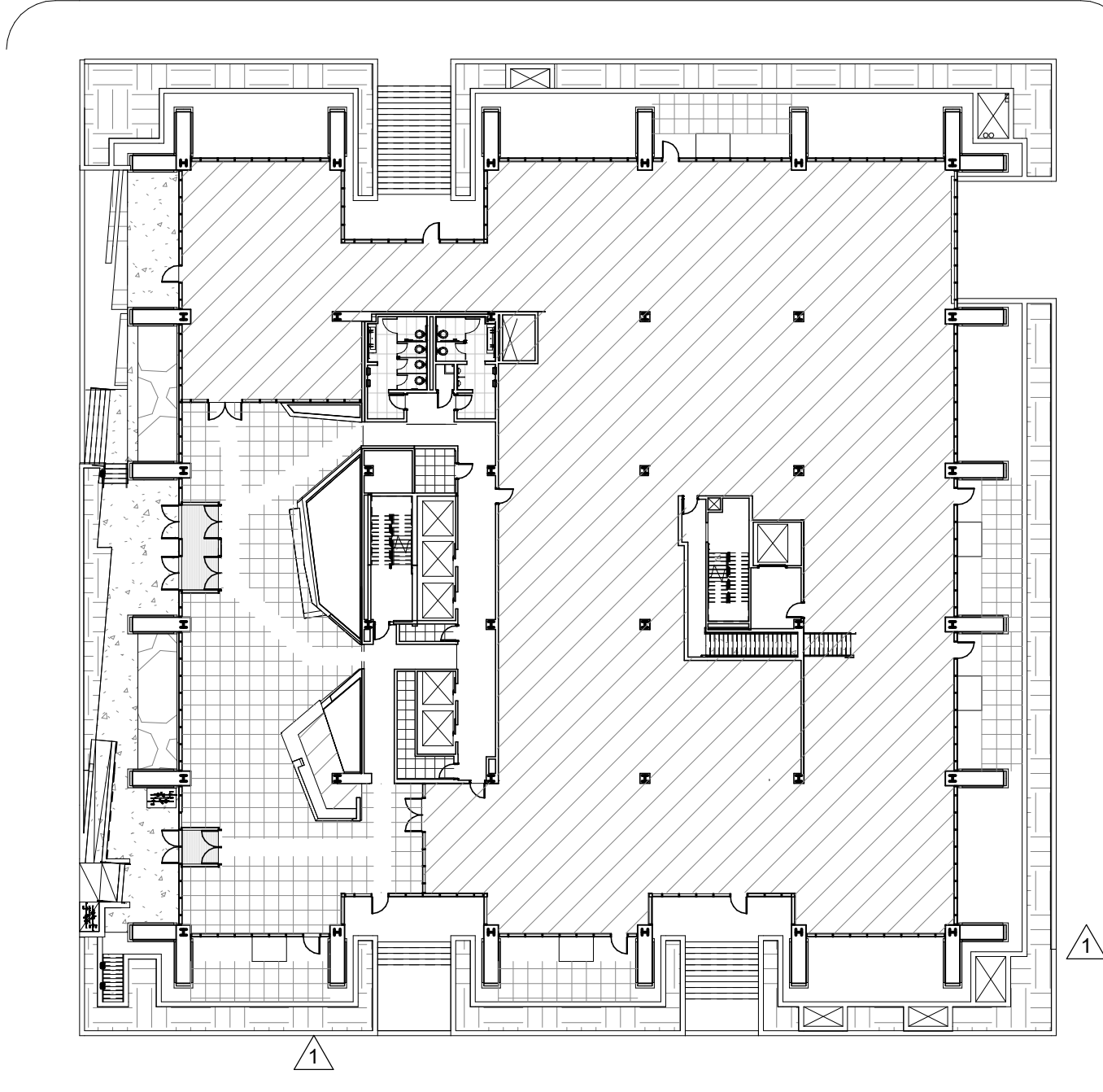


LEVEL 04 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	433.86 SF	300	GROSS	4
ASSEMBLY UNCONCENTRATED	2363.87 SF	15	NET	158
BUSINESS AREA	32094.66 SF	100	GROSS	330
TOTAL	34892.40 SF			492

