Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201 More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMAR	Y					
Status: Decision Rend	lered					
Appeal ID: 23804		Project Address: 1102 - 1116 SW Washington St				
Hearing Date: 6/10/20		Appellant Name: Robert Snyder				
Case No.: B-012		Appellant Phone: 503-863-2354				
Appeal Type: Building		Plans Examiner/Inspector: Brian McCall				
Project Type: commerce	cial	Stories: 25 Occupancy: A-3, B, M, R-2, S-1, S-2 Construction Type: I-A				
Building/Business Na	me: 11W	Fire Sprinklers: Yes - throughout				
Appeal Involves: Erec	tion of a new structure	LUR or Permit Application No.: 19-214942-MG				
Plan Submitted Option	n: pdf [File 1] [File 2]	Proposed use: Mixed use: Commercial Office, Housing, Retail, and Parking				
APPEAL INFORMA Appeal item 1 Code Section	TION SHEET 2902.1 Minimum Number of Fixture	es				
Requires	 Plumbing fixtures shall be provided in the minimum number as shown in Table 2902 the actual use of the building or space. Uses not specifically listed in Table 2902.1 s considered individually by the building official and shall reflect the use of the space to by the fixtures. The number of occupants shall be determined by this code. Per the occupant load of the Level 8 Amenity Floor the following toilet fixture quantit required: 2.40 women's 1.32 men's Per the occupant load of the Level 25 Amenity Floor the following toilet fixture quantit 					
Code Modification or Alternate Requested	Level 25 Amenity spaces due to th	est a reduction in toilet fixture quantities for the Level 8 and ese areas being located on residential floors and being amenity sts who have access to their own bathrooms in their living units. to the general public.				
Proposed Design	areas, roof decks, a swimming poor The residential units have plumbing bathtub/shower per dwelling unit th bathroom, all units 2 bedroom or la accommodate guests. All residents	ity areas on Level 8 and Level 25 which include gathering ol, fitness gym, and yoga room. g facilities at a minimum of 1 water closet, lavatory, and proughout the building. Many of the units have more than one arger have 2-1/2 bathrooms; the half bath is intended to and their guests have access to the private toilet rooms in their d on the shared restrooms on the amenity floors.				



	The calculated occupant load in a fully loaded condition per code for Level 08 is 301.85
	occupants. 5 gender assigned fixtures are required - 2.40 women's 1.32 men's
	2 toilet fixtures will be provided in a gender-neutral format.
	The calculated occupant load per code for Level 25 is 372.40 occupants. 5 gender assigned
	fixtures are required - 2.87 women's 1.50 men's
	2 toilet fixtures will be provided in a gender-neutral format.
	The life safety system and exiting are sized for the calculated occupant load, however this
	assumes no reduction for fixed exercise equipment, or class size limitations for the exercise/yoga
	studio spaces, furnishings and equipment. It will also be unlikely they will all be fully occupied at
	the same time. There are a total of 213 residential units in the building, and use of these spaces are limited to residents and their guests.
	The toilet rooms will be designed per the Bureau of Development Services CODE GUIDE; Separate Facilities - OSSC/29/#2.
Reason for alternative	This alternate is being requested to allow less than the code required toilet fixtures for the two amenity areas of the building. The amenity areas being exclusively for tenants and their guests who will have access to facilities within their units located on or above level 8 or on or below level 25 reducing the need to convenience use.
	A building similar to 11W was granted an Alternate Request in 2018 for a similar design proposal. Per the decision for Appeal ID 18706 Case Number B-006 on 11-28-18, the Administrative Appeal Board ruled: Granted as proposed for this use and configuration.
	Additionally the basis of Appeal ID 18706 references an ICC Interpretation from 2016 that supports the rational of requiring less toilets in the common areas when there are private toilets within the same building for the majority of people who will be using the amenity spaces.
	The fixtures provided on Level 8 & Level 25 in a gender-neutral configuration ensure ready access to a restroom facility without visiting a dwelling unit should that be desired, however all users of h space will also have access to the bathrooms in their apartment units, many of which are located on the same floor, or on an adjacent floor. Therefore, we feel the design has provided equivalent accommodations meeting the intent of the code.
	Please see attachment with floor plans, life safety plans, plumbing fixture matrix and decision for

APPEAL DECISION

Reduction in the minimum required number of plumbing fixtures for tenant amenity spaces: 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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

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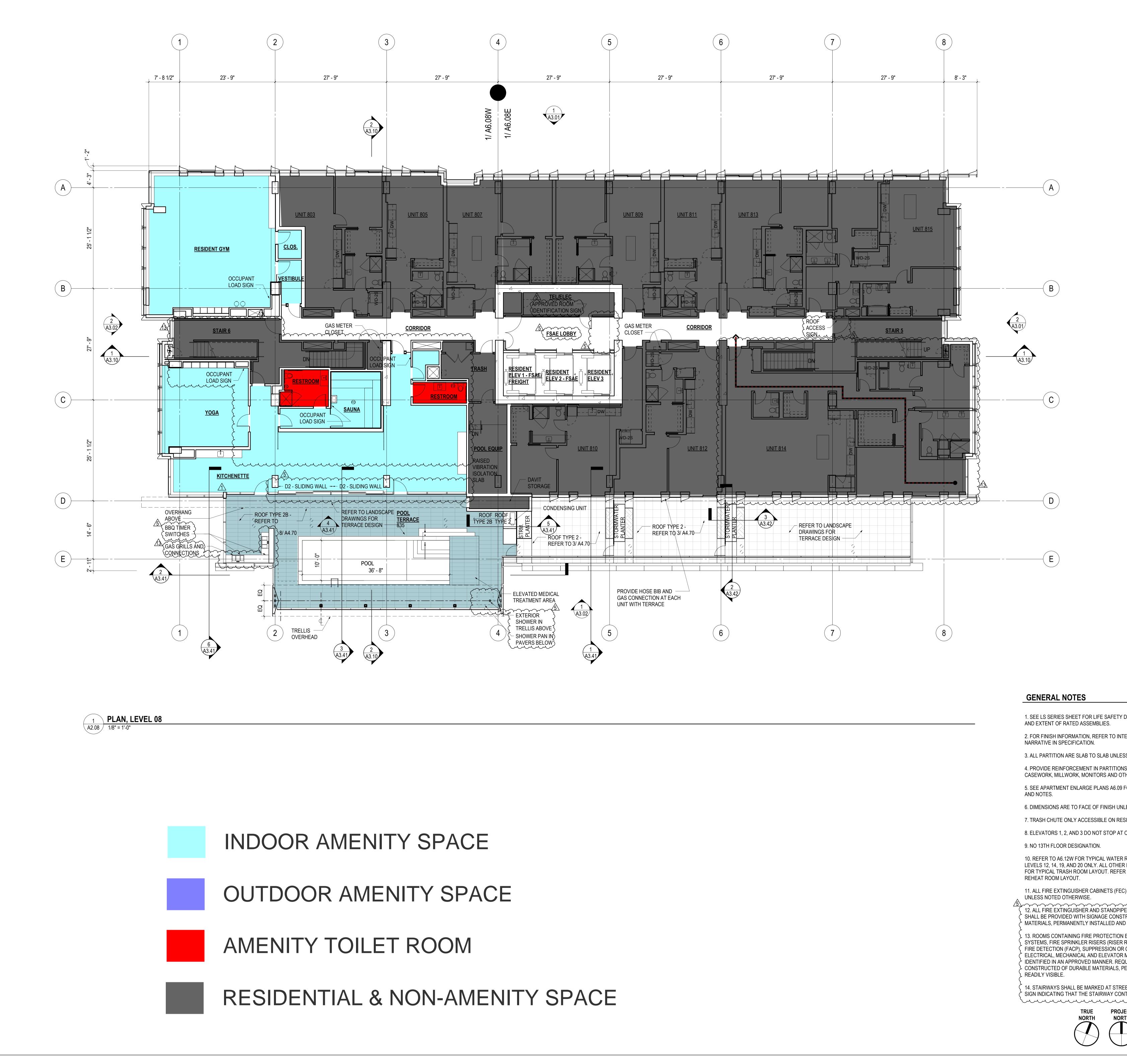
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	Per the occupant load of the Level & required: 2.40 women's 1.32 men's	3 Amenity Floor the following toilet fixture quantities are				
	Per the occupant load of the Level 2 required: 2.87 women's 1.50 men's	25 Amenity Floor the following toilet fixture quantities are				
Code Modification or Alternate Requested						
Proposed Design	The building design includes amenity areas on Level 8 and Level 25 which include gathering areas, roof decks, a swimming pool, fitness gym, and yoga room.					
	bathtub/shower per dwelling unit thr bathroom, all units 2 bedroom or lar accommodate guests. All residents	facilities at a minimum of 1 water closet, lavatory, and roughout the building. Many of the units have more than one ger have 2-1/2 bathrooms; the half bath is intended to and their guests have access to the private toilet rooms in their on the shared restrooms on the amenity floors.				





