

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 24109, item #2 (10/28/20) for additional information

Appeal ID: 24410	Project Address: 624 NW 18th Ave
Hearing Date: 11/25/20	Appellant Name: Jason Fifield
Case No.: B-015	Appellant Phone: 503-752-8099
Appeal Type: Building	Plans Examiner/Inspector: Guy Altman
Project Type: commercial	Stories: 6 Occupancy: R-2, B, S-2 Construction Type: I-A, III-B
Building/Business Name:	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure, Reconsideration of appeal	LUR or Permit Application No.: 20-211615-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Multi-family dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2019 Oregon Structural Specialty Code, Section 1028.1
Requires	<p>Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide a direct path of egress travel to grade. The exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 shall not exceed 50 percent of the number and minimum width or required capacity of the required exits.</p> <p>Exception 1: Not more than 50 percent of the number and minimum width or required capacity of interior exit stairways and ramps is permitted to egress through areas on the level of discharge provided that all of the following conditions are met:</p> <p>1.1. Discharge of interior exit stairways and ramps shall be provided with 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.</p> <p>1.2. The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire-resistance rating for the enclosure.</p> <p>1.3. The egress path from the interior exit stairway and ramp on the level of exit discharge is protected throughout by an approved automatic sprinkler system. Portions of the level of exit discharge with access to the egress path shall be either equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, or separated from the egress path in accordance with the requirements for the enclosure of interior exit stairways or ramps.</p> <p>1.4. Where a required interior exit stairway or ramp and an exit access stairway or ramp serve the same floor level and terminate at the same level of exit discharge, the termination of the exit access stairway or ramp and the exit discharge door of the interior exit stairway or ramp shall be separated by a distance of not less than 30 feet (9144 mm) or not less than one-fourth the length of the maximum overall diagonal dimension of the building, whichever is less. The distance shall</p>

be measured in a straight line between the exit discharge door from the interior exit stairway or ramp and the last tread of the exit access stairway or termination of slope of the exit access ramp.

Code Modification or Alternate Requested The design team proposes the path of egress from Stair 02 to the exit discharge at door 202A as shown in the attached drawings.

Proposed Design This project is the Susan Emmons North Building, which is new construction consisting of (5) stories of Type III-B construction over (1) story of Type I-A construction. The project will be provided with a fire sprinkler system per NFPA 13. The project will provide a total of (98) affordable dwelling units and associated amenity, service, and administration spaces. (2) interior exit stairways are provided, with Stair 01 exiting through an exit passageway at Level 1. The egress from Stair 02 is at Level 2 through the lobby at the level of exit discharge. The proposed design complies with all requirements of 1028.1 Exception 1.

Visibility of the exit discharge at door 202A is provided for the entire egress path from Stair 02 to the exit discharge at door 202A. Amenity 203 is open to Lobby 202 with only a cable guardrail between spaces. This allows for visibility of door 202A upon passage through door 224A, and maintains visibility for the duration of travel to door 202A. Exit signs are provided as shown in the attached documents to further identify the egress path. Travel from Stair 02 to Lobby 202 is provided via an accessible stair and via a wheelchair lift. The egress path does not pass through a space that will create an obstruction in the path of travel.

Reconsideration Text:

Level 2 is provided with (2) exits: (1) exit is provided at Stair 01 and (1) exit is provided at door 202A, which is the exit discharge. The corridors at Level 2 are open to Amenity 203 and Lobby 202. The fire rating of the corridor extends to include Amenity 203 and Lobby 202, which is acceptable per 1020.6 Exception 1. Amenity 203 and Lobby 202 are separated from adjacent spaces with minimum 1 hour rated fire partitions. The floor below Level 2 is a 3 hour rated post-tensioned concrete slab or slab on grade, and the floor / ceiling assembly between Level 2 and Level 3 is a 1 hour rated assembly.

Amenity 204 contains a shared kitchen, which is provided with residential appliances. The fire rating of the corridor wall extends to include the wall separating Amenity 203 and Amenity 204. The wall that separates Amenity 203 and Amenity 204 is a 1-hour fire partition. The door and relites in this wall are provided with 45-minute glazing and 45-minute assemblies. Door 204A is provided with magnetic hold opens that close upon activation of the fire alarm.

Reason for alternative This project is located in a historic district, which requires the design to follow historic guidelines. These guidelines required the main entry of the building to be located at the center of the building. The interior exit stairways need to be offset from the center of the building to provide the required separation of exits at typical floors in the building. Therefore, the interior exit stairways are offset from the main building entry.

The exit discharge is located at grade and is 5'-0" below the discharge from Stair 02, which occurs at Level 2. Access from Stair 02 to the exit discharge is provided via accessible stairs and a wheelchair lift. This necessitates the egress path from Stair 02 to the exit discharge at door 202A as shown in the attached drawings.

This arrangement provides equivalent health, accessibility, and life safety because a free and unobstructed path is provided from the interior exit stairway to the exit discharge and visibility of the exit discharge is maintained for the entire path of egress from the interior exit stairway to the exit discharge. The path of egress is provided within the corridor and entry lobby of the building, which do not pose a risk of being obstructed or of limiting the visibility of the exit discharge. See the attached drawings for more information.

Reconsideration Text:

Because the fire rating requirements of corridors are extended to include Lobby 202 and Amenity 203, these spaces are not intervening rooms and it is acceptable for them to be open to the corridor per 1020.6 Exception 1.

The extension of the fire rating of the corridor provides a fire rated separation between Amenity 203 and Amenity 204, which ensures a fire rated separation between the shared kitchen and the egress path. The utilization of a fire partition and fire rated doors and relites provides protection against the risk of fire and smoke from impacting the means of egress by protecting the boundary between Amenity 204 and Amenity 203.

