

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 SUMMARY

Status: Decision Rendered - Held over from ID 24620 (2/17/21), for additional information

Appeal ID: 24657	Project Address: 3846 NW Yeon Ave
Hearing Date: 2/24/21	Appellant Name: Anna Cunningham
Case No.: B-013	Appellant Phone: (971) 280-8663
Appeal Type: Building	Plans Examiner/Inspector: Renay Radtke-Butts
Project Type: commercial	Stories: 2 Occupancy: Majority S-1, also B Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure, Reconsideration of appeal	LUR or Permit Application No.: 20-190132-000-00-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7] [File 8] [File 9]	Proposed use: Industrial warehouse

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 507.5, OSSC 602, OSSC 705.2, OSSC 705.8
Requires	<p>OSSC 507.5 – Setback requirements for two-story unlimited area buildings.</p> <p>OSSC 602 – Wall rating requirements at the wall based on fire separation distance, construction type and occupancy type.</p> <p>OSSC 705.2 – Projection allowances based on fire separation distance.</p> <p>OSSC 705.8 – Percentage of opening allowances at the wall based on fire separation distance and sprinkler system.</p>
Code Modification or Alternate Requested	<p>ORIGINAL TEXT:</p> <p>As an alternate method of complying with the above noted sections of the Oregon Structural Specialty Code (OSSC) for a new industrial warehouse building located on site, the owner is proposing no-build easements in perpetuity to be recorded on the adjacent eastern (1N1E20-01600) and southern (1N1E29BB-00300) parcels. The proposed no-build easements will allow the proposed industrial warehouse to comply with the OSSC standards referenced above, including in particular the OSSC 507.4 standard requiring a minimum of 60-feet of fire separation distance, which will be provided from the building line to the implied property line created by the easements.</p> <p>RECONSIDERATION TEXT (02/09/2021):</p> <p>As an alternate method of complying with the above noted sections of the Oregon Structural Specialty Code (OSSC) for a new industrial warehouse building located on site, the owner is proposing no-build easements in perpetuity to be recorded on the adjacent eastern (1N1E20-01600) and southern (1N1E29BB-00300) parcels. The proposed no-build easements will allow the</p>

proposed industrial warehouse to comply with the OSSC standards referenced above, including in particular the OSSC 507.5 standard requiring a minimum of 60-feet of fire separation distance for two-story buildings, which will be provided from the building line to the implied property line created by the easements.

RECONSIDERATION TEXT (02/23/2021):

As an alternate method of complying with the above noted sections of the Oregon Structural Specialty Code (OSSC) for a new industrial warehouse building located on site, the owner is proposing no-build easements in perpetuity to be recorded on the adjacent eastern (1N1E20-01600) and southern (1N1E29BB-00300) parcels. The proposed no-build easements will allow the proposed industrial warehouse to comply with the OSSC standards referenced above, including in particular the OSSC 507.5 standard requiring a minimum of 60-feet of fire separation distance for two-story buildings, which will be provided from the building line to the implied property line created by the easements. The fire separation distance for the adjacent properties to the east and south will not be reduced as the reciprocal easements in favor of these properties will establish implied property lines on the subject site for the benefit of the adjacent properties. See attached updated exhibits for the "East Easement" and "South Easement" identifying full extent and boundaries of the proposed no-build easements.

Proposed Design

ORIGINAL TEXT:

The proposed industrial warehouse building will be a Type V-B, 1-story, 43-feet, 10-inch tall industrial warehouse that is sprinklered throughout with a total building area of 154,243 square-feet. No-build easements are proposed by the applicant to be recorded on the adjacent eastern and southern parcels, allowing for a fire separation distance of 60-feet from the building line to implied property lines created from the no-build easements. The no-build easements are proposed to be approximately 12-feet along the entirety of the eastern property line, and approximately 13-feet along the entirety of the southern property line. See attached exhibits for the "East Easement" and "South Easement" identifying full extent and boundaries of the proposed no-build easements.

RECONSIDERATION TEXT (08/21/2020):

The proposed industrial warehouse building will be a Type V-B, 1-story, 43-feet, 10-inch tall industrial warehouse that is sprinklered throughout with a total building area of 154,243 square-feet. No-build easements are proposed by the applicant to be recorded on the adjacent eastern and southern parcels, allowing for a fire separation distance of 60-feet from the building line to implied property lines created from the no-build easements. The no-build easements are proposed to be approximately 12-feet along the entirety of the eastern property line, and approximately 13-feet along the entirety of the southern property line. See attached exhibits for the "East Easement" and "South Easement" identifying full extent and boundaries of the proposed no-build easements. Both no-build easement exhibits have been revised to only show the two (2) no-build easements required for the proposed industrial warehouse building to meet OSSC requirements; proposed easements that benefit the adjacent eastern and southern properties are no longer shown. To facilitate construction of the proposed industrial warehouse building, the site's four (4) existing buildings are proposed to be demolished in their entirety, including foundations. A demolition plan identifying all existing buildings proposed for removal is included with this appeal as requested.

RECONSIDERATION TEXT (02/09/2021)

The proposed industrial warehouse building will be a Type V-B, 2-story, 42-feet, 8-inch tall industrial warehouse that is sprinklered throughout with a total building area of 189,031 square-feet. No-build easements are proposed by the applicant to be recorded on the adjacent eastern and southern parcels, allowing for a fire separation distance of 60-feet from the building line to implied property lines created from the no-build easements. The no-build easements are proposed to be approximately 12-feet along the entirety of the eastern property line, and approximately 13-feet along the entirety of the southern property line. See attached exhibits for the "East Easement"

and “South Easement” identifying full extent and boundaries of the proposed no-build easements. Both no-build easement exhibits only show the two (2) no-build easements required for the proposed industrial warehouse building to meet OSSC requirements; proposed easements that benefit the adjacent eastern and southern properties are not shown. To facilitate construction of the proposed industrial warehouse building, the site’s four (4) existing buildings have been demolished, including foundations. The demolition plan identifying all existing buildings that have been removed is included with this appeal.

RECONSIDERATION TEXT (02/23/2021)

The proposed industrial warehouse building will be a Type V-B, 2-story, 42-feet, 8-inch tall industrial warehouse that is sprinklered throughout with a total building area of 189,031 square-feet. No-build easements are proposed by the applicant to be recorded on the adjacent eastern and southern parcels, allowing for a fire separation distance of 60-feet from the building line to implied property lines created from the no-build easements. The no-build easements are proposed to be approximately 12-feet along the entirety of the eastern property line, and approximately 13-feet along the entirety of the southern property line. See attached exhibits for the “East Easement” and “South Easement” identifying full extent and boundaries of the proposed no-build easements. Both updated no-build easement exhibits now show the two (2) no-build easements required for the proposed industrial warehouse building to meet OSSC requirements, as well as the reciprocal easements that benefit the adjacent properties to the east and south. The fire separation distance for the adjacent properties to the east and south will not be reduced as the reciprocal easements in favor of these properties will establish implied property lines on the subject site for the benefit of the adjacent properties. To facilitate construction of the proposed industrial warehouse building, the site’s four (4) existing buildings have been demolished, including foundations. The demolition plan identifying all existing buildings that have been removed is included with this appeal.

Reason for alternative The proposed no-build easements will ensure that adequate fire separation distances from the building lines to the implied property lines created through the easements will be maintained.

ORIGINAL TEXT:

OSSC 507.4 – Proposed buildings that are not area limited, and are sprinklered throughout, are required to be surrounded by public ways or yards not less than 60 feet in width on all sides. The proposed building has at least 60-foot yards on the west and north side. The building has less than 60-foot yards on the south and east side. The applicant proposes to record no-build easements on the adjacent eastern and southern parcels that will provide at least 60-foot yards from the building line to the implied property lines created by the no-build easements. Therefore, the no-build easements will provide equivalent yards to what the code requires.

RECONSIDERATION TEXT (02/09/2021):

OSSC 507.5 – Proposed 2-story buildings that are not area limited, and are sprinklered throughout, are required to be surrounded by public ways or yards not less than 60-feet in width on all sides. The proposed building has at least 60-foot yards on the west and north side. The building has less than 60-foot yards on the south and east side. The applicant proposes to record no-build easements on the adjacent eastern and southern parcels that will provide at least 60-foot yards from the building line to the implied property lines created by the no-build easements. Therefore, the no-build easements will provide equivalent yards to what the code requires.

OSSC 602 – The required fire separation distance for an S-1 occupancy group and Type V-B construction of the proposed industrial warehouse is a minimum of 30 feet based on OSSC table 602, requiring a 0 hour fire resistance rating. The Applicant proposes to record no-build easements on the adjacent eastern and southern parcels that will provide at least 60-feet of fire separation distance from the building line to the implied property lines. Therefore, the no-build easements will provide equivalent protection to what the code requires.

OSSC 705.2 – The “line used to determine the fire separation distance” will be created by the no-build easements as assumed property lines approximately 12-feet from the eastern property line, and approximately 13-feet from the southern property line. Therefore, based on table 705.2, any projections from the proposed building must be a minimum of 40 inches in distance from the implied property line. No projections extending anywhere close to 40 inches from the implied property line are proposed. Therefore, the no-build easements provide equivalent protection to what the code requires.

OSSC 705.8 – The proposed no-build easements will create a fire separation distance of at least 60-feet on all sides of the proposed building. Buildings with a fire separation distances greater than 30-feet do not have a limit on allowable area of exterior wall openings based on Table 705.8. Additionally, all openings are specified to be protected by no less than 3 hour fire protection rating as required by Table 722.2.1.1. for 6.2-inch (siliceous, aggregate) minimum wall thickness. Therefore, the no-build easements provide equivalent protection to what the code requires.

Reconsideration submitted 02/23/2021 does not revise text in this section.

APPEAL DECISION

1a. Unlimited area building with minimum 60 foot fire separation distance provided by use of no build easement on East adjacent property: Granted provided the 12 foot easement is continuous along the East lot line.

Appellant must contact Nancy Thorington (503-865-6438) for more information prior to writing the no build easement.

The unrecorded easement must be reviewed and approved by BDS prior to recording. A copy of the recorded easement must then be provided to BDS prior to plan review approval.