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	on the same floor, or on an adjacent floor. Therefore, we feel the design has provided equivalent
	accommodations meeting the intent of the code.
	Please see attachment with floor plans, life safety plans, plumbing fixture matrix and decision for
	Appeal ID 1870.



GENERAL NOTES

1. SEE LS SERIES SHEET FOR LIFE SAFETY D AND EXTENT OF RATED ASSEMBLIES. 2. FOR FINISH INFORMATION, REFER TO INTER

3. ALL PARTITION ARE SLAB TO SLAB UNLESS

CASEWORK, MILLWORK, MONITORS AND OTH 5. SEE APARTMENT ENLARGE PLANS A6.09 F

6. DIMENSIONS ARE TO FACE OF FINISH UNLE

7. TRASH CHUTE ONLY ACCESSIBLE ON RESI

8. ELEVATORS 1, 2, AND 3 DO NOT STOP AT O 9. NO 13TH FLOOR DESIGNATION.

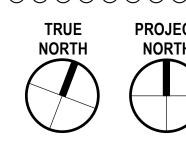
10. REFER TO A6.12W FOR TYPICAL WATER R LEVELS 12, 14, 19, AND 20 ONLY. ALL OTHER I FOR TYPICAL TRASH ROOM LAYOUT. REFER REHEAT ROOM LAYOUT.

11. ALL FIRE EXTINGUISHER CABINETS (FEC) A UNLESS NOTED OTHERWISE.

<u>/5</u>_____ 12. ALL FIRE EXTINGUISHER AND STANDPIPE SHALL BE PROVIDED WITH SIGNAGE CONST ⁶ MATERIALS, PERMANENTLY INSTALLED AND

13. ROOMS CONTAINING FIRE PROTECTION I SYSTEMS, FIRE SPRINKLER RISERS (RISER R FIRE DETECTION (FACP), SUPPRESSION OR (ELECTRICAL, MECHANICAL AND ELEVATOR M ^L IDENTIFIED IN AN APPROVED MANNER. REQU CONSTRUCTED OF DURABLE MATERIALS, PE

14. STAIRWAYS SHALL BE MARKED AT STREE SIGN INDICATING THAT THE STAIRWAY CONT



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ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND SEATTLE LOS ANGELES WASHINGTON DC NEW YORK

1223 SW Washington Street Suite 200 Portland, OR 97205 T 503 224 3860 F 503 224 2482 www.zgf.com

Consultants

CONSTRUCTION TURNER CONSTRUCTION CO. 1200 NW NAITO PARKWAY SUITE 300 T 503-226-9825

STRUCTURAL KPFF CONSULTING ENGINEERS 111 SW FIFTH AVENUE

SUITE 2500 T 503-227-3251 CIVIL

KPFF CONSULTING ENGINEERS 111 SW FIFTH AVENUE **SUITE 2500** T 503-227-3251

MEP

PAE CONSULTING ENGINEERS 522 SW FIFTH AVENUE **SUITE 1500** T 503-226-2921

LANDSCAPE

PLACE 735 NW 18TH AVENUE T 503-334-2080

Revisions

- 1 CD Progress Set 10/16/19 VE Addendum No 1
- 5 Plan Check
- Responses / DWG
- Updates
- 05/15/20
- 13 Owner Changes 05/15/20

