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## APPEAL SUMMARY

**Status:** Decision Rendered - Held Over from 31930 (10/18/23) for more information.

<b>Appeal ID:</b> 31981	<b>Project Address:</b> 4626 SE Clinton St.
<b>Hearing Date:</b> 11/15/23	<b>Appellant Name:</b> Isaac Adams
<b>Case No.:</b> B-012	<b>Appellant Phone:</b> 503-226-1575
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Chanel Horn
<b>Project Type:</b> Commercial	<b>Stories:</b> 4 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-A
<b>Building/Business Name:</b> Peaceful Villa	<b>Fire Sprinklers:</b> Yes - NFPA-13 throughout
<b>Appeal Involves:</b> Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 23-035590-CO
<b>Plan Submitted Option:</b> pdf <a href="#">[File 1]</a> <a href="#">[File 2]</a>	<b>Proposed use:</b> Residential Apartments

## APPEAL INFORMATION SHEET

Appeal item 1

<b>Code Section</b>	2022 OSSC Section 2902.1 Minimum number of fixtures
<b>Requires</b>	<p>“Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on actual use of the building or space. Uses not specifically listed in Table 2902.1 shall be considered individually by the building official and shall reflect the use of the space being served by the fixtures. The number of occupants shall be determined by this code.”</p> <p>RECONSIDERATION TEXT:</p> <p>Code Section: 2022 OSSC Section 2902.3.3 Location of toilet facilities in occupancies other than malls</p> <p>Requirements: “In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities, and the path of travel to such facilities shall not exceed 500 feet.”</p>
<b>Code Modification or Alternate Requested</b>	<p>The purpose of this appeal is to get alignment with the building official on the application of Table 2902.1 footnote ‘f’ AND to allow the small interior and exterior lounge areas that are accessible from the residential unit corridors on the upper two floors to be considered as under Residential Classification, and Apartment House Description, per Table 2902.1, and therefore, included as part of the “1 per dwelling unit” requirement for</p>

water closets, lavatories, and toilets. This most accurately reflects the use of the spaces.

#### RECONSIDERATION TEXT:

The purpose of this appeal is to allow the public restroom serving an outdoor amenity lounge in an apartment building to be located two stories below the space.

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### Proposed Design

For amenity areas outside of the residential units, occupants will be included in the calculations for plumbing fixtures as required for Classification as either Business (office), Assembly (exhibition halls), or Storage (low hazard goods) per Table 2902.1, except for the following areas that will be excluded:

- L3 Lounge (Room #290)
- L3 Outdoor Lounge (Room #281)
- L4 Outdoor Lounge (Room #390)
- L4 Bike Room (Room #391) only excluded for travel distance (324ft) and number of stories traveled per Section 1006.3.2; adding them does not affect fixture count.

These areas will be excluded from the amenity calculation based on the actual use of the space; they will be included in the “Residential Apartment Housing” calculation, which has the requirement of “1 per dwelling unit” for water closets, lavatories, and toilets. This strategy is supported by the use of the space as follows:

- Per Section 2902.1, for uses not identified in Table 2902.1, the actual use of the space may be used as identified by the building official.
- The actual use of the identified amenity spaces is intended to be casual, daily use, primarily by residents, with occasional, invited guests. Access control (card readers) will prevent visitors and the public from accessing the three lounges, as well as all bike rooms, without the accompaniment of a resident.
- They are not intended for significant or formal gatherings, or for use by outside groups, and their size does not support those types of gatherings.
- All residential units on the third and fourth floors are within 226 feet of a lounge area; this means that the travel distance from a lounge area back to the unit plumbing fixtures is approximately the same or less, plus the distance within the unit. This is less than the 300 ft distance that would be allowed to access a public restroom.
- Bike rooms are solely for the use of residents as they are coming or going from/to their apartments. They are considered “not normally occupied” spaces and serve as a transitory stop on the path of travel; providing restrooms would not serve to increase health and wellness of occupants for this function.

## RECONSIDERATION TEXT:

The users of the Outdoor Lounge (Room #390) on Level 4 will be adequately served by the public restrooms on Level 2 – and by the bathrooms in the adjacent dwelling units - for the following reasons:

- The actual use of the lounge is intended to be casual, daily use, primarily by residents, with occasional, invited guests. Access control (card readers) will prevent visitors and the public from accessing the lounge without the accompaniment of a resident.
- The lounge is not intended for significant or formal gatherings, or for use by outside groups, and its size does not support those types of gatherings.
- The travel distance from the lounge to the nearest public restroom (Restroom 183C) is 258ft, well below the 500ft maximum.
- All residential units on the fourth floor are within 226 feet of the lounge area; this means that the travel distance from the lounge area back to the unit plumbing fixtures is approximately the same or less, plus the distance within the unit. This is less than the 500 ft distance that would be allowed to access a public restroom.

**Reason for alternative**

## BUILDING OVERVIEW:

The Peaceful Villa affordable housing project is comprised of three separate code buildings containing 166 dwelling units total. The focus of this appeal is the largest of the three buildings, the 132,000sf South Building which holds 117 dwelling units and is four stories of Type V-A construction. Along with the dwelling units (R-2 occupancy) the building program includes office space (B occupancy), a community room (A-3 occupancy), bike rooms (S-1 occupancy) and laundry and trash rooms (R-2 occupancy).

## STRATEGY OVERVIEW:

The application of Table 2902.1 is subjective and requires interpretation when specific uses are not identified in the Description column. Per the 2021 IBC Commentary, the brief wording in the “description” column is not intended to be complete or inclusive of all uses for a particular space.

Section 2902.1 allows for the building official to consider actual use of a space when determining occupant load for plumbing fixture count.

Adopted early in Oregon from the 2024 IBC, footnote ‘j’ was added to create less stringent accommodation for such spaces in a residential building, not more stringent. It states that, “Amenity spaces, leasing offices and storage spaces accessed only by the occupants of Group R-2 dwelling units and their guests, building leasing agents and their staff, or building maintenance personnel may be provided as a single-user toilet room for up to the first 100 occupants.” It allows spaces that might be more akin to “Business” to apply a lesser ratio for the first 100 occupants, not to classify spaces that have traditionally been classified as part of the “Residential” description (Bike Room, Mechanical, Corridor Lounges), whether as Group

S-1 or Group B, as requiring additional fixtures beyond what is required for the residential units.

The following plumbing fixture calculation strategy is proposed as prescriptive path to compliance but requires agreement on interpretation.

We are using the occupant load reduction allowed by Table 2902.1, footnote 'f', to apply to leasing offices and storage spaces on Levels 1, 2 and 3 that are accessed only by the occupants of Group R-2 dwelling units and their guests, building leasing agents and their staff.

We have excluded the occupant loads for the following space types from our calculations as they are included in group R-2 and have traditionally been included in the "Apartment House" use in Table 2902.1: trash rooms, laundry rooms, lobbies, corridors, stairs, janitors closets and mechanical/IT rooms.

We have included the occupant loads for bike rooms, storage rooms, community rooms and offices in our calculations for number of fixtures.

However, for three amenity spaces on the upper floors (Indoor Lounge #290, Outdoor Lounge #281 and Outdoor Lounge #390) we request an alternate from the building official that would allow us to exclude them from the fixture counts given their proximity to plumbing fixtures in adjacent dwelling units and their limited use by residents and residents' invited guests only. We also ask that we may exclude the distance and number of stories traveled from Bike Room #391 to the public restrooms on Level 2 given that that bike room is a transitory stop for residents coming/going from their dwelling unit.

#### SUMMARY:

It is proposed that "Residential" Classification and "Apartment Housing" Description per Table 2902.1 be applied for the use of the small interior and exterior lounge areas accessible from the unit corridors on the third and fourth floors of the Peaceful Villa South Building.

Therefore, it is requested to include those spaces as part of the "1 per dwelling unit" requirement for water closets, lavatories, and toilets.

#### ATTACHMENTS:

Peaceful Villa Plumbing Calc AppealAttach 01Dwgs.pdf

#### RECONSIDERATION TEXT:

#### BUILDING OVERVIEW:

The Peaceful Villa affordable housing project is comprised of three separate code buildings containing 166 dwelling units total. The focus of this appeal is the largest of the three buildings, the 132,000sf South Building which holds 117 dwelling units and is four stories of Type V-A construction. Along with the dwelling units (R-2 occupancy) the building program includes office space (B occupancy), a community room (A-3 occupancy), bike rooms (S-1 occupancy) and laundry and trash rooms (R-2 occupancy).



**STRATEGY OVERVIEW:**

For the amenity lounge space on the fourth floor (Outdoor Lounge #390) we request an alternate from the building official that would allow users to travel two stories to the nearest public toilet facility given the lounge's proximity to plumbing fixtures in adjacent dwelling units and its limited use by residents and residents' invited guests only.

**SUMMARY:**

Given that all nearby dwelling units include at least one bathroom, and that the travel distance from the lounge to the toilet facilities on Level 2 is significantly less than 500ft, we believe the proposed design has met the intent of the code-prescribed proximity of fixtures.

**ATTACHMENTS:**

Peaceful Villa Plumbing Calc Appeal *Attach 01\_Dwgs* RECONSIDERATION Sheet G011, G101 - G104; (5 sheets)

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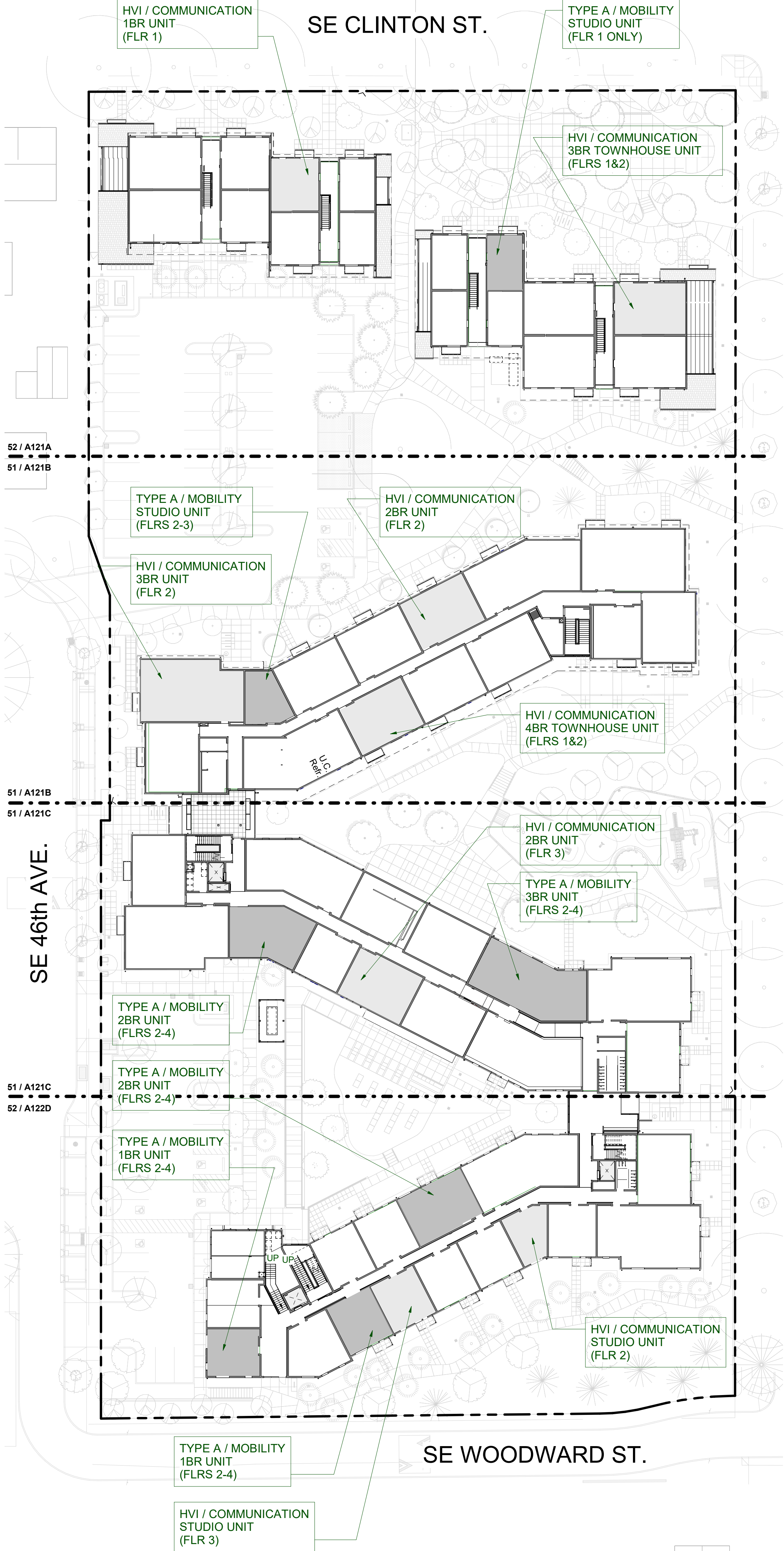
## APPEAL DECISION

**Location of toilet facilities two stories below the space where required to be provided: Granted as proposed.**

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-6251 or come to the Development Services Center.





