

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Items 1, 2, 3, 4, 5, 7: Hold for Additional Information. Item 6: Decision Rendered.

<b>Appeal ID:</b> 18962	<b>Project Address:</b> 631 SE Taylor St
<b>Hearing Date:</b> 2/6/19	<b>Appellant Name:</b> Kathy Johnson
<b>Case No.:</b> B-015	<b>Appellant Phone:</b> 503.477.9165
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Steven Mortensen, Ed Marihart
<b>Project Type:</b> commercial	<b>Stories:</b> 3 <b>Occupancy:</b> R-2, B <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> The Rose Apartments	<b>Fire Sprinklers:</b> Yes - Proposed throughout
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Existing R-2 and B to remain

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	City of Portland Chapter 13 program
<b>Requires</b>	Not published for the public.
<b>Proposed Design</b>	<p>Remove building from the Chapter 13 program by bringing code deficiencies into compliance with current OSSC requirements. Remaining items that cannot comply due to existing conditions will be included in this appeal and are as follows:</p> <p>Existing non-rated ground-story windows adjacent to egress court. (1027.4.2)</p> <p>Winder treads in existing exit stairs. (1009.7.3)</p> <p>Handrail extensions in existing exit stairs. (1012.6)</p> <p>Existing non-rated operable windows less than 3' from property line. (Table 705.8)</p> <p>Existing non-rated windows in exit stair enclosures. (Table 716.5)</p> <p>An additional appeal item for a new proposed design change to the existing egress system is also included:</p> <p>Draft curtain at open exit access stair. (1009.3 Exception 4)</p>
<b>Reason for alternative</b>	<p>The building is a 1910 3-story URM SRO apartment building owned by REACH Community Development. The SRO units are and will continue to be leased exclusively to previously homeless, very low-income single women. Because of the unique function that this building provides, the Owner is investing in a full voluntary ASCE 41 BPOE structural seismic upgrade of the building to allow it to remain in service for the long term. Due to the intrusive nature of the structural seismic upgrade, the Owner is also taking the opportunity to upgrade the rest of the</p>

building systems, including the addition of a full NFPA 13 sprinkler system (in lieu of the required 13R system). The Owner and the design team have had two Preliminary Life Safety meetings with BDS and PFR and have received feedback that removal from the program could be attainable given that the scope of work will bring the building very close to outright OSSC compliance. In light of these conversations, the Owner has elected to correct the remaining deficiencies in order to eliminate the need to stay in Chapter 13. Items that cannot fully comply are included in this set of appeals. A full code summary is provided on Sheet GA1 and includes a list of previously approved appeals. Life Safety plans are provided on Sheets GA2 and GA3. Supporting sketches for the additional appeal items are on Sheet GA4.

## Appeal item 2

**Code Section** 1027.4.2 Egress Court Construction and Openings

**Requires** Where an egress court serving a building or portion thereof is less than 10 feet in width, the egress court walls shall have not less than 1-hour fire-resistance-rated construction for a distance of 10 feet above the floor of the court. Openings within such walls shall be protected by opening protectives having a fire protection rating of not less than ¾-hour.

**Proposed Design** The existing northeast stair exits to a private alley that leads to the public way. As part of the remodeling of the ground story administrative/common use spaces and exterior courtyard, 33 additional occupants will be egressing through the alley. The alley is 8 feet wide overall; 4 feet of this is on this project site. The north wall of the building is constructed of two wyths (+/-8") of brick and achieves the required 1-hour fire-resistance-rated construction per Table 721.1(2). The northeast exit stair door will be replaced with a 90-minute door as part of repairing that stair's required two-hour enclosure. The two existing ground story non-rated operable windows adjacent to the egress court (approved by Appeal #6358) will be fixed in place with additional sprinkler protection on the interior side. See Sheet GA2.

**Reason for alternative** The existing north alley has always connected the exits on the north side of the building to the public way. As part of remodeling the ground story administrative and common use spaces, 4 additional occupants are being added to the northeast exit stair/door. Additionally, by permitting the existing exterior courtyard to formalize its use as outdoor space for the residents, 29 additional occupants are exiting through the alley.

The two existing non-rated operable windows adjacent to the egress court were permitted in 2009 and approved by Appeal #6358. Since the scope of this project does not include any window replacement, these windows will remain and be fixed in place to minimize the ability of fire to enter the egress court through the openings. Additional sprinkler protection will be added on the interior side of the windows to further mitigate their unrated condition.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

## Appeal item 3

**Code Section** 1009.7.3 Winder Treads

<b>Requires</b>	Winder treads are not permitted in means of egress stairways except within a dwelling unit.
<b>Proposed Design</b>	The existing winder treads in northeast and northwest stairs will remain. These have been approved by previous appeals dated 8/8/74 and 1/27/88. The exit stair enclosures will be repaired to achieve the required 1- and 2-hour construction. New rated doors will be provided. New lighting to meet the requirements of Section 1006 will also be provided within the stair enclosures. See Details 2, 3, 5 and 8/GA4.
<b>Reason for alternative</b>	<p>The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to replace the winder treads with treads that meet current requirements. Chapter 34 allows materials and systems already in use in compliance with approvals in effect at the time of their erection to be permitted to remain in use unless determined to be unsafe. In addition to being permitted at the time of construction, the winder treads have been approved by two previous building code appeals dated 8/8/74 and 1/27/88.</p> <p>The existing stair enclosures will be made safer than they are currently by ensuring the enclosures meet the requirements for 1- and 2-hour construction. This includes new rated stair enclosure doors. All lighting in the stair enclosures will be replaced to ensure compliance with Section 1006.</p> <p>Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items greatly increase the overall safety of the building from its existing condition.</p>

## Appeal item 4

<b>Code Section</b>	1012.6 Handrail Extensions
<b>Requires</b>	Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.
<b>Proposed Design</b>	Within the existing northeast and northwest exit stairs, compliant top and bottom rail extensions will be provided where the plan configuration allows. Where there is not room for extensions due to existing conditions and space constraints, extensions will not be provided. See Details 2, 3, 5 and 8/GA4 for more detailed information.
<b>Reason for alternative</b>	<p>The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to extend the handrails at every run to meet the requirements of 1012.6. At runs adjacent to the enclosure doors, full extensions at the top risers would interfere with the swing of the egress doors that open into the enclosure. At the winder treads, there are structural columns and walls in the way that prohibit bottom extensions. At the center wall, extensions would create unsafe conditions by projecting into the path of egress travel.</p> <p>Section 3404.1 Exception 2 allows for handrails to have less than the required extensions where full extensions would be hazardous due to plan configuration. Previously, 6" handrail extensions were required as part of a Building Code Appeal approval for the existing winder treads (1/27/88), however, not all of the existing rails have the 6" extensions due to the existing space limitations.</p>

Full handrail extensions shall be provided where space allows, which will make the stairs safer than their current condition. No extensions will be provided in locations where projections into the path of travel would be unsafe or interfere with egress door functioning. Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items greatly increase the overall safety of the building from its existing condition.