An equivalent level of health, accessibility, and life safety is provided because a free and unobstructed path is provided from the interior exit stairway to the exit discharge and visibility of the exit discharge is maintained for the entire path of egress from the interior exit stairway to the exit discharge. The path of egress is provided within the corridor and entry lobby of the building, which do not pose a risk of being obstructed or of limiting the visibility of the exit discharge. The fire rating of the corridor is extended to include spaces open to the corridor and providing access to the exit discharge, which includes a fire rated separation between the shared kitchen and the egress path. See the attached drawing "Susan Emmons - North Bldg - Building Code Appeal Item-02 attachments – Reconsideration" for more information. Note that text shown clouded represents notes added for the reconsideration.

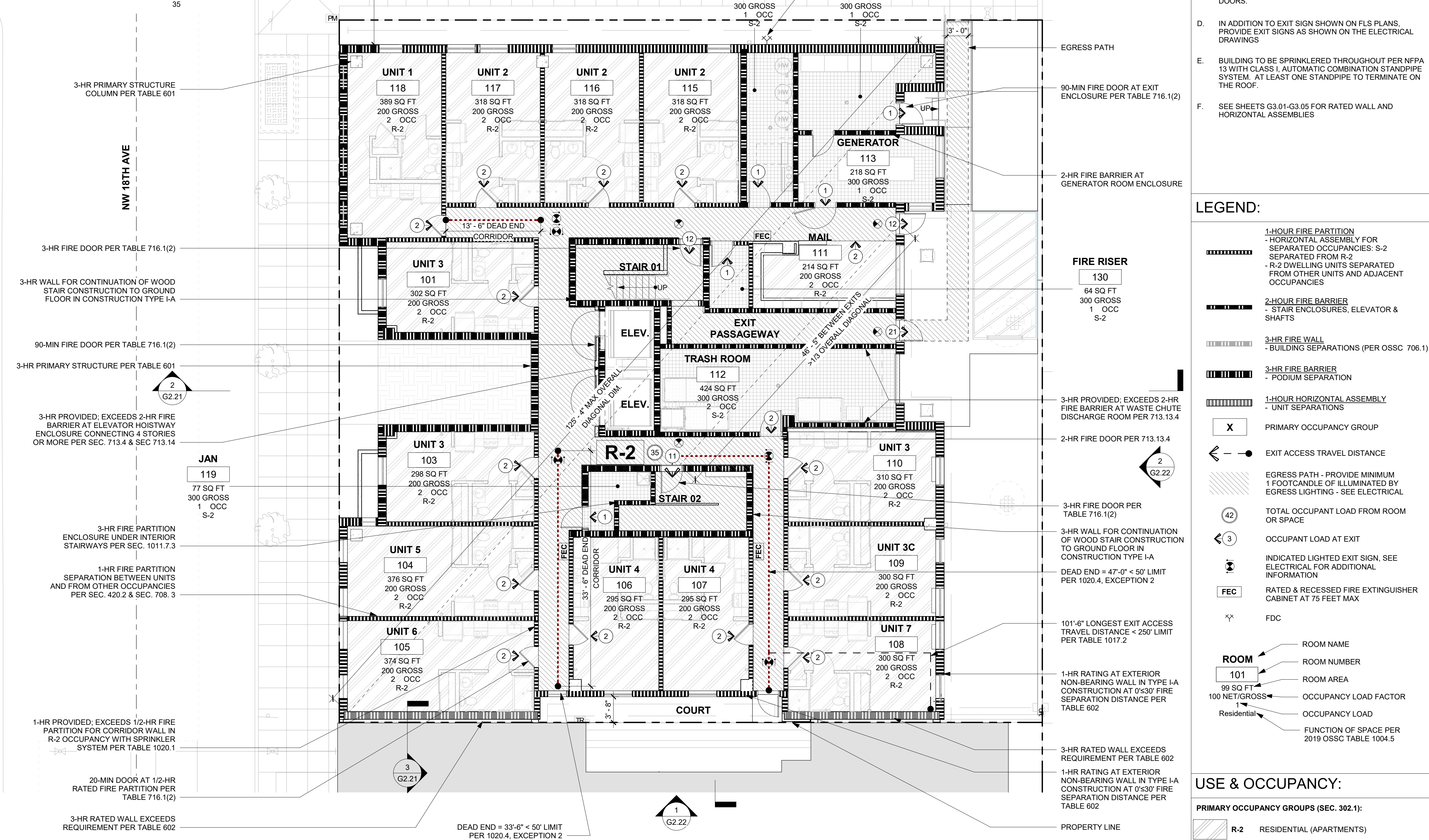
APPEAL DECISION

Stair 2 discharge not at level of building exit discharge: Denied. Proposal does not provide equivalent Life Safety protection.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

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.

OCCUPANT LOAD (PER OSSC 2019 SECTION 1004 AND TABLE 1004.5)							
ROOM NUMBER	ROOM NAME	PRIMARY OCC.	FUNCTION	AREA	OLF	OCC.	EXITS REQ'D
LEVEL 1							
101	UNIT 3	R-2	Residential	302 SF	200 GROSS	2	1
103	UNIT 3	R-2	Residential	298 SF	200 GROSS	2	1
104	UNIT 5	R-2	Residential	376 SF	200 GROSS	2	1
105	UNIT 6	R-2	Residential	374 SF	200 GROSS	2	1
106	UNIT 4	R-2	Residential	295 SF	200 GROSS	2	1
107	UNIT 4	R-2	Residential	295 SF	200 GROSS	2	1
108	UNIT 7	R-2	Residential	300 SF	200 GROSS	2	1
109	UNIT 3C	R-2	Residential	300 SF	200 GROSS	2	1
110	UNIT 3	R-2	Residential	310 SF	200 GROSS	2	1
111	MAIL	R-2	Residential	214 SF	200 GROSS	2	1
112	TRASH ROOM	S-2	Accessory Storage	424 SF	300 GROSS	2	1
113	GENERATOR	S-2	Accessory Storage	218 SF	300 GROSS	1	1
114	WATER	S-2	Accessory Storage	177 SF	300 GROSS	1	1
115	UNIT 2	R-2	Residential	318 SF	200 GROSS	2	1
116	UNIT 2	R-2	Residential	318 SF	200 GROSS	2	1
117	UNIT 2	R-2	Residential	318 SF	200 GROSS	2	1
118	UNIT 1	R-2	Residential	389 SF	200 GROSS	2	1
119	JAN	S-2	Accessory Storage	77 SF	300 GROSS	1	1
130	FIRE RISER	S-2	Accessory Storage	64 SF	300 GROSS	1	1
131	MAIN ELEC.	S-2	Accessory Storage	209 SF	300 GROSS	1	1
TOTAL OCC. LOAD						35	



