

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20223	Project Address: 2151 NW Savier St
Hearing Date: 4/10/19	Appellant Name: Richard Dobrot
Case No.: B-020	Appellant Phone: 503-224-9656
Appeal Type: Building	Plans Examiner/Inspector: Brian Quattlebaum
Project Type: commercial	Stories: 4 Occupancy: B Construction Type: II-A
Building/Business Name: Cruzan Slabtown Office Building Fire Sprinklers: Yes - Throughout	
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 18-252861-LU
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	905.4 Standpipe Hose connection locations
Requires	Required hose connections shall be located at an intermediate floor level landing between floors unless otherwise approved by the fire code official.
Proposed Design	<p>The existing building was built under the 1985 UBC which allowed for standpipes to be located at floor level landings.</p> <p>Exhibits 1, 2, 3 and 4 show the existing standpipe locations. As part of a separate appeal (ID 20102) to adopt the 2014 OSSC as the applicable building code for current and future permits in this building, non-compliant conditions are being remediated or appealed. This is one condition that is desired to be appealed to leave as-is.</p> <p>Upgrades that will be done to the fire sprinkler system include replacing sprinkler heads with quick response type. Fire alarm, detection and notification systems are also being updated. (See Exhibit A - Code Comparison Matrix).</p>
Reason for alternative	<p>The hose connections are provided for in the stairways as required by the code for which the building was originally permitted.</p> <p>(It is our understanding that the 2019 OSSC may revert to the floor landing location once again).</p> <p>However, in the meantime, we propose to upgrade the sprinkler system in other ways such as replacing the heads to quick response type and updating the alarm and detections systems in the building to provide greater life safety and fire protection.</p> <p>We respectfully request that the existing location of standpipe hose connections be allowed to remain as-is by granting this appeal.</p>

Appeal item 2

Code Section 2014 OSSC Sec.1027.1 Exit Discharge, Exception 1.1

Requires Maximum of 50% of the number and capacity of interior exit stairways is permitted to egress through areas on the level of exit discharge provided all of the following are met:

1.1 Such enclosures egress to a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.

1.2 Entire level of discharge is separated from the level below by 2hr rated construction-

COMPLIANT

1.3 Entire level of exit discharge is protected with an automatic sprinkler system.- WILL COMPLY.

Proposed Design The existing building was built under the 1985 UBC which allowed for an exit to pass thru a lobby with the only stipulations being that the required exit width must be free and unobstructed, and the entire street floor must be protected with an automatic sprinkler system.

One of the two enclosed stairways (Stair 2) exits at the ground floor into a corridor that extends to the main lobby. The path of travel is free and unobstructed, but the exit is not immediately visible from the termination of the stair enclosure. The corridor extends essentially in one direction, towards the lobby, and within a short distance, windows along the east edge of the corridor that provide glimpses of the lobby beyond and help to direct people towards the exit. Additionally, we proposed to add illuminated exit signage on the wall opposite the stair door to provide immediate direction toward the lobby for people exiting the stair.

For reference, a separate appeal (ID 20102) is under review to adopt the 2014 OSSC as the applicable building code for current and future permits in this building. A code comparison, and schedule of code deficiencies and proposed upgrades is shown in Exhibit A. Proposed upgrades include replacing sprinkler heads with quick response type, new fire alarm panel, and updated detection and notification systems.

The existing corridor's construction appears to be 1 hour rated. Current code section 1018.1 allows for non-rated corridors.

Exhibits 1 and 2 show the exiting plans for the existing ground floor. Exhibit 3 shows the proposed exiting to reflect planned modifications of the core restrooms and corridor wall ratings and lobby door locations, as well as the previously noted enhanced exit signage.

Reason for alternative The additional exit signage will provide the immediate direction to those occupants exiting the stair. The corridor extends only in the direction of the lobby so it should be fairly obvious which direction to go.

The opening from the corridor into the lobby is proposed to be widened, as much as possible, to also minimize any bottlenecks to the exit.

The lobby vestibule is planned to be removed and the doors shifted closer to the exit path to clearly differentiate the circulation areas from other lobby functions like seating areas.

Along with the other proposed upgrades to the sprinkler system, alarm, detection and notifications systems a greater degree of life safety will be achieved.

We respectfully request that this appeal be granted.

APPEAL DECISION

1. Location of standpipe hose connections at floor level landings: Granted as proposed.

2. Exterior exit door not readily visible from point of exit enclosure termination: Granted as proposed.

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.

