

## 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 24161, items 1 and 2

<b>Appeal ID:</b> 24643	<b>Project Address:</b> 1201 SW 12th Ave
<b>Hearing Date:</b> 2/24/21	<b>Appellant Name:</b> Joshua Klyber
<b>Case No.:</b> B-007	<b>Appellant Phone:</b> 5032091458
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Cooley
<b>Project Type:</b> commercial	<b>Stories:</b> 6 <b>Occupancy:</b> A-2, B, E, S-1, S-2 <b>Construction Type:</b> I-B
<b>Building/Business Name:</b> NorthWest Academy - Tower Building	<b>Fire Sprinklers:</b> Yes - Basement, 1st, 2nd Floors proposed
<b>Appeal Involves:</b> Alteration of an existing structure, Reconsideration of appeal	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4] [File 5]	<b>Proposed use:</b> Education Facility, Offices, Restaurant

#### APPEAL INFORMATION SHEET

##### Appeal item 1

**Code Section** 602.1 General.

**Requires** Requires 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

**Code Modification or Alternate Requested** Reconsideration:  
 This reconsideration proposes to establish the Tower Building as Type IB construction, instead of Type IA construction as originally proposed.

Original:  
 The Plaza building and the Tower building are existing structures on two adjacent lots on a basement level parking garage that straddles both lots; this appeal proposes an establish the Tower as a type IA construction.

**Proposed Design** Reconsideration:  
 This reconsideration proposes to establish the Tower Building as Type IB construction. It was formerly denied as Type IA construction.

Original:

The Plaza building was built in 1960 and the Tower building was built in 1966. The information in the City archives is not definitive and not consistent. This appeal proposes to establish the Tower building as type IA construction, based on visual inspection and original construction documents.

When the Tower building was added the basement below that building was extended up to the exterior wall of the Plaza building basement. This new building was constructed of cast in place reinforced concrete structure. The columns in the basement are cast in place concrete similar to the Plaza building, and the beams are also cast in place concrete with a concrete floor slab, see Attachment B image 2. The structure above is cast in place concrete for columns, beams and floor slabs, see attachment B image 7. Based on the original structural drawings, see attachment A, the typical floor slab is 6 ½ inches thick, which is 3-hour fire resistive construction per chapter 7 prescriptive fire resistance. The columns and beams have 2-inch concrete cover which is 4-hour fire resistive construction. Fire resistance required for a type IA construction is 2-hour floor, 1.5 hour roof, and 3 hour primary structure (columns/beams). Permit in 2003 listed this building as type 1FR, which is equivalent to type IA under the 2019 OSSC. Therefore, based on original documents and the 2003 permit application note, this building is of type IA construction.

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**Reason for alternative** Reconsideration:

In order to identify the construction type of the Tower Building, historical research and a walkthrough of the building were performed. The original appeal request of Type IA construction was based upon these two methodologies. A thorough review by a structural and/or a fire protection engineer was not performed. In light of this, and continued discussions with the plans examiner, the building is requested to be the lower construction type of IB.

Original:

The Plaza and the Tower are distinct structures of two different construction types. Another appeal submitted in parallel addresses the construction of the Plaza building and the fire wall between the two structures to meet the allowable area and story limitations. It is not uncommon to find discrepancy in the construction type designations and sometimes in other aspects of code compliance. We are addressing this gap for these two buildings, which establishes the baseline to move forward as the building gets upgraded.

The Northwest Academy is an independent arts-focused non-profit school for middle and high students in downtown Portland. It attracts students come from all over Portland and its suburbs due to its excellent academic reputation. Many of the teachers include former college instructors and professional artists, directors, dancers, musicians, and writers, which is essential to the high standards of this school. The proximity to performing art centers downtown allows these professionals to split their time between teaching and practice. Without this the school will not be able to bring these talented professionals to teach the students who excel in academics and the arts. Currently the school is spread across multiple buildings in downtown Portland, this opportunity to consolidate them in one location brings efficiency of space use and enriches the learning experience for the students.

This and other appeals submitted here is critical to the continued success of this unique educational program. Therefore, we urge you to approve it.

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**Appeal item 2**

**Code Section** 24.85.040 (A) & (B) Change of Occupancy or Use.

**Requires** A. Occupancy Change to a Higher Relative Hazard Classification. An occupancy change to a higher relative hazard classification will require seismic improvements based upon the factors of

changes in the net floor area and the occupant load increases as indicated in Table 24.85-B below. All improvements to either the OSSC or ASCE 41 improvement standard shall be made such that the entire building conforms to the appropriate standard indicated in Table 24.85-B. Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not exceed 1/3 of the building net floor area or add more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.

**B. Occupancy Change to Same or Lower Relative Hazard Classification.** An occupancy change to the same or a lower relative hazard classification or a change in use within any occupancy classification will require seismic improvements using either the OSSC or ASCE 41 improvement standard, as identified in Table 24.85-A above, where the change results in an increase in occupant load of more than 149 people as defined by the OSSC. Where seismic improvement is required, the entire building shall be improved to conform to the appropriate improvement standard identified in Table 24.85-A.

Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not result in the addition of more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.

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**Code Modification or  
Alternate Requested** Reconsideration:  
No Change

Original:

Establish the "legal building occupancy as of October 1, 2004" required by 24.85.040 subsections (A) & (B)

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**Proposed Design** Reconsideration:  
The original appeal was held for more information because the determination of the 2004 occupant load needed to be reviewed by the plan reviewer. After being reviewed by John Cooley, several changes were agreed upon resulting in a 2004 baseline occupant load of 917 occupants. This is an increase of 50 occupants from the originally proposed 867 occupants. This increase was due to a misreading of an illegible dimension on a historical permit. This resulted in a smaller floor area and lower occupant load in the original appeal than what existed in the building.

Original:

The Northwest Academy is consolidating its classrooms spread across multiple downtown locations in to one location in the Plaza and the Tower buildings.

The first two floors of the Tower building, where the E occupancy is being proposed it will be fully sprinklered. Existing basement is currently sprinklered.

The occupant load increase will not exceed 149 in the building.

The change of occupancy will not be more than 1/3rd the building floor area .

The attached occupant load is based on research of available documentation and from discussions with those familiar with the uses prior to 2004.

The occupant load calculations follow the 2019 OSSC method.

The occupant load calculations follow "Office Space Occupant Load Calculation Guide OSSC/10/#10", particularly the use of 100 sf/person for office uses for current space and those prior to 2004. Business uses are shown in adjacent column using 1:150 OLF. This is provided for information only, this appeal requests approval to use 1:100 OLF per the draft city guide.

The proposed occupant load for the Tower Building prior to October 1, 2004 is 867 occupants, see attached occupant load summary.

**Reason for alternative** Reconsideration:

No Change

## Original:

The Plaza and the Tower are distinct structures of two different construction types. Another appeal submitted in parallel address the need for a fire wall between the two structures to meet the allowable area and story limitations. These are complicated buildings due to age and their unique construction. These buildings will be expensive to upgrade them to the current seismic requirements. However, the buildings are being upgraded in other ways to improve their safety. Both floors in the Tower building will be upgraded with automatic sprinklers where E occupancy is being proposed. This will provide additional protection that the building did not have, making it safer.

Fire rated separations is proposed in the basement to separate the buildings and in the first and second floors of both buildings. This will provide additional protection that these buildings did not have, making them safer.

The Northwest Academy is an independent arts-focused non-profit school for middle and high students in downtown Portland. It attracts students come from all over Portland and its suburbs due to its excellent academic reputation. Many of the teachers include former college instructors and professional artists, directors, dancers, musicians, and writers, which is essential to the high standards of this school. The proximity to performing art centers downtown allows these professionals to split their time between teaching and practice. Without this the school will not be able to bring these talented professionals to teach the students who excel in academics and the arts. Currently the school is spread across multiple buildings in downtown Portland, this opportunity to consolidate them in one location brings efficiency of space use and enriches the learning experience for the students.

This and other appeals submitted here is critical to the continued success of this unique educational program. Therefore we urge you to approve it.