1 FIRE LIFE SAFETY PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- A. SEE ATTACHED BUILDING CODE REVIEW DOCUMENT FOR CODE SUMMARY INFORMATION INCLUDING OCCUPANT LOAD CALCULATIONS AND RATED WALL REQUIREMENTS
 - B. DAMPERS TO BE INSTALLED AS REQUIRED PER 2019 OSSC SECTION 717, WHERE DUCTS OR AIR TRANSFER OPENINGS PENETRATE RATED ASSEMBLIES
 - C. MEANS OF EGRESS LIGHTING SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO NOT TO EXCEED 40:1. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THOSE EGRESS COMPONENTS IDENTIFIED IN 2019 OSSC SECTION 1008.3 FOR A MINIMUM OF 90 MIN. ILLUMINATION SHALL CONTINUE TO THE EXTERIOR LANDINGS OF ALL EGRESS DOORS.
 - D. IN ADDITION TO EXIT SIGN SHOWN ON FLS PLANS, PROVIDE EXIT SIGNS AS SHOWN ON THE ELECTRICAL DRAWINGS
 - E. BUILDING TO BE SPRINKLERED THROUGHOUT PER NFPA 13 WITH CLASS I, AUTOMATIC COMBINATION STANDPIPE SYSTEM. AT LEAST ONE STANDPIPE TO TERMINATE ON THE ROOF.
 - F. SEE SHEETS G3.01-G3.05 FOR RATED WALL AND HORIZONTAL ASSEMBLIES

- LEGEND:**
- 1-HOUR FIRE PARTITION
- HORIZONTAL ASSEMBLY FOR SEPARATED OCCUPANCIES: S-2
SEPARATED FROM R-2
- R-2 DWELLING UNITS SEPARATED FROM OTHER UNITS AND ADJACENT OCCUPANCIES
 - 2-HOUR FIRE BARRIER
- STAIR ENCLOSURES, ELEVATOR & SHAFTS
 - 3-HR FIRE WALL
- BUILDING SEPARATIONS (PER OSSC 706.1)
 - 3-HR FIRE BARRIER
- PODIUM SEPARATION
 - 1-HOUR HORIZONTAL ASSEMBLY
- UNIT SEPARATIONS
 - X PRIMARY OCCUPANCY GROUP
 - EXIT ACCESS TRAVEL DISTANCE
 - EGRESS PATH - PROVIDE MINIMUM 1 FOOTCANDLE OF ILLUMINATION BY EGRESS LIGHTING - SEE ELECTRICAL
 - 42 TOTAL OCCUPANT LOAD FROM ROOM OR SPACE
 - 3 OCCUPANT LOAD AT EXIT
 - INDICATED LIGHTED EXIT SIGN, SEE ELECTRICAL FOR ADDITIONAL INFORMATION
 - FEC RATED & RECESSED FIRE EXTINGUISHER CABINET AT 75 FEET MAX
 - FDC
 - ROOM ROOM NAME
101 ROOM NUMBER
99 SQ FT ROOM AREA
100 NET/GROSS OCCUPANCY LOAD FACTOR
1 OCCUPANCY LOAD
Residential FUNCTION OF SPACE PER 2019 OSSC TABLE 1004.5

- USE & OCCUPANCY:**
- PRIMARY OCCUPANCY GROUPS (SEC. 302.1):**
- R-2 RESIDENTIAL (APARTMENTS)
 - S-2 STORAGE (TRASH, WATER, FIRE, ELEC.) (ACCESSORY <10% OF FLOOR SF)
 - B BUSINESS (BUT OCCUPANT LOAD <50 (MANAGER, RESIDENT SERVICES, OFFICES))

