

# 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:** Decision Rendered - Reconsideration of ID 20493

**Appeal ID:** 20545

**Project Address:** 1020 SE 10th Ave

**Hearing Date:** 6/19/19

**Appellant Name:** Mike Coyle

**Case No.:** B-016

**Appellant Phone:** 503 680-5497

**Appeal Type:** Building

**Plans Examiner/Inspector:** Jeff Rago

**Project Type:** residential

**Stories:** 5 **Occupancy:** M **Construction Type:** I-A

**Building/Business Name:** LOCA

**Fire Sprinklers:** Yes - Throughout

**Appeal Involves:** Alteration of an existing structure, Reconsideration of appeal

**LUR or Permit Application No.:** 19-164760-FA

**Plan Submitted Option:** pdf [File 1] [File 2] [File 3] [File 4] [File 5]

**Proposed use:** Retail

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section**

Table 1004.1.2

**Requires**

Table 1004.1.2, Maximum Floor Area Allowances per Occupant, indicates an occupant load factor of 30 gross for Mercantile, grade floor areas

**Proposed Design**

The state of Oregon will be adopting a new code based on the 2015 IBC effective October 1, This replaces the current version, based on the 2012 IBC. This new code changes the occupant load factor for grade level mercantile from 30 gross to 60 gross. This factor change would greatly decrease our total occupant load to below 500, thus requiring only (2) exits from our space. We propose to permit our project under the 2015 IBC occupant load factors.

**Reason for alternative** This proposal meets the new version of the code that will be adopted. Adequate exiting is provided under this new version of the code. Due to this urban location and grade changes along the site, a third exit as determined by our occupant load as required under the current 2012 is not feasible.

Note that the plans provided as part this appeal include:

Current Code Review and Egress Plan: this is the plan that was submitted for permit

Proposed Code Review and Egress Plan: this is what we would like as the outcome of this code appeal

Clouded Proposed Code Review and Egress Plan: this matches the proposed plan, but has the

proposed changes clouded

Code Appeal Narrative: this accompanies the clouded plan, describing each change

## APPEAL DECISION

### **Reduction in calculated occupant load for Mercantile occupancy to 60 gross s.f. per occupant based on the 2015 IBC: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



## CHANGE NARRATIVE

### Code Appeal Proposal

PROJECT: Retail Store – Goat Blocks  
PROJECT NO: 62301381  
ISSUE DATE: 06/14/2019

## SUMMARY

This **proposal** shows the occupant load and egress calculations under the 2019 OSSC, to be adopted in October. The **current** document shows the occupant load and calculations under the 2014 OSSC.

## ARCHITECTURAL

### SHEET CS2.0 – CODE REVIEW & EGRESS PLAN

#### CODE SUMMARY

- a. **REVISE:** building code to 2019 Oregon Structural Code/based on 2015 IBC
- b. **REVISE:** occupant load factor for mercantile from 30 to 60
- c. **REVISE:** occupant counts for mercantile
- d. **REVISE:** total occupant counts for space
- e. **REVISE:** number of exits required
- f. **REVISE:** egress inches required based on updated occupant load for space
- g. **REVISE:** egress provided from 3 exits to 2

#### DETAIL 1 – EGRESS FLOOR PLAN

- a. **REMOVE:** single exit door on plan south exterior wall

#### DETAIL 2 – CODE SUMMARY AREA PLAN

- a. **REVISE:** exit numbering
- b. **REMOVE:** exit callout for removed exit door on plan south exterior wall

End of **Narrative**

BY: **BRR Architecture**



CODE SUMMARY

PROJECT DATA:

NAME OF PROJECT: TENANT - GOAT BLOCKS  
ADDRESS: 1020 S.E. 10TH ST, PORTLAND, OR 97214

PROJECT SCOPE: ☐ NEW CONSTRUCTION ☐ ALTERATION ☐ UPFIT  
☒ RENOVATION (EXISTING BLDG.) ☐ RECONSTRUCTION

BUILDING DATA:

CONSTRUCTION TYPE: ☒ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-B  
☐ I-B ☐ II-B ☐ III-B ☐ V-A ☐ V-N

SPRINKLERS: ☒ YES ☐ NO

NOTE: REVISIONS TO THE CURRENT SPRINKLER SYSTEM ARE UNDER SEPARATE PERMIT TO BE SUBMITTED BY SPRINKLER CONTRACTOR.