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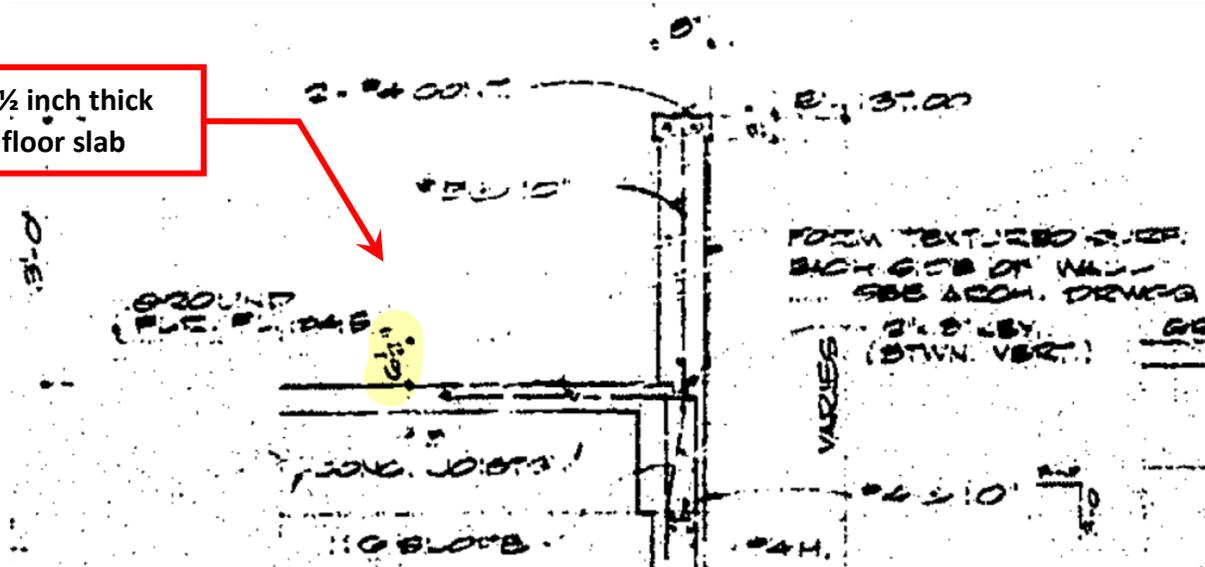
**APPEAL DECISION****1. Determination of Tower Building as Type IB construction: Granted as proposed.****2. Determination of Tower Building occupancy as of October 1, 2004: Granted as proposed with occupant load factor of 1:100.**

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

# Appeal #2 – Exterior Wall Rating and Opening Percent Attachment

6 1/2 inch thick floor slab



CITY OF  
**PORTLAND, OREGON**  
 OFFICE OF PLANNING AND DEVELOPMENT REVIEW  
 1900 SW 4<sup>th</sup> Ave, Suite 5000  
 Portland, OR 97201



COMMERCIAL BUILDING PERMIT

03-100870-000-00-CO

Site Address: 1201 SW 12TH AVE  
 CENTURY TOWER 5TH FLOOR

Issued: 1/9/03

PROJECT INFORMATION		Occ. Group	Const. Type
Business	Alteration	B	I-FR
Project Description: TI- -MODIFY FULL FLOOR TENANT SPACE ON 5TH FLOOR TO IMPROVE CIRCULATION WITHIN TENANT SPACE. ANCHOR INSURANCE			
<u>APPLICANT</u>	CG CONSTRUCTION & BARBARA GLASKNAPP	Phone	(503) 226-1078
<u>PROPERTY OWNER</u>	JOHN NIEMEYER	Phone	
<u>CONTRACTOR</u>	CG CONSTRUCTION	Phone	

# Appeal #2 – Exterior Wall Rating and Opening Percent Attachment

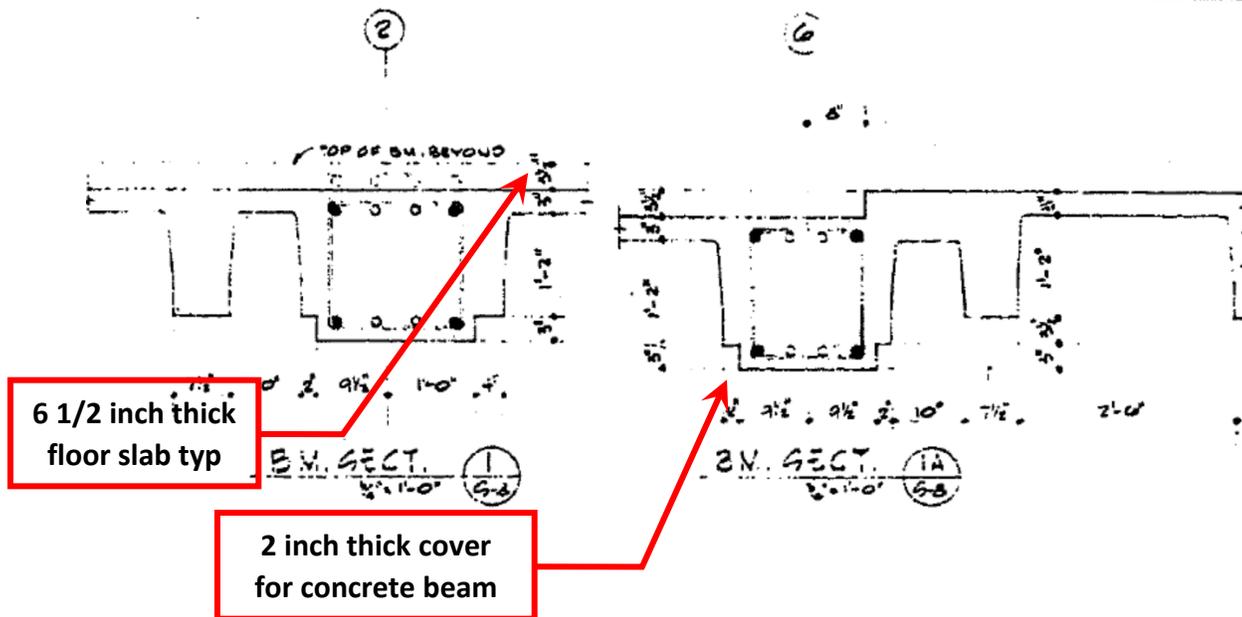


TABLE 721.1(1)  
 MINIMUM PROTECTION OF STRUCTURAL PARTS BASED ON TIME PERIODS FOR VARIOUS NONCOMBUSTIBLE  
 INSULATING MATERIALS<sup>m</sup>

STRUCTURAL PARTS TO BE PROTECTED	ITEM NUMBER	INSULATING MATERIAL USED	MINIMUM THICKNESS OF INSULATING MATERIAL FOR THE FOLLOWING FIRE-RESISTANCE PERIODS (inches)			
			4 hours	3 hours	2 hours	1 hour
5. Reinforcing steel in reinforced concrete columns, beams girders and trusses	5-1.1	Carbonate, lightweight and sand-lightweight aggregate concrete, members 12" or larger, square or round. (Size limit does not apply to beams and girders monolithic with floors.) Siliceous aggregate concrete, members 12" or larger, square or round. (Size limit does not apply to beams and girders monolithic with floors.)	1 1/2 2	1 1/2 1 1/2	1 1/2 1 1/2	1 1/2 1 1/2
6. Reinforcing steel in reinforced concrete joists <sup>1</sup>	6-1.1 6-1.2	Carbonate, lightweight and sand-lightweight aggregate concrete Siliceous aggregate concrete	1 1/4 1 3/4	1 1/4 1 1/2	1 1	3/4 3/4
7. Reinforcing and tie rods in floor and roof slabs <sup>1</sup>	7-1.1 7-1.2	Carbonate, lightweight and sand-lightweight aggregate concrete Siliceous aggregate concrete	1 1 1/4	1 1	3/4 1	3/4 3/4

# Appeal #2 – Exterior Wall Rating and Opening Percent Attachment

TABLE 721.1(3)  
MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS<sup>a, c</sup>

FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (inches)				MINIMUM THICKNESS OF CEILING (inches)			
			4 hours	3 hours	2 hours	1 hour	4 hours	3 hours	2 hours	1 hour
1. Siliceous aggregate concrete	1-1.1	Slab (ceiling not required). Minimum cover over nonprestressed reinforcement shall be not less than $\frac{3}{4}$ " <sup>b</sup> .	7.0	6.2	5.0	3.5	—	—	—	—
2. Carbonate aggregate concrete	2-1.1		6.6	5.7	4.6	3.2	—	—	—	—
3. Sand-light-weight concrete	3-1.1		5.4	4.6	3.8	2.7	—	—	—	—
4. Lightweight concrete	4-1.1		5.1	4.4	3.6	2.5	—	—	—	—

# Appeal #2 – Exterior Wall Rating and Opening Percent Attachment

**TABLE 601  
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B
Primary structural frame <sup>f</sup> (see Section 202)	3 <sup>a, b, g</sup>	2 <sup>a, b</sup>	1 <sup>b</sup>	0	1 <sup>b</sup>	0	HT	1 <sup>b</sup>	0
Bearing walls									
Exterior <sup>e, f</sup>	3	2	1	0	2	2	2	1	0
Interior	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions	See Table 602								
Exterior	See Table 602								
Nonbearing walls and partitions	See Table 602								
Interior <sup>d</sup>	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	1 <sup>1/2</sup> <sup>b</sup>	1 <sup>b, c</sup>	1 <sup>b, c</sup>	0 <sup>c</sup>	1 <sup>b, c</sup>	0	HT	1 <sup>b, c</sup>	0

**TABLE 6-A**

**1997 UNIFORM BUILDING CODE**

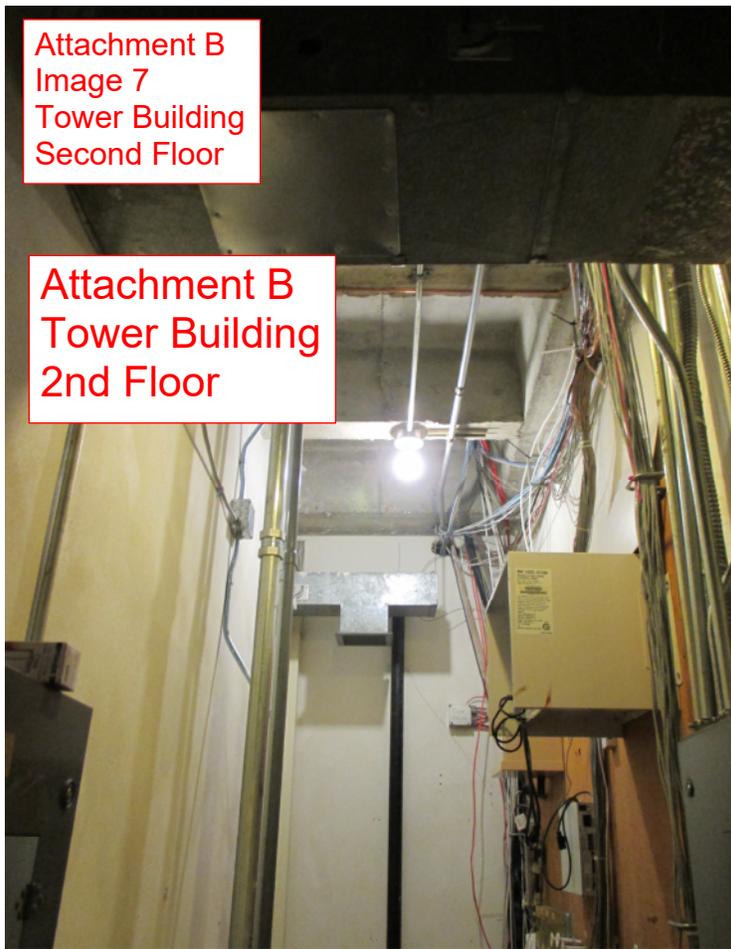
**TABLE 6-A—TYPES OF CONSTRUCTION—FIRE-RESISTIVE REQUIREMENTS (In Hours)**  
For details, see occupancy section in Chapter 3, type of construction sections in this chapter and sections referenced in this table.

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	Noncombustible		Noncombustible		Combustible		Combustible	Combustible	
	Fire-resistive	Fire-resistive	1-Hr.	N	1-Hr.	N	H.T.	1-Hr.	N
1. Bearing walls—exterior	4 Sec. 602.3.1	4 Sec. 603.3.1	1	N	4 Sec. 604.3.1	4 Sec. 604.3.1	4 Sec. 605.3.1	1	N
2. Bearing walls—interior	3	2	1	N	1	N	1	1	N
3. Nonbearing walls—exterior	4 Sec. 602.3.1	4 Sec. 603.3.1	1 Sec. 603.3.1	N	4 Sec. 604.3.1	4 Sec. 604.3.1	4 Sec. 605.3.1	1	N
4. Structural frame <sup>1</sup>	3	2	1	N	1	N	1 or H.T.	1	N
5. Partitions—permanent	1 <sup>2</sup>	1 <sup>2</sup>	1 <sup>2</sup>	N	1	N	1 or H.T.	1	N
6. Shaft enclosures <sup>3</sup>	2	2	1	1	1	1	1	1	1
7. Floors and floor-ceilings	2	2	1	N	1	N	H.T.	1	N
8. Roofs and roof-ceilings	2 Sec. 602.5	1 Sec. 603.5	1 Sec. 603.5	N	1	N	H.T.	1	N
9. Exterior doors and windows	Sec. 602.3.2	Sec. 603.3.2	Sec. 603.3.2	Sec. 603.3.2	Sec. 604.3.2	Sec. 604.3.2	Sec. 605.3.2	Sec. 606.3	Sec. 606.3
10. Stairway construction	Sec. 602.4	Sec. 603.4	Sec. 603.4	Sec. 603.4	Sec. 604.4	Sec. 604.4	Sec. 605.4	Sec. 606.4	Sec. 606.4

N—No general requirements for fire resistance.  
H.T.—Heavy timber.

Attachment B  
Image 7  
Tower Building  
Second Floor

Attachment B  
Tower Building  
2nd Floor



**TOWER BUILDING Proposed 2004 Baseline Occupant Load**

**Sixth Floor (2003 Permit No 03-103096)**

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
<b>Total</b>	<b>7250</b>		<b>117</b>		<b>96</b>	<b>-21</b>

**Fifth Floor (2003 Permit No 03-103096)**

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
<b>Total</b>	<b>7250</b>		<b>117</b>		<b>96</b>	<b>-21</b>

**Fourth Floor (2003 Permit No 03-103096)**

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
<b>Total</b>	<b>7250</b>		<b>117</b>		<b>96</b>	<b>-21</b>

**Third Floor (2003 Permit No 03-103096)**

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
<b>Total</b>	<b>7250</b>		<b>117</b>		<b>96</b>	<b>-21</b>

**Second Floor (2003 Permit No 03-103096)**

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Business office	6115	100	62	150	41	-21
Storage Rooms	350	300	2	300	2	0
Conference Room	300	15	20	15	20	0
Elevator Lobby	485	15	33	15	33	0
<b>Total</b>	<b>7250</b>		<b>117</b>		<b>96</b>	<b>-21</b>

**First Floor (2003 Permit No 03-103096-00 & 2005 Permit No 05-154270 )**

Function	Area (SF)	OLF (B@100)*	OL	OLF (B@150)*	OL**	Net
Restaurant - Booth***	862	24	48	24	48	0
Restaurant - Dining	1088	15	73	15	73	0
Restaurant - Office	220	100	3	150	2	-1
Restaurant - Kitchen	906	200	5	200	5	0
Entrance Lobby	704	15	47	15	47	0
Business office	5706	100	58	150	39	-19
<b>Total</b>	<b>9486</b>		<b>234</b>		<b>214</b>	<b>-20</b>

**Basement (2003 Permit No 03-103096)**

Function	Area (SF)	OLF	OL	OLF (B@150)*	OL**	Net
Parking	19522	200	98	200	98	0
<b>Total</b>	<b>19522</b>		<b>98</b>		<b>98</b>	<b>0</b>

**Total Baseline Occupant Load**      **917**      **792**      **-125**

\*Business Occupancy Group Occupant Load Factor (OLF)

\*\*Occupant Load based on the alternate business OLF.

\*\*\*Occupant Load based on 1152 inch of Booth space @ 24 inch per person.