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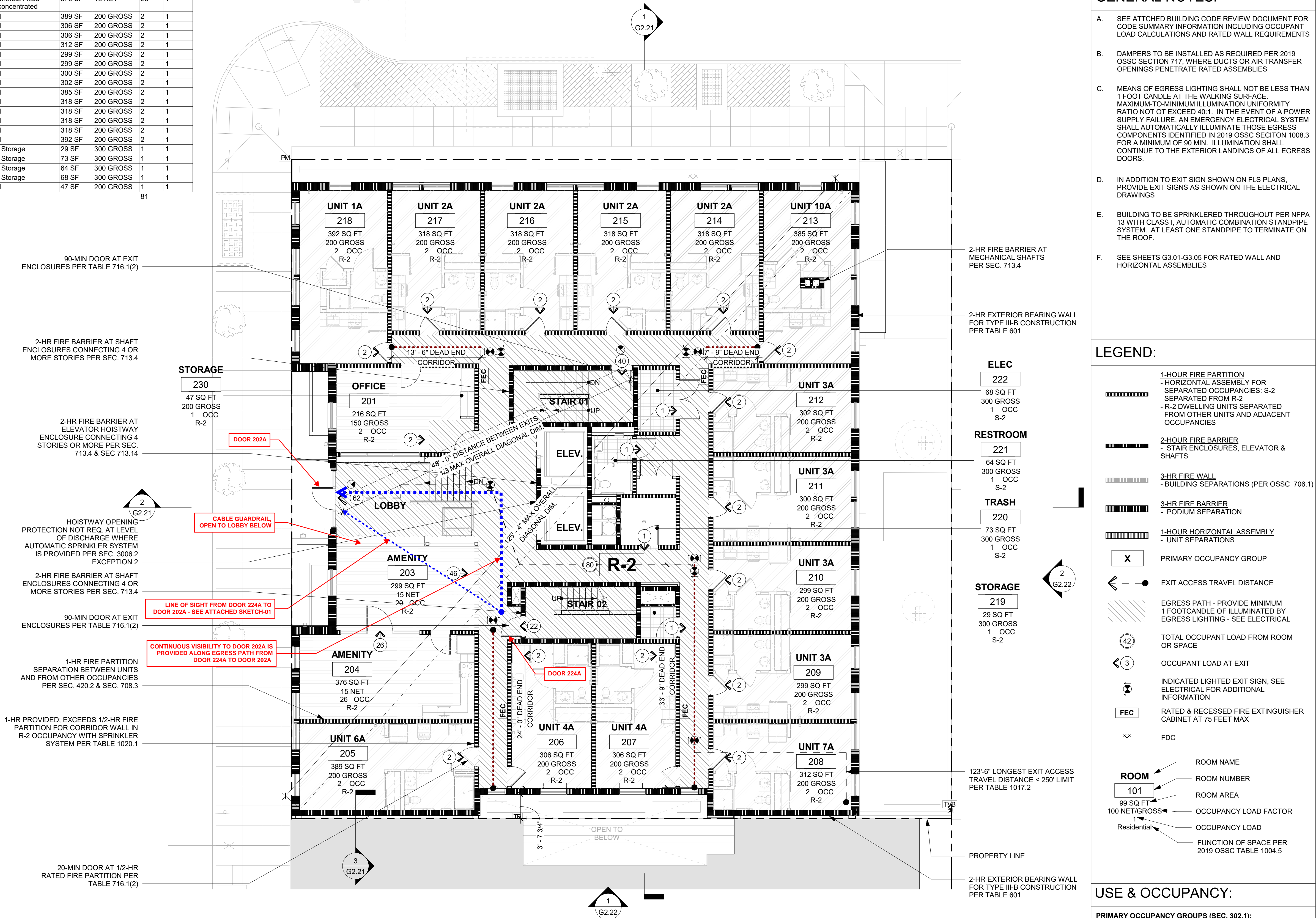
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FIRE LIFE SAFETY
PLAN - LEVEL 1
PROJECT NO.
17004
11/6/2020
REVISIONS: #

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G2.01

OCCUPANT LOAD (PER OSSC 2019 SECTION 1004 AND TABLE 1004.5)							
ROOM NUMBER	ROOM NAME	PRIMARY OCC.	FUNCTION	AREA	OLF	OCC.	EXITS REQ'D
LEVEL 2							
201	OFFICE	B	Business	216 SF	150 GROSS	2	1
203	AMENITY	B	Assembly without Fixed Seats: Unconcentrated	299 SF	15 NET	20	1
204	AMENITY	B	Assembly without Fixed Seats: Unconcentrated	376 SF	15 NET	26	1
205	UNIT 6A	R-2	Residential	389 SF	200 GROSS	2	1
206	UNIT 4A	R-2	Residential	306 SF	200 GROSS	2	1
207	UNIT 4A	R-2	Residential	306 SF	200 GROSS	2	1
208	UNIT 7A	R-2	Residential	312 SF	200 GROSS	2	1
209	UNIT 3A	R-2	Residential	299 SF	200 GROSS	2	1
210	UNIT 3A	R-2	Residential	299 SF	200 GROSS	2	1
211	UNIT 3A	R-2	Residential	300 SF	200 GROSS	2	1
212	UNIT 3A	R-2	Residential	302 SF	200 GROSS	2	1
213	UNIT 10A	R-2	Residential	385 SF	200 GROSS	2	1
214	UNIT 2A	R-2	Residential	318 SF	200 GROSS	2	1
215	UNIT 2A	R-2	Residential	318 SF	200 GROSS	2	1
216	UNIT 2A	R-2	Residential	318 SF	200 GROSS	2	1
217	UNIT 2A	R-2	Residential	318 SF	200 GROSS	2	1
218	UNIT 1A	R-2	Residential	392 SF	200 GROSS	2	1
219	STORAGE	S-2	Accessory Storage	29 SF	300 GROSS	1	1
220	TRASH	S-2	Accessory Storage	73 SF	300 GROSS	1	1
221	RESTROOM	S-2	Accessory Storage	64 SF	300 GROSS	1	1
222	ELEC	S-2	Accessory Storage	68 SF	300 GROSS	1	1
230	STORAGE	R-2	Residential	47 SF	200 GROSS	1	1
TOTAL OCC. LOAD						81	



1 FIRE LIFE SAFETY PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. SEE ATTACHED BUILDING CODE REVIEW DOCUMENT FOR CODE SUMMARY INFORMATION INCLUDING OCCUPANT LOAD CALCULATIONS AND RATED WALL REQUIREMENTS

B. DAMPERS TO BE INSTALLED AS REQUIRED PER 2019 OSSC SECTION 717, WHERE DUCTS OR AIR TRANSFER OPENINGS PENETRATE RATED ASSEMBLIES

C. MEANS OF EGRESS LIGHTING SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO NOT TO EXCEED 40:1. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THOSE EGRESS COMPONENTS IDENTIFIED IN 2019 OSSC SECTION 1008.3 FOR A MINIMUM OF 90 MIN. ILLUMINATION SHALL CONTINUE TO THE EXTERIOR LANDINGS OF ALL EGRESS DOORS.

D. IN ADDITION TO EXIT SIGN SHOWN ON FLS PLANS, PROVIDE EXIT SIGNS AS SHOWN ON THE ELECTRICAL DRAWINGS

E. BUILDING TO BE SPRINKLERED THROUGHOUT PER NFPA 13 WITH CLASS I, AUTOMATIC COMBINATION STANDPIPE SYSTEM. AT LEAST ONE STANDPIPE TO TERMINATE ON THE ROOF.