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STAMP



PROJECT

Cruzan Slabtown
Office Building2151 NW SAVIER STREET
PORTLAND, OR 97209

CLIENT

CRUZAN SLABTOWN
JV LLC
236 SOUTH SIERRA AVENUE
SOLANA BEACH, CA
92075

REVISIONS

DATE

April 5, 2019

PROJECT NUMBER

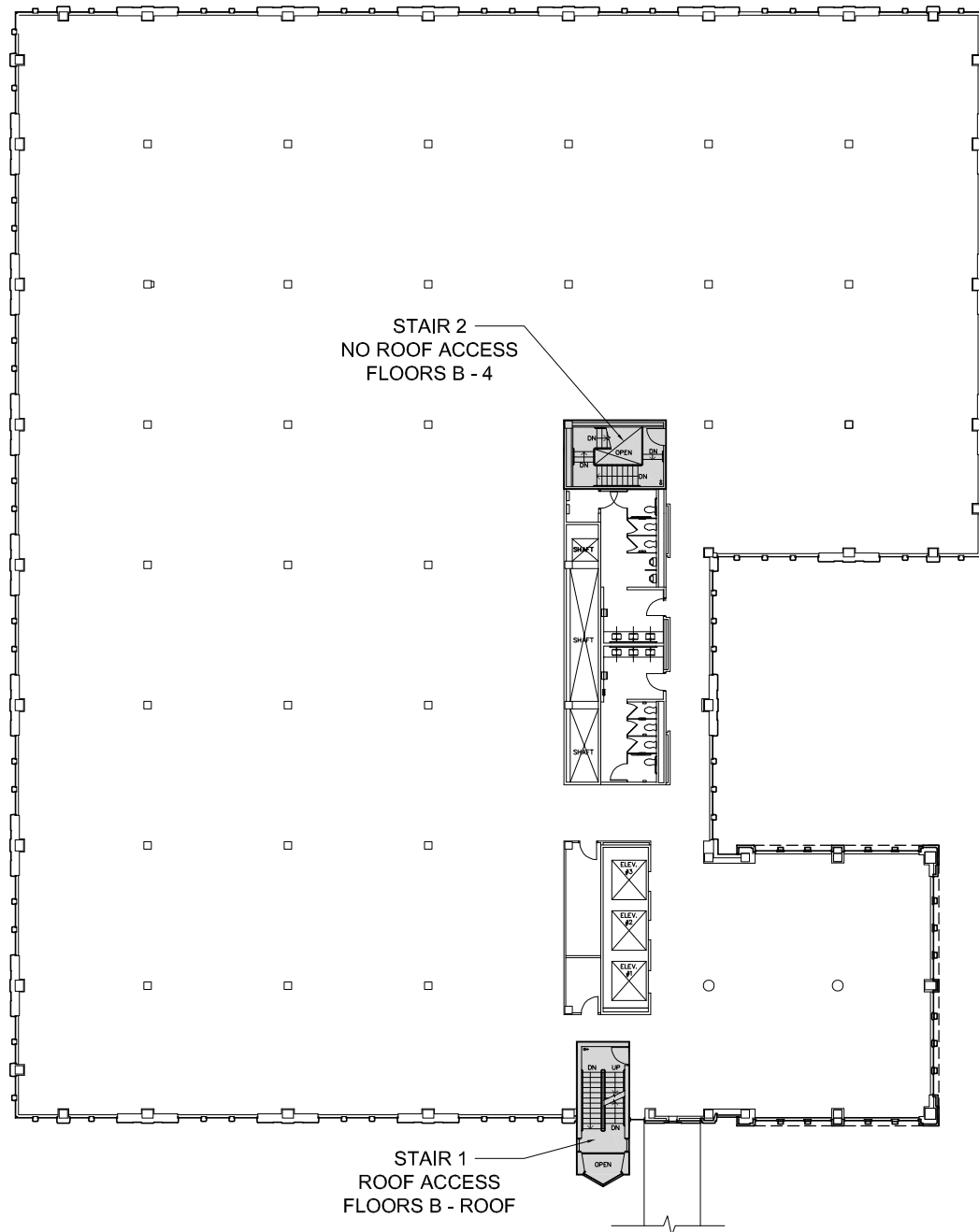
20176222

SCALE

AS NOTED

SHEET TITLE

TYPICAL FLOOR PLAN



1 TYPICAL FLOOR PLAN

1/32" = 1'-0"



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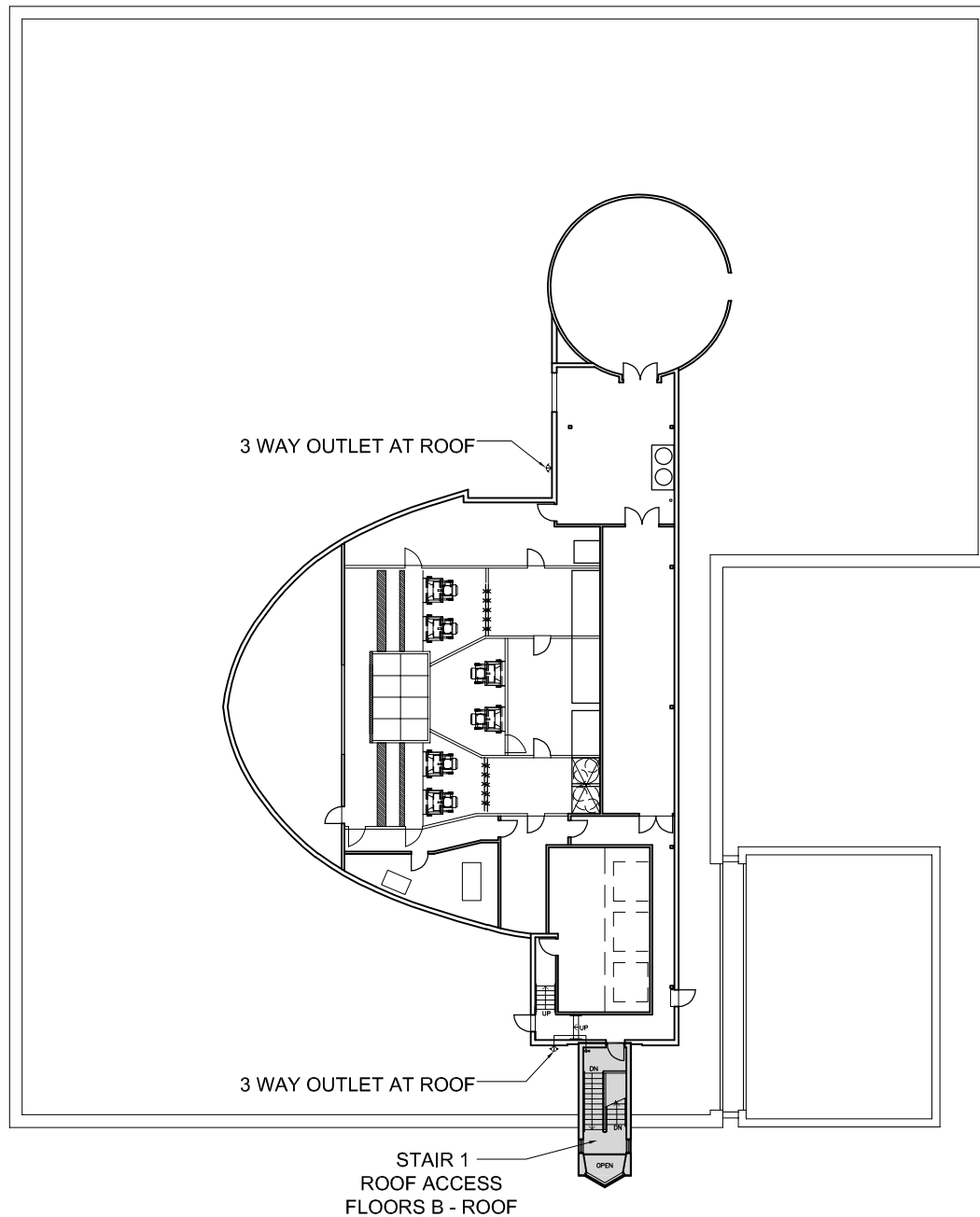
SCALE

AS NOTED

SHEET TITLE

ROOF PLAN

A2



1 ROOF PLAN

1/32" = 1'-0"





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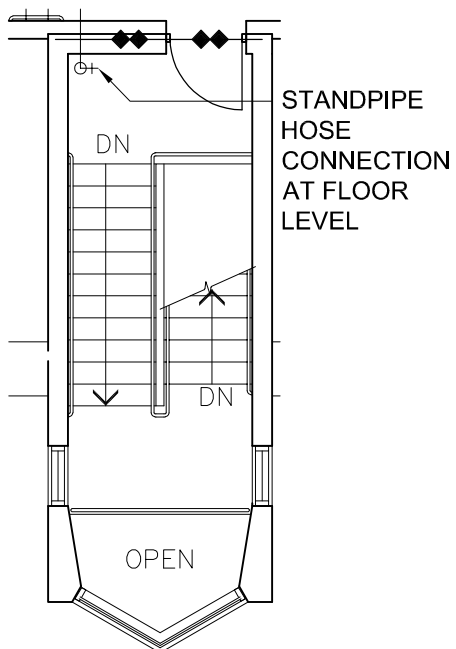
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AS NOTED

SHEET TITLE

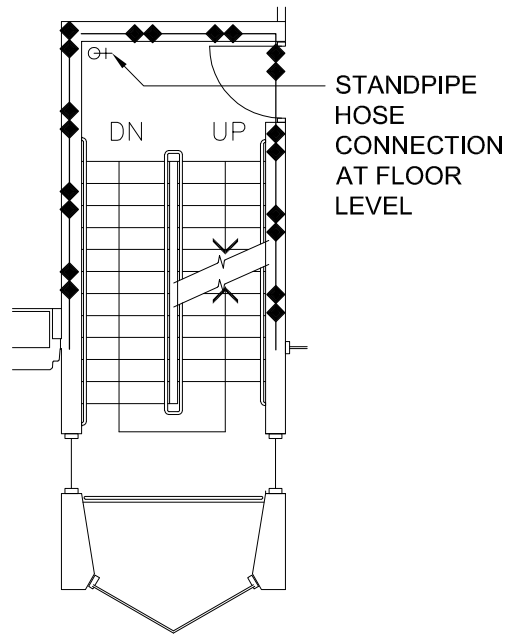
FIRE SPRINKLER
STANDPIPE PLANS -
STAIR 1 SOUTH

A3



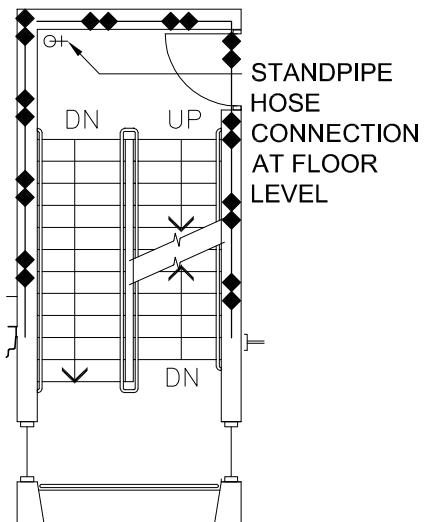
STAIR 1 PLAN - PENTHOUSE / ROOF

1/8" = 1'-0"