## Appeal item 5

<b>Code Section</b>	Table 705.8 Allowable Openings Based on Fire Separation Distance
<b>Requires</b>	Unprotected openings less than 3' from a property line are not permitted.
<b>Proposed Design</b>	The six unprotected operable windows at the west property line shall remain. The building shall be equipped with a full NFPA 13 sprinkler system throughout. See GA2 and GA3.
<b>Reason for alternative</b>	<p>A portion of the west walls falls on the property line. There are six existing non-rated operable windows in this portion of the west wall. The windows provide natural light and fresh air required for sleeping rooms and cannot be removed or fixed in place because doing so would create a less safe condition for the occupants. The windows were permitted in 2009 and allowed by Appeal #6358. The project scope does not include any new windows or changes to existing windows. Per the Preliminary Life Safety Meetings, this appeal is only required because of the proposed removal of the building from the Chapter 13 program.</p> <p>Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.</p>

## Appeal item 6

<b>Code Section</b>	Table 716.5 Opening Fire Protection Assemblies, Ratings and Markings
<b>Requires</b>	Windows in rated exit enclosures are not permitted.
<b>Proposed Design</b>	The four existing non-rated windows in the northeast and northwest exit stairs shall remain. The windows will be fixed in place. The building shall be equipped with a full NFPA 13 sprinkler system throughout.
<b>Reason for alternative</b>	<p>There are four existing non-rated windows in the northeast and northwest exit stair landings, above the ground story. The windows are above the 10' high required rated construction for the egress court and face a private alley. The windows were permitted in 2009 and allowed by Appeal #6358. Since the scope of this project does not include any window replacement, these windows will remain and be fixed in place.</p> <p>Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be</p>

repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

## Appeal item 7

**Code Section** 1009.3 Exception 4, Exit Access Stairways

**Requires** In other than Group B and M occupancies, exit access stairway openings are not required to be enclosed provided that the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the floor opening does not connect more than 4 stories, the area of the floor opening between stories does not exceed twice the horizontal projected area of the exit access stairway, and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13.

**Proposed Design** The existing central exit access stair has been divided at the ground story by partitions and doors that impede free circulation and block visual access to the rest of the circulation system. The stair connects three stories and a partial basement. We propose to remove the partitions and doors in and around the central stairs at the ground story. The second and third story enclosures will remain and will be constructed as 1-hour fire barriers with 60-minute doors. A smoke curtain extending 12" below the ceiling will be added at the opened ground story level as well as sprinkler heads spaced in accordance with 1009.3 Exception 4. The area of floor opening is less than twice the horizontal projected area of the exit access stairway. See Details 1, 4, 6 and 7/GA4.

**Reason for alternative** The existing central exit access stair has been divided at the ground story by partitions and doors that impede free circulation and block visual access to the rest of the circulation system. The lack of visual access creates confusion with wayfinding and egress, and also presents barriers for people with mobility challenges. The partitions and doors at the main entry to the building create a sense that one is entering an institutional facility, not a residential apartment building. It is unclear from the permit history when this condition was created.

The building was constructed in 1910 and it is evident that the central stair was originally open since the original wood balustrades are still in place at the ground story and the last run of the third story. The Owner, REACH Community Development (non-profit organization), is in the process of having the building listed on the National Register of Historic Places. The apartment units are and will continue to be rented to previously homeless, very low-income single women. The existing institutional feeling at the main entry does not foster a welcoming residential experience. Additionally, opening the stair will partially restore the original historic fabric of the building, in support of the historic listing nomination.

Section 1009.3 Exception 4 allows exit access stairs in Group R to connect up to four stories if an 18" deep draft curtain and closely-spaced sprinkler heads are provided. The existing ceiling height is +/-9'-0", so an 18" draft curtain would create a low head height at the entry onto the stairs. A 12" draft curtain would allow for a more reasonable head height at the stair entry. The sprinkler heads will be located per 1009.3 Exception 4 requirements.

The project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

The removal of the ground story partitions will increase the safety of the occupants by providing better visual access and removing physical barriers to the egress system. Since the upper level exit access stair enclosures will remain intact and the overall building safety will be greatly increased by the items listed above, the removal of the existing partitions and doors at the ground story exit access stair will not decrease the safety of the building.

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## APPEAL DECISION

- 1. Removal of building from Chapter 13 status: Hold for additional information.**
  - 2. Sprink protection of windows in egress court: Hold for additional information.**
  - 3. Winder treads in 2 egress stairs: Hold for additional information.**
  - 4. Omission of handrail extensions in 2 egress stairs: Hold for additional information.**
  - 5. Unprotected windows at property line: Hold for additional information.**
  - 6. Unprotected operable windows in exterior wall of 2 Exit stair enclosures: Denied. Proposal does not provide equivalent Life Safety protection.**
  - 7. Unclosed exit access stair: Hold for additional information.**
- Appellant may contact John Butler (503 823-7339) with questions.**

For Item 6. 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

ENERGY CODE SUMMARY

ENVELOPE ENERGY CODE - OEESC			
ROOF INSULATION ABOVE DECK	R-20 RIGID	FIXED AND OPERABLE FENESTRATION - NON-METAL	U = 0.35, SHGC = 0.40
ROOF INSULATION CAVITY (VENTED)	R-30	DOORS WITH MORE THAN 50% GLAZING	U = 0.35, SHGC = 0.40
WALLS WOOD FRAMED	R-21 BATT	OPAQUE DOORS	U = 0.70
FLOORS WOOD FRAMED	R-30 BATT		