F. SEE SHEETS G3.01-G3.05 FOR RATED WALL AND HORIZONTAL ASSEMBLIES

LEGEND:

1-HOUR FIRE PARTITION
- HORIZONTAL ASSEMBLY FOR SEPARATED OCCUPANCIES: S-2
SEPARATED FROM R-2
- R-2 DWELLING UNITS SEPARATED FROM OTHER UNITS AND ADJACENT OCCUPANCIES

2-HOUR FIRE BARRIER
- STAIR ENCLOSURES, ELEVATOR & SHAFTS

3-HR FIRE WALL
- BUILDING SEPARATIONS (PER OSSC 706.1)

3-HR FIRE BARRIER
- PODIUM SEPARATION

1-HOUR HORIZONTAL ASSEMBLY
- UNIT SEPARATIONS

X PRIMARY OCCUPANCY GROUP

EXIT ACCESS TRAVEL DISTANCE

EGRESS PATH - PROVIDE MINIMUM 1 FOOTCANDLE OF ILLUMINATION BY EGRESS LIGHTING - SEE ELECTRICAL

42 TOTAL OCCUPANT LOAD FROM ROOM OR SPACE

3 OCCUPANT LOAD AT EXIT

INDICATED LIGHTED EXIT SIGN, SEE ELECTRICAL FOR ADDITIONAL INFORMATION

FEC RATED & RECESSED FIRE EXTINGUISHER CABINET AT 75 FEET MAX

FDC

ROOM
101
99 SQ FT
100 NET/GROSS
1 Residential

ROOM NAME
ROOM NUMBER
ROOM AREA
OCCUPANCY LOAD FACTOR
OCCUPANCY LOAD
FUNCTION OF SPACE PER 2019 OSSC TABLE 1004.5

USE & OCCUPANCY:

PRIMARY OCCUPANCY GROUPS (SEC. 302.1):

R-2 RESIDENTIAL (APARTMENTS)

S-2 STORAGE (TRASH, WATER, FIRE, ELEC.) (ACCESSORY <10% OF FLOOR SF)

B BUSINESS (BUT OCCUPANT LOAD <50 (MANAGER, RESIDENT SERVICES, OFFICES))

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FIRE LIFE SAFETY
PLAN - LEVEL 2

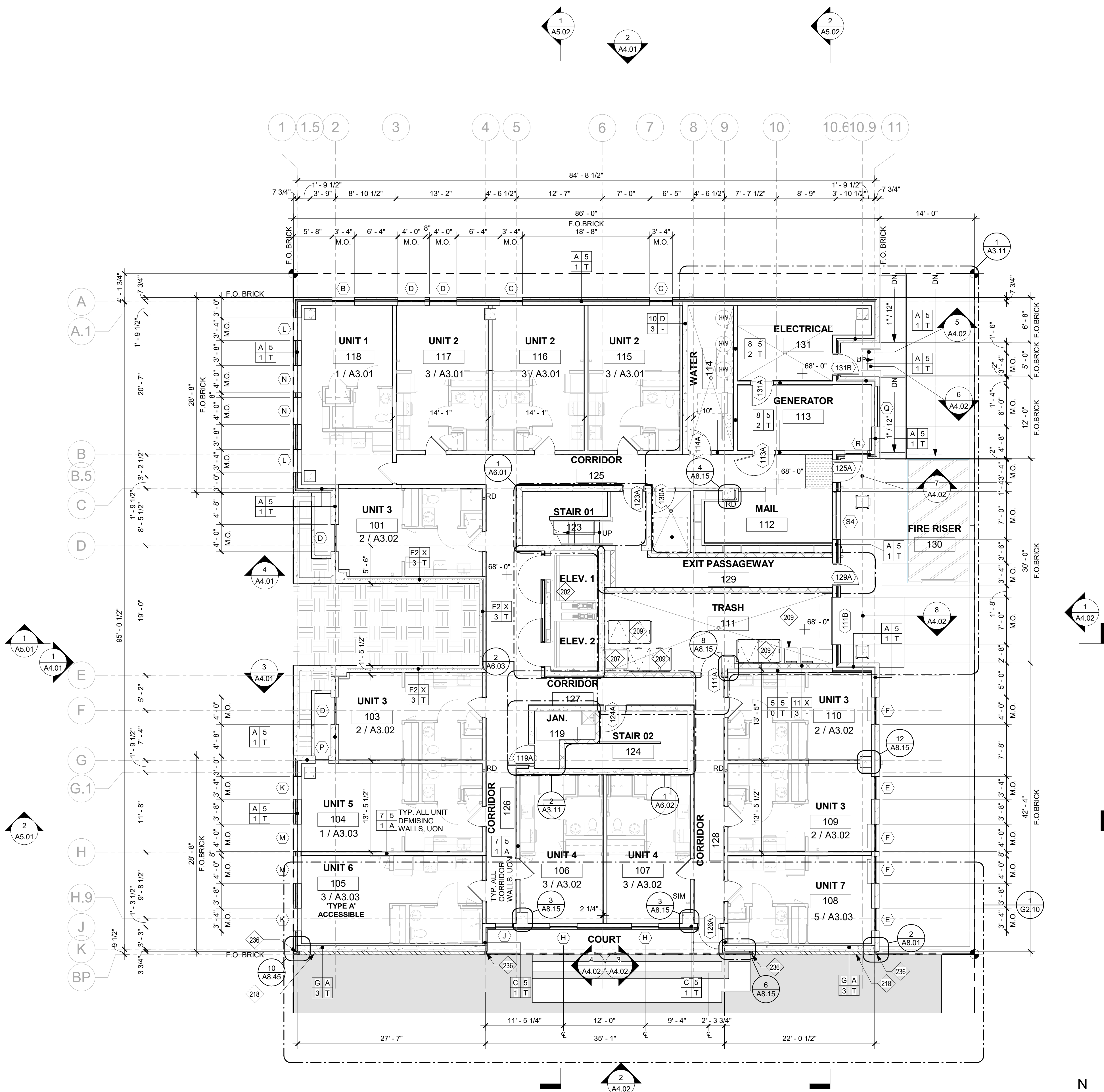
PROJECT NO.
17004

11/6/2020

REVISIONS: #

G2.02

1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

- A. DIMENSIONS ARE TO GRIDLINE OR FACE OF STRUCTURE, UNLESS OTHERWISE NOTED.
- B. ANY OBSERVED, KNOWN, OR VERIFIED CONDITIONS THAT ARE MATERIAL TO THE PERFORMANCE OF THE WORK DESCRIBED BY THESE DRAWINGS OR OTHERWISE REQUIRE INTERPRETATION SHALL BE PROMPTLY REPORTED TO THE ARCHITECT IN WRITING ON FORMS AS REQUIRED BY THESE DOCUMENTS.
- C. SEE SHEETS G1.02 FOR FLOOR AREAS AND UNIT TALLY.