1b. Unlimited area building with minimum 60 foot fire separation distance provided by use of no build easement on South adjacent property:

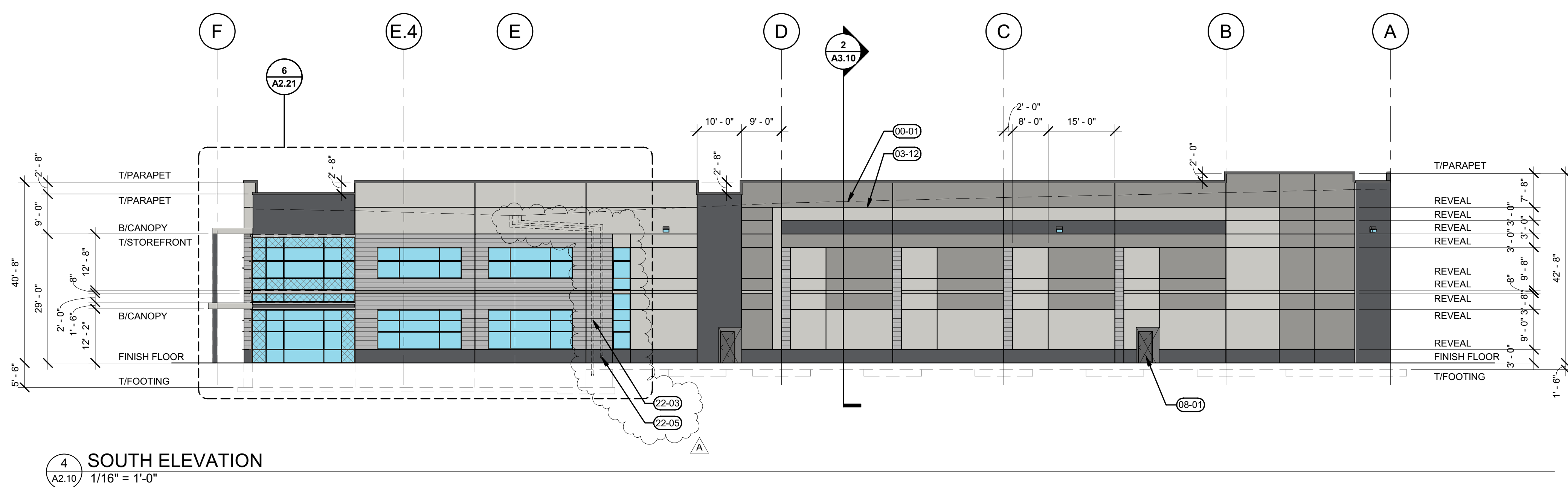
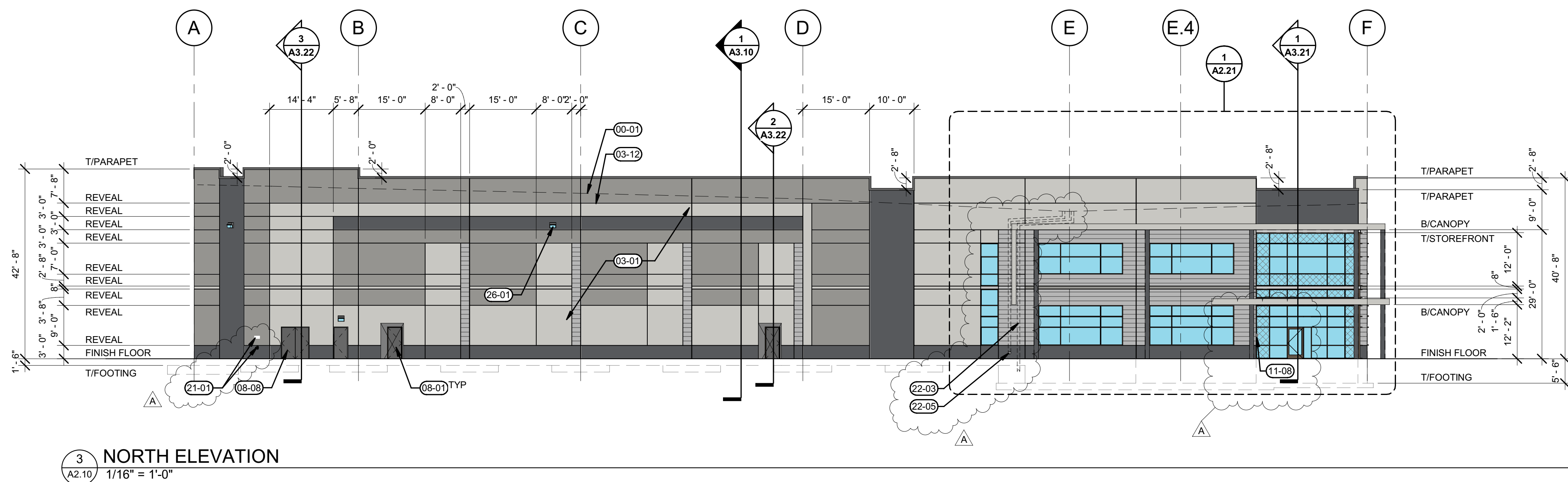
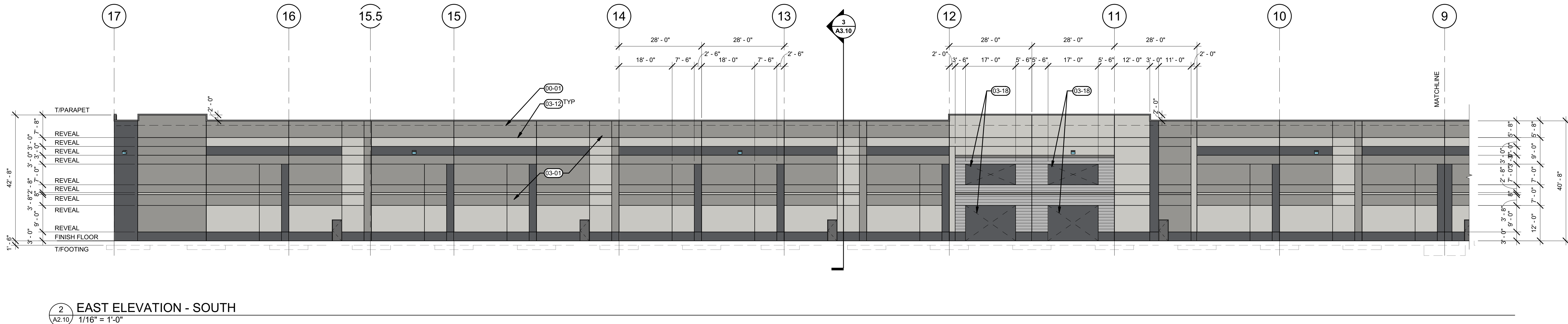
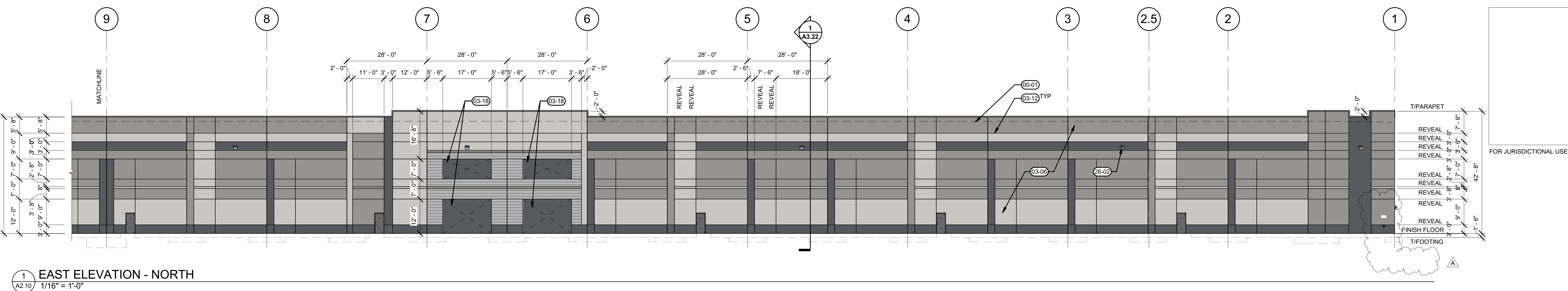
Granted provided the 13 foot easement is continuous along the South lot line.

Appellant must contact Nancy Thorington (503-865-6438) for more information prior to writing the no build easement.

The unrecorded easement must be reviewed and approved by BDS prior to recording. A copy of the recorded easement must then be provided to BDS prior to plan review approval.

The Administrative Appeal Board finds with the conditions noted, 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.



PAINT SCHEDULE

	PROLOGIS STD PLD-9 PURE WHITE
	PROLOGIS STD PLD-10 FIRST STAR
	PROLOGIS STD PLD-6 SABLE
	PROLOGIS STD PLD-7 LIQUORICE TINT
	BOARDFORM FORMLINER COLOR TO MATCH ELEVATION
	BOX RIB METAL PANEL COLOR TO MATCH ELEVATION

GENERAL NOTES

- SEE ARCHITECTURAL GENERAL NOTES ON A0.01 FOR MORE INFORMATION
- ALL COPING TO BE PAINTED PER ELEVATION
- ALL REVEALS DIMENSIONED TO CENTERLINE OF REVEAL. SEE 4/A5.11

KEYNOTES

- ROOF LINE BEYOND, SEE A1.21 AND A1.22
- TILT UP CONCRETE WALL. SEE STRUCTURAL
- PAINTED TILT UP CONCRETE WALL
- REVEAL. SEE 4/A5.11
- FUTURE OPENING IN CONCRETE TILT UP WALL
- INSULATED HM DOOR. PAINT TO MATCH TILT PANEL
- INSULATED HM DOUBLE DOOR
- KNIX BOX. MOUNT 5'-0" TO CENTER OF BOX ABOVE ADJACENT EXTERIOR GRADE
- FDC CONNECTION. SEE CIVIL. PROVIDE FDC SIGNAGE 6'-0" TO 8'-0" ABOVE CONNECTION
- INTERIOR ROOF DRAIN. SEE 9/A5.10, 12/A5.10, PLUMBING AND CIVIL
- OVERFLOW PIPE PENETRATION LOCATED PER PLAN. SEE 13/A5.10
- COORDINATE BENDING OF REBAR AROUND SLEEVE WITH STRUCTURAL
- EGRESS LIGHT ELECTRICAL CENTERED ON DOOR AND MOUNTED 3'-0" UNO. ABOVE ROUGH DOOR OPENING. SEE ELECTRICAL
- EXTERIOR WALL MOUNTED LIGHT ON PANEL. CENTER OF LIGHT TO BE 32'-0" CENTERED AFF. SEE ELECTRICAL

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Print Record

Revision Record
A 12/21/2020 Plan Check Response #1

NORTHWEST
LOGISTICS 1
NORTHWEST
LOGISTICS
3860 NW YEON AVE
PORTLAND OR, 97210



4380 SW MACADAM AVE,
SUITE 285 PORTLAND, OR
97239

Date 12.21.2020 Project No. 2190306.00

Sheet Title
BUILDING ELEVATIONS

Sheet No.
A2.10
Released for Construction
Not Released for Construction

PERMIT SET: 9/11/20

NORTHWEST LOGISTICS 1 - DEMOLITION
3900 NW YEON AVE
PORTLAND, OR 97210
PERMIT SET - JUNE 12, 2020

OWNER

3900 YEON, LLC
4380 SW MACADAM AVE, SUITE 285
PORTLAND, OR 97239
TELEPHONE: 206.414.7625
CONTACT: JUSTIN KIRK
EMAIL: JKIRK@PROLOGIS.COM

CIVIL ENGINEER

DOWL
720 SW WASHINGTON STREET, SUITE 750
PORTLAND, OR 97205
TELEPHONE: 971.280.8641
CIVIL ENGINEER: JEFF SHOEMAKER
EMAIL: JSHOEMAKER@DOWL.COM

PROJECT DESCRIPTION

DEMOLITION OF WAREHOUSE AND ACCESSORY BUILDINGS
INCLUDING PAVING AND UTILITIES.