PREVIOUS APPROVED APPEALS

DATE	APPEAL ITEM	CONDITIONS	COMMENTS
8/8/74	WINDER TREADS IN ENCLOSED EXIT STAIRS	STAIRS TO BE WELL LIGHTED	
	FIRE ESCAPES NOT TO GRADE		FIRE ESCAPES HAVE SINCE BEEN REMOVED
	WIRE GLASS IN EXIT ENCLOSURE WINDOWS		
1/27/88	"C" LABLE 3/4 HOUR DOORS WITH LITES INTO ENCLOSED EXIT STAIRS		
	WINDER TREADS IN ENCLOSED EXIT STAIRS	HANDRAILS TO EXTEND 6" ABOVE AND BELOW THE LAST TREAD. MIN. 10 FOOTCANDLES OF LIGHT TO BE PROVIDED	
	NON-RATED 5-PANEL CORRIDOR DOORS TO UNITS	A COMPLETE EXITWAY SPRINKLER SYSTEM TO BE PROVIDED. SPRINKLER ALARM TO BE TIED TO A CENTRAL REPORTING LOCATION.	
6/24/09 #6358	NON-RATED WINDOWS CLOSER THAN 3' TO PROPERTY LINE	UNITS WITH WINDOWS CLOSER THAN 5' TO THE PROPERTY LINE SHALL HAVE FULL SPRINKLER COVERAGE WITH QUICK-RESPONSE HEADS.	

BUILDING CODE SUMMARY

ALLOWABLE HEIGHT AND AREA (TABLE 503)					
CONSTRUCTION TYPE: V-B		ALLOWABLE HEIGHT: 40 FT			
ALLOWABLE AND PROPOSED BUILDING AREA AND INCREASES (503, 506, 509): N/A					
OCCUPANCY GROUP	ALLOWABLE STORIES	ALLOWABLE AREA (SF)	ACTUAL STORIES	ACTUAL AREA (SF)	ALLOWABLE AREA INCLUDING SRPKINKLER SYSTEM INCREASE (506.3)
B	2	9,000	1	3,535	18,000
R-2	2	7,000	3*	4,003 (GROUND STORY) 7,601 (UPPER STORIES)	14,000
S-2	2	13,500	1	2,252	26,000
*SPRINKLERS USED TO INCREASE STORIES (504.2): YES					

NON-SEPARATED OCCUPANCIES (SECTION 508.3)		
THE BUILDING WILL BE CONSIDERED NON-SEPARATED PER SECTION 508.3		
R-2 IS THE MOST RESTRICTIVE OCCUPANCY		
ALLOWABLE AREA/STORY (R-2)	EXISTING AREA/STORY	
14,000 SF	7,601 SF	

CONSTRUCTION TYPES (TABLE 601)									
LEVEL NO.	TYPE	STRUCTURAL FRAME	BEARING WALLS		NON-BEARING WALLS & PART. EXT.	NON-BEARING WALLS & PART. INT.	FLOORS	ROOF	SPECIAL PROVISIONS SECTION 510 (IF USED)
			EXT.	INT.					
1	V-B	0	0	0	0	0	0	0	
2	V-B	0	0	0	0	0	0	0	
3	V-B	0	0	0	0	0	0	0	

EXTERIOR WALL FIRE RATING AND MAX. OPENINGS (TABLE 705.8)							
OPENINGS PROTECTED OR UNPROTECTED: UNPROTECTED							
BUILDING FACE	CONSTRUCTION TYPE	OCCUPANCY	DIST. TO PROPERTY LINE	FIRE SEPARATION DISTANCE	REQ. FIRE RESISTANCE RATING (TABLE 602)	MAX OPENING % ALLOWED (TABLE 705.8)	EXISTING OPENING % TO REMAIN
NORTH 1	V-B	B, R-2	64' - 9"	≥ 30	2 HR	100%	14%
NORTH 2	V-B	B, R-2	4'	5' - < 10'	2 HR	15%	8%
EAST	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	11%
SOUTH	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	13%
WEST 1	V-B	R-2	0' - 0"	0' - 0"	2 HR	0%	9.5%
WEST 2	V-B	R-2	6'	5' - <10'	2 HR	25%	8.5%

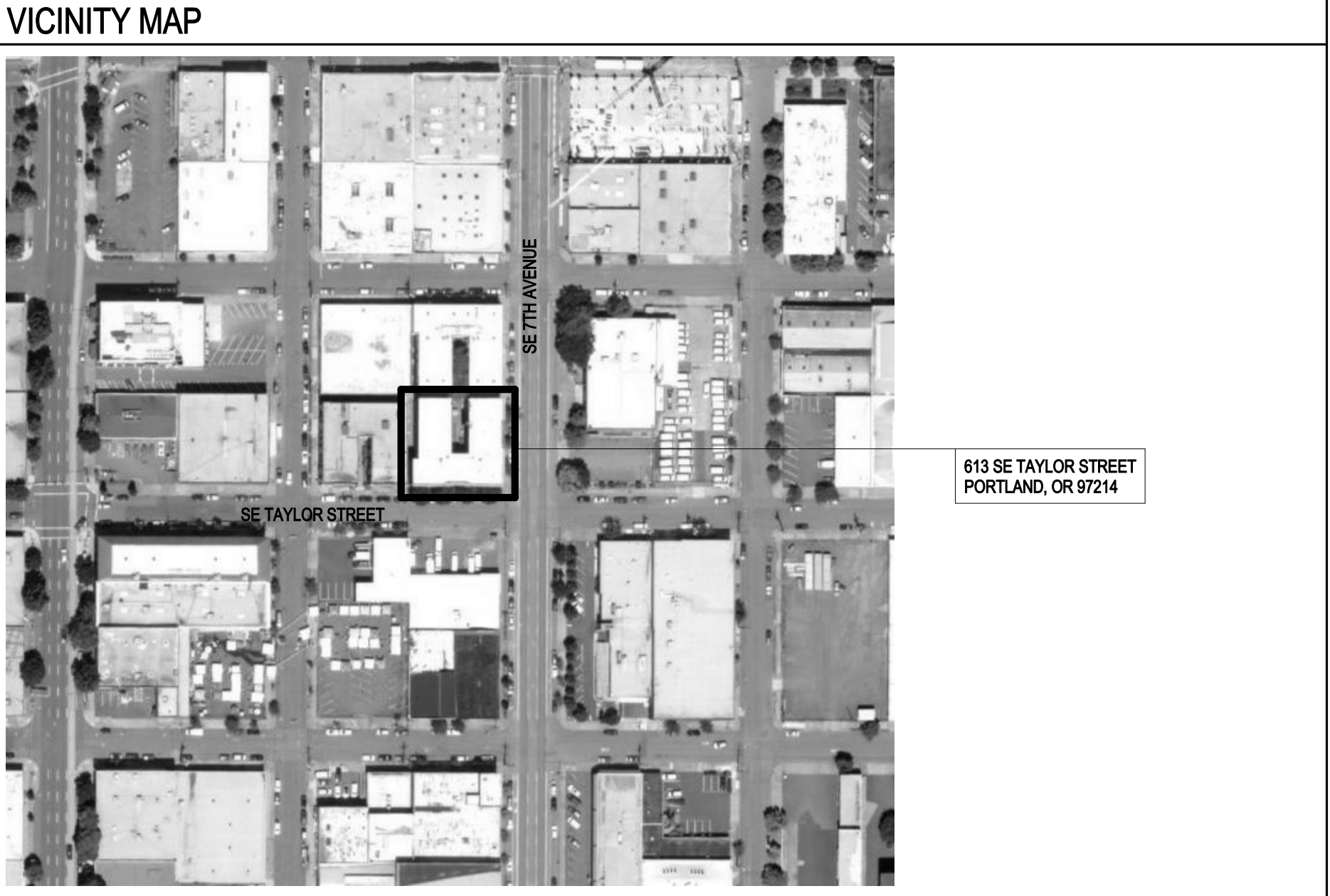
INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIREMENTS/PROVIDED (TABLE 803.9)			
OCCUPANCY	EXIT STAIR/PASSAGEWAY ENCLOSURES	CORRIDORS/EXIT ACCESS STAIR ENCLOSURES	ROOMS AND ENCLOSED SPACES
R-2	C	C	C