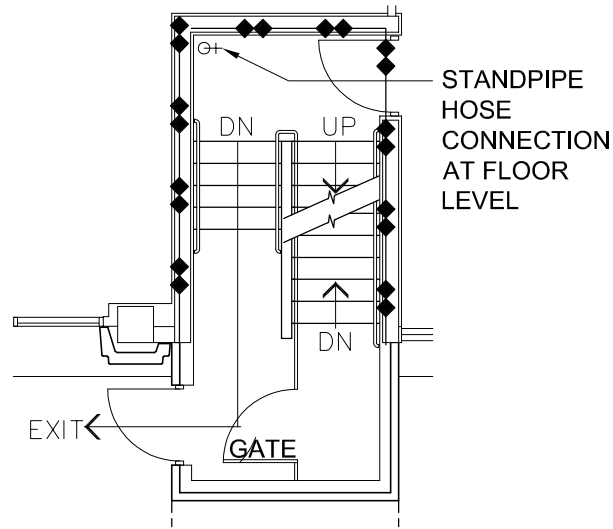
STAIR 1 PLAN - SECOND FLOOR

1/8" = 1'-0"



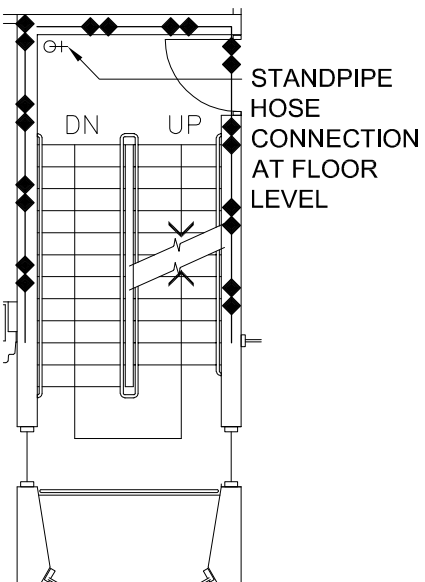
STAIR 1 PLAN - FOURTH FLOOR

1/8" = 1'-0"



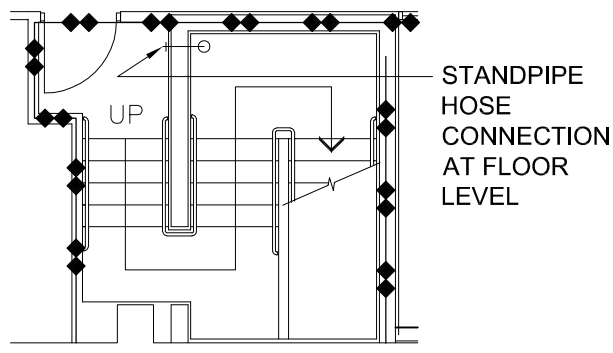
STAIR 1 PLAN - GROUND FLOOR

1/8" = 1'-0"



STAIR 1 PLAN - THIRD FLOOR

1/8" = 1'-0"



STAIR 1 PLAN - BASEMENT

1/8" = 1'-0"



LEGEND

◆◆ 2 HOUR RATED ASSEMBLY



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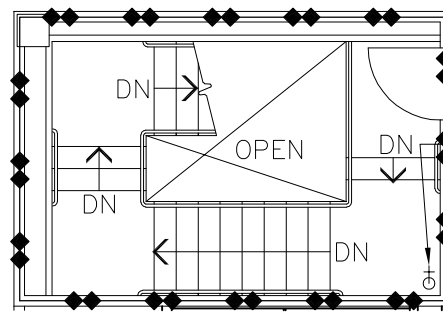
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AS NOTED

SHEET TITLE

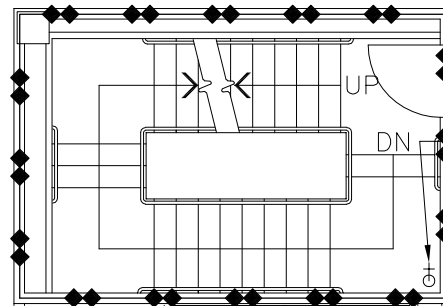
FIRE SPRINKLER
STANDPIPE PLANS -
STAIR 2 NORTH

A4



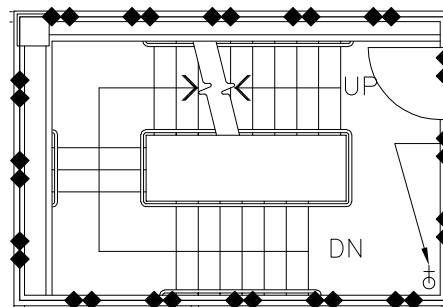
STAIR 2 PLAN - FOURTH FLOOR

1/8" = 1'-0"



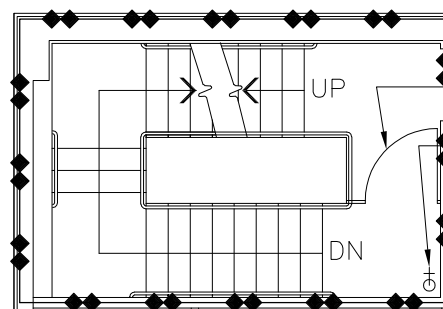
STAIR 2 PLAN - THIRD FLOOR

1/8" = 1'-0"



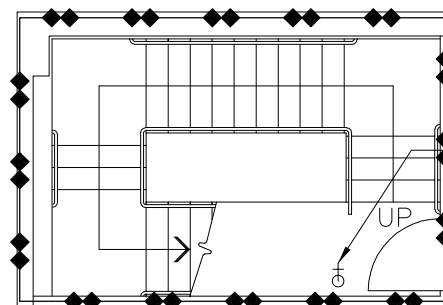
STAIR 2 PLAN - SECOND FLOOR

1/8" = 1'-0"



STAIR 2 PLAN - GROUND FLOOR

1/8" = 1'-0"



STAIR 2 PLAN - BASEMENT

1/8" = 1'-0"