1 LEVEL B1 OCCUPANT LOAD CALCULATIONS 1/32" = 1'-0"

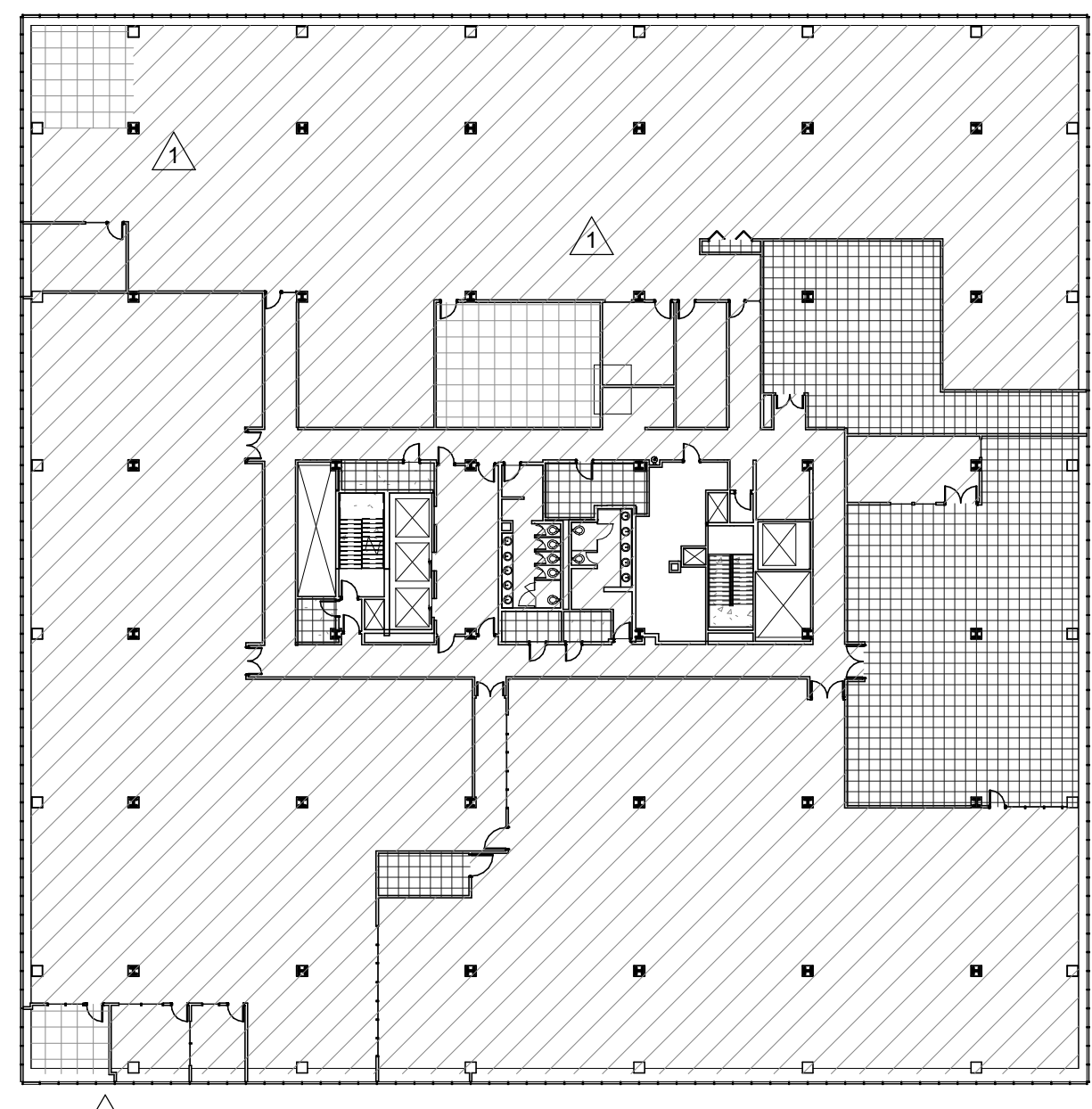


LEVEL 01 OCCUPANT LOAD AS OF OCT. 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	14656.90 SF	15	NET	875
ASSEMBLY UNCONCENTRATED	7389.92 SF	100	GROSS	74
BUSINESS AREA	3026.23 SF	200	GROSS	16
PARKING GARAGE	24972.74 SF			1065
TOTAL				