BUILDING FIRE DETECTION & SUPPRESSION			
PROVIDED: Y OR N	TYPE / CLASS	REQUIRED OR OPTIONAL	AREAS OF COVERAGE
SPRINKLER SYSTEM: Y	NFPA 13	OPTIONAL	ALL
FIRE ALARM SYSTEM: Y	AUTOMATIC	REQUIRED	
STANDPIPE SYSTEM: N		OPTIONAL	
SMOKE DETECTION SYSTEM: Y	SINGLE OR MULTIPLE STATION	REQUIRED	
CARBON MONOXIDE DETECTION SYSTEM: Y	NFPA 720	REQUIRED	
NOTES & PROVISIONS: CLASS A, 2-A FIRE EXTINGUISHERS TO BE PROVIDED PER PFC 906.1. FINAL LOCATIONS TO BE DETERMINED DURING FIRE MARSHAL WALK-THROUGH			

EXISTING AND PROPOSED OCCUPANT LOADS BY FLOOR									
STORY	(E) AREA (SF)	(E) OCC. TYPE	(E) AREA / OCC.	(E) OCC. LOAD	(N) AREA (SF)	(N) OCC. TYPE	(N) AREA / OCC.	(N) OCC. LOAD	EXITS
			SECTION 1004.1.1	SECTION 1004			SECTION 1004.1.1	SECTION 1004	SECTION 1015/1021.1
BASEMENT	1,208	S-2	300	5	1,838	S-2	300	8	1 1
	630	R-2	15*	42	-	-	-	-	
	1,838			47	1,838			8	
GROUND STORY	3,762	R-2	200	29	3,889	R-2	200	30	2 2
	3,693	B	100/15*	68	3,570	B	100/15*	81	2 2
	7,442		TOTAL OCC.	97	7,460		TOTAL OCC.	111	
COURTYARD	875	-	-	-	875	R-2	15*	58	2 2
2ND STORY	7,508	R-2	200	60	7,504	R-2	200	60	2 3
3RD STORY	7,508	R-2	200	60	7,504	R-2	200	60	2 3
BUILDING	TOTAL AREA (SF)	22,458	TOTAL (E) OCC.	264		TOTAL (N) OCC.	287		

\* GROUP USE AREAS WITH TABLES AND CHAIRS  
OCCUPANT LOAD INCREASE = 36 = LESS THAN 150  
CHANGE OF OCCUPANCY (COURTYARD) = 875 SF  
875 / 22,458 = 4% = LESS THAN 1/3  
MANDATORY SEISMIC UPGRADES NOT TRIGGERED BY OCCUPANT LOAD INCREASE OR CHANGE OF OCCUPANCY

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)					W.C. FACTOR	W.C. REQ.	LAV FACTOR	LAV REQ.	TUB/SHOWER FACTOR	TUB/SHOWER REQ.
GROUP	AREA	OCC	PER GENDER	OCC LOAD FACTOR						
B	3,450 SF	35	18	100 GROSS	1:25/50	2		2	N/A	N/A
R-2 CONGREGATE LIVING*	18,875 SF	151	N/A	200 GROSS	*1:10	15	*1:10	15	*1.8	20
TOTAL						17		17		20



PROJECT DESCRIPTION	
PROJECT NAME: THE ROSE APARTMENTS	PROJECT ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OREGON
ORIGINAL CONSTRUCTION: 1910	

SUMMARY OF WORK
WORK INCLUDES: FULL STRUCTURAL, SEISMIC UPGRADE; MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION UPGRADES; ACCESSIBILITY UPGRADES ON THE GROUND STORY. INTERIOR REMODELING OF THE ADMINISTRATIVE/COMMUNITY AREAS ON THE GROUND STORY; REPLACEMENT OF THE EXTERIOR ACCESSIBLE RAMP AND RAILING, MISCELLANEOUS EXTERIOR REPAIRS AND NEW FINISHES AND LIGHTING THROUGHOUT THE BUILDING.
THIS BUILDING IS IN THE CITY OF PORTLAND CHAPTER 13 PROGRAM.

