APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 32300	**Project Address:** 13132 SE Ramona St
Hearing Date: 5/22/24	**Appellant Name:** Whitney Ruckel
Case No.: B-008	**Appellant Phone:** 503-925-5298
Appeal Type: Building	**Plans Examiner/Inspector:** John Cooley
Project Type: Commercial	**Stories:** 1 **Occupancy:** E & S-2 (with A & B accessory) **Construction Type:** V-B
Building/Business Name: Gilbert Park Elementary School	**Fire Sprinklers:** Yes - Corridors (Standard Q, Option 2)
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:** 24-011442-CO
Plan Submitted Option: pdf [File 1]	**Proposed use:** Bike Shelter

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 705.2 & 705.5
Requires	Table 705.2 puts limitations on projections beyond exterior walls. Table 705.5 requires exterior walls be rated based on their occupancy type, construction type, and fire-separation distance.
Code Modification or Alternate Requested	Due to allowable area limitations, we are proposing the bike shelters be a separate building from the existing school buildings. Section 33.266.210.D.1.a.(5) of the Portland Zoning Code requires long-term bike parking spaces for schools be located within 100' of the main entrance. Because of site constraints, we are seeking to keep the bike shelters where they are currently shown on the plans. We're seeking an appeal for the required fire separation distance necessary to have non-rated walls.
Proposed Design	Where our bike shelters are currently shown on the plans, there is a 10'-1" separation on the south side and a 23'-11" separation on the east side. These dimensions are taken from the exterior walls of the school to the columns of the bike shelters. The school's existing roof projects 6'-0" toward the bike shelter's south side, and 16'-0" toward the bike shelter's east side. The existing roof overhangs are made of heavy timber beams &

	heavy timber tongue-and-groove decking, which reduces the fire risk. (Refer to attached sheet A-102.1 for dimensioned building sections at the bike shelters.)
Reason for alternative	Land use requires us provide covered & paved, long-term bike parking spaces that are within 100' of a main entrance. The proposed location is a safe & accessible location for the students to access the bikes and is within sight lines of school staff for security. The bikes that would be parked are a low hazard, and the bike shelters are noncombustible. A portable fire extinguisher is provided next to the entry vestibule.

APPEAL DECISION

Reduced fire separation distance for non-combustible open air bike shelter: 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, call (503) 823-6251 or come to the Development Services Center."

NON-CONFORMING UPGRADES (COP §33.258)

FOR PROJECTS OVER $347,000 IN VALUATION, THE OWNER IS REQUIRED TO SPEND 10% OF THE OVERALL PROJECT VALUATION (MINUS THE COST OF EXCEPTION ITEMS) ON UPGRADING NON-CONFORMING ITEMS.

FINAL VALUATION OF PERMIT W/ EXCEPTIONS TO THE NONCONFORMING UPGRADE VALUE THRESHOLD: $2,248,859.
10% OF FINAL PERMIT VALUATION W/ EXCEPTIONS: $224,886.

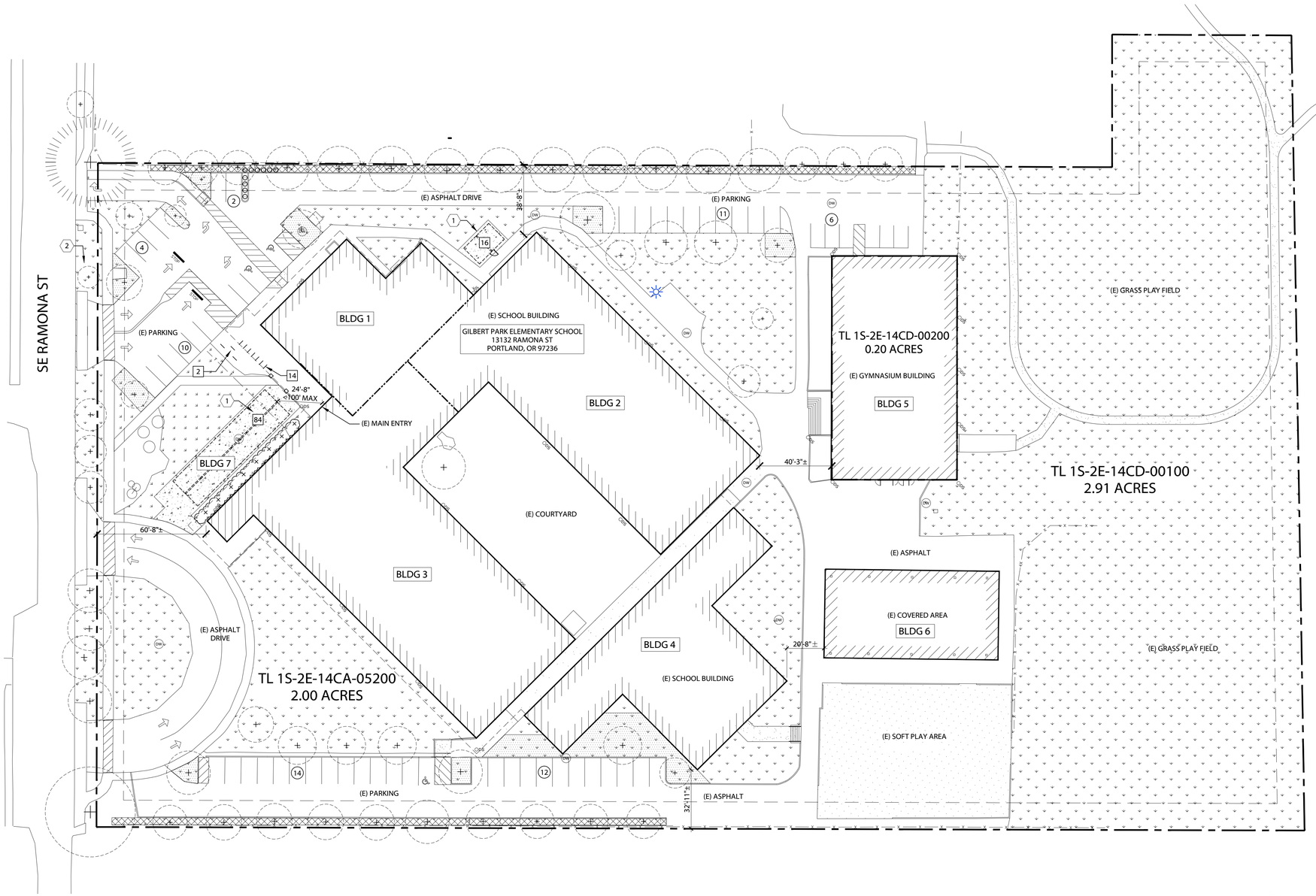
1. BICYCLE PARKING: NEW BICYCLE PARKING TO COMPLY WITH 33.266.220, BICYCLE PARKING AS REQUIRED TO MEET THIS STANDARD FOR LONG-TERM AND SHORT-TERM BICYCLE PARKING.
   ESTIMATED TOTAL COST: $228,657

TOTAL COST ESTIMATE: $228,657*
*EXCEEDS $224,886 NONCONFORMING UPGRADE REQUIREMENT.

NCU#3 - BICYCLE PARKING (COP §33.266.200-210)

STANDARD (MAP 266-1)	TYPE OF BIKE SPACE	ADD'L REQUIREMENTS (CODE PARAGRAPH)	CALCULATION	REQ'D SPACES	PROPOSED RACKS	SPACES PER RACK	SPACES PROVIDED	TOTAL SPACES
B	SHORT-TERM	2 SPACES; OR 1 SPACE PER 100,000 SF NET BLDG AREA	55,520 SF < 100,000 SF	2	1	2	2	2
	LONG-TERM (5 SPACES PER CLASSROOM * 27 CLASSROOMS = 135 SPACES)	---	---	---	7*	2	14	114***
					38	2	76	
		RESTRICTED ACCESS (D.2.a.(2))	135 * 10% =	14	8	2	16	
		LARGER SPACE (D.3.b - FIGURE 266-14)	135 * 5% =	7	4	2	8	
		ELECTRICAL OUTLET (D.3.c)	135 * 5% =	7	4	2	8**	

FOOTNOTES:
*THE SCHOOL HAS 7 (E) STAPLE RACKS UNDERNEATH A ROOF OVERHANG. THEY ARE SPACED 3'-2" O.C., ALLOWING 2 BIKES TO PARK AT EACH SPACE.
**8 OF THE 16 RESTRICTED ACCESS SPACES ARE PROVIDED WITH ELECTRICAL OUTLETS FOR CHARGING E-BIKES. DO NOT DOUBLE-COUNT THE ELECTRICAL OUTLETS WHEN CALCULATING TOTALS.
***THE APPLICANT ANTICIPATES THE SCHOOL CAN MEET THE 10% COST OF NON-CONFORMING UPGRADES BY PROVIDING 85% OF THE REQ'D NUMBER OF LONG-TERM BIKE SPACES. THE "ADDITIONAL REQUIREMENT SPACES" PROVIDED ARE ALSO 85% OF THE REQUIRED AMOUNT.