SEPARATE PERMITS

BUILDING (A) DEMOLITION: 20-152449-CO
BUILDING (B) DEMOLITION: 20-153279-CO
BUILDING (C) DEMOLITION: 20-153283-CO
BUILDING (D) DEMOLITION: 20-153286-CO

SITE INFORMATION

CITY OF PORTLAND TAX MAP/ LOTS: R315904 1N1E20-01700
R941200160 - 201N1E OL

DRAWING INDEX

ARCHITECTURAL
A1.02 - DEMOLITION PLAN

CIVIL
C00.01 - EXISTING CONDITIONS & DEMO PLAN
C00.02 - FINAL DEMOLITION PLAN

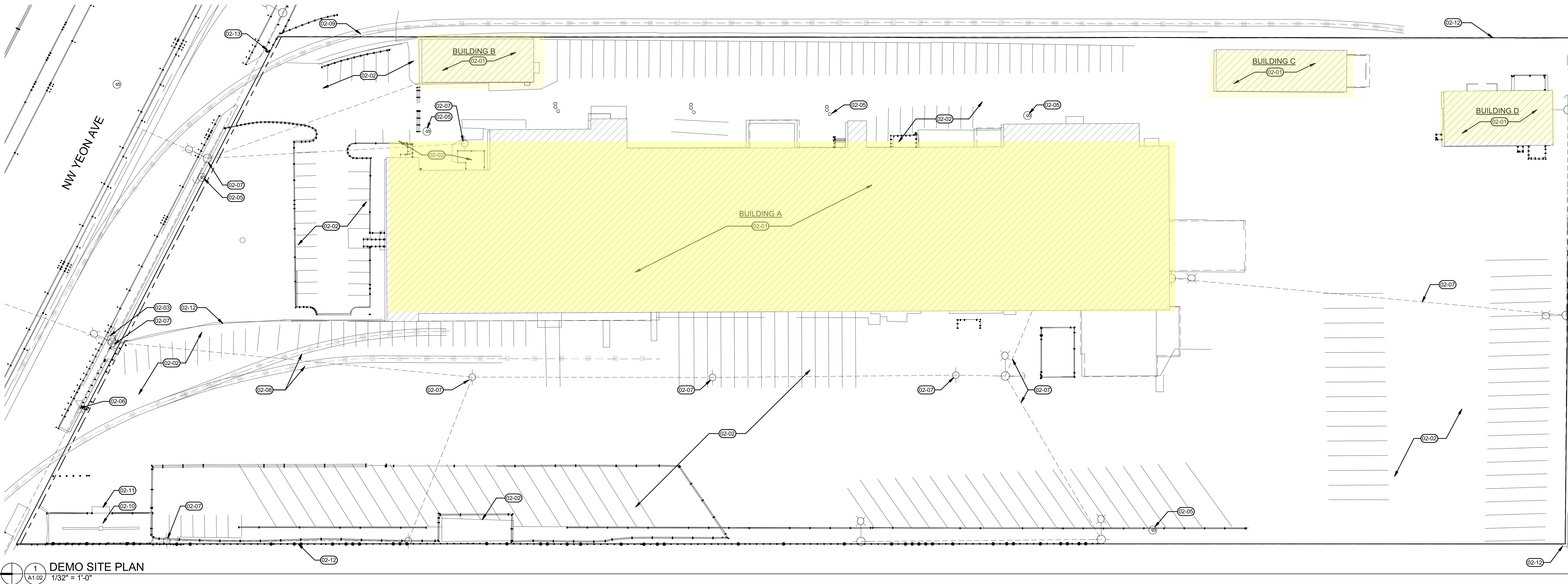
EROSION CONTROL
ESC-01 - COVER SHEET
ESC-02 - EXISTING CONDITIONS
ESC-03 - EROSION AND SEDIMENT CONTROL - PROPOSED CONDITIONS
ESC-04 - EROSION CONTROL DETAILS

CONTRACTOR

TBD
address
address
TELEPHONE:
CONTACT:
EMAIL:

ARCHITECT

MACKENZIE
RIVEREAST CENTER
1515 SE WATER AVE, SUITE 100
PORTLAND, OR 97214
TELEPHONE: 503.224.9560
ARCHITECT: SCOTT MOORE
CONTACT: MIKE RUETER
EMAIL: mrueter@mcknze.com



1 DEMO SITE PLAN
A1.02 1/32" = 1'-0"

GENERAL NOTES

- SCOPE:
 - CONTRACTOR TO REMOVE ALL STRUCTURES IN THEIR ENTIRETY, INCLUDING FOUNDATIONS INDICATED ON THE DRAWINGS.
 - ALL CONTRACTORS TO ATTEND SITE PRIOR TO BID TO FAMILIARIZE ALL CONDITIONS AND MATERIALS TO BE REMOVED.
- GENERAL:
 - COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC PRIOR TO START OF DEMOLITION. OBTAIN WRITTEN PERMISSION FROM THE OWNER.
 - PREVENT WIND BLOWN DEBRIS. TAKE PRECAUTIONS TO PREVENT CATASTROPHIC OR UNCONTROLLED COLLAPSE OF STRUCTURES TO BE REMOVED. DO NOT ALLOW WORKER OR PUBLIC ACCESS WITHIN RANGE OF POTENTIAL COLLAPSE OF UNSTABLE STRUCTURES.
 - PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
 - CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANTS.
 - DO NOT CLOSE OR OBSTRUCT ROADWAYS OR SIDEWALKS WITHOUT PERMIT.
 - DO NOT OBSTRUCT REQUIRED EXITS AT ANY TIME THAT THE STRUCTURE IS OCCUPIED. PROTECT PERSONS AND AT INTERIOR OR EXTERIOR LOCATIONS FROM REMOVAL OPERATIONS.
 - ENCROACHMENT OF DEMOLITION ON ADJACENT PROPERTIES IS NOT ALLOWED.
 - DO NOT BEGIN REMOVAL/DEMOLITION UNTIL RECEIPT OF NOTIFICATION TO PROCEED FROM OWNER.
- HAZARDOUS MATERIALS: COMPLY WITH 29 CFR1926 AND STATE AND LOCAL REGULATIONS.
 - STRUCTURE MAY INCLUDE HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT. IF OWNER DOES NOT PROVIDE DOCUMENTATION OF THE PRESENTS OR LACK THEREOF, CONTRACTOR SHALL OBTAIN TESTING AND IDENTIFICATION OF ALL MATERIAL EXCEEDING FEDERAL LIMITS FOR REMOVAL AND HANDLING. ALL DEMOLISHED MATERIALS IN EXCESS OF ESTABLISHED ECOLOGICAL OR HEALTH RISK CONCENTRATIONS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND CODES.
 - PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE AND RECYCLING OF MATERIALS.
 - WHERE APPROPRIATE OR AS DIRECTED BY OWNER, DISMANTLE EXISTING CONSTRUCTION AND SEPARATE MATERIALS.
 - SET ASIDE REUSABLE, RECYCLABLE, AND SALVAGEABLE MATERIALS; STORE AND DELIVER TO COLLECTION POINT OR POINT OF REUSE.
 - PARTIAL REMOVAL OF PAVING AND CURBS: NEATLY SAW CUT AT RIGHT ANGLE TO SURFACE.SEE EROSION CONTROL, SITE AND GRADING PLANS BY DOWL FOR ADDITIONAL INFORMATION.
- EXISTING UTILITIES:
 - COORDINATE WORK WITH UTILITY COMPANIES. NOTIFY BEFORE STARTING WORK AND COMPLY WITH ALL REQUIREMENTS. OBTAIN REQUIRED PERMITS.
 - PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE.
 - DO NOT DISRUPT PUBLIC UTILITIES WITHOUT PERMIT FORM AUTHORITY HAVING JURISDICTION.
 - PREPARE AND SUBMIT TO OWNER FOR APPROVAL, MINIMUM 10 DAYS PRIOR TO START OF WORK. PLAN IDENTIFYING SCHEDULE FOR DISRUPTION OF ALL UTILITIES AND LIFE SAFETY SYSTEMS WITH RESPECT TO DEMOLITION.
 - LOCATE AND MARK UTILITIES TO REMAIN AT EXTERIOR. MARK USING HIGHLY VISIBLE TAGS OR FLAGS, WITH IDENTIFICATION OF UTILITY TYPE. PROTECT FROM DAMAGE DUE TO SUBSEQUENT DEMOLITION, USING SUBSTANTIAL BARRICADES IF NECESSARY.
 - REMOVE EXPOSED PIPING, VALVES, METERS, EQUIPMENT, SUPPORTS, AND FOUNDATIONS OF DISCONNECTED AND ABANDONED UTILITIES AT INTERIOR OF BUILDING.
 - REMOVE ALL UNDERGROUND AND EXPOSED UTILITIES TO THE METER OR POINT IDENTIFIED ON PLANS. CAP IN ACCORDANCE WITH JURISDICTION REQUIREMENTS.

- DEMOLITION:
 - DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATIONS ONLY.
 - VERIFY THAT CONSTRUCTION AND UTILITIES ARRANGEMENTS ARE AS SHOWN.
 - REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.
 - BEGINNING OF DEMOLITION WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS THAT WOULD BE APPARENT UPON EXAMINATION PRIOR TO STARTING DEMOLITION.
 - SERVICES (INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL, AND TELECOMMUNICATION); REMOVE EXISTING SYSTEMS AND EQUIPMENT IN THEIR ENTIRETY AS INDICATED.
 - PROTECT EXISTING WORK TO REMAIN.
 - PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
 - PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
 - PROTECT ADJACENT CONSTRUCTION AND FINISHES FROM DAMAGE DURING REMOVAL WORK.
 - DEBRIS AND WASTE REMOVAL / CLEANUP:
 - REMOVE ALL DEMOLISHED MATERIAL, DEBRIS, AND TRASH FROM SITE EXCEPT RECYCLABLE CONCRETE AGGREGATE.
 - RECYCLE ALL APPROPRIATE MATERIALS.
 - ALL STRUCTURAL AND FINISH MATERIALS ASSOCIATED WITH THE GRANDSTANDS TO BE REMOVED AND DISPOSED OFF SITE.
 - CONCRETE TO BE CRUSHED TO RECYCLABLE 2" MINUS AGGREGATE AND LEFT ON SITE WHERE INDICATED. SEE CIVIL FOR ADDITIONAL INFORMATION.
 - UPON COMPLETION OF DEMOLITION, SMOOTH ALL GRADES TO DRAIN, SEE CIVIL FOR ADDITIONAL INFO.
 - LEAVE SITE IN CLEAN CONDITION, READY FOR FUTURE WORK.
 - CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.

SEPTIC DECOMMISSIONING REQUIRED:
EXISTING SEPTIC SYSTEMS SHALL BE DECOMMISSIONED IN ACCORDANCE WITH CITY OF PORTLAND AND MULTNOMAH COUNTY REQUIREMENTS. COORDINATE DECOMMISSIONING OF EXISTING SEPTIC SYSTEMS WITH THE CITY'S SEPTIC INSPECTION STAFF. CALL NVR #642 FOR SEPTIC INSPECTION.