11W

Drawing Title PLAN, LEVEL 08

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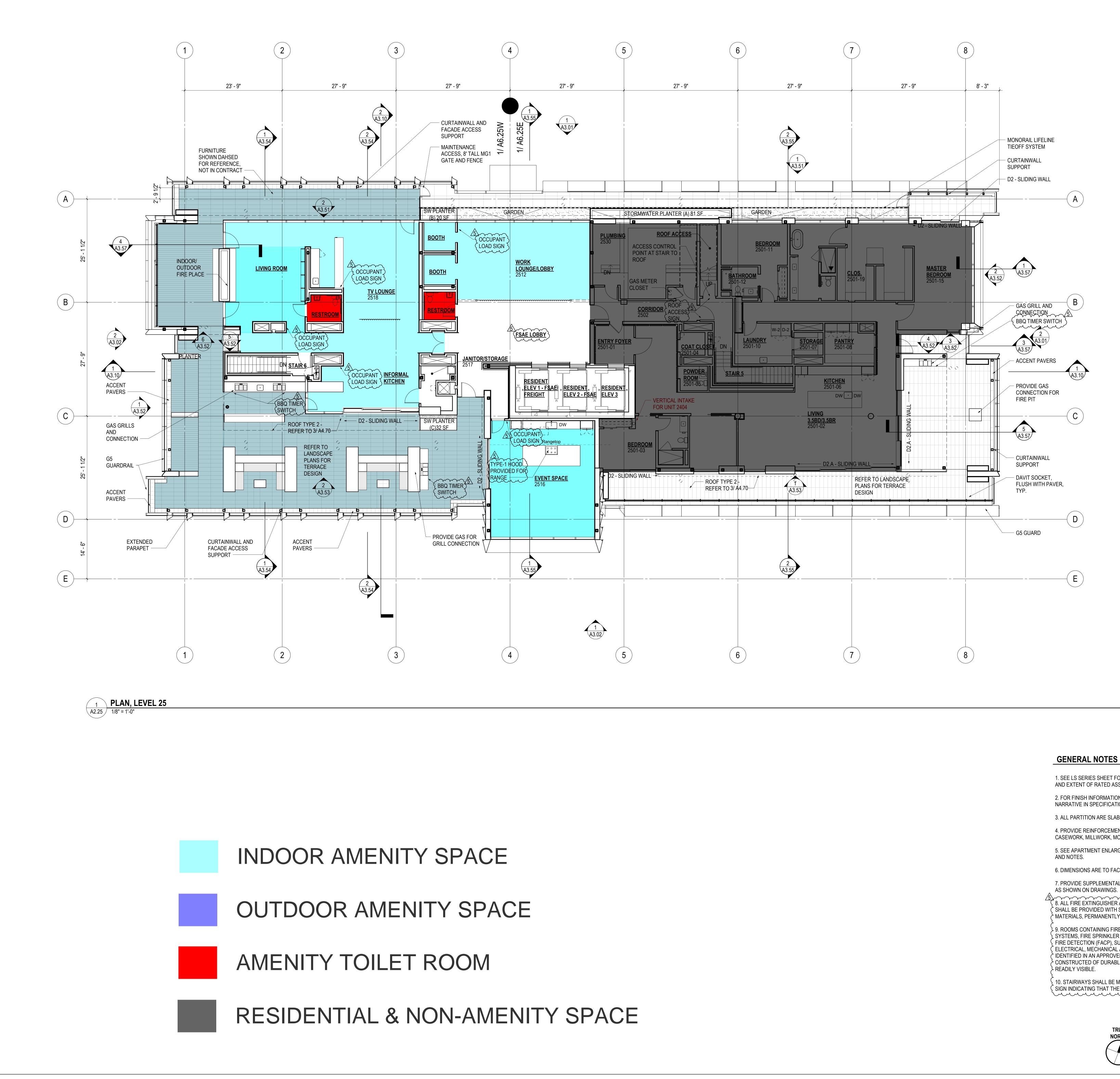
02/07/2020 23328.11th Author Checked By: Checker

A2.08

PLAN CHECK

RESPONSE 1

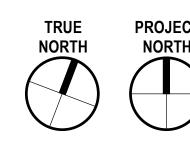
Drawing No.



GENERAL NOTES

1. SEE LS SERIES SHEET FOR LIFE SAFETY DRAWINGS AND FOR LOCATION AND EXTENT OF RATED ASSEMBLIES.

- 2. FOR FINISH INFORMATION, REFER TO INTERIOR FINISH LEGEND AND NARRATIVE IN SPECIFICATION.
- 3. ALL PARTITION ARE SLAB TO SLAB UNLESS OTHERWISE NOTED.
- 4. PROVIDE REINFORCEMENT IN PARTITIONS FOR ANCHORAGE OF CASEWORK, MILLWORK, MONITORS AND OTHER WALL SUPPORTED ITEMS. 5. SEE APARTMENT ENLARGE PLANS A6.09 F
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02/07/2020 23328.11th Author

Drawing No.

A2.25

PLAN CHECK

RESPONSE 1

Revisions 5 Plan Check Responses / DWG

Updates

11W

Drawing Title

PLAN, LEVEL 25

05/15/20

KPFF CONSULTING ENGINEERS 111 SW FIFTH AVENUE **SUITE 2500** T 503-227-3251 CIVIL 111 SW FIFTH AVENUE **SUITE 2500** T 503-227-3251

KPFF CONSULTING ENGINEERS

MEP PAE CONSULTING ENGINEERS 522 SW FIFTH AVENUE

SUITE 1500

T 503-226-2921

LANDSCAPE

PLACE 735 NW 18TH AVENUE T 503-334-2080



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21 ANS CURRENTLY SHOW A REDUCED NUMBER OF PLUMBING FIXTURES, TO BE REVIEWED BY SEPARATE / 21 23 24 APPLIED FIREPRODE SUBMITTALS, SPECIAL INSPECTIONS, ETC. 2. UNINDOW WALL SYSTEMS 2. CURTAINWALL SYSTEMS 2. CURTAINWALL SYSTEMS 2. CURTAINWALL SYSTEMS 3. APPLIED FIREPROOFING 3. ALUMINUM RAMED ENTRANCES AND STOREERONTS 4. APPLIED FIREPROOFING 5. ALUMINUM RAMED ENTRANCES AND STOREERONTS 5. ALUMINUM RAMED ENTRANCES AND STOREERONTS 6. WINDOW WASHING SYSTEMS (ROOF ANCHORSIDAVITS) 7. MEP ANCHORAGE 8. CONCRETE POSITIENSIONING 9. METAL STARS 9. CUAPDRAILS 12. VIBRATION ISOLATION AND SEISMIC RESTRAINT FOR PIPING, DUCTWORK, AND EQUIPMENT 13. ELECTRICAL SUPPORT AND SEISMIC RESTRAINT ATTACHMENT OF ALL EQUIPMENT IN EXCESS OF 400 4. STORAGE, TANKS AND WALLS 15. ELEINING SEISMIC RESTRAINTS 17. TECHNOLOGY SYSTEMS 18. SWIMMING POOL 19. SMOKE CONTROL COMMISSIONING REPORT 20. DEPARATE PERMITS TO BE OBTAINED FROM THE FIRE MARSHAL 21. EARTHOURER 23. DOGANI PAYMENT 24. EXPRANEMENT 25. SEPARATE PERMITS TO BE OBTAINED FROM THE FIRE MARSHAL 24. EXPRINCIPATION 25. DEPARATE PERMITS TO BE OBTAINED FROM THE FIRE MARSHAL 25. THE SAFETY BINDER 26. SUMMING SYSTEMS 27. MERCHONDER RADIO ENHANCEMENT SYSTEMS 28. MOXEOXON 29. OUTPOL SYSTEMS 29. OU		TOTAL			372.40	REQUIRED PROVIDED	1.00* PROVIDE	ED	1.00*		0.94 REQUIRED 1.00 PROVIDED
KNOXBOX(S) OCCUPANT LOAD SIGNS HAZARDOUS MATERIAL TANKS GREATER THAN 60 GALLONS OFC 105.4. ANY INSTALLATION DETAILS FOR FIRE AND LIFE SAFETY SYSTEMS (FIRE SPRINKLERS, FIRE ALARM SYSTE FIRE PUMPS, UNDERGROUND FIRE LINES, FIXED EXTINGUISHING SYSTEMS, IN-BUILDING RADIO ENHANCEMENT SYSTEMS (DAS/ERRC), STATIONARY GENERATORS AND HAZARDOUS MATERIAL TANKS AI RELATED EQUIPMENT) ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE	19	 Dow wall sy		ERREI	D SUB	MITTALS	6, SPEC	AL IN	ISP	ECTIONS	, ETC.
21 PORTLAND DESIGN MANUAL	19 1. WINI 2. CUR 3. MET 4. APP 5. ALUI 6. WINI 7. MEP 8. CON 9. MET 10. GU 5. ALUI 6. WINI 7. MEP 8. CON 9. MET 12. VIB 13. ELE 14. ST 15. 16. CEI 17. TEC 5. ALUI 6. WINI 7. MEP 8. CON 9. MET 12. VIB 13. ELE 14. ST 15. 16. CEI 17. TEC 5. ALUI 6. CII 17. TEC 5. ALUI 6. CII 7. MEP 13. ELE 14. ST 15. 16. CEI 7. TEC 5. ALUI 15. 17. TEC 5. 18. SW 19. SM 7. CON 9. MET 10. CU 10. CU 11. 00 5. 11. 00	TAINWALL SY AL WALL PAN LIED FIREPRC MINUM FRAME DOW WASHING ANCHORAGE ICRETE POST AL STAIRS ARDRAILS TAL STAIRS ARDRAILS TAL STAIRS ARDRAILS TAL STAIRS ARDRAILS TAL STAIRS ARDRAILS TAL STAIRS ARDRAILS TAL STAIRS TAL STAIRS ARDRAILS TAL STAIRS TAL STAIRS ARDRAILS TAL STAIRS ARDRAILS ARDRA	STEMS STEMS ELS OFING DENTRA GSYSTEM TENSION TENSION PORT AN PORT AN CAND VAI CESTRIA STEMS L COMMIS RS CORDING DER IT TE PEF	INCES A MS (ROO ING D SEISM ID SEISM JUTS SSIONIN G INSTRI		E OBTAI		CTWORK, FALL EQ	AND UIPM	EQUIPMENT IENT IN EXCE	SS OF 4001
	19 1. WINI 2. CUR 3. MET 4. APP 5. ALUI 6. WINI 7. MEP 8. CON 9. MET 10. CU 11. 12. VIB 13. ELE 14. SFU 15. 16. CEI 14. SFU 19. SM 20. PEI 21. EAI 22. LIF 23. DO 20 FIRE S FIRE A FIRE P UNDEF FIXED IN-BUII SMOKE KNOXE OFC 10 ANY IN FIRE P ENHAM RELAT	TAINWALL SY AL WALL PAN LIED FIREPRC MINUM FRAME DOW WASHINE ANCHORAGE ICRETE POST AL STAIRS ARDRAILS TAL STAIRS ARDRAILS TAL STAIRS ARDRAILS TAL STAIRS ARDRAILS TRING SEISMIC CHNOLOGY STAL PAGE TANK CHNOLOGY STAL CHNOLOGY STA	STEMS STEMS ELS OFING DENTRA GSYSTEM TENSION TENSION PORT AN PORT AN PORT AN PORT AN COMMIS SECORDING TE PEF I STEMS CORDING TE PEF AS ELINES NG SYSTE ENCY RE YSTEMS GNS HAL TANK	NCES A NG (ROO ING D SEISM ID SE	ND STOP F ANCHO F ANCHO F ANCHO IC REST IC REST IC REST G REPOF UMENTA G REPOF UMENTA C TO B ER RADIC ER RADIC TER THA E AND LIF NES, FIXI C), STATIC ERENCE	E OBTAI	IPING, DUC CHMENT O NED FR NED FR ENT SYSTI	EMS		EQUIPMENT IENT IN EXCE FIRE MAI	SS OF 400