LEGEND

◆◆ 2 HOUR RATED ASSEMBLY

Code Comparison Matrix							
APRIL 5, 2019							
1985 UBC (with 1986 Oregon Amendments)				2014 OSSC			
				Schedule of Proposed Improvements - Core & Shell Improvements to be completed by Jan 1, 2021. Tenant Improvements (changes within tenant spaces) will be provided as each space is permitted for occupancy, with full building compliance of noted items within 5 years.			
No.	Provision	UBC Code Section	Requirements	OSSC Code Section	Requirements	Compliance Status or Code to govern	Path to Compliance
							No changes are proposed unless noted otherwise.
1	CONSTRUCTION TYPE	Sec 1901	Type II FR		Type IIA	IIA	
2	OCCUPANCY TYPES	Sec 501; 701	Mixed Use; B-2 Office; A-3	Ch 3	Mixed Use; B, A-2, A-3, S-2	B, A-3, S-2	
	BUILDING HEIGHT AND AREA						
	Location on Property	Sec 504(a)	30 ft typical separation on all sides	506.2	30 ft typical separation on all sides	2014 OSSC	
3	Building Area	Table 5-C	Based on most restrictive Occupancy - 29,900 sf (A-3)	Table 503	Based on most restrictive Occupancy - 15,500 sf (A-3)	2014 OSSC	
	Basic Allowable Area	Sec 505 (b)	x 2 = 59,800 sf				
	Allowable Area Increases	Sec 506 (a).3 Frontage increase	59,800 + 29,900 = 89,700 sf	506.1 frontage and sprinkler increases	A _G = 58,125 sf	Actual Area = 30,918 sf	
		Sec 506(c) Automatic Sprinkler System	89,700 x 2 = 179,400 sf	506.5.2	Aggregate sum of actual area divided by allowable area of each story shall be less than 3. See below.	non-compliant sprinkler heads	See notes under Automatic Sprinkler system
	Actual Floor Area						
	Basement	not incl. in allowable area	30,068	not incl. in allowable area per OSSC 506.5	30,068		
	Floor 1		28,814		28,814	28814 / 58,125 = .50	
	Floor 2		30,260		30,260	30260 / 58,125 = .52	
	Floor 3		30,918		30,918	30,918 / 58,125 = .53	
	Floor 4		30,918		30,918	30,918 / 58,125 = .53	
	Total		120,910		120,910	Total = 2.08	
						2.08 < 3.00 Compliant	
4	Building Height						
	Max Allowable height	Table 5-D	160 ft	Table 503	65 + 20 ft (sprinkler increase) = 85 ft	2014 OSSC	See notes under Automatic Sprinkler system
	Actual Building Height		71'-7" to top of parapet (79'-1" to top of mech penthouse parapet)	Table 503	71'-7" to top of parapet (79'-1" to top of mech penthouse parapet)	Compliant	
5	Stories	Table 5-D	(Group A-3) 4 stories +1 (sprinkler increase) = 5 stories	Table 503	(Group A-3) 3 stories + 1 (sprinkler increase) = 4 stories	2014 OSSC	
	Actual Stories		4 stories above grade		4 stories above grade	2014 OSSC	See notes under Automatic Sprinkler system
6	FIRE RESISTIVE CONSTRUCTION						
		Table 17-A	Type II FR	Table 601	TYPE II A	2014 OSSC	
	Exterior Bearing Walls	Sec 1903(a) Exception 2	2-hour (where openings permitted)	Table 601	1-hour	Compliant	
	Interior Bearing Walls	Table 17-A	2-hour	Table 601	1-hour	Compliant	
	Exterior Non-bearing Walls	Sec 1903(a) Exception 3	1-hour if separated by 30 ft	Table 602	0-hour (30 ft or more separation)	Compliant	
	Structural Frame	Table 17-A	2-hour	Table 601	1-hour	Compliant	
	Permanent Partitions	Table 17-A	1-hour	Table 601	0	Compliant	
	Shaft Enclosures	Table 17-A	2-hour	Table 601	2-hour	Compliant	
	Floors/Ceilings	Table 17-A	2-hour	Table 601	1-hour	Compliant	
	Roofs/Ceilings	Table 17-A	1-hour	Table 601	1-hour	Compliant	
	Penthouses & Roof Structures	3601(d) Exception 3	unprotected non-combustible construction	1509.2	non rated	Compliant	
	Exterior Doors & Windows	Sec 1903(b)	Distance to Prop line > 20 ft = non rated exterior openings	Table 602	non rated	Compliant	
	Stairway Protection	Sec 3309(b)	2-hour	1022.2	2-hour	Compliant	
	Occupancy Separation	Table 5-B	Not required	508.3	Not required	Compliant	
	Min. Roof Covering Class	Sec 3202	Fire Retardant - Class B	Table 1505.1	Class B	Compliant	

No.	Provision	UBC Code Section	Requirements	OSSC Code Section	Requirements	Compliance Status or Code to govern	Path to Compliance
	Raised Access Floors		fire/draft stopping not required in non-combustible construction between the fire-resistive rated floor in the raised floor level.	718.1	fire/draft stopping not required in non-combustible construction between the fire-resistive rated floor in the raised floor level.	Compliant	
7	MEANS OF EGRESS						
	Occupant Load	Table 33-A		Table 1004.1.2			
		Sec 3302 (a)	Exception to exclude accessory use areas	Ch 2 definitions	Floor Area, Gross	2014 OSSC	
	Exit Width	Sec 3303 (b)	total occupant load served / 50	1005.3.1; 1005.3.2	Stair width (inches) = # of Occupants x 0.3 Door width = Occupant load x 0.2	See below	see below
				Exception for Sprinklers and Voice Alarm	Stair width (inches) = # of Occupants x 0.2 Door/Other Egress Component width = # of Occupants x 0.15	Egress widths comply with 2014 OSSC using exception for reduced width factor	Voice annunciation system to be installed at common areas (elevator lobbies, corridors, restrooms) with Core & Shell Improvements; Voice alarms within tenant spaces will be added with future Tenant Improvements as each space is permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
	Exit Separation	Sec 3303 (c.)	1/2 the distance of the longest diagonal	1015.2.1	1/2 the distance of the longest diagonal	see below	see below
				Exception 2	1/3 the distance of the longest diagonal	2014 OSSC	See notes under Automatic Sprinkler system below
	Travel Distance	Sec 3303 (d)	200 ft	Table 1016.2	300 ft (B Occupancy); 250 ft (A occupancy)	Compliant	
	Intervening Rooms	Sec 3303 (e.)	Rooms may have one exit thru an adjoining or intervening room	1014.2	Rooms may exit thru an adjoining or intervening room that is accessory and has clear path of travel.	Compliant	
	Corridor Width	Sec 3305 (b)	44 inches min.	Table 1018.2	44 inches min.	Compliant	
	Dead-end Corridor	Sec 3305 (e.) 2	20 ft	1018.4	20 ft	see below	see below
		Exception for B-2 Occ.	30 ft	Exception 2	50 ft	non-compliant sprinkler heads	See notes under Automatic Sprinkler system below
	Corridor Construction	Sec 3305 (g)	1-hour fire-resistive construction	Table 1018.1	Non-rated with sprinkler system	non-compliant sprinkler heads	See notes under Automatic Sprinkler system below
	Corridor Openings	Sec 3305 (h)	Smoke gasketed, min 20 min rated, self closing or automatic closing by actuation of a smoke detector	Table 1018.1	Non-rated with sprinkler system	non-compliant sprinkler heads	See notes under Automatic Sprinkler system below
	Stair width	Sec 3306 (b)	44 inches min.	1009.4	44 inches min.	Compliant	
	Stair Handrails	3306(J)	30 to 34 inches above nosing of treads.	1012.2	34 to 38 inches above stair tread nosing.	non-compliant	EXISTING HANDRAILS TO BE APPEALED SEPARATELY. New handrails shall comply with current code.
	Stair Guardrails	Sec 1711	42 inches tall with 6 inch sphere intermediate rail spacing. The height of stair railings on open sides may be as specified in Section 3306 (J) in lieu of providing a guardrail.	1013.3	42 inches tall with 4 inch sphere intermediate rail spacing.	non-compliant	EXISTING GUARDRAILS TO BE APPEALED SEPARATELY. New guardrails shall comply with current code.
	Stair Enclosure	Sec 3309 (b)	2-hour	1022.2	2-hour	Compliant	
	Stair Enclosure Openings	Sec 3309 (c.)	90 min, self closing or automatic closing by actuation of a smoke detector	1022.4; 716	90 min, self closing or automatic closing by actuation of a smoke detector	Compliant	
	Stair Enclosure Extent	3309 9(a) Exception for B-2 Occ.	May have a maximum of 50% of exits discharge thru street floor lobby provided req'd exit width is free an unobstructed and entire street floor is protected with an automatic sprinkler system.	1027.1	Maximum 50% of number and capacity of the required exits may discharge thru street floor lobby provided req'd exit width is free and unobstructed and entire street floor is protected with an automatic sprinkler system and separated from areas below by 2-hr rating.	non-compliant sprinkler heads to be replaced (see automatic sprinkler system below)	STAIR 2 EXIT THRU GROUND FLOOR LOBBY TO BE APPEALED SEPARATELY.