CODE ANALYSIS - TYPE A / MOBILITY AND COMMUNICATION UNIT LOCATIONS  
1" = 30'-0"

CODE INFORMATION

APPLICABLE CODES & STANDARDS

2022 OREGON STRUCTURAL SPECIALTY CODE (2021 IBC WITH AMENDMENTS)  
2019 OREGON MECHANICAL SPECIALTY CODE (2018 IMC WITH AMENDMENTS)  
2021 OREGON ELECTRICAL SPECIALTY CODE (OESC), BASED ON 2020 NFPA 70, NATIONAL ELECTRICAL CODE (NEC)  
2021 OREGON PLUMBING SPECIALTY CODE (OPSC), BASED ON 2021 UNIFORM PLUMBING CODE (UPC)  
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)  
2021 PORTLAND FIRE CODE  
2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN  
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
UNIFORM FEDERAL ACCESSIBILITY STANDARD  
FAIR HOUSING ACT (DESIGN MANUAL)  
SELECTED SAFE HARBOR = 2018 IBC

CONSTRUCTION TYPE (CHAPTER 6) (CODE SECTIONS PER 2022 OSSC)

CLINTON BUILDINGS - WEST & EAST  
TYPE V-A  
FULL AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

SOUTH BUILDING  
TYPE V-A  
FULL AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

OCCUPANCY (CHAPTER 3) (CODE SECTIONS PER 2022 OSSC)

CLINTON BUILDING - WEST (A1)  
NON-SEPARATED OCCUPANCIES  
PRIMARY OCCUPANCY: R-2 MULTI-FAMILY RESIDENTIAL (MOST RESTRICTIVE)  
OTHER OCCUPANCIES: S-1 STORAGE

CLINTON BUILDING - EAST (A2)  
NON-SEPARATED OCCUPANCIES  
PRIMARY OCCUPANCY: R-2 MULTI-FAMILY RESIDENTIAL (MOST RESTRICTIVE)  
OTHER OCCUPANCIES: S-1 STORAGE

SOUTH BUILDING (B, C, D)  
NON-SEPARATED OCCUPANCIES BY FLOOR  
A-3 ASSEMBLY (MOST RESTRICTIVE)  
B BUSINESS  
S-1 STORAGE

OCCUPANCIES ON LVLS 3 & 4: R-2 MULTI-FAMILY RESIDENTIAL (MOST RESTRICTIVE)  
1-HR HORIZONTAL ASSEMBLY SEPARATES LVLS 1 & 2 FROM LVLS 3 & 4. SEE NOTE 1

INCIDENTAL USES:  
≤ 10% OF FLR AREA OF STORY IN WHICH LOCATED:  
790 SF / 20,348 SF = 3.88% AT LVL 1  
104 SF / 42,187 SF = 0.25% AT LVL 2  
394 SF / 42,812 SF = 0.71% AT LVL 3  
307 SF / 26,425 SF = 1.16% AT LVL 4

NOTES:  
1. R-2/S-1, R-2/A-3, R-2/B-1 1 HOUR OCCUPANCY SEPARATION REQUIRED (TABLE 508.4), 45-MIN DOORS (OPENINGS) TO BE RATED PER TABLE 716.5).

BUILDING HEIGHT (TABLE 504.4) (CODE SECTIONS PER 2022 OSSC)

NUMBER OF STORIES ALLOWABLE ACTUAL  
CLINTON BLDG - WEST (R-2 OCC.) 4 STORIES 3 STORIES  
CLINTON BLDG - EAST (R-2 OCC.) 4 STORIES 3 STORIES

SOUTH BLDG (A-3 OCC.) 3 STORIES 2 STORIES (LVLS 1 & 2)  
CLINTON BLDG - WEST (R-2 OCC.) 4 STORIES 4 STORIES (LVLS 3 & 4)

BUILDING HEIGHT ALLOWABLE ACTUAL

CLINTON BLDG - WEST (R-2 OCC.) 70'-0" 34'-0"  
CLINTON BLDG - EAST (R-2 OCC.) 70'-0" 36'-0"

CLINTON BLDG - WEST: GRADE PLANE ELEVATION = 158.9  
CLINTON BLDG - WEST: AVG ROOF HT FROM GRADE PLANE = 192.9

CLINTON BLDG - EAST: GRADE PLANE ELEVATION = 161.5  
CLINTON BLDG - EAST: AVG ROOF HT FROM GRADE PLANE = 197.50

SOUTH BLDG (R-2, A & B OCC.) 70'-0" 43'-5"  
GRADE PLANE ELEVATION = 166.8  
AVG ROOF HT FROM GRADE PLANE = 210.2

ALLOWABLE FLOOR AREA (CODE SECTIONS PER 2022 OSSC)

ALLOWABLE AREA PER STORY (TABLE 508.2)

CLINTON BLDG - WEST:  
BASE ALLOWABLE FOR R-2 (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 36,000 SF  
NOT TAKEN

TOTAL ALLOWABLE AREA PER STORY: 36,000 SF

ACTUAL BUILDING AREA TOTAL  
LEVEL 1 6,470 SF  
LEVEL 2 6,205 SF  
LEVEL 3 5,192 SF

TOTAL ACTUAL BUILDING AREA 17,862 SF

CLINTON BLDG - EAST:  
BASE ALLOWABLE FOR R-2 (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 36,000 SF  
NOT TAKEN

TOTAL ALLOWABLE AREA PER STORY: 36,000 SF

ACTUAL BUILDING AREA TOTAL  
LEVEL 1 6,470 SF  
LEVEL 2 6,470 SF  
LEVEL 3 5,445 SF

TOTAL ACTUAL BUILDING AREA 18,385 SF

SOUTH BLDG:  
BASE ALLOWABLE FOR R-2 (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 36,000 SF  
0.75 (SEE BELOW)

TOTAL ALLOWABLE AREA PER STORY: 45,000 SF

BASE ALLOWABLE FOR A-3 (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 34,500 SF  
0.75 (SEE BELOW)

TOTAL ALLOWABLE AREA PER STORY: 43,125 SF

BASE ALLOWABLE FOR B (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 54,000 SF  
0.75 (SEE BELOW)

TOTAL ALLOWABLE AREA PER STORY: 67,500 SF

ACTUAL BUILDING AREA TOTAL  
LEVEL 1 (GOVERNED BY A-3 ALLOWABLE) 20,348 SF  
LEVEL 2 (GOVERNED BY A-3 ALLOWABLE) 42,187 SF  
LEVEL 3 (GOVERNED BY R-2 ALLOWABLE) 42,812 SF  
LEVEL 4 (GOVERNED BY R-2 ALLOWABLE) 26,425 SF

TOTAL ACTUAL BUILDING AREA 131,772 SF

ALLOWABLE AREA FOR MULTI-OCCUPANCY BUILDING (§ 506.2.4)

LEVEL 1  
ACTUAL/ALLOWABLE ≤= 1  
20,348 SF/43,125 SF = 0.47 < 1

LEVEL 2  
ACTUAL/ALLOWABLE ≤= 1  
42,187 SF/43,125 SF = 0.98 < 1

LEVEL 3  
ACTUAL/ALLOWABLE ≤= 1  
42,812 SF/45,000 SF = 0.95 < 1

LEVEL 4  
ACTUAL/ALLOWABLE ≤= 1  
26,425 SF/45,000 SF = 0.59 < 1

SUM OF ALL FOUR LEVELS  
0.47 (LEVEL 1) + 0.98 (LEVEL 2) + 0.95 (LEVEL 3) + 0.59 (LEVEL 4) = 2.99 < 3

FRONTAGE INCREASE (§ 506.3)  
f) = [F/P - 0.25]W/30 = [(1762/1762 - 0.25)/30] = 0.75

FIRE RESISTIVE REQUIREMENTS (TABLE 601)

TYPE V-A  
PRIMARY STRUCTURAL FRAME: 1 HR  
BEARING WALLS - EXTERIOR: 1 HR  
BEARING WALLS - INTERIOR: 1 HR  
NONBEARING WALLS & PARTITIONS - INTERIOR: 0 HRS  
FLOORS AND FLOOR/CEILINGS: 1 HR  
ROOFS AND ROOF/CEILINGS: 1 HR

WALLS SEPARATING R OCCUPANCIES (§ 420.2): 1 HR FIRE PARTITION  
CORRIDOR SERVING R OCCUPANCIES (§ 708.3, 1020.1): 30 MIN FIRE PARTITION  
(DUE TO STRUCTURE PROTECTION REQ'S OF TBL 601 CORRIDOR WALLS ARE TYPICALLY 1 HR)  
SHAFT ENCLOSURES (§ 713): 2 HR FIRE BARRIER WHEN  
CONNECTING 4 STORIES OR MORE: 1 HR WHEN CONNECTING LESS THAN 4 STORIES  
REFUSE CHUTE ACCESS ROOMS (§ 713.13): 1 HR FIRE BARRIER  
REFUSE CHUTE DISCHARGE ROOM (§ 713.13): 1 HR FIRE BARRIER  
FIRE ACCESS ELEVATOR LOBBIES (§ 3007.7): 1 HR FIRE BARRIER  
EXTERIOR WALL/DOORS/WINDOWS (TBL 602): FSD 0 TO 30°: 1 HR; FSD > 30°-40° = 0 HR

MAX AREA OF EXTERIOR WALL OPENINGS BASED ON FSD AND PROTECTION (TABLE 705.8): 5 TO <10°: UPIS = 25%; 30° OR GREATER: UPIS = NO LIMIT  
FIRE RESISTANCE RATING OF STRUCTURAL MEMBERS (§ 704): MEMBERS OF THE PRIMARY STRUCTURAL FRAME THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND A ROOF- OR SUPPORT A LOAD BEARING WALL OR A NON-LOAD BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTION TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING. EXCEPTION:  
INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES SHALL BE PERMITTED ON ALL EXPOSED SIDES PROVIDED THAT THE EXTENT OF PROTECTION IS IN ACCORDANCE WITH THE REQUIRED FIRE-RESISTANCE RATING, AS DETERMINED IN SECTION 703.

1. LIST OF INCIDENTAL ACCESSORY SPACES THAT ARE REQUIRED TO HAVE ADDITIONAL FIRE SEPARATIONS, LAUNDRY ROOMS > 100SF, 1HR OR AUTOMATIC SPRINKLER SYSTEM, ELECTRICAL INSTALLATIONS.

2. PER 714.4.2, EXCEPTION A: MEMBRANE PENETRATIONS BY BOXES OTHER THAN ELECTRICAL BOXES, PROVIDED THAT SUCH PENETRATING ITEMS AND THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX, ARE PROTECTED BY AN APPROVED MEMBRANE PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F AND T RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED AND BE INSTALLED IN ACCORDANCE WITH THEIR LISTING

FIRESTOPPING (PER CITY OF PORTLAND PROGRAM GUIDE)

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

EXIT & EXIT ACCESS (CODE SECTIONS PER 2022 OSSC)

EGRESS WIDTH (§ 1005.3)

STAIRS:  
OCC. LOAD X 0.30  
44" MIN., 36" MIN. IF SERVING OCC. LOAD < 50 (§ 1009.4), 48" STAIRWAY WIDTH FOR ACCESSIBLE MEANS OF EGRESS DOES NOT APPLY WITH AN AUTOMATIC SPRINKLER SYSTEM (§ 1009.3.2)

OTHER COMPONENTS:

OCCUPANT LOAD X 0.20

SINGLE EXITS (TBL 1006.3.4.1)

R-2, FIRST/SECOND/THIRD STORY, MAX EXIT ACCESS TRAVEL DISTANCE 125', W/ SPRINKLERS MAY HAVE ACCESS TO ONE EXIT

DOOR SIZE (§ 1010.1)

32" MIN. CLEAR OPENING, 48" MAX. LEAF WIDTH, 80" MIN. OPENING HEIGHT

MAXIMUM COMMON PATH OF TRAVEL (§ 1009.2)

R-2 OCC. 125'-0" (W/ SPRINKLERS)  
B OCC. 100'-0" (W/ SPRINKLERS)  
A OCC. 75'-0" (W/ SPRINKLERS)

EXIT ACCESS TRAVEL DISTANCE (§ 1010)

R-2/S-1/A OCC. 250'-0" (W/ SPRINKLERS) - MOST RESTRICTIVE  
B OCC. 300'-0" (W/ SPRINKLERS)

DEAD END CORRIDOR (§ 1020.4 - EXCEPTION 2)

MAX LENGTH 50'-0"

EXIT DISCHARGE LOBBY (§ 1020B)

TWO EXIT STAIRS (OF FOUR TOTAL) WILL EXIT THROUGH THE MAIN LOBBY PER EXCEPTION 1.

MEANS OF EGRESS ILLUMINATION (§ 1008)

ILLUMINATION IN MEANS OF EGRESS TO MEET REQ'S OF 1008.2, EMERGENCY POWER FOR ILLUMINATION WILL BE SUPPLIED BY UNIT EQUIPMENT (BUILDING FIXTURES) & ON-SITE GENERATOR (SITE FIXTURES) AND WILL MEET LOCATION, DURATION & LIGHT LEVEL REQ'S OF 1008.3. SEE ELEC DWGS.

PARKING (§ 1106)

LOT STANDARD SPACE ADA VAN  
NORTH 39 1 1  
SOUTH 17 3 1

TOTAL 56 4 2

ALL PARKING LISTED IS FOR RESIDENTIAL USE ONLY.

1106.2 R-2 ACCESSIBLE PARKING, 2% OF 62 = 2 ADA REQUIRED

DWELLING UNITS (OSSC § 1107.6.2, FHA, SECTION 504)

TYPE REQ'D TYPE A PROVIDED TYPE A REQ'D/PROVIDED TYPE B

STUDIO 1 3 11

1BR 2 6 55

2BR 2 7 47

3BR 1 3 31

4BR 0 0 4

TOTAL 7 17 149 = 166 TOTAL UNITS

\* ALL 4BR UNITS ARE 2-STORY TOWNHOUSES

DWELLING COUNT BY FLOOR:

LEVEL 1 STUDIO 1BR 2BR 3BR 4BR

LEVEL 2 4 22 11 10 0

LEVEL 3 8 16 24 11 0

LEVEL 4 1 12 9 6 0

TOTALS 14 61 53 34 4 = 166 UNITS

PERCENT 8% 37% 32% 21% 2%

BDRM/UNIT 0.5 1 2 3 4

TOTAL 7 61 106 102 16 = 292 BEDROOMS/UNIT

1.76 BEDROOMS/UNIT

\*ACCESSIBLE\* UNITS ARE NOT REQUIRED BY OSSC 1107 FOR R-2 APARTMENT HOUSES.

1107.6.2.2 TYPE A UNITS... AT LEAST 2% BUT NOT LESS THAN 1... TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

1104.4 MULTISTORY BUILDINGS: MEZZANINES EXEMPT FROM AN ACCESSIBLE ROUTE.

PER FAIR HOUSING ACT OF 1988 AND SUBSEQUENT GUIDANCE (FHA/M), THE "COVERED MULTIFAMILY DWELLING" DEFINITION APPLIES TO THIS PROJECT AND THUS ALL APARTMENTS ARE TO BE "ADAPTABLE DWELLING UNITS" REQUIRING THE FOLLOWING:

ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS

USABLE DOORS

ACCESSIBLE ROUTE INTO AND THROUGH COVERED DWELLING UNITS

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS

REINFORCED WALLS FOR GRAB BARS

USABLE KITCHENS & BATHROOMS

PER U.S. HUD (HOUSING & URBAN DEVELOPMENT) SECTION 504 OF THE REHABILITATION ACT OF 1973, FOR PROJECTS WITH FEDERAL FUNDING, 5% OF UNITS MUST BE ACCESSIBLE TO PERSONS WITH MOBILITY DISABILITIES, AND AND ADDITIONAL 2% OF UNITS MUST BE ACCESSIBLE TO PERSONS WITH HEARING OR VISUAL DISABILITIES ("HYV"). ACCESSIBILITY REQUIREMENTS (FOR UNITS SUBJECT TO SECTION 504) ARE DEFINED IN THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS).

