



1. [Horizontal Appeals](#)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 32291	Project Address: 3060 SE STARK STREET
Hearing Date: 5/22/24	Appellant Name: Cynthia Schuster
Case No.: B-001	Appellant Phone: 503-807-7822
Appeal Type: Building	Plans Examiner/Inspector: BRAIN SPRINGBERG
Project Type: Commercial	Stories: 4 Occupancy: I -1, I-2, A2,A3,B, S2, IU Construction Type: IIB
Building/Business Name: Laurelhurst Village	Fire Sprinklers: Yes - parital
Appeal Involves: Reconsideration of appeal,other: WAREHOUSING OF UN OCCUPIED PORTION OF THE BUILDING TO SECURE AGAINST VANDALISM	LUR or Permit Application No.: Warehousing
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6]	Proposed use: Vacant and unoccupied

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	24.15.260
Requires	24.15.260 Warehousing. Warehousing means securing a structure against vandalism, deterioration, and unauthorized entry pending its return to active use or occupancy.
Code Modification or Alternate Requested	SEEKING WAREHOUSING APPROVAL OF UNOCCUPIED PORTIONS OF ATTACHED BUILDINGS TO SECURE AGAINST VANDALISM, PROVIDE HEAT DETECTION FIRE ALARM UPGRADE AND AN AIR MONITORED FIRE SPRINKLER SYSTEM.
Proposed Design	The Owners plan or already have in place the following 4 improvements. 1. FDC: The vacant part of the building has a separate fire line from the fire same fire vault than what is being used for the ICF renovated Building G (refer to exhibit 5 Fire life safety plan and floor plans). The Fire lines have been checked and repairs after freeze damage have been made so that it is fully functional (refer to exhibit 1).

2. Fire Alarm: With out water flow the fire alarms are not operational. The Owners have installed Protoecto wire heat detection throughout the common areas and hallways that will have 24 monitoring by the existing fire alarm system located in Building G West.

Reconsideration Text - Refer to exhibit 6 for fire alarm and emergency protocol for the Laurelhurst campus. The fire alarm monitor is Emergency24/ Performance Systems.

1. Fire Sprinkler System: Refer to Exhibit 3. The proposed pressurized air monitoring system will allow the Owners to completely drain the fire lines on the vacant side. This will provide 24-hour monitoring of the condition of the sprinkler system. Provide water fire flow if and when required,minimize false alarms and any additional future damages due to freezing pipes.
2. Security: Refer to exhibit 4. All opening in the lower levels of the building area boarded up.

Fire Doors: Refer to exhibit 5. All fire doors to be maintained in closed position. They will provide a number of smoke compartments.

Reason for alternative

The Laurelhurst Village site has been providing care for seniors for over 100 years. It has been the plan since 2006 to redevelop the site and replace antiquated buildings with new or renovate portions of the existing buildings.

The new Owners would like to look into renovating the vacated buildings and request time to do so through warehousing the building.

The vacated buildings proposed for warehousing and future renovation are the following:

Building G East
Building H Central Wing
Building I

Unoccupied Buildings have not been in use since 2006.

The Occupied buildings and the portion of the Building G are separated from the vacant buildings by fire walls. Refer to exhibit 5.

The vacated portions of the buildings have had several schemes to demolish the unused buildings and redevelop with new licensed care facilities. Economy and timing have not been favorable to redevelopment efforts due to increase in costs and or market demand for licensed care.

Slated for demolition the heating plant was disabled leaving the building unheated and fire sprinkler system became subject to failure by freezing pipes.

Previously operated as nursing facility (I-2) with some rooms on level 3 and 4 converted to I-1 at a later time.

When completely renovated the vacant buildings are proposed to provide needed independent living housing for our senior population.

APPEAL DECISION

Warehouse buildings I and H separated by fire wall and portion of building G separated by fire barrier: Granted as proposed until 5/22/24-11/22/26

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

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

Investigation/ Corrective Action Report

Property: Avamere Laurelhurst Village ICF

Date: 03/06/2024

Address: 3060 SE Stark St Portland, OR 97214

Phone :

Source of Call Out

Inspection completed on 2/5/2024

Nature of Call Out

Found multiple broken fittings and sprinkler heads on the abandoned side of the ICF.

Corrective Actions Needed

Replace broken fittings.

Corrective Actions Taken

On March 3rd-6th, going from the penthouse down to the 1st floor we replaced visible breaks on the system. Grand total approximately 20) 1" tee's. 3) 1.5" tee's. 3) 1" 90's. 15) Vertical sidewalls. 5) Horizontal Sidewalls, 5) Pendants and 2) Uprights.

Based on the hydro of the FDC line and the repairs made, this system should take water via Fire Department intervention, in the event of an emergency.

Technician: Ryan Scott

License # 5506

Laurelhurst Operations, LLC
Avamere Laurelhurst - Protectowire Adds

Prepared For:

Tyler MacPhee
Director of Campus Operations
3060 Southeast Stark Street

Portland, Oregon 97214
Phone: 503-535-4700

Prepared By:

Matt Dulaney
Channel Sales Representative
7324 SW Durham Rd.
Portland, OR 97224
Cell: 971.228.9190

Quote Number: PSIQ29410
Date: 02/04/22

Customer:
Tyler MacPhee
Laurelhurst Operations, LLC

Site:
Laurelhurst Operations, LLC
3060 Southeast Stark Street
Portland, Oregon 97214
United States

Qty	Part #	Description	Unit Price	Ext Price
	PROJ-I_MANAGE	Project Management		
	PROJ_ENGSVC	Project Engineering Services/Permit Submittal Package/As-Built Drawings		
	PERMIT	Electrical Permit		
	PROJ-I_SUBLABOR	Project Subcontract Labor		
	PROJ-I_PROGLAB	Project Programming Labor		
	PROJ-I_LAB	Project Labor		
	PROJ_SYSCHK	Project Pre-Testing & Commissioning Labor		
1	PHSC-155-EPC	PROTECTOWIRE - SPOOL		
18	SIGA-CT2	Dual Input Module		
12	ELR-HD-10-QC	Protectowire Fiberglass NEMA-4X End Of Line Box		
SubTotal				\$62,668.92

Total does not include Sales Tax

PSIC Standard Terms and Conditions System with Installation

This proposal covers the installation of new protectowire throughout the vacant area (common areas / hallways only) – includes all programming and installation (pricing assumes no other devices will be installed and assumes no fire alarm permit or AJH testing will be required).

Includes:

- Electrical permit.
- Install Protectowire throughout vacant areas common area hallways as discussed onsite during survey.
- Install fire alarm enclosures for the basement, 1st, 2nd, 3rd, 4th, and penthouse floors at the end of the hallways in the vacant area (this will be installed above the ceiling to help hide it and will hold the modules for the new Protectowire).
- Programming of the supplied equipment to meet project specific needs.
- One Pre-test of the fire alarm system to insure proper functionality after wire installation and programming.

NOTES:

ALL Work is contingent on the fire marshal's approval.

ALL existing devices will remain installed as they are, however, they will be disconnected and de-programmed from the system to ensure no further issues/false alarms occur (due to those specific devices).

Exclusions:

- Fire Watch.
- Bid bond of any kind.
- Overtime / afterhours.
- Fire alarm permit.
- Core drilling.
- Testing with the Authority Having Jurisdiction (AHJ).
- OSFM testing/review/etc.
- New waterflow switches, tampers, or switches.
- Provide data sheets of equipment, battery calculations, riser diagram, scope of work, and fire alarm drawings (based on Customer supplied drawings and CAD as needed).
- Trenching of any kind.
- Lifts of any kind.
- Damper testing of any kind.
- Demo of any kind.
- Ladder over 6 feet.
- Sales, use or zero tax if applicable.
- Any additional changes by the local AHJ to the life safety systems.
- Repair, troubleshooting or testing of existing wiring and devices.
- Cutting / patching / painting.
- Power for equipment provided by others.
- Any work involving phone equipment / phone lines.
- Professional Engineer review and/or PE stamped drawings.
- Spare parts or other equipment.
- Any kind of monthly/quarterly/semi-annual/annual checking/testing/inspecting of the system of any kind.
- Any other items not specifically mentioned in this proposal.

Notes:

- Customer is responsible for providing Performance Systems Technician with unrestricted access during scope of work.
- Area of work needs to be cleared & cleaned out prior to commencing work.
- Fire alarm notification will be activated during scope of work, if return trips are required to complete scope of work due to denied notification activation, further charges may apply.
- Re-testing due to failure of other trades or faulty wiring, will be charged separately at current service rates.
- Coordination of other systems trades, such as electrical, mechanical, sprinkler, elevator, etc. is the responsibility of the Customer.
- This proposal is good for (30) calendar days following the date of this proposal and is subject to successful negotiation of a mutually agreeable contract.
- Customer is responsible for providing Performance Systems with the most current and up to date fire alarm program, if updates or reverse engineering are required, further charges will apply.
- This proposal does not include any other items/upgrades/changes that may be required by the AHJ/Fire Marshal.
- Customer is responsible for providing up to date as-built fire alarm drawings in the event the city requires drawings...if these are unavailable, further charges will apply.
- Customer to provide access to above all ceilings as needed.
- This does not include replacing sprinkler valves or switches.
- Electronic copies of AutoCAD files / complete set of drawings (not just the floor plan) are to be provided by Customer. PDF as needed.
- PSI will commence project services within 4 weeks of receiving a signed proposal, purchase order, or executed contract.
- We do not accept liability for any claims for injuries, including injuries to 3rd parties, and shall also be held harmless by Customer against any claims, damages, losses and expenses whatsoever, including attorneys' fees, resulting from the handling, installation and performance of the installation.

Terms and Conditions

DEFINITIONS

1. "Equipment" means the equipment covered by the Services to be performed under this Agreement, and is identified in the respective work scope attachments under the "Equipment List".
2. "Services" means those services and obligations to be undertaken by PSIC in support of CUSTOMER pursuant to this Agreement, as more fully detailed in the attached work scope document(s), which are incorporated herein.

COVERAGE

1. CUSTOMER agrees to provide access to all Equipment covered by this Agreement. PSIC will be free to start and stop all primary equipment incidental to the operation of the mechanical, and life safety system(s) as arranged with CUSTOMER's representative.
2. It is understood that the repair, replacement, and emergency service provisions apply only to the Equipment included in the attached Equipment List. Repair or replacement of non-maintainable parts of the system such as, but not limited to, piping, unit cabinets, insulating material, electrical wiring, hydronic and pneumatic piping, structural supports and other non-moving parts, is not included under this Agreement. Costs to repair or replace such non-maintainable parts will be the sole responsibility of CUSTOMER.
3. PSIC will not reload software, nor make repairs or replacements necessitated by reason of negligence, vandalism or misuse of the Equipment by persons other than PSIC or its employees, or caused by lightning, flood or water damage from any source, electrical storm, or other violent weather or by any other cause beyond PSIC control. This clause shall supersede and take precedent over any Emergency Service clause or provision contained elsewhere in this Agreement.
4. This Agreement assumes that the systems and/or Equipment included in the attached Equipment List are in maintainable condition. If repairs are necessary upon initial inspection, repair charges will be submitted for approval. Should these charges be declined, those non-maintainable items will be eliminated from coverage under this Agreement and the price adjusted accordingly. System equipment deemed to be no longer economically maintainable (obsolete) by PSIC will be identified throughout the term of this agreement and brought to the CUSTOMER's attention and may be removed from this specific Agreement or coverage type on the equipment identified may be reduced.
5. Maintenance, repairs, and replacement of Equipment parts and components are limited to restoring to proper working condition. PSIC shall not be obligated to provide replacement software, equipment, components and/or parts that represent a significant betterment or capital improvement to CUSTOMER'S system(s) hereunder.
6. All non-emergency services under this Agreement will be performed between the hours of 7:00 a.m. - 4:00 p.m. local time Monday through Friday, excluding federal holidays and normal PSIC observed Holidays. If for any reason CUSTOMER requests PSIC to furnish any labor or services outside of the above stated hours, any overtime or other additional expense occasioned thereby, shall be billed to and paid by CUSTOMER except as may be provided under the Emergency Service section or Special Provisions of this Agreement.
7. CUSTOMER will promptly notify PSIC of any malfunction in the system(s) or Equipment covered under this Agreement that comes to CUSTOMER's attention.