1 SITE PLAN - OVERALL
SCALE: 1" = 30'

Scale 30 0 30 60 in Feet

PLAN NORTH
TRUE NORTH

SITE PLAN SHEET NOTES

1. SITE PLAN FOR GENERAL PURPOSE ONLY.
2. INFORMATION RELATING TO THE EXISTING BUILDING AD SITE IS BASED ON FIELD MEASUREMENTS AND CASUAL OBSERVATION. ACTUAL CONDITIONS MAY VARY AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
3. GRAPHIC PRESENTATION OF HE AFFECTED AREAS ON DRAWINGS MAY BE SMALLER OR LARGER THAN INDICATED.
4. ONLY MAJOR ELEMENTS ARE SHOWN.
5. SITE AREAS SHOWN ARE APPROXIMATE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF AREAS FOR BIDDING AND CONSTRUCTION PURPOSES.
6. EXISTING LANDSCAPING IS NOT SHOWN.
7. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
8. SEE ELECTRICAL DRAWING FOR ADDITIONAL INFORMATION.

SITE PLAN LEGEND

NOT ALL SYMBOLS MAY BE USED. SIZES AND PROPORTIONS OF SYMBOLS MAY VARY FROM WHAT IS ILLUSTRATED IN LEGEND.

- (E) ASPHALT WALKWAY
- (E) CONCRETE
- (N) CONCRETE
- (E) GROUND COVER
- (E) PLAYGROUND AREA
- (E) PERIMETER LANDSCAPING
- (E) INTERIOR PARKING LANDSCAPING
- (N) RETAINING WALL
- PROPERTY LINE
- MINIMUM SETBACK
- EASEMENT LINE
- LINE CONTINUES TO UNKNOWN LOCATION
- OVERHEAD UTILITY LINE
- UNDERGROUND STORM DRAIN LINE
- (E) FENCE LINE
- (N) FENCE LINE
- TREE PROTECTION FENCING (DETAIL BELOW)
- PROJECT ARBORIST OVERSIGHT
- (#) PARKING STALLS
- (#) BIKE PARKING
- ADA PARKING
- CATCH BASIN
- STORM SEWER MANHOLE
- STORM CLEAN OUT
- DRY WELL
- DOWN SPOUT
- LUMINAIRE
- UTILITY POLE
- FIRE HYDRANT
- SIGN
- BOLLARD
- (E) DECIDUOUS TREE
- (E) EVERGREEN TREE
- TREE INVENTORY
- (N) TREE

SITE CONDITIONS

SITE COVERAGE / AREA CALCULATIONS:
PER CITY OF PORTLAND ZONING CODE SECTION 33.110.245, TABLE 110-5 AND SECTION 33.218.140.H.2

SITE: (5.86 ACRES)	255,346 SQ.FT.
BUILDING COVERAGE (50% MAX):	55,646, SQ.FT. (21.8%)
LANDSCAPE AREAS (25% MIN):	139,803 SQ.FT.(54.7%)
IMPERVIOUS SURFACES (50% MAX):	60,401 SQ.FT. (23.6%)

AUTO PARKING SPACES (UNCHANGED):
TOTAL: 56 STANDARD SPACES
+ 2 ACCESSIBLE SPACES (2 REQUIRED)
+ 1 VAN ACCESSIBLE SPACE (1 REQUIRED)
= 59 SPACES

BIKE PARKING SPACES:
SEE BIKE PARKING TABLE DATA

SITE PLAN KEYNOTES

NOT ALL KEYNOTES MAY BE USED.

1 (N) BIKE PARKING AREA, SEE SITE PLAN - UPGRADES SHEET A-101.

AXIS DESIGNGROUP
ARCHITECTURE & ENGINEERING, INC.
11104 S.E. STARK STREET
PORTLAND, OR 97216
T: 503.284.0988 | F: 503.546.9276

BUILDING IMPROVEMENTS
DAVID DOUGLAS SCHOOL DISTRICT
GILBERT PARK ELEMENTARY SCHOOL
13132 SE RAMONA ST, PORTLAND, OR 97236

REVISIONS

No.	Description	Date
1	ADDENDUM NO.4	02/01/24
2	PLAN CHECK CMNT	04/15/24
3	PLAN CHECK CMNT	05/08/24

DRAWN BY: DF
CHECKED BY: SEE
JOB NO: 23-027
DATE: 01/05/2024
ISSUED FOR: BID | PERMIT
SHEET TITLE
SITE PLAN - OVERALL
SHEET NO.
G-003

CODE SUMMARY:

ALL WORK TO COMPLY WITH CURRENT FEDERAL, STATE, COUNTY, CITY BUILDING & ADA CODES & REGULATIONS.

SCOPE OF WORK

THE PROJECT CONSISTS OF THE ALTERATION OF A PORTION OF AN EXISTING MIDDLE SCHOOL. THE WORK WILL INCLUDE: NEW ASPHALT REPLACEMENT WORK, NEW SITE LIGHTING ON WEST SIDE OF SCHOOL TO PUBLIC WAY, NEW SECURITY AT ENTRY LOBBY, NEW STOREFRONT WITH DOORS TO CREATE A SECURE ENTRY VESTIBULE, REPLACE SINGLE PANE WOOD WINDOW ON THE ORIGINAL BUILDING WINGS WITH EXTERIOR METAL CLAD WOOD WINDOWS MATCHING THE CHARACTER OF BUILDING, AND REMOVE AND REPLACE PORTIONS OF THE EXISTING ROOF SYSTEMS PER ROOFING ASSESSMENT RECOMMENDATIONS.

2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

CHAPTER 3 - USES & OCCUPANCY CLASSIFICATION

2022 OSSC

A. SECTION 303 - ASSEMBLY GROUP A
   1. 303.1.3 A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS ASSOCIATED WITH A GROUP E OCCUPANCY IS NOT CONSIDERED A SEPARATE OCCUPANCY.
   2. 303.3 ASSEMBLY GROUP A-2: CAFETERIA.
   3. 303.4 ASSEMBLY GROUP A-3: AUDITORIUM MUSIC ROOM, GYMNASIUM.

B. SECTION 304 - BUSINESS GROUP B
   1. THE ADMINISTRATIVE OFFICE SPACES ARE CONSIDERED A B OCCUPANCY THAT IS AN ACCESSORY USE TO THE E OCCUPANCY.

C. SECTION 305 - EDUCATION GROUP E
   1. FOR EDUCATION PURPOSES THROUGH THE 12TH GRADE

D. SECTION 311 - STORAGE GROUP S
   2. 311.2 LOW-HAZARD STORAGE, GROUP S-2: OUTDOOR BIKE SHELTERS

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

2022 OSSC

SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE			
CONST. TYPE	OCCUPANCY	ALLOWABLE HEIGHT	ACTUAL HEIGHT
V-B	B, E, S (NS)	40'-0"	21'-2"

TABLE 504.4 - ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE			
OCCUPANCY	CONST. TYPE	ALLOWABLE NUMBER OF STORIES	ACTUAL NUMBER OF STORIES
B (NS)	V-B	2	1
E (NS)	V-B	1	
S-2 (NS)	V-B	2	

SECTION 506 - BUILDING AREA

503.1 GENERAL - FOR THE PURPOSES OF DETERMINING AREA LIMITATIONS, HEIGHT LIMITATIONS AND TYPE OF CONSTRUCTION, EACH PORTION OF A BUILIDING SEPARATED BY ONE OR MORE FIRE WALLS COMPLYING WITH SECTION 706 SHALL BE CONSIDERED TO BE A SEPARATE BUILDING.

506.2 ALLOWABLE AREA DETERMINATION

506.2.2 MIXED-OCCUPANCY BUILDINGS - THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF, SECTION 508.3.2 FOR NON-SEPARATED OCCUPANCIES AND SECTION 508.4.2 FOR SEPARATED OCCUPANCIES.