No.	Provision	UBC Code Section	Requirements	OSSC Code Section	Requirements	Compliance Status or Code to govern	Path to Compliance
	Exit Illumination	Sec 3313 (a)	1 fc min	1006.1	1 fc min	2014 OSSC	Existing conditions will be checked for compliance and corrected if necessary. Future Improvements will comply with current code.
	Unlimited Corridor Glass	Sec 3305 (h) 2	Glass not to exceed 25% of the area of the corridor wall of the room which it is separating from the corridor		Allowed by Code	Compliant	Existing (and future) interior glass at corridors complies with current code.
	Tenant spaces with one exit	Table 33-A	3,000 square foot maximum - Office space	Table 1015.1	Max Occupant Load for one exit = 49 occ. (A, B occupancies = 4900 sf tenant space)	Compliant	
	Cascading egress	Sec 3303(a)	egress stairs required to cascade load from floors above	1005.3.1	Cascading egress not required	2014 OSSC	
	Accessible Means of Egress	Ch 31	not addressed; elevators provide handicap access to all floors	1007.1	Exception 1, Accessible Means of Egress are not required in alterations to existing buildings	2014 OSSC	
FIRE PROTECTION SYSTEMS							
9	Automatic Sprinkler System	Ch 38	Building is fully sprinklered in accordance with NFPA 13-1980.	903.3.2	Quick response sprinkler heads to be installed in Light-hazard occupancies	non-compliant sprinkler heads	Replace existing fire sprinkler heads with quick response heads in common areas (elevator lobbies, corridors, restrooms, stairs) and new permitted occupancies with Core & Shell Improvements; Fire Sprinkler heads within office tenant spaces will be replaced as individual tenant spaces are permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
	Standpipes	Table 38-A	Class I (or III)	905.3.1	Class III (or I)	2014 OSSC	
	Standpipe hose connection location	3805(c.)	At floor level in stairways	905.4	At intermediate stair landings. (2019 OSSC may require standpipes at floor level).	1985 UBC or 2019 OSSC	STANDPIPE LOCATIONS TO BE APPEALED SEPARATELY.
10	Fire Alarm System	3803	Fire sprinkler alarm required	907.2.2	One Manual Fire Alarm box is required in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices when building is equipped throughout with an automatic sprinkler system and occupant notification appliances that activate upon sprinkler flow.	non compliant	New Fire Alarm Panel to be installed with Core & Shell Improvements. New panel will accommodate all future smoke detector installations and will incorporate occupant notification devices. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
11	Smoke Detection	4306.(b); 3310(a);	Required at automatic-closing or self-closing fire assemblies; return air ducts; elevator lobbies.	907	Required in elevator lobbies; elevator equipment rooms; mech and elec, and tel rooms; main return air duct and exhaust air plenums > 2000 cfm; return air risers or ducts serving 2 or more floors	2014 OSSC	Smoke detection to be added/maintained at common areas as required with Core & Shell Improvements; Smoke detection within office tenant spaces will be added with future Tenant Improvements as required when each space is permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.

No.	Provision	UBC Code Section	Requirements	OSSC Code Section	Requirements	Compliance Status or Code to govern	Path to Compliance
12	Voice Annunciation		Not required	1005.3.1 and 1005.3.2.2 Exception for reduced width factor	Alarm activated voice annunciation is required	non-compliant	Voice annunciation system will be added with Core & Shell Improvements. Voice annunciators to be installed at common areas (elevator lobbies, corridors, restrooms) with Core & Shell Improvements; Voice annunciators within tenant spaces will be added with future Tenant Improvements as each space is permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
13	Visible Alarms		Not required	907.5.2.3	Not required in alterations	2014 OSSC	Visual strobes will be added at common areas with Core & Shell Improvements; Visual strobes will be added within tenant spaces with future Tenant Improvements as each space is permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
14	Emergency Power	3313	Building is required to have emergency power for FLS systems.	1006.3, 1011.6.3	Building is required to have emergency power for FLS systems.	2014 OSSC	Existing 50 kw Generator system (with 75 gal fuel tank) located in 2 hr rated enclosure with 2 hour rated supporting structure to the ground.
PLUMBING FIXTURES							
15	Fixture Count	Table 5-E	(B-2 Occ) 150,978 sf / 100 = 1,510 occupants 1510 / 2 = 755 men; 755 women; 3 wc, 2 lavs for first 200 occ 2 wc's, 1 lav for each addtl 100 occ = 15 wc's, 8 lavs for each Men/Women	Table 2902.1	(B Occ) 150,978 sf / 100 = 1,510 occupants. 1510/2 = 755 men; 755 women; Wc's: 1 per 25 for first 50 occ = 2 wc 1 per 50 for remainder = 15 wc; 2+15 = 17 wc total for each Men / Women Lavs: 1 per 40 for first 80 occ = 2 lavs 1 per 80 occ for remainder = 9 lavs 2 + 9 = 11 lavs for each Men / Women	Existing: Women - 24 wc's ; 16 lavs Men - 12 wc's + 8 urinals (equivalent 5.33 wc) = 17.33 wc's; 12 lavs.	Complies with current code
16	Accessible Toilet Facilities	3106	1 facility per floor for M & W; at least one wc, lav, and accessories shall comply	1109.2	Accessible Toilet stall, fixtures, elements, control or dispenser	2014 OSSC / 2010 ADA	Core & Shell Improvements will modify Toilet rooms to comply with current ADA requirements.
						Schedule of Proposed Improvements - Core & Shell Improvements to be completed by Jan 1, 2021. Tenant Improvements (changes within tenant spaces) will be provided as each space is permitted for occupancy, with full building compliance of noted items within 5 years.	