DEFERRED SUBMITTALS & SEPARATE TRADE PERMITS
THE FOLLOWING SYSTEMS ARE SUBJECT TO DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107:
1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. MECHANICAL SYSTEM
4. PLUMBING SYSTEM
5. ELECTRICAL SYSTEM
6. EQUIPMENT ANCHORAGE AND BRACING
7. MICROPILES

APPLICABLE CODES
-2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC)
-2016 PORTLAND FIRE CODE (BASED ON 2014 OREGON FIRE CODE)
-2017 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2012 IMC)
-2017 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2017 NFPA 70 National Electrical Code)
-2017 OREGON PLUMBING SPECIALTY CODE (BASED ON 2015 UPC)
-2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC)
-PORTLAND ZONING CODE
-2014 OSSC ACCESSIBILITY REFERENCED STANDARD: ICC/ANSI A117.1-2009

ZONING CODE SUMMARY

APPLICABLE CODES: PORTLAND ZONING CODE			
SITE ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OR 97214		SITE AREA: 10,000 SF	
TAX LOT NUMBER: R233845		TAX ROLL: PARK ADD TO E P, BLOCK 136, LOTS 5&6	
ZONE: IG1			
BASE ZONE REGULATIONS			
MAX. FAR: NO LIMIT	EXISTING FAR TO REMAIN: 2.4 : 1		
MAX HEIGHT: NO LIMIT	EXISTING HEIGHT TO REMAIN: 35'		
REQUIRED SETBACKS:	FRONT/STREET: 0'	SIDE/STREET: 0	
	SIDE: 0'	BACK: 0'	
EXISTING SETBACKS TO REMAIN:	FRONT/STREET: 0'	SIDE/STREET: 0'	
	SIDE: 6'	BACK: 4'	
MAX. SITE COVERAGE: 100%	EXISTING SITE COVERAGE TO REMAIN: 81%		
MINIMUM LANDSCAPED AREA: 0 SF	PROPOSED LANDSCAPED AREA: 0 SF		
EXISTING USES TO REMAIN: CONGREGATE LIVING, OFFICE (ACCESSORY USE)		ALLOWED: NICU	
PARKING & LOADING REGULATIONS:			
LOADING REQ'D: 0			
VEHICLE PARKING REQ'D: 0			
VEHICLE PARKING SPACES PROVIDED: 0			
BIKE PARKING: LONG-TERM SPACES NOT REQUIRED PER 33.258.070.D.2.b(3)			
USE	SF	SPACES REQUIRED	SPACES PROVIDED
HOUSEHOLD LIVING	58 UNITS	3 SHORT-TERM	BIKE PARKING FUND
ADMINISTRATIVE/OFFICE (ACCESSORY)	2,093	0 SHORT-TERM	0
DESIGN REVIEW REQ'D: NO			

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210  
PORTLAND, OREGON 97209  
T 503.477.9165  
www.jonesarc.com



THE ROSE  
APARTMENTS

18010

631 SE TAYLOR  
STREET  
PORTLAND, OR 97214

Issue Date: 2019.02.15

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REVISIONS:

CODE SUMMARY

GA1





THE ROSE  
APARTMENTS

18010

631 SE TAYLOR  
STREET  
PORTLAND, OR 97214

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REVISIONS:

LIFE SAFETY PLANS -  
APPEAL

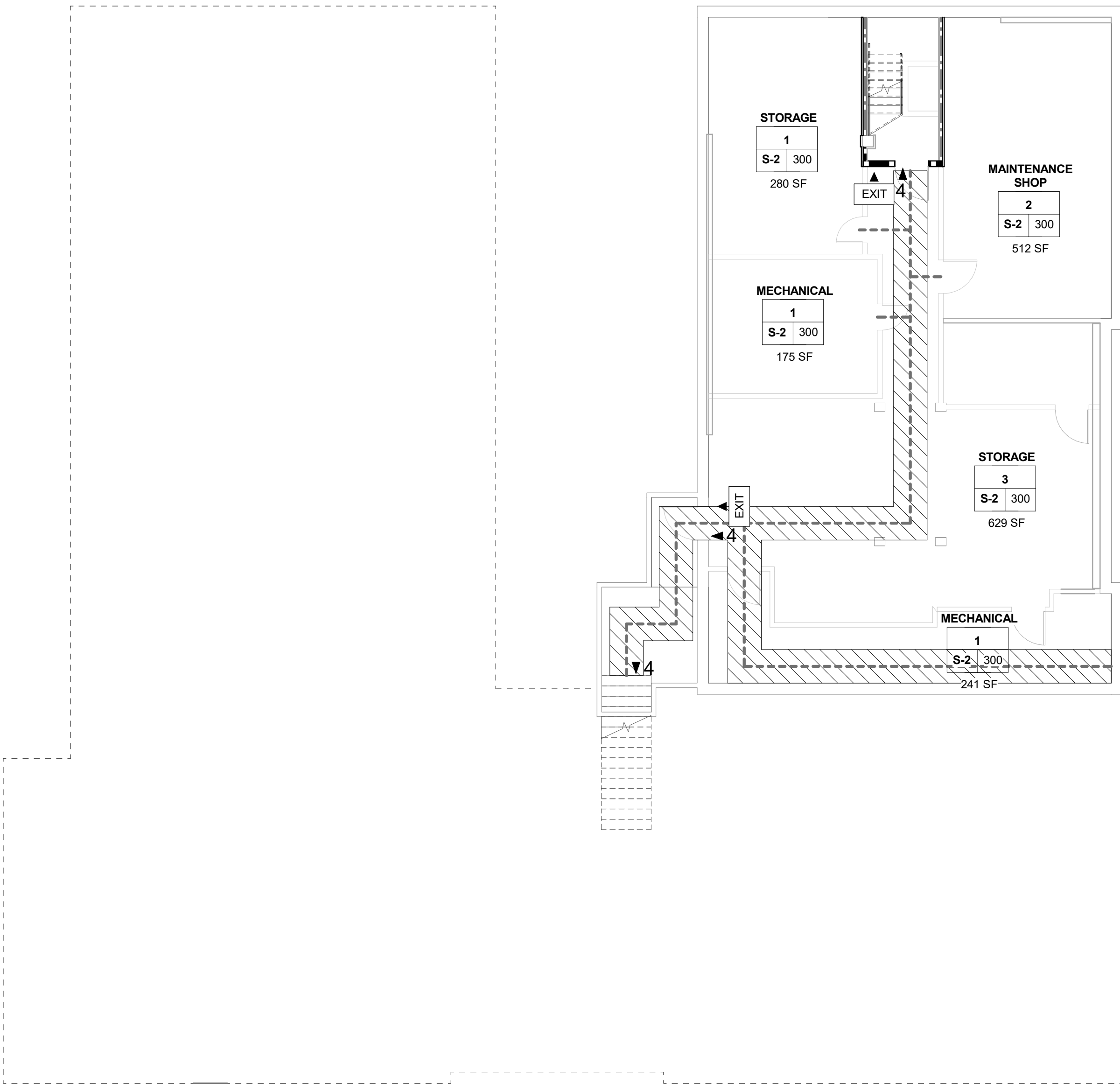
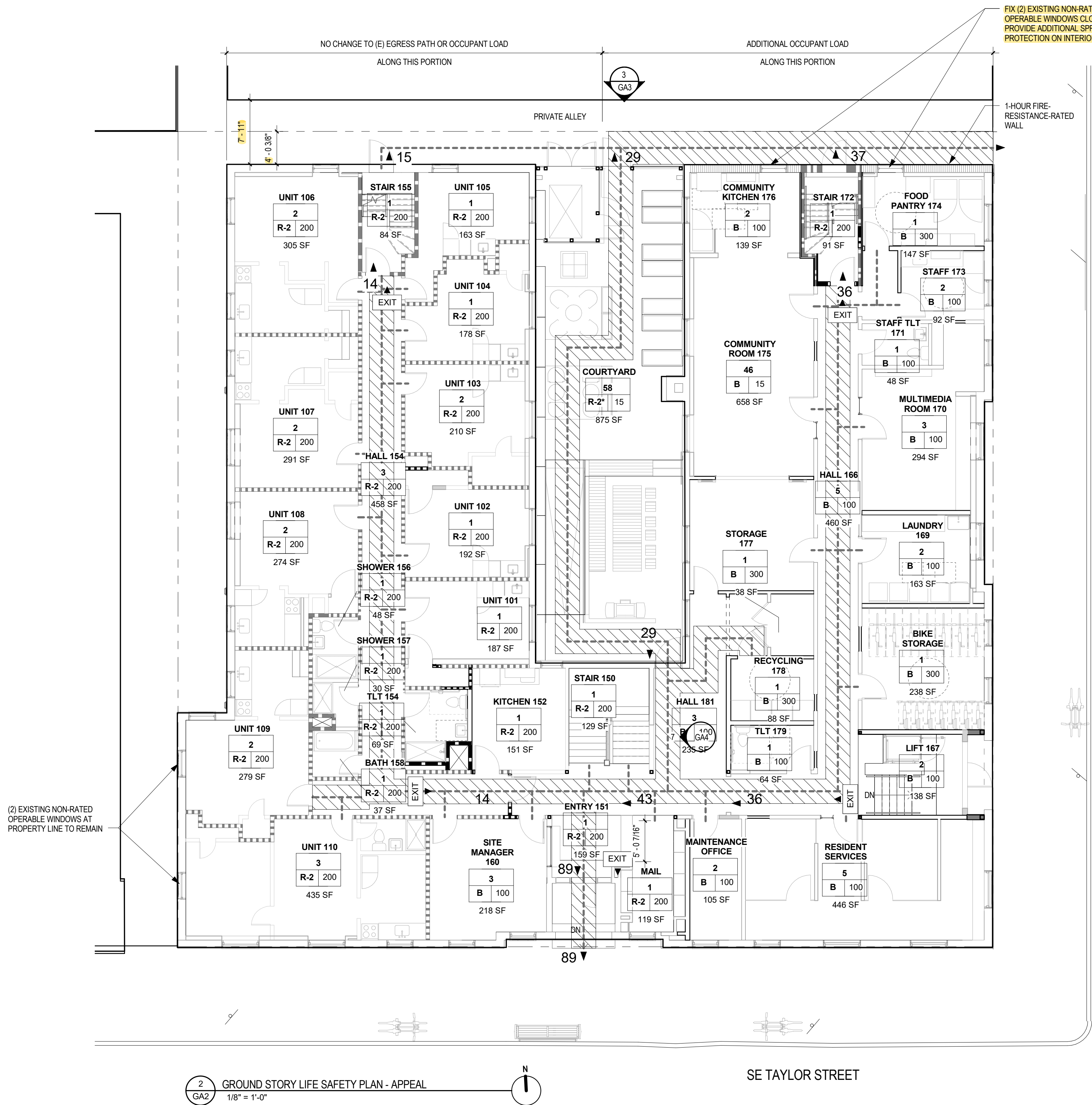
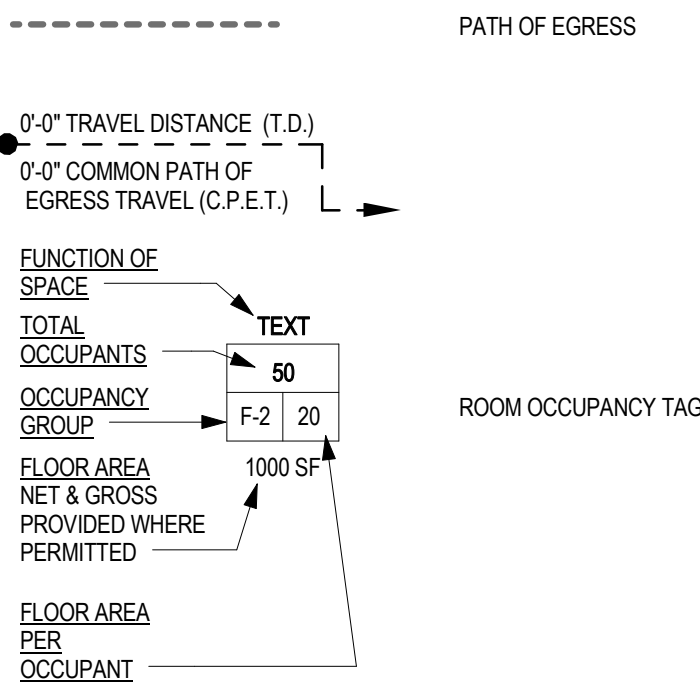
GA2

LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 1 HOUR FIRE RESISTANCE RATING
- EXIT WITH LOAD
- CUMULATIVE OCCUPANT LOAD
- FIRE EXTINGUISHER
- EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH  
(MIN. 36" WIDE) W/ MIN 1FC







## THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET  
PORTLAND, OR 97214

Issue Date: 2019.02.15

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REVISIONS:

## LIFE SAFETY PLANS - APPEAL

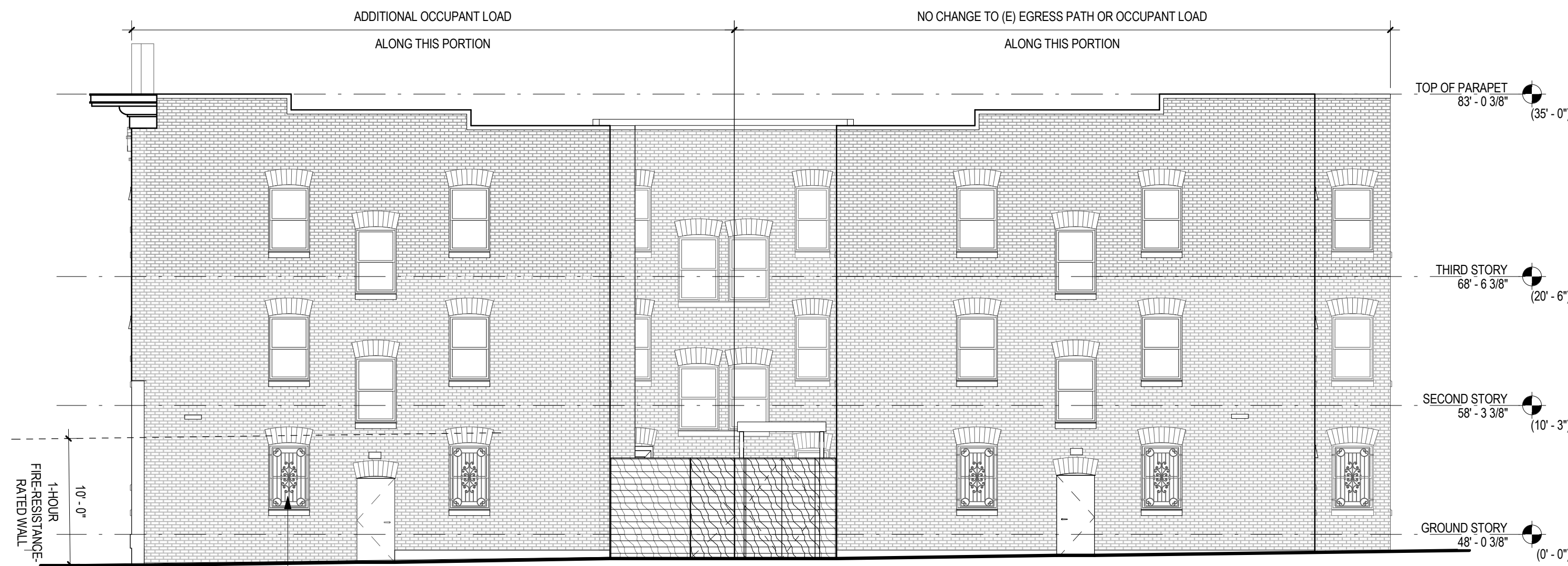
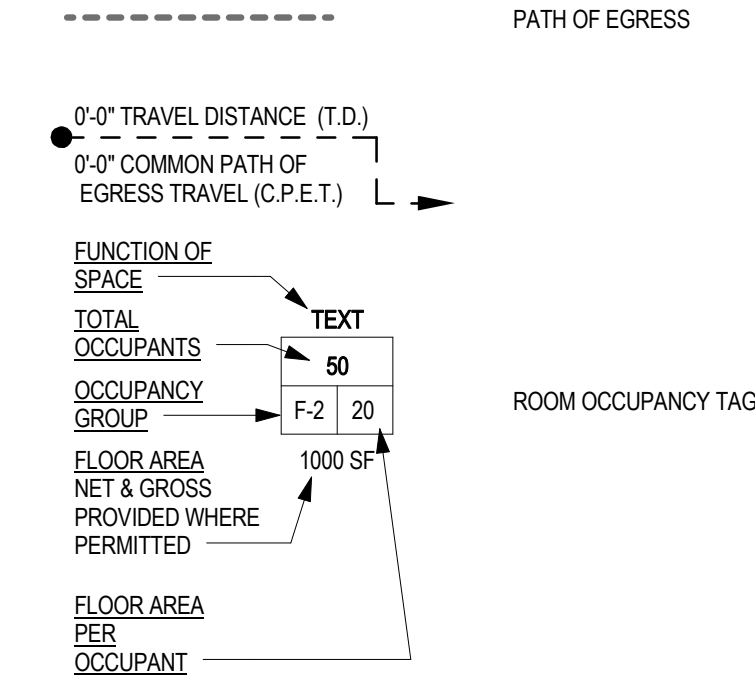
GA3

### LIFE SAFETY PLAN GENERAL NOTES

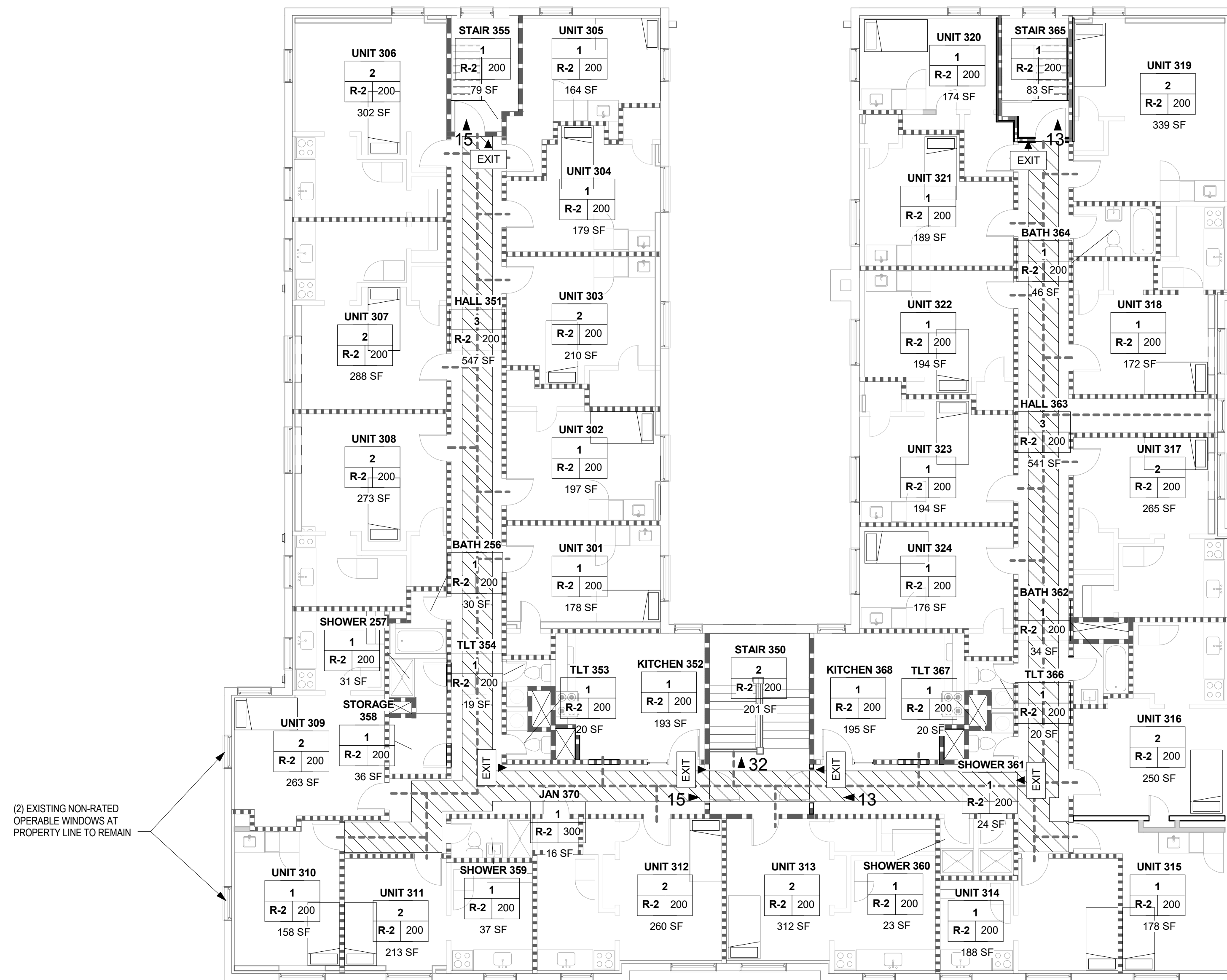
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	EXIT WITH LOAD
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	FIRE EXTINGUISHER
	EXIT SIGN W/ BATTERY BACKUP
	LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC

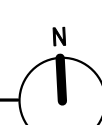


3 NORTH ELEVATION  
GA3 1/8" = 1'-0"

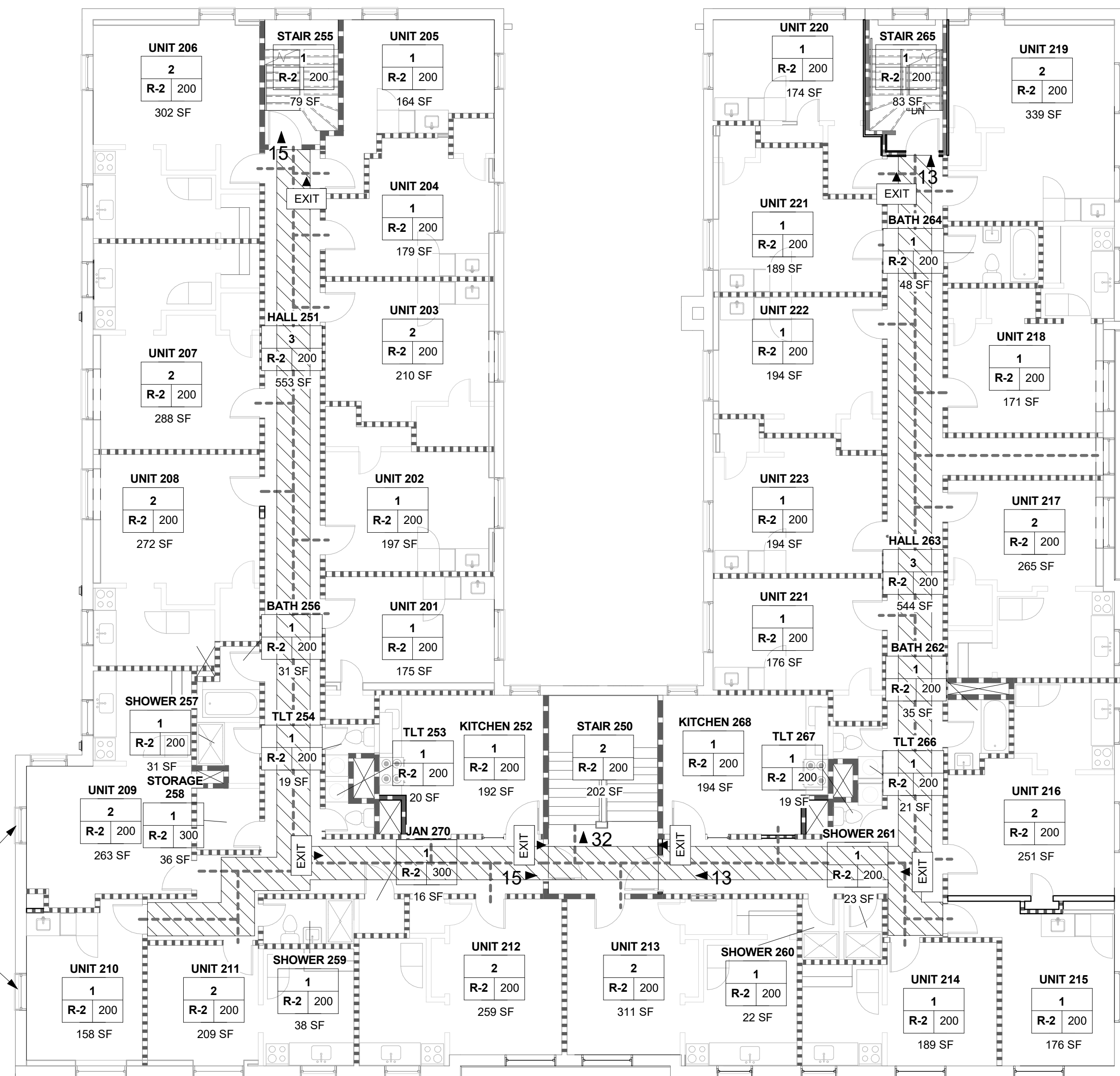


(2) EXISTING NON-RATED OPERABLE WINDOWS AT PROPERTY LINE TO REMAIN

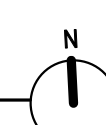
2 THIRD STORY LIFE SAFETY PLAN - APPEAL  
GA3 1/8" = 1'-0"



(2) EXISTING NON-RATED OPERABLE WINDOWS AT PROPERTY LINE TO REMAIN



1 SECOND STORY LIFE SAFETY PLAN - APPEAL  
GA3 1/8" = 1'-0"





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**REVISIONS:**

## ADDITIONAL APPEAL SKETCHES

GA4