$A_a = A_t + (NS * I_f)$

WHERE:

A^a = ALLOWABLE AREA (SQUARE FEET)

A_t = TABULAR AREA FACTOR (NS, S1, S13R OR S13D VALUE, AS APPLICABLE) IN ACCORDANCE WITH TABLE 506.2

NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).

I_f = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3

506.2.1 - ALLOWABLE AREA (SEE FIRE & LIFE SAFETY PLAN & G-003 FOR BUILDING #'S)				
OCC.	ALLOWABLE AREA $A_a = A_t + (NS * I_f)$	BLDG #	DESCRIPTION	ACTUAL BLDG. AREA
E(NS)	A_a = 9,500 SF + (9,500 SF * 0.75) = 16,625 SF	1	(E) MULTI-PURPOSE & KITCHEN	6,033 SF
		2	(E) EAST CLASSROOMS	14,700 SF
		3	(E) WEST CLASSROMS & ADMIN	17,701 SF
		4	(E) SOUTH CLASSROOMS	4,226 SF
		5	(E) GYM	8,708 SF
		6	(E) PLAY STRUCTURE	5,000 SF
S-2(NS)	A_a = 13,500 SF + (13,500 SF * 0.75) = 23,625 SF	7	(N) BIKE SHELTERS	1,367 SF

TABLE 506.2 - ALLOWABLE AREA FACTOR A_t		
OCCUPANCY	CONST. TYPE	A_t
B (NS)	V-B	9,000 SF
E (NS)	V-B	9,500 SF
S-2 (NS)	V-B	13,500 SF

TABLE 506.3.3 - FRONTAGE INCREASE FACTOR I_f	
PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE ≥ 30'
75% - 100%	I_f = 0.75

SECTION 508 - MIXED USE AND OCCUPANCY

SECTION 508.2 - ACCESSORY OCCUPANCIES

1. SECTION 508.2.3 - ALLOWABLE BUILDING AREA
   AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NONSPRINKLERED BUILDINGS IN TABLE 506.2 FOR EACH SUCH OCCUPANCY.

508.2.3 - ACCESSORY OCCUPANCIES							
			ACCESSORY OCCUPANCY				
BLDG #	BLDG AREA	MAIN OCCUPANCY	OCCUPANCY	AREA	MAX AREA PER TABLE 506.2 (V-B (NS))	PCT.	<10%
1	6,033 SF	E	B	150 SF	9,000 SF	2.5%	YES
2	14,700 SF	E	B	335 SF	9,000 SF	2.3%	YES
3	17,018 SF	E	B	1,211 SF	9,000 SF	7.1%	YES

508.4 SEPARATED OCCUPANCIES

508.4 - REQUIRED SEPARATION OF OCCUPANCIES (HOURS)			
OCC	E (NS)	S-2 (NS)	B (NS)
E	--	1	2
S-2	1	--	2
B	2	2	--

RESPONSE:

- *THE B OCCUPANCY IS AN AN ACCESSORY TO THE E OCCUPANCY, MEANING THAT SEPARATION IS NOT REQUIRED.*
- *THE CHAINED BIKE SHELTERS (OCCUPANCY S-2) ARE A SEPARATE BUILDING WHICH IS SEPARATED BY FIRE SEPARATION DISTANCE FROM THE EXISTING SCHOOL.*
- *THE INDIVIDUAL BIKE SHELTERS WITHIN THE FENCED AREA ARE EACH LESS THAN 120 SF AND NONOCCUPIED ACCESSORY STRUCTURES, SO THEY ARE EXEMPT FROM BUILDING PERMIT REQUIREMENTS PER OSSC 105.2.*

CHAPTER 6 - TYPES OF CONSTRUCTION

2022 OSSC

A. TABLE 601 - FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TYPE V-B CONSTRUCTION	
STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
EXTERIOR NON BEARING WALLS:	SEE TABLE 705.5
INTERIOR NON BEARING PARTITIONS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

2022 OSSC

TABLE 705.2 - MINIMUM DISTANCE OF PROJECTION	
FIRE SEPARATION DISTANCE (FSD) (FT)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 TO LESS THAN 2	PROJECTIONS NOT PERMITTED
2 TO LESS THAN 3	24 INCHES
3 TO LESS THAN 5	TWO-THIRDS OF FSD
5 OR GREATER	40 INCHES

705.2.3 - PROJECTION PROTECTION
PROJECTIONS EXTENDING TO WITHIN 5 FEET OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE SHALL BE ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIALS
2. COMBUSTIBLE MATERIALS OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
3. HEAVY TIMBER CONSTRUCTION COMPLYING WITH SECTION 2304.11
4. FIRE-RETARDANT-TREATED WOOD.
5. AS PERMITTED BY SECTION 705.2.23.1.

705.2 - ACTUAL PROJECTIONS

BLDG	DESCRIPTION	EXTERIOR WALL	ACTUAL FSD	PERMITTED PROJECTION	ACTUAL PROJECTION	PROJECTION PROTECTION (705.2.3)		
						DISTANCE TO FSD	PROTECTION REQ'D?	PROTECTION METHOD
1	MULTI-PURPOSE & KITCHEN	WEST (@ BIKE SHELTERS)	21'-10"	40"	16'-0"	5'-10" > 5'	NO	N/A
3	WEST ADMIN & CLASSROOMS	NORTH (@ BIKE SHELTERS)	8'-1"	40"	6'-0"	3'-2" ≤ 5'	YES	HEAVY TIMBER CONSTRUCTION
7	BIKE SHELTERS	SOUTH (@ BLDG 3)	2'-0"	24"	5"	1'-7"	YES	NONCOMBUSTIBLE CONSTRUCTION
		EAST (@ BLDG 1)	2'-0"	24"	0"	N/A	N/A	N/A

TABLE 705.5 - FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TYPE V-B CONSTRUCTION) (SEE FIRE & LIFE SAFETY PLAN)

BLDG	DESCRIPTION	OCC.	EXTERIOR WALL	F.S.D. FROM EXTERIOR WALL		REQ'D RATING
				ACTUAL	RANGE (FT)	
1	MULTI-PURPOSE & KITCHEN	E	WEST (@ BIKE SHELTERS)	21'-10"	10 ≤ X < 30	0
3	WEST ADMIN & CLASSROOMS	E	NORTH (@ BIKE SHELTERS)	8'-1"	5 ≤ X < 10	1
7	BIKE SHELTERS	S-2	SOUTH (@ BLDG 3)	2'-0"	X < 5	1
			EAST (@ BLDG 1)	2'-0"	X < 5	1

CHAPTER 8 - INTERIOR FINISHES

2022 OSSC

A. TABLE 803.13 - INTERIOR WALL & CEILING FINISHES REQUIRED BY OCCUPANCY

GROUP E OCCUPANCY, SPRINKLERED	
EXIT ENCLOSURE & EXIT PASSAGEWAYS:	CLASS-B
CORRIDORS:	CLASS-C
ROOMS & ENCLOSED SPACES:	CLASS-C

B. SECTION 804.4.1 - INTERIOR FLOOR FINISH REQUIREMENTS

   1. 804.4.1 - TEST REQUIREMENT - IN ALL OCCUPANCIES, COMPLY WITH DOC FF-1 "PILL TEST"
   2. 804.4.2 - MIN CRITICAL RADIANT FLUX - NOT LESS THAN CLASS II IN GROUP E

CHAPTER 9 - FIRE PROTECTION SYSTEM

2022 OSSC

A. SECTION 906.1 - PORTABLE FIRE EXTINGUISHERS - WHERE REQUIRED
   PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN NEW AND EXISTING GROUP E & A OCCUPANCIES.

B. TABLE 906.3(1) - FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

ORDINARY (MODERATE) HAZARD OCCUPANCY		
MIN RATED SINGLE EXTINGUISHER	2-A	20-B
MAX FLOOR AREA PER UNIT OF A	1,500	
MAX FLOOR AREA FOR EXTINGUISHER	11,250 SQ FT	
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER	75FT	50FT

CITY OF PORTLAND PROVISION: STANDARD "Q":
MINIMUM STANDARDS FOR EXIT SYSTEMS, ALL EXISTING SCHOOLS (STANDARD "Q")

SUBSTITUTION FOR FIRE-RESISTIVE CONSTRUCTION:

OPTION 2 - SPRINKLER ALTERNATIVE:

PROVIDE FULL SPRINKLER COVERAGE OF ALL CORRIDORS AND STAIRS ON THE EXIT PATH AND AN ADDITIONAL HEAD ON THE ROOF SIDE OF EACH DOOR, RELITE, PASS-THROUGH OR OTHER NONRATED OPENING PENETRATING THE CORRIDOR MEMBRANE. NOTE: WINDOW BLINDS MAY NOT BE INSTALLED AT NON-RATED CORRIDOR OPENINGS WHEN THE SPRINKLER ALTERNATIVE IS APPLIED.