KEYNOTES

- | | |
|-------|--|
| 02-01 | EXISTING BUILDING TO BE DEMOLISHED IN ITS ENTIRETY, INCLUDING FOUNDATION. GC TO DETERMINE WHAT TO SALVAGE, RECYCLE, AND REUSE. |
| 02-02 | EXISTING PAVEMENT, CURBS, AND LANDSCAPING TO BE DEMOLISHED EXISTING WATER LINE TO BE REMOVED UP TO THE EXISTING METER AT THE PROPERTY LINE |
| 02-03 | EXISTING SANITARY SEWER PIPE TO BE REMOVED OR GROUT-FILLED IN PLACE, UP TO THE EXISTING ACCESS POINT. CONFIRM WITH GEOTECHNICAL INSPECTOR. |
| 02-05 | EXISTING GAS LINE TO BE REMOVED UP TO THE EXISTING METER TO REMAIN FOR FUTURE BUILDING |
| 02-06 | EXISTING UTILITY TO BE PROTECTED IN-PLACE IF OVERHEAD POWER IS TO REMAIN FOR FUTURE BUILDING |
| 02-07 | EXISTING RAILROAD SPUR TO BE REMOVED IN IT ENTIRETY |
| 02-08 | EXISTING RAILROAD SPUR TO BE REMAIN. DO NOT DISTURB. |
| 02-09 | EXISTING TRASH ENCLOSURE TO BE DEMOLISHED. |
| 02-10 | EXISTING SCALE TO BE REMOVED. |
| 02-11 | EXISTING FENCE TO BE DEMOLISHED. |
| 02-12 | EXISTING FIRE HYDRANT TO REMAIN. |

Print Record

Revision Record

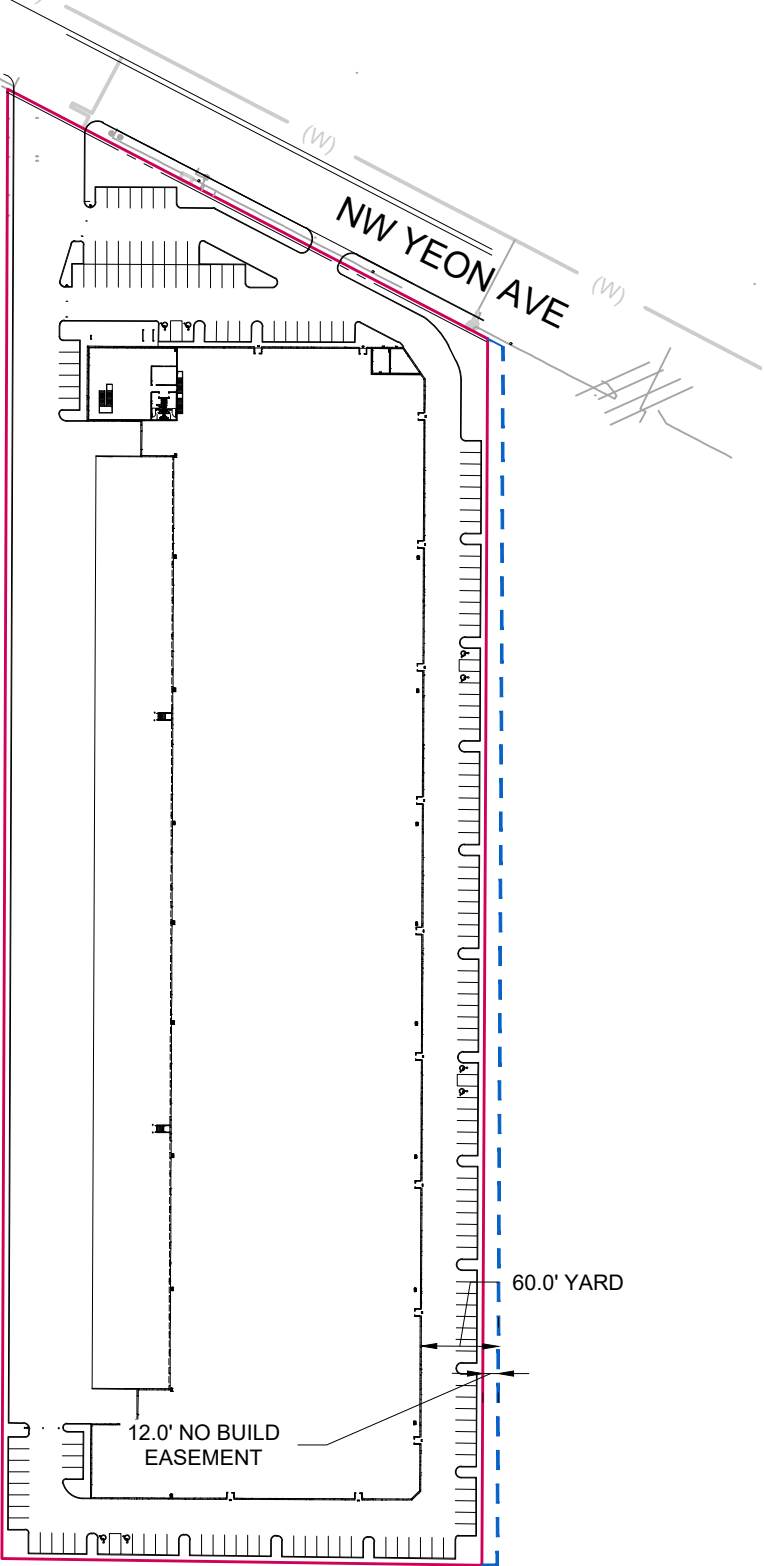
A	6/24/2020	Pre-Screen Comments
B	8/12/2020	City Comments #1

Q:\2214724-01\SCAD\Exhibits\2020-08-20 Updated Esmt Exhibit - no build\SC-SS-EX-NW YEON.dwg PLOT DATE 2020-8-20 11:39 SAVED DATE 2020-08-20 11:18 USER: acunningham

EXISTING



PROPOSED



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED NO BUILD EASEMENT LINE

SCALE IN FEET



NW LOGISTICS 1
3900 NW YEON
EAST EASEMENT EXHIBIT

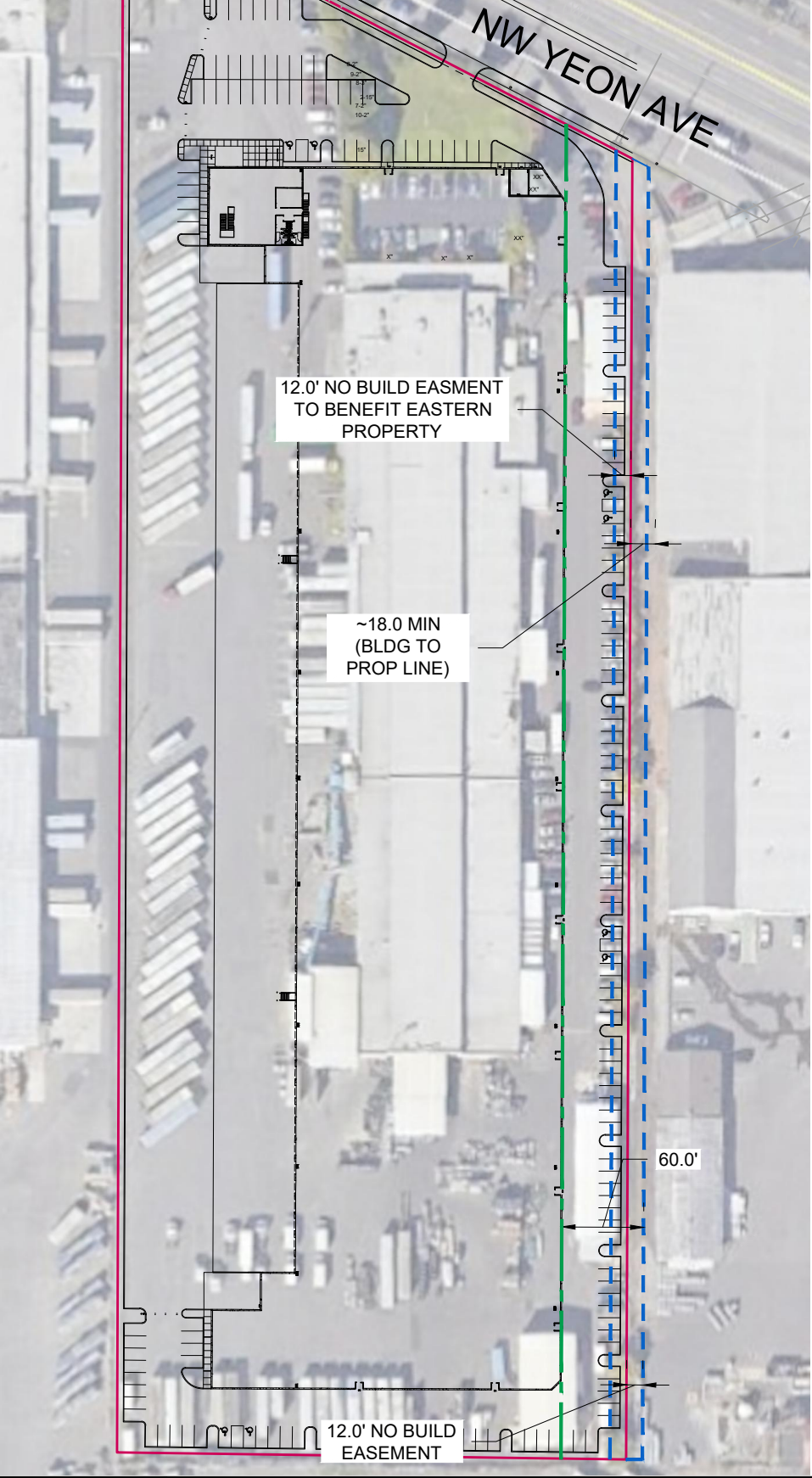
PROJECT	14724
DATE	8/20/2020

FIGURE 1

EXISTING



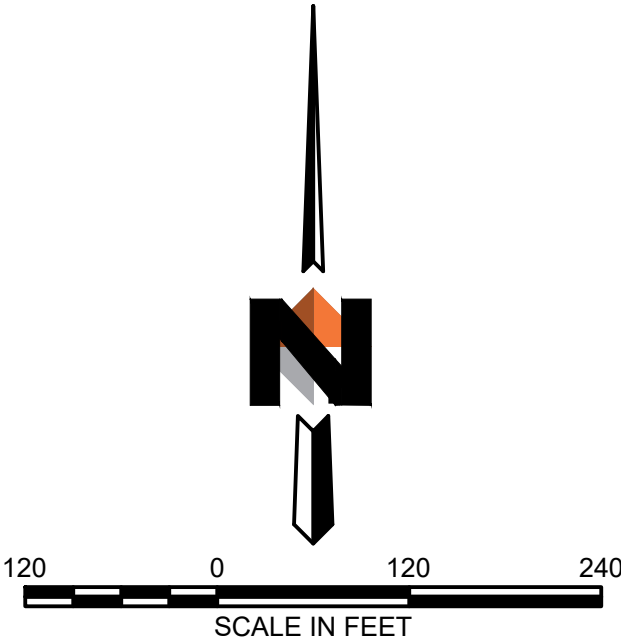
PROPOSED



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED NO BUILD EASEMENT LINE
- EXISTING SETBACK/ALLOWABLE BUILD LINE
- PROPOSED SETBACK/ALLOWABLE BUILD LINE

- NOTE: RECIPROCAL NO-BUILD EASEMENTS ARE UNDER REVIEW WITH BDS.