1201 SW 12TH AV.

COO3-103096

CO.03.103096

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FEB 10 2003  
MICROFILMED

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CITY OF  
**PORTLAND, OREGON**  
 OFFICE OF PLANNING AND DEVELOPMENT REVIEW  
 1900 SW 4<sup>th</sup> Ave, Suite 5000  
 Portland, OR 97201



**COMMERCIAL BUILDING PERMIT**

03-103096-000-00-CO

Site Address: 1201 SW 12TH AVE  
 1201 12TH AVE

Issued: 2/7/03

<b>PROJECT INFORMATION</b>		Occ. Group	Const. Type
Business	Alteration	B	
Project Description: CENTURY TOWER--REPAIR PUBLIC CORRIDORS, ALL FLOORS--CORRIDOR WALLS TO BE 1-HR TO STRUCTURE, PARTIAL NEW CEILING GRID, ALL NEW TILE.			

<b>APPLICANT</b>	COOPER CONST CO	Phone (503) 232-3121
<b>PROPERTY OWNER</b>	JOHN NIEMEYER	Phone
<b>CONTRACTOR</b>	No Contractor	Phone

<b>Project Details</b>		<b>Project Details</b>	
Alarm System Required?	Yes	Code Edition (Year)	1997
Lot Area (Sq. Ft.)	24000	Sprinkler System Required?	Yes
Water District	City of Portland	Zoning - Property (1)	RXdCC

PAID  
 FEB - 7 2003  
 CITY OF PORTLAND

**APPEAL**

This permit expires if, at any time, 180 days pass without an approved inspection. If you are not able to obtain an inspection approval within 180 days, you may request a one-time only extension of 180 days by calling 503-823-7303.

**BEFORE YOU DIG** ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-332-2344).

<b>CITY CONTACT</b>	<b>PROCESS MANAGEMENT</b>	Phone: 503-823-7357
E-Mail:		Fax: (503) 823-4172

<b>INSPECTION REQUEST PHONE NUMBERS</b>	Building/Trade Inspections - Call Before 6:00 AM:	(503) 823-7000
TDD: (503) 823-6868		
<b>IVR Inspection Request Number:</b>		2274736

ZTec ENGINEERS, INC.  
3737 SE 8th Avenue  
PORTLAND, OREGON 97202-3761  
(503) 235-8795

JOB K962-1 COOPER CONST. CO.  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

SITE  
1201 SW 12th  
PORTLAND OREGON



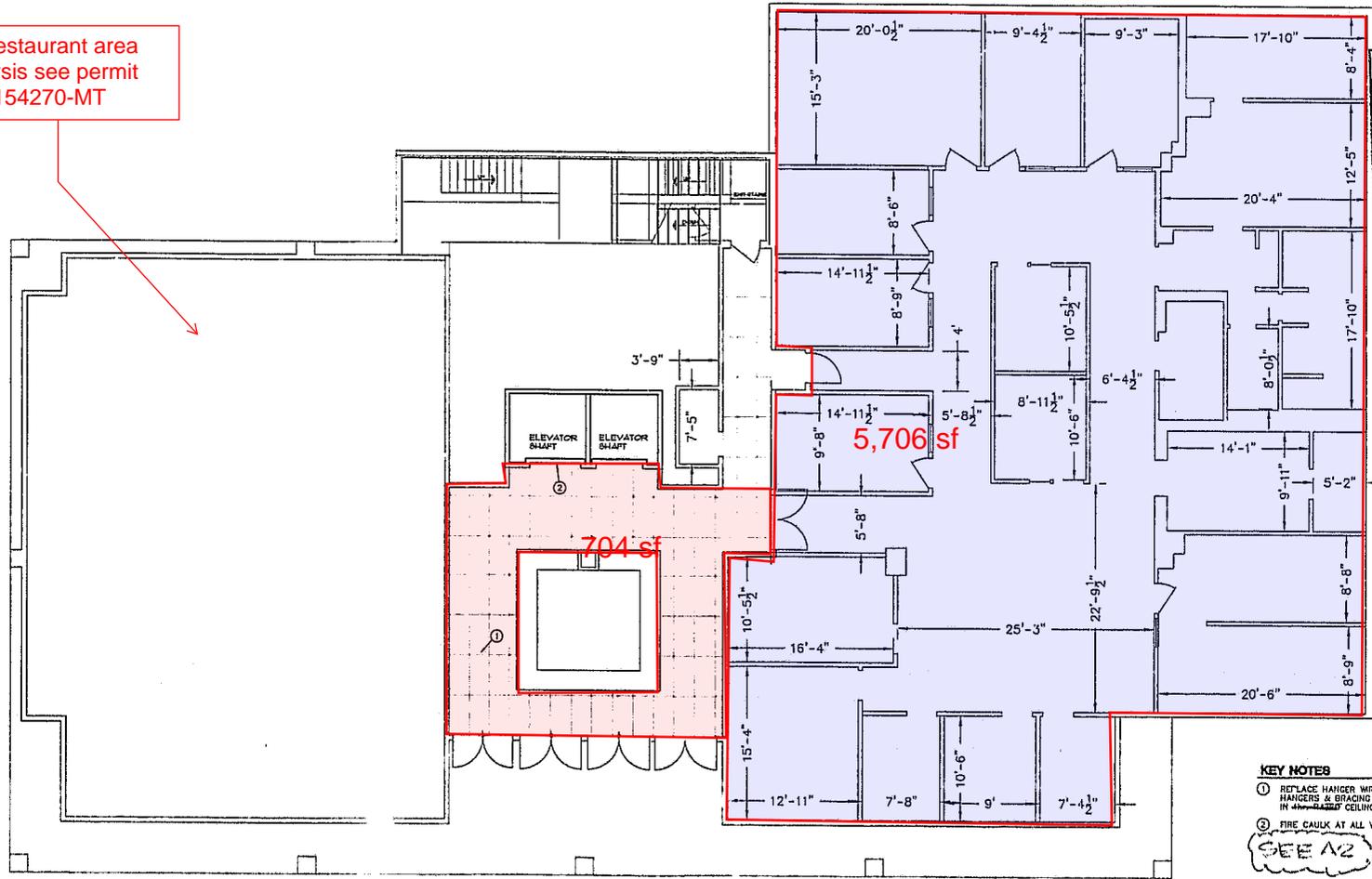
CENTURY PLAZA, BUCK  
SITE PLAN  
NO SCALE



Exp 06/30/04

TL 181E CA 11-0440  
ACCOUNT NO. R667126090  
ZONED RX

For restaurant area analysis see permit #05-154270-MT



**FIRST FLOOR PLAN**  
SCALE: 3/16"=1'-0"

**KEY NOTES**

- ① REPLACE HANGER WIRES w/ #12 WRE HANGERS & BRACING AS PER CODE LAY IN 4"=1" SCALE CEILING TILE.
- ② FIRE CAULK AT ALL WALL PENETRATIONS

SEE A2

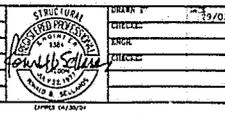
Assembly

Office

City of Portland  
APPROVED  
FEB 07 2003  
Permit Number  
12-01 SW 1276

03-103096-00  
03-103096 CO

REV	REVISION	BY	APPROVED	DATE



**Z T e c E N G I N E E R S I n c**  
Civil - Structural - Surveying  
3737 S.E. 8TH AVE., PORTLAND, OR. 97202  
Phone: (503) 235-8795 Fax: (503) 233-7889  
Email: ztec@ztecengineers.com

PROJECT	FIRST FLOOR CENTURY PLAZA BUILDING	JOB NO.	K982-1
TITLE	CENTURY PLAZA BUILDING 1200 SW 12TH AVENUE, PORTLAND, OREGON FOR: COOPER CONSTRUCTION CO.	DRAWING NO.	K982-51
DATE	2/27/03	SCALE	NOTED
			<b>A1</b>