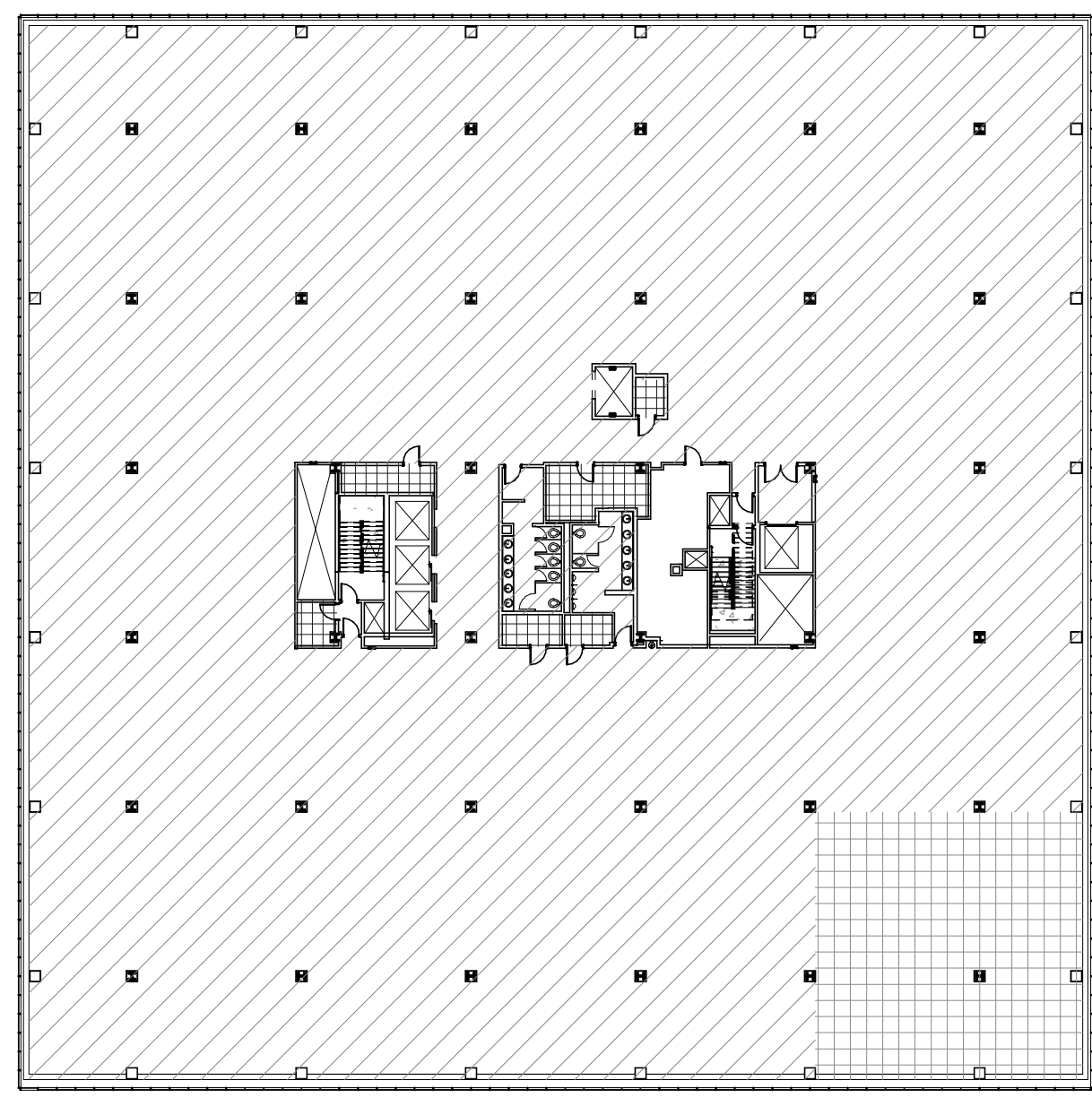


LEVEL 01 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	23338 SF	300	GROSS	3
ASSEMBLY UNCONCENTRATED	3841.64 SF	15	NET	258
BUSINESS AREA	16318.37 SF	100	GROSS	165
TOTAL	30398.28 SF			426