NW LOGISTICS 1
3900 NW YEON
EAST EASEMENT EXHIBIT

PROJECT	14724
DATE	4/17/2020

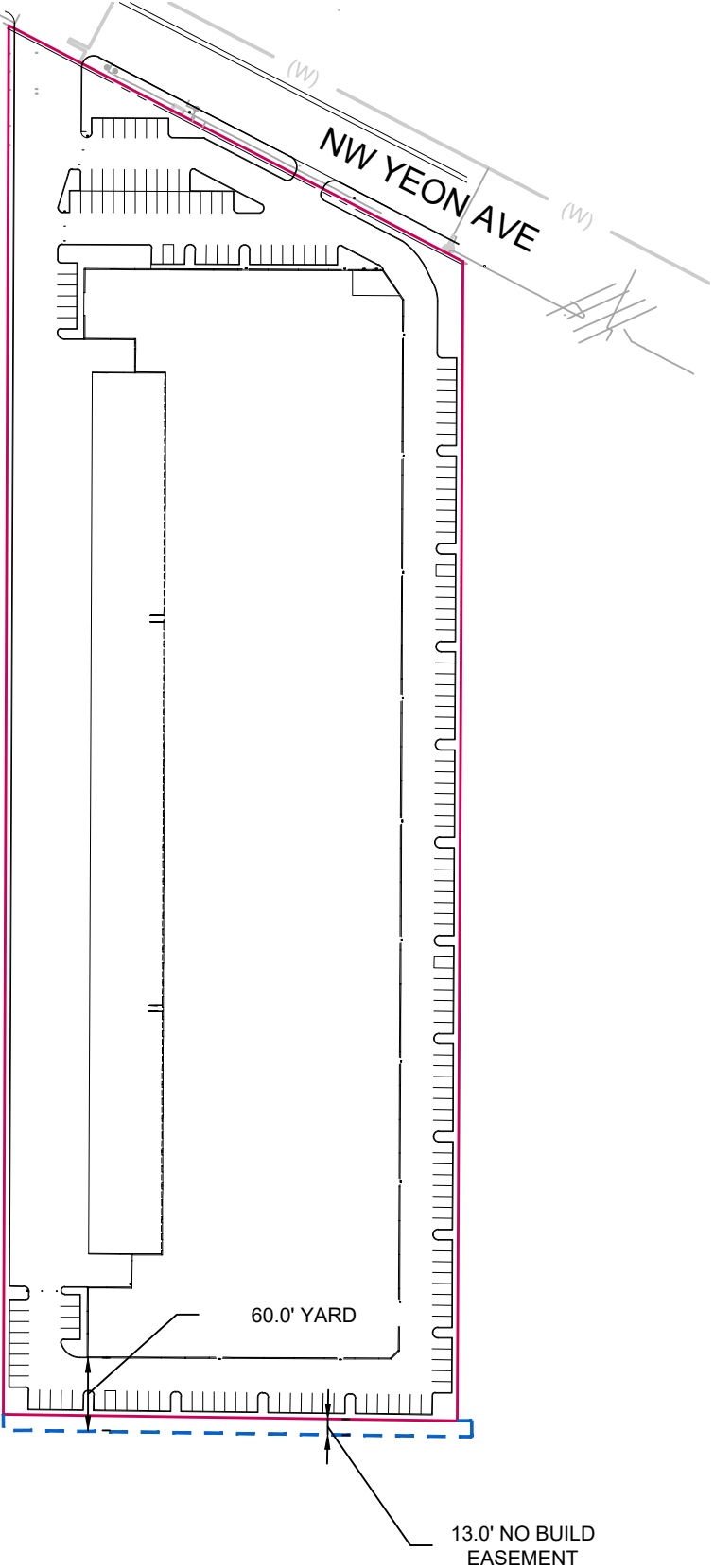
FIGURE 1

Q:\2214724-01\SCAD\Exhibits\2020-08-20 Updated Esmt Exhibit - no build\SC-SS-EX-NW YEON.dwg PLOT DATE 2020-8-20 11:44 SAVED DATE 2020-08-20 11:18 USER: acunningham

EXISTING



PROPOSED



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED NO BUILD EASEMENT LINE

SCALE IN FEET



NW LOGISTICS 1
3846 NW YEON
SOUTH EASEMENT EXHIBIT

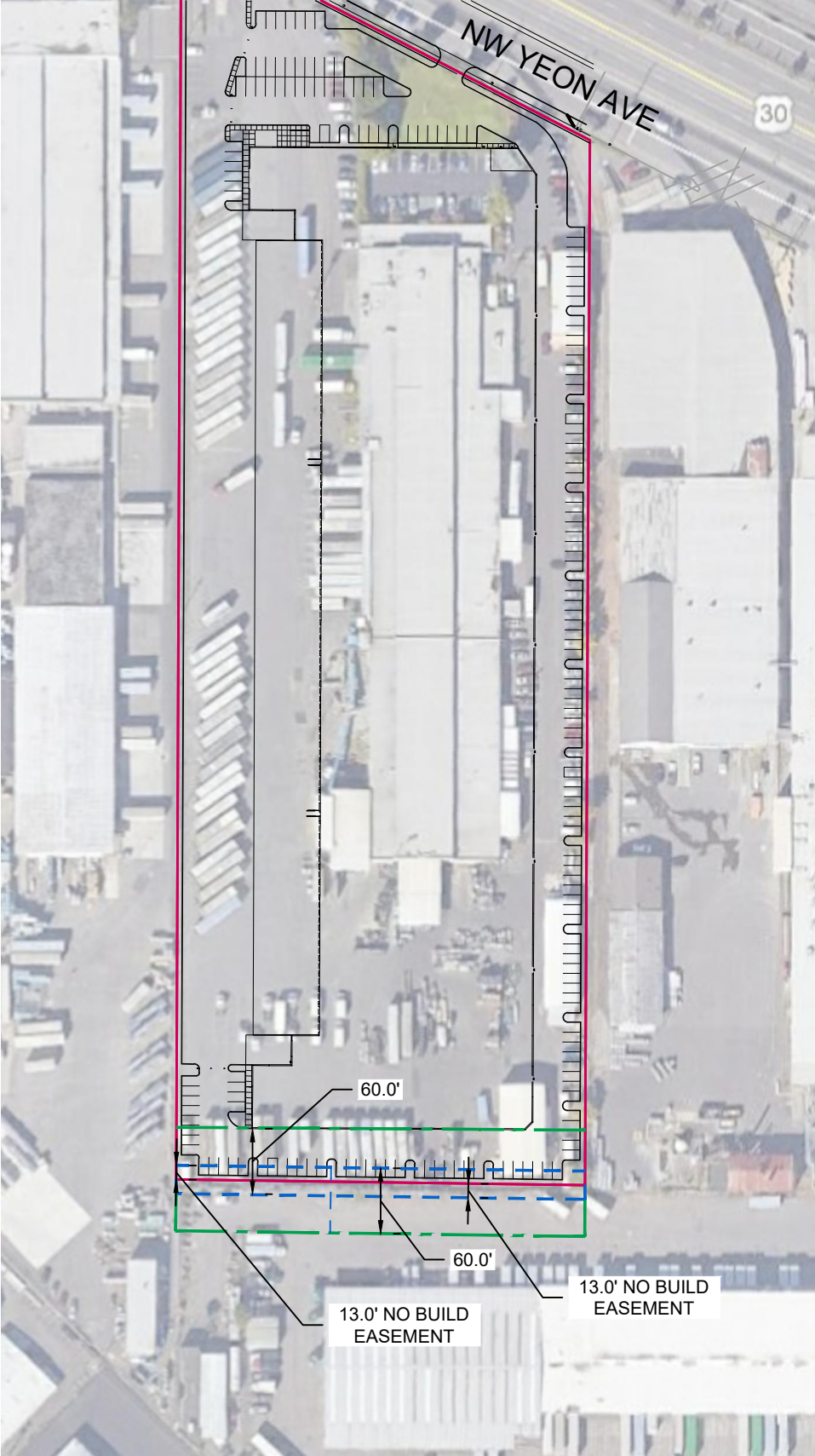
PROJECT	14724
DATE	8/20/2020

FIGURE 1

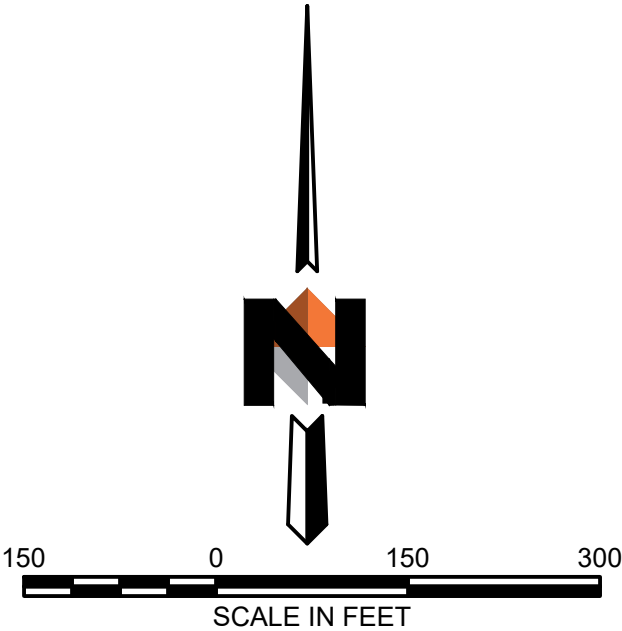
EXISTING



PROPOSED



- LEGEND
- EXISTING PROPERTY LINE
 - PROPOSED NO BUILD EASEMENT LINE
 - EXISTING SETBACK/ALLOWABLE BUILD LINE
 - PROPOSED SETBACK/ALLOWABLE BUILD LINE



NW LOGISTICS 1
3900 NW YEON
SOUTH EASEMENT EXHIBIT

PROJECT 14724
DATE 4/17/2020

FIGURE 1

FOR JURISDICTIONAL USE

SYMBOLS LEGEND

0 NUMBER OF OCCUPANTS SERVED BY EGRESS ACCESS

OFFICE ROOM NAME
B OCCUPANCY TYPE
3000 OCCUPANCY LOAD FACTOR
150 NUMBER OF OCCUPANTS
20 ROOM SQUARE FOOTAGE
EXIT SIGN PER 1011.1

FIRE EXTINGUISHER CABINET

DISTANCE TRAVELED PATH

44" CLEAR EGRESS PATH WITH EMERGENCY POWER LIGHTING PER OSSC 1006.2. EXTEND TO 5'-0" OUTSIDE EXTERIOR DOORS.

PROVIDE:

- EMERGENCY POWER FOR MINIMUM 90 MINUTES: (BATTERY BACK UP)
- AVERAGE INITIAL ILLUMINATION OF 1 FOOT CANDLE (11 LUX)
- MINIMUM ILLUMINATION AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX)
- MAXIMUM TO MINIMUM UNIFORMITY RATIO OF 40 TO 1, MAXIMUM

GENERAL NOTES

A. THIS SHEET IS MEANT FOR CODE REVIEW PURPOSES ONLY.
B. SEE SHEET A1, 10, A1.11, AND A1.12 FOR ADDITIONAL PLAN INFORMATION.
C. EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1008.
D. SECTION 1010.1.1 REQUIRES A CLEAR DOOR WIDTH OF 32". ALL PROVIDED DOORS COMPLY.