KEYNOTES:

- 202 ACCESSIBLE ELEVATOR, TYPICAL
- 207 TRASH COMPACTOR
- 209 TRASH/RECYCLE BINS
- 218 SEISMIC JOINT BETWEEN BUILDINGS, TYP.
- 236 EXPANSION JOINT COVER - 1

LEGEND:

- +X'-X" FLOOR ELEVATION
- °RD ROOF DRAIN PIPE
- °OD ROOF OVERFLOW PIPE

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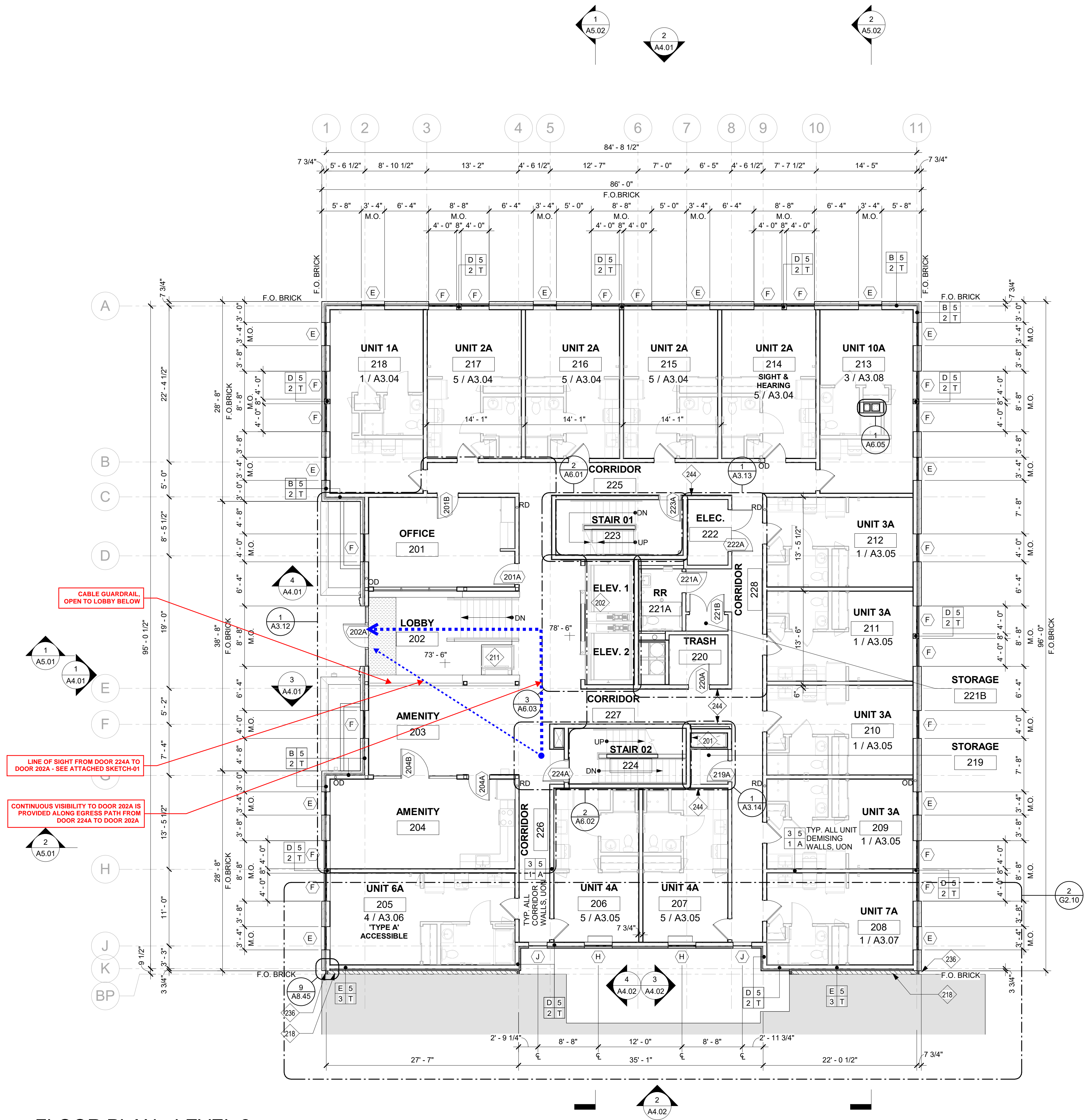
PERMIT SET

FLOOR PLAN - LEVEL 1

PROJECT NO.
17004
11/6/2020

REVISIONS:

A2.01



1 FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
- A. DIMENSIONS ARE TO GRIDLINE OR FACE OF STRUCTURE, UNLESS OTHERWISE NOTED.
 - B. ANY OBSERVED, KNOWN, OR VERIFIED CONDITIONS THAT ARE MATERIAL TO THE PERFORMANCE OF THE WORK DESCRIBED BY THESE DRAWINGS OR OTHERWISE REQUIRE INTERPRETATION SHALL BE PROMPTLY REPORTED TO THE ARCHITECT IN WRITING ON FORMS AS REQUIRED BY THESE DOCUMENTS.
 - C. SEE SHEETS G1.02 FOR FLOOR AREAS AND UNIT TALLY.