5 LEVEL 04 OCCUPANT LOAD CALCULATIONS 1/32" = 1'-0"

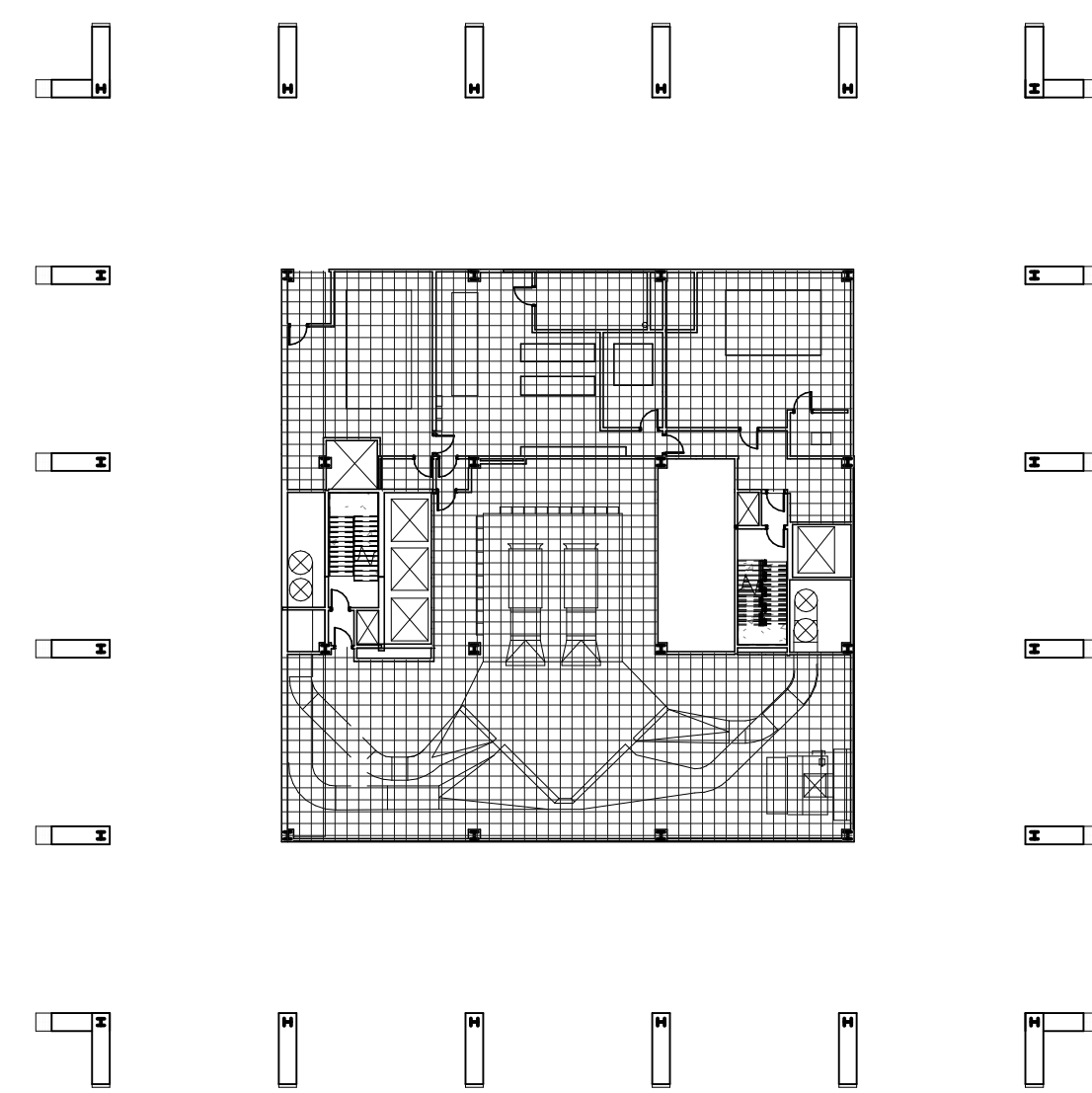


LEVEL 05 OCCUPANT LOAD AS OF OCT. 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	4897.03 SF	300	GROSS	20
ASSEMBLY UNCONCENTRATED	1288.09 SF	15	NET	86
BUSINESS AREA	30717.20 SF	100	GROSS	308
TOTAL	36883.11 SF			414

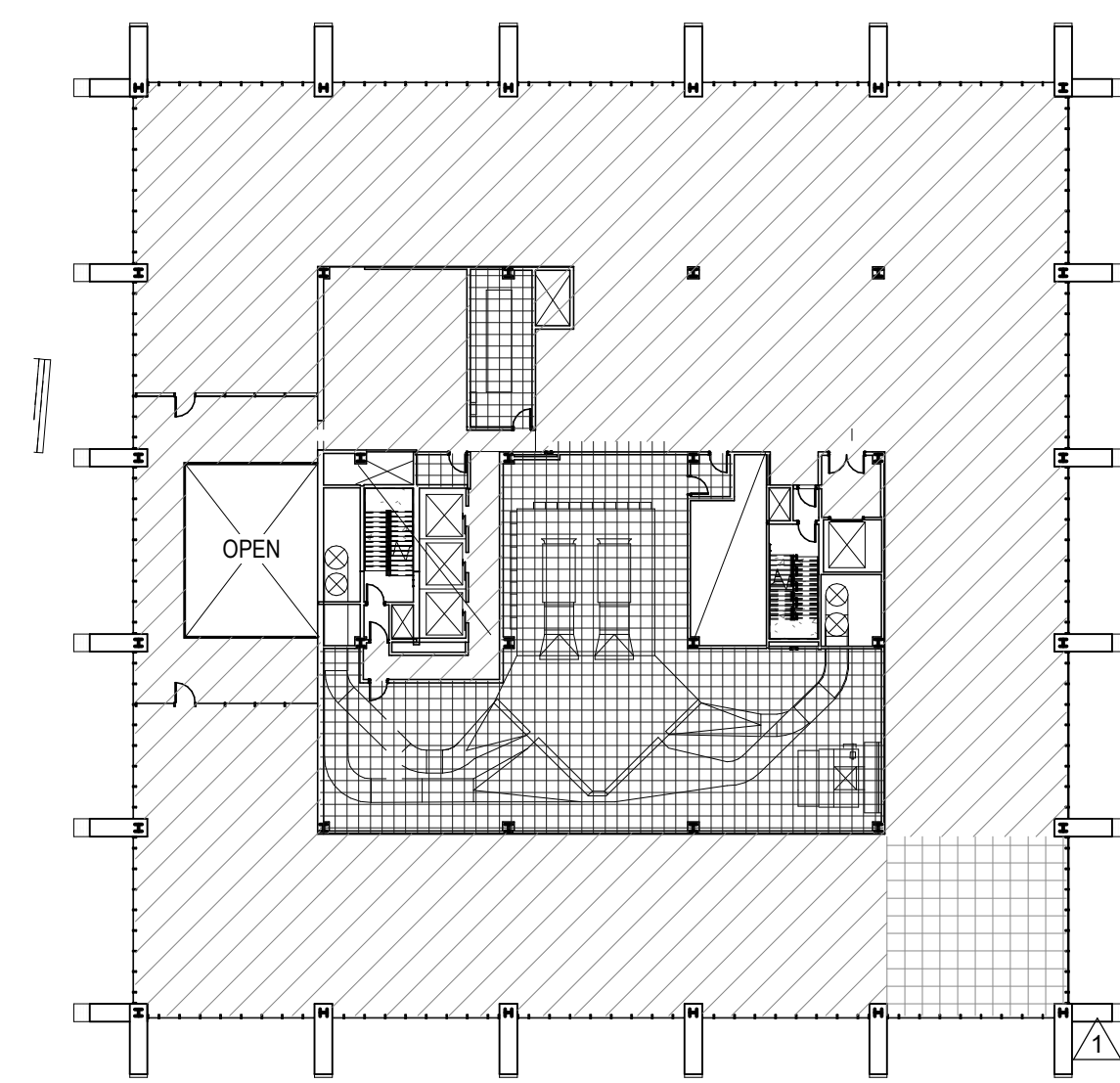


LEVEL 05 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	526.72 SF	300	GROSS	5
ASSEMBLY UNCONCENTRATED	2466.86 SF	15	NET	165
BUSINESS AREA	33620.24 SF	100	GROSS	337
TOTAL	36613.85 SF			507

2 LEVEL 01 OCCUPANT LOAD CALCULATIONS 1/32" = 1'-0"



LEVEL 02 OCCUPANT LOAD AS OF OCT. 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	7537.21 SF	300	GROSS	26
TOTAL	7537.21 SF			26