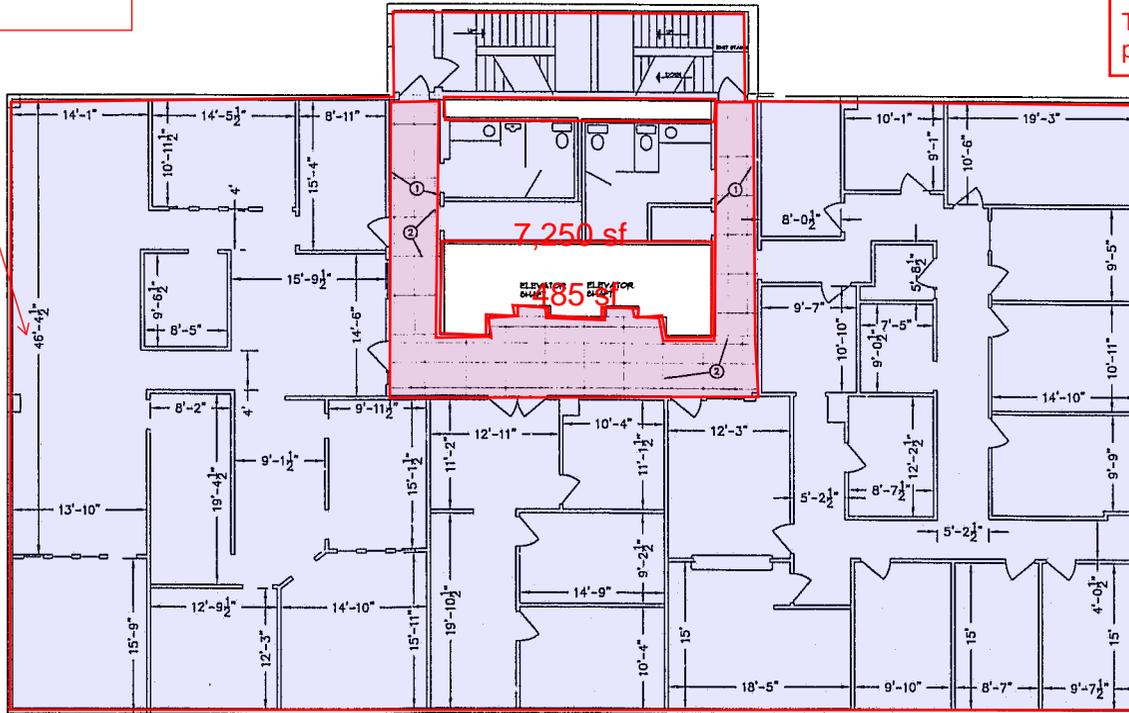
BLDG. PERMIT Q3-103096

Change in areas due to miscalibration based upon this dimension. Correct dimension is 46'-4.5", not 45'-4.5".

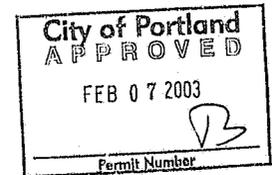
Due to lack of labeling, areas of storage and assembly use cannot be determined.

We have assumed 350 SF of storage and 300 SF of conference room per floor.

The layouts have not changed between 2004 and present day.



**NOTE** AS PART OF THIS WORK, REPAIR CORRIDOR WALLS TO EXTEND TO STRUCTURE W/ 1 hr CONSTRUCTION, SEAL ALL MECH. PENETRATIONS W/ 1-HOUR FIRE CAULK, TYPICAL ALL FLOORS.



**KEY NOTES**

- ① FIRE CAULK =/ HILTI CP800 FIRE STOP FOAM AROUND ALL PENETRATIONS
- ② INSTALL CEILING GRID TILES = 4hr WATER-SYSTEM PROVIDE CURRENT SEISMIC DRAGING.

Assembly

Office

**SECOND FLOOR PLAN**  
SCALE: 3/16"=1'-0"

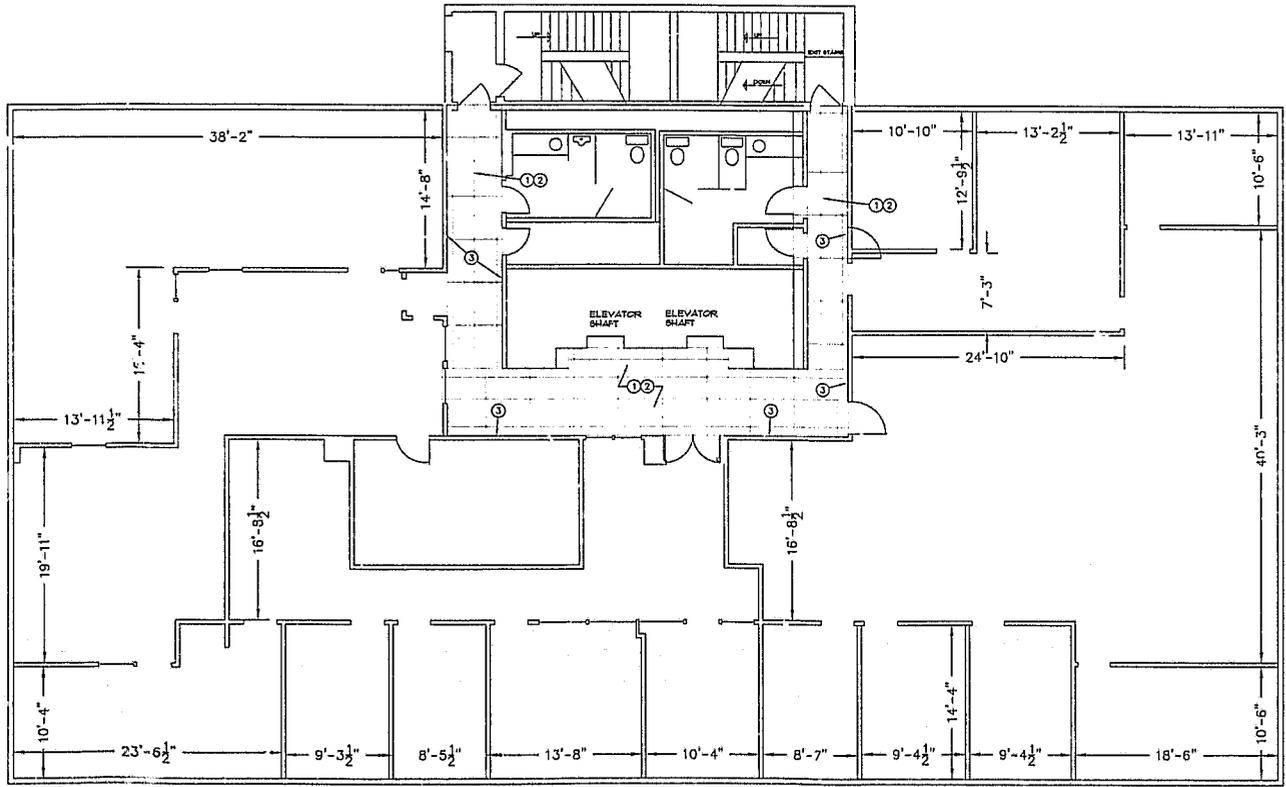
ITEM	REVISION	BY	APPROVED	DATE



**ZTEC ENGINEERS Inc.**  
Civil - Structural - Surveying  
3737 S.E. 8TH AVE., PORTLAND, OR. 97202  
Phone: (503) 235-8795 Fax: (503) 233-7889  
Email: ztec@ztecengineers.com

PROJECT	SECOND FLOOR CENTURY PLAZA BUILDING
TITLE	CENTURY PLAZA BUILDING 1200 SW 12TH AVENUE PORTLAND, OREGON FOR: COOPER CONSTRUCTION CO.
DATE	2/7/03
SCALE	NOTED
NO. 1	K902-1
NO. 2	K902-S1
NO. 3	A2





**City of Portland**  
**APPROVED**  
 FEB 07 2003  
 Permit Number *B*

- KEY NOTES**
- ① FIRE CAULK w/ MILTI CP600 FIRE STOP FOAM AROUND ALL PENETRATIONS
  - ② INSTALL CEILING GRID TILES - 4" MIN. RATED-SYSTEM PROVIDE CURRENT SEISMIC BRACING.
  - ③ EXTEND WALL TO UNDERSIDE OF FLOOR SYSTEM

**FOURTH FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

REV	REVISION	BY	APPROVED	DATE

STRUCTURAL  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF OREGON  
 No. 12345  
 JOHN A. SMITH  
 1985-12-31