BUILDING HEIGHT: 32' - 4"

SEISMIC ZONE: D

CLIMATE ZONE: 4

APPLICABLE CODES:

CODE ENFORCEMENT JURISDICTION:  
☒ CITY CITY OF PORTLAND  
☐ COUNTY MULTNOMAH COUNTY

BUILDING CODE: 2014 OREGON STRCUTRAL CODE / BASED ON 2012 IBC  
PLUMBING CODE: 2017 OREGON PLUMBING SPECIALTY CODE / BASED ON 2015 UNIFORM PLUMBING CODE  
MECHANICAL CODE: 2014 OREGON MECHANICAL SPECIALTY CODE/ BASED ON 2012 IM & IFCC  
ELECTRICAL CODE: 2017 OREGON ELECTRICAL SPECIALTY CODE/ BASED ON 2017 NFPA 70, NEC  
FIRE SAFETY CODE: 2014 OREGON FIRE CODE  
ACCESSIBILITY CODE: 2014 OREGON STRCUTRAL CODE - CHAPTER 11  
ENERGY CODE: 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE

FIRE PROTECTION REQUIREMENTS:

EXTERIOR BEARING WALL: NON-COMBUSTIBLE  
INTERIOR BEARING WALLS: NON-COMBUSTIBLE  
EXTERIOR NON-BEARING WALLS: NON-COMBUSTIBLE  
INTERIOR NON-BEARING WALLS: NON-COMBUSTIBLE  
STRUCTURAL FRAME: NON-COMBUSTIBLE  
TENANT DEMISING WALLS: 1HOUR U46S  
FLOOR / CEILING: NON-COMBUSTIBLE  
ROOF / CEILING: NON-COMBUSTIBLE

BUILDING OCCUPANCY TYPE:

OCCUPANCY CLASSIFICATIONS:

☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5 ☐ B  
☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☒ M ☐ S-1  
☐ S-2

OCCUPANCY LOAD CALCULATIONS:

OCCUPANCY LOAD PER SQ.FT. AREA (Table 1004.1.2)			
USE	AREA (SF)	GROSS	OCC
MERCANTILE	17426 SF	30	581
STOCK	7704 SF	300	26
OFFICE	3111 SF	100	32
Grand total: 3	28241 SF		639

TOTAL OCC = 639 PEOPLE

PLUMBING OCCUPANCY COUNT:

REFERENCE - MINIMUM PLUMBING FIXTURE

OCCUPANT COUNT = 639  
WATER CLOSETS: 2 REQUIRED 5 PROVIDED  
LAVATORY: 2 REQUIRED 4 PROVIDED

LIFE SAFETY SYSTEM REQUIREMENTS:

EMERGENCY LIGHTING: ☒ YES ☐ NO  
EXIT SIGNS: ☒ YES ☐ NO  
FIRE ALARM: ☒ YES ☐ NO  
SMOKE DETECTION SYSTEMS: ☒ YES ☐ NO  
PANIC HARDWARE: ☒ YES ☐ NO

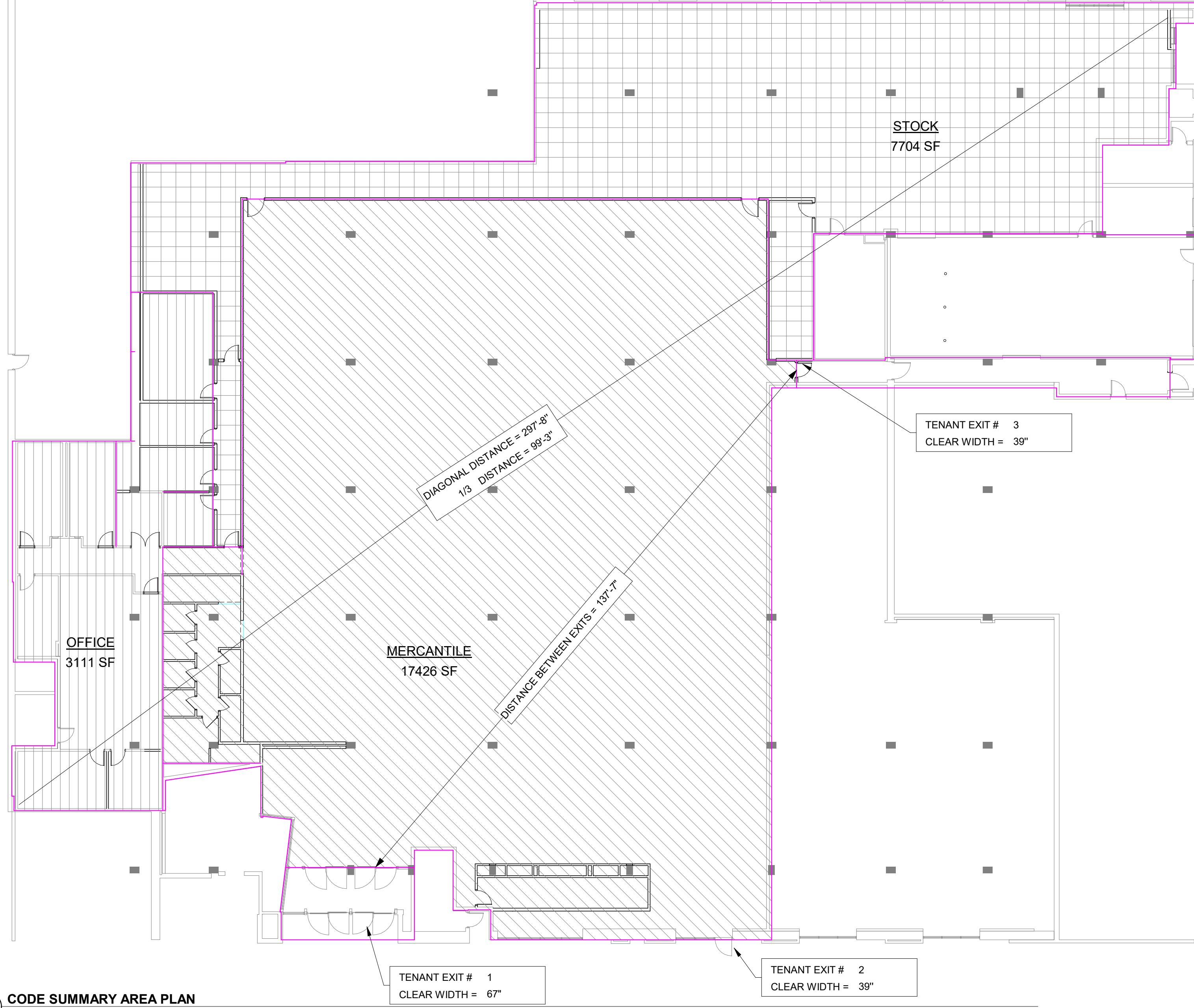
EGRESS OPENING REQUIRED:

3 EXIT(S)  
0.2 PER OCCUPANT = 639 x 0.2 = 10' - 7" REQ'D

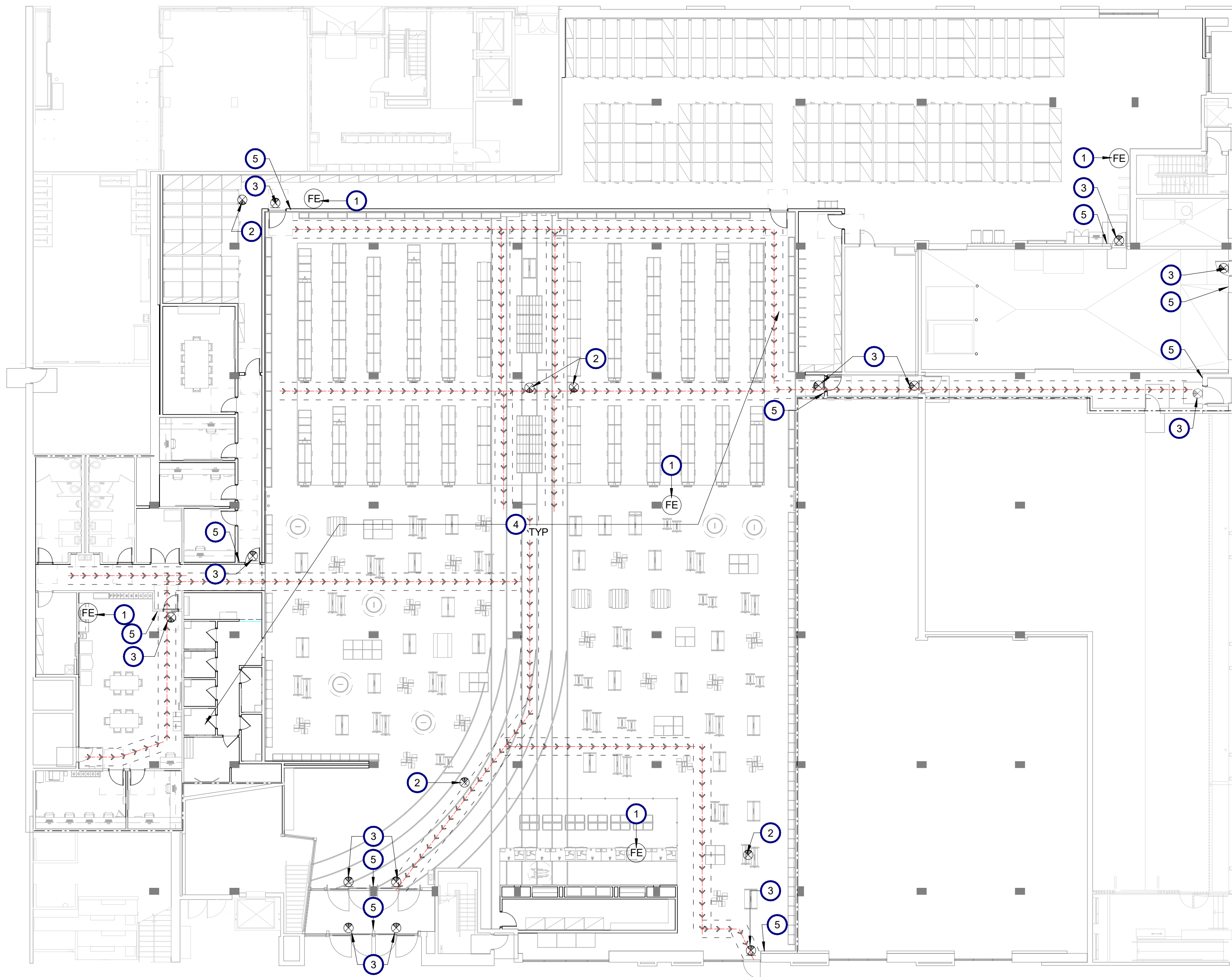
EGRESS PROVIDED:

3 EXIT(S)  
12' - 1" PROVIDED

2 CODE SUMMARY AREA PLAN  
1/16" = 1'-0"



1 EGRESS FLOOR PLAN  
1/16" = 1'-0"



SHEET NOTES

- A. DURING CONSTRUCTION PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A OR 10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING OR AS REQUIRED BY THE BUILDING/FIRE DEPT. FIELD INSPECTOR.
- B. WHEN DUCT DETECTORS, REQUIRED BY CODE, ARE CONCEALED FROM VIEW, AN LED SHALL BE PROVIDED THROUGH THE CEILING LEVEL OR SIGHT OBSTRUCTION AT EACH DETECTOR. WHEN A COMPLETE SMOKE DETECTION SYSTEM IS PROVIDED, THE DUCT DETECTOR SHALL BE MONITORED BY THAT SYSTEM.
- C. FIRE ALARMS:
- C.1 VISUAL ALARMS, VISUAL ALARM SIGNAL APPLIANCES SHALL BE INTEGRATED INTO THE BUILDING OR FACILITY ALARM SYSTEM. IF SINGLE STATION AUDIBLE ALARMS ARE PROVIDED THEN SINGLE STATION VISUAL ALARM SIGNALS SHALL BE PROVIDED. VISUAL ALARM PHOTOMETRIC AND LOCATION FEATURES:
- C.1.1 THE LAMP SHALL BE A XERION STROBE TYPE OR EQUIVALENT.
- C.1.2 THE COLOR SHALL BE CLEAR OR NOMINAL WHITE (I.E. ALARM PHOTOMETRIC AND LOCATION FEATURES: UNFILTERED OR CLEAR FILTERED WHITE LIGHT).
- C.1.3 ONE SECOND (0.2 SEC) WITH A MAXIMUM DUTY CYCLE OF 40 PERCENT. THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10 PERCENT OF MAXIMUM SIGNAL.
- C.1.4 THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA.
- C.1.5 THE FLASH RATE SHALL BE A MINIMUM OF 1 HZ AND A MAXIMUM OF 3 HZ.
- C.1.6 THE APPLIANCE SHALL BE PLACED 80 IN (2030 Mm) ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6 IN (152 MM) BELOW THE CEILING, WHICHEVER IS LOWER.
- C.1.7 IN GENERAL, NO PLACE IN ANY ROOM OR SPACE REQUIRED TO HAVE A VISUAL SIGNAL. APPLIANCE SHALL BE MORE THAN 50 FT (15M) FROM THE SIGNAL. (IN THE HORIZONTAL PLANE). IN LARGE ROOMS AND SPACES EXCEEDING 100 FT (30M) ACROSS, WITHOUT OBSTRUCTIONS 6 FT (2M) ABOVE THE FINISH FLOOR, SUCH AS AUDITORIUMS, DEVICES MAY BE PLACED AROUND THE PERIMETER, SPACED A MAXIMUM 100 FT (30M) APART IN LIEU OF SUSPENDING APPLIANCES FROM THE CEILING.
- C.1.8 NO PLACE IN COMMON CORRIDORS OR HALLWAYS IN WHICH VISUAL ALARM SIGNALING APPLIANCES ARE REQUIRED SHALL BE MORE THAN 50 FT (15M) FROM THE SIGNAL.
- C.2 ALARM INITIATING DEVICE, ALARM SIGNALING DEVICE, AND OTHER FIRE ALARM SYSTEM COMPONENTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL FIRE CODE STANDARDS.
- D. SIGNS:
- D.1 PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND AT LOCATIONS INDICATED ON FLOOR PLANS.
- D.2 WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
- D.3 EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED. ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEM. IN THE EVENT OF FAILURE OF THIS SYSTEM ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL OR AS REQUIRED BY LOCAL CODE.
- E. SPRINKLER SYSTEM:
- E.1 THIS SPACE IS CURRENTLY PROVIDED WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM. THE FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE MODIFICATION OF THE ORIGINAL DESIGN, PROVIDING A NEW LAYOUT, AND ALL MATERIALS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM FOR THE PROPOSED TENANT FINISH OF THIS SPACE. CONTRACTOR SHALL PREPARE ALL NEEDED DRAWINGS AND HAVE APPROVAL OF ALL STATE, LOCAL & INSURANCE UNDERWRITING AUTHORITIES AS WELL AS MEETING ALL N.F.P.A 13 REQUIREMENTS. THE SPRINKLER SYSTEM SHALL BE PRESSURE TESTED BY FIRE PROTECTION CONTRACTOR, INSPECTED AND APPROVED BY LOCAL FIRE MARSHALL PRIOR TO ACCEPTANCE BY OWNER. CONSULT WITH LANDLORD REPRESENTATIVE FOR EXACT EXISTING CONDITIONS OF FIRE PROTECTION SYSTEM FOR LOCATION, CONNECTION POINT, SIZE, TYPE, ETC. PROVIDE SIGNED AND SEALED DRAWINGS AS REQUIRED TO THE LOCAL AUTHORITY. DRAWINGS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER EMPLOYED BY FIRE PROTECTION CONTRACTOR, WHO IS IN RESPONSIBLE CHARGE OF THIS WORK.
- E.2 ALL SPRINKLER SYSTEMS ARE REQUIRED TO HAVE DATA NAME PLATE POSTED AND MAINTAINED AT EACH RISER SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM OF CRITERIA AND CITY ORDINANCE CRITERIA.
- E.3 SPRINKLER HEADS IN PUBLIC VIEWABLE CEILINGS MUST BE OF AN APPROVED CONCEALED TYPE. SURFACE MOUNTED HEADS ARE PERMITTED IN AREAS NOT VISIBLE TO CUSTOMER.