PRICE, BILLING, AND TERM

1. CUSTOMER shall pay or cause to be paid to PSIC the full price for the services as specified on the first page of this Agreement. PSIC shall submit annual invoices unless otherwise specified to CUSTOMER in advance for Services to be performed during the subsequent billing period, and payment shall be due within thirty (30) days of the Invoice Date. Payments for Services past ten (10) days shall accrue interest from the due date to the date of payment at a rate of one and one-half percent (1.5%) per month, compounded monthly, or the highest legal rate then allowed. CUSTOMER shall pay all attorney and/or collection fees incurred by PSIC in collecting any past due amounts. Following the initial term of this Agreement as noted on Page 1 of this Agreement and titled, "Term of Agreement", this Agreement will automatically renew for successive one (1) year periods unless canceled prior to the anniversary date with at least a thirty (30) day written notice issued by the CUSTOMER. Agreements that are automatically renewed beyond the initial term may be subject to a 4% price increase.
2. PSIC may adjust the annual price of this Agreement periodically during the term of this Agreement (either up or down), and CUSTOMER agrees to pay for this negotiated increase or decrease in scope of services to the main Agreement between the CUSTOMER and PSIC, if additional systems and equipment are added or deleted to the scope of this Agreement.
3. CUSTOMER agrees to pay any sales, excise, use or other taxes, now or hereafter levied, which PSIC may be required to pay or collect in connection with this Agreement.

TERMINATION

1. CUSTOMER may terminate this Agreement for cause after giving PSIC thirty (30) days advance written notice.
2. PSIC may terminate this Agreement for cause (including, but not limited to, CUSTOMER'S failure to make payments as agreed herein) after giving CUSTOMER thirty (30) days advance written notice.

GENERAL TERMS AND CONDITIONS

1. **Assignment and Delegation:** CUSTOMER may not assign its rights or delegate its obligations under this Agreement, in whole or in part, without the prior written consent of PSIC. PSIC may assign its right to receive payment to a third party.
2. CUSTOMER shall be responsible for maintaining all liability and property insurance. No insurer or other third party will have any subrogation rights against PSIC.
3. **Hazardous Materials:** CUSTOMER represents and warrants that, except as otherwise disclosed in this in the areas where PSIC will undertake work or provide Services, there are no: (a) materials or substances classified as toxic or hazardous either (i) on or within the walls, floors, ceilings or other structural components or (ii) otherwise located in the work area, including asbestos or presumed asbestos-containing materials, formaldehyde, containers or pipelines containing petroleum products or hazardous substances, etc.; (b) situations subject to special precautions or equipment required by federal, state or local health or safety regulations; or (c) unsafe working conditions.
4. **CUSTOMER SHALL INDEMNIFY AND HOLD PSIC HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS AND COSTS OF WHATEVER NATURE, INCLUDING BUT NOT LIMITED TO, CONSULTANTS' AND ATTORNEYS' FEES, DAMAGES FOR BODILY INJURY AND PROPERTY DAMAGE, FINES, PENALTIES, CLEANUP COSTS AND**

COSTS ASSOCIATED WITH DELAY OR WORK STOPPAGE, THAT IN ANY WAY RESULTS FROM OR ARISES UNDER SUCH MATERIALS, SITUATIONS OR CONDITIONS, REGARDLESS OF WHETHER CUSTOMER HAS PRE-NOTIFIED PSIC. THIS INDEMNIFICATION SHALL SURVIVE TERMINATION OF THIS AGREEMENT FOR WHATEVER REASON.

5. **Warranties and Limitation of Liability:** PSIC will replace or repair any product PSIC provides or CUSTOMER procures under this Agreement that fails within the warranty period (Typically one-year) due to defective workmanship or materials. The failure must not result from CUSTOMER's negligence; or from fire, lightning, water damage, or any other cause beyond PSIC control. This warranty applies to PSIC fabricated and outside-purchased products. The warranty effective date is the date of CUSTOMER acceptance of the product or the date CUSTOMER begins to receive beneficial use of the product, whichever comes first.
6. **THE WARRANTIES SET FORTH HEREIN ARE EXCLUSIVE, AND PSIC EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, WHETHER WRITTEN OR ORAL, IMPLIED OR STATUTORY, INCLUDING BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE SERVICES, EQUIPMENT, AND MATERIALS PROVIDED HEREUNDER. PSIC SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING FROM, OR RELATING TO, THIS LIMITED WARRANTY OR ITS BREACH.**
7. PSIC shall not be liable for damages caused by delay or interruption in Services due to fire or flood; corrosive substances in the air or water supply that may enter or otherwise affect sprinkler piping and sprinkler systems including but not limited to biological growth, Calcium Carbonate Deposits and microbiologically influenced corrosion (MIC); strike, lockout, dispute with workmen, inability to obtain material or services, marine transportation issues, war, acts of God or any other cause beyond PSIC reasonable control. Should any part of the system or any Equipment be damaged by fire, water, water leakage, freezing pipes, lightning, acts of God, third parties or any other cause beyond the control of PSIC, any repairs or replacement shall be paid for by CUSTOMER.
8. **Indemnity and Limitation of Liability:** PSIC agrees to indemnify and hold CUSTOMER and its agents and employees harmless from all claims for bodily injury and property damages to the extent such claims result from or arise under PSIC negligent actions or willful misconduct in its performance of the Services. **PROVIDED, THAT NOTHING IN THIS ARTICLE SHALL BE CONSTRUED OR UNDERSTOOD TO ALTER THE LIMITATIONS OF LIABILITY CONTAINED IN THIS ARTICLE OR THE INDEMNIFICATION CONTAINED IN SECTION 4. IN NO EVENT SHALL PSIC BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT, SPECULATIVE, REMOTE, OR CONSEQUENTIAL DAMAGES ARISING FROM, RELATING TO, OR CONNECTED WITH THE SERVICES, EQUIPMENT, MATERIALS, OR ANY GOODS PROVIDED HEREUNDER. SUCH INDEMNITY OBLIGATION IS VALID ONLY TO THE EXTENT CUSTOMER GIVES PSIC REASONABLY PROMPT NOTICE IN WRITING OF ANY SUCH CLAIMS AND PERMITS PSIC, THROUGH COUNSEL OF ITS CHOICE, TO ANSWER THE CLAIMS AND DEFEND ANY RELATED SUIT.**
9. The parties further agree that PSIC is not an insurer; that the Services purchased herein is designed only to reduce the risk of loss; that CUSTOMER chose the level and scope of services being provided by PSIC from a variety of service options; that PSIC will not be held liable for any loss, in tort or otherwise, which may arise from the failure of the system(s) and/or service(s) or any errors and omissions in the above referenced specifications. The parties further agree that this Agreement shall not confer any rights on the part of any person or entity not a party hereto, whether as a third-party beneficiary or otherwise.
10. **BECAUSE IT IS IMPOSSIBLE TO ASSESS ACTUAL DAMAGES ARISING FROM THE FAILURE OF A SYSTEM AND/OR SERVICE PROVIDED UNDER THIS AGREEMENT, THE PARTIES AGREE THAT IF ANY LIABILITY IS IMPOSED ON PSIC FOR DAMAGES OR PERSONAL INJURY TO EITHER CUSTOMER OR ANY THIRD PARTY, SUCH LIABILITY SHALL BE LIMITED TO AN AMOUNT NOT TO EXCEED THE AMOUNT OF THE ANNUAL SERVICE CHARGE OF THIS AGREEMENT.**

MISCELLANEOUS

1. **Extent of Agreement:** Except as and to the extent provided in the Contract, this Agreement represents the entire Agreement between CUSTOMER and PSIC for the Services described herein and supersedes all prior negotiations, representations or Agreements between the Parties related to the Services described herein.
2. None of the provisions of this Agreement shall be modified, altered, changed or voided by any subsequent document unilaterally issued by CUSTOMER that relates to the subject matter of this Agreement. This Agreement may be amended only by written instrument signed by both Parties.
3. PSIC shall not be liable for any delay in producing, delivering, installing, or giving advice and technical assistance for any of the equipment or software covered hereunder if such delay shall be due to one or more of the following causes: fire, strike, lockout, dispute with workmen, flood, lightning, accident, delay in transportation, shortage of fuel, inability to obtain material, war, embargo, demand or requirement of the United States or any governmental or war activity, or any other cause whatsoever beyond the reasonable control of PSIC. In addition, PSIC shall not be liable for any delays caused by failure of CUSTOMER, or its agent, or any person or entity not a party hereto, to perform any of its obligations in a timely manner.

DISPUTE RESOLUTION

1. This Agreement shall be deemed to be made in Klamath County, Oregon, regardless of the location of any office or representative of CUSTOMER, or the location of the equipment, or the place of signing by any party. This Agreement will be governed by Oregon law. The venue for any claim arising under this Agreement shall be in Multnomah County, Oregon.
2. In the event of a dispute regarding the interpretation or enforcement of this Agreement which results in litigation, the prevailing party shall have its attorney's fees and costs paid by the losing party.

Insurance: Our proposed pricing is inclusive of our costs to perform the scope of services outlined in this proposal. There may be additional costs of fees incurred by Performance Systems due to specific insurance requirements presented by your Risk Management/Compliance team which may need to be shared by you.

This proposal and the attached pages shall become an Agreement upon signature below by CUSTOMER. No waiver or modification of any terms or conditions of this Agreement shall be binding on PSI unless made in writing and signed by an authorized representative of PSI.

Customer Accepted By:

Name: _____

Signature:

PO # _____

Date: _____

Protectowire Linear Heat Detector



Features

- Line coverage... continuous sensitivity.
- Eight alarm temperature ratings.
- The ability to withstand severe environmental conditions.
- Approval for use hazardous locations when used with required equipment.
- Ease of installation, testing, and splicing.
- Compatibility with other initiation devices on same circuit.
- Listed for spacing up to 50 ft. (15.2m).

Introduction

Protectowire Linear Heat Detector is a proprietary cable that detects heat anywhere along its length. The sensor cable is comprised of two steel conductors individually insulated with a heat sensitive polymer. The insulated conductors are twisted together to impose a spring pressure between them, then wrapped with a protective tape and finished with an outer jacket suitable for the environment in which the detector will be installed.