PER U.S. HUD (HOUSING & URBAN DEVELOPMENT) SECTION 504 OF THE REHABILITATION ACT OF 1973, FOR PROJECTS WITH FEDERAL FUNDING, 5% OF UNITS MUST BE ACCESSIBLE TO PERSONS WITH MOBILITY DISABILITIES, AND AND ADDITIONAL 2% OF UNITS MUST BE ACCESSIBLE TO PERSONS WITH HEARING OR VISUAL DISABILITIES ("HYV"). ACCESSIBILITY REQUIREMENTS (FOR UNITS SUBJECT TO SECTION 504) ARE DEFINED IN THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS).

FOR THIS PROJECT, ALL MOBILITY UNITS ARE INTENDED TO MEET OSSC TYPE A, FHA, AND UFAS ACCESSIBILITY STANDARDS.

AT HVI UNITS PROVIDE THE FOLLOWING ELEMENTS PER ADAS 809.5: HORN/STROBE; VISUAL DOORBELL; PEEPHOLE.

\* ALL 4BR UNITS ARE 2-STORY TOWNHOUSES

MISCELLANEOUS: (CODE SECTIONS PER 2022 OSSC)

- SECTION 3006.2 - EXCEPTION 1: ELEVATOR HOISTWAY OPENING PROTECTION NOT REQUIRED WHEN BUILDINGS ARE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM.
- SECTION 906.3.1 CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGH BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST: THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. EXCEPTION 1: CLASS 1 STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1 OR 995.1.2.
- SECTION 1009.3.3 - EXCEPTION 2 & 5: ACCESSIBLE MEANS OF EGRESS STAIRS DO NOT REQUIRE AN AREA OF REFUGE IF BUILDINGS ARE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM OR ARE R-2.
- SECTION 1009.4.2 - EXCEPTION 2: ACCESSIBLE MEANS OF EGRESS ELEVATORS DO NOT REQUIRE AN AREA OF REFUGE IF BUILDINGS ARE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM.
- SECTION 1013.1 - EXCEPTION 2: MAIN EXTERIOR EXIT DOORS THAT ARE OBVIOUSLY AND CLEARLY IDENTIFIABLE AS EXITS NEED NOT HAVE EXIT SIGNS. (REQUIRES ANJ APPROVAL)
- EXIT DISCHARGE (1028): THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. THE COMBINED USE OF EXCEPTIONS 1 & 2 SHALL NOT EXCEED 50% OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF THE REQUIRED EXITS. EXCEPTION 1: ALL CONDITIONS.
- SECTION 3006.3.3: SMOKE AND DRAFT CONTROL AT ELEVATOR HOISTWAY.

FIRE EXTINGUISHER TYPES

DRY-CHEMICAL TYPE: UL-RATED 2-A, TYPICAL, 75' TRAVEL DISTANCE. (2019 OFC §906)

FIRE ALARM & DETECTION SYSTEMS

ALL BUILDINGS TO USE OCCUPANT NOTIFICATION APPLIANCES ACTIVATED BY AN AUTOMATIC SPRINKLER SYSTEM IN LIEU OF MANUAL FIRE ALARM BOXES. (OSSC §907.2.9.1, EXCEPTION 2)

EMERGENCY RESPONDER COMMUNICATION COVERAGE (DAS)

DAS IS REQUIRED FOR THE SOUTH (MAIN) BUILDING PER 918.1

VENTILATION

ALL BEDROOMS IN DWELLING UNITS TO BE PROVIDED WITH NATURAL VENTILATION PER 1202.5. ALL OTHER SPACES TO BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH THE MECHANICAL CODE PER 1202.1.

SEPARATE PERMITS:

- UNDERGROUND FIRE LINES (AND HYDRANTS)
- FIRE SPRINKLERS\*
- FIRE DETECTION AND ALARM\*
- FIREMAN'S LOCK BOX\*
- IN-BUILDING EMERGENCY RESPONDER RADIO ENHANCEMENT SYSTEMS (DAS)\*
- STATIONARY GENERATORS, HAZARDOUS MATERIAL TANKS & RELATED EQUIPMENT\*
- OCCUPANT LOAD SIGNS FOR ASSEMBLY AREAS\*
- SITE SIGNAGE
- PHOTOVOLTAIC SYSTEMS
- MECHANICAL
- PLUMBING
- ELECTRICAL
- ELEVATORS

\* = OBTAIN PERMIT FROM FIRE MARSHAL'S OFFICE, 1300 SE GIDEON STREET, ANY INSTALLATION DETAILS FOR FIRE AND FIRE LIFE SAFETY SYSTEMS (SEE ABOVE) ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQ'S TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

DEFERRED SUBMITTALS:

- PREMANUFACTURED WOOD JOISTS
- PREMANUFACTURED WOOD OPEN-WEB ROOF TRUSSES
- ENGINEERED AGGREGATE PIERS (EAP)
- CONTINUOUS SHEAR WALL, TIE-DOWN SYSTEM
- STRUCTURAL SUPPORT FOR PARTIAL HEIGHT STUD WALLS
- GLAZING SYSTEMS
- SUSPENDED CEILING SYSTEMS
- FIBER CEMENT PANELS AND CONNECTIONS
- METAL PANELS AND CONNECTIONS
- STEEL GUARDRAILS
- ROOF LADDERS
- FALL PROTECTION SYSTEMS
- SIGNAGE
- LATERAL BRACING OF SPRINKLER SYSTEMS
- ANCHORAGE FOR MECHANICAL EQUIPMENT
- BUILDING AUTOMATION SYSTEMS
- RADON MITIGATION SYSTEM (SPECIAL INSPECTION REQUIRED)

ALTERNATE TO AERIAL FIRE APP. ROADS:

APPLIES TO SOUTH BUILDING ONLY.  
PER 2021 PORTLAND FIRE CODE.

- BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- THERE ARE NO COMBUSTIBLE CONCEALED ATTIC SPACES.
- ALL STAIRWAY EXIT ENCLOSURES HAVE A FIRE-RESISTANCE RATING OF 2 HRS.
- THE ROOF IS ESSENTIALLY FLAT, WITH A PRIMARY SLOPE LESS THAN 4:12.
- APPROVED ACCESS IS PROVIDED TO THE ROOF FROM ALL STAIRWAYS.
- AT LEAST ONE STANDPIPE TERMINATES ON THE ROOF.

RECORD OF APPEALS:

CITY OF PORTLAND  
APPEAL # 31478  
HEARING DATE: 4/12/23

ITEM 1 - USE OF UL ASSEMBLY P522 WITH REDUCTION IN THE REQUIRED ROOF SLOPE FROM 3:12 TO 2.5:12  
\* FIRE ENGINEERING ANALYSIS VERIFYING EQUIVALENT PROTECTION WAS PROVIDED  
\* DECISION - GRANTED AS PROPOSED

PLUMBING FIXTURES

PLUMBING FIXTURE COUNTS - CLINTON BLDGS (CHAPTER 29)

LEVELS 12/3  
RESIDENT, (R-2) 1 PER UNIT REQUIRED, MIN 1 PER UNIT PROVIDED

PLUMBING FIXTURE COUNTS - SOUTH BLDG (CHAPTER 29)

OCCUPANCY SOFT. OCC. 50% 50% WCUR LAV  
AREA TOTAL M F M F M F

LEVEL 1  
RESIDENT, (R-2) -- 1 PER UNIT REQUIRED, MIN 1 PER UNIT PROVIDED  
BUSINESS (B) SEE 77-50+27" 14 14 0.56 0.56 0.35 0.35  
STORAGE (S-1) PLAN 6 3 3 0.03 0.03 0.03 0.03

SUB-TOTAL REQUIRED 0.59 0.59 0.38 0.38

LEVEL 2  
RESIDENT, (R-2) -- 1 PER UNIT REQUIRED, MIN 1 PER UNIT PROVIDED  
ASSEMBLY (A-3) 156 78 78 0.62 1.20 0.39 0.39  
BUSINESS (B) SEE 79-50+29" 15 15 0.60 0.60 0.38 0.38  
STORAGE (S-1) PLAN 4 2 2 0.02 0.02 0.02 0.02

SUB-TOTAL REQUIRED 1.24 1.82 0.79 0.79

LEVELS 3 - 4  
STORAGE (S-1) 3 2 2 0.02 0.02 0.02 0.02

SUB-TOTAL REQUIRED 0.02 0.02 0.02 0.02

REQ'D PER NOTE 6 BELOW - LEVELS 1 & 2 1.0 1.0

GRAND TOTAL REQUIRED - LEVELS 1 & 2 2.85 2.43 2.19 1.19

SUB-TOTAL PROVIDED - LEVEL 1 1.0 1.0 1.0 1.0

SUB-TOTAL PROVIDED - LEVEL 2 2.0 2.0 2.0 2.0

GRAND TOTAL PROVIDED - LEVELS 1 & 2 3.0 3.0 3.0 3.0

\* SEE NOTE #6 BELOW

NOTES:

- ONE DRINKING FOUNTAIN IS PROVIDED ON LEVEL 1 AND LEVEL 2.
- PER 2022 3.3, THE REQUIRED TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED 500 FEET.
- OCCUPANT LOAD FACTOR BASED ON TABLE 1004.1.2
- PLUMBING FIXTURE COUNT BASED ON TABLE 2002.1
- PER TABLE 2002.1, URINALS MAY REPLACE WATER CLOSETS AT A RATIO OF 1 URINAL PER 2/3 WATER CLOSETS.
- PER TABLE 2002.1, FOOTNOTE F, AMENITY SPACES, LEASING OFFICES, AND STORAGE SPACES ACCESSIBLE ONLY BY THE OCCUPANTS OF GROUP R-2 DWELLING UNITS AND THEIR GUESTS, BUILDING LEASING AGENTS AND THEIR STAFF, OR BUILDING MAINTENANCE PERSONNEL MAY BE PROVIDED A SINGLE-USER TOILET ROOM FOR UP TO THE FIRST 100 OCCUPANTS.

ADDITIONAL ENERGY CODE REQ'S:

ASHRAE 90.1-2019  
4.2.2.2 COMMISSIONING COMPLIANCE INFORMATION & CHECKLIST

THE GENERAL CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE BUILDING INSPECTOR TO DISCUSS THE REQUIREMENTS FOR COMMISSIONING.

THE GENERAL CONTRACTOR SHALL PROVIDE THE COMPLETED COMMISSIONING COMPLIANCE CHECKLIST FORM TO THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY TO CONFIRM COMPLIANCE WITH ASHRAE 90



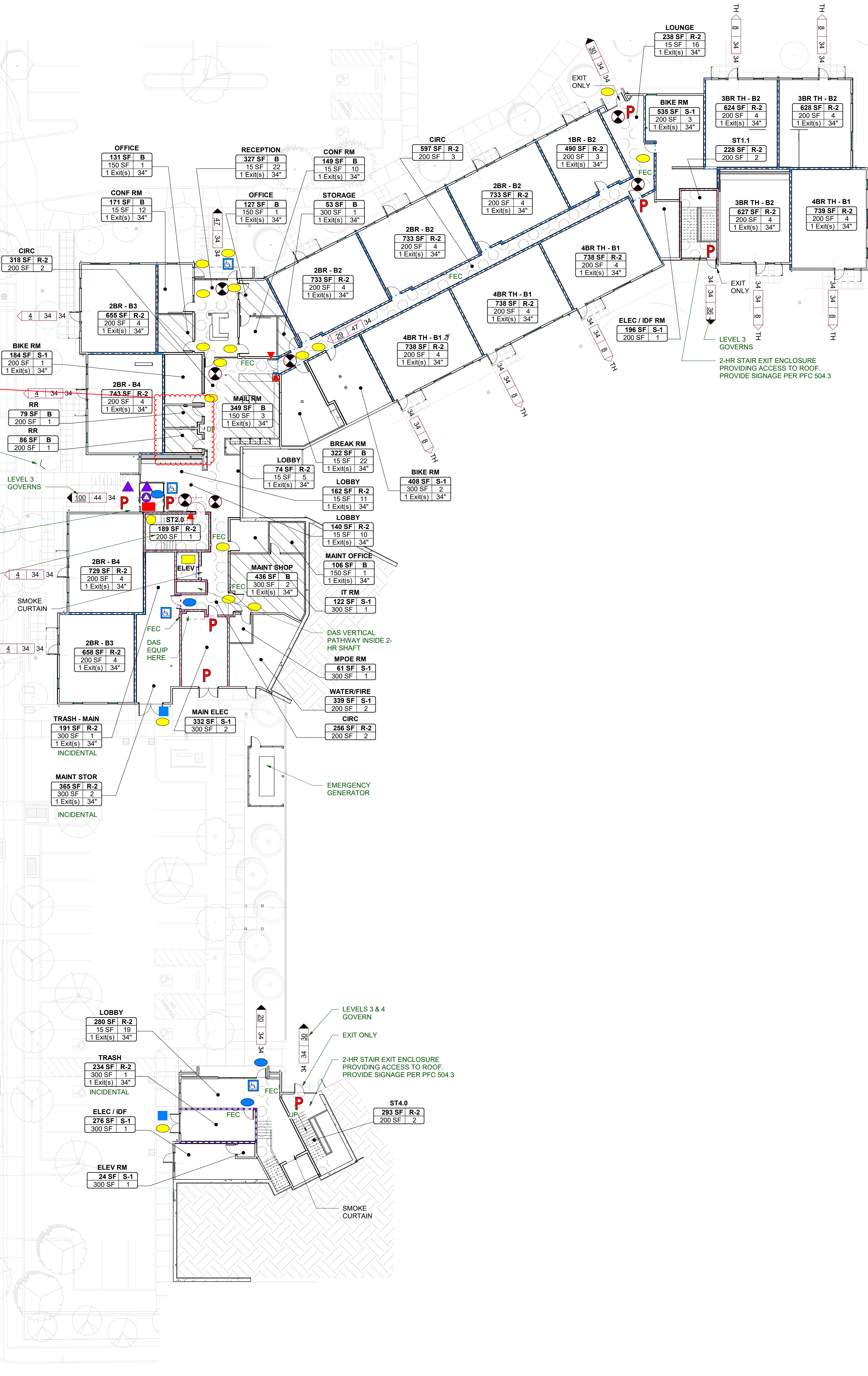
NON-UNIT OCCUPANT TOTALS FOR PLUMBING CALCS  
GENERAL OFFICE = 1,539SF / 150SF = 11 OCCUPANTS  
BIKE RM 174A = 3 OCCUPANTS  
BIKE RM 174 = 2 OCCUPANTS  
BREAK RM 175 = 22 OCCUPANTS  
RECEPTION 176A = 22 OCCUPANTS  
CONF RM 176C = 12 OCCUPANTS  
CONF RM 176E = 10 OCCUPANTS  
BIKE RM 179 = 1 OCCUPANT  
GRAND TOTAL # OCCUPANTS = 83 OCCUPANTS

TWO SINGLE-USER  
RESTROOMS LOCATED  
HERE (2 WCs + 2 LAVs).  
CONTRIBUTING  
OCCUPANT LOAD = 32  
(W/ FOOTNOTE 'F')

MONUMENT SIGN W/  
BLDG ADDRESS PER PFC 505.1  
SEE 43 / A480

LOCK BOX FOR FIRE ACCESS  
PER PFC 506.1, LOCATION W/  
W/ ARCH & FIRE

2-HR STAIR EXIT ENCLOSURE  
PROVIDING ACCESS TO ROOF.  
PROVIDE SIGNAGE PER PFC 504.3



## CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS  
EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

## ROOM/OCCUPANCY LABEL

OFFICE  
170 SF | B  
15 SF | 12  
1 Exit(s) | 34"  
OCCUPIED AREA  
ROOM NAME  
OCCUPANCY CLASSIFICATION  
CODE FUNCTION OF SPACE  
OCCUPANT LOAD  
TOTAL REQUIRED EXIT WIDTH  
OCCUPANT LOAD FACTOR  
NUMBER OF EXITS REQUIRED

NOTE: SOME SPACES MAY  
NOT UTILIZE ALL ASPECTS  
OF THE TAG.