ALL CORRIDORS AND STAIR ENCLOSURES SERVING NOT MORE THAN TWO LEVELS:

1. WALLS AND CEILINGS SHALL BE CONTINUOUS AND SEALED SMOKETIGHT, FORMING A CORRIDOR MEMBRANE. SEE PAGE 2 FOR POSSIBLE CONFIGURATIONS.
2. ALL FLAMESPREAD, SURFACE MATERIAL AND SURFACE FINISH REQUIREMENTS OF OPTION 1 ARE WAIVED WHEN STANDARD "Q" RENOVATIONS ARE CONSTRUCTED IN FULL COMPLIANCE WITH OPTION 2.
3. ALL THROUGH WALL PENETRATIONS, EXCEPT FIRE SPRINKLER PIPINGS, SHALL BE SEALED SMOKETIGHT.
4. ALL DUCTED HVAC PENETRATIONS INTO THE CORRIDOR MAY BE LEFT UNPROTECTED WHEN STANDARD "Q" RENOVATIONS ARE CONSTRUCTED IN FULL COMPLIANCE WITH OPTION 2.

   ALL UNDUCTED HVAC SYSTEMS SHALL BE EVALUATED ON A CASE-BY-CASE BASIS WITH THE BUREAU OF BUILDINGS AND THE FIRE BUREAU.
5. ALL PASS-THROUGHS THAT PENETRATE THE CORRIDOR MEMBRANE SHALL BE EQUIPPED WITH A WINDOW OR DOOR THAT PERMITS THE OPENING TO BE MANUALLY CLOSED. THIS OPENING SHALL BE PROTECTED BY A SPRINKLER HEAD LOCATED ON THE ROOM SIDE OF THE CORRIDOR SUCH THAT IT WASHES THE OPENING. A SIGN SHOULD BE POSTED AT PASS-THROUGHS, "PASS THROUGH SHALL REMAIN CLOSED WHEN NOT IN USE - BY ORDER OF THE FIRE MARSHALL."

   RESPONSE: THE PASS-THROUGH (KNOWN ON THIS PROJECT AS "OVERHEAD ELECTRIFIED COILING STEEL COUNTER DOOR") WILL BE CONNECTED TO THE FIRE ALARM & SECURITY SYSTEM AND WILL CLOSE IN THE EVENT OF A FIRE. A SIGN WILL NOT BE REQUIRED, UNLESS SPECIFICALLY DIRECTED BY THE FIRE MARSHAL. REFER TO SHEET A-422.
6. ALL DOOR OPENINGS INTO THE CORRIDOR SHALL BE PROTECTED BY A SPRINKLER HEAD LOCATED ON THE ROOM SIDE OF THE CORRIDOR SUCH THAT IT WASHES THE OPENING. DOORS MAY REMAIN WITHOUT CLOSERS PROVIDED THAT THE FOLLOWING IS POSTED: "KEEP THIS DOOR CLOSED WHEN ROOM IS UNOCCUPIED--BY ORDER OF THE FIRE MARSHAL". GASKETING IS NOT REQUIRED AT DOORS0
   .
7. ALL RELITES THAT PENETRATE THE CORRIDOR MEMBRANE SHALL BE PROTECTED BY A SPRINKLER HEAD LOCATED ON THE ROOM SIDE OF THE CORRIDOR SUCH THAT IT WASHES THE OPENING. TRANSOMS SHALL BE FIXED IN THE CLOSED POSITION AND TREATED AS RELITES.
8. CORRIDOR SMOKE DETECTION SHALL BE IMPROVED TO FIRE CODE STANDARDS, SHALL BE TIED TO AN ALARM SYSTEM AND SHALL INCLUDE PROTECTION OF CORRIDORS AND ALL AREAS EXCEPT CLASSROOMS; SMOKE DETECTORS OR OTHER APPROPRIATE INITIATING DEVICES, SHALL BE INSTALLED WITH STANDARD SPACING IN ALL CORRIDORS AND ANY SPACE, EXCEPT CLASSROOMS, THAT HAS A DOOR OR OTHER OPENING TO THE CORRIDOR. WHEN INTERIOR ROOMS AS DEFINED BY UBC 1017.1 EXIST, THE EXIT PATH TO THE CORRIDOR SHALL BE PROTECTED PER UBC 1017.4.
9. LIGHTED EXIT SIGNS AND EMERGENCY ILLUMINATION PROVIDING AN AVERAGE OF ONE FOOTCANDLE OVER THE ENTIRE EXIT ROUTE SHALL BE TIED TO BATTERY BACK-UP OR AN EMERGENCY GENERATOR. THE EXIT ROUTE INCLUDES STAIRS, CORRIDORS AND ALL PARTS OF ANY ROOM WITH AN OCCUPANT LOAD OVER 100. EMERGENCY ILLUMINATION TO ACTIVATE UPON LOSS OF ORDINARY LIGHTING CIRCUIT AS WELL AS UPON LOSS OF UTILITY POWER TO THE BUILDING.
10. CODE-COMPLYING EXIT HARDWARE SHALL BE PROVIDED ON DOORS THROUGHOUT THE EXIT SYSTEM. PANIC HARDWARE SHALL BE INSTALLED ON ALL DOORS SERVING AN OCCUPANT LOAD OVER FIFTY.

STAIR ENCLOSURES SERVING MORE THAN TWO FLOORS:
MEET ALL REQUIREMENTS LISTED ABOVE FOR CORRIDORS AND IN ADDITION:

1. ALL DOORS FORMING PART OF THE STAIR ENCLOSURE SHALL BE ON MAGNETIC HOLD-OPENS TIED TO CORRIDOR SMOKE DETECTION SYSTEM.
2. NON RATED RELITES LOCATED ABOVE THE LEVEL OF THE HEAD OF THE DOOR SHALL BE TREATED AS DOOR TRANSOMS (SEE ITEM #7, ABOVE.

MEMBRANE SUBSTITUTION FOR SPRINKLERED CORRIDORS: IF THERE IS NO EXISTING CORRIDOR MEMBRANE AT THE CEILING, STANDARD "Q" PROVIDES TWO OTHER OPTIONS: 1) SPINKLER COVERAGE MAY BE PROVIDED BOTH ABOE AND BELOW THE CORRIDOR CEILING. 2) SPRINKLER COVERAGE MAY BE PROVIDED BELOW THE CEILING THROUGHOUT THE BUILDING (CORRIDOR AND NON-CORRIDOR SPACES.)

CHAPTER 10 - MEANS OF EGRESS

2022 OSSC

A. TABLE 1004.5 - OCCUPANT LOAD, MAX FLOOR AREA ALLOWANCES PER OCCUPANT

1.	ACCESSORY STORAGE AREAS, MECH EQUIP ROOM	300 GROSS
2.	BUSINESS AREAS	150 GROSS
3.	CLASSROOM AREA	20 NET
4.	ASSEMBLY AREA UNCONCENTRATED	15 NET
5.	BIKE SHELTERS (STORAGE AREAS)	300 GROSS

- NUMBER OF OCCUPANTS - SEE OCCUPANCY PLANS FOR ROOM-BY-ROOM TABULATION
- SEE FIRE & LIFE SAFETY PLAN FOR ROOM-BY-ROOM TABULATION OF OCCUPANCY AREAS.

B. SECTION 1005 - MEANS OF EGRESS SIZING
   1. 1005.2 - MINIMUM WIDTH BASED ON COMPONENT
      MIN WIDTH NO LESS THAN SPECIFIED FOR SUCH COMPONENT, ELSEWHERE IN THIS CODE

1005.3 - REQUIRED CAPACITY BASED ON OCCUPANT LOAD		
COMPONENT	REQUIRED WIDTH PER OCCUPANT (NON-SPRINKLERED)	REQUIRED BY COMPONENT
DOORS	0.2" PER OCCUPANT	32" CLEAR (1011.1.1)

C. SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY			
		MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE (WITHOUT SPRINKLER SYSTEM)	
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	OL ≥ 30	OL < 30
A, E	49	75	75
B	49	100	75
S	29	100	75

D. SECTION 1008 - MEANS OF EGRESS ILLUMINATION

   1. 1008.2.1 ILLUMINATION LEVEL UNDER NORMAL POWER
   MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE.