22

PORTLAND FIRE CODE

HIGH-RISE BUILDINGS GREATER THAN 16 STORIES WILL REQUIRE TWO FIRE PUMPS THAT TAKE SUCTION FROM THE ON-SITE WATER SUPPLY. AT LEAST ONE PUMP SHALL BE SIZED FOR THE GREATEST OF STANDPIPE DEMAND OR SPRINKLER DEMAND PLUS 100 GPM INSIDE HOSE. THE SECOND PUMP SHALL BE SIZED TO AT LEAST PROVIDE SPRINKLER DEMAND PLUS 100 GPM INSIDE HOSE (AT 100 PSI).

PFC 308

GAS GRILLS AND FIRE PIT(S) WILL BE INSTALLED IN ACCORDANCE WITH THE PF&R GAS BURNING OPEN FLAME APPLIANCES DESIGN GUIDE.

PFC - 404

AN APPROVED FIRE EVACUATION PLAN (404.2.1) AND FIRE SAFETY PLAN (404.2.2) SHALL BE PREPARED AND APPROVED PRIOR TO OCCUPANCY.

PFC - 508.1.5

- 1. THE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CONTROL UNIT. 2. THE FIRE DEPARTMENT COMMUNICATIONS SYSTEM.
- 3. FIRE DETECTION AND ALARM SYSTEM ANNUNCIATOR. 4. ANNUNCIATOR UNIT VISUALLY INDICATING THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE OPERATIONAL.
- 5. STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION SYSTEMS 6. THE FIRE-FIGHTER'S CONTROL PANEL REQUIRED BY SECTION 909.16 FOR SMOKE CONTROL SYSTEMS INSTALLED IN THE BUILDING.
- 7. CONTROLS FOR UNLOCKING STAIRWAY DOORS SIMULTANEOUSLY. 8. SPRINKLER VALVE AND WATER-FLOW DETECTOR DISPLAY PANELS.
- 9. EMERGENCY AND STANDBY POWER STATUS INDICATORS 10. A TELEPHONE FOR FIRE DEPARTMENT USE WITH CONTROLLED SUCCESS TO THE PUBLIC TELEPHONE SYSTEM.
- 11. FIRE PUMP STATUS INDICATORS 12. SCHEMATIC BUILDING PLANS INDICATING THE TYPICAL FLOOR PLAN AND DETAILING THE BUILDING CORE, MEANS OF EGRESS, FIRE PROTECTION SYSTEM, FIRE-FIGHTING EQUIPMENT AND FIRE DEPARTMENT ACCESS AND THE LOCATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS.
- 13. AN APPROVED BUILDING INFORMATION CARD THAT CONTAINS, BUT IS NOT LIMITED TO, THE FOLLOWING INFORMATION: 13.1 GENERAL BUILDING INFORMATION THAT INCLUDES: PROPERTY NAME, ADDRESS, THE NUMBER OF FLOORS IN THE BUILDING (ABOVE AND BELOW GRADE), USE AND OCCUPANCY CLASSIFICATION (FOR MIXED USES, IDENTIFY THE DIFFERENT TYPES OF OCCUPANCIES ON EACH FLOOR), ESTIMATED BUILDING POPULATION (I.E., DAY, NIGHT, WEEKEND)
- 13.2 BUILDING EMERGENCY CONTACT INFORMATION THAT INCLUDES: A LIST OF THE BUILDING'S EMERGENCY CONTACT (E.G., BUILDING MANAGER, BUILDING ENGINEER, ETC.) AND THEIR RESPECTIVE WORK PHONE NUMBER, CELL PHONE NUMBER, AND EMAIL ADDRESS; 13.3 BUILDING CONSTRUCTION INFORMATION THAT INCLUDES: THE TYPE OF BUILDING CONSTRUCTION
- (E.G., FLOORS, WALLS, COLUMNS, AND ROOF ASSEMBLY); 13.4 EXIT STAIR INFORMATION THAT INCLUDES: NUMBER OF EXIT STAIRS IN THE BUILDING, EAST EXIT STAIR DESIGNATION AND FLOORS SERVED, LOCATION WHERE EACH EXIT STAIR DISCHARGE, EXIT STAIRS THAT ARE PRESSURIZED, EXIT STAIRS PROVIDED WITH EMERGENCY LIGHTING, EACH EXIT STAIR THAT ALLOWS REENTRY, EXIT STAIRS PROVIDING ROOF ACCESS, ELEVATOR INFORMATION THAT INCLUDE: NUMBER OF ELEVATOR BANKS, ELEVATOR BANK DESIGNATION, ELEVATOR CAR NUMBER AND RESPECTIVE FLOORS THAT THEY SERVE, LOCATION OF ELEVATOR MACHINE ROOMS, LOCATION OF SKY LOBBY, LOCATION OF FREIGHT ELEVATOR BANKS;
- 13.5 BUILDING SERVICES AND SYSTEM INFORMATION THAT INCLUDES; LOCATION OF MECHANICAL ROOMS, LOCATION OF BUILDING MANAGEMENT SYSTEM, LOCATION AND CAPACITY OF ALL FUEL OIL TANKS, LOCATION OF EMERGENCY GENERATOR, LOCATION OF NATURAL GAS SERVICE. 13.6 FIRE PROTECTION SYSTEM INFORMATION THAT INCLUDE: LOCATION OF STANDPIPES, LOCATION OF FIRE PUMP ROOM. LOCATION OF FIRE DEPARTMENT CONNECTIONS. FLOOR PROTECTED BY AUTOMATIC SPRINKLERS, LOCATION OF DIFFERENT TYPES OF AUTOMATIC SPRINKLER SYSTEMS INSTALLED (E.G., DRY, ET, RE-ACTION ETC.); 13.7 HAZARDOUS MATERIAL INFORMATION THAT INCLUDE: LOCATION OF HAZARDOUS MATERIAL,
- QUANTITY OF HAZARDOUS MATERIAL. 14. WORK TABLE
- 15. GENERATOR SUPERVISION DEVICES, MANUAL START AND TRANSFER FEATURES. 16. PUBLIC ADDRESS SYSTEM, WHERE SPECIFICALLY REQUIRED BY OTHER SECTIONS OF THIS CODE.
- 17. ELEVATOR FIRE RECALL SWITCH IN ACCORDANCE WITH ASME A 17.1. 18. ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCH(ES), WHERE EMERGENCY OR
- STANDBY POWER IS PROVIDED. 19. ON-SITE FIRE PROTECTION WATER TANK FILL VALVE CONTROL SWITCH, TANK LEVEL INDICATORS, TANK LOW LEVEL ALARM AND TANK FILL SIGNALS.