## ROOM OR SUITE EXIT SYMBOL

60' 70' 255' A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" UNO

## BUILDING EXIT OR STAIR SYMBOL

60' 70' 255' A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO

## OCCUPANT LOAD LEGEND

7B OCCUPANCY  
GEN OFFICE = 150 GROSS SF/OCC

## FIRE SEPARATION RATING

CONSTRUCTION TO RESIST PASSAGE OF SMOKE  
AT INCIDENTAL USE (PER 509.4.2)  
30-MIN FIRE PARTITION  
1-HOUR FIRE PARTITION  
1-HOUR FIRE BARRIER (EXTERIOR WALLS)  
2-HOUR FIRE BARRIER

FEC FIRE EXTINGUISHER CABINET  
VERIFY LOCATIONS WITH FM  
AND ARCHITECT  
MAXIMUM EXIT TRAVEL DISTANCE  
ROOM DIAGONAL DISTANCE  
ROOM OR SUITE EXIT PATH

## EXIT SIGNAGE SYMBOLS

EXTENT OF ILLUMINATION IN MEANS OF EGRESS, MEET  
ILLUMINATION REQ'S PER SECTION 1008.2

## ACCESS/ SECURITY LEGEND

CARD READER (OR OTHER AUTHENTICATION  
DEVICE) WITH ELECTRIFIED HARDWARE  
CARD READER (OR OTHER AUTHENTICATION  
DEVICE) WITH ELECTRIFIED HARDWARE  
THAT AUTO-ACTUATES DOOR  
ELEVATOR CARD READER  
MAGNETIC HOLD OPEN  
HI / LOW ADA BUTTONS FOR DOOR OPERATOR.  
PLACE AT SAME SIDE OF DOOR AS CARD READER  
(WHERE OCCURS)  
PANIC OR FIRE EXIT HARDWARE (SEE HARDWARE  
SCHEDULE)  
MASTER FA ANNUNCIATOR - COORDINATE  
LOCATION WITH FM  
FIRE SUPPRESSION RISER LOCATION - SEE FIRE  
SPRINKLER DRAWINGS  
MOTION SENSOR THAT AUTO-ACTUATES DOOR  
INTERCOM  
KEYPAD FOR WASTE HAULER ACCESS

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1705 SE 3rd Avenue  
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503.226.1575

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CODE ANALYSIS PLAN -  
SOUTH BLDG - LEVEL 01

G101



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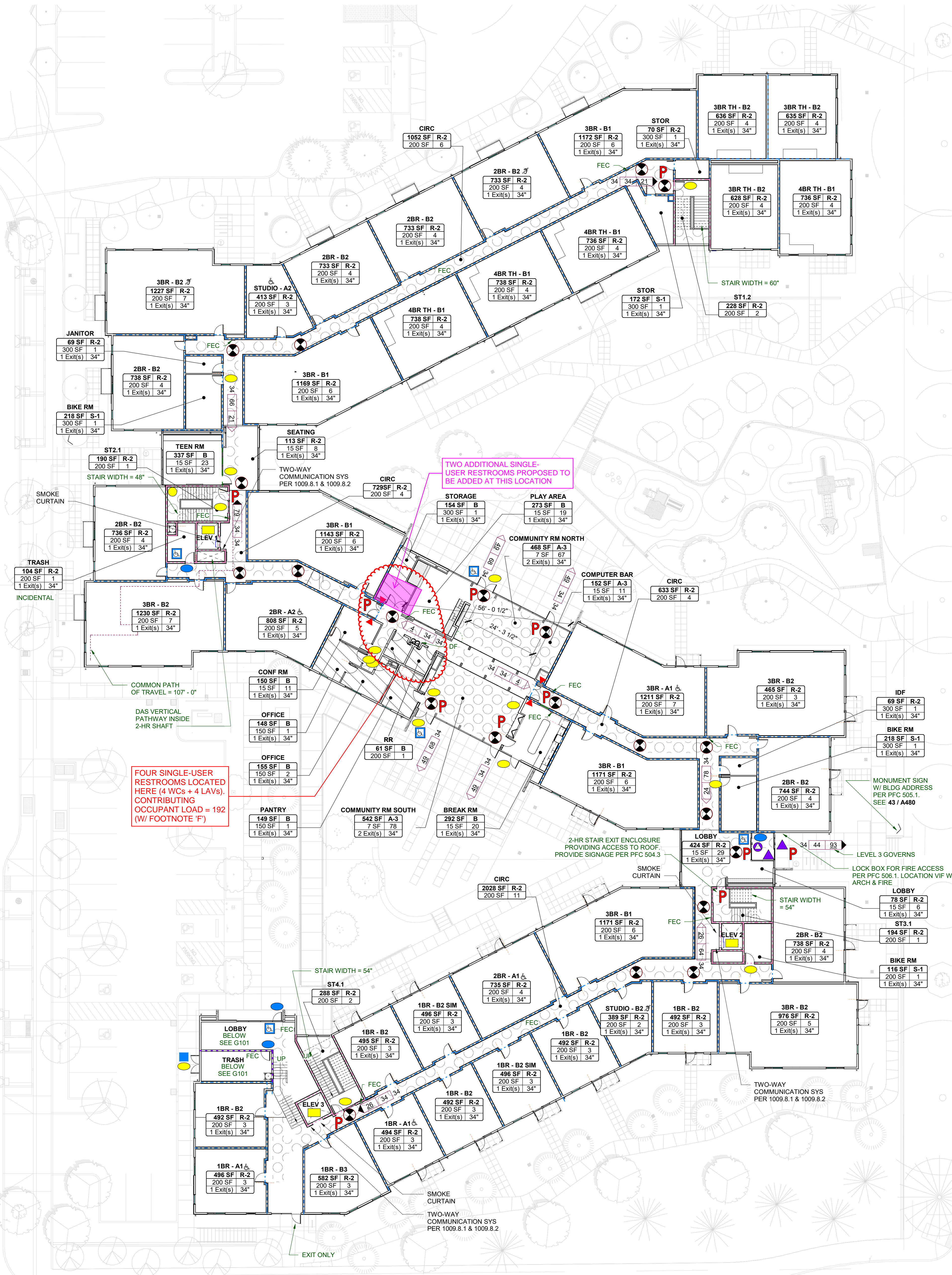
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CODE ANALYSIS PLAN -  
SOUTH BLDG - LEVEL 02

G102

NON-UNIT OCCUPANT TOTALS FOR PLUMBING CALCS  
GENERAL OFFICE = 754SF / 150SF = 6 OCCUPANTS  
STOR 273 = 1 OCCUPANT  
BIKE RM 279 = 1 OCCUPANT  
TEEN RM 181 = 23 OCCUPANTS  
CONF RM 183A = 11 OCCUPANTS  
PLAY AREA 186B = 19 OCCUPANTS  
COMMUNITY RM NORTH 186A = 67 OCCUPANTS  
COMPUTER BAR 186C = 11 OCCUPANTS  
COMMUNITY RM SOUTH 187A = 78 OCCUPANTS  
BREAK RM 187B = 20 OCCUPANTS  
BIKE RM 189 = 1 OCCUPANT  
BIKE RM 191 = 1 OCCUPANT  
  
GRAND TOTAL # OCCUPANTS = 239 OCCUPANTS



CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS  
EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

ROOM/OCCUPANCY LABEL

OFFICE  
170 SF | B  
FUNCTION | 12  
1 Exit(s) | 36"  
OCCUPIED AREA  
ROOM NAME  
OCCUPANCY CLASSIFICATION  
CODE FUNCTION OF SPACE  
OCCUPANT LOAD  
TOTAL REQUIRED EXIT WIDTH  
OCCUPANT LOAD FACTOR  
NUMBER OF EXITS REQUIRED  
NOTE: SOME SPACES MAY  
NOT UTILIZE ALL ASPECTS  
OF THE TAG.

ROOM OR SUITE EXIT SYMBOL

60" | 70" | 255" A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" UNO

BUILDING EXIT OR STAIR SYMBOL

60" | 70" | 255" A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO

OCCUPANT LOAD LEGEND

150 SF  
GEN OFFICE = 150 GROSS SF/OCC

FIRE SEPARATION RATING

CONSTRUCTION TO RESIST PASSAGE OF SMOKE  
AT INCIDENTAL USE (PER 509.4.2)  
30-MIN FIRE PARTITION  
1-HOUR FIRE PARTITION  
1-HOUR FIRE BARRIER (EXTERIOR WALLS)  
2-HOUR FIRE BARRIER

FEC FIRE EXTINGUISHER CABINET  
VERIFY LOCATIONS WITH FM  
AND ARCHITECT  
MAXIMUM EXIT TRAVEL DISTANCE  
ROOM DIAGONAL DISTANCE  
ROOM OR SUITE EXIT PATH

EXIT SIGNAGE SYMBOLS

EXTENT OF ILLUMINATION IN MEANS OF EGRESS, MEET  
ILLUMINATION REQ'S PER SECTION 1008.2

ACCESS/ SECURITY LEGEND

CARD READER (OR OTHER AUTHENTICATION  
DEVICE) WITH ELECTRIFIED HARDWARE  
CARD READER (OR OTHER AUTHENTICATION  
DEVICE) WITH ELECTRIFIED HARDWARE  
THAT AUTO-ACTUATES DOOR  
ELEVATOR CARD READER  
MAGNETIC HOLD OPEN  
HI / LOW ADA BUTTONS FOR DOOR OPERATOR.  
PLACE AT SAME SIDE OF DOOR AS CARD READER  
(WHERE OCCURS)  
PANIC OR FIRE EXIT HARDWARE (SEE HARDWARE  
SCHEDULE)  
MASTER FA ANNUNCIATOR - COORDINATE  
LOCATION WITH FM  
FIRE SUPPRESSION RISER LOCATION - SEE FIRE  
SPRINKLER DRAWINGS  
MOTION SENSOR THAT AUTO-ACTUATES DOOR  
INTERCOM  
KEYPAD FOR WASTE HAULER ACCESS



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CODE ANALYSIS PLAN -  
SOUTH BLDG - LEVEL 03

G103

NON-UNIT OCCUPANT TOTALS FOR PLUMBING CALCS  
BIKE RM 289 = 1 OCCUPANT  
BIKE RM 291 = 1 OCCUPANT  
GRAND TOTAL # OCCUPANTS = 2 OCCUPANTS

LOUNGE 281 -  
PROPOSED TO BE  
EXCLUDED FROM  
PLUMBING  
FIXTURE CALCS

223FT TRAVEL DISTANCE FROM  
FURTHEST UNIT TO LOUNGE

226FT TRAVEL DISTANCE FROM  
FURTHEST UNIT TO LOUNGE

LOUNGE 290 -  
PROPOSED TO BE  
EXCLUDED FROM  
PLUMBING FIXTURE  
CALCS

### CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS  
EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

#### ROOM/OCCUPANCY LABEL

OFFICE  
170 SF | B  
FUNCTION | 12  
15 SF | 12  
1 Exit(s) | 36"  
OCCUPIED AREA  
ROOM NAME  
OCCUPANCY CLASSIFICATION  
CODE FUNCTION OF SPACE  
OCCUPANT LOAD  
TOTAL REQUIRED EXIT WIDTH  
OCCUPANT LOAD FACTOR  
NUMBER OF EXITS REQUIRED  
NOTE: SOME SPACES MAY  
NOT UTILIZE ALL ASPECTS  
OF THE TAG.