   2. 1008.3 EMERGENCY POWER FOR ILLUMINATION
   BUILDINGS, AND ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE FOLLOWING AREAS: EXIT ACCESS ELEMENTS, ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, PUBLIC RESTROOMS GREATER THAN 300 S.F. FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 2702.

E. SECTION 1009.1 - ACCESSIBLE MEANS OF EGRESS REQUIRED
   ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS SHALL COMPLYING WITH THIS SECTION. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

F. SECTION 1010 - DOORS, GATES AND TURNSTILES

   1. 1010.1.1 - SIZE OF DOORS
   PROVIDE CLEAR WIDTH OF 32 INCHES. THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. WERE THIS SECTION REQUIRES A MIN. CLEAR OPENING WIDTH OF AND THE DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A MIN. CLEAR OPENING WIDTH OF 32 INCHES. THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES NOMINAL. THE MIN. CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES.

   2. 1010.1.2.1 - DOOR SWING
   EGRESS DOORS SHALL BE PIVOTED OR SIDE-HINGED SWINGING TYPE. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE ROOM/AREA HAS OCCUPANT LOAD OF 50 OR MORE OR A GROUP H OCCUPANCY.

   3. 1010.1.3 - DOOR OPENING FORCE
   THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

   4. 1010.2 - DOOR OPERATIONS
   EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITH OUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

   5. 1010.2.2 - HARDWARE
   DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQ'D TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE

   6. 1010.2.3 - HARDWARE HEIGHT
   DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MIN. AND 48 INCHES MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

G. SECTION 1013 - EXIT SIGNS

   1. 1013.1 - WHERE REQUIRED
      EXITS, EXIT ACCESS DOORS & PATH OF EGRESS TRAVEL WHERE NOT IMMEDIATELY VISIBLE TO BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.

      EXCEPTIONS:
      1. EXIT SIGNS NOT REQ'D IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.
      2. MAIN EXTERIOR EXIT DOORS OR GATES THAT ARE OBVIOUSLY AND CLEARLY IDENTIFIABLE AS EXITS NEED NOT HAVE EXIT SIGNS WHERE APPROVED BY THE BUILDING OFFICIAL.

H. SECTION 1016 - EXIT ACCESS

   1. 1016.2 - EGRESS THROUGH INTERVENING SPACES
   EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSORY TO ONE OR THE OTHER, ARE NOT A GROUP H OCCUPANCY AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

I. SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE

   TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER
GROUP E, A	200'
GROUP B	200'
GROUP S-2	300'

J. SECTION 1020- CORRIDORS

   1. 1020.2 - CONSTRUCTION
   CORRIDORS SHALL BE FIRE-RESISTANCE RATED PER TABLE 1020.2. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY W/ SECTION 708 FOR FIRE PARTITIONS.

   2. TABLE 1020.2 - CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD	WITHOUT SPRINKLER
E, A, B, S	GREATER THAN 30	1-HOUR*

**NOTE: IN LIEU OF RATING THE CORRIDOR, THE CORRIDORS ON THIS PROJECT COMPLY WITH THE REQUIREMENTS OF STANDARD "Q", OPTION 2. SEE CHAPTER 9 SUMMARY FOR REQUIREMENTS.*

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1	PLAN CHECK CMNT	05/16/24

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CHECKED BY: SEE

JOB NO: 23-027

DATE: 01/05/2024

ISSUED FOR: BID | PERMIT

SHEET TITLE
CODE SUMMARY

SHEET NO.
G-005.0

CHAPTER 11 - ACCESSIBILITY

2022 OSSC

A. SECTION 1101 - GENERAL
THIS PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH 2022 OREGON STRUCTURAL SPECIALTY CODE AND ICC A117.1

B. SECTION 1103 - SCOPING REQUIREMENTS

1. 1103.2.2 - EMPLOYEE WORK AREAS
SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL ONLY BE REQUIRED TO COMPLY W/ SECTIONS 907.5.2.3.1, 1009 AND 1104.3.1 AND SHALL ALLOW ACCESSIBLE APPROACH, ENTERING AND EXITING OF THE WORK AREA.

C. SECTION 1104 - ACCESSIBLE ROUTE

1. 1104.3 - CONNECTED SPACES
WHERE A PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE, AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES CONNECTING ACCESSIBLE PEDESTRIAN WALKWAYS AND TO THE PUBLIC WAY.
2. 1104.3.1 - EMPLOYEE WORK AREAS
COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE

EXCEPTIONS:
1. COMMON USE CIRCULATION PATHS, LOCATED WITHIN EMPLOYEE WORK AREAS THAT ARE LESS THAN 1,000 SQTFT IN SIZE AND DEFINED BY PERMANENTLY INSTALLED PARTITIONS, COUNTERS, CASEWORK OR FURNISHINGS, SHALL NOT BE REQUIRED TO BE ACCESSIBLE ROUTES.

D. SECTION 1106 - PARKING AND PASSENGER LOADING FACILITIES
SEE SITE PLAN SHEET G-003 FOR PARKING ANALYSIS

CHAPTER 12 - INTERIOR ENVIRONMENT

2022 OSSC

A. SECTION 1210- TOILET AND BATHROOM REQUIREMENTS

1. 1210.2.1 - FLOORS AND WALL BASES
IN OTHER THAN DWELLING UNITS, TOILETS, BATHROOMS ANS SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTION OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.

2. 1210.2.2 - WALLS AND PARTITIONS
WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

EXCEPTIONS:
2. TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND THAT HAVE NOT MORE THAN ONE WATER CLOSET.

CHAPTER 17 - SPECIAL INSPECTIONS AND TESTS

2022 OSSC

OWNER IS TO PROVIDE SPECIAL INSPECTIONS AS REQUIRED BY CODE OR LOCAL BUILDING OFFICIAL. SEE STRUCTURAL FOR CODE REQUIRED SPECIAL INSPECTIONS AND MATERIALS TESTING PROGRAM.

CHAPTER 34 - EXISTING BUILDINGS

A. SECTION 3403 - PROVISIONS FOR ALL COMPLIANCE METHODS

1. 3403.1 - ADMINISTRATION

2. 3401.1.1 - APPLICABILITY
THE REPAIR, ALTERATION, CHANGES OF OCCUPANCY, ADDITION OR RELOCATION OF ALL EXISTING BUILDINGS SHALL COMPLY WITH SECTION 3401.1.2, 3401.1.3, OR 3401.1.4.

3. 3401.1.3 - ALTERATION, ADDITION OR CHANGE OF OCCUPANCY
THE ALTERATION, ADDITION OR CHANGE OF OCCUPANCY OF ALL EXISTING BUILDINGS SHALL COMPLY WITH SECTION AND OF THE METHODS LISTED IN SECTION 3401.1.3.1, 3401.1.3.2, OR 3401.3.3. SECTIONS 3403.1.3.1 THROUGH 3403.1.3.3 SHALL NOT BE APPLIED IN COMBINATION WITH EACH OTHER.

4. 3401.1.3.2 WORK AREA COMPLIANCE METHOD
ALTERATION, ADDITION AND CHANGE OF OCCUPANCY COMPLYING WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 3406 THROUGH 3412 SHALL BE CONSIDERED IN COMPLIANCE WITH PROVISIONS OF THIS CHAPTER.

B. SECTION 3406 - CLASSIFICATIONS OF WORK

1. 3406.1.2 - WORK AREA
THE WORK AREA, AS DEFINED IN CHAPTER 2, SHALL BE IDENTIFIED ON THE CONSTRUCTION DOCUMENTS.

2. 3406.3 - ALTERATION—LEVEL 2

3. 3406.3.1 SCOPE
LEVEL 2 ALTERATIONS INCLUDE THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT, AND SHALL APPLY WHERE THE WORK AREA IS EQUAL TO OR LESS THAN 50 PERCENT OF THE BUILDING AREA.

4. 3406.3.2 APPLICATION
LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF SECTION 3407 FOR LEVEL 1 ALTERATIONS AS WELL AS THE PROVISIONS OF SECTION 3408.

C. SECTION 3408 - ALTERATIONS—LEVEL 2

1. 3408.3 FIRE PROTECTION

2. 3408.3.2 AUTOMATIC SPRINKLER SYSTEMS
AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 3408.3.2.1 THROUGH 3408.3.2.6. INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THIS CODE FOR NEW CONSTRUCTION.