PFC 909.16

THIS IS A PORTLAND AMENDMENT TO THE OREGON AND INTERNATIONAL FIRE CODE. SMOKE CONTROL PANEL SHALL INCLUDE A VISUAL DEPICTION OF THE BUILDING SHOWING TYPICAL FLOOR PLAN(S) WITH LOCATIONS OF EXIT ENCLOSURES AND ELEVATOR SHAFTS. THE PANEL SHALL ALSO INCLUDE SECTION VIEWS OF THE BUILDING TO SHOW THE EXTENT OF TRAVEL FOR EACH EXIT ENCLOSURE AND ELEVATOR. EXIT ENCLOSURES AND ELEVATOR SHAFTS SHALL BE LABELED ON THE PLAN SECTION VIEWS TO MATCH THE LABELING USED IN THE BUILDING ITSELF.

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OREGON FIRE CODE

OFC 508.1.6.

13. AN APPROVED BUILDING INFORMATION CARD (BIC) SHALL BE PREPARED AND APPROVED PRIOR TO OCCUPANCY AND SHALL BE MAINTAINED IN THE FIRE COMMAND CENTER.

OFC 905.

STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS AND VALVE INSTALLATIONS TO BE PROVIDED ON THE FLOOR LANDINGS, NOT THE INTERMEDIATE LANDINGS, AND MUST BE CONSISTENT THROUGHOUT THE BUILDING. HOSE CONNECTIONS TO BE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE AND SHALL NOT OBSTRUCT THE REQUIRED EGRESS WIDTH. BUILDINGS REQUIRING STANDPIPES ARE REQUIRED TO HAVE AT LEAST ONE STANDPIPE THAT TERMINATES ON THE ROOF. OTHER REQUIRED STANDPIPES MAY TERMINATE AT THE TOP STAIR LANDINGS. IF PRESSURE REDUCING VALVES (PRV) ARE REQUIRED DUE TO PRESSURES IN THE SPRINKLER SYSTEM EXCEEDING 175 PSI, THE MINIMUM DRAIN SIZE SHALL BE 3". ACCOMMODATIONS SHALL BE DESIGNED TO ALLOW FOR ANNUAL FLOW TESTING OF EACH PRV.

OFC 105.4.

SMOKE REMOVAL BREAK OUT GLASS WILL BE PROVIDED, REFER TO ELEVATIONS FOR LOCATIONS. PORTLAND FIRE AND RESCUE REQUIRES TEMPERED GLASS WITH PF&R WINDOW STICKERS TO MAKE THESE TEMPERED PANELS EASILY IDENTIFIABLE TO THE FIRE PERSONNEL. THESE STICKERS MAY BE ORDERED AT THE BUREAU OF DEVELOPMENT SERVICES (BUILDING DEPARTMENT), PRINTING AND DISTRIBUTION, 1ST FLOOR 1900 SW 4TH, AND ARE TO BE INSTALLED INSIDE THE BUILDING ON THE LOWER LEFT CORNER OF THE GLAZING

EMERGENCY GENERATOR IS DIESEL. XXX GALLONS, UL XXXXX

OFC - 909.4

A RATIONAL ANALYSIS SUPPORTING THE TYPES OF SMOKE CONTROL SYSTEMS TO BE EMPLOYED, THE METHODS OF THEIR OPERATIONS, THE SYSTEMS SUPPORTING THEM, AND THE METHODS OF CONSTRUCTION TO BE UTILIZED SHALL ACCOMPANY THE CONSTRUCTION DOCUMENTS SUBMISSION AND INCLUDE, BUT NOT BE LIMITED TO, THE ITEMS INDICATED IN SECTIONS 909.4.1 THROUGH 909.4.6.

OFC 909.18.8.3 REPORTS.

A COMPLETE REPORT OF TESTING SHALL BE PREPARED BY THE SPECIAL INSPECTOR OR SPECIAL INSPECTION AGENCY. THE REPORT SHALL INCLUDE IDENTIFICATION OF ALL DEVICES BY MANUFACTURER, NAMEPLATE DATA, DESIGN VALUES, MEASURED VALUES AND IDENTIFICATION TAG OR MARK. THE REPORT SHALL BE REVIEWED BY THE RESPONSIBLE REGISTERED DESIGN PROFESSIONAL AND, WHEN SATISFIED THAT THE DESIGN INTENT HAS BEEN ACHIEVED, THE RESPONSIBLE REGISTERED DESIGN PROFESSIONAL SHALL SEAL, SIGN AND DATE THE REPORT.