GOVERNING CODES

2019 OREGON STRUCTURAL SPECIALTY CODE
2019 OREGON ZERO ENERGY READY COMMERCIAL CODE
2019 OREGON MECHANICAL SPECIALTY CODE
2017 OREGON ELECTRICAL SPECIALTY CODE
2017 OREGON PLUMBING CODE
2019 OREGON FIRE CODE
ICC A117.1-2009 ACCESSIBILITY

MEANS OF EGRESS

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017)

MAXIMUM DISTANCE ALLOWED: 300'-0"
MAXIMUM DISTANCE PROPOSED: 215'-0"

COMMON PATH OF TRAVEL (TABLE 1006.2.1)

MAXIMUM DISTANCE ALLOWED: 100'-0"
MAXIMUM DISTANCE PROPOSED: 37'-0"

MEANS OF EGRESS SIZING (SECTION 1009)

FIRST FLOOR: 415 OCCUPANTS (0.2) = 83"
3 EXITS REQUIRED
18 EXITS, 576" PROVIDED

SECOND FLOOR: 34 OCCUPANTS (0.3) = 10"
2 EXITS REQUIRED
2 EXITS, 16" PROVIDED

1019.3 OCCUPANCIES OTHER THAN GROUPS I-2 AND I-3

EXCEPTION 1
EXIT ACCESS STAIRWAYS AND RAMPS THAT SERVE OR ATMOSPHERICALLY COMMUNICATE BETWEEN ONLY TWO STORIES ARE NOT REQUIRED TO BE ENCLOSED. SUCH INTERCONNECTED STORIES SHALL NOT BE OPEN TO OTHER STORIES

SECTION 1008 - MEANS OF EGRESS ILLUMINATION

PROVIDE MEANS OF EGRESS ILLUMINATION AT A MINIMUM OF ONE FOOT CANDLE AT PATH OF EGRESS TO MEET SECTION 1008. EXTEND 5'-0" OUTSIDE EGRESS DOORS

- WAREHOUSE/OFFICE PROVIDE
 - EMERGENCY POWER FOR MIN 90 MINUTES. (BATTERY BACK-UP)
 - AVERAGE INITIAL ILLUMINATION OF 1 FOOT-CANDLE(11 LUX)
 - MAXIMUM UNIFORMITY RATIO OF 40:1
 - SEE FLOOR PLANS FOR PATH

SECTION 1010 - DOORS, GATES AND TURNSTILES

EXTERIOR DOORS SIZED AND HARDWARE PROVIDED TO MEET SECTION. SEE FLOOR PLAN AND DOOR HARDWARE. ALL DOOR HARDWARE TO COMPLY WITH ADA REQUIREMENTS. SEE SPEC'S

- THRESHOLDS TO COMPLY WITH 1010.1.7
- HARDWARE ON DOORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH 1008.1.9.1
- HARDWARE HEIGHT TO COMPLY WITH 1010.1.9.2
- LOCKS AND LATCHES TO COMPLY WITH 1010.1.9.4
- BOLT LOOKS ARE NOT PERMITTED UNLESS MEETING 1010.1.9.5 EXCEPTIONS
- THE UNLATCHING OF ANY DOOR OR LEAF SHALL COMPLY WITH 1010.1.9.6

SECTION 1013 - EXIT SIGNS

PROVIDE EXIT SIGNAGE TO MEET SECTION 1013.1.

SECTION 1028 - EXIT DISCHARGE

ALL EXITS DISCHARGE AT GROUND LEVEL

FIRE RESISTANCE - OSSC CHAPTER 6

TABLE 601 - FIRE RESISTIVE REQUIREMENTS

EXTERIOR BEARING WALL - TYP NR
INTERIOR BEARING WALL NR
INTERIOR NON-BEARING WALL NR
INTERIOR NON-BEARING WALL NR
STRUCTURAL FRAME NR
FLOOR NR
ROOF NR
SHAFTS (707.3.1) NR
FIRE PUMP ROOM (913.2.1 EXCEPTION 1) 1-HR

NON REQUIRED FIRE RESISTIVE ELECTRICAL ROOM 1-HR

BUILDING PLUMBING FIXTURE COUNT (TABLE 2902.1)

OCCUPANT TOTALS
B 82/2 = 41 PER GENDER
S-1 367/2 = 184 PER GENDER

MEN

TOILETS: B (1:25) <50 SF = 1.64
S-1 (1:100) = 1.84
TOTAL = 3.48 REQUIRED, 4 PROVIDED

LAVATORIES

B (1:40) = 1.03
S-1 (1:100) = 1.84
TOTAL = 2.87 REQUIRED, 3 PROVIDED

WOMEN

TOILETS: B (1:25) <50 SF = 1.64
S-1 (1:100) = 1.84
TOTAL = 3.48 REQUIRED, 4 PROVIDED

LAVATORIES

B (1:40) = 1.03
S-1 (1:100) = 1.84
TOTAL = 2.87 REQUIRED, 3 PROVIDED

FIRE PROTECTION - CHAPTER 9

BASED ON 2019 OREGON FIRE CODE
OFC SECTION 509.1

ROOMS CONTAINING CONTROLS FOR AIR CONTAINING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT.

SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATIONS TO BE APPROVED BY THE FIRE CODE OFFICIAL.

WHERE REQUIRED AND APPROVED BY THE FIRE CODE OFFICIAL UTILITIES ARE TO BE LEGIBLY MARKED TO IDENTIFY THE JANITOR SPACE IT SERVES

PENETRATIONS THROUGH FIRE RESISTANCE RATED WALLS SHALL MEET ALL REQUIREMENTS PER SECTION 714 AS WELL AS FIRE RESISTANCE RATED WALLS TO MEET FIRE STOPPING PER SPECIFICATION 07 64 00

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

FULLY SPRINKLERED NFPA-13 ESFR FIRE SYSTEM

SECTION 906 PORTABLE FIRE EXTINGUISHERS

PROVIDE (1) FIRE EXTINGUISHER WITH RATINGS OF NOT LESS THAN 2-A:10-B:C FOR EACH 3,000 SF OF FLOOR AREA. TRAVEL FROM ANY PORTION OF BUILDING NOT TO EXCEED 75'.

OFC APPENDIX D FIRE APPARATUS ACCESS ROADS

SEE SHEET C1.00 FOR AERIAL FIRE APPARATUS ACCESS.

ENERGY CODE REQUIREMENTS

2019 OREGON ZERO ENERGY READY COMMERCIAL CODE (2019 OSSC - 1301)
NEW BUILDING TO INCLUDE THE OREGON ZERO ENERGY READY COMPLIANCE FORM, INCLUDING A ZERO CODE CALCULATOR REPORT (ZERO-CODE.ORG/ENERGY-CALCULATOR)

CLIMATE ZONE: MIXED MARINE 4C (ASHRAE STANDARD 169, TABLE B-1)

SHELL BUILDING:

VERTICAL FENESTRATION AREA: 4,891 SF
WALL AREA: 77,764 SF
PERCENTAGE OF FENESTRATION: 6%

SKYLIGHT(48) AREA: 2,592 SF
ROOF AREA: 184,163 SF
PERCENTAGE OF SKYLIGHT: 1.4%

NOTE: OFFICE IS CONDITIONED, WAREHOUSE IS SEMIHEATED

BUILDING CODE DATA

GENERAL CODE ANALYSIS:

- CONSTRUCTION TYPE: V-B, TWO STORY
- FIRE PROTECTION: NFPA 13 - ESFR AUTOMATIC FIRE SPRINKLER
- OCCUPANCY: (B), AND (S-1) OCCUPANCY, BASED ON TABLE 508.4 SEPARATED OCCUPANCIES, NO SEPARATION IS REQUIRED.

MECHANICAL VENTILATION PER OSSC 1202.1, TO BE PROVIDED. SEE MECH.

BUILDING HEIGHT (TABLE 503):

ALLOWABLE: 60'-0" / 2 STORIES
PROVIDED: 43'-10" / 2 STORIES

UNLIMITED AREA BUILDING (SEE SECTION 507):

BUILDING HAS MORE THAN 60' YARDS ON THE WEST AND NORTH SIDE, IS ONLY ONE LEVEL ABOVE GRADE, AND IS EQUIPPED THROUGHOUT WITH AN NFPA 13 - ESFR AUTOMATIC FIRE SPRINKLER SYSTEM.

EXCEPTIONS - BUILDING HAS LESS THAN 60' YARDS ON EAST AND SOUTH SIDE TO THE PROPERTY LINE, IN ORDER TO MEET REQUIREMENT OF 507.4 ON THE SOUTH SIDE A CODE APPEAL (ID: 23879) HAS BEEN SUBMITTED WITH A NO-BUILT EASEMENT WITH THE ADJACENT PROPERTY OWNER TO MAINTAIN THE 60' OPEN SPACE.

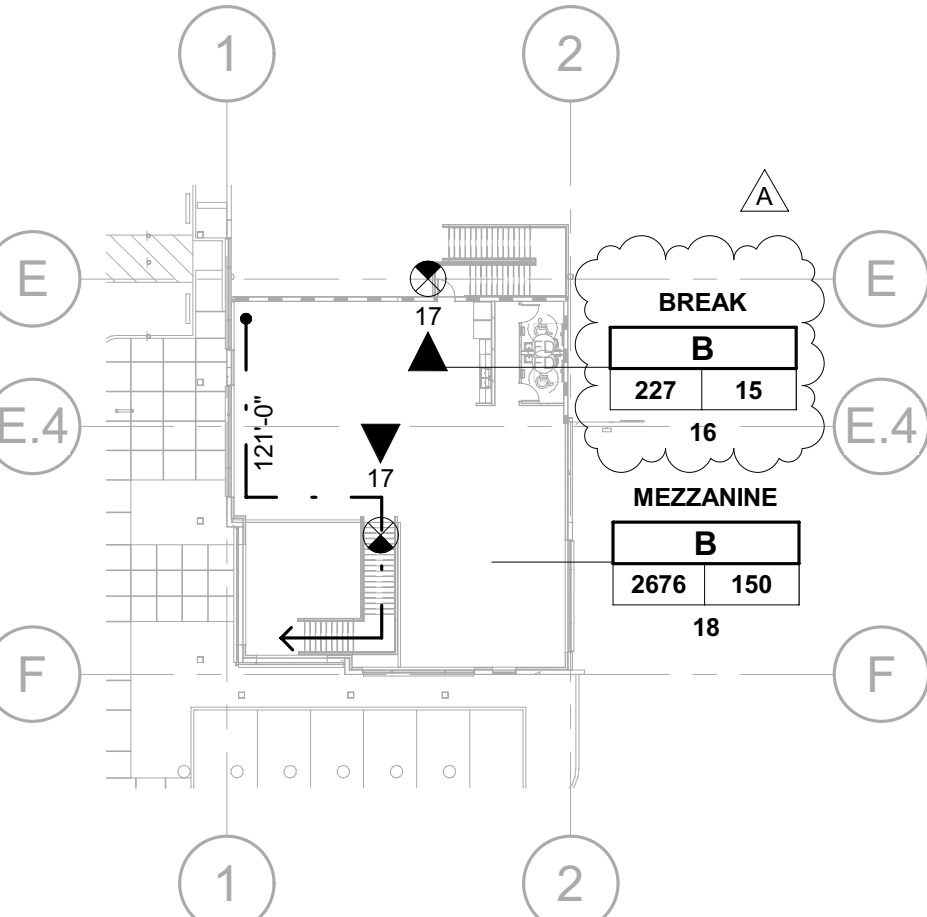
THE EAST WALL OF THE BUILDING IS A 3-HOUR WALL WITH 3-HOUR OPENING PROTECTIVES COMPLIANT WITH SECTION 507.2.1 FOR REDUCED OPEN SPACE OF AT LEAST 40' FOR NOT MORE THAN 75% OF THE PERIMETER OF THE BUILDING