3. 3408.3.2.2 GROUPS A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 AND S-2
IN BUILDINGS WITH OCCUPANCIES IN GROUPS A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 AND S-2, WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION WHERE BOTH OF THE FOLLOWING CONDITIONS OCCUR:

1. THE WORK AREA IS REQUIRED TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CODE FOR NEW CONSTRUCTION.
2. THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA.

2023 OREGON REVISED STATUTES

CHAPTER 447 - PLUMBING; ARCHITECTURAL BARRIERS

A. SECTION 447.241 - STANDARDS FOR RENOVATING, ALTERING OR MODIFYING CERTAIN BUILDINGS; BARRIER REMOVAL IMPROVEMENT PLAN

1. TO THE MAXIMUM EXTENT FEASIBLE, THE PATHS OF TRAVEL TO THE ALTERED AREA AND THE REST ROOMS, TELEPHONES AND DRINKING FOUNTAINS SERVING THE ALTERED AREA SHALL BE MADE READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES, UNLESS SUCH ALTERATIONS ARE DISPROPORTIONATE TO THE OVERALL ALTERATIONS IN TERMS OF COST AND SCOPE.

2. ALTERATIONS MADE TO THE PATH OF TRAVEL TO AN ALTERED AREA MAY BE DEEMED DISPROPORTIONATE TO THE OVERALL ALTERATION WHEN THE COST EXCEEDS 25% OF THE ALTERATION TO THE PRIMARY FUNCTION AREA.

3. IF COST TO MAKE THE PATHS OF TRAVEL TO THE ALTERED AREA FULLY ACCESSIBLE IS DISPROPORTIONATE TO THE COST OF THE OVERALL ALTERATION, MAKE PATH ACCESSIBLE TO EXTENT IT CAN WITHOUT INCURRING DISPROPORTIONATE COSTS.

4. IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE UNDER THIS SECTION, PRIORITY SHALL BE GIVEN TO THOSE ELEMENTS THAT WILL PROVIDE GREATEST ACCESS. ELEMENTS SHALL BE PROVIDED IN THE FOLLOWING ORDER:

a. PARKING;
b. AN ACCESSIBLE ENTRANCE;
c. AN ACCESSIBLE ROUTE TO THE ALTERED AREA;
d. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM;
e. ACCESSIBLE TELEPHONES;
f. ACCESSIBLE DRINKING FOUNTAINS;
g. WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS STORAGE AND ALARMS

5. BARRIER REMOVAL SUMMARY: ITEMIZED LIST OF ACCESSIBLE IMPROVEMENTS AND COSTS FOR CHANGES AS A RATIO OF OVERALL PROJECT VALUE.

ALTERED AREA PROJECT VALUE: $154,343

ALTERED AREA PROJECT RATIO TOTALS: 3.69% + 12.53% = 16.22% < 25%

1. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM; REMODEL EXISTING ACCESSIBLE UNISEX RESTROOM TO MEET CURRENT ACCESSIBILITY STANDARDS.
1.1. VALUE: $5,702
1.2. RATIO: 3.69%
2. WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS; PROVIDE AN ACCESSIBLE DOOR AT CALMING ROOM AND SINKS AT THE HEALTH ROOM AND STAFF ROOM.
2.1. VALUE: $19,349
2.2. RATIO: 12.53%

THE VALUES ABOVE INCLUDE THE FOLLOWING: ESTIMATING / DESIGN CONTINGENCY, ESCALATION TO CONSTRUCTION START, GENERAL CONDITIONS / INSURANCE / BOND, AND GENERAL CONTRACTOR OVERHEAD & PROFIT 29.61%

2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE

CHAPTER 13 - OEESC

PART 1

COMMERCIAL ENERGY PROVISIONS

THE 2021 OREGON ZERO ENERGY READY COMMERCIAL CODE, PART 1, COMMERCIAL ENERGY PROVISIONS, CONSISTS OF THE FOLLOWING:

- CHAPTER 1 OF THE OREGON STRUCTURAL SPECIALTY CODE (OSSC), INCLUDING SPECIFIC MODIFICATIONS AS SHOWN BELOW.
- ANSI/ASHRAE/IES STANDARD 90.1-2019, INCLUDING SPECIFIC MODIFICATIONS AS SHOWN BELOW.

A. SECTION E103 EXISTING STRUCTURES
EXCEPT AS SPECIFIED IN SECTIONS E103.2.1 THROUGH E103.2.23, THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUED USE AND MAINTENANCE OF, AN EXISTING BUILDING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE AT THE TIME OF ADOPTION OF THIS CODE.

B. SECTION E104 CONSTRUCTION DOCUMENTS

1. E104.1 GENERAL
THE FOLLOWING PROVISIONS ARE IN ADDITION TO THE REQUIREMENTS OF SECTION 107 OF THE BUILDING CODE.
2. E104.2 ENERGY EFFICIENCY INFORMATION ON THE CONSTRUCTION DOCUMENTS
CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED, AND SHOW IN SUFFICIENT DETAIL PERTINENT DATA AND FEATURES OF THE BUILDING, SYSTEMS AND EQUIPMENT AS HEREIN GOVERNED. DETAILS SHALL INCLUDE BUT ARE NOT LIMITED TO, AS APPLICABLE, INSULATION METHODS AND THEIR R-VALUES; FENESTRATION U-FACTORS AND SHGCE; SYSTEM DESIGN CRITERIA; MECHANICAL AND SERVICE WATER HEATING SYSTEM AND EQUIPMENT TYPES, SIZES AND EFFICIENCIES; ECONOMIZER DESCRIPTION; EQUIPMENT AND SYSTEM CONTROLS; FAN MOTOR HORSEPOWER (HP) AND CONTROLS; DUCT SEALING, DUCT AND PIPE INSULATION AND LOCATION; DAYLIGHT AREAS ON FLOOR PLANS; LIGHTING FIXTURE SCHEDULE WITH WATTAGE AND CONTROL NARRATIVE; AIR SEALING DETAILS; AND COMCHECK COMPLIANCE REPORT OR EQUIVALENT STATE OF OREGON BUILDING CODES DIVISION FORM. PLANS AND SPECIFICATIONS SHALL INCLUDE REQUIREMENTS FOR SUBMITTAL INFORMATION REQUIRED BY SECTION 5.7, 6.7, 7.7, 8.7, AND 9.7 OF STANDARD 90.1. THE BUILDING OFFICIAL SHALL NOT REQUIRE OR EXPECT PHYSICAL COPIES OF RECORD DRAWINGS, MANUALS, TEST REPORTS, OR ENERGY REPORTING.

EXCEPTION: THE BUILDING OFFICIAL IS AUTHORIZED TO WAIVE THE REQUIREMENTS FOR CONSTRUCTION DOCUMENTS, COMCHECK REPORTS, OR OTHER SUPPORTING DATA IF THE CODE OFFICIAL DETERMINES THESE ARE NOT NECESSARY TO CONFIRM COMPLIANCE WITH THIS CODE.

C. SECTION 105 INSPECTIONS
1. E105.1 GENERAL
THE FOLLOWING PROVISIONS ARE IN ADDITION TO THE REQUIREMENTS OF SECTION 110 OF THE BUILDING CODE.
2. E105.2 ENERGY EFFICIENCY INSPECTIONS
INSPECTIONS SHALL BE MADE TO DETERMINE COMPLIANCE WITH CHAPTER 13 AND SHALL INCLUDE, BUT NOT BE LIMITED TO, INSPECTIONS FOR: ENVELOPE AIR SEALING, ENVELOPE INSULATION R-VALUES AND U-FACTORS; FENESTRATION U-FACTOR, DUCT SYSTEM INSULATION R-VALUE, AND HVAC AND WATER-HEATING EQUIPMENT EFFICIENCY. INSPECTION AND VERIFICATION SECTIONS INCLUDED IN STANDARD 90.1 ARE NOT ENFORCEABLE UNDER THIS CODE, UNLESS SPECIFICALLY INCLUDED IN THIS SECTION.

ANSI/ASHRAE/IES STANDARD 90.1-2019

SECTION 5 - BUILDING ENVELOPE

5.5 PRESCRIPTIVE BUILDING ENVELOPE OPTION

5.5.1 EXTERIOR BUILDING ENVELOPE
FOR A CONDITIONED SPACE, THE EXTERIOR BUILDING ENVELOPE SHALL COMPLY WITH EITHER THE NONRESIDENTIAL OR RESIDENTIAL REQUIREMENTS M TABLES 5.5-0 THROUGH 5.5-8 FOR THE APPROPRIATE CLIMATE.