OFC - 909.18.8 SPECIAL INSPECTIONS FOR SMOKE CONTROL.

SMOKE CONTROL SYSTEMS SHALL BE TESTED BY A SPECIAL INSPECTOR.

OFC 909.19 SYSTEM ACCEPTANCE.

BUILDINGS, OR PORTIONS THEREOF, REQU ISSUED A CERTIFICATE OF OCCUPANCY UN PROVISIONS OF THIS SECTION HAVE BEEN RECEIVED SATISFACTORY INSTRUCTION OF AND A WRITTEN MAINTENANCE PROGRAM BEEN SUBMITTED AND APPROVED BY THE

OFC 913.

NFPA 20 4.13.5 & 6. THE FIRE PUMP ROOM SHALL BE PROVIDED

OFC 915.1.2.

CO DETECTORS SHALL BE INSTALLED IN AC OFC 1004.9.

EVERY ROOM OR SPACE THAT IS AN ASSEM OR SPACE POSTED IN A CONSPICUOUS PLA ONLINE AT: https://www.portlandoregon.gov/fire

OFC 3313.1.

IN BUILDINGS REQUIRED TO HAVE STANDPI DURING CONSTRUCTION. SUCH STANDPIPE NOT MORE THAN 40 FEET IN HEIGHT ABOVE SUCH STANDPIPE SHALL BE PROVIDED WIT LOCATIONS ADJACENT TO USEABLE STAIRS PROGRESSES TO WITHIN ONE FLOOR OF TH OR FLOORING.

OFC CHAPTER 50

BUILDING WILL CONTAIN SMALL QUANTITIES EXCEED THE MAXIMUM ALLOWABLE QUANT BEST PRACTICES AND APPROPRIATE SAFE

24

ZONING COMPL

SITE RECEIVING FAR -

1102-1116 SW Washington Tax Lot: R246598, R246602, R246603, R246604 State ID#: 1N1E33DD 2220, 1N1E33DD 2600, 1N1E

Site area: 20,000 sf Existing structures: 0sf

Total FAR prior to transfer: 240,000 sf (base 9:1 FAR

Total FAR post-transfers: 410,000 sf

SITE TRASFERRING FAR -

1135 SW Alder Tax Lot: R246601 State ID#: 1N1E33DD 2500

Site area: 10,000 sf Existing structures: 25,990 sf

FAR 12:1 (9:1 resi base + max 3:1 bonus): 120,000 s FAR to transfer: 94,010 sf FAR to remain: 0

SITE TRASFERRING FAR -

521 SW 11th Tax Lot: R246599

State ID#: 1N1E33DD 2300 Site area: 5,000 sf

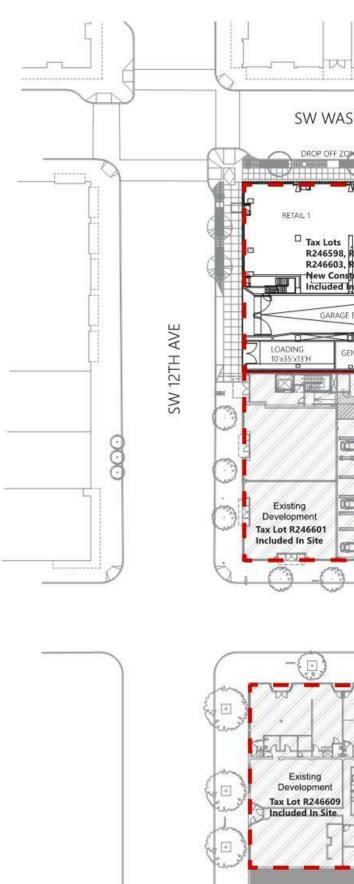
Existing structures: 18,152 sf FAR 12:1 (9:1 resi base + max 3:1 bonus): 60,000 sf FAR to transfer: 40,000 sf FAR to remain: 1,848 sf

<u>SITE TRASFERRING FAR</u> -

1122-1136 SW Alder Tax Lot: R246609

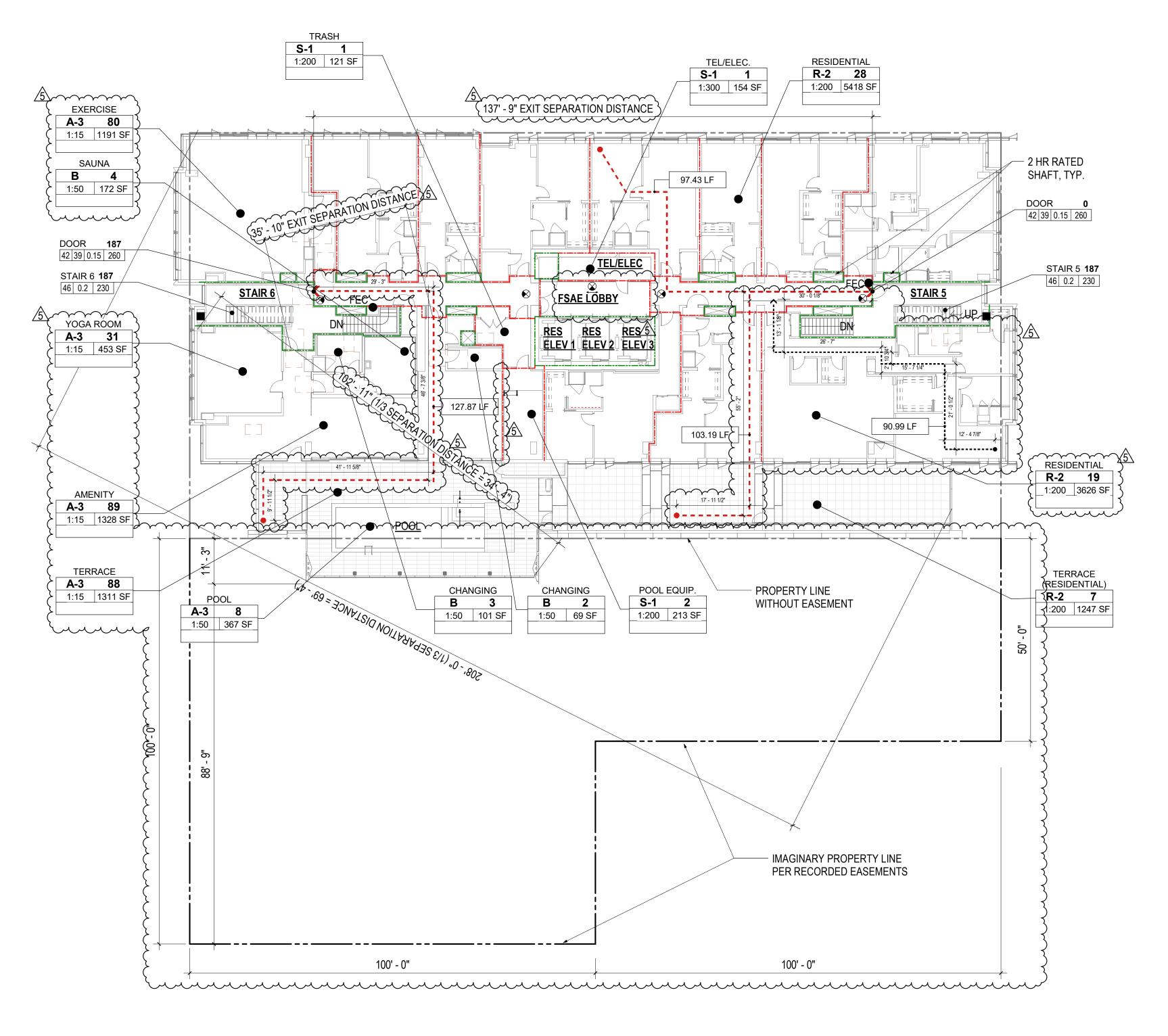
State ID#: 1N1E33DD 4000

Site area: 10,000 sf Existing structures: 10,000 sf FAR 12:1 (9:1 resi base + max 3:1 bonus): 120,000 s FAR to transfer: 35,990 sf FAR to remain: 84,010 sf