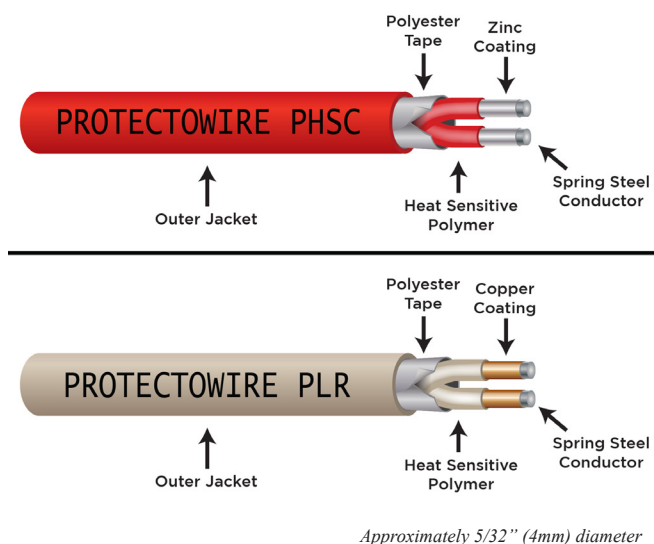
Protectowire is a fixed temperature digital sensor and is therefore capable of initiating an alarm once its rated activation temperature is reached. At the rated temperature, the heat sensitive polymer insulation yields to the pressure upon it, permitting the inner conductors to move into contact with each other thereby initiating an alarm signal. This action takes place at the first heated point anywhere along the detector's length. It does not require a specific length to be heated in order to initiate an alarm, nor system calibration to compensate for changes in the installed ambient temperature. Protectowire Linear Heat Detector provides the advantages of line coverage with point sensitivity.

Applications

Ideally suited to industrial high risk hazards as well as many types of commercial applications, Protectowire Linear Heat Detector has unique advantages over other types of detectors, especially when difficult installation factors or severe environmental conditions are present.

When used with the appropriate Protectowire control equipment, the detector will activate a display, showing the location of an over heat or fire condition anywhere along its length. The detector also meets intrinsically safe standards and is Factory Mutual (FM) Approved for Class I, II, or III, Div. 1, Applicable Groups A, B, C, D, E, F & G hazardous areas, when used with suitably approved Protectowire control equipment.

- | | |
|---|----------------------------------|
| • Cable trays | • Warehouses/rack storage |
| • Conveyors | • Mines |
| • Power distribution apparatus: switchgear, transformers, motor control centers | • Pipelines |
| • Dust collectors/ baghouses | • Bridges, piers, marine vessels |
| • Cooling towers | • Refrigerated storage |
| | • Tank farms |
| | • Aircraft hangars |



Protectowire Features & Benefits

- Alarm location identified and displayed, at the control panel, anywhere along its length when used with the exclusive Protectowire Alarm Point Location Meter.
- Sensitivity unaffected by changes in ambient temperature or length of cable used on the detection circuit. Compensating adjustments are not required.
- Installation and splicing is simple with common tools. Junctions can be made without effecting the integrity of the system.
- Compatibility with other types of alarm initiating devices on the same circuit such as manual pull stations, thermal heat detectors and smoke detectors.
- Installation possible in hazardous areas when used with suitably approved Protectowire control equipment.
- Full range of temperatures and models available to accommodate the most demanding applications.
- Different temperature detectors may be utilized in the same initiating circuit.
- Detectors available on integrated stainless steel messenger wire for installations where mounting is difficult such as large open areas.
- Test equipment is portable and available for easy field service.
- Detectors are ideal for activation of extinguishing equipment, such as deluge or pre-action sprinkler systems.

Description

The detector is made in multiple temperature ratings to allow for differences in normal ambient temperature. Guidelines for selecting the proper detector temperature rating are the same as for automatic sprinklers and other heat actuated devices. Refer to the Temperature Rating Chart for proper model selection based upon installation temperature limits.

Detector Types

The detector's product range consists of two distinct types of cable. PHSC (Protectowire Heat Sensitive Cable) models are manufactured with steel conductors (top image on left). PLR (Protectowire Low Resistance) models are manufactured with special low-resistance conductors (bottom image on left). Please refer to the chart on page three for model number designation. All specifications are subject to change without notice.

Jacketing Materials

EPC (Extruded Polyvinyl Chloride) – is a durable flame retardant vinyl outer jacket designed for interior commercial and industrial applications. Features of this jacket include low moisture absorption, resistance to many common chemicals, and excellent flexibility at low temperatures.

XCR (Extreme Corrosion Resistance) – is a high-performance fluoropolymer jacket designed for both interior and exterior environments. Features of this jacket include excellent chemical resistance, abrasion resistance, weather resistance, and high-temperature performance. XCR is the only heat detector that is FM-approved for corrosive environments.

LSZH (Low Smoke Zero Halogen) – is a durable outer jacket designed for interior commercial and industrial applications requiring low smoke zero halogen performance. Features of this jacket include low moisture absorption, resistance to many common chemicals, and excellent flexibility at low temperatures.

XLT (Extreme Low Temperature) – is an outer jacket specifically selected for cold storage and freezers. Features of this jacket include low moisture absorption and excellent performance in extremely low temperatures. This detector has been UL and FM tested to -60°F (-51°C)

EPR (Extruded Polypropylene Rubber) – is an outer jacket designed for both interior and exterior environments. Features of this jacket include good abrasion resistance, chemical resistance, and weather resistance over a wide temperature range.

Specifications

Maximum Voltage Rating:	30 VAC, 42 VDC
Resistance PHSC Models:	0.185 ohms/ft. (0.607 ohms/m)
Resistance PLR Models:	0.058 ohms/ft. (0.191 ohms/m)
Min. Bend Radius:	2.5 inches (6.4cm) Nominal
Diameter:	5/32 inch (4mm) Nominal
Weight:	8lbs./500 ft. (3.6 kg/152m)

Accessories

The Protectowire Company offers an assortment of fasteners and splicing devices to facilitate installation for both standard and special applications. Full details are available upon request.

Model Numbers, Temperature Ratings, and Approved Spacing

Product Type	Model Number	Alarm Temperature	Max. Ambient Temperature	UL/cUL Approval/ Max. Listed Spacing	FM Approval/ Max. Listed Spacing
PHSC-EPC Multi-Purpose/ Commercial & Industrial Applications	PHSC-155-EPC	155°F (68°C)	115°F (46°C)*	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-172-EPC	172°F (78°C)	130°F (54°C)	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-190-EPC	190°F (88°C)	150°F (66°C)	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-220-EPC	220°F (105°C)	175°F (79°C)*	50 ft. / 15.2m	25 ft. / 7.6m
	PHSC-280-EPC	280°F (138°C)	200°F (93°C)	50 ft. / 15.2m	25 ft. / 7.6m
	PHSC-356-EPC	356°F (180°C)	221°F (105°C)	50 ft. / 15.2m	See Note 1
PHSC-XCR High Performance/ Industrial Applications Excellent Abrasion & Chemical Resistance	PHSC-155-XCR	155°F (68°C)	115°F (46°C)*	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-172-XCR	172°F (78°C)	130°F (54°C)	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-190-XCR	190°F (88°C)	150°F (66°C)	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-220-XCR	220°F (105°C)	175°F (79°C)*	50 ft. / 15.2m	25 ft. / 7.6m
	PHSC-280-XCR	280°F (138°C)	200°F (93°C)	50 ft. / 15.2m	25 ft. / 7.6m
	PHSC-356-XCR	356°F (180°C)	250°F (121°C)	50 ft. / 15.2m	See Note 1
PHSC-LSZH Multi-Purpose/Low Smoke Zero Halogen	PHSC-135-LSZH	135°F (57°C)	100°F (38°C)	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-155-LSZH	155°F (68°C)	115°F (46°C)*	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-172-LSZH	172°F (78°C)	130°F (54°C)	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-190-LSZH	190°F (88°C)	150°F (66°C)	50 ft. / 15.2m	30 ft. / 9.1m
	PHSC-220-LSZH	220°F (105°C)	175°F (79°C)*	50 ft. / 15.2m	25 ft. / 7.6m
	PHSC-280-LSZH	280°F (138°C)	200°F (93°C)	50 ft. / 15.2m	25 ft. / 7.6m
	PHSC-356-LSZH	356°F (180°C)	250°F (121°C)	50 ft. / 15.2m	See Note 1
PHSC-XLT Multi-Purpose/Excellent Low Temp. Properties	PHSC-135-XLT	135°F (57°C)	100°F (38°C)	50 ft. / 15.2m	30 ft. / 9.1m
PLR-EPR Good Weathering Properties & Flexibility Over a Wide Temperature Range	PLR-155-EPR	155°F (68°C)	115°F (46°C)*	50 ft. / 15.2m	30 ft. / 9.1m
	PLR-172-EPR	172°F (78°C)	130°F (54°C)	50 ft. / 15.2m	30 ft. / 9.1m
	PLR-190-EPR	190°F (88°C)	150°F (66°C)	50 ft. / 15.2m	30 ft. / 9.1m
PLR-XCR High Performance/ Industrial Applications Excellent Abrasion & Chemical Resistance	PLR-500-XCR	500°F (260°C)	392°F (200°C)	50 ft. / 15.2m	See Note 1

*For open area applications the recommended UL 521 maximum ambient temperature for all 155 models is 100°F (38°C), and 220 models is 150°F (66°C).

Temperatures shown in table are acceptable for UL Special Application use. **PHSC-135°F XLT has been UL Listed and FM Approved for -60°F (-51°C).

Note 1: FM Approved for special application use only. All Protectowire models can be supplied on Messenger Wire. Add suffix "-M" to above model numbers.

February 20, 2024

Avamere Laurelhurst Village
Attention: Tony Lopez
3060 SE Stark St.
Portland, OR. 97214

RE: Fire Sprinkler System recommendation

The existing Fire Sprinkler System is designed as a Wet System.
Building has No Heat and will freeze if kept filled with Water.

Recommendation Summary:

1. Drain System completely as possible.
2. Install any low point drains where needed.
3. Test System with Air (Perform 48 hr. Test) to repair all leaks.
4. Install a Low Air Switch and connect to the Alarm Panel to Monitor.
5. Install Air Compressor to Maintain Air in System.
6. Install an Air Maintenance Device to regulate the Air in the System.
7. Turn system Valve off in Vault in Sidewalk. (Install Signage on Valve).
8. Keep FDC in Operational Condition.

This will minimize the future damages due to freezing and give 24 hr. monitoring of the condition of the Sprinkler System Condition. Operation will be through the FDC or turning on the Valve in the Vault.

Decommissioning of the Fire Hose Stations will be done during this work. Cap at the existing Valve.

Best regards,

Nick Carter, Designer/Estimator
Performance Systems Integration
(541) 258-8510

WWW.PSINTEGRATED.COM

TEST & INSPECTION • SERVICE & REPAIR • MONITORING • SYSTEM DESIGN & INSTALLATION
DISCREPANCY MANAGEMENT • CODE COMPLIANCE CONSULTATION
OR - CCB#227526 WA - PERFOSI81250



 COPY



32738-710 *MA*
4/21

57032

"The Source for Quality Restoration"

503.234.0509

Fax: 503.234.4479

LAURELHURST VILLAGE
3060 SE STARK ST
PORTLAND, OR 97214

03-09-2021

Attention: TONY LOPEZ

Re: LAURELHURST VILLAGE
3060 SE STARK ST
PORTLAND, OR 97214

Invoice # 8210663B.1

Type of Damage: BOARD UP

BOARD UP SERVICES

21,017.28

Make all checks payable to 1-800 BOARD UP
13909 NE Airport Way Portland, OR 97230
Thank you for your business!