TABLE 5.5-4 BUILDING ENVELOPE REQUIREMENTS FOR CLIMATE ZONE 4 (A,B,C,)

OPAQUE ELEMENTS:	NONRESIDENTIAL ASSEMBLY MAXIMUM	NONRESIDENTIAL INSULATION MIN. R-VALUE	SEMIHEATED ASSEMBLY MAXIMUM	SEMIHEATED INSULATION MIN. R-VALUE
ROOFS				
INSULATED ENTIRELY ABOVE DECK	U-0.032	R-30 ci.	U-0.093	R-10ci.
METAL BUILDING	U-0.037	R-19+R-11 Ls OR R-25 + R-8 Ls	U-0.082	R-19
ATTIC AND OTHER	U-0.021	R-49	U-0.034	R-30
OPAQUE DOORS				
SWINGING	U-0.370		U-0.370	
NONSWINGING	U-0.310		U-0.360	

FENESTRATION:	NONRESIDENTIAL ASSEMBLY MAX. U	NONRESIDENTIAL ASSEMBLY MAX. SHGC	NONRESIDENTIAL ASSEMBLY MIN. VT/SHGC	SEMIHEATED ASSEMBLY MAX. U	SEMIHEATED ASSEMBLY MAX. SHGC	SEMIHEATED ASSEMBLY MIN. VT/SHGC
VERTICAL FENESTRATION, 0% TO 40% OF WALL		(FOR ALL FRAME TYPES)			(FOR ALL FRAME TYPES)	
FIXED	0.36	0.36	1.10	0.50	NR	NR
OPERABLE	0.45	0.33	1.10	.065	NR	NR
ENTRANCE	0.63	0.33	1.10	0.77	NR	NR
SKYLIGHT, 0% TO 3% OF ROOF						
ALL TYPES	0.50	0.40	NR	0.75	NR	NR

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No.	Description	Date
1	ADDENDUM NO. 4	02/01/24
2	PLAN CHECK CMNT	04/15/24
3	PLAN CHECK CMNT	05/16/24

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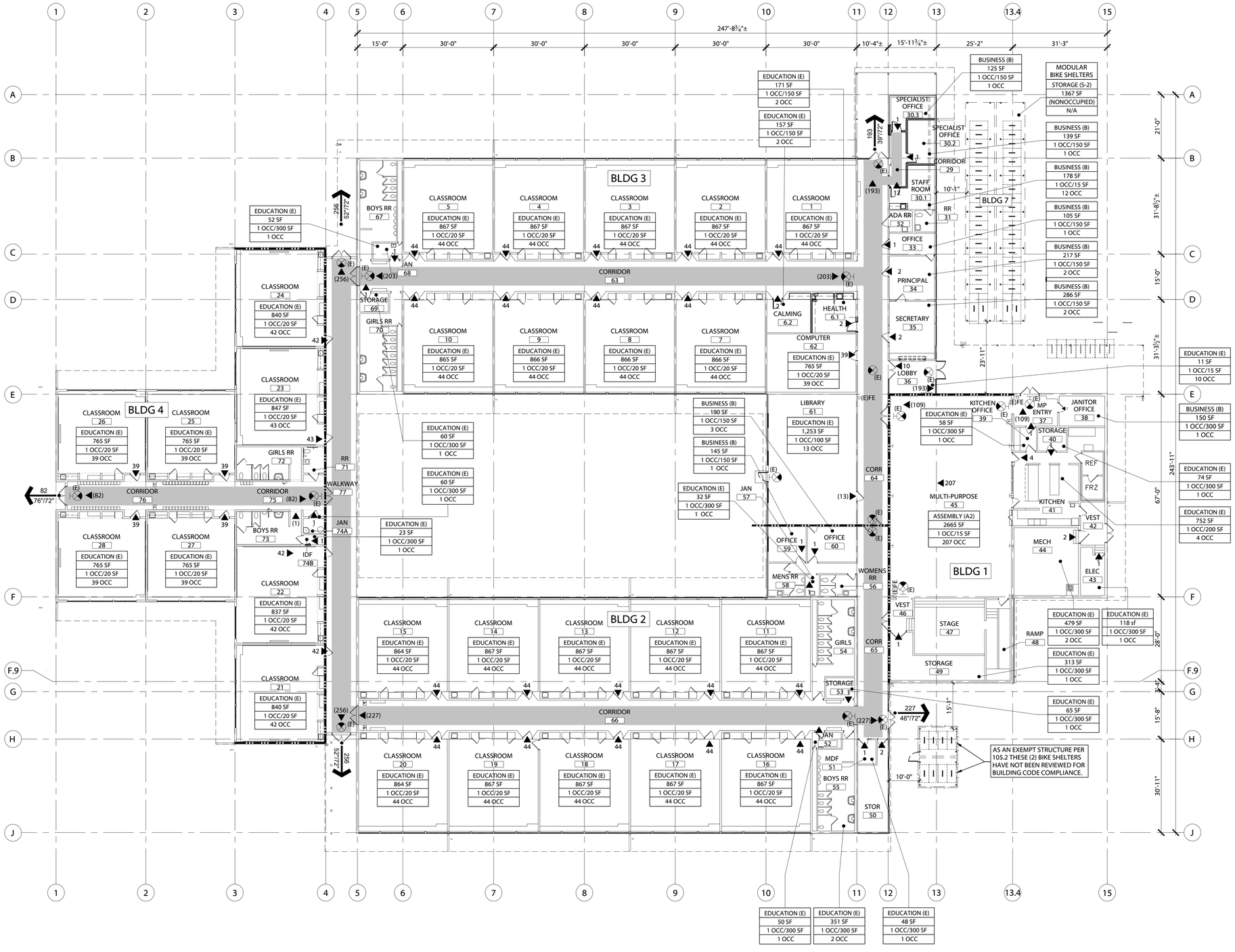

1 FIRST LEVEL - FIRE & LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

FIRE & LIFE SAFETY PLAN SHEET NOTES

1. SEE COVER SHEET FOR ADDITIONAL PROJECT INFORMATION.
2. FLOOR AREAS SHOWN NOT TO BE USED FOR COST ESTIMATING PURPOSES.
3. THE MEANS OF EGRESS ILLUMINATION ZONE SHALL NOT BE LESS THAN 1 FOOT-CANDLE ALONG THE PATH OF EGRESS AT THE WALKING SURFACE. EMERGENCY POWER FOR ILLUMINATION SHALL BE PROVIDED FOR A PERIOD OF 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR A ON-SITE GENERATOR.
4. THE BUILDING WILL NOT BE OCCUPIED DURING CONSTRUCTION.

FIRE & LIFE SAFETY SYMBOLS LEGEND

NOT ALL SYMBOLS MAY BE USED. SIZES AND PROPORTIONS OF SYMBOLS MAY VARY FROM WHAT IS ILLUSTRATED IN LEGEND.

BUSINESS (B)	← OCCUPANCY TYPE (CLASSIFICATION)
213 S.F.	← AREA (S.F.)
1 OCC/150 SF	← OCCUPANCY LOAD FACTOR (S.F. PER OCCUPANT)
1 OCC	← OCCUPANTS
30 / 6'/36"	NUMBER OF EXITING OCCUPANTS / EXIT WIDTH (REQUIRED/PROVIDED)
	MEANS OF EGRESS ILLUMINATION ZONE
#	NUMBER OF EXITING OCCUPANTS
(#)	CUMULATED NUMBER OF EXITING OCCUPANTS
	WALL-MOUNTED EXIT SIGN. CENTER ABOVE DOOR. INTERNALLY ILLUMINATED ON EMERGENCY BACK-UP POWER SOURCE.
	CEILING MOUNTED EXIT SIGN. INTERNALLY ILLUMINATED ON EMERGENCY BACK-UP POWER SOURCE.
	(E) 2-HOUR FIRE SEPARATION WALL

BUILDING SQUARE FOOTAGE

MAIN BUILDING AREA:	37,751 SF
MAIN BUILDING CR ADDITION:	4,226 SF
GYMNASIUM:	8,743 SF
COVER PLAY STRUCTURE:	4,800 SF
TOTAL FLOOR AREA:	55,520 SF