#### ROOM OR SUITE EXIT SYMBOL

60" | 70" | 255" A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" UNO

#### BUILDING EXIT OR STAIR SYMBOL

60" | 70" | 255" A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO

#### OCCUPANT LOAD LEGEND

GEN OFFICE = 150 GROSS SF/OCC

#### FIRE SEPARATION RATING

CONSTRUCTION TO RESIST PASSAGE OF SMOKE  
AT INCIDENTAL USE (PER 509.4.2)  
30-MIN FIRE PARTITION  
1-HOUR FIRE PARTITION  
1-HOUR FIRE BARRIER (EXTERIOR WALLS)  
2-HOUR FIRE BARRIER

FEC FIRE EXTINGUISHER CABINET  
VERIFY LOCATIONS WITH FM  
AND ARCHITECT  
MAXIMUM EXIT TRAVEL DISTANCE  
ROOM DIAGONAL DISTANCE  
ROOM OR SUITE EXIT PATH

#### EXIT SIGNAGE SYMBOLS

EXTENT OF ILLUMINATION IN MEANS OF EGRESS, MEET  
ILLUMINATION REQ'S PER SECTION 1008.2

### ACCESS/ SECURITY LEGEND

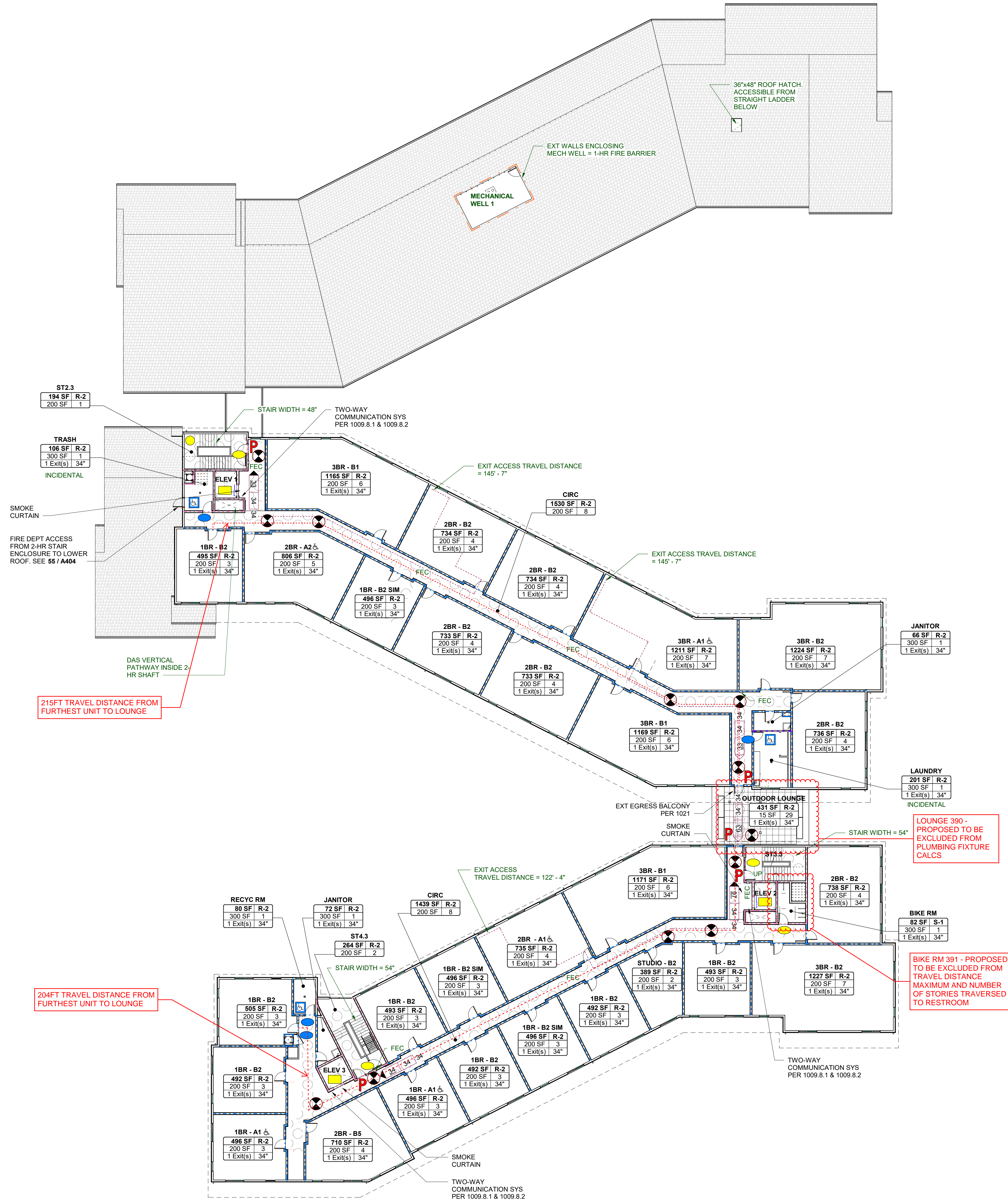
CARD READER (OR OTHER AUTHENTICATION  
DEVICE) WITH ELECTRIFIED HARDWARE  
CARD READER (OR OTHER AUTHENTICATION  
DEVICE) WITH ELECTRIFIED HARDWARE  
THAT AUTO-ACTUATES DOOR  
ELEVATOR CARD READER  
MAGNETIC HOLD OPEN  
HI/ LOW ADA BUTTONS FOR DOOR OPERATOR  
PLACE AT SAME SIDE OF DOOR AS CARD READER  
(WHERE OCCURS)  
PANIC OR FIRE EXIT HARDWARE (SEE HARDWARE  
SCHEDULE)  
MASTER FA ANNUNCIATOR - COORDINATE  
LOCATION WITH FM  
FIRE SUPPRESSION RISER LOCATION - SEE FIRE  
SPRINKLER DRAWINGS  
MOTION SENSOR THAT AUTO-ACTUATES DOOR  
INTERCOM  
KEYPAD FOR WASTE HAULER ACCESS

CODE ANALYSIS LEVEL 03 - SOUTH BLDG  
1/16" = 1'-0"



NON-UNIT OCCUPANT TOTALS FOR PLUMBING CALCS  
BIKE RM 391 = 1 OCCUPANT

GRAND TOTAL # OCCUPANTS = 1 OCCUPANT



## CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS  
EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

## ROOM/OCCUPANCY LABEL

OFFICE  
170 SF | B  
FUNCTION | 12  
1 Exit(s) | 36"

OCCUPIED AREA  
ROOM NAME  
OCCUPANCY CLASSIFICATION  
CODE FUNCTION OF SPACE  
OCCUPANT LOAD  
TOTAL REQUIRED EXIT WIDTH  
OCCUPANT LOAD FACTOR  
NUMBER OF EXITS REQUIRED

NOTE: SOME SPACES MAY NOT UTILIZE ALL ASPECTS OF THE TAG.

## ROOM OR SUITE EXIT SYMBOL

NUMBER OF OCCUPANTS EXITING FROM SPACE  
60" | 70" | 255" A  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" UNO

## BUILDING EXIT OR STAIR SYMBOL

NUMBER OF OCCUPANTS EXITING FROM SPACE  
60" | 70" | 255" A  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO

## OCCUPANT LOAD LEGEND

GEN OFFICE = 150 GROSS SF/OCC

## FIRE SEPARATION RATING

CONSTRUCTION TO RESIST PASSAGE OF SMOKE AT INCIDENTAL USE (PER 509.4.2)  
30-MIN FIRE PARTITION  
1-HOUR FIRE PARTITION  
1-HOUR FIRE BARRIER (EXTERIOR WALLS)  
2-HOUR FIRE BARRIER

FEC FIRE EXTINGUISHER CABINET  
VERIFY LOCATIONS WITH FM AND ARCHITECT  
MAXIMUM EXIT TRAVEL DISTANCE  
ROOM DIAGONAL DISTANCE  
ROOM OR SUITE EXIT PATH

## EXIT SIGNAGE SYMBOLS

EXTENT OF ILLUMINATION IN MEANS OF EGRESS, MEET ILLUMINATION REQ'S PER SECTION 1008.2

## ACCESS/ SECURITY LEGEND

CARD READER (OR OTHER AUTHENTICATION DEVICE) WITH ELECTRIFIED HARDWARE  
CARD READER (OR OTHER AUTHENTICATION DEVICE) WITH ELECTRIFIED HARDWARE THAT AUTO-ACTUATES DOOR  
ELEVATOR CARD READER  
MAGNETIC HOLD OPEN  
HI / LOW ADA BUTTONS FOR DOOR OPERATOR. PLACE AT SAME SIDE OF DOOR AS CARD READER (WHERE OCCURS)  
PANIC OR FIRE EXIT HARDWARE (SEE HARDWARE SCHEDULE)  
MASTER FA ANNUNCIATOR - COORDINATE LOCATION WITH FM  
FIRE SUPPRESSION RISER LOCATION - SEE FIRE SPRINKLER DRAWINGS  
MOTION SENSOR THAT AUTO-ACTUATES DOOR  
INTERCOM  
KEYPAD FOR WASTE HAULER ACCESS



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MARK DATE DESCRIPTION

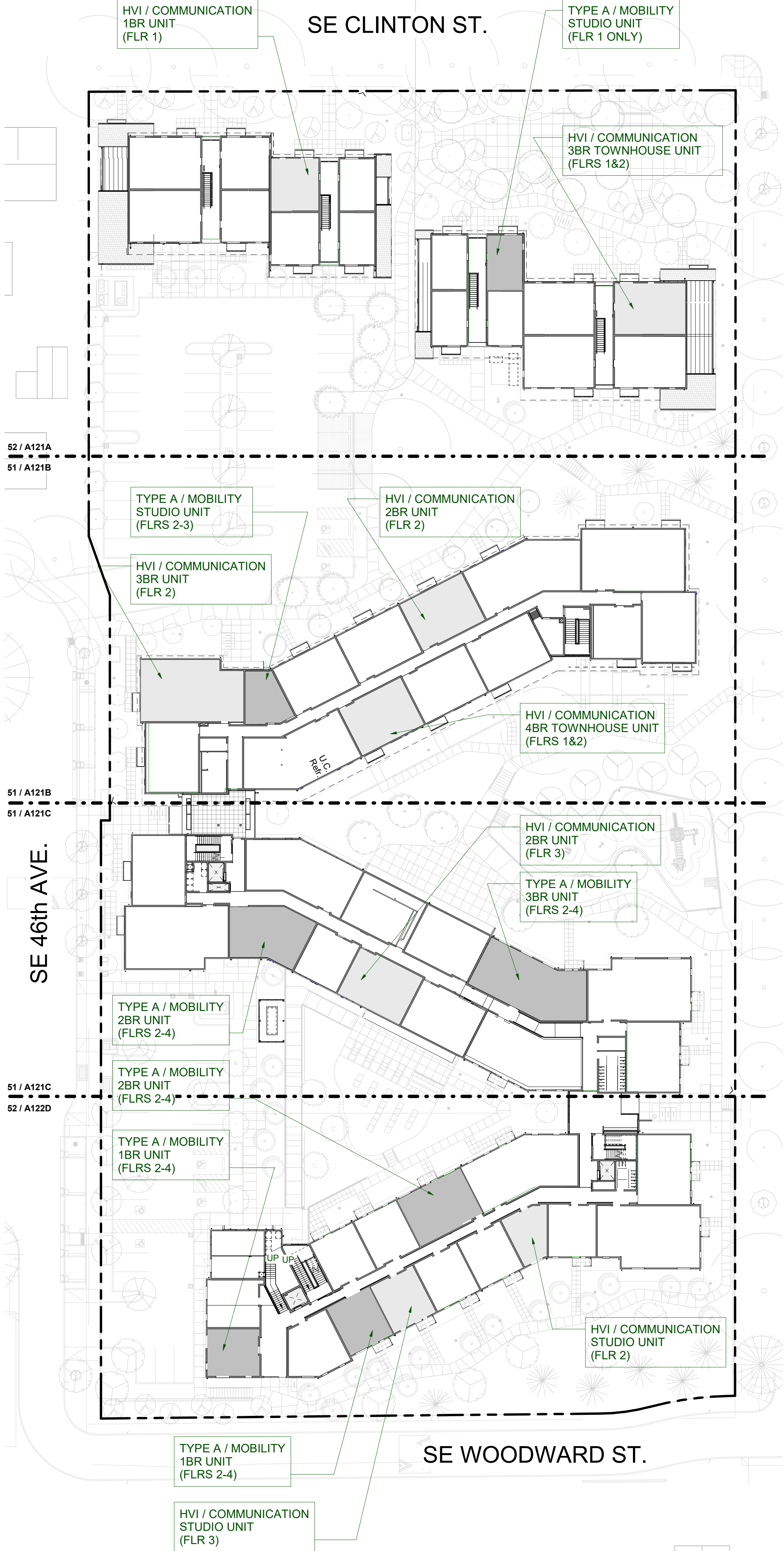
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SOUTH BLDG - LEVEL 04

G104





5) CODE ANALYSIS - TYPE A / MOBILITY AND COMMUNICATION UNIT LOCATIONS  
1" = 30'-0"

CODE INFORMATION

APPLICABLE CODES & STANDARDS

2022 OREGON STRUCTURAL SPECIALTY CODE (2021 IBC WITH AMENDMENTS)  
2019 OREGON MECHANICAL SPECIALTY CODE (2018 IMC WITH AMENDMENTS)  
2021 OREGON ELECTRICAL SPECIALTY CODE (OESC), BASED ON 2020 NFPA 70, NATIONAL ELECTRICAL CODE (NEC)  
2021 OREGON PLUMBING SPECIALTY CODE (OPSC), BASED ON 2021 UNIFORM PLUMBING CODE (UPC)  
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)  
2021 PORTLAND FIRE CODE

2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN  
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
UNIFORM FEDERAL ACCESSIBILITY STANDARD  
FAIR HOUSING ACT (DESIGN MANUAL)  
SELECTED SAFE HARBOR = 2018 IBC

CONSTRUCTION TYPE (CHAPTER 6) (CODE SECTIONS PER 2022 OSSC)

CLINTON BUILDINGS - WEST & EAST  
TYPE V-A  
FULL AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

SOUTH BUILDING  
TYPE V-A  
FULL AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

OCCUPANCY (CHAPTER 3) (CODE SECTIONS PER 2022 OSSC)

CLINTON BUILDING - WEST (A1)  
NON-SEPARATED OCCUPANCIES  
PRIMARY OCCUPANCY: R-2 MULTI-FAMILY RESIDENTIAL (MOST RESTRICTIVE)  
OTHER OCCUPANCIES: S-1 STORAGE

CLINTON BUILDING - EAST (A2)  
NON-SEPARATED OCCUPANCIES  
PRIMARY OCCUPANCY: R-2 MULTI-FAMILY RESIDENTIAL (MOST RESTRICTIVE)  
OTHER OCCUPANCIES: S-1 STORAGE

SOUTH BUILDING (B, C, D)  
NON-SEPARATED OCCUPANCIES BY FLOOR  
A-3 ASSEMBLY (MOST RESTRICTIVE)  
B BUSINESS  
S-1 STORAGE

OCCUPANCIES ON LVLS 3 & 4: R-2 MULTI-FAMILY RESIDENTIAL (MOST RESTRICTIVE)

1-HR HORIZONTAL ASSEMBLY SEPARATES LVLS 1 & 2 FROM LVLS 3 & 4. SEE NOTE 1

INCIDENTAL USES:  
≤ 10% OF FLR AREA OF STORY IN WHICH LOCATED:  
790 SF / 20,348 SF = 3.88% AT LVL 1  
104 SF / 42,187 SF = 0.25% AT LVL 2  
394 SF / 42,812 SF = 0.71% AT LVL 3  
307 SF / 26,425 SF = 1.16% AT LVL 4

NOTES:  
1. R-2S-1, R-2/A-3, R-2/B-1 1 HOUR OCCUPANCY SEPARATION REQUIRED (TABLE 508.4), 45-MIN DOORS (OPENINGS) TO BE RATED PER TABLE 716.5).