LEGEND

AREA OF OCCUPIED SPACE	
	MERCANTILE
	OFFICE
	STOCK

	EXIT
	FIRE EXTINGUISHER
	CLEAR PATH OF TRAVEL MIN. 44" WIDE TO BE MAINTAINED AT FIXTURE PLACEMENT
	1 HOUR RATED PARTITION

KEYNOTES

- 1 FIRE EXTINGUISHER TYPE 2A:10BC BY TENANT CONTRACTOR COORDINATE FINAL LOCATION WITH FIRE MARSHAL
- 2 EMERGENCY EXIT SIGNAGE WITH MINIMUM OF 5-FOOT CANDLES ON ILLUMINATED SURFACE. PENDANT MOUNTED FROM DECK.
- 3 EMERGENCY EXIT SIGNAGE WITH MINIMUM OF 5-FOOT CANDLES ON ILLUMINATED SURFACE. MOUNTED AT 6' ABOVE DOOR FRAME OR GLAZING OPENING.
- 4 EMERGENCY EXIT LIGHTS, REF ELECTRICAL DRAWINGS. THE EMERGENCY LIGHTING SYSTEM MUST PROVIDE CONTINUOUS ILLUMINATION FOR A MINIMUM OF 90 MINUTES AND COMPLY WITH STRINGENT CRITERIA FROM NATIONAL ELECTRICAL CODE, EMERGENCY SYSTEM, NFPA 1-1, AND LIFE SAFETY CODE.
- 5 TACTILE 'EXIT' SIGN, SEE DETAILS AND REQUIREMENTS ON SHEET CS4.0

Architect:



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Engineer:

Project Address:

RETAIL STORE  
1020 S.E. 10TH AVE  
PORTLAND, OR 97214

TEMPLATE ISSUE DATE: 05/03/2018

Fixture Package:

GLOBAL 3.0

Stamp:

NOT FOR CONSTRUCTION

Issued For:

BID/PERMIT

Issue Date:

05/03/19

Revisions:

NO.	REASON	DATE

PROJECT MANAGER:

ASH

CHECKED BY:

CAG

DRAWN BY:

CAG

Project Number:

62301381

Sheet Title:

CODE REVIEW &  
EGRESS PLAN

Sheet Number:

CS2.0



CODE SUMMARY

PROJECT DATA:

NAME OF PROJECT: TENANT - GOAT BLOCKS  
ADDRESS: 1020 S.E. 10TH ST, PORTLAND, OR 97214

PROJECT SCOPE: ☐ NEW CONSTRUCTION ☐ ALTERATION ☐ UPFIT  
☒ RENOVATION (EXISTING BLDG.) ☐ RECONSTRUCTION

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CONSTRUCTION TYPE: ☒ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-B  
☐ I-B ☐ II-B ☐ III-B ☐ V-A ☐ V-N

SPRINKLERS: ☒ YES ☐ NO

NOTE: REVISIONS TO THE CURRENT SPRINKLER SYSTEM ARE UNDER SEPARATE PERMIT TO BE SUBMITTED BY SPRINKLER CONTRACTOR.