FIRST FLOOR AREA SCHEDULE				
ROOM NAME	OCCUPANCY TYPE	AREA	OCCUPANCY LOAD FACTOR	TOTAL OCCUPANTS
OFFICE	B	3240 SF	150	22
FIRE PUMP & ELECTRICAL ROOMS	S-1	658 SF	300	3
WAREHOUSE	S-1	181855 SF	500	364
BREAK	B	311 SF	15	21
RECEPTION	B	64 SF	15	5
TOTAL		186128 SF		415

MEZZANINE AREA SCHEDULE				
ROOM NAME	OCCUPANCY TYPE	AREA	OCCUPANCY LOAD FACTOR	TOTAL OCCUPANTS
BREAK	B	227 SF	15	16
MEZZANINE	B	2676 SF	150	18
TOTAL		2903 SF		34

CODE ANALYSIS OVERALL PLAN

G1.10 1/32" = 1'-0"



CODE ANALYSIS MEZZANINE

G1.10 1/32" = 1'-0"

FOR JURISDICTIONAL USE

SYMBOLS LEGEND

- 0 NUMBER OF OCCUPANTS SERVED BY
EGRESS ACCESS
- ROOM NAME
OCCUPANCY TYPE
OCCUPANCY LOAD FACTOR
NUMBER OF OCCUPANTS
ROOM SQUARE FOOTAGE
EXIT SIGN PER 1011.1

FIRE EXTINGUISHER CABINET

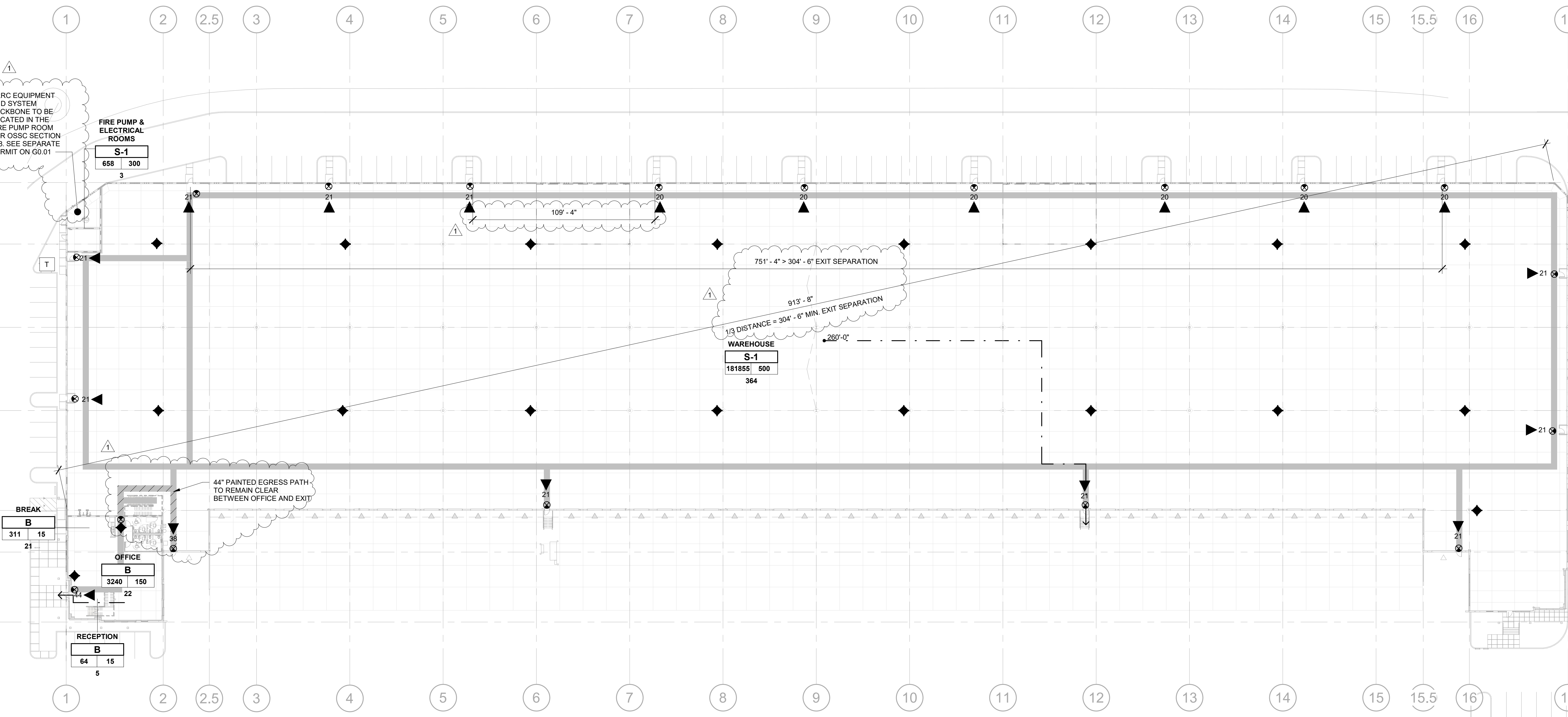
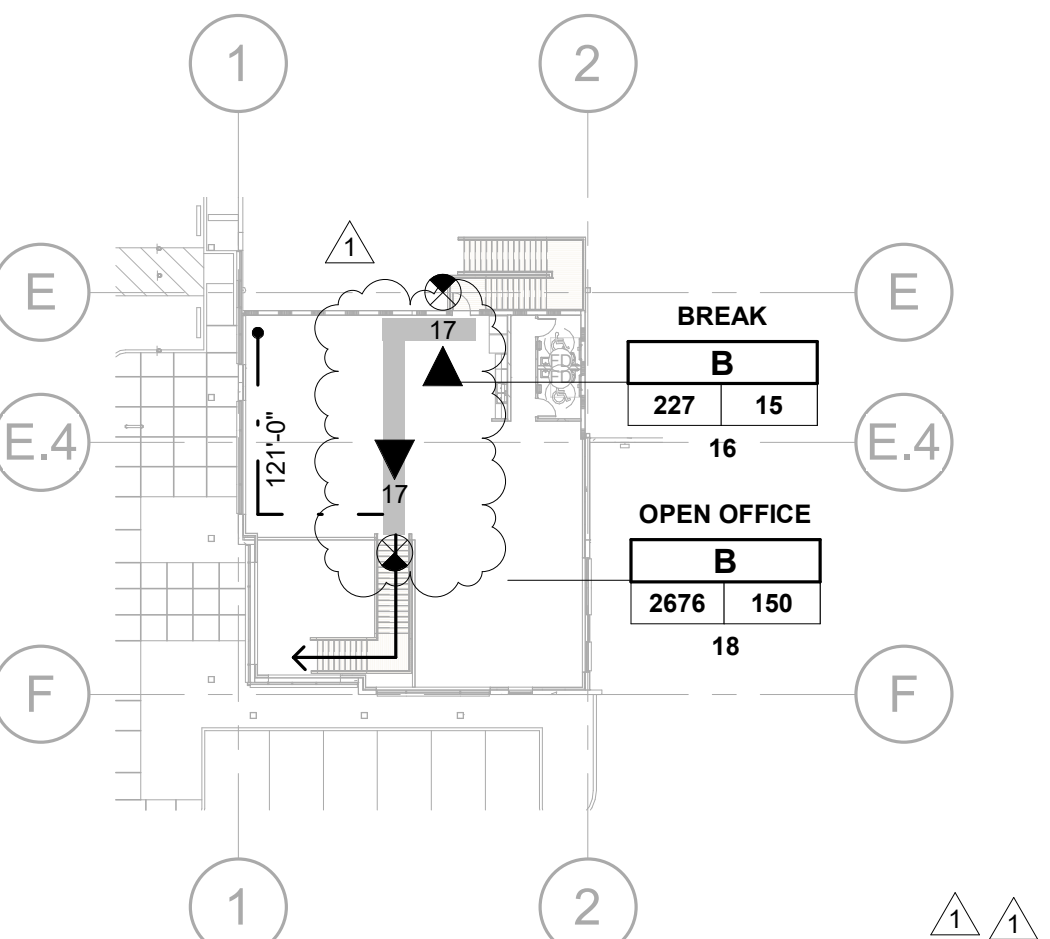
DISTANCE TRAVELED PATH

44" CLEAR EGRESS PATH WITH EMERGENCY
POWER LIGHTING PER OSSC 1006.2. EXTEND
TO 5'-0" OUTSIDE EXTERIOR DOORS.

- PROVIDE:
- EMERGENCY POWER FOR MINIMUM 90 MINUTES. (BATTERY BACK-UP)
 - AVERAGE INITIAL ILLUMINATION OF 1 FOOT CANDLE (11 LUX)
 - MINIMUM ILLUMINATION AT ANY POINT OF 0.1 FOOT- CANDLE (1 LUX)
 - MAXIMUM TO MINIMUM UNIFORMITY RATIO OF 40 : 1, MAXIMUM

WALL TYPES

- CONCRETE TILT PANEL - SEE STRUCTURAL
ELEVATIONS FOR THICKNESSES
- 3HR RATED CONCRETE TILT PANEL - SEE
STRUCTURAL ELEVATIONS FOR THICKNESSES
- 1HR RATED FULL HEIGHT FIRE BARRIER
WALL, SEE 14 / A5.20, U.N.O.
- FULL HEIGHT WALL, SEE 1 / A5.21

1 CODE ANALYSIS OVERALL PLAN
G1.10 1/32" = 1'-0"2 CODE ANALYSIS 2ND FLOOR
G1.10 1/32" = 1'-0"

GENERAL NOTES

- A. THIS SHEET IS MEANT FOR CODE REVIEW PURPOSES ONLY.
B. SEE SHEET A1.10, A1.11, AND A1.12 FOR ADDITIONAL PLAN
INFORMATION.
C. EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL
NOT BE LESS THAN 1 FOOTCANDLE AT THE FLOOR LEVEL AT
ALL POINTS ALONG THE EGRESS PATH. A MAXIMUM-TO-
MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL
NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF
SECTION 1008.
D. SECTION 1010.1.1 REQUIRES A CLEAR DOOR WIDTH OF 32".
ALL PROVIDED DOORS COMPLY.

GOVERNING CODES

2019 OREGON STRUCTURAL SPECIALTY CODE
2019 OREGON ZERO ENERGY READY COMMERCIAL CODE
2019 OREGON MECHANICAL SPECIALTY CODE
2019 OREGON ELECTRICAL SPECIALTY CODE
2017 OREGON PLUMBING CODE
2019 OREGON FIRE CODE
ICC A117.1-2009 ACCESSIBILITY

BUILDING CODE DATA

GENERAL CODE ANALYSIS:

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- FIRE PROTECTION: NFPA 13 - ESFR AUTOMATIC FIRE SPRINKLER
- OCCUPANCY: (B), AND (S-1) OCCUPANCY, BASED ON TABLE 508.4
SEPARATED OCCUPANCIES, NO SEPARATION IS REQUIRED.

MECHANICAL VENTILATION PER OSSC 1202.1, TO BE PROVIDED. SEE MECH.