BUILDING HEIGHT (TABLE 504.4) (CODE SECTIONS PER 2022 OSSC)

NUMBER OF STORIES ALLOWABLE ACTUAL  
CLINTON BLDG - WEST (R-2 OCC.) 4 STORIES 3 STORIES  
CLINTON BLDG - EAST (R-2 OCC.) 4 STORIES 3 STORIES

SOUTH BLDG (A-3 OCC.) 3 STORIES 2 STORIES (LVLS 1 & 2)  
CLINTON BLDG - WEST (R-2 OCC.) 4 STORIES 4 STORIES (LVLS 3 & 4)

BUILDING HEIGHT ALLOWABLE ACTUAL

CLINTON BLDG - WEST (R-2 OCC.) 70'-0" 34'-0"  
CLINTON BLDG - EAST (R-2 OCC.) 70'-0" 36'-0"

CLINTON BLDG - WEST: GRADE PLANE ELEVATION = 158.9  
CLINTON BLDG - WEST: AVG ROOF HT FROM GRADE PLANE = 192.9

CLINTON BLDG - EAST: GRADE PLANE ELEVATION = 161.5  
CLINTON BLDG - EAST: AVG ROOF HT FROM GRADE PLANE = 197.50

SOUTH BLDG (R-2, A & B OCC.) 70'-0" 43'-5"  
GRADE PLANE ELEVATION = 166.8  
AVG ROOF HT FROM GRADE PLANE = 210.2

ALLOWABLE FLOOR AREA (CODE SECTIONS PER 2022 OSSC)

ALLOWABLE AREA PER STORY (TABLE 508.2)

CLINTON BLDG - WEST:  
BASE ALLOWABLE FOR R-2 (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 36,000 SF  
NOT TAKEN

TOTAL ALLOWABLE AREA PER STORY: 36,000 SF

ACTUAL BUILDING AREA TOTAL  
LEVEL 1 6,470 SF  
LEVEL 2 6,205 SF  
LEVEL 3 5,192 SF

TOTAL ACTUAL BUILDING AREA 17,662 SF

CLINTON BLDG - EAST:  
BASE ALLOWABLE FOR R-2 (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 36,000 SF  
NOT TAKEN

TOTAL ALLOWABLE AREA PER STORY: 36,000 SF

ACTUAL BUILDING AREA TOTAL  
LEVEL 1 6,470 SF  
LEVEL 2 6,470 SF  
LEVEL 3 5,445 SF

TOTAL ACTUAL BUILDING AREA 18,385 SF

SOUTH BLDG:  
BASE ALLOWABLE FOR R-2 (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 36,000 SF  
0.75 (SEE BELOW)

TOTAL ALLOWABLE AREA PER STORY: 45,000 SF

BASE ALLOWABLE FOR A-3 (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 34,500 SF  
0.75 (SEE BELOW)

TOTAL ALLOWABLE AREA PER STORY: 43,125 SF

BASE ALLOWABLE FOR B (SM), TYPE V-A  
FRONTAGE INCREASE (f) (§ 506.2): 54,000 SF  
0.75 (SEE BELOW)

TOTAL ALLOWABLE AREA PER STORY: 67,500 SF

ACTUAL BUILDING AREA TOTAL  
LEVEL 1 (GOVERNED BY A-3 ALLOWABLE) 20,348 SF  
LEVEL 2 (GOVERNED BY A-3 ALLOWABLE) 42,187 SF  
LEVEL 3 (GOVERNED BY R-2 ALLOWABLE) 42,812 SF  
LEVEL 4 (GOVERNED BY R-2 ALLOWABLE) 26,425 SF

TOTAL ACTUAL BUILDING AREA 131,772 SF

ALLOWABLE AREA FOR MULTI-OCCUPANCY BUILDING (§ 506.2.4)

LEVEL 1  
ACTUAL/ALLOWABLE ≤ 1  
20,348 SF/43,125 SF = 0.47 < 1

LEVEL 2  
ACTUAL/ALLOWABLE ≤ 1  
42,187 SF/43,125 SF = 0.98 < 1

LEVEL 3  
ACTUAL/ALLOWABLE ≤ 1  
42,812 SF/45,000 SF = 0.95 < 1

LEVEL 4  
ACTUAL/ALLOWABLE ≤ 1  
26,425 SF/45,000 SF = 0.59 < 1

SUM OF ALL FOUR LEVELS  
0.47 (LEVEL 1) + 0.98 (LEVEL 2) + 0.95 (LEVEL 3) + 0.59 (LEVEL 4) = 2.99 < 3

FRONTAGE INCREASE (§ 506.3)  
f) = [F - 0.25]W/30 = [(162/162) - 0.25]/30 = 0.75

FIRE RESISTIVE REQUIREMENTS (TABLE 601)

TYPE V-A  
PRIMARY STRUCTURAL FRAME: 1 HR  
BEARING WALLS - EXTERIOR: 1 HR  
BEARING WALLS - INTERIOR: 1 HR  
NONBEARING WALLS & PARTITIONS - INTERIOR: 0 HRS  
FLOORS AND FLOOR/CEILINGS: 1 HR  
ROOFS AND ROOF/CEILINGS: 1 HR

WALLS SEPARATING R OCCUPANCIES (§ 420.2): 1 HR FIRE PARTITION  
CORRIDOR SERVING R OCCUPANCIES (§ 708.3, 1020.1): 30 MIN FIRE PARTITION  
(DUE TO STRUCTURE PROTECTION REQ'S OF TBL 601 CORRIDOR WALLS ARE TYPICALLY 1 HR)  
SHAFT ENCLOSURES (§ 713): 2 HR FIRE BARRIER WHEN  
CONNECTING 4 STORIES OR MORE: 1 HR WHEN CONNECTING LESS THAN 4 STORIES  
REFUSE CHUTE ACCESS ROOMS (§ 713.13): 1 HR FIRE BARRIER  
REFUSE CHUTE DISCHARGE ROOM (§ 713.13): 1 HR FIRE BARRIER  
FIRE ACCESS ELEVATOR LOBBIES (§ 3007.7): 1 HR FIRE BARRIER  
EXTERIOR WALL/DOORS/WINDOWS (TBL 602): FSD 0 TO 30°: 1 HR; FSD > 30°-40° = 0 HR

MAX AREA OF EXTERIOR WALL OPENINGS BASED ON FSD AND PROTECTION (TABLE 705.8): 5 TO <10°: UPIS = 25%; 30° OR GREATER: UPIS = NO LIMIT  
FIRE RESISTANCE RATING OF STRUCTURAL MEMBERS (§ 704): MEMBERS OF THE PRIMARY STRUCTURAL FRAME THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND A ROOF- OR SUPPORT A LOAD BEARING WALL OR A NON-LOAD BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTION TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING. EXCEPTION:  
INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES SHALL BE PERMITTED ON ALL EXPOSED SIDES PROVIDED THAT THE EXTENT OF PROTECTION IS IN ACCORDANCE WITH THE REQUIRED FIRE-RESISTANCE RATING, AS DETERMINED IN SECTION 703.

1. LIST OF INCIDENTAL ACCESSORY SPACES THAT ARE REQUIRED TO HAVE ADDITIONAL FIRE SEPARATIONS, LAUNDRY ROOMS > 100SF, 1HR OR AUTOMATIC SPRINKLER SYSTEM, ELECTRICAL INSTALLATIONS.

2. PER 714.4.2, EXCEPTION A: MEMBRANE PENETRATIONS BY BOXES OTHER THAN ELECTRICAL BOXES, PROVIDED THAT SUCH PENETRATING ITEMS AND THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX, ARE PROTECTED BY AN APPROVED MEMBRANE PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F AND T RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED AND BE INSTALLED IN ACCORDANCE WITH THEIR LISTING

FIRESTOPPING (PER CITY OF PORTLAND PROGRAM GUIDE)

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

EXIT & EXIT ACCESS (CODE SECTIONS PER 2022 OSSC)

EGRESS WIDTH (§ 1005.3)

STAIRS:  
OCC. LOAD X 0.30  
44" MIN., 36" MIN. IF SERVING OCC. LOAD < 50 (§ 1009.4), 48" STAIRWAY WIDTH FOR ACCESSIBLE MEANS OF EGRESS DOES NOT APPLY WITH AN AUTOMATIC SPRINKLER SYSTEM (§ 1009.3.2)

OTHER COMPONENTS:

OCCUPANT LOAD X 0.20

SINGLE EXITS (TBL 1006.3.4.1)

R-2, FIRST/SECOND/THIRD STORY, MAX EXIT ACCESS TRAVEL DISTANCE 125', W/ SPRINKLERS MAY HAVE ACCESS TO ONE EXIT

DOOR SIZE (§ 1010.1)

32" MIN. CLEAR OPENING, 48" MAX. LEAF WIDTH, 80" MIN. OPENING HEIGHT

MAXIMUM COMMON PATH OF TRAVEL (§ 1009.2)

R-2 OCC. 125'-0" (W/ SPRINKLERS)  
B OCC. 100'-0" (W/ SPRINKLERS)  
A OCC. 75'-0" (W/ SPRINKLERS)

EXIT ACCESS TRAVEL DISTANCE (§ 1010)

R-2/S-1/A OCC. 250'-0" (W/ SPRINKLERS) - MOST RESTRICTIVE  
B OCC. 300'-0" (W/ SPRINKLERS)

DEAD END CORRIDOR (§ 1020.4 - EXCEPTION 2)

MAX LENGTH 50'-0"

EXIT DISCHARGE LOBBY (§ 1020B)

TWO EXIT STAIRS (OF FOUR TOTAL) WILL EXIT THROUGH THE MAIN LOBBY PER EXCEPTION 1.

MEANS OF EGRESS ILLUMINATION (§ 1008)

ILLUMINATION IN MEANS OF EGRESS TO MEET REQ'S OF 1008.2, EMERGENCY POWER FOR ILLUMINATION WILL BE SUPPLIED BY UNIT EQUIPMENT (BUILDING FIXTURES) & ON-SITE GENERATOR (SITE FIXTURES) AND WILL MEET LOCATION, DURATION & LIGHT LEVEL REQ'S OF 1008.3. SEE ELEC DWGS.

PARKING (§ 1106)

LOT STANDARD SPACE ADA VAN

NORTH 39 1 1  
SOUTH 17 3 1

TOTAL 56 4 2

ALL PARKING LISTED IS FOR RESIDENTIAL USE ONLY.

1106.2 R-2 ACCESSIBLE PARKING, 2% OF 62 = 2 ADA REQUIRED

DWELLING UNITS (OSSC § 1107.6.2, FHA, SECTION 504)

TYPE REQ'D TYPE A PROVIDED TYPE A REQ'D/PROVIDED TYPE B

STUDIO 1 3 11  
1BR 2 6 55  
2BR 2 7 47  
3BR 1 3 31  
4BR 0 0 4

TOTAL 7 17 149 = 166 TOTAL UNITS

\* ALL 4BR UNITS ARE 2-STORY TOWNHOUSES

DWELLING COUNT BY FLOOR:

LEVEL 1 STUDIO 1BR 2BR 3BR 4BR  
LEVEL 2 4 22 11 10 0  
LEVEL 3 8 16 24 11 0  
LEVEL 4 1 12 9 6 0

TOTALS 14 61 53 34 4 = 166 UNITS  
PERCENT 8% 37% 32% 21% 2%

BDRM/UNIT 0.5 1 2 3 4  
TOTAL 7 61 106 102 16 = 292 BEDROOMS  
1.76 BEDROOMS/UNIT

\*ACCESSIBLE\* UNITS ARE NOT REQUIRED BY OSSC 1107 FOR R-2 APARTMENT HOUSES.

1107.6.2.2.1 TYPE A UNITS... AT LEAST 2% BUT NOT LESS THAN 1... TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

1104.4 MULTISTORY BUILDINGS: MEZZANINES EXEMPT FROM AN ACCESSIBLE ROUTE.

PER FAIR HOUSING ACT OF 1988 AND SUBSEQUENT GUIDANCE (FHA/M), THE "COVERED MULTIFAMILY DWELLING" DEFINITION APPLIES TO THIS PROJECT AND THUS ALL APARTMENTS ARE TO BE "ADAPTABLE DWELLING UNITS" REQUIRING THE FOLLOWING:

ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE  
ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS  
USABLE DOORS  
ACCESSIBLE ROUTE INTO AND THROUGH COVERED DWELLING UNITS  
LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS  
REINFORCED WALLS FOR GRAB BARS  
USABLE KITCHENS & BATHROOMS

PER U.S. HUD (HOUSING & URBAN DEVELOPMENT) SECTION 504 OF THE REHABILITATION ACT OF 1973, FOR PROJECTS WITH FEDERAL FUNDING, 5% OF UNITS MUST BE ACCESSIBLE TO PERSONS WITH MOBILITY DISABILITIES, AND AN ADDITIONAL 2% OF UNITS MUST BE ACCESSIBLE TO PERSONS WITH HEARING OR VISUAL DISABILITIES ("HYV"). ACCESSIBILITY REQUIREMENTS (FOR UNITS SUBJECT TO SECTION 504) ARE DEFINED IN THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS).

TYPE MOBILITY REQ'D (%) / PROVIDED HYV REQ'D (%) / PROVIDED  
STUDIO 1/3 1/1  
1BR 4/6 2/2  
2BR 3/6 2/2  
3BR 2/3 1/2  
4BR 0/0 1/1  
TOTAL 10/18 7/8

FOR THIS PROJECT, ALL MOBILITY UNITS ARE INTENDED TO MEET OSSC TYPE A, FHA, AND UFAS ACCESSIBILITY STANDARDS.