DRAWN BY: DPZ 1/29/03

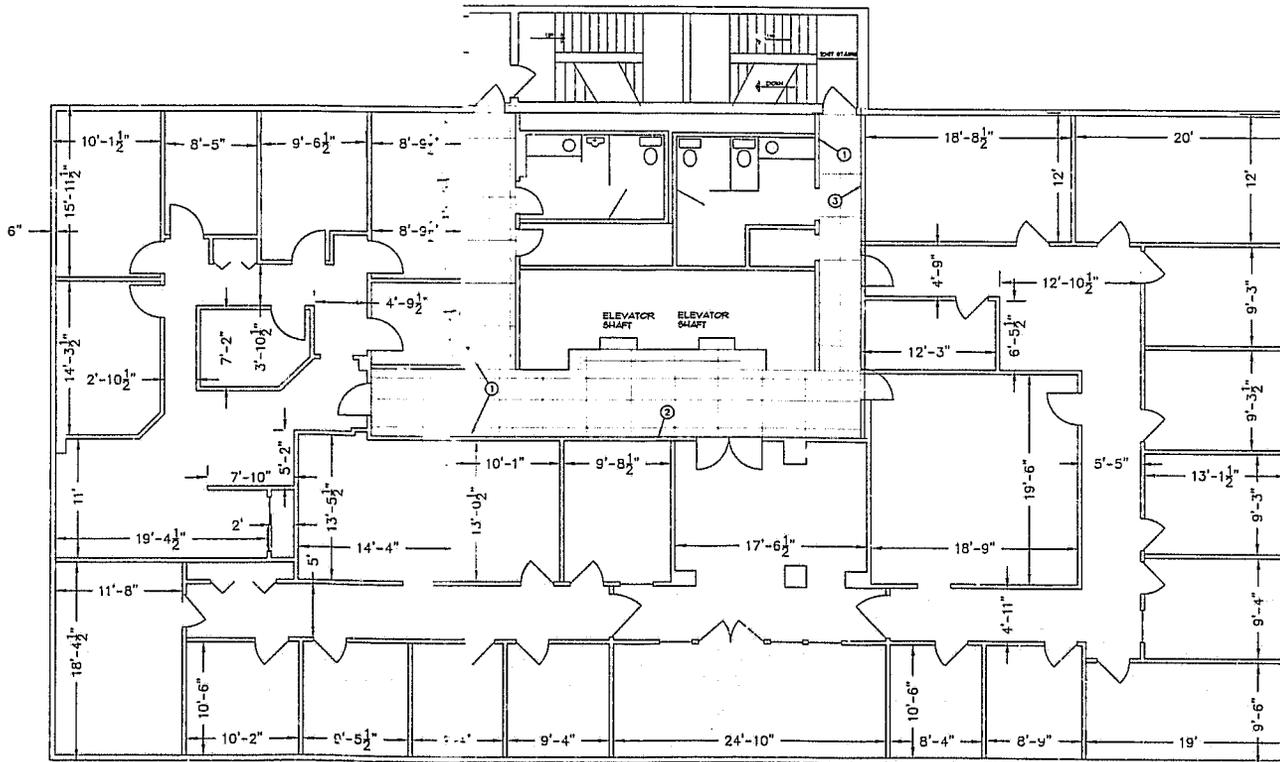
CHECKED: \_\_\_\_\_

DATE: \_\_\_\_\_

**Z T e c E N G I N E E R S I n c .**  
 Civil - Structural - Surveying  
 3737 S.E. 8TH AVE., PORTLAND, OR. 97202  
 Phone: (503) 235-8795 Fax: (503) 233-7889  
 Email: ztec@ztecengineers.com

DISCIPLINE: <b>FOURTH FLOOR CENTURY PLAZA BUILDING</b> TITLE: <b>CENTURY PLAZA BUILDING          1200 SW 12TH AVENUE, PORTLAND, OREGON          FOR: COOPER CONSTRUCTION CO.</b>	JOB NO: K902-1 SPEC. NO.: K902-S1 SCALE: NOTED SHEET: <b>A4</b>
PLOT DATE: 2/7/03 <span style="float: right;">K902-1</span>	





**SIXTH FLOOR PLAN**  
SCALE: 3/16"=1'-0"

**City of Portland**  
**APPROVED**  
FEB 07 2003  
Permit Number *B*

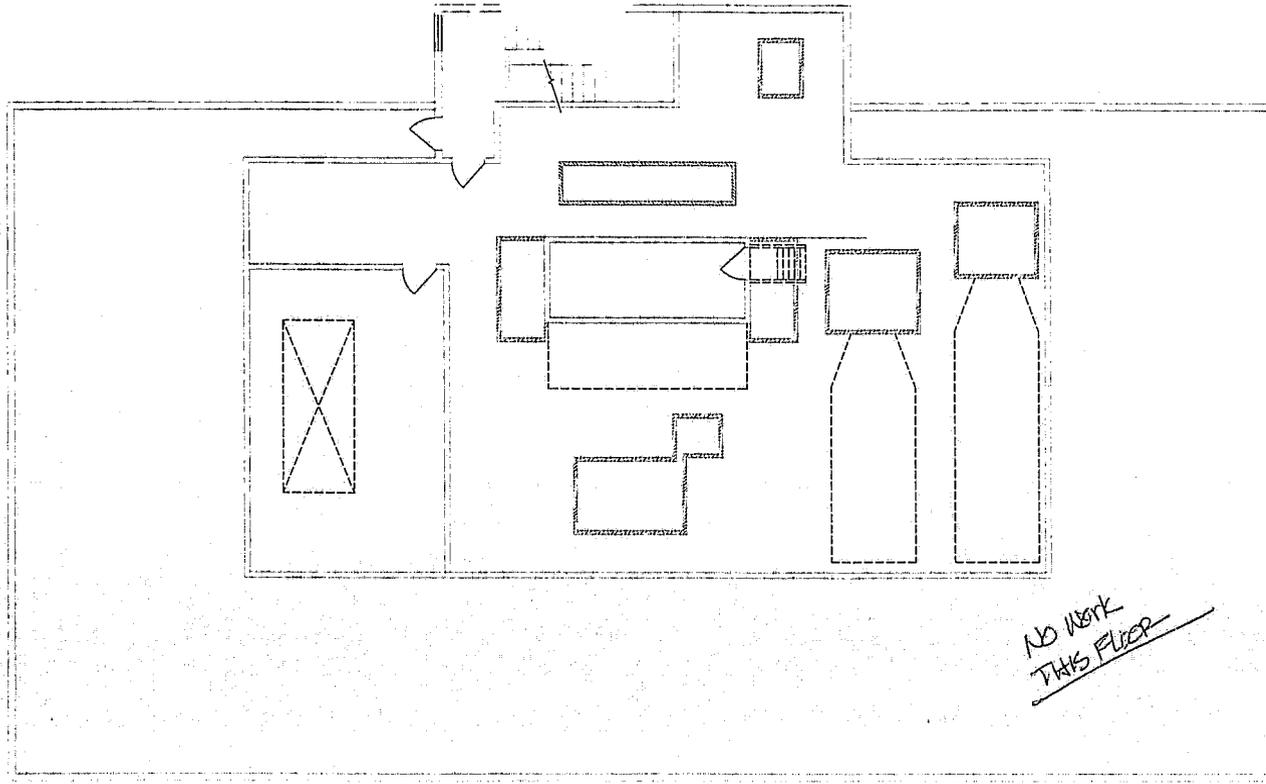
**KEY NOTES**

- ① FIRE CAULK w/ HILTI CP600 FIRE STOP FOAM AROUND ALL PENETRATIONS
- ② INSTALL CEILING GRID TILES - TYP. PAINT-SYSTEM PROVIDE CURRENT SEISMIC BRACING.
- ③ EXTEND WALL TO UNDERSIDE OF FLOOR SYSTEM

REV	REVISION	BY	APPROVED	DATE	DESIGN BY	DATE

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Email: ztlac@ztacengineers.com

PROJECT	SIXTH FLOOR CENTURY PLAZA BUILDING	JOB NO.	K962-1
CLIENT	CENTURY PLAZA BUILDING 1200 SW 12TH AVENUE PORTLAND, OREGON FOR: COOPER CONSTRUCTION CO.	DATE	NOTED
			<b>A6</b>