LEVEL 02 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	4393.20 SF	300	GROSS	17
ASSEMBLY UNCONCENTRATED	626.25 SF	15	GROSS	42
BUSINESS AREA	17356.96 SF	100	GROSS	174
TOTAL	22676.39 SF			253

6 LEVEL 05 OCCUPANT LOAD CALCULATIONS 1/32" = 1'-0"

3 LEVEL 02 OCCUPANT LOAD CALCULATIONS 1/32" = 1'-0"

WELLS FARGO CENTER RENOVATION - EXCHANGE BLOCK

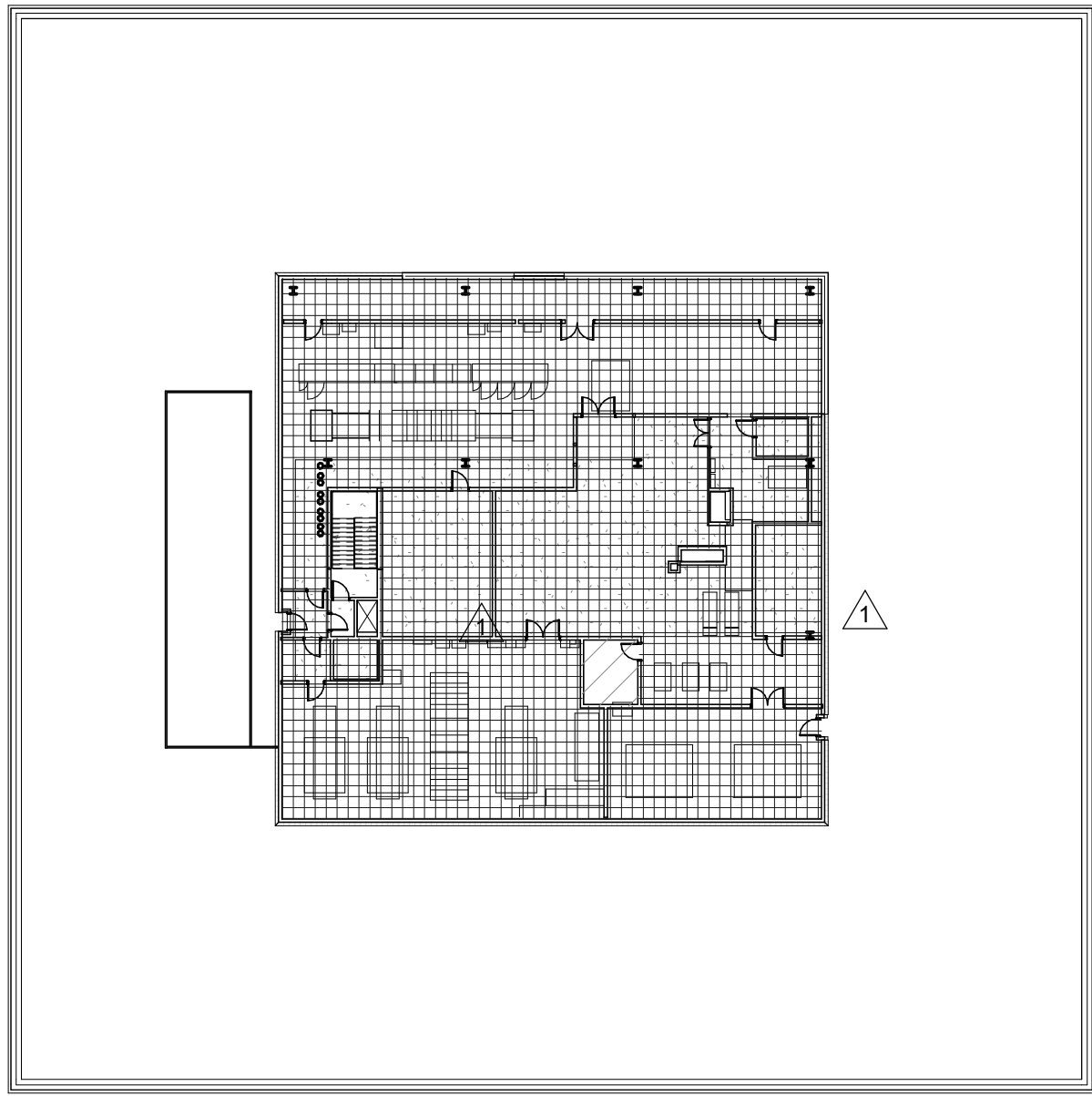
PROJECT PROPERTY
CORNER W. 10TH AVENUE & N. WASHINGTON ST
PORTLAND, OR 97201

REVISIONS
1 CHECKSHEET RESPONSE 1 11.30.2018

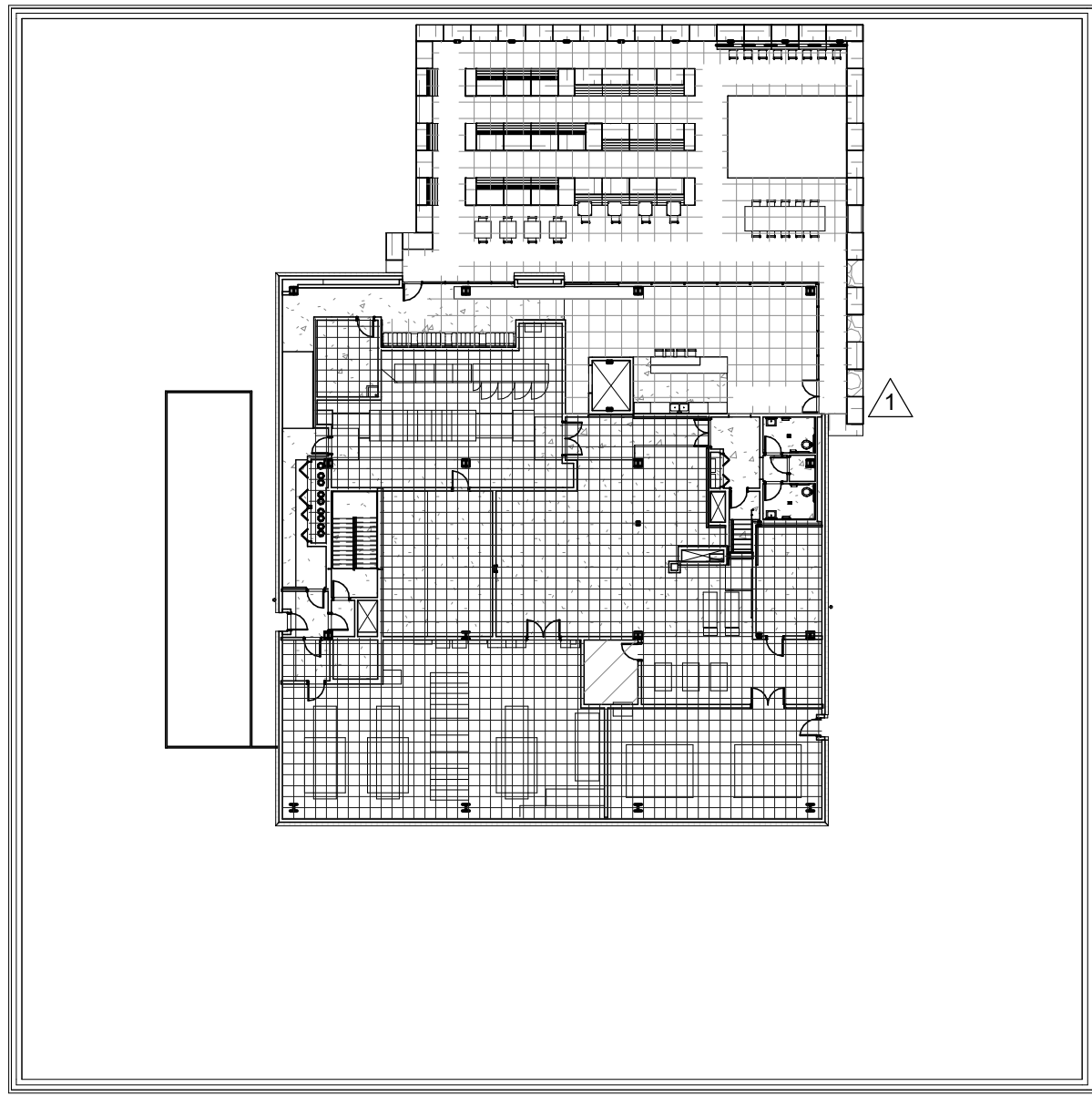
CHECKED BY: JTH
ISSUE DATE: 08.13.2018
PROJECT NO.: 1701030

OCCUPANT LOAD ANALYSIS
G107

PERMIT SET



LEVEL 06 OCCUPANT LOAD AS OF OCT. 1, 2004				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	9322.82 SF	200	GROSS	35
BUSINESS AREA	129.91 SF	100	GROSS	2
TOTAL	9452.73 SF			37



LEVEL 06 OCCUPANT LOAD PROPOSED				
FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
ACCESSORY STORAGE	6868.24 SF	300	GROSS	23
ASSEMBLY UNCONCENTRATED	3015.92 SF	15	NET	202
BUSINESS AREA	116.45 SF	100	GROSS	2
TOTAL	9999.61 SF			227

1 LEVEL 06 OCCUPANT LOAD CALCULATIONS

1/32" = 1'-0"

LEGEND - OCCUPANT LOAD

- ACCESSORY STORAGE
- ASSEMBLY STANDING
- ASSEMBLY UNCONCENTRATED
- BUSINESS AREA
- EXERCISE ROOM
- KITCHEN
- MERCANTILE, ON GRADE
- MERCANTILE, STORAGE
- PARKING GARAGE

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

SEISMIC DESIGN REQUIREMENTS FOR EXISTING BUILDINGS

OCCUPANT LOAD ANALYSIS SUMMARY EXCHANGE BLOCK

OCCUPANT LOAD INCREASE ANALYSIS				
BASELINE		PROPOSED		
(AS OF OCT 1, 2004)				
LEVEL	OCCUPANT LOAD	LEVEL	OCCUPANT LOAD	CHANGE
B1	299	B1	223	-76
1	1065	1	425	-640
2	26	2	253	227
3	448	3	283	-165
4	381	4	492	111
5	414	5	507	93
6	34	6	227	193
TOTAL	2667		2410	-257