OREGON FIRE CODE CONT.
ANCE.
EREOF, REQUIRED BY THIS CODE TO COMPLY WITH THIS SECTION SHALL NOT BE CCUPANCY UNTIL SUCH TIME THAT THE BUILDING OFFICIAL DETERMINES THAT THE N HAVE BEEN FULLY COMPLIED WITH AND THAT THE FIRE DEPARTMENT HAS
STRUCTION ON THE OPERATION, BOTH AUTOMATIC AND MANUAL, OF THE SYSTEM E PROGRAM COMPLYING WITH THE REQUIREMENTS OF SECTION 909.20.1 HAS DVED BY THE BUILDING OFFICIAL.
JVED BY THE BUILDING OFFICIAL.
BE PROVIDED WITH LIGHTING AND VENTILATION THAT IS ON EMERGENCY POWER.
STALLED IN ACCORDANCE WITH THIS CODE SECTION.
T IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM
SPICUOUS PLACE. APPLICATIONS FOR OCCUPANT LOAD SIGNS ARE AVAILABLE loregon.gov/fire/article/230181
IAVE STANDPIPES NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE
CH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS IEIGHT ABOVE THE LOWEST LEVEL OF FIRED DEPARTMENT VEHICLE ACCESS. PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE
EABLE STAIRS. SUCH STANDPIPE SHALL BE EXTENDED AS CONSTRUCTION E FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING
LL QUANTITIES OF VARIOUS HAZARDOUS MATERIALS IN AMOUNTS NOT TO
WABLE QUANTITY LIMITS LISTED IN CHAPTER 50 OF THE FIRE CODE. INDUSTRY PRIATE SAFE HANDLING AND STORAGE TECHNIQUES SHALL BE FOLLOWED
G COMPLIANCE - CASE FILE LU 16-283442 DZM M
3, R246604 DD 2600, 1N1E33DD 2700, 1N1E33DD 2800
f (base 9:1 FAR + bonus 3:1 FAR = 12:1)
nus): 120,000 sf
nus): 60,000 sf
nus): 120,000 sf
SW WASHINGTON STREET
DROP OFF ZQME
Tax Lots R246598, R246602, R246603, R246604 New Construction
GARAGE ENTRY
LOADING 10x35x13H GENERATOR
Existing Development
Existing Development Tax Lot R246601 Included In Site
SW ALDER STREET
Existing Development Tax Lot R246609 Included In Site

1	
	ZIMMER GUNSUL FRASCA ARCHITECTS LLP
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	Portland, OR 97205 T 503 224 3860
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	STRUCTURAL KPFF CONSULTING ENGINEERS 111 SW FIFTH AVENUE
	SUITE 2500 T 503-227-3251
	CIVIL KPFF CONSULTING ENGINEERS
	111 SW FIFTH AVENUE SUITE 2500 T 503-227-3251
	MEP PAE CONSULTING ENGINEERS
	522 SW FIFTH AVENUE SUITE 1500 T 503-226-2921
	LANDSCAPE PLACE
	735 NW 18TH AVENUE T 503-334-2080
	Revisions
	5 Plan Check 05/15/20 Responses/ DWG Updates
	11W
	Drawing Title
	CODE SUMMARY
	Date: 02/07/2020
	Job No: 23328.11th Drawn By: Author
	Checked By: Checker
	Drawing No.
	PLAN CHECK