BUILDING HEIGHT: 32' - 4"

SEISMIC ZONE: D

CLIMATE ZONE: 4

APPLICABLE CODES:

CODE ENFORCEMENT JURISDICTION:

☒ CITY CITY OF PORTLAND  
☐ COUNTY MULTNOMAH COUNTY

BUILDING CODE: 2019 OREGON STRUCTURAL CODE / BASED ON 2015 IBC

PLUMBING CODE: 2017 OREGON PLUMBING SPECIALTY CODE / BASED ON 2015 UNIFORM PLUMBING CODE

MECHANICAL CODE: 2014 OREGON MECHANICAL SPECIALTY CODE / BASED ON 2012 IM & IFCC

ELECTRICAL CODE: 2017 OREGON ELECTRICAL SPECIALTY CODE / BASED ON 2017 NFPA 70, NEC

FIRE SAFETY CODE: 2014 OREGON FIRE CODE

ACCESSIBILITY CODE: 2014 OREGON STRCUTRAL CODE - CHAPTER 11

ENERGY CODE: 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE

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EXTERIOR BEARING WALL: NON-COMBUSTIBLE  
INTERIOR BEARING WALLS: NON-COMBUSTIBLE  
EXTERIOR NON-BEARING WALLS: NON-COMBUSTIBLE  
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STRUCTURAL FRAME: NON-COMBUSTIBLE  
TENANT DEMISING WALLS: 1HOUR U46S  
FLOOR / CEILING: NON-COMBUSTIBLE  
ROOF / CEILING: NON-COMBUSTIBLE

BUILDING OCCUPANCY TYPE:

OCCUPANCY CLASSIFICATIONS:

☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5 ☐ B  
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☐ S-2

OCCUPANCY LOAD CALCULATIONS:

OCCUPANCY LOAD PER SQ.FT. AREA (Table 1004.1.2)

USE	AREA (SF)	GROSS	OCC
MERCANTILE	17426 SF	60	29
STOCK	7704 SF	300	26
OFFICE	3111 SF	100	32
Grand total: 3	28241 SF		349

TOTAL OCC = 349 PEOPLE

PLUMBING OCCUPANCY COUNT:

REFERENCE - MINIMUM PLUMBING FIXTURE

OCCUPANT COUNT = 349

WATER CLOSETS: 2 REQUIRED 5 PROVIDED

LAVATORY: 2 REQUIRED 4 PROVIDED

LIFE SAFETY SYSTEM REQUIREMENTS:

EMERGENCY LIGHTING: ☒ YES ☐ NO  
EXIT SIGNS: ☒ YES ☐ NO  
FIRE ALARM: ☒ YES ☐ NO  
SMOKE DETECTION SYSTEMS: ☒ YES ☐ NO  
PANIC HARDWARE: ☒ YES ☐ NO

EGRESS OPENING REQUIRED:

2 EXIT(S)  
0.2 PER OCCUPANT = 349 x 0.2 = 69.8 70 REQ'D

EGRESS PROVIDED:

2 EXIT(S)  
8' - 10" PROVIDED

2 CODE SUMMARY AREA PLAN

1/16" = 1'-0"

1 EGRESS FLOOR PLAN

1/16" = 1'-0"

SHEET NOTES

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LEGEND

- EXIT  
EMERGENCY EXIT SIGN  
FIRE EXTINGUISHER  
CLEAR PATH OF TRAVEL  
MIN. 44" WIDE TO BE MAINTAINED AT FIXTURE PLACEMENT  
1 HOUR RATED PARTITION
- AREA OF OCCUPIED SPACE  
MERCANTILE  
OFFICE  
STOCK

KEYNOTES

- 1 FIRE EXTINGUISHER TYPE 2A:10BC BY TENANT CONTRACTOR COORDINATE FINAL LOCATION WITH FIRE MARSHAL
- 2 EMERGENCY EXIT SIGNAGE WITH MINIMUM OF 5-FOOT CANDLES ON ILLUMINATED SURFACE. PENDANT MOUNTED FROM DECK.
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- 5 TACTILE 'EXIT' SIGN, SEE DETAILS AND REQUIREMENTS ON SHEET CS4.0

Architect:



ARCHITECT OF RECORD:  
DAVID R. SCHUKAT  
6700 ANTIOCH PLAZA  
SUITE 200  
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Project Address:

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Sheet Title:

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Sheet Number:

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NAME OF PROJECT: TENANT - GOAT BLOCKS  
ADDRESS: 1020 S.E. 10TH ST, PORTLAND, OR 97214

PROJECT SCOPE: ☐ NEW CONSTRUCTION ☐ ALTERATION ☐ UPFIT  
☒ RENOVATION (EXISTING BLDG.) ☐ RECONSTRUCTION

BUILDING DATA:

CONSTRUCTION TYPE: ☒ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-B  
☐ I-B ☐ II-B ☐ III-B ☐ V-A ☐ V-N

SPRINKLERS: ☒ YES ☐ NO

NOTE: REVISIONS TO THE CURRENT SPRINKLER SYSTEM ARE UNDER SEPARATE PERMIT TO BE SUBMITTED BY SPRINKLER CONTRACTOR.