PERCENTAGE OF BUILDING NET FLOOR AREA CHANGED		
LEVEL	RELATIVE HAZARD CLASSIFICATION CATEGORY INCREASED	INCREASE IN AREA*
B1		0
1	NEW CONSTRUCTION	6,167
2	INCREASE FROM S-2 TO B AND NEW CONSTRUCTION	18,089
3		0
4		0
5		0
6	INCREASE FROM S-2 TO A	5,987
TOTAL		30,243
TOTAL BUILDING AREA		163,683
% OF FLOOR AREA CHANGED		18%

THE TOTAL CUMULATIVE CHANGES IN OCCUPANT LOAD WITH RESPECT TO THE BUILDING OCCUPANCY AS OF OCTOBER 1ST, 2004 IS NEGATIVE 382 WHICH IS LESS THAN 149 OCCUPANTS AND THE TOTAL CHANGES TO PERCENTAGE OF FLOOR AREA IS 6% WHICH DOES NOT EXCEED 10% 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 B1 THROUGH 5.



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WELLS FARGO CENTER RENOVATION - EXCHANGE BLOCK

WELLS FARGO CENTER
1000 W. 10TH AVENUE
PORTLAND, OREGON 97201

REVISIONS		
1	CHECKSHEET RESPONSE 1	11.30.2018

CHECKED BY: JTH
ISSUE DATE: 08.13.2018
PROJECT NO: 1701030

OCCUPANT LOAD ANALYSIS
G108

PERMIT SET

The following is a summary of how the existing Wells Fargo Data Center building (now known as the Exchange Block) and new upgrades meet or don’t meet the requirements of the 2014 OSSC.

CODE SECTION	SECTION TITLE	DO EXISTING CONDITIONS MEET CURRENT CODE?	IS THE PROPOSED REMODEL UPGRADING THE EXISTING BUILDING TO CURRENT CODE?	COMMENTS
403.2.1.1	Types of Construction	Yes	No, the structural rating of the structural frame meets current code.	The building was built in early 1970 under the UBC which has the same 3-hour structural frame rating requirements as the current code. There was no high-rise section in the UBC at that time so there would not have been an allowed reduction in the rating requirements.
403.2.1.2	Shaft Enclosures	Yes	No, the shaft enclosures meet current code.	The new and existing shafts do not have automatic sprinklers at the top and the existing shaft walls have the required 2-hour fire barrier construction which meet current code.
403.2.2	Seismic Considerations	No	No, a seismic upgrade is not required.	The original design of the building structure does not meet current code for seismic design requirements. The occupant load increase is under 150 and the cumulative changes in percentage of floor area does not exceed 1/3 rd of the building net floor area therefore a structural upgrade is not required per Chapter 24.85 Seismic Design Requirements for Existing Buildings.
403.2.3	Structural Integrity of interior exit stairways and elevator hoistways	Not applicable	Not applicable.	The overall occupant load for the Exchange Block building is less than 5,000 and the Risk Category II so this section does not apply. Section 403.2.3 applies to Risk Category III or IV.
403.2.4	SFRM	Yes and no	<u>Yes</u> – Future tenant spaces on levels 3 through 5, all existing non-future tenant spaces in the basement through level 5 as required for new construction, the roof over level 6 above new assembly spaces and all new construction. <u>No</u> – Areas already abated or not required to be abated due to new construction in the basement through level 5. The existing steel for the roof above Level 6 in spaces not included in the scope of work.	The existing fireproofing at the structural steel and deck above the SE corner of level 3, the north side of level 4 and all of level 5 were abated when requirements for minimum fireproofing bond strength in a building up to 420 feet high meet current code. The proposed design includes abating and replacing all the existing fireproofing on the remaining existing structural steel and floor deck over future tenant spaces on levels 3 through 5 and only abating and replacing the existing fireproofing above non-future tenant improvement spaces in the basement to level 5 if required by new construction. It also includes new fireproofing at the existing steel and roof deck on level 6 above the new assembly spaces. The fireproofing at level 6 will extend from column to column for a fully supported section of building structure. All new structural steel and deck will be fireproofed to meet current code.
403.3	Automatic sprinkler system	Yes	No, the automatic sprinkler system meets current code.	The building has an automatic sprinkler system and a secondary water supply that meets current code.
403.3.1	Riser locations	Yes	No, the riser locations meet current code.	The risers are in the exit stairways which are separated on all levels but 4 and 5 a distance greater than 1/3 rd the overall building overall diagonal dimension.
403.3.2	Water Supply	Yes	No, the water supply meets current code.	The Exchange Block sprinkler system is served by a fire pump room located under the tower on the highest level of the parking garage. The water supply for the fire pumps located in the fire pump room are supplied by (2) connections; one from 5 th Avenue and one from Jefferson Street.
403.3.3	Fire pump room	No. The fire pump room is not separated from all other areas of the building by a 2-hour <i>fire barriers</i> and does not have a rated access route.	No, the scope of work for the project does not touch the existing fire pump room.	The Exchange Block sprinkler system is served by a fire pump room located under the tower on the highest level of the parking garage. Because the existing fire pump room is not included in the scope of work for the project and upgrading the fire pump room to meet current code would be prohibitively expensive, we propose it does not need to be upgraded.
403.4.1	Smoke detection	Yes	No, the smoke detection system meets current code.	The building has a smoke detection system that meets current code.
403.4.2	Fire alarm system	Yes	No, the fire alarm system meets current code.	The building has a fire alarm system that meets current code.