AT HVI UNITS PROVIDE THE FOLLOWING ELEMENTS PER ADAS 809.5:  
HORN/STROBE; VISUAL DOORBELL; PEEPHOLE.

\* ALL 4BR UNITS ARE 2-STORY TOWNHOUSES

MISCELLANEOUS: (CODE SECTIONS PER 2022 OSSC)

- SECTION 3006.2 - EXCEPTION 1: ELEVATOR HOISTWAY OPENING PROTECTION NOT REQUIRED WHEN BUILDINGS ARE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM.
- SECTION 906.3.1 CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGH BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST: THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. EXCEPTION 1: CLASS 1 STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1 OR 995.1.2.
- SECTION 1009.3.3 - EXCEPTION 2 & 5: ACCESSIBLE MEANS OF EGRESS STAIRS DO NOT REQUIRE AN AREA OF REFUGE IF BUILDINGS ARE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM OR ARE R-2.
- SECTION 1009.4.2 - EXCEPTION 2: ACCESSIBLE MEANS OF EGRESS ELEVATORS DO NOT REQUIRE AN AREA OF REFUGE IF BUILDINGS ARE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM.
- SECTION 1013.1 - EXCEPTION 2: MAIN EXTERIOR EXIT DOORS THAT ARE OBVIOUSLY AND CLEARLY IDENTIFIABLE AS EXITS NEED NOT HAVE EXIT SIGNS. (REQUIRES ANJ APPROVAL)
- EXIT DISCHARGE (1028): THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. THE COMBINED USE OF EXCEPTIONS 1 & 2 SHALL NOT EXCEED 50% OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF THE REQUIRED EXITS. EXCEPTION 1: ALL CONDITIONS.
- SECTION 3006.3.3: SMOKE AND DRAFT CONTROL AT ELEVATOR HOISTWAY.

FIRE EXTINGUISHER TYPES

DRY-CHEMICAL TYPE: UL-RATED 2-A, TYPICAL, 75' TRAVEL DISTANCE. (2019 OFC §906)

FIRE ALARM & DETECTION SYSTEMS

ALL BUILDINGS TO USE OCCUPANT NOTIFICATION APPLIANCES ACTIVATED BY AN AUTOMATIC SPRINKLER SYSTEM IN LIEU OF MANUAL FIRE ALARM BOXES. (OSSC §907.2.9.1, EXCEPTION 2)

EMERGENCY RESPONDER COMMUNICATION COVERAGE (DAS)

DAS IS REQUIRED FOR THE SOUTH (MAIN) BUILDING PER 918.1

VENTILATION

ALL BEDROOMS IN DWELLING UNITS TO BE PROVIDED WITH NATURAL VENTILATION PER 1202.5. ALL OTHER SPACES TO BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH THE MECHANICAL CODE PER 1202.1.

SEPARATE PERMITS:

- UNDERGROUND FIRE LINES (AND HYDRANTS)
- FIRE SPRINKLERS\*
- FIRE DETECTION AND ALARM\*
- FIREMAN'S LOCK BOX\*
- IN-BUILDING EMERGENCY RESPONDER RADIO ENHANCEMENT SYSTEMS (DAS)\*
- STATIONARY GENERATORS, HAZARDOUS MATERIAL TANKS & RELATED EQUIPMENT\*
- OCCUPANT LOAD SIGNS FOR ASSEMBLY AREAS\*
- SITE SIGNAGE
- PHOTOVOLTAIC SYSTEMS
- MECHANICAL
- PLUMBING
- ELECTRICAL
- ELEVATORS

\* = OBTAIN PERMIT FROM FIRE MARSHAL'S OFFICE, 1300 SE GIDEON STREET, ANY INSTALLATION DETAILS FOR FIRE AND FIRE LIFE SAFETY SYSTEMS (SEE ABOVE) ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQ'S TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

DEFERRED SUBMITTALS:

- PREMANUFACTURED WOOD JOISTS
- PREMANUFACTURED WOOD OPEN-WEB ROOF TRUSSES
- ENGINEERED AGGREGATE PIERS (EAP)
- CONTINUOUS SHEAR WALL, TIE-DOWN SYSTEM
- STRUCTURAL SUPPORT FOR PARTIAL HEIGHT STUD WALLS
- GLAZING SYSTEMS
- SUSPENDED CEILING SYSTEMS
- FIBER CEMENT PANELS AND CONNECTIONS
- METAL PANELS AND CONNECTIONS
- STEEL GUARDRAILS
- ROOF LADDERS
- FALL PROTECTION SYSTEMS
- SIGNAGE
- LATERAL BRACING OF SPRINKLER SYSTEMS
- ANCHORAGE FOR MECHANICAL EQUIPMENT
- BUILDING AUTOMATION SYSTEMS
- RADON MITIGATION SYSTEM (SPECIAL INSPECTION REQUIRED)

ALTERNATE TO AERIAL FIRE APP. ROADS:

APPLIES TO SOUTH BUILDING ONLY.  
PER 2021 PORTLAND FIRE CODE.

- BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- THERE ARE NO COMBUSTIBLE CONCEALED ATTIC SPACES.
- ALL STAIRWAY EXIT ENCLOSURES HAVE A FIRE-RESISTANCE RATING OF 2 HRS.
- THE ROOF IS ESSENTIALLY FLAT, WITH A PRIMARY SLOPE LESS THAN 4:12.
- APPROVED ACCESS IS PROVIDED TO THE ROOF FROM ALL STAIRWAYS.
- AT LEAST ONE STANDPIPE TERMINATES ON THE ROOF.

RECORD OF APPEALS:

CITY OF PORTLAND  
APPEAL # 31478  
HEARING DATE: 4/12/23

ITEM 1 - USE OF UL ASSEMBLY P522 WITH REDUCTION IN THE REQUIRED ROOF SLOPE FROM 3:12 TO 2.5:12  
\* FIRE ENGINEERING ANALYSIS VERIFYING EQUIVALENT PROTECTION WAS PROVIDED  
\* DECISION - GRANTED AS PROPOSED

PLUMBING FIXTURES

PLUMBING FIXTURE COUNTS - CLINTON BLDGS (CHAPTER 29)

LEVELS 1/2/3  
RESIDENT (R-2) 1 PER UNIT REQUIRED, MIN 1 PER UNIT PROVIDED

PLUMBING FIXTURE COUNTS - SOUTH BLDG (CHAPTER 29)

OCCUPANCY SOFT AREA OCC TOTAL 50% M 50% F WCUR LAV  
M F M F M F

LEVEL 1  
RESIDENT (R-2) -- 1 PER UNIT REQUIRED, MIN 1 PER UNIT PROVIDED  
BUSINESS (B) SEE PLAN 77-50+27" 14 14 0.56 0.56 0.35 0.35  
STORAGE (S-1) 6 3 3 0.03 0.03 0.03 0.03

SUB-TOTAL REQUIRED 0.59 0.59 0.38 0.38

LEVEL 2  
RESIDENT (R-2) -- 1 PER UNIT REQUIRED, MIN 1 PER UNIT PROVIDED  
ASSEMBLY (A-3) 156 78 78 0.62 1.20 0.39 0.39  
BUSINESS (B) SEE PLAN 79-50+29" 15 15 0.60 0.60 0.38 0.38  
STORAGE (S-1) 4 2 2 0.02 0.02 0.02 0.02

SUB-TOTAL REQUIRED 1.24 1.82 0.79 0.79

LEVELS 3 - 4  
STORAGE (S-1) 3 2 2 0.02 0.02 0.02 0.02

SUB-TOTAL REQUIRED 0.02 0.02 0.02 0.02

REQ'D PER NOTE 6 BELOW - LEVELS 1 & 2 1.0 1.0

GRAND TOTAL REQUIRED - LEVELS 1 & 2 2.85 2.43 2.19 2.19

SUB-TOTAL PROVIDED - LEVEL 1 1.0 1.0 1.0 1.0  
SUB-TOTAL PROVIDED - LEVEL 2 2.0 2.0 2.0 2.0

GRAND TOTAL PROVIDED - LEVELS 1 & 2 3.0 3.0 3.0 3.0

\* SEE NOTE #6 BELOW

NOTES:

- ONE DRINKING FOUNTAIN IS PROVIDED ON LEVEL 1 AND LEVEL 2.
- PER 2022.3.3, THE REQUIRED TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED 500 FEET.
- OCCUPANT LOAD FACTOR BASED ON TABLE 1004.1.2
- PLUMBING FIXTURE COUNT BASED ON TABLE 2002.1
- PER TABLE 2002.1, URINALS MAY REPLACE WATER CLOSETS AT A RATIO OF 1 URINAL PER 2/3 WATER CLOSETS.
- PER TABLE 2002.1, FOOTNOTE F, AMENITY SPACES, LEASING OFFICES, AND STORAGE SPACES ACCESSIBLE ONLY BY THE OCCUPANTS OF GROUP R-2 DWELLING UNITS AND THEIR GUESTS, BUILDING LEASING AGENTS AND THEIR STAFF, OR BUILDING MAINTENANCE PERSONNEL MAY BE PROVIDED A SINGLE-USER TOILET ROOM FOR UP TO THE FIRST 100 OCCUPANTS.

ADDITIONAL ENERGY CODE REQ'S:

ASHRAE 90.1-2019

4.2.2.2 COMMISSIONING COMPLIANCE INFORMATION & CHECKLIST  
THE GENERAL CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE BUILDING INSPECTOR TO DISCUSS THE REQUIREMENTS FOR COMMISSIONING.

THE GENERAL CONTRACTOR SHALL PROVIDE THE COMPLETED COMMISSIONING COMPLIANCE CHECKLIST FORM TO THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY TO CONFIRM COMPLIANCE WITH ASHRAE 90.1 DOCUMENTATION.

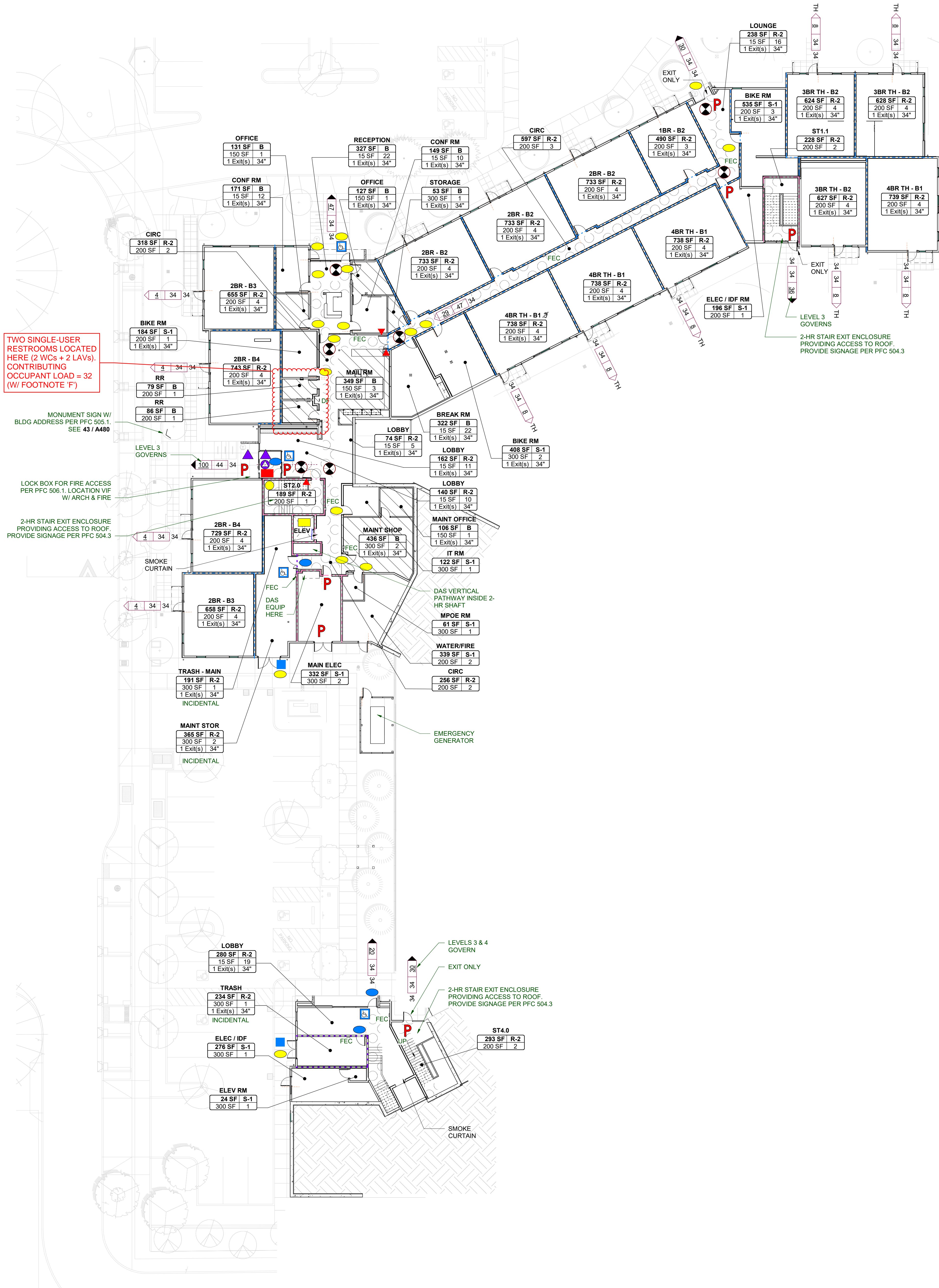
5.4.3.1.1 WHOLE BLDG AIR LEAKAGE  
THE BUILDING WILL MEET THE REQUIREMENT FOR WHOLE BUILDING AIR LEAKAGE THROUGH ASTM E770 STANDARD TEST METHOD FOR DETERMINING AIR LEAKAGE RATE BY FAN PRESSURIZATION. THE GENERAL CONTRACTOR SHALL PROVIDE THE COMPLETED RESULTS REPORTING FORM TO THE BUILDING INSPECTOR AFTER TESTING AND/OR INSPECTION AND PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

THE GENERAL CONTRACTOR SHALL SCHEDULE AN AIR BARRIER PRE-CONSTRUCTION MEETING TO DISCUSS THE WHOLE BUILDING AIR LEAKAGE REQUIREMENTS AND CONTINUOUS AIR BARRIER REQUIREMENTS WITH THE BUILDING INSPECTOR, SUBCONTRACTORS INVOLVED WITH THE INSTALLATION OF THE CONTINUOUS AIR BARRIER, AND ANY THIRD-PARTY INSPECTOR OR DESIGNER INVOLVED WITH THE DESIGN OR INSPECTION OF THE CONTINUOUS AIR BARRIER.