Amount Billed \$21,017.28

Total Invoice \$21,017.28

32738-710

1-800-BOARD-UP

13909 NE Airport Way
Portland, OR 97230
Tax ID. #93-0513429
Oregon CCB# 3402
Washington State License # KENNER*995CA

Client: Laurelhurst Village
Property: 3060 SE Stark Street
Portland, OR 97214

Home: (971) 712-9336

Operator Info:

Operator: MATTHEWS

Estimator: Matthew Steimle

Type of Estimate: Board Up

Date Entered: 3/9/2021

Date Assigned:

Price List: ORPO8X_JAN21

Labor Efficiency: Restoration/Service/Remodel

Estimate: 8210663BILL

This is a BILL for board up services provided at the above property address.

Any questions, please call Matthew at (503) 234-0509.

1-800-BOARD-UP

13909 NE Airport Way
Portland, OR 97230
Tax ID. #93-0513429
Oregon CCB# 3402
Washington State License # KENNER*995CA

8210663BILL**8210663BILL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
LABOR AND MATERIALS INCURRED:				
1. Service call - during business hours- includes first two hours of labor	1.00 EA	0.00	250.00	250.00
20. Temporary Repairs - skilled labor - per hour	90.50 HR	0.00	85.00	7,692.50
45. Temporary Repairs - skilled labor - per hour- overtime rate	9.00 HR	0.00	102.50	922.50
43. Temporary Repairs -General Laborer - per hour	20.00 HR	0.00	65.00	1,300.00
34. Material Only Sheathing - CDX	238.00 SH	0.00	36.00	8,568.00
36. Security Screws - per box	102.00 BX	0.00	18.00	1,836.00
24. Scrap removal -dump truck - includes truck, labor to haul and dump fees	1.00 BG	325.00	0.00	325.00
44. Oregon Corporate Activity Tax Fee	1.00 EA	0.00	123.28	123.28
Total: 8210663BILL				21,017.28
Line Item Totals: 8210663BILL				21,017.28

1-800-BOARD-UP

13909 NE Airport Way
Portland, OR 97230
Tax ID. #93-0513429
Oregon CCB# 3402
Washington State License # KENNER*995CA

Summary

Line Item Total	21,017.28
Replacement Cost Value	\$21,017.28
Net Claim	\$21,017.28

Matthew Steimle

✓

Vendor : 57032 STANLEY C KENNEDY ENTERPRISES INC DBA
Organization : 7101 Laurelhurst Operations, LLC
Bank : 87 Key Bank

Client Check Date Amount
00015602 04/29/2021 21,017.28

Date	Org.	Invoice	Description	Gross Amount	Discount Amount	Amount Paid
03/09/2021		8210663B.1	CAPX32738-710	21,017.28		21,017.28
Laurelhurst Operations, LLC				21,017.28	0.00	21,017.28

Page 1 of 1

21,017.28

0.00

21,017.28

Laurelhurst Operations, LLC
25117 SW PARKWAY #F, WILSONVILLE OR 97070

Key Bank
1301 5TH AVENUE
SEATTLE WA 98101

19-57
1250

00015602

Pay

*****TWENTY ONE THOUSAND, SEVENTEEN DOLLARS AND 28 CENTS

Date

04/29/2021

Amount

\$ ***21,017.28

STANLEY C KENNEDY ENTERPRISES INC DBA KENNDY
RESTORATION
13909 NE AIRPORT WAY
PORTLAND OR 97230

Non negotiable

C00015602C A125000574A 479681175952C

Avamere Health Services

Request for Expenditure over \$750

57032

Date Submitted: 3/1/2021

Request Number: 32738-710

Attachments: 32738-710

Facility/Entity: 710 Laurelhurst Village Rehabilitation
Request is for: Center
Included in the budget: Other / Project
How will it be paid: No
Paid By: Cash / AP
Replacing an asset: Property
2008 Bonus Depreciation: No
Expense or Capitalize: No

Requested By: JOCELYN SAN ANTONIO
OPS: 710 Laurelhurst Village Rehabilitation
Center
Leasing Corp: None
Vendor Corp: 1-800-BOARD-UP
IT Fast Track: No

Total: \$21,752.28

Items Requested:

Quantity	Description	Unit Cost	Sub Total
1	1-800-BOARD-UP = BOARD ALL GROUND LEVEL WINDOWS & DOORS. SEE LAYOUT #8210663	\$21,752.28	\$21,752.28

Comments:

1-800-BOARD-UP = BOARD ALL GROUND LEVEL WINDOWS & DOORS. SEE LAYOUT #8210663

TO BE PAID BY CHEVALIER.-JOCELYN SAN ANTONIO-3/1/2021

12:47:17 PM

Approved requisition is attached. Please post to G/L 710111 24938 - dkirby - 3/5/2021 11:19:36 AM - 32738-710

Accounting:

Lease Type	Not a Lease
GL Account	
Book Life	
Book Method	
Tax Life	
Tax Method	
AMT Method	
Dist. Dollar	
Bonus	
Description	
GL Account 2	
Book Life 2	
Book Method 2	
Tax Life 2	
Tax Method 2	
AMT Method 2	
Dist. Dollar 2	
Bonus 2	
Description 2	
GL Account 3	
Book Life 3	
Book Method 3	
Tax Life 3	
Tax Method 3	
AMT Method 3	
Dist. Dollar 3	
Pay Term	
Date	
Coded by	

Approved By:

Request #32738-710			
Title	Approver	Approved Date	Action
Requester	JOCELYN SAN ANTONIO	3/1/2021 12:47:00 PM	
Facility Admin	tperry	3/4/2021 10:45:00 AM	
Asset Manager	dkirby	3/5/2021 11:20:00 AM	
CIO			
Procurement			
Ancillary Operations			
RDO	rstennett	3/8/2021 4:45:00 PM	
Department Head			
Ancillary Controller			
Controller	mpowelson	3/8/2021 5:03:00 PM	
VPO	CTAaborl	3/9/2021 7:57:00 AM	
Executive VP			
COO			
Corporate Controller	ktomlinson	3/9/2021 8:51:00 AM	
CFO			

* Send email to Pending Approver, click [Remind Email]

26120-110 (3/1)

REQUISITION FORM



Community: Laurelhurst Village

Date: 2/23/2021

#7

LHV OFFICE USE ONLY

Req. # _____

All communities must obtain (3) three written bids for repairs or items exceeding \$500.00.
Attach bids with completed Requisition Form and submit to the Laurelhurst Village Facility Manager.

Bids attached? ☒ Yes ☐ No ☒ Emergency ☐ Non-Emergency

3 BID/QUOTE MINIMUM ON ALL ITEMS

VENDOR	QTY	ITEM DESCRIPTION	PRICE EACH	TOTAL
1-800-BOARD-UP	1	Board all ground level windows & doors. See the attached Quote# 8210663	\$21,752.28	\$21,752.28
Total Estimate				\$21,752.28

Please include delivery or shipping expenses and tax.

☐ Payment Terms (Net 30)

☐ Immediate check processing (Attach Check Request Form)

EXPLANATION / JUSTIFICATION:

This is a BID for board up all windows and doors at the back of the property. Quote#8210663

Administrator /Manager/ DOO Signature: _____

Date: 2/23/2021

Ownership Approval: _____

Date: 25 FEB 2021



1121 SW Salmon
Suite 100
Portland, OR 97205
Tel. 503.221.1121
Fax. 503.221.2077

CONSULTANT

LV Final Logo-4c No Tag.tif

SITE
8060 SE STARK STREET
PORTLAND, OREGON

PROJECT NAME

SCALE: 1" = 20'-0"

1. SITE INFORMATION IS BASED ON OWNERS SURVEYS PERFORMED BY W.B. WELLS DATED 2/22/05, AND SUBSEQUENT SURVEY DATED 8.26.05.
2. SEE PHASING PLANS FOR PHASING DETAILS.
3. THIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR EXISTING AND CONTRACT DOCUMENT INFORMATION. THIS ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO BE A COMPLETE LIST OF ALL BUILDING CODE REQUIREMENTS.
4. SOME INFORMATION ON THIS PLAN IS BASED ON THE MOUNT SAINT JOSEPH RESIDENCE AND EXTENDED CAR CENTER, LIFE SAFETY SUMMARY (LSS) DATED 1991 AND LAST REVISED IN MAY OF 1996.
5. BELOW IS A PARTIAL LIST OF RELEVANT APPEALS APPROVED BY THE CITY OF PORTLAND PERTAINING TO THESE BUILDINGS OR THE MASTER PLAN:
 - APPEAL ID IS DATED 4/19/06
 - 1. EXISTING FLOORS AND ROOFS OF TYPE I BUILDING APPROVED FOR EQUIVALENT SAFETY AS 2 HOUR FIRE RESISTIVE CONSTRUCTION.
 - APPEAL ID IS DATED 4/19/06
 - 1. EXISTING FLOOR JOIST AND ROOFING ASSEMBLY AT CORRIDORS SERVING OCCUPANT LOAD OF OVER 10 FOR 1 OCCUPANCIES APPROVED FOR EQUIVALENT SAFETY AS 1 HOUR FIRE RESISTIVE CONSTRUCTION.
 - 2. EXISTING WALL ASSEMBLY AT CORRIDORS SERVING OCCUPANT LOAD OF OVER 10 FOR 1 OCCUPANCIES APPROVED FOR EQUIVALENT SAFETY AS 1 HOUR FIRE RESISTIVE CONSTRUCTION.
 - APPEAL ID 1400 DATED 12/22/04
 - 1. EXTENSION OF TIMELINE FOR COMPLETION OF LIFE SAFETY UPGRADE PER LSS PROVIDED PERMITS ARE OBTAINED TO COMPLETE REQUIRED IMPROVEMENTS NOT ASSOCIATED WITH THE REMOVAL OF PORTION OF THE COMPLEX BY NOT LATER THAN DECEMBER 31, 2006.
 - 2. OMISSION OF SMOKE PARTITION IN BUILDING'S BASEMENT FLOOR
 - APPEAL ID 1807 DATED 5/25/05
 - 1. EXEMPTION OF TIMELINE FOR COMPLETION OF LIFE SAFETY UPGRADE PER LSS, WITH RENOVATION COMPLETED BY MARCH 31, 2007.
 - APPEAL ID 1982 DATED 7/28/05
 - 1. RECONSIDERATION OF APPEAL ID 1807.
 - APPEAL ID 2008 DATED 7/27/05
 - 1. EXTENSION OF TIMELINE FOR COMPLETION OF LIFE SAFETY UPGRADE PER LSS FOR 3RD AND 4TH FLOOR JOIST AND ROOFING AND THE SPRINKLER HEADS IN EACH ROOM ARE REPLACED WITH RESIDENTIAL QUICK RESPONSE SIDEWALL SPRINKLER HEADS UNDER PERMIT FROM THE FIRE MARSHAL'S OFFICE.
 - 2. THE FIRE MARSHAL'S OFFICE HAS REVIEWED THE REQUEST AND HAS AGREED TO BE GRANTED. THE IMPROVEMENTS WILL BE REQUIRED TO BE MADE ON THE USE OF BUILDING IS ABANDONED.
 - APPEAL ID 2575 DATED 2/15/06
 - 1. BUILDINGS G PREVAL CONSTRUCTION: FIREWALL NOT TERMINATING 30" ABOVE ADJACENT (LOWER) ROOF.
 - 2. BUILDINGS G REVISIONS TO THE SPRINKLER AND PROTECTION OF WALL OPENINGS: AGGREGATE WIDTH OF OPENINGS AT ANY FLOOR LEVEL EXCEED 25% OF THE LENGTH OF THE WALL.