*NO WORK  
THIS FLOOR*

**City of Portland  
APPROVED**  
FEB 07 2003  
Permit Number *B*

**ROOF & MECHANICAL ROOM FLOOR PLAN**  
SCALE: 3/16"=1'-0"

REV	REVISION	BY	APPROVED	DATE



**Z T e c E N G I N E E R S I n c**

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Email: ztec@ztecengineers.com

PROJECT	TITLE	JOB NO.
ROOF PLAN CENTURY PLAZA BUILDING	CENTURY PLAZA BUILDING 1200 SW 12TH AVENUE PORTLAND, OREGON FOR: COOPER CONSTRUCTION CO.	K902-1 K902-51
		SCALE: NOTED
		<b>A7</b>

# SUSPENDED ACOUSTICAL CEILING SYSTEM

THE SUSPENDED ACOUSTICAL CEILING SHALL COMPLY WITH UBC STANDARD 47-18 OR ASTM C636-89(76). THE SYSTEM SHALL USE 2"x4" STANDARD GRID WITH THE MANUFACTURE COMPLYING WITH THE ICBO REPORT IDENTIFYING THE INTERMEDIATE DUTY SUSPENDED SYSTEM.

## HANGERS:

HANGERS SHALL BE A MINIMUM OF #12 GAGE OR #10 GAGE GALVANIZED, SOFT ANNEALED MILD STEEL WIRE @ 4' o.c. SPACING OF WIRE SUPPORTS MAY BE INCREASED TO 5' o.c. IF #10 GAGE WIRE IS USED. ATTACHMENT DEVICES TO BE OF APPROVED TYPE CAPABLE OF CARRYING 5 TIMES THE CEILING LOAD. (50 lbs).

HANGERS SHALL BE PLUMB OR SPLAYED, AND NOT PRESS AGAINST PIPE OR DUCT INSTALLATION.

CARRYING CHANNELS, MAIN RUNNERS, AND CEILING FIXTURES

CARRYING CHANNELS AND MAIN RUNNERS ARE TO BE LEVELED WITHIN 1/8" IN 12'. LEVELING IS TO BE PERFORMED WITH HANGERS TAUT. KINKS AND BENDS ARE NOT TO BE USED AS A WAY OF LEVELING. DEFLECTION SHALL BE LIMITED TO 1/360 OR .125" (1/8") IN 4' SPAN. IF THE FIXTURE CAUSES A DEFLECTION IN EXCESS OF 1/8", THE FIXTURE SHALL BE INDEPENDENTLY SUPPORTED OR THE GRID SHALL BE SUPPLEMENTARY SUPPORTED WITHIN 6" OF EACH CORNER WITH #12 WIRE.

A FIXTURE INSTALLATION SHALL NOT CAUSE THE RUNNER TO ROTATE MORE THAN 2 DEGREES FROM THE VERTICAL (THIS IS THE EQUIVALENT OF 1/32" OUT OF HORIZONTAL FOR A STANDARD 1" TEE).

## LATERAL BRACING REQUIREMENTS:

HANGERS TO BE A MINIMUM OF #12 GAGE OR #10 GAGE, GALVANIZED, SOFT ANNEALED MILD STEEL WIRE @ 4' o.c. EACH WAY, RESPECTIVELY. HANGERS BE ATTACHED TO SUSPENSION MEMBERS AND TO THE SUPPORT ABOVE WITH A MINIMUM OF THREE TURNS. HANGERS SHALL NOT BE ATTACHED TO OR BIND AROUND OTHER MATERIAL OR EQUIPMENT AND SHALL NOT BE MORE THAN 1 IN 6 OUT OF PLUMB WITHOUT BEING COUNTER SPLAYED.

ALL CONNECTING DEVICES SHALL BE OF APPROVED TYPE CAPABLE OF SUPPORTING 100lbs. AND BE SECURED TO THE BUILDING STRUCTURE. A TRAPEZE OR EQUIVALENT SHALL BE USED WHERE OBSTRUCTIONS

PRECLUDE DIRECT ATTACHMENT TO THE STRUCTURE. TRAPEZE SUSPENSION SHALL BE MINIMUM OF BACK TO BACK 1 1/4" COLD ROLLED CHANNELS WHERE SPANS EXCEED 48".

## PERIMETER HANGERS:

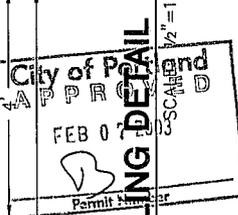
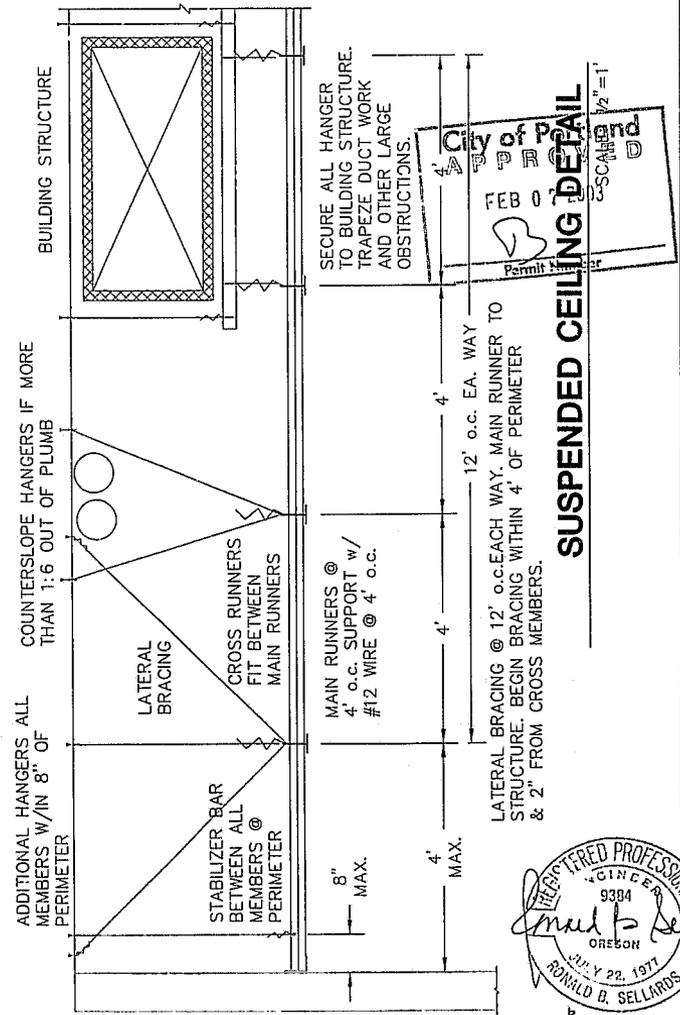
ALL RUNNERS SHALL BE INDEPENDENTLY SUPPORTED AT THE PERIMETER WITHIN 8" OF THE WALL OR CEILING DISCONTINUITY. THE WALL ANGLE OR CLOSURE SHALL NOT BE ALLOWED FOR THIS PURPOSE.

LATERAL FORCE MEMBERS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 lbs. OR THE ACTUAL DESIGN LOAD WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.

MEMBERS PERPENDICULAR TO THE WALL SHALL BE TIED TOGETHER (STABILIZED) TO PREVENT THEIR SPREADING. THIS SHALL BE DONE IMMEDIATELY ADJACENT AND PARALLEL TO THE WALL. THE WALL OR CLOSURE ANGLE SHALL NOT BE USED FOR THIS PURPOSE, ALTHOUGH TO FACILITATE INSTALLATION, RUNNERS MAY BE ATTACHED TO THE CLOSURE ANGLE AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNER BEING MAINTAINED AT THE OTHER TWO WALLS. ALL LIGHT FIXTURES SHALL BE POSITIVELY ATTACHED TO THE SUSPENSION SYSTEM. THE ATTACHMENT DEVICE SHALL HAVE A CAPACITY OF 100% OF THE FIXTURE WEIGHT IN ANY DIRECTION.