End of Comparison Matrix

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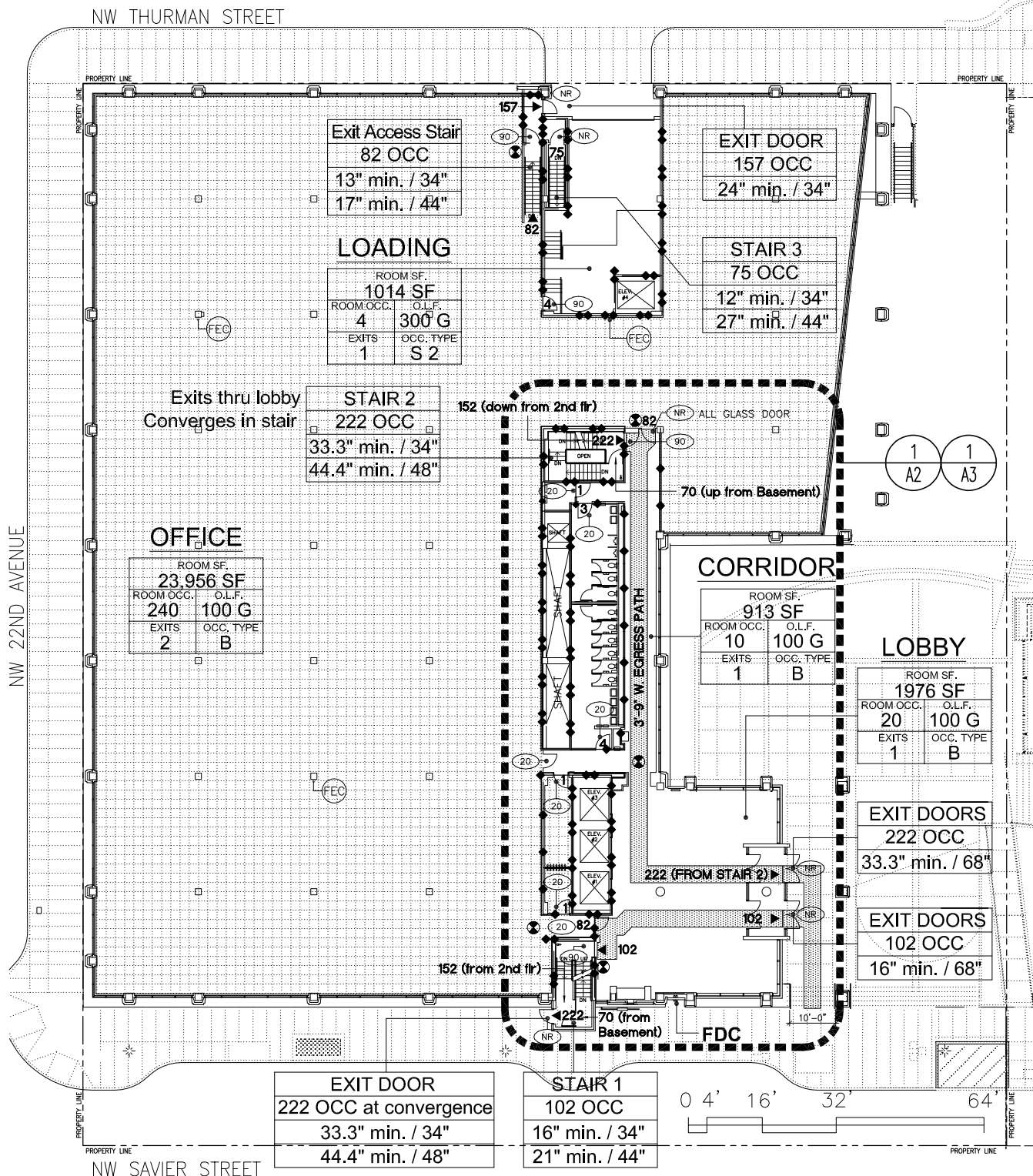
SCALE

AS NOTED

SHEET TITLE

GROUND FLOOR
LIFE SAFETY PLAN
EXISTING CONDITIONS

A1



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ENLARGED GROUND
FLOOR EXITING PLAN
EXISTING CONDITIONS



1/16" = 1'-0"



A2

GBD

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STAMP



PROJECT

Cruzan Slabtown
Office Building2151 NW SAVIER STREET
PORTLAND, OR 97209

CLIENT

CRUZAN SLABTOWN
JV LLC
236 SOUTH SIERRA AVENUE
SOLANA BEACH, CA
92075

REVISIONS

DATE

April 5, 2019

PROJECT NUMBER

20176222

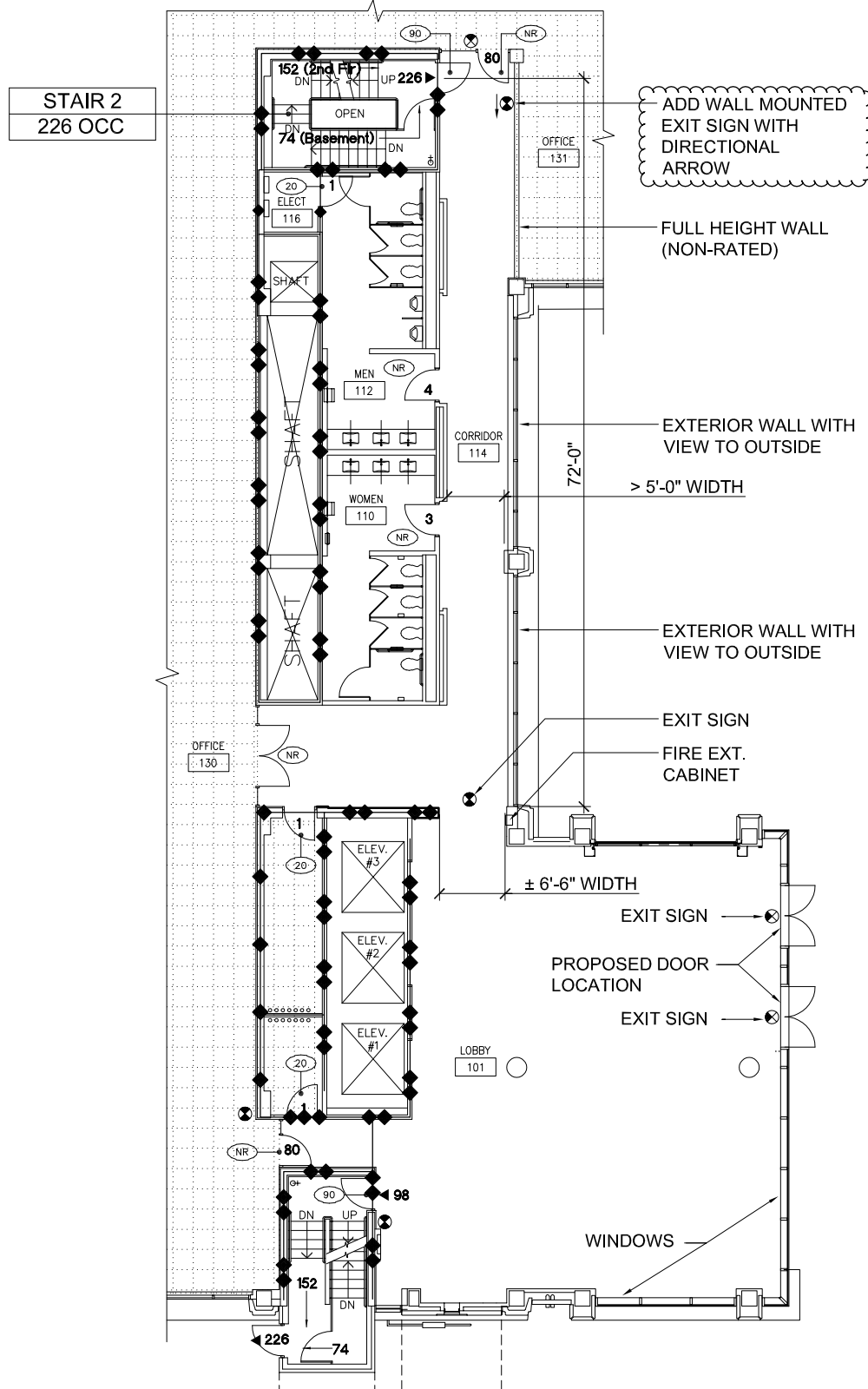
SCALE

AS NOTED

SHEET TITLE

ENLARGED GROUND
FLOOR EXITING PLAN
PROPOSED
CONDITIONS

A3



1 ENLARGED PARTIAL GROUND FLOOR EXITING PLAN - PROPOSED PLAN

1/16" = 1'-0"