VACANT UNOCCUPIED BUILDINGS
TO BE WAREHOUSED

*P

PUBLIC ENTRY ON ACCESSIBLE ROUTE

ELEVATOR USED AS AN ACCESSIBLE MEANS OF
EGRESS

HORIZONTAL EXIT AND EXIT EGRESS DIRECTION

REQUIRED EXIT AND EXIT EGRESS DIRECTION

EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW
WHERE OCCURS AT ALL EXITS, EVERY 100' IN
CORRIDORS, AND IN SPACES WHERE 2 MOC ARE
REQUIRED PER SECTION 1011. SEE ELECTRICAL
DRAWINGS. (W/ POCHÉ INDICATING "EXIT" TEXT
SIDE OF SIGN). SIGNS SHOWN IN CORRIDORS ARE
CEILING HUNG. SIGNS SHOWN ON WALL ARE
WALL HUNG.

FIRE WALL: 3- HOUR FIRE RESISTIVE RATING,
OR IN COMBINATION WITH A FIRE BARRIER OR
FIRE PARTITION WALL (WHERE OCCURS)
CONFORMING TO THE MOST STRINGENT
REQUIREMENTS OF EACH. SEE CODE ANALYSIS
PLANS FOR SPECIFIC NAMES OF IBC WALL
DESIGNATIONS. ALL WITH FIRE RESISTIVE
OPENING PROTECTION AT DOORS, WINDOWS,
DUCTS, PENETRATION AT JOINTS. SEE WALL
TYPES, DOOR AND WINDOW SCHEDULES,
MECHANICAL DRAWINGS, PENETRATION DETAILS,
AND JOINT DETAILS WHERE APPLICABLE.
3- HOUR FIRE BARRIER OR
2-HOUR FIRE BARRIER WALL; OR IN COMBINATION
WITH A FIRE PARTITION WALL, (WHERE OCCURS)
CONFORMING TO THE MOST STRINGENT
REQUIREMENTS OF EACH. SEE CODE ANALYSIS
PLANS FOR SPECIFIC NAMES OF IBC WALL
DESIGNATIONS. ALL WITH FIRE RESISTIVE
OPENING PROTECTION AT DOORS, WINDOWS,
DUCTS (WITH EXCEPTIONS), PENETRATIONS, AND
PROTECTION AT JOINTS. SEE WALL TYPES, DOOR
AND WINDOW SCHEDULES, MECHANICAL
DRAWINGS, PENETRATION DETAILS, AND JOINT
DETAILS WHERE APPLICABLE.

1-HOUR FIRE BARRIER, FIRE PARTITION, OR
SMOKE BARRIER WALL, OR COMBINATION OF
(WHERE OCCURS) CONFORMING TO THE MOST
STRINGENT REQUIREMENTS OF EACH. SEE CODE
ANALYSIS PLANS FOR SPECIFIC NAMES OF IBC
WALL DESIGNATIONS. ALL WITH FIRE RESISTIVE
OPENING PROTECTION AT DOORS, WINDOWS,
DUCTS (WITH EXCEPTIONS), PENETRATIONS, AND
PROTECTION AT JOINTS. SEE WALL TYPES, DOOR
AND WINDOW SCHEDULES, MECHANICAL
DRAWINGS, PENETRATION DETAILS, AND JOINT
DETAILS WHERE APPLICABLE.

1-HOUR FIRE RESISTIVE WALL (FOR
CONSTRUCTION TYPE PER TABLE 601): WITH NO
OPENING PROTECTION REQUIRED AT DOORS,
WINDOWS, DUCTS, PENETRATIONS, AND JOINTS
UNO. SEE WALL TYPES.

NONRATED WALL: AT NON-BEARING INTERIOR
WALLS PER TABLE 601 WITH NO OPENING
PROTECTION REQUIRED AT DOORS, WINDOWS,
DUCTS, PENETRATIONS, AND JOINTS UNO. SEE
WALL TYPES. SEE STRUCT.

OVERALL L
PLAN

SHEET TITLE

DATE: 04.13.2006

CHECK: CS

DRAWN BY: LC

PROJECT: 221221

A001

SHEET TITLE

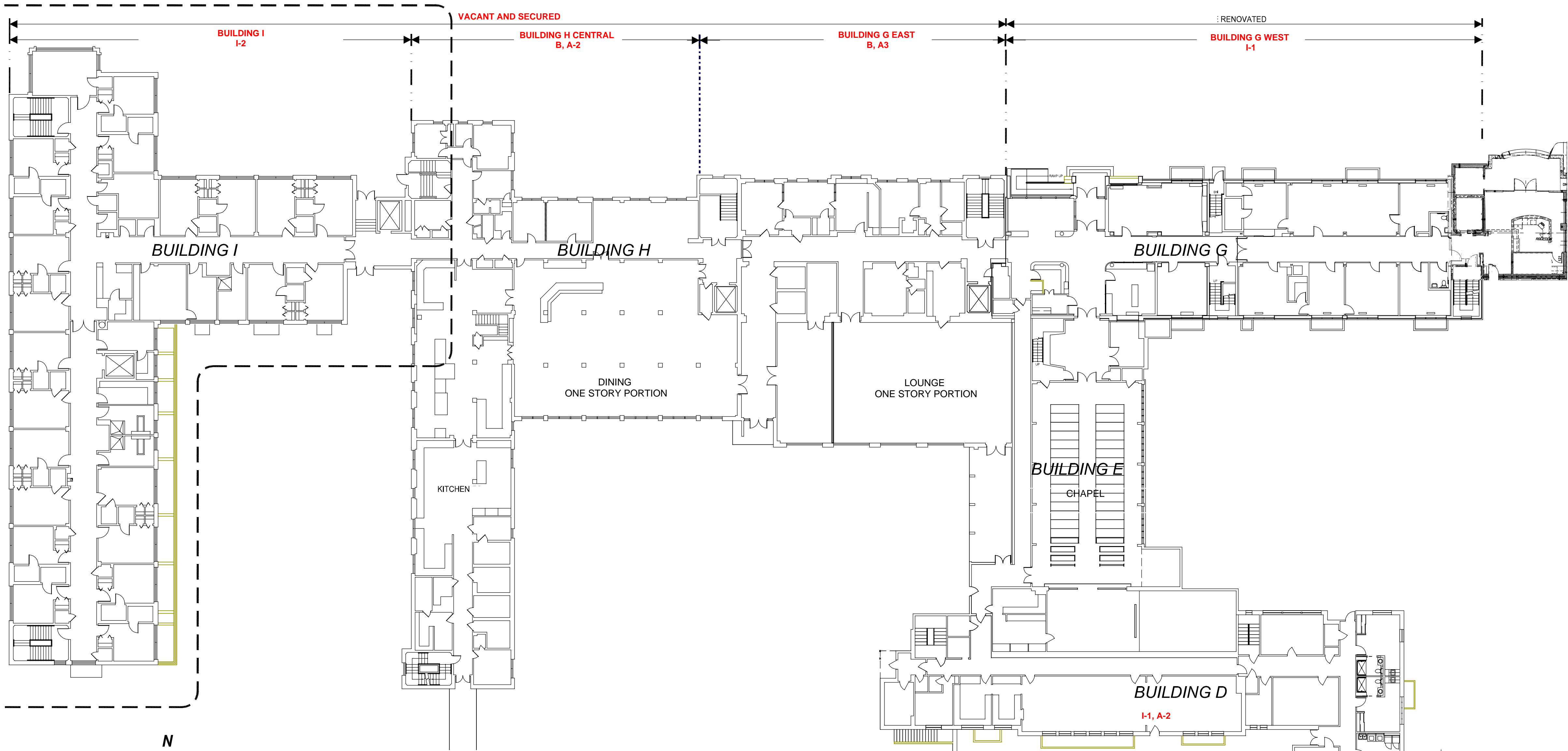
DATE: 04.13.2000

CHECK:

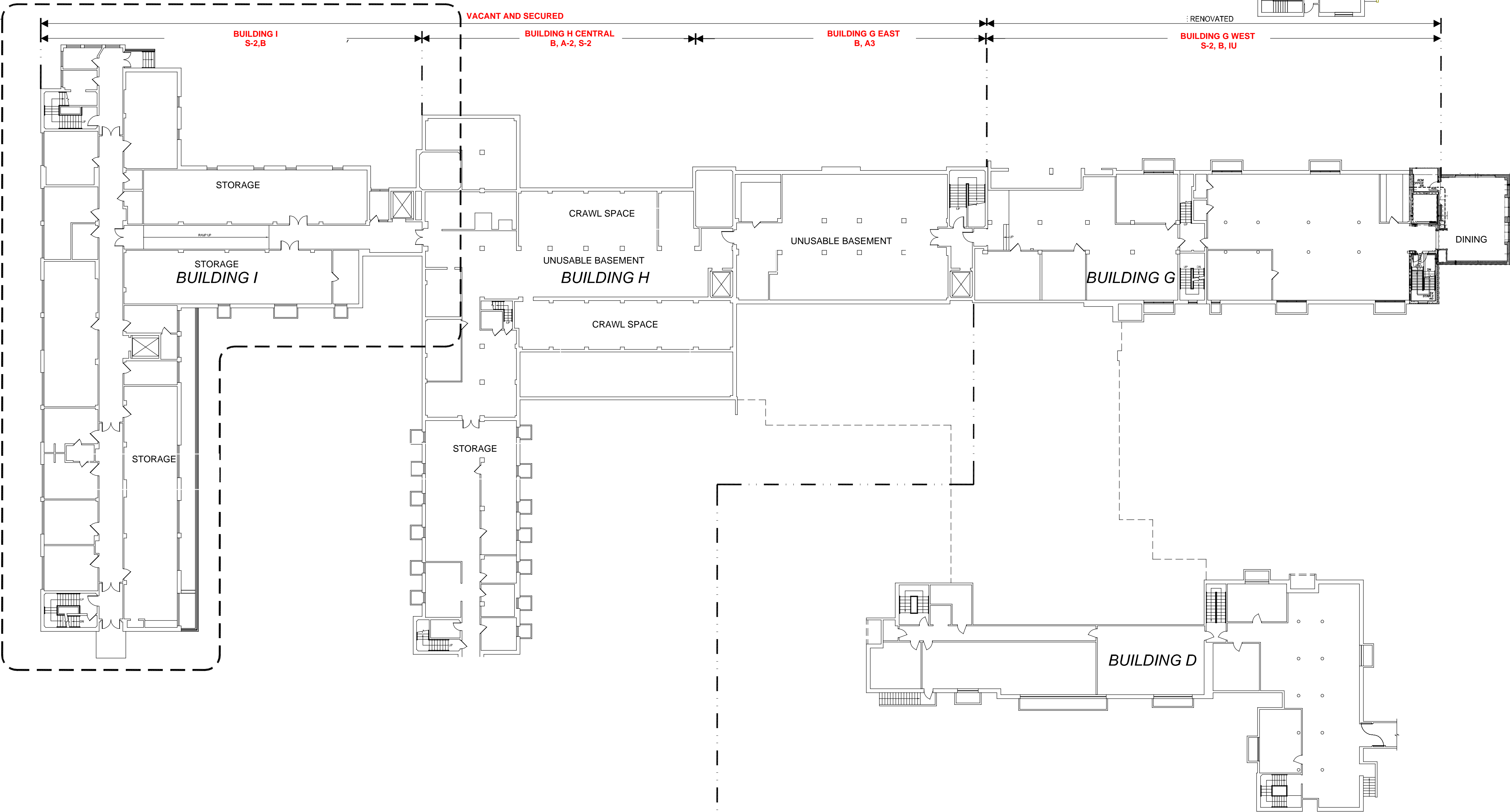
DRAWN BY:

PROJECT: 221221

A001



B1. FIRST FLOOR PLAN NO WORK ON THIS FLOOR
SCALE: 1"=20'-0"



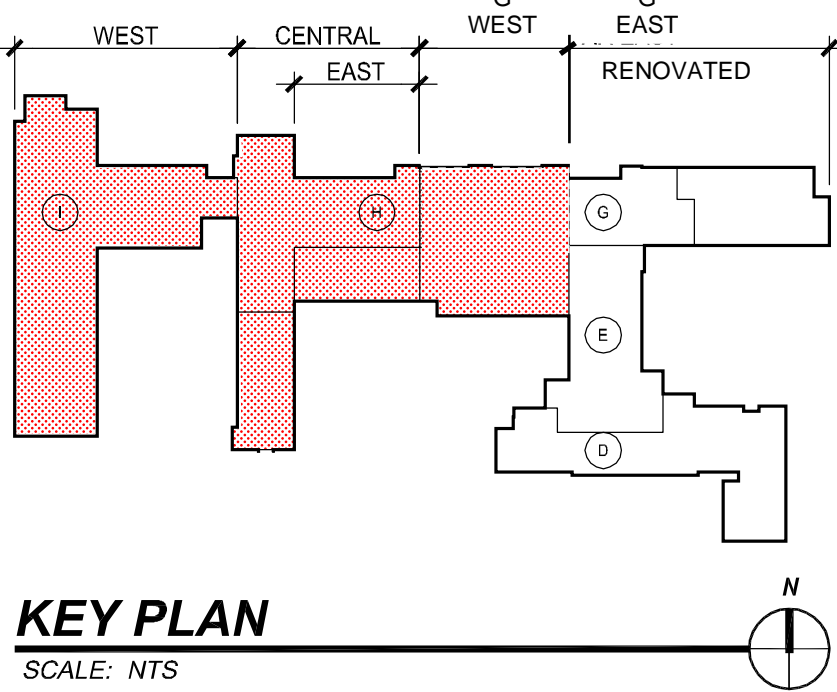
D1. BASEMENT PLAN NO WORK ON THIS FLOOR
SCALE: 1"=20'-0"

GENERAL NOTES

1. THESE FLOOR PLANS ARE BASED ON THE AS-BUILT DRAWINGS OBTAINED FROM VARIOUS SOURCES, AND ARE FOR REFERENCE ONLY. VERIFY EXISTING CONDITIONS.

LEGEND

VACANT UN OCCUPIED BUILDINGS TO BE WAREHOUSED
REFER TO LEGEND



KEY PLAN
SCALE: NTS

1121 SW Salmon
Suite 100
Portland, OR 97205
Tel. 503.221.1121
Fax. 503.221.2077

CONSULTANTS

LAURELHURST VILLAGE
(MT. ST. JOSEPH)
3060 SE STARK STREET
PORTLAND, OREGON

PROJECT NAME

**BASEMENT & FIRST
FLOOR PLANS**

SHEET TITLE

DATE: 5.17.05

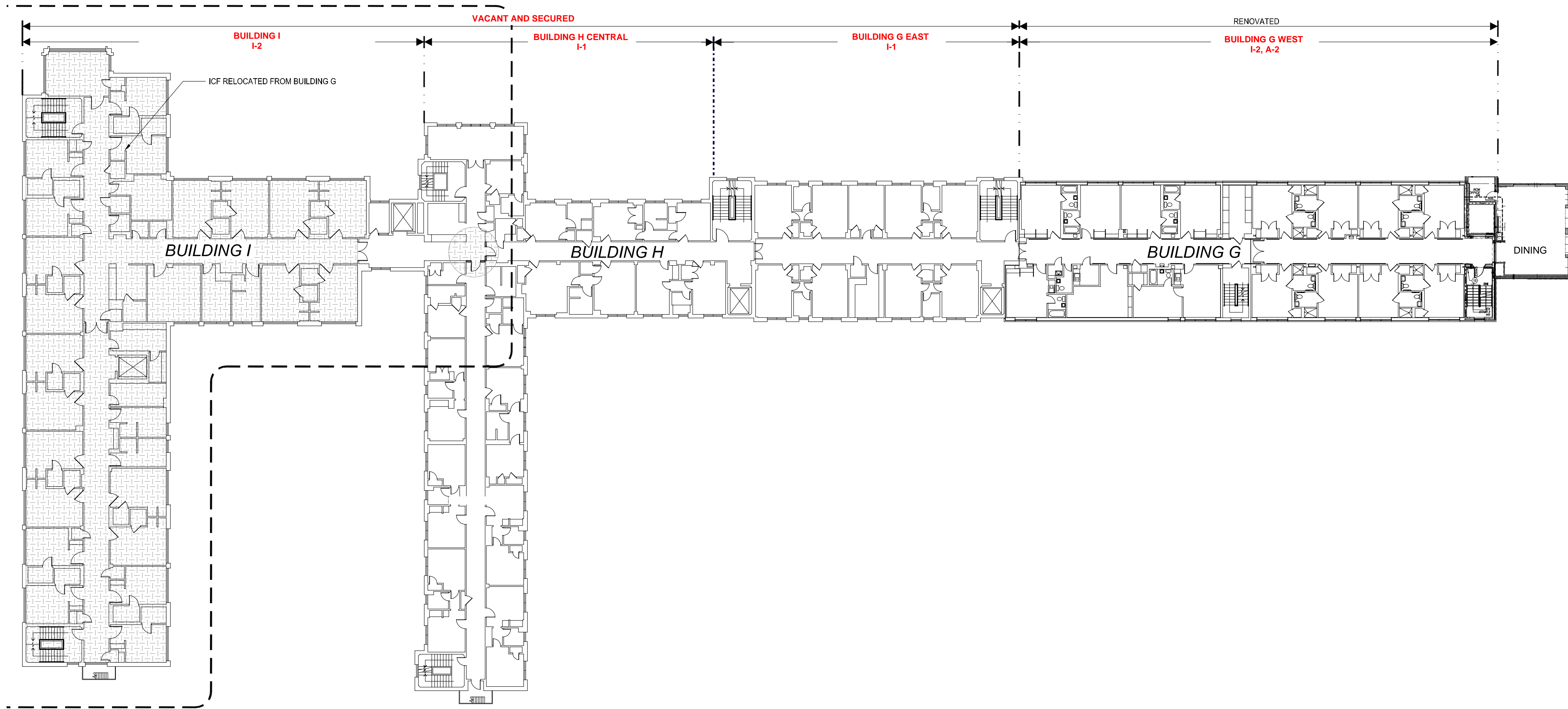
CHECK: CS

DRAWN BY: LC

PROJECT: 205083

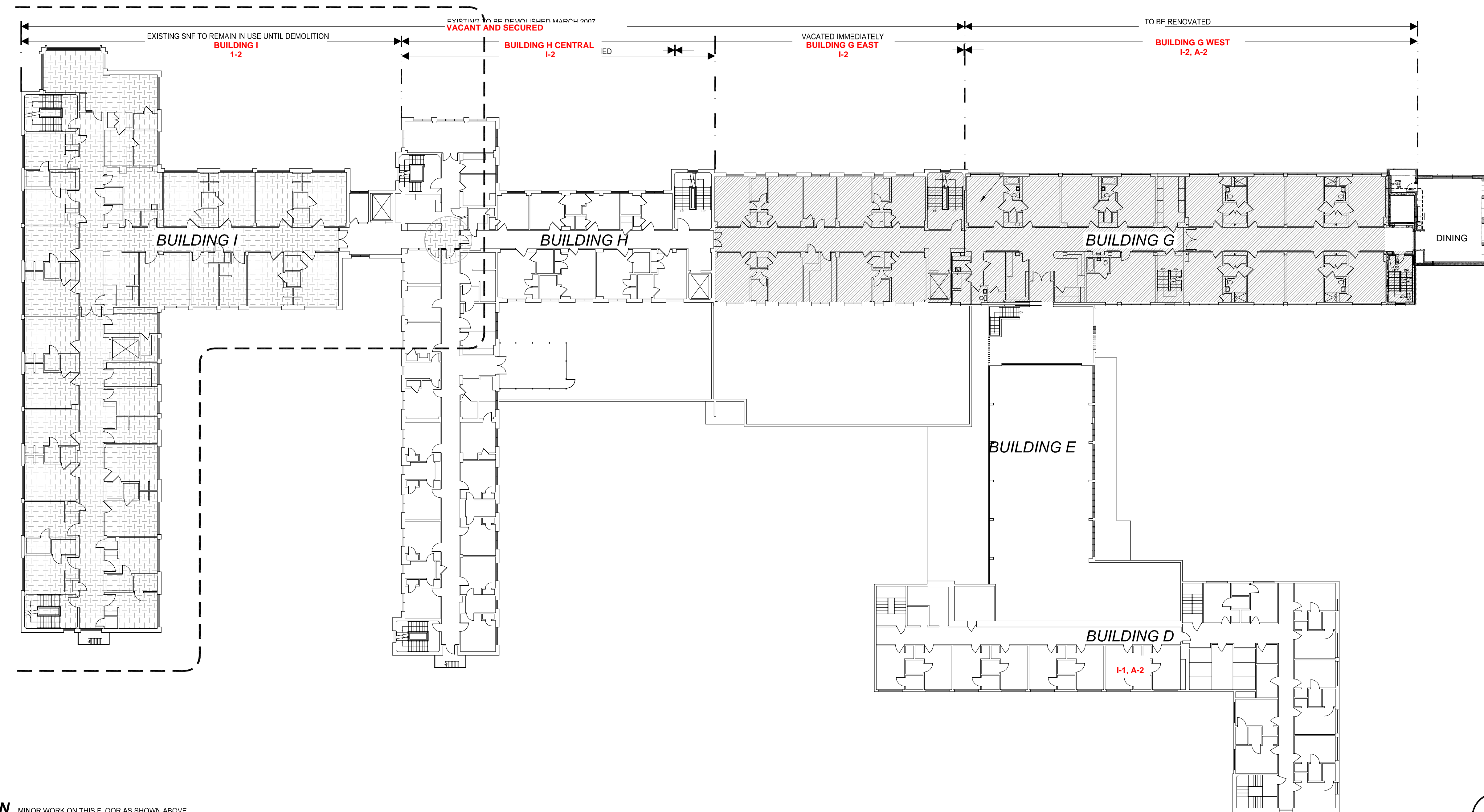
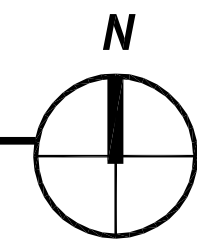
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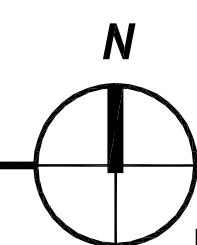
B1. THIRD FLOOR PLAN
SCALE: 1"=20'-0"

AREA OF WORK ON THIS FLOOR AS SHOWN ABOVE



D1. SECOND FLOOR PLAN
SCALE: 1"=20'-0"