BUILDING HEIGHT (TABLE 503):

ALLOWABLE: 60'-0" / 2 STORIES
PROVIDED: 43'-10" / 2 STORIES

UNLIMITED AREA BUILDING (SEE SECTION 507):

BUILDING HAS MORE THAN 60' YARDS ON THE WEST AND NORTH SIDE, IS
TWO LEVELS ABOVE GRADE, AND IS EQUIPPED THROUGHOUT WITH AN
NFPA 13 - ESFR AUTOMATIC FIRE SPRINKLER SYSTEM.

EXCEPTIONS - BUILDING HAS LESS THAN 60' YARDS ON EAST AND SOUTH
SIDE TO THE PROPERTY LINE, IN ORDER TO MEET REQUIREMENT OF 507.5
ON THE SOUTH SIDE A CODE APPEAL (ID: 23979) HAS BEEN SUBMITTED
WITH A NO-BUILT EASEMENT WITH THE ADJACENT PROPERTY OWNER TO
MAINTAIN THE 60' OPEN SPACE.

THE EAST WALL OF THE BUILDING IS A 3-HOUR WALL WITH 3-HOUR
OPENING PROTECTIVES COMPLIANT WITH SECTION 507.2.1 FOR REDUCED
OPEN SPACE OF AT LEAST 40' FOR NOT MORE THAN 75% OF THE
PERIMETER OF THE BUILDING

FIRST FLOOR AREA SCHEDULE				
ROOM NAME	OCCUPANCY TYPE	AREA	OCCUPANCY LOAD FACTOR	TOTAL OCCUPANTS
OFFICE	B	3240 SF	150	22
FIRE PUMP & ELECTRICAL ROOMS	S-1	658 SF	300	3
WAREHOUSE	S-1	18185 SF	500	364
BREAK	B	311 SF	15	21
RECEPTION	B	64 SF	15	5
TOTAL		186128 SF		415

SECOND FLOOR AREA SCHEDULE				
ROOM NAME	OCCUPANCY TYPE	AREA	OCCUPANCY LOAD FACTOR	TOTAL OCCUPANTS
BREAK	B	227 SF	15	16
OPEN OFFICE	B	2676 SF	150	18
TOTAL		2903 SF		34

INCIDENTAL USES (SEE SECTION 509):

ELECTRICAL ROOM DOES NOT REQUIRE A 1-HR FIRE BARRIER DUE TO
THE SERVICE SIZE BEING UNDER 1,000V AND TRANSFORMERS ARE
UNDER 112.5KVA. THE ELECTRICAL ROOM WILL NOT HOUSE BATTERIES
PER OFC 1206.

BUILDING PLUMBING FIXTURE COUNT (TABLE 2902.1)

OCCUPANT TOTALS
B 82/2 = 41 PER GENDER
S-1 367/2 = 184 PER GENDER

MEN

TOILETS: B (1:25) <50 SF = 1.64
S-1 (1:100) = 1.84
TOTAL = 3.48 REQUIRED, 4 PROVIDED

LAVATORIES:

B (1:40) = 1.03
S-1 (1:100) = 1.84
TOTAL = 2.87 REQUIRED, 3 PROVIDED

WOMEN

TOILETS: B (1:25) <50 SF = 1.64
S-1 (1:100) = 1.84
TOTAL = 3.48 REQUIRED, 4 PROVIDED

LAVATORIES:

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S-1 (1:100) = 1.84
TOTAL = 2.87 REQUIRED, 3 PROVIDED

FIRE PROTECTION - CHAPTER 9

BASED ON 2019 OREGON FIRE CODE

OFC SECTION 509.1

ROOMS CONTAINING CONTROLS FOR AIR CONTAINING SYSTEMS,
SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION,
SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE
USE OF THE FIRE DEPARTMENT

SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND
EQUIPMENT LOCATIONS TO BE APPROVED BY THE FIRE CODE OFFICIAL.

WHERE REQUIRED AND APPROVED BY THE FIRE CODE OFFICIAL UTILITIES
ARE TO BE LEGIBLY MARKED TO IDENTIFY THE JANITOR SPACE IT SERVES.

PENETRATIONS THROUGH FIRE RESISTANCE RATED WALLS SHALL
MEET ALL REQUIREMENTS PER SECTION 714 AS WELL AS FIRE
RESISTANCE RATED WALLS TO MEET FIRE STOPPING PER
SPECIFICATION 07 84 00

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

FULLY SPRINKLERED NFPA-13 ESFR FIRE SYSTEM

SECTION 906 PORTABLE FIRE EXTINGUISHERS

PROVIDE (1) FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-
A:10-B:C FOR EACH 3,000 SF OF FLOOR AREA. TRAVEL FROM ANY
PORTION OF BUILDING NOT TO EXCEED 75'

OFC APPENDIX D FIRE APPARATUS ACCESS ROADS

SEE SHEET G1.00 FOR AERIAL FIRE APPARATUS ACCESS.

ENERGY CODE REQUIREMENTS

2019 OREGON ZERO ENERGY READY
COMMERCIAL CODE (2019 OSSC - 1901)
NEW BUILDING TO INCLUDE THE OREGON ZERO
ENERGY READY COMPLIANCE FORM, INCLUDING
A ZERO CODE CALCULATOR REPORT (ZERO-
CODE.ORG/ENERGY-CALCULATOR)

CLIMATE ZONE: MIXED MARINE 4C (ASHRAE
STANDARD 169, TABLE B-1)

SHELL BUILDING:

VERTICAL FENESTRATION AREA: 4,891 SF
WALL AREA: 77,764 SF
PERCENTAGE OF FENESTRATION: 6%

SKYLIGHT(48) AREA: 2,592 SF
ROOF AREA: 184,163 SF
PERCENTAGE OF SKYLIGHT 1.4%

NOTE: OFFICE IS CONDITIONED, WAREHOUSE
IS SEMIHEATED

OFC CHAPTER 32 - HIGH-PILED COMBUSTIBLE STORAGE

PER OFC TABLE 3206.2

- AN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED IN ACCORDANCE
WITH OFC SECTION 3206.4
- FIRE DETECTION SYSTEM IS NOT REQUIRED PER TABLE 3206.2
- BUILDING ACCESS IS PROVIDED PER OFC SECTION 3206.6
- SMOKE AND HEAT REMOVAL IS NOT REQUIRED PER TABLE 3206.2
FOOTNOTE 1: AUTOMATIC FIRE-EXTINGUISHING SYSTEM PROVIDED
IN ACCORDANCE WITH OFC 3207 AND 3208
- DRAFT CURTAINS ARE NOT REQUIRED PER TABLE 3206.2

FIRE RESISTANCE - OSSC CHAPTER 6

TABLE 601 - FIRE RESISTIVE REQUIREMENTS

EXTERIOR BEARING WALL - TYP	NR
INTERIOR BEARING WALL	NR
EXTERIOR NON-BEARING WALL	NR
INTERIOR NON-BEARING WALL	NR
STRUCTURAL FRAME	NR
FLOOR	NR
ROOF	NR
SHAFTS (707.3.1	NR
FIRE PUMP ROOM (913.2.1 EXCEPTION 1)	1-HR

NON REQUIRED FIRE RESISTIVE

ELECTRICAL ROOM 1-HR

TABLE 5.5.4	REQUIRED R-VALUE	PROVIDED R-VALUE	MAX U-FACTOR	PROVIDED U-FACTOR	MAX SHGC	PROVIDED SHGC
WINDOW - CONDITIONED	--	--	0.38	0.388	0.36	0.35
WINDOW - SEMIHEATED	--	--	0.73	0.388	NR	0.35
ENTRANCE DOOR - CONDITIONED	--	--	0.68	0.515	0.36	0.239
ENTRANCE DOOR - SEMIHEATED	--	--	0.77	0.515	NR	--
OPAQUE DOOR- SWINGING	--	--	0.37	0.08	--	--
OPAQUE DOOR- ROLL-UP - SEMIHEATED	--	--	0.36	0.14	--	--
SKYLIGHT - SEMIHEATED ₁	--	--	1.15	0.71	NR	0.31
0-3% OF ROOF	--	--	--	--	--	--
MASS WALLS - SEMIHEATED	NR	NR	--	--	--	--
MASS WALLS - CONDITIONED	R-9.5 CI	R-13, R-8 CI	--	--	--	--
FRAMED WALLS - INTERIOR ₂	R-13	R-19	--	--	--	--
ROOF - CONDITIONED	R-30 CI	R-30 CI	--	--	--	--
ROOF - SEMIHEATED	R-10 CI	R-30 CI	--	--	--	--
SOUND ATTENUATION	--	R-13	--	--	--	--
SLAB ON GRADE - CONDITIONED	R-15 FOR 24"	--	--	--	--	--
SLAB ON GRADE - SEMIHEATED	NR	NR	--	--	--	--

CI = CONTINUOUS INSULATION

- R-5 MINIMUM RIGID INSULATION AT ALL SKYLIGHT CURBS.
- PER ASHRAE 5.5.2, IF A BUILDING CONTAINS ANY SEMIHEATED SPACE, THE SEMI-EXTERIOR BUILDING ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS FOR SEMIHEATED SPACE.

ADDITIONAL INFORMATION:

- A. CONTINUOUS AIR BARRIER SHALL BE PROVIDED IN CONDITIONED PORTION OF BUILDING ENVELOPE ONLY, PER ASHRAE 5.4.3.1 (PER ASHRAE 5.4.3.1, EXCEPTION 1, CONTINUOUS AIR BARRIER IS NOT REQUIRED IN SEMIHEATED SPACES IN CLIMATE ZONES 0-6).
- ALL COMPONENTS CLEARLY IDENTIFIED
 - ALL JOINTS AND PENETRATIONS SEALED
 - SHALL EXTEND OVER ALL SURFACES OF THE BUILDING ENVELOPE
 - DESIGNED TO RESIST POSITIVE AND NEGATIVE PRESSURES
 - MATERIALS
 - PLYWOOD - MIN 3/8"
 - EXTRUDED POLYSTYRENE INSULATION BOARD
 - INTERIOR GYPSUM BOARD - MIN 1/2"
 - SINGLE PLY ROOF MEMBRANE
 - CAST IN PLACE CONCRETE

- B. DOCK SEALS TO BE INSTALLED AT ALL ACTIVE DOORS PRIOR TO OCCUPANCY WITH TI PER ASHRAE 5.4.3.3
- C. VESTIBULES, WHERE REQUIRED PER TO ASHRAE 5.4.3.4 BE INSTALLED W/ TI
- D. INSULATION SHALL BE MARKED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE PER ASHRAE 5.8.1.1.

- E. FENESTRATION SHALL BE MARKED WITH U-FACTOR, SOLAR HEAT GAIN COEFFICIENT, VISIBLE TRANSMITTANCE, AND AIR LEAKAGE RATING PER ASHRAE 5.8.2.2
- F. PER ASHRAE 5.4.3.1.3, BUILDING SHALL BE TESTED FOR AIR LEAKAGE RATE OF THE BUILDING ENVELOPE, NOT TO EXCEED 0.40 CFM/SF.

- G. PROVIDE MIN 1-PERM VAPOR RETARDER AT WARM SIDE (WINTER) OF ALL FULL HEIGHT WALLS IN CONDITIONED SPACE (OFFICE).

PERMIT SET: 9/11/20