Code Comparison Matrix							
APRIL 5, 2019							
1985 UBC (with 1986 Oregon Amendments)				2014 OSSC			
				Schedule of Proposed Improvements - Core & Shell Improvements to be completed by Jan 1, 2021. Tenant Improvements (changes within tenant spaces) will be provided as each space is permitted for occupancy, with full building compliance of noted items within 5 years.			
No.	Provision	UBC Code Section	Requirements	OSSC Code Section	Requirements	Compliance Status or Code to govern	Path to Compliance
							No changes are proposed unless noted otherwise.
1	CONSTRUCTION TYPE	Sec 1901	Type II FR		Type IIA	IIA	
2	OCCUPANCY TYPES	Sec 501; 701	Mixed Use; B-2 Office; A-3	Ch 3	Mixed Use; B, A-2, A-3, S-2	B, A-3, S-2	
	BUILDING HEIGHT AND AREA						
	Location on Property	Sec 504(a)	30 ft typical separation on all sides	506.2	30 ft typical separation on all sides	2014 OSSC	
3	Building Area	Table 5-C	Based on most restrictive Occupancy - 29,900 sf (A-3)	Table 503	Based on most restrictive Occupancy - 15,500 sf (A-3)	2014 OSSC	
	Basic Allowable Area	Sec 505 (b)	x 2 = 59,800 sf				
	Allowable Area Increases	Sec 506 (a).3 Frontage increase	59,800 + 29,900 = 89,700 sf	506.1 frontage and sprinkler increases	A ₀ = 58,125 sf	Actual Area = 30,918 sf	
		Sec 506(c) Automatic Sprinkler System	89,700 x 2 = 179,400 sf	506.5.2	Aggregate sum of actual area divided by allowable area of each story shall be less than 3. See below.	non-compliant sprinkler heads	See notes under Automatic Sprinkler system
	Actual Floor Area						
	Basement	not incl. in allowable area	30,068	not incl. in allowable area per OSSC 506.5	30,068		
	Floor 1		28,814		28,814	28814 / 58,125 = .50	
	Floor 2		30,260		30,260	30260 / 58,125 = .52	
	Floor 3		30,918		30,918	30,918 / 58,125 = .53	
	Floor 4		30,918		30,918	30,918 / 58,125 = .53	
	Total		120,910		120,910	Total = 2.08	
						2.08 < 3.00 Compliant	
4	Building Height						
	Max Allowable height	Table 5-D	160 ft	Table 503	65 + 20 ft (sprinkler increase) = 85 ft	2014 OSSC	See notes under Automatic Sprinkler system
	Actual Building Height		71'-7" to top of parapet (79'-1" to top of mech penthouse parapet)	Table 503	71'-7" to top of parapet (79'-1" to top of mech penthouse parapet)	Compliant	
5	Stories	Table 5-D	(Group A-3) 4 stories +1 (sprinkler increase) = 5 stories	Table 503	(Group A-3) 3 stories + 1 (sprinkler increase) = 4 stories	2014 OSSC	
	Actual Stories		4 stories above grade		4 stories above grade	2014 OSSC	See notes under Automatic Sprinkler system
6	FIRE RESISTIVE CONSTRUCTION						
		Table 17-A	Type II FR	Table 601	TYPE II A	2014 OSSC	
	Exterior Bearing Walls	Sec 1903(a) Exception 2	2-hour (where openings permitted)	Table 601	1-hour	Compliant	
	Interior Bearing Walls	Table 17-A	2-hour	Table 601	1-hour	Compliant	
	Exterior Non-bearing Walls	Sec 1903(a) Exception 3	1-hour if separated by 30 ft	Table 602	0-hour (30 ft or more separation)	Compliant	
	Structural Frame	Table 17-A	2-hour	Table 601	1-hour	Compliant	
	Permanent Partitions	Table 17-A	1-hour	Table 601	0	Compliant	
	Shaft Enclosures	Table 17-A	2-hour	Table 601	2-hour	Compliant	
	Floors/Ceilings	Table 17-A	2-hour	Table 601	1-hour	Compliant	
	Roofs/Ceilings	Table 17-A	1-hour	Table 601	1-hour	Compliant	
	Penthouses & Roof Structures	3601(d) Exception 3	unprotected non-combustible construction	1509.2	non rated	Compliant	
	Exterior Doors & Windows	Sec 1903(b)	Distance to Prop line > 20 ft = non rated exterior openings	Table 602	non rated	Compliant	
	Stairway Protection	Sec 3309(b)	2-hour	1022.2	2-hour	Compliant	
	Occupancy Separation	Table 5-B	Not required	508.3	Not required	Compliant	
	Min. Roof Covering Class	Sec 3202	Fire Retardant - Class B	Table 1505.1	Class B	Compliant	

No.	Provision	UBC Code Section	Requirements	OSSC Code Section	Requirements	Compliance Status or Code to govern	Path to Compliance
	Raised Access Floors		fire/draft stopping not required in non-combustible construction between the fire-resistive rated floor in the raised floor level.	718.1	fire/draft stopping not required in non-combustible construction between the fire-resistive rated floor in the raised floor level.	Compliant	
7	MEANS OF EGRESS						
	Occupant Load	Table 33-A		Table 1004.1.2			
		Sec 3302 (a)	Exception to exclude accessory use areas	Ch 2 definitions	Floor Area, Gross	2014 OSSC	
	Exit Width	Sec 3303 (b)	total occupant load served / 50	1005.3.1; 1005.3.2	Stair width (inches) = # of Occupants x 0.3 Door width = Occupant load x 0.2	See below	see below
				Exception for Sprinklers and Voice Alarm	Stair width (inches) = # of Occupants x 0.2 Door/Other Egress Component width = # of Occupants x 0.15	Egress widths comply with 2014 OSSC using exception for reduced width factor	Voice annunciation system to be installed at common areas (elevator lobbies, corridors, restrooms) with Core & Shell Improvements; Voice alarms within tenant spaces will be added with future Tenant Improvements as each space is permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
	Exit Separation	Sec 3303 (c.)	1/2 the distance of the longest diagonal	1015.2.1	1/2 the distance of the longest diagonal	see below	see below
				Exception 2	1/3 the distance of the longest diagonal	2014 OSSC	See notes under Automatic Sprinkler system below
	Travel Distance	Sec 3303 (d)	200 ft	Table 1016.2	300 ft (B Occupancy); 250 ft (A occupancy)	Compliant	
	Intervening Rooms	Sec 3303 (e.)	Rooms may have one exit thru an adjoining or intervening room	1014.2	Rooms may exit thru an adjoining or intervening room that is accessory and has clear path of travel.	Compliant	
	Corridor Width	Sec 3305 (b)	44 inches min.	Table 1018.2	44 inches min.	Compliant	
	Dead-end Corridor	Sec 3305 (e.) 2	20 ft	1018.4	20 ft	see below	see below
		Exception for B-2 Occ.	30 ft	Exception 2	50 ft	non-compliant sprinkler heads	See notes under Automatic Sprinkler system below
	Corridor Construction	Sec 3305 (g)	1-hour fire-resistive construction	Table 1018.1	Non-rated with sprinkler system	non-compliant sprinkler heads	See notes under Automatic Sprinkler system below
	Corridor Openings	Sec 3305 (h)	Smoke gasketed, min 20 min rated, self closing or automatic closing by actuation of a smoke detector	Table 1018.1	Non-rated with sprinkler system	non-compliant sprinkler heads	See notes under Automatic Sprinkler system below
	Stair width	Sec 3306 (b)	44 inches min.	1009.4	44 inches min.	Compliant	
	Stair Handrails	3306(J)	30 to 34 inches above nosing of treads.	1012.2	34 to 38 inches above stair tread nosing.	non-compliant	EXISTING HANDRAILS TO BE APPEALED SEPARATELY. New handrails shall comply with current code.
	Stair Guardrails	Sec 1711	42 inches tall with 6 inch sphere intermediate rail spacing. The height of stair railings on open sides may be as specified in Section 3306 (J) in lieu of providing a guardrail.	1013.3	42 inches tall with 4 inch sphere intermediate rail spacing.	non-compliant	EXISTING GUARDRAILS TO BE APPEALED SEPARATELY. New guardrails shall comply with current code.
	Stair Enclosure	Sec 3309 (b)	2-hour	1022.2	2-hour	Compliant	
	Stair Enclosure Openings	Sec 3309 (c.)	90 min, self closing or automatic closing by actuation of a smoke detector	1022.4; 716	90 min, self closing or automatic closing by actuation of a smoke detector	Compliant	
	Stair Enclosure Extent	3309 9(a) Exception for B-2 Occ.	May have a maximum of 50% of exits discharge thru street floor lobby provided req'd exit width is free an unobstructed and entire street floor is protected with an automatic sprinkler system.	1027.1	Maximum 50% of number and capacity of the required exits may discharge thru street floor lobby provided req'd exit width is free and unobstructed and entire street floor is protected with an automatic sprinkler system and separated from areas below by 2-hr rating.	non-compliant sprinkler heads to be replaced (see automatic sprinkler system below)	STAIR 2 EXIT THRU GROUND FLOOR LOBBY TO BE APPEALED SEPARATELY.