MINOR WORK ON THIS FLOOR AS SHOWN ABOVE

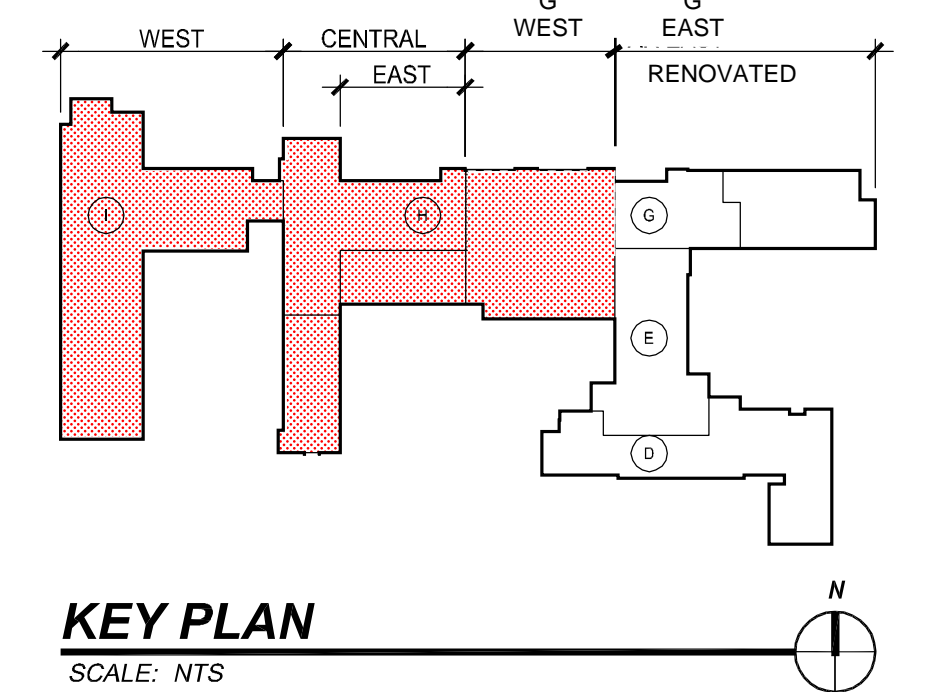


GENERAL NOTES

1. THESE FLOOR PLANS ARE BASED ON THE AS-BUILT DRAWINGS OBTAINED FROM VARIOUS SOURCES, AND ARE FOR REFERENCE ONLY. VERIFY EXISTING CONDITIONS.

LEGEND

-  VACANT UN OCCUPIED BUILDINGS TO BE WAREHOUSED
REFER TO LEGEND



KEY PLAN
SCALE: NTS

1121 SW Salmon
Suite 100
Portland, OR 97205
Tel. 503.221.1121
Fax. 503.221.2077

CONSULTANTS

LAURELHURST VILLAGE
(MT. ST. JOSEPH)
3060 SE STARK STREET
PORTLAND, OREGON

PROJECT NAME

**SECOND & THIRD
FLOOR PLANS**

SHEET TITLE

DATE: 5.17.05

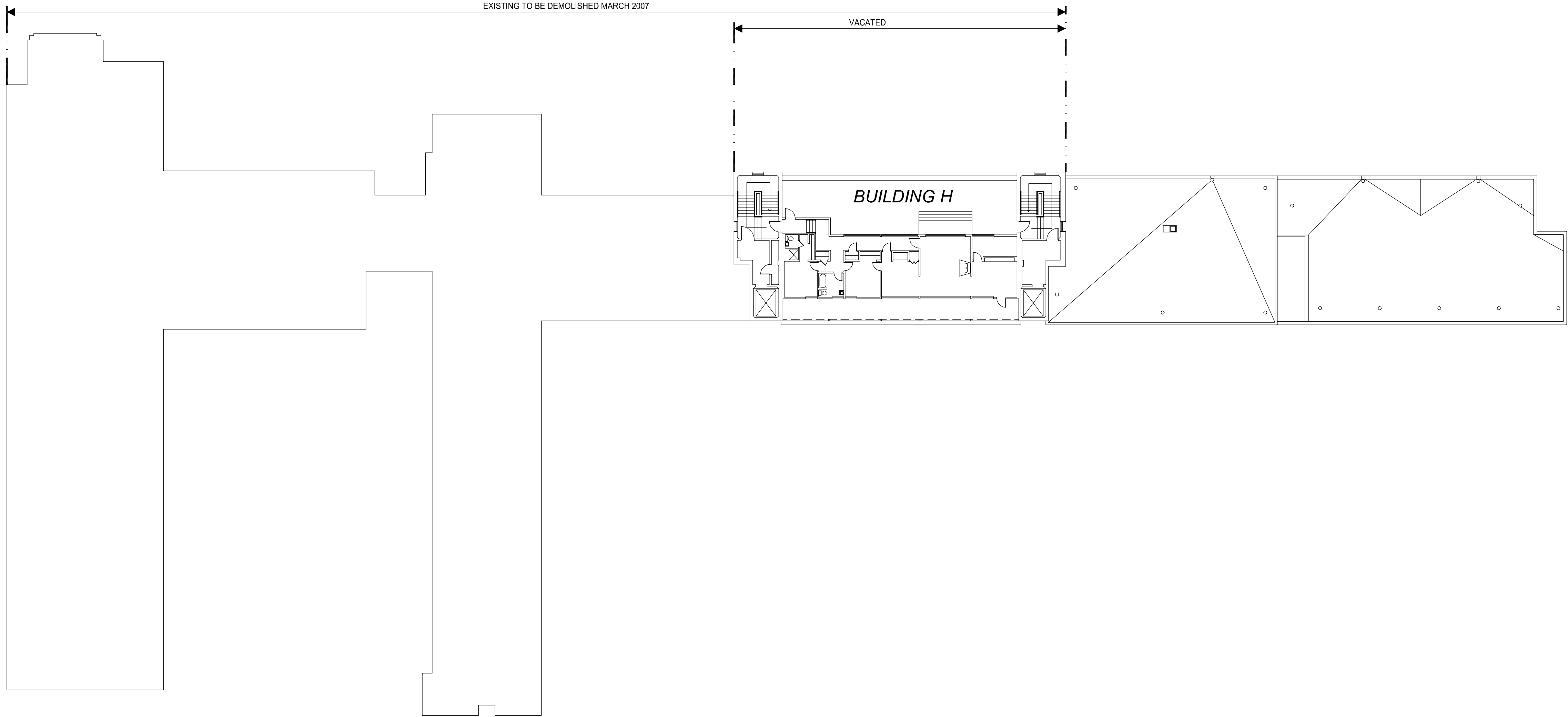
CHECK: CS

DRAWN BY: LC

PROJECT: 205083

A0.2a

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B1. FIFTH FLOOR PLAN

NO WORK ON THIS FLOOR

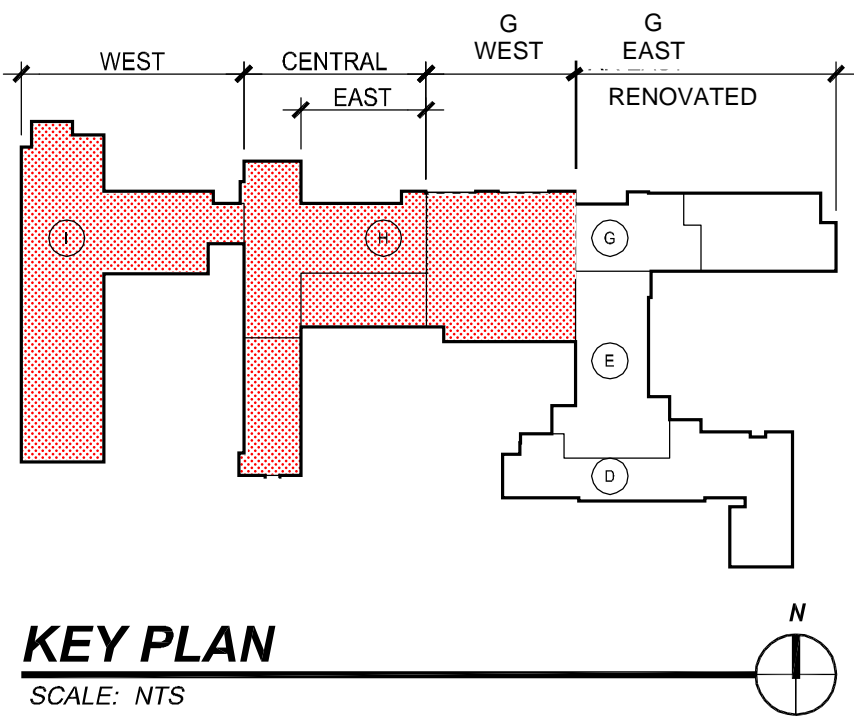
SCALE: 1"=20'-0"

GENERAL NOTES

1. THESE FLOOR PLANS ARE BASED ON THE AS-BUILT DRAWINGS OBTAINED FROM VARIOUS SOURCES, AND ARE FOR REFERENCE ONLY. VERIFY EXISTING CONDITIONS.

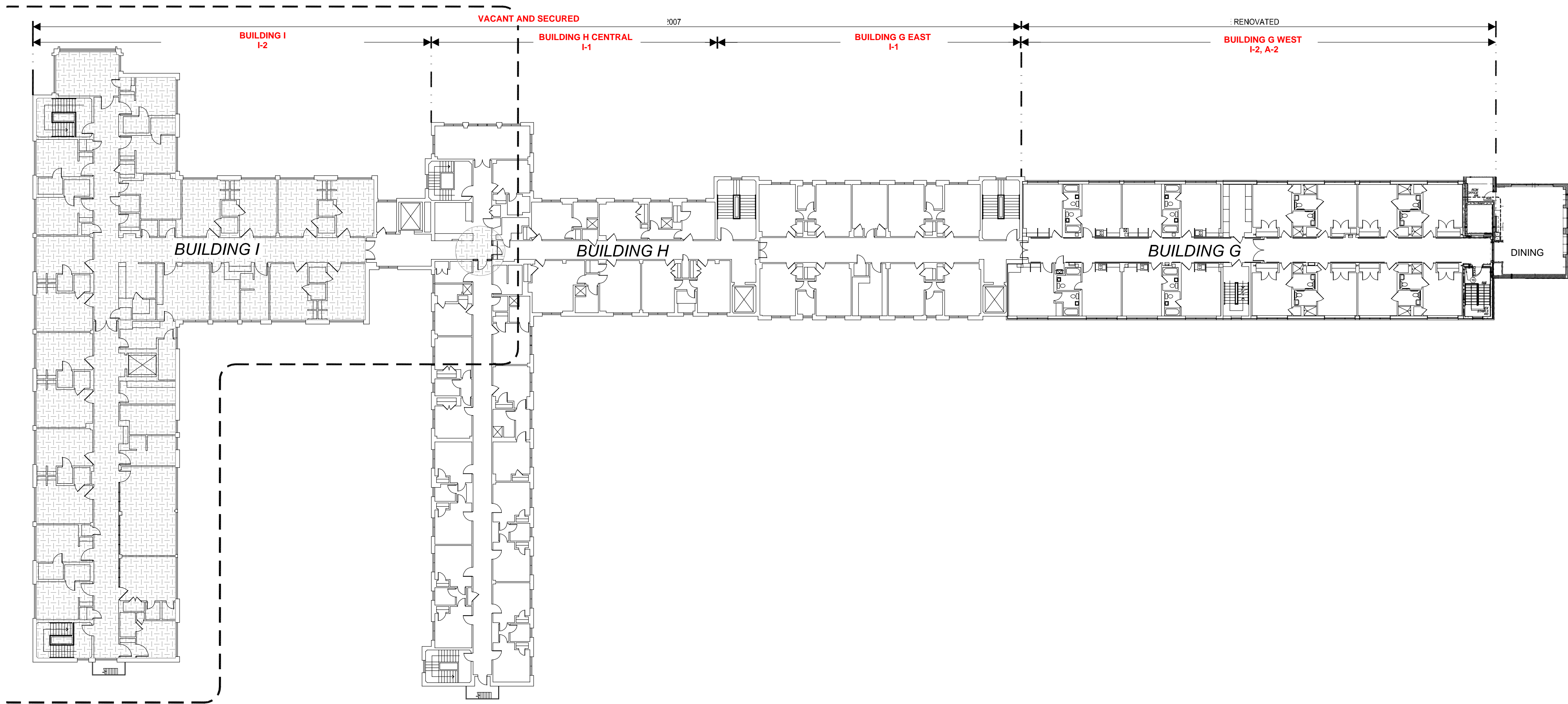
LEGEND

VACANT UN OCCUPIED BUILDINGS TO BE WAREHOUSED
REFER TO LEGEND



KEY PLAN

SCALE: NTS



D1. FOURTH FLOOR PLAN

WORK AREA ON THIS FLOOR AS SHOWN ABOVE

SCALE: 1"=20'-0"