BUILDING HEIGHT: 32' - 4"

SEISMIC ZONE: D

CLIMATE ZONE: 4

APPLICABLE CODES:

CODE ENFORCEMENT JURISDICTION:

☒ CITY CITY OF PORTLAND  
☐ COUNTY MULTNOMAH COUNTY

BUILDING CODE: 2019 OREGON STRUCTURAL CODE /

BASED ON 2015 IBC

PLUMBING CODE: 2017 OREGON PLUMBING SPECIALTY CODE /

BASED ON 2015 UNIFORM PLUMBING CODE

MECHANICAL CODE: 2014 OREGON MECHANICAL SPECIALTY CODE /

BASED ON 2012 IM & IFCC

ELECTRICAL CODE: 2017 OREGON ELECTRICAL SPECIALTY CODE /

BASED ON 2017 NFPA 70, NEC

FIRE SAFETY CODE: 2014 OREGON FIRE CODE

FIRE PROTECTION REQUIREMENTS:

EXTERIOR BEARING WALL: NON-COMBUSTIBLE

INTERIOR BEARING WALLS: NON-COMBUSTIBLE

EXTERIOR NON-BEARING WALLS: NON-COMBUSTIBLE

INTERIOR NON-BEARING WALLS: NON-COMBUSTIBLE

STRUCTURAL FRAME: NON-COMBUSTIBLE

TENANT DEMISING WALLS: 1HOUR U46S

FLOOR / CEILING: NON-COMBUSTIBLE

ROOF / CEILING: NON-COMBUSTIBLE

BUILDING OCCUPANCY TYPE:

OCCUPANCY CLASSIFICATIONS:

☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5 ☐ B  
☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☒ M ☐ S-1  
☐ S-2

OCCUPANCY LOAD CALCULATIONS:

OCCUPANCY LOAD PER SQ.FT. AREA (Table 1004.1.2)

USE	AREA (SF)	GROSS	OCC
MERCANTILE	17426 SF	60	291
STOCK	7704 SF	300	26
OFFICE	3111 SF	100	32
Grand total:	3	28241 SF	349

TOTAL OCC = 349 PEOPLE

PLUMBING OCCUPANCY COUNT:

REFERENCE - MINIMUM PLUMBING FIXTURE

OCCUPANT COUNT = 349

WATER CLOSETS: 2 REQUIRED 5 PROVIDED

LAVATORY: 2 REQUIRED 4 PROVIDED

LIFE SAFETY SYSTEM REQUIREMENTS:

EMERGENCY LIGHTING: ☒ YES ☐ NO

EXIT SIGNS: ☒ YES ☐ NO

FIRE ALARM: ☒ YES ☐ NO

SMOKE DETECTION SYSTEMS: ☒ YES ☐ NO

PANIC HARDWARE: ☒ YES ☐ NO

EGRESS OPENING REQUIRED:

2 EXIT(S)  
0.2 PER OCCUPANT = 349 x 0.2 = 5'-9 3/4" REQ'D

EGRESS PROVIDED:

2 EXIT(S)  
8' - 10" PROVIDED

2 CODE SUMMARY AREA PLAN  
1/16" = 1'-0"

1 EGRESS FLOOR PLAN  
1/16" = 1'-0"

SHEET NOTES

- A. DURING CONSTRUCTION PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A OR 10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING OR AS REQUIRED BY THE BUILDING/FIRE DEPT. FIELD INSPECTOR.
- B. WHEN DUCT DETECTORS, REQUIRED BY CODE, ARE CONCEALED FROM VIEW, AN LED SHALL BE PROVIDED THROUGH THE CEILING LEVEL OR SIGHT OBSTRUCTION AT EACH DETECTOR. WHEN A COMPLETE SMOKE DETECTION SYSTEM IS PROVIDED, THE DUCT DETECTOR SHALL BE MONITORED BY THAT SYSTEM.
- C. FIRE ALARMS:
- C.1 VISUAL ALARMS, VISUAL ALARM SIGNAL APPLIANCES SHALL BE INTEGRATED INTO THE BUILDING OR FACILITY ALARM SYSTEM. IF SINGLE STATION AUDIBLE ALARMS ARE PROVIDED THEN SINGLE STATION VISUAL ALARM SIGNALS SHALL BE PROVIDED. VISUAL ALARM PHOTOMETRIC AND LOCATION FEATURES:
- C.1.1 THE LAMP SHALL BE A XERION STROBE TYPE OR EQUIVALENT.
- C.1.2 THE COLOR SHALL BE CLEAR OR NOMINAL WHITE (I.E. ALARM PHOTOMETRIC AND LOCATION FEATURES: UNFILTERED OR CLEAR FILTERED WHITE LIGHT).
- C.1.3 ONE SECOND (0.2 SEC) WITH A MAXIMUM DUTY CYCLE OF 40 PERCENT. THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10 PERCENT OF MAXIMUM SIGNAL.
- C.1.4 THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA.
- C.1.5 THE FLASH RATE SHALL BE A MINIMUM OF 1 HZ AND A MAXIMUM OF 3 HZ.
- C.1.6 THE APPLIANCE SHALL BE PLACED 80 IN (2030 Mm) ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6 IN (152 MM) BELOW THE CEILING, WHICHEVER IS LOWER.
- C.1.7 IN GENERAL, NO PLACE IN ANY ROOM OR SPACE REQUIRED TO HAVE A VISUAL SIGNAL APPLIANCE SHALL BE MORE THAN 50 FT (15M) FROM THE SIGNAL, (IN THE HORIZONTAL PLANE). IN LARGE ROOMS AND SPACES EXCEEDING 100 FT (30M) ACROSS, WITHOUT OBSTRUCTIONS 6 FT (2M) ABOVE THE FINISH FLOOR, SUCH AS AUDITORIUMS, DEVICES MAY BE PLACED AROUND THE PERIMETER, SPACED A MAXIMUM 100 FT (30M) APART IN LIEU OF SUSPENDING APPLIANCES FROM THE CEILING.
- C.1.8 NO PLACE IN COMMON CORRIDORS OR HALLWAYS IN WHICH VISUAL ALARM SIGNALING APPLIANCES ARE REQUIRED SHALL BE MORE THAN 50 FT (15M) FROM THE SIGNAL.
- C.2 ALARM INITIATING DEVICE, ALARM SIGNALING DEVICE, AND OTHER FIRE ALARM SYSTEM COMPONENTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL FIRE CODE STANDARDS.
- D. SIGNS:
- D.1 PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND AT LOCATIONS INDICATED ON FLOOR PLANS.
- D.2 WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
- D.3 EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED. ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEM. IN THE EVENT OF FAILURE OF THIS SYSTEM ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL OR AS REQUIRED BY LOCAL CODE.
- E. SPRINKLER SYSTEM:
- E.1 THIS SPACE IS CURRENTLY PROVIDED WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM. THE FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE MODIFICATION OF THE ORIGINAL DESIGN, PROVIDING A NEW LAYOUT, AND ALL MATERIALS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM FOR THE PROPOSED TENANT FINISH OF THIS SPACE. CONTRACTOR SHALL PREPARE ALL NEEDED DRAWINGS AND HAVE APPROVAL OF ALL STATE, LOCAL & INSURANCE UNDERWRITING AUTHORITIES AS WELL AS MEETING ALL N.F.P.A 13 REQUIREMENTS. THE SPRINKLER SYSTEM SHALL BE PRESSURE TESTED BY FIRE PROTECTION CONTRACTOR, INSPECTED AND APPROVED BY LOCAL FIRE MARSHALL PRIOR TO ACCEPTANCE BY OWNER. CONSULT WITH LANDLORD REPRESENTATIVE FOR EXACT EXISTING CONDITIONS OF FIRE PROTECTION SYSTEM FOR LOCATION, CONNECTION POINT, SIZE, TYPE, ETC. PROVIDE SIGNED AND SEALED DRAWINGS AS REQUIRED TO THE LOCAL AUTHORITY. DRAWINGS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER EMPLOYED BY FIRE PROTECTION CONTRACTOR, WHO IS IN RESPONSIBLE CHARGE OF THIS WORK.
- E.2 ALL SPRINKLER SYSTEMS ARE REQUIRED TO HAVE DATA NAME PLATE POSTED AND MAINTAINED AT EACH RISER SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM OF CRITERIA AND CITY ORDINANCE CRITERIA.
- E.3 SPRINKLER HEADS IN PUBLIC VIEWABLE CEILINGS MUST BE OF AN APPROVED CONCEALED TYPE. SURFACE MOUNTED HEADS ARE PERMITTED IN AREAS NOT VISIBLE TO CUSTOMER.

LEGEND

AREA OF OCCUPIED SPACE	
	MERCANTILE
	OFFICE
	STOCK
	EXIT
	EMERGENCY EXIT SIGN
	FIRE EXTINGUISHER
	CLEAR PATH OF TRAVEL MIN. 44" WIDE TO BE MAINTAINED AT FIXTURE PLACEMENT
	1 HOUR RATED PARTITION

KEYNOTES

- 1 FIRE EXTINGUISHER TYPE 2A:10BC BY TENANT CONTRACTOR COORDINATE FINAL LOCATION WITH FIRE MARSHAL
- 2 EMERGENCY EXIT SIGNAGE WITH MINIMUM OF 5-FOOT CANDLES ON ILLUMINATED SURFACE. PENDANT MOUNTED FROM DECK.
- 3 EMERGENCY EXIT SIGNAGE WITH MINIMUM OF 5-FOOT CANDLES ON ILLUMINATED SURFACE. MOUNTED AT 6' ABOVE DOOR FRAME OR GLAZING OPENING.
- 4 EMERGENCY EXIT LIGHTS, REF ELECTRICAL DRAWINGS. THE EMERGENCY LIGHTING SYSTEM MUST PROVIDE CONTINUOUS ILLUMINATION FOR A MINIMUM OF 90 MINUTES AND COMPLY WITH STRINGENT CRITERIA FROM NATIONAL ELECTRICAL CODE, EMERGENCY SYSTEM, NFPA 1-1, AND LIFE SAFETY CODE.
- 5 TACTILE 'EXIT' SIGN, SEE DETAILS AND REQUIREMENTS ON SHEET CS4.0

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