- KEYNOTES:
- 201 MECHANICAL SHAFT, TYPICAL
 - 202 ACCESSIBLE ELEVATOR, TYPICAL
 - 211 ACCESSIBLE LIFT
 - 218 SEISMIC JOINT BETWEEN BUILDINGS, TYP.
 - 236 EXPANSION JOINT COVER - 1
 - 244 ADDITIONAL LAYER OF GYPSUM TO ALIGN FINISHES

- LEGEND:
- +X-X" FLOOR ELEVATION
 - °RD ROOF DRAIN PIPE
 - °OD ROOF OVERFLOW PIPE

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FLOOR PLAN - LEVEL 2
PROJECT NO. 17004
11/6/2020
REVISIONS: A

ILLUMINATED EXIT SIGN

DOOR 202A

CABLE GUARDRAIL,
OPEN TO LOBBY 202
BELOW

AMENITY 203

ACCESSIBLE STAIR AND
WHEELCHAIR LIFT TO
LOBBY BELOW



PERSPECTIVE VIEW FROM DOOR 224A
TO EXIT DISCHARGE AT DOOR 202A

SKETCH-01

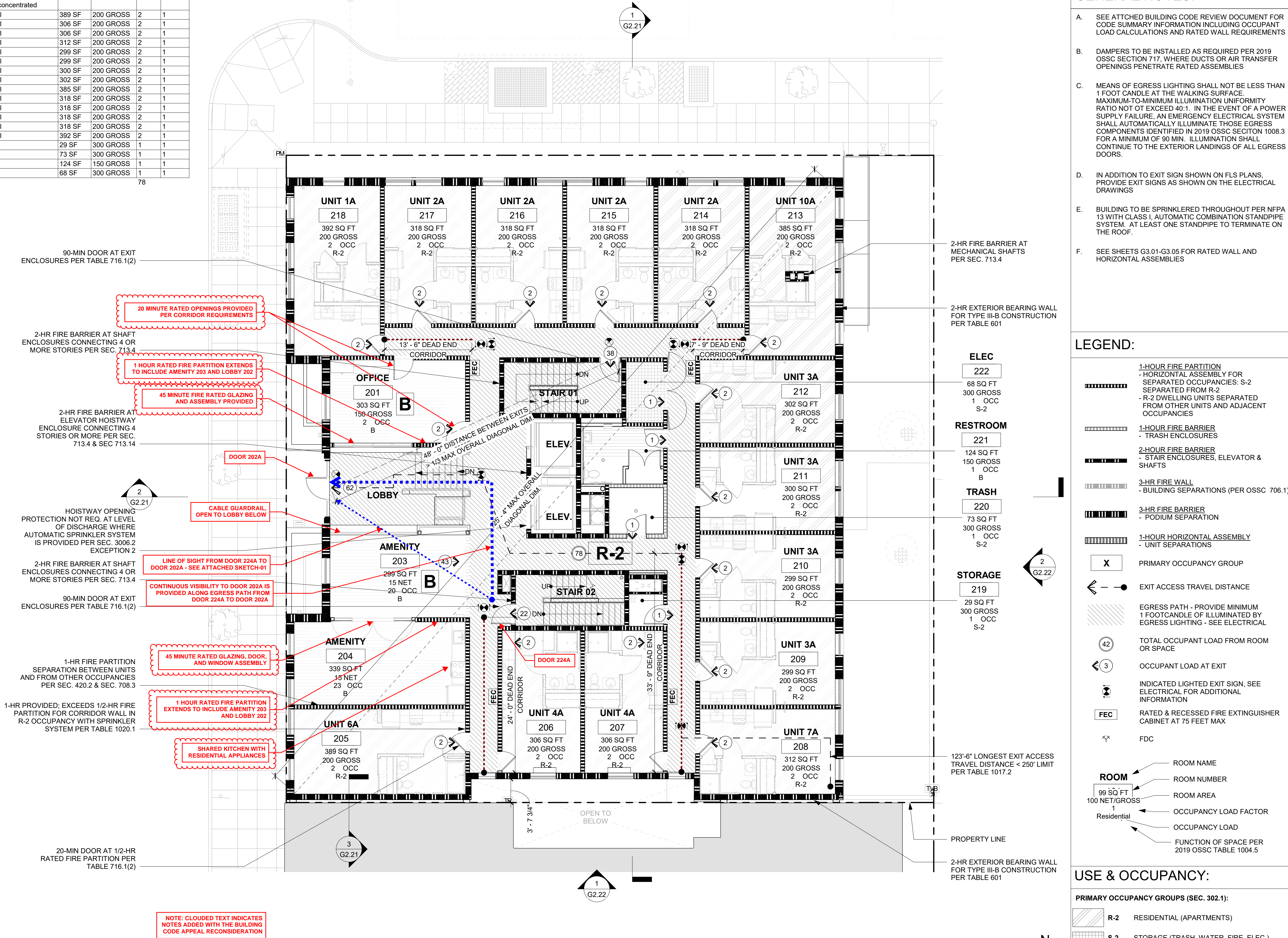
OCCUPANT LOAD (PER OSSC 2019 SECTION 1004 AND TABLE 1004.5)							
ROOM NUMBER	ROOM NAME	PRIMARY OCC.	FUNCTION	AREA	OLF	OCC.	EXITS REQ'D
LEVEL 2							
201	OFFICE	B	Business	303 SF	150 GROSS	3	1
203	AMENITY	B	Assembly without Fixed Seats: Unconcentrated	299 SF	15 NET	20	1
204	AMENITY	B	Assembly without Fixed Seats: Unconcentrated	339 SF	15 NET	23	1
205	UNIT 6A	R-2	Residential	389 SF	200 GROSS	2	1
206	UNIT 4A	R-2	Residential	306 SF	200 GROSS	2	1
207	UNIT 4A	R-2	Residential	306 SF	200 GROSS	2	1
208	UNIT 7A	R-2	Residential	312 SF	200 GROSS	2	1
209	UNIT 3A	R-2	Residential	299 SF	200 GROSS	2	1
210	UNIT 3A	R-2	Residential	299 SF	200 GROSS	2	1
211	UNIT 3A	R-2	Residential	300 SF	200 GROSS	2	1
212	UNIT 3A	R-2	Residential	302 SF	200 GROSS	2	1
213	UNIT 10A	R-2	Residential	385 SF	200 GROSS	2	1
214	UNIT 2A	R-2	Residential	318 SF	200 GROSS	2	1
215	UNIT 2A	R-2	Residential	318 SF	200 GROSS	2	1
216	UNIT 2A	R-2	Residential	318 SF	200 GROSS	2	1
217	UNIT 2A	R-2	Residential	318 SF	200 GROSS	2	1
218	UNIT 1A	R-2	Residential	392 SF	200 GROSS	2	1
219	STORAGE	S-2	Storage	29 SF	300 GROSS	1	1
220	TRASH	S-2	Storage	73 SF	300 GROSS	1	1
221	RESTROOM	B	Business	124 SF	150 GROSS	1	1
222	ELEC	S-2	Storage	68 SF	300 GROSS	1	1
TOTAL OCC. LOAD						78	