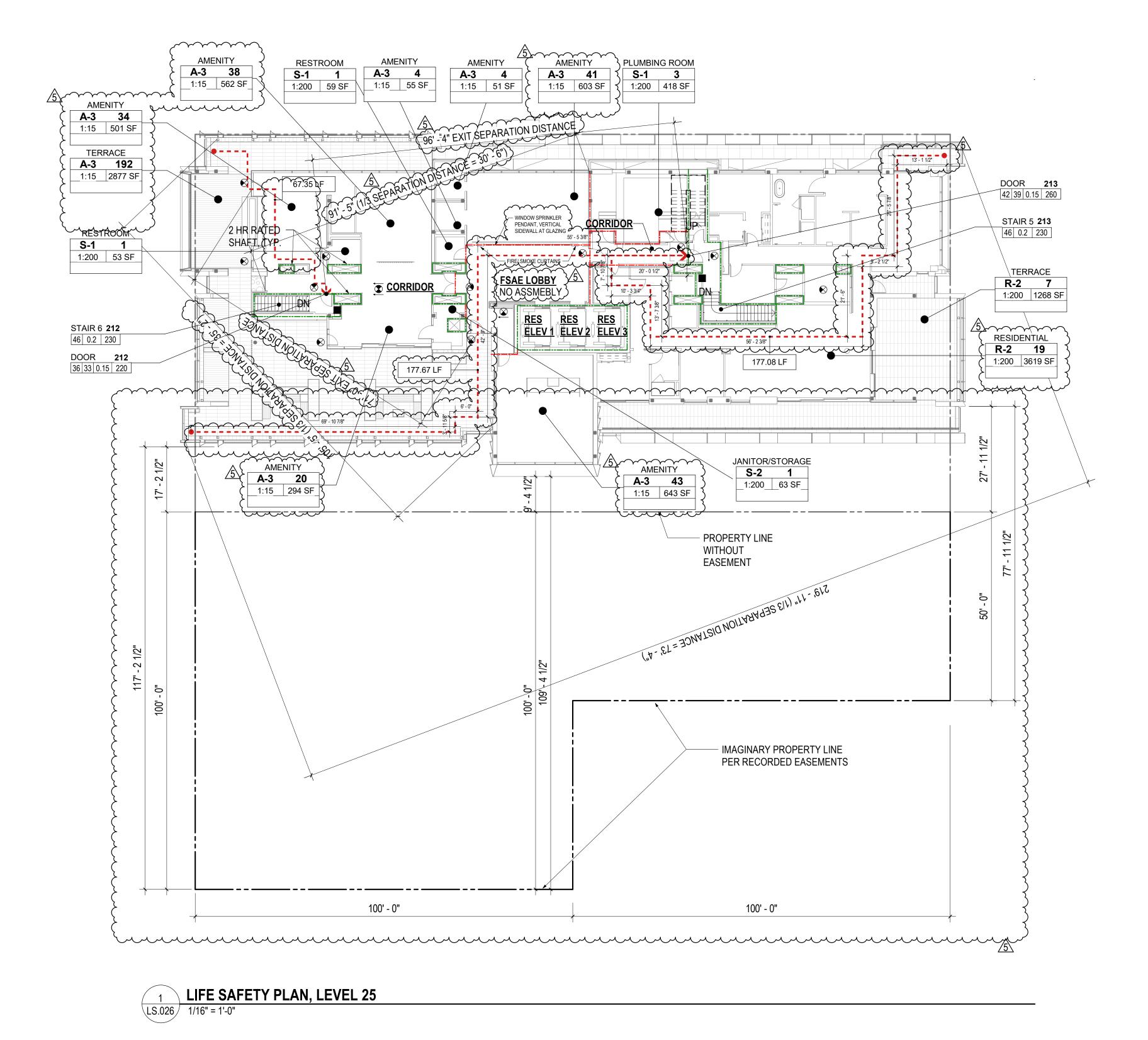
LEVI AME EXE POC TEF YOC CH CH POC TEL/E

LIFE SAFETY PLAN - LEVEL 8 From sheet LS.024

	OCCUPANO	CY SCHEDULE	LEVELS 7-11			OCCUPANC	Y SCHEDULE LI	EVELS 7-11		FIRE AND LIF	E SAFETY LEGEND
NAME	OCC GROUP	OCC LOAD FACTOR	AREA	OCC LOAD	NAME	OCC GROUP	OCC LOAD FACTOR	AREA	OCC LOAD		 FIRE - 0.5 HR FIRE - 1 HR
						I					FIRE - 2 HR
											 FIRE - 3 HR FIRE - 4 HR
											 FIRE SMOKE BARRIER - 1 HF
											- AREA BOUNDARY
										$\overline{\mathbf{S}}$	EXIT SIGN
										$^{\circ}$ FE	FIRE EXTINGUISHER
										● FEC	FIRE EXTINGUISHER CABINE
										■ SC	STANDPIPE CABINET
EVEL 08											BUILDING EXIT
	A-3	1:15	1328 SF	89						000.00 LF	TRAVEL DISTANCE
	A-3	1:15	1191 SF	80							EGRESS PATH
OOL ERRACE	A-3 A-3	1:50 1:15	367 SF 1311 SF	o 88						5 PATH START PATH E	COMMON PATH OF TRAVEL COMMON PA
OGA ROOM	A-3	1:15	453 SF	31						Leath start and path a	EXIT COMPONENT
HANGING	B	1:50	100 SF	3							- OCCUPANT LOAD
HANGING	B	1:50	69 SF	2						DOOR 173	
AUNA	В	1:50	172 SF	4						36 33 0.15 220	— OCCUPANCY LOAD FACTOR
ESIDENTIAL	R-2	1:200	5418 SF	28							
ESIDENTIAL	R-2	1:200	3626 SF	19							
ERRACE RESIDENTIAL)	R-2	1:200	1247 SF	7							
, OOL EQUIP.	S-1	1:200	213 SF	2						NAME*	— OCCUPANCY GROUP — OCCUPANCY LOAD
EL/ELEC.	S-1	1:300	154 SF	1							- CALCULATED AREA
RASH	S-1	1:200	121 SF	1						SEPARATION -	- OCCUPANCY SEPARATION
				363							— OCCUPANCY LOAD FACTOR
										STAIR 1 0	- OCCUPANCY LOAD
										36 0.2 180	
											— WIDTH FACTOR

FIRE - 0.5 HR FIRE - 1 HR FIRE - 2 HR FIRE - 3 HR FIRE - 4 HR FIRE SMOKE BARRIER - 1 HR FIRE SMOKE PARTITION AREA BOUNDARY EXIT SIGN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET STANDPIPE CABINET **BUILDING EXIT** TRAVEL DISTANCE EGRESS PATH COMMON PATH OF TRAVEL EXIT COMPONENT - OCCUPANT LOAD - OCCUPANT CAPACITY - OCCUPANCY LOAD FACTOR - WIDTH REQUIRED - WIDTH PROVIDED - SPACE NAME - OCCUPANCY GROUP - OCCUPANCY LOAD - CALCULATED AREA - OCCUPANCY SEPARATION - OCCUPANCY LOAD FACTOR - OCCUPANCY LOAD - CAPACITY - WIDTH FACTOR

- WIDTH PROVIDED



LIFE SAFETY PLAN - LEVEL 25 From sheet LS.026

LEVEL 25				
AMENITY	A-3	1:15	562 SF	38
AMENITY	A-3	1:15	643 SF	43
AMENITY	A-3	1:15	603 SF	41
AMENITY	A-3	1:15	51 SF	4
AMENITY	A-3	1:15	55 SF	4
AMENITY	A-3	1:15	294 SF	20
AMENITY	A-3	1:15	501 SF	34
TERRACE	A-3	1:15	2877 SF	192
RESIDENTIAL	R-2	1:200	3619 SF	19
TERRACE	R-2	1:200	1268 SF	7
PLUMBING	S-1	1:200	418 SF	3
ROOM				
RESTROOM	S-1	1:200	59 SF	1
RESTROOM	S-1	1:200	53 SF	1
JANITOR/STORA GE	S-2	1:200	63 SF	1

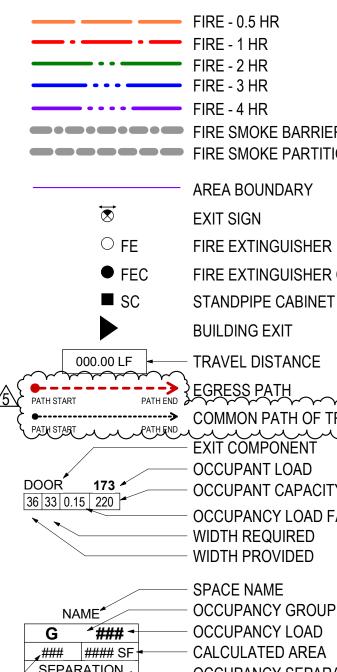
408

OCCUPANCY SCHEDULE LEVELS 24-ROOF

NAME

OCC OCC LOAD GROUP FACTOR AREA OCC LOAD





36 0.2 180 CAPACITY

FIRE SMOKE BARRIER - 1 HR **GARAGE STRE SMOKE PARTITION** AREA BOUNDARY EXIT SIGN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET STANDPIPE CABINET **BUILDING EXIT** 000.00 LF TRAVEL DISTANCE EGRESS PATH COMMON PATH OF TRAVEL — OCCUPANCY LOAD FACTOR SEPARATION - OCCUPANCY SEPARATION - OCCUPANCY LOAD FACTOR - WIDTH FACTOR

- OCCUPANT LOAD OCCUPANT CAPACITY - WIDTH REQUIRED - WIDTH PROVIDED - SPACE NAME — OCCUPANCY GROUP STAIR 1 0- OCCUPANCY LOAD

- WIDTH PROVIDED