## LIGHT FIXTURES:

ONLY INTERMEDIATE-DUTY AND HEAVY-DUTY SUSPENSION SYSTEMS SHALL BE USED TO SUPPORT LIGHT FIXTURES. IN ADDITION TO THE ABOVE, FIXTURES OR OTHER EQUIPMENT WEIGHING LESS THAN 56 lbs. SHALL HAVE 1/0 #12 GAGE WIRES FROM THE HOUSING TO THE STRUCTURE ABOVE. THESE WIRES MAY BE SLACK. FIXTURES OF OTHER EQUIPMENT WEIGHING IN EXCESS OF 56 lbs. SHALL BE INDEPENDENTLY SUPPORTED WITH #12 GAGE WIRE AT EACH CORNER TO THE STRUCTURE ABOVE. PENDANT HUNG FIXTURES SHALL BE INDEPENDENTLY SUPPORTED WITH A MINIMUM OF ONE #9 GAGE WIRE.



Exp 8/2/04

REVISION	BY	APPROVED	DATE	DRAWN BY	DATE
				DRopk	11/22/03
				RHS	

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE., PORTLAND, OR. 97202  
 PHONE: (503) 235-8795  
 FAX: (503) 233-7889  
 EMAIL: ztec@ztecengineers.com

SUBJECT	SUSPENDED CEILING DETAIL
LINE	FOR: COOPER CONSTRUCTION 2305 S.E. 9TH AVE. PORTLAND, OR. 97214

CAD NO.	K962-1
REV. NO.	K962-S1
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
DATE	
PROJECT	SS.1

1201 SW 12TH AV.

MT05-154270



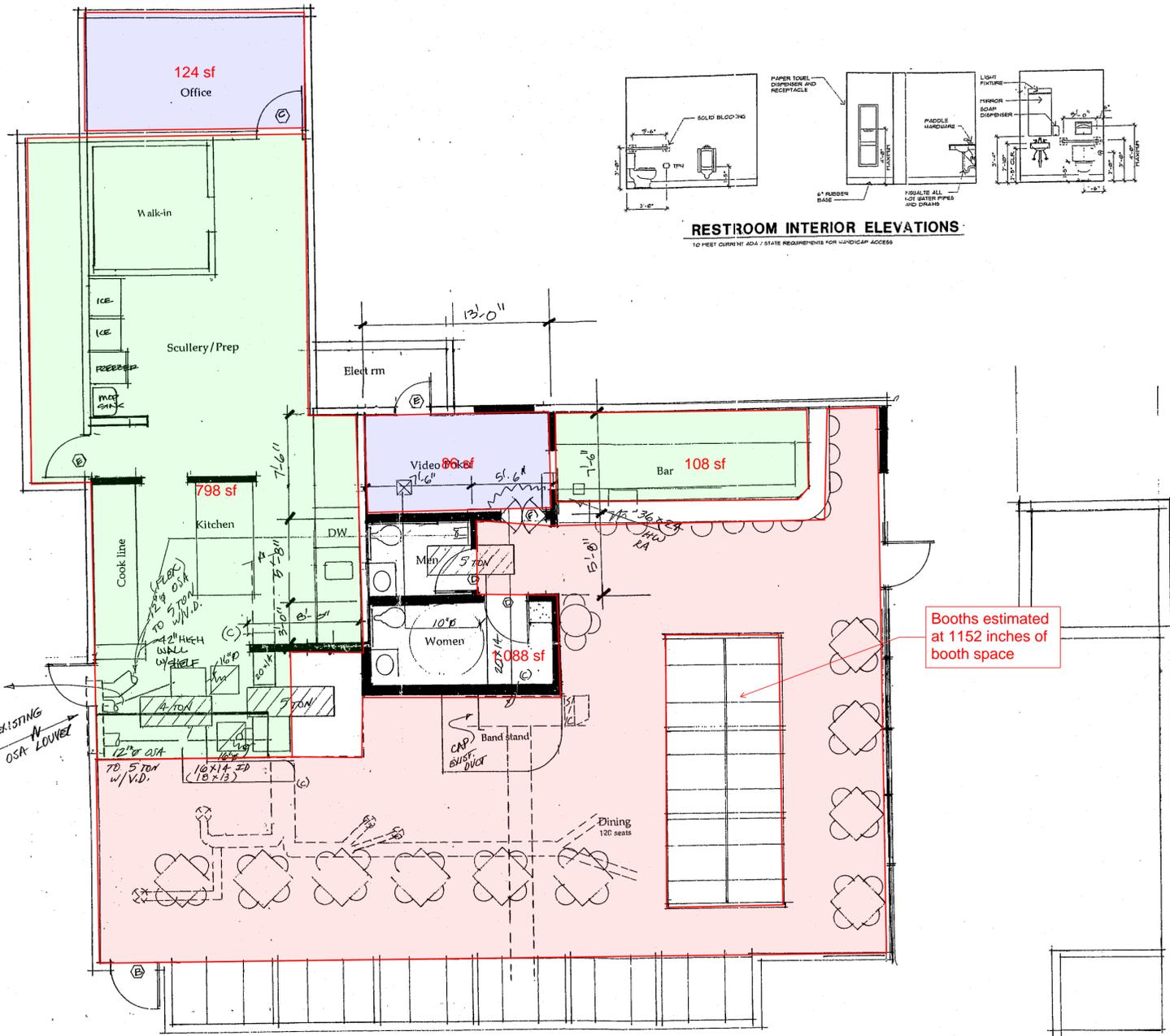
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MICROFILMED

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AUG 26 2005  
MICROFILMED

C

- Assembly
- Office
- Kitchen



**Code Summary:**  
 Applicable codes: 2003 OSMC, 2003 OMSC, 2003 OSMC, 2003 OSMC  
 Construction Type: 1  
 Proposed use of space: Restaurant  
 Area: 2,205 sq ft  
 Occupancy group: A2  
 Occupant loading: Dining: 1,344/15 = 90 occupants  
 Office: 96/100 = 1 occupant  
 Work areas: 765/200 = 4 occupants  
**Total: 96 occupants**  
 Egress: 2 exits req'd (2 prov'd)

**Plumbing fixture calculations:**  
 Dining/bars: 1,344/90 = 44 occ/2 = 22 occ ea sex  
 Work areas: 861/200 = 4 occ/2 = 2 occ ea sex  
**Total: 44 occ ea sex**  
 Required: 1 wc & 1 la for ea sex Provided: 1 wc & 1 lav each

Probable starts  
 Secondary condenser float lockout  
 R-3.5 on OSA

**Door Schedule:**

- A. 3' x 7' Aluminum storefront w/ push/pull hardware & sign\*
- B. Existing 3' x 6'-8" hollow metal in metal frame w/ panic hardware
- C. 3' x 6'-8" Solid core wood in metal frame w/ lever handles & lock
- D. Existing 3' x 6'-8" Solid core wood in metal frame w/ "occupied" indicator
- E. Existing door
- F. Pair 2' "saloon doors"

\* This door to remain unlocked during business hours.

**Room Finish Schedule**

Room	Floor	Base	Walls	Ceiling
Dining	Carpet	Rubber	gyp bd/paint	Existing/paint
Bar	Conc/stained	Rubber	gyp bd/paint	Existing/paint
Rest rooms	Tile	Rubber	gyp bd/FRP	Existing/paint
Scullery/ prep	Vinyl	Rubber	gyp bd/FRP	Acoustic tile
Kitchen	Vinyl	Rubber	gyp bd/FRP	Acoustic tile
Office	Vinyl	Rubber	gyp bd/paint	Acoustic tile

**HVAC REPLACEMENT PLAN Floor Plan**

BRAZIL GRILL  
 1201 SW 12th Ave.  
 Portland, Oregon

By:  
 Hunter-Davison, Inc.  
 1800 SE Pershing St.  
 Portland, Oregon 97202  
 503-234-0477  
 8-22-05

City of Portland  
 REVENUE FUND CENTER  
 COMMUNITY  
 AUG 23 2005  
 Permit Number

REVISIONS	BY
1/15/05	

Brazil Grill  
 1201 SW 12th  
 Portland, Or

Case Design Group  
 Architecture  
 Interiors  
 Planning

05-154270

Date: 8/15/05  
 Scale:  
 Drawn:  
 Job:  
 Sheet:  
 1 of 1