L R S

1121 SW Salmon
Suite 100
Portland, OR 97205
Tel. 503.221.1121
Fax. 503.221.2077

CONSULTANTS

LAURELHURST VILLAGE
(MT. ST. JOSEPH)
3060 SE STARK STREET
PORTLAND, OREGON

PROJECT NAME

**FOURTH & FIFTH
FLOOR PLANS**

SHEET TITLE

DATE: 5.17.05

CHECK: CS

DRAWN BY: LC

PROJECT: 205083

A0.3a

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Emergency Operations Plan Activation of Incident Command System (ICS)

Policy Statement

This facility utilizes elements of the National Incident Management System (NIMS) and Incident Command System (ICS) in crisis and disaster situations to help manage the events in an organized and efficient manner.

Policy Interpretation and Implementation

While long term care facilities are not required to implement this approach, our facility has made the decision to utilize elements of the ICS to handle emergencies.

1. Incident Command
 - a. The most qualified staff member (with respect to the ICS) on duty at the time of the emergency assumes the Incident Commander position until the Administrator or his/her designee arrives at the facility. The Administrator or his/her designee then assumes the role of Incident Commander, if he/she is more or equally qualified.
 - b. The facility trains the leadership team on the Incident Command System, so in the event of an emergency of significant magnitude, other Incident Command positions can be designated and filled as needed. It may not be practical for all positions to be filled due to lack of available/ICS qualified staff at any given time. Therefore some positions may be covered by the same individual.
 - c. The facility utilizes an *Incident Action Plan (IAP)* to document the incident and pertinent details surrounding the disaster or crisis situation. The Incident Management Sheet also lists the employees who assume the ICS functions during the incident.
2. Transfer of Command
 - a. Transfer of Command is the process of turning over responsibility from one Incident Commander to another.
 - b. There are five steps in effectively assuming command of an incident in progress:
 - (1) The incoming Incident Commander, if possible, performs an assessment of the situation with the existing Incident Commander.
 - (2) The current Incident Commander briefs the incoming Incident Commander face-to-face if possible. The briefing includes the following:
 - a) What has happened thus far (**Incident Briefing (ICS 201)**)
 - b) Priorities and objectives (**Incident Objectives (ICS 202)**)
 - c) Current plan (**Incident Action Plan (IAP)**)
 - d) Resource assignments (**Assignment List (ICS 204)**)
 - e) Incident organization (**Organization Assignment List (ICS 203)**)
 - f) Resources update (**Resources Status Change (ICS 210)**)
 - g) Facilities established
 - h) Status of communications (**Incident Radio Communications (ICS 205)**)
 - i) Any constraints or limitations
 - j) Incident potential
 - k) Delegation of authority

continues on next page

- (3) The incoming Incident Commander determines a time for transfer of command after the incident briefing.
- (4) At the appropriate time, notice of a change in Incident Commander is made.
- (5) The incoming Incident Commander may give the previous Incident Commander another assignment, as he/she has first-hand knowledge of the incident.

Emergency Procedures for Internal Fire

The staff member who discovers a fire or potential fire situation within the building immediately utilizes the R.A.C.E.R. Procedure.

1. Rescue

- a. Begin evacuation according to the size of the fire and the amount of smoke production. The Incident Commander gives guidance on evacuation type.
- b. The order of evacuation is:
 - (1) Ambulatory residents
 - (2) Residents with assistive devices
 - (3) Residents in wheelchairs
 - (4) Bedridden residents
 - (5) Bariatric residents
- c. A staff member(s) is assigned to stay with the group(s) of evacuees to prevent panic and to prohibit re-entry to dangerous areas.

2. Alarm

- a. Announce "**CODE RED**" overhead with the location of the fire. Avoid the word "fire" in order to maintain a calm environment for the residents.
- b. Activate the ICS to manage the incident, if necessary. The most qualified staff member (in regard to the Incident Command System) on duty at the time assumes the Incident Commander position.
- c. Notify 911 to alert the emergency response system that an emergency situation is in progress. Provide the 911 dispatcher with as much relevant information as possible.
- d. Notify the Administrator and Director of Nursing if they are not on the premises.

UNDERSTAND BASIC FIRE FIGHTING CONCEPTS

RACER

upon discovery of fire or smoke

- R** **Rescue:** Remove persons in immediate from danger!
- A** **Alarm:** Alert others and Emergency Services.
- C** **Contain:** Contain fire and smoke (close doors)
- E** **Extinguish:** Extinguish &/or Evacuate.
- R** **Relocate:** occupants to adjacent smoke compartment

3. Contain or Confine

- a. Keep all smoke/fire doors closed. Limit passage through smoke partitions as much as possible.
- b. Keep all doors closed in resident rooms and functional rooms (storage, pantry, linen, etc.).
- c. Keep all stairwell doors closed.
- d. Close all windows.
- e. Shut off oxygen or other medical gases that could contribute to the spread of the fire.

4. Extinguish

- a. When a fire is discovered, begin firefighting procedures if it is safe to do so.
- b. **Safety is the first priority. Do not endanger your personal safety or the lives of others by trying to extinguish the fire.**
- c. Do not try to extinguish the fire if it is spreading rapidly or the area is too hot, too smoky, or otherwise too dangerous (e.g., because of collapsing walls or falling debris).
- d. When using portable fire extinguishers, follow these instructions:
 - (1) Hold the extinguisher upright.
 - (2) Pull the ring pin to snap the safety seal.
 - (3) Start back ten (10) feet from the fire.
 - (4) Aim at the base of the fire. **Do not start at the top of the fire.**
 - (5) Squeeze the lever and sweep the hose from side to side. The extinguishing substance should last for about 6-10 seconds.
- e. **Do not attempt to put out an overhead fire.** Only firemen shall attempt this because of the extreme danger involved.
- f. Fight the fire until the fire department arrives, the fire is no longer controllable, or the situation is too dangerous to continue fighting the fire.

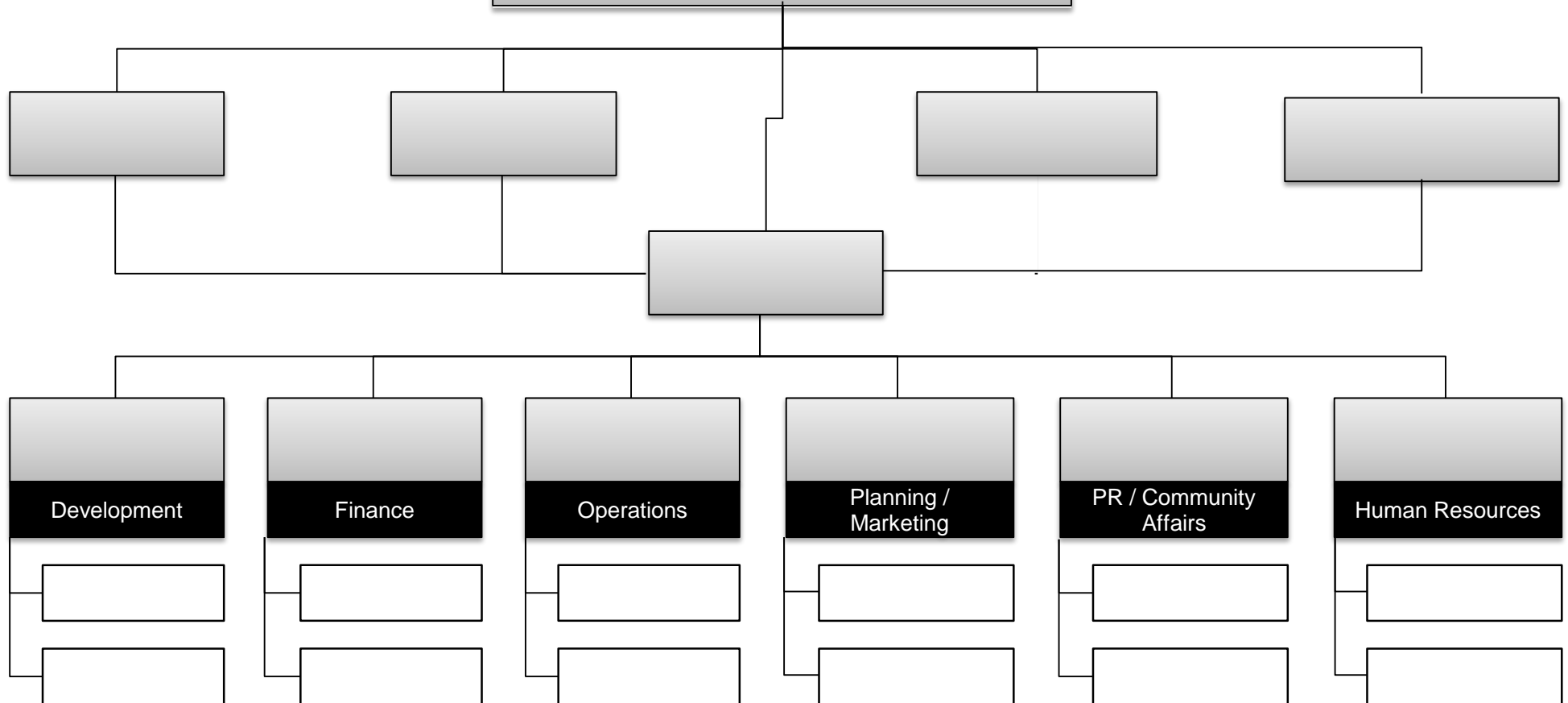
5. Relocate

- a. When fire or smoke affects residents in a smoke or fire compartment, it may be necessary to relocate residents and staff to an unaffected area of the facility.
- b. Starting with the closest resident rooms to the fire, evacuate residents to beyond the fire doors. Ensure you do not pass the fire, or go through heavy smoke, unless necessary.
- c. Ensure staff to patient ratios are maintained and residents remain safe at all times.

It is essential that all internal emergency operations be coordinated with the Fire Department. The Fire Department can quickly assist in controlling the situation provided a good line of communication is established between the Incident Commander or the Fire Officer in charge.

The situation is deemed "under control" only after the Fire Department has concluded its emergency operations and the Incident Commander has declared the situation to be "safe." An "All Clear" is paged only after the situation is declared safe by the Fire Department. After an All Clear is announced, you must account for all residents and staff.

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Form to be completed by Facility Administration and Safety Committee members and placed in EOP.