No.	Provision	UBC Code Section	Requirements	OSSC Code Section	Requirements	Compliance Status or Code to govern	Path to Compliance
	Exit Illumination	Sec 3313 (a)	1 fc min	1006.1	1 fc min	2014 OSSC	Existing conditions will be checked for compliance and corrected if necessary. Future Improvements will comply with current code.
	Unlimited Corridor Glass	Sec 3305 (h) 2	Glass not to exceed 25% of the area of the corridor wall of the room which it is separating from the corridor		Allowed by Code	Compliant	Existing (and future) interior glass at corridors complies with current code.
	Tenant spaces with one exit	Table 33-A	3,000 square foot maximum - Office space	Table 1015.1	Max Occupant Load for one exit = 49 occ. (A, B occupancies = 4900 sf tenant space)	Compliant	
	Cascading egress	Sec 3303(a)	egress stairs required to cascade load from floors above	1005.3.1	Cascading egress not required	2014 OSSC	
	Accessible Means of Egress	Ch 31	not addressed; elevators provide handicap access to all floors	1007.1	Exception 1, Accessible Means of Egress are not required in alterations to existing buildings	2014 OSSC	
FIRE PROTECTION SYSTEMS							
9	Automatic Sprinkler System	Ch 38	Building is fully sprinklered in accordance with NFPA 13-1980.	903.3.2	Quick response sprinkler heads to be installed in Light-hazard occupancies	non-compliant sprinkler heads	Replace existing fire sprinkler heads with quick response heads in common areas (elevator lobbies, corridors, restrooms, stairs) and new permitted occupancies with Core & Shell Improvements; Fire Sprinkler heads within office tenant spaces will be replaced as individual tenant spaces are permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
	Standpipes	Table 38-A	Class I (or III)	905.3.1	Class III (or I)	2014 OSSC	
	Standpipe hose connection location	3805(c.)	At floor level in stairways	905.4	At intermediate stair landings. (2019 OSSC may require standpipes at floor level).	1985 UBC or 2019 OSSC	STANDPIPE LOCATIONS TO BE APPEALED SEPARATELY.
10	Fire Alarm System	3803	Fire sprinkler alarm required	907.2.2	One Manual Fire Alarm box is required in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices when building is equipped throughout with an automatic sprinkler system and occupant notification appliances that activate upon sprinkler flow.	non compliant	New Fire Alarm Panel to be installed with Core & Shell Improvements. New panel will accommodate all future smoke detector installations and will incorporate occupant notification devices. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
11	Smoke Detection	4306.(b); 3310(a);	Required at automatic-closing or self-closing fire assemblies; return air ducts; elevator lobbies.	907	Required in elevator lobbies; elevator equipment rooms; mech and elec, and tel rooms; main return air duct and exhaust air plenums > 2000 cfm; return air risers or ducts serving 2 or more floors	2014 OSSC	Smoke detection to be added/maintained at common areas as required with Core & Shell Improvements; Smoke detection within office tenant spaces will be added with future Tenant Improvements as required when each space is permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.

No.	Provision	UBC Code Section	Requirements	OSSC Code Section	Requirements	Compliance Status or Code to govern	Path to Compliance
12	Voice Annunciation		Not required	1005.3.1 and 1005.3.2.2 Exception for reduced width factor	Alarm activated voice annunciation is required	non-compliant	Voice annunciation system will be added with Core & Shell Improvements. Voice annunciators to be installed at common areas (elevator lobbies, corridors, restrooms) with Core & Shell Improvements; Voice annunciators within tenant spaces will be added with future Tenant Improvements as each space is permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
13	Visible Alarms		Not required	907.5.2.3	Not required in alterations	2014 OSSC	Visual strobes will be added at common areas with Core & Shell Improvements; Visual strobes will be added within tenant spaces with future Tenant Improvements as each space is permitted for occupancy. FULL BUILDING COMPLIANCE TO BE COMPLETED WITHIN 5 YEARS.
14	Emergency Power	3313	Building is required to have emergency power for FLS systems.	1006.3, 1011.6.3	Building is required to have emergency power for FLS systems.	2014 OSSC	Existing 50 kw Generator system (with 75 gal fuel tank) located in 2 hr rated enclosure with 2 hour rated supporting structure to the ground.
PLUMBING FIXTURES							
15	Fixture Count	Table 5-E	(B-2 Occ) 150,978 sf / 100 = 1,510 occupants 1510 / 2 = 755 men; 755 women; 3 wc, 2 lavs for first 200 occ 2 wc's, 1 lav for each addtl 100 occ = 15 wc's, 8 lavs for each Men/Women	Table 2902.1	(B Occ) 150,978 sf / 100 = 1,510 occupants. 1510/2 = 755 men; 755 women; Wc's: 1 per 25 for first 50 occ = 2 wc 1 per 50 for remainder = 15 wc; 2+15 = 17 wc total for each Men / Women Lavs: 1 per 40 for first 80 occ = 2 lavs 1 per 80 occ for remainder = 9 lavs 2 + 9 = 11 lavs for each Men / Women	Existing: Women - 24 wc's ; 16 lavs Men - 12 wc's + 8 urinals (equivalent 5.33 wc) = 17.33 wc's; 12 lavs.	Complies with current code
16	Accessible Toilet Facilities	3106	1 facility per floor for M & W; at least one wc, lav, and accessories shall comply	1109.2	Accessible Toilet stall, fixtures, elements, control or dispenser	2014 OSSC / 2010 ADA	Core & Shell Improvements will modify Toilet rooms to comply with current ADA requirements.
						Schedule of Proposed Improvements - Core & Shell Improvements to be completed by Jan 1, 2021. Tenant Improvements (changes within tenant spaces) will be provided as each space is permitted for occupancy, with full building compliance of noted items within 5 years.	

End of Comparison Matrix