PER APPROVED BUILDING CODE APPEAL #24109 ITEM 3, IT IS ACCEPTABLE TO USE THE OCCUPANT LOAD OF AREAS NORMALLY OCCUPIED BY STAFF AND VISITORS TO CALCULATE THE REQUIRED QUANTITY OF PLUMBING FIXTURES. THIS ALLOWS FOR A SINGLE USER TOILET ROOM PER SECTION 2902 EXCEPTION 4. SEE BELOW FOR A SUMMARY OF THE APPROVED APPEAL.

AMENITY 203, AMENITY 204, LAUNDRY 321, AND LAUNDRY 521 ARE AMENITY SPACES OPEN TO RESIDENTS ONLY. IN ADDITION TO HAVING ACCESS TO COMMON AREA RESTROOMS, RESIDENTS OCCUPYING THESE SPACES WILL ALSO HAVE ACCESS TO RESTROOMS IN THEIR DWELLING UNITS. SEE BELOW FOR A SUMMARY OF THE SPACES IN THE BUILDING THAT ARE NORMALLY OCCUPIED BY STAFF AND VISITORS:

OFFICE 201, OCCUPANT LOAD: 2
TOTAL: 2

THEREFORE (1) SINGLE USER TOILET ROOM IS PROVIDED FOR PUBLIC USE



FIRE LIFE SAFETY PLAN - LEVEL 2

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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- MEANS OF EGRESS LIGHTING SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO NOT TO EXCEED 40:1. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THOSE EGRESS COMPONENTS IDENTIFIED IN 2019 OSSC SECTION 1008.3 FOR A MINIMUM OF 90 MIN. ILLUMINATION SHALL CONTINUE TO THE EXTERIOR LANDINGS OF ALL EGRESS DOORS.
- IN ADDITION TO EXIT SIGN SHOWN ON FLS PLANS, PROVIDE EXIT SIGNS AS SHOWN ON THE ELECTRICAL DRAWINGS
- BUILDING TO BE SPRINKLERED THROUGHOUT PER NFPA 13 WITH CLASS I, AUTOMATIC COMBINATION STANDPIPE SYSTEM. AT LEAST ONE STANDPIPE TO TERMINATE ON THE ROOF.
- SEE SHEETS G3.01-G3.05 FOR RATED WALL AND HORIZONTAL ASSEMBLIES

LEGEND:

- 1-HOUR FIRE PARTITION - HORIZONTAL ASSEMBLY FOR SEPARATED OCCUPANCIES: S-2 SEPARATED FROM R-2
- R-2 DWELLING UNITS SEPARATED FROM OTHER UNITS AND ADJACENT OCCUPANCIES
- 1-HOUR FIRE BARRIER - TRASH ENCLOSURES
- 2-HOUR FIRE BARRIER - STAIR ENCLOSURES, ELEVATOR & SHAFTS
- 3-HR FIRE WALL - BUILDING SEPARATIONS (PER OSSC 706.1)
- 3-HR FIRE BARRIER - PODIUM SEPARATION
- 1-HOUR HORIZONTAL ASSEMBLY - UNIT SEPARATIONS
- PRIMARY OCCUPANCY GROUP
- EXIT ACCESS TRAVEL DISTANCE
- EGRESS PATH - PROVIDE MINIMUM 1 FOOTCANDLE OF ILLUMINATION BY EGRESS LIGHTING - SEE ELECTRICAL
- TOTAL OCCUPANT LOAD FROM ROOM OR SPACE
- OCCUPANT LOAD AT EXIT
- INDICATED LIGHTED EXIT SIGN. SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- RATED & RECESSED FIRE EXTINGUISHER CABINET AT 75 FEET MAX
- FDC
- ROOM NAME
- ROOM NUMBER
- ROOM AREA
- OCCUPANCY LOAD FACTOR
- OCCUPANCY LOAD
- FUNCTION OF SPACE PER 2019 OSSC TABLE 1004.5

USE & OCCUPANCY:

PRIMARY OCCUPANCY GROUPS (SEC. 302.1):

- R-2 RESIDENTIAL (APARTMENTS)
- S-2 STORAGE (TRASH, WATER, FIRE, ELEC.) (ACCESSORY <10% OF FLOOR SF)
- B BUSINESS (BUT OCCUPANT LOAD <50 (MANAGER, RESIDENT SERVICES, OFFICES))

SUSAN EMMONS - NORTH BUILDING
624 NW 18TH AVENUE,
PORTLAND, OR
NORTHWEST HOUSING ALTERNATIVES

FIRE LIFE SAFETY
PLAN - LEVEL 2

PROJECT NO.
17004
11/06/2020

REVISIONS: #

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G2.02

BUILDING CODE APPEAL
ID 24109 ITEM 2
RECONSIDERATION