5.4.3.1.2 CONTINUOUS AIR BARRIER DESIGN & INSTALL  
THE FOLLOWING AREAS OF THE CONTINUOUS AIR BARRIER IN THE BUILDING ENVELOPE SHALL BE WRAPPED, SEALED, CAULKED, GASKETED, OR TAPED IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS TO MINIMIZE AIR LEAKAGE:

- JO





NON-UNIT OCCUPANT TOTALS FOR PLUMBING CALCS  
GENERAL OFFICE = 1,539SF / 150SF = 11 OCCUPANTS  
BIKE RM 174A = 3 OCCUPANTS  
BIKE RM 174 = 2 OCCUPANTS  
BREAK RM 175 = 22 OCCUPANTS  
RECEPTION 176A = 22 OCCUPANTS  
CONF RM 176C = 12 OCCUPANTS  
CONF RM 176E = 10 OCCUPANTS  
BIKE RM 179 = 1 OCCUPANT  
GRAND TOTAL # OCCUPANTS = 83 OCCUPANTS

TWO SINGLE-USER  
RESTROOMS LOCATED  
HERE (2 WCs + 2 LAVs).  
CONTRIBUTING  
OCCUPANT LOAD = 32  
(W/ FOOTNOTE 'F')

MONUMENT SIGN W/  
BLDG ADDRESS PER PFC 505.1  
SEE 43 / A480

LOCK BOX FOR FIRE ACCESS  
PER PFC 506.1, LOCATION W/  
W/ ARCH & FIRE

2-HR STAIR EXIT ENCLOSURE  
PROVIDING ACCESS TO ROOF.  
PROVIDE SIGNAGE PER PFC 504.3

SMOKE CURTAIN

INCIDENTAL

INCIDENTAL

INCIDENTAL

INCIDENTAL

INCIDENTAL

INCIDENTAL

INCIDENTAL

INCIDENTAL

INCIDENTAL

INCIDENTAL

## CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS  
EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

### ROOM/OCCUPANCY LABEL

OFFICE  
170 SF | B  
15 SF | 12  
1 Exit(s) | 34"  
OCCUPIED AREA  
ROOM NAME  
OCCUPANCY CLASSIFICATION  
CODE FUNCTION OF SPACE  
OCCUPANT LOAD  
TOTAL REQUIRED EXIT WIDTH  
OCCUPANT LOAD FACTOR  
NUMBER OF EXITS REQUIRED

### ROOM OR SUITE EXIT SYMBOL

60' 70' 255' A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" UNO

### BUILDING EXIT OR STAIR SYMBOL

60' 70' 255' A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO

### OCCUPANT LOAD LEGEND

78' OCCUPANCY  
GEN OFFICE = 150 GROSS SF/OCC

### FIRE SEPARATION RATING

CONSTRUCTION TO RESIST PASSAGE OF SMOKE  
AT INCIDENTAL USE (PER 509.4.2)  
30-MIN FIRE PARTITION  
1-HOUR FIRE PARTITION  
1-HOUR FIRE BARRIER (EXTERIOR WALLS)  
2-HOUR FIRE BARRIER

FEC FIRE EXTINGUISHER CABINET  
VERIFY LOCATIONS WITH FM  
AND ARCHITECT  
MAXIMUM EXIT TRAVEL DISTANCE  
ROOM DIAGONAL DISTANCE  
ROOM OR SUITE EXIT PATH

### EXIT SIGNAGE SYMBOLS

EXTENT OF ILLUMINATION IN MEANS OF EGRESS, MEET  
ILLUMINATION REQ'S PER SECTION 1008.2

## ACCESS/ SECURITY LEGEND

CARD READER (OR OTHER AUTHENTICATION  
DEVICE) WITH ELECTRIFIED HARDWARE  
CARD READER (OR OTHER AUTHENTICATION  
DEVICE) WITH ELECTRIFIED HARDWARE  
THAT AUTO-ACTUATES DOOR  
ELEVATOR CARD READER  
MAGNETIC HOLD OPEN  
HI / LOW ADA BUTTONS FOR DOOR OPERATOR.  
PLACE AT SAME SIDE OF DOOR AS CARD READER  
(WHERE OCCURS)  
PANIC OR FIRE EXIT HARDWARE (SEE HARDWARE  
SCHEDULE)  
MASTER FA ANNUNCIATOR - COORDINATE  
LOCATION WITH FM  
FIRE SUPPRESSION RISER LOCATION - SEE FIRE  
SPRINKLER DRAWINGS  
MOTION SENSOR THAT AUTO-ACTUATES DOOR  
INTERCOM  
KEYPAD FOR WASTE HAULER ACCESS

# BORA

Bora Architects, Inc.  
1705 SE 3rd Avenue  
Portland, OR 97214  
503.226.1575

www.bora.co



## PEACEFUL VILLA

HOME FORWARD  
4626 SE CLINTON ST  
PORTLAND, OR 97206

1 Date 1 PERMIT  
RESPONSE 1

MARK DATE DESCRIPTION

Issued: 5/4/2023

Scale: As indicated

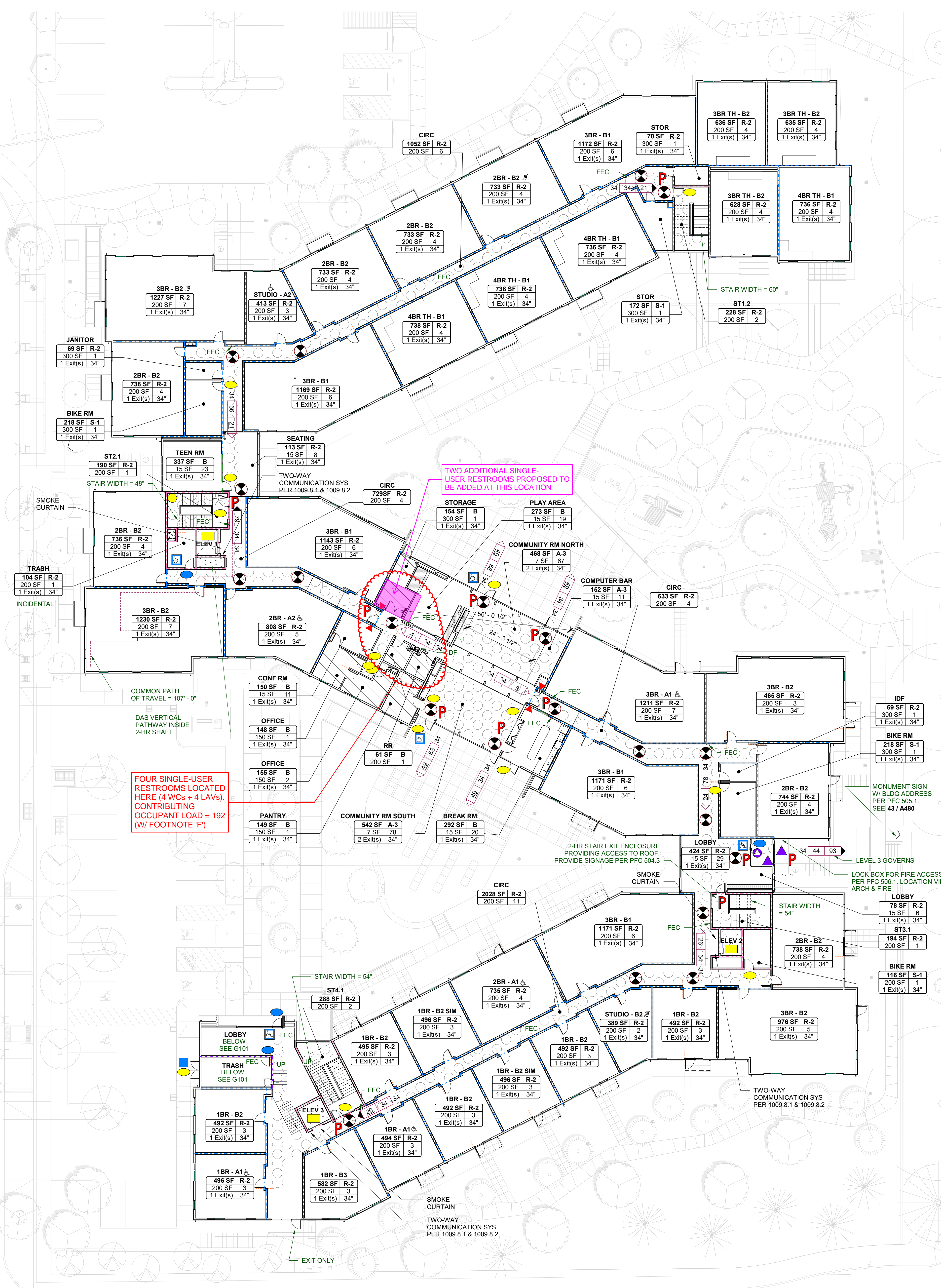
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CODE ANALYSIS PLAN -  
SOUTH BLDG - LEVEL 01

# G101



NON-UNIT OCCUPANT TOTALS FOR PLUMBING CALCS  
GENERAL OFFICE = 754SF / 150SF = 6 OCCUPANTS  
STOR 273 = 1 OCCUPANT  
BIKE RM 279 = 1 OCCUPANT  
TEEN RM 181 = 23 OCCUPANTS  
CONF RM 183A = 11 OCCUPANTS  
PLAY AREA 186B = 19 OCCUPANTS  
COMMUNITY RM NORTH 186A = 67 OCCUPANTS  
COMPUTER BAR 186C = 11 OCCUPANTS  
COMMUNITY RM SOUTH 187A = 78 OCCUPANTS  
BREAK RM 187B = 20 OCCUPANTS  
BIKE RM 189 = 1 OCCUPANT  
BIKE RM 191 = 1 OCCUPANT  
  
GRAND TOTAL # OCCUPANTS = 239 OCCUPANTS



CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS  
EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

ROOM/OCCUPANCY LABEL

OFFICE 170 SF B 15 SF 12 1 Exit(s) 36\"/>

ROOM OR SUITE EXIT SYMBOL

60\"/>

BUILDING EXIT OR STAIR SYMBOL

60\"/>

OCCUPANT LOAD LEGEND

150 SF B GEN OFFICE = 150 GROSS SF/OCC

FIRE SEPARATION RATING

CONSTRUCTION TO RESIST PASSAGE OF SMOKE  
AT INCIDENTAL USE (PER 509.4.2)  
30-MIN FIRE PARTITION  
1-HOUR FIRE PARTITION  
1-HOUR FIRE BARRIER (EXTERIOR WALLS)  
2-HOUR FIRE BARRIER

FEC FIRE EXTINGUISHER CABINET  
VERIFY LOCATIONS WITH FM  
AND ARCHITECT  
MAXIMUM EXIT TRAVEL DISTANCE  
ROOM DIAGONAL DISTANCE  
ROOM OR SUITE EXIT PATH

EXIT SIGNAGE SYMBOLS

EXTENT OF ILLUMINATION IN MEANS OF EGRESS. MEET  
ILLUMINATION REQ'S PER SECTION 1008.2

ACCESS/ SECURITY LEGEND

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CODE ANALYSIS PLAN -  
SOUTH BLDG - LEVEL 03

G103

NON-UNIT OCCUPANT TOTALS FOR PLUMBING CALCS  
BIKE RM 289 = 1 OCCUPANT  
BIKE RM 291 = 1 OCCUPANT  
GRAND TOTAL # OCCUPANTS = 2 OCCUPANTS

LOUNGE 281 -  
PROPOSED TO BE  
EXCLUDED FROM  
PLUMBING  
FIXTURE CALCS

223FT TRAVEL DISTANCE FROM  
FURTHEST UNIT TO LOUNGE

226FT TRAVEL DISTANCE FROM  
FURTHEST UNIT TO LOUNGE

LOUNGE 290 -  
PROPOSED TO BE  
EXCLUDED FROM  
PLUMBING FIXTURE  
CALCS

### CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS  
EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

#### ROOM/OCCUPANCY LABEL

OFFICE  
170 SF | B  
FUNCTION  
15 SF | 12  
1 Exit(s) | 36"  
OCCUPIED AREA  
ROOM NAME  
OCCUPANCY CLASSIFICATION  
CODE FUNCTION OF SPACE  
OCCUPANT LOAD  
TOTAL REQUIRED EXIT WIDTH  
OCCUPANT LOAD FACTOR  
NUMBER OF EXITS REQUIRED  
NOTE: SOME SPACES MAY  
NOT UTILIZE ALL ASPECTS  
OF THE TAG.

#### ROOM OR SUITE EXIT SYMBOL

60" | 70" | 255" A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" UNO

#### BUILDING EXIT OR STAIR SYMBOL

60" | 70" | 255" A  
NUMBER OF OCCUPANTS EXITING FROM SPACE  
GROUP REFERENCE (IF APPLIES)  
PROVIDED EXIT WIDTH  
REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO

#### OCCUPANT LOAD LEGEND

GEN OFFICE = 150 GROSS SF/OCC

#### FIRE SEPARATION RATING

CONSTRUCTION TO RESIST PASSAGE OF SMOKE  
AT INCIDENTAL USE (PER 509.4.2)  
30-MIN FIRE PARTITION  
1-HOUR FIRE PARTITION  
1-HOUR FIRE BARRIER (EXTERIOR WALLS)  
2-HOUR FIRE BARRIER

FEC FIRE EXTINGUISHER CABINET  
VERIFY LOCATIONS WITH FM  
AND ARCHITECT  
MAXIMUM EXIT TRAVEL DISTANCE  
ROOM DIAGONAL DISTANCE  
ROOM OR SUITE EXIT PATH

#### EXIT SIGNAGE SYMBOLS

EXTENT OF ILLUMINATION IN MEANS OF EGRESS, MEET  
ILLUMINATION REQ'S PER SECTION 1008.2

### ACCESS/ SECURITY LEGEND

CARD READER (OR OTHER AUTHENTICATION  
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INTERCOM  
KEYPAD FOR WASTE HAULER ACCESS

CODE ANALYSIS LEVEL 03 - SOUTH BLDG  
1/16" = 1'-0"