403.4.3	Standpipe system	No	No, the scope of work for the project does not touch the existing standpipe system.	The existing standpipe system does not meet current code for the following items; (1). There is no annular clearance where pipes penetrate floors (2). A hose valve is required at the penthouse roof. (3). The drains need to be changed to 3” drain for full flow testing if psi exceeds 175. (4). Floor control valves, hose valves and drains need to be located on stair landings. They are currently just outside the stairway located above the ceiling tiles. (5). The standpipes need to be hydraulically calculated to supply 250gpm at 100psi at three locations per NFPA-14. Because the standpipes are not included in the scope of work for the project and modifying them to meet current code requirements would be prohibitively expensive, we propose they do not need to be upgraded.
403.4.4	Emergency voice/alarm	Yes	No, the EVAC system meets current code.	The Exchange Block and Tower share an emergency voice alarm system that is located at the security desk on level 1 of the Tower.
403.4.5	Emergency responder radio coverage	No	To be determined by testing at the completion of construction	After the building is substantially complete, testing will be done to verify if a DAS system is required to provide emergency responder radio coverage.
403.4.6	Fire command center	No	To be determined by building appeal	The security desk located on level 1 of the Tower serves as a fire command center for both the Tower and Exchange Block buildings. The response to appeal number 185755 will determine how much of the security desk will need to be modified to meet the requirements of a fire command center.
403.4.7	Smoke removal	Yes	No, the smoke removal system meets current code.	The existing glazing has fixed glazing that can be cleared by fire fighters to achieve natural ventilation. All new exterior glazing will meet the requirements for natural ventilation requirements for smoke removal.
403.4.8	Standby power - elevators	No	No, the existing generators serve the elevators.	The existing generators provide power to all three existing passenger elevators, however the overall emergency power system does not meet current code (see item 403.4.9). Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded. The elevators will provide an accessible means of egress from level 6, but do not provide fire service access or self-evacuation.
403.4.8.1	Standby power – special requirements	No	No, the scope of work for the project does not touch the existing generators.	The existing generators are not in a separate room enclosed with 2-hour fire barriers and the transfer switches are not monitored or controlled by the security desk (fire command center). Because the generators are not included in the scope of work for the project and modifying the room to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.
403.4.8.2	Standby power loads	No	No, the scope of work for the project does not touch the items listed.	The power and lighting for the fire command center, the ventilation and fire detection for the smokeproof enclosures and the elevators are connected to standby power, however the standby power system in the building does not meet current OSSC 909 or NEC requirements. Because replacing the entire standby system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.
403.4.9	Emergency power	No	No.	Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.
403.4.9.1	Emergency power loads	No	No, the scope of work for the project does not touch the items listed.	The existing emergency power system is connected to the exit signs, egress illumination, elevator cab lighting, emergency voice/alarm communication system, fire detection system, fire alarm system and electrically powered fire pumps, however the emergency power system in the building does not meet current code requirements. Because replacing the entire emergency power system is not included in the scope of work for the project and upgrading the existing system to meet current code requirements would be prohibitively expensive, we propose it does not need to be upgraded.
403.5.1	Remoteness of interior exit stairways	Yes	No, the building meets current code on all but (2) floors.	The nearest points of the existing interior exit stairways are greater than 1/4 the maximum overall diagonal dimension of the building at all locations but levels 4 and 5. Because the building code at the time the building was built did not require the high rise distance requirement of 403.5.1, and changing the walls of the existing stairway would be prohibitively expensive, we propose it does not need to be upgraded to meet current code.
403.5.2	Additional stairway	Not applicable	Not applicable	The building is less than 420 feet tall.

403.5.3	Stairway door operation	Yes	No, the stairway door operation meets current code.	The security desk will have the capability of opening all stairway doors in the exit stairways.
403.5.3.1	Stairway communication system	Yes	No, the stairway communication system meets current code.	Both exit stairways have telephones on levels 2, 3, 4 and 5 which connects to the security desk in the Tower. This meets the code requirement for every fifth floor.
403.5.4	Smokeproof enclosures	Yes	Yes	The existing exit stairways have a mechanically vented vestibule system that meets Section 909.20.4 and a pressurized exit stairway enclosure that meets 909.20.5. Building appeal #18120 approved removing the mechanically vented vestibules, moving the pressurization fans to level 6 and pressurizing the exit stairways with new fans.
403.5.5	Luminous egress path markings	No	Yes	The exit stairs will be provided with photoluminescent egress path markings throughout the stairways to comply with Section 1024 per building appeal #16970.
403.6	Elevators	No	No	The existing passenger elevators within the Wells Fargo Exchange Building were modernized and inspected by the AHJ (State of Oregon) in 2016. At the time of inspection, they were installed to the current elevator code adoption. Those elevators continue to run in the same capacity now and have not been modified. The current scope of upgrades to the elevators in this building do not require the systems to be upgraded to current AHJ code adoption. The change in Motion Control typically initiates the need for these upgrades. They will not be required to perform this function during this upgrade project.
403.6.1	Fire service access elevator	Not applicable	Not applicable	The building is less than 120 feet high, so a fire service access elevator is not required.
403.6.2	Occupant evacuation elevator	Not applicable	Not applicable	The existing elevators are not used for occupant self-evacuation.