OCCUPANT LOAD

MAIN BUILDING OCCUPANT LOAD (E) =	639 OCCUPANTS
MAIN BUILDING OCCUPANT LOAD (A) =	207 OCCUPANTS
MAIN BUILDING CR ADDITION OCCUPANT LOAD (E) =	333 OCCUPANTS
TOTAL OCCUPANT LOAD =	1179 OCCUPANTS

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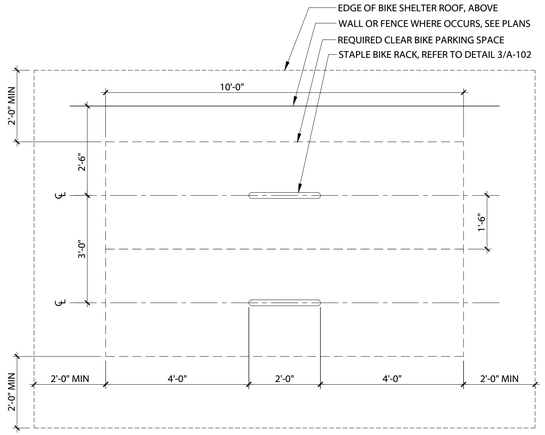
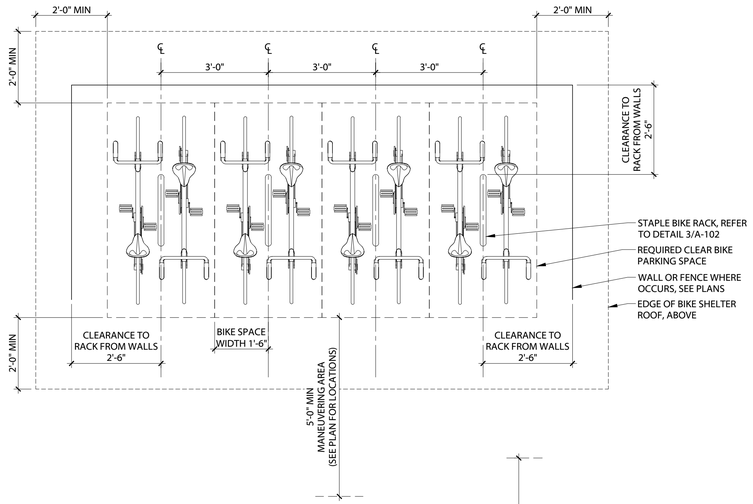
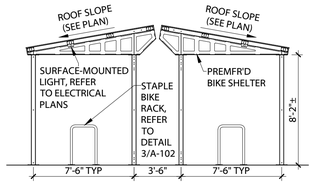
JOB NO: 23-027
DATE: 01/05/2024
ISSUED FOR: BID | PERMIT
SHEET TITLE
FIRST LEVEL
FIRE LIFE SAFETY PLAN
SHEET NO.
G-005.2



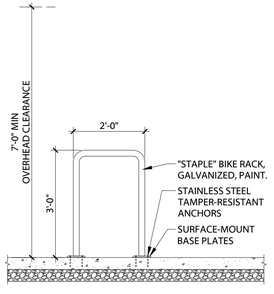
5 BIKE RACK SPACING FOR LARGE BIKES
SCALE: 1/2" = 1'-0"



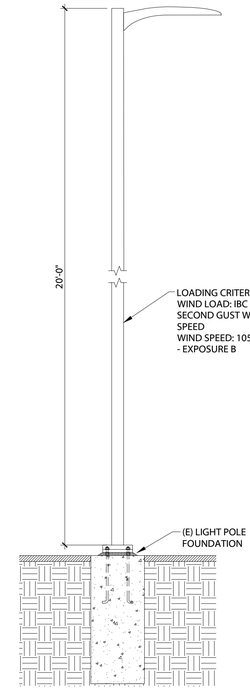
4 TYPICAL BIKE RACK SPACING
SCALE: 1/2" = 1'-0"



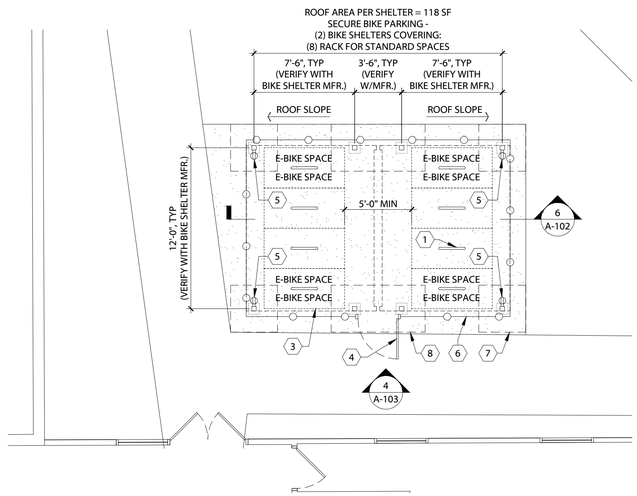
6 SECTION @ BIKE SHELTERS, TYP.
SCALE: 3/16" = 1'-0"



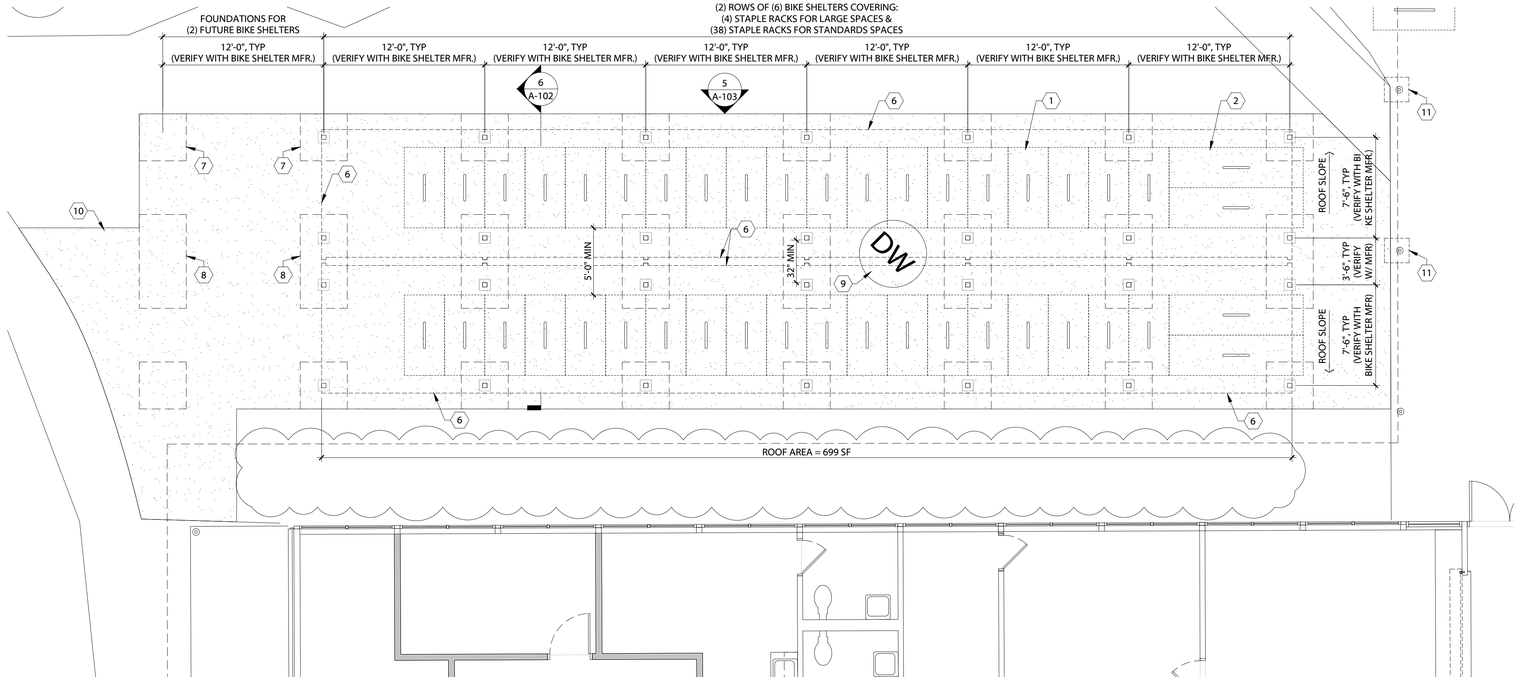
3 TYPICAL BIKE RACK SPACING
SCALE: 1/2" = 1'-0"



7 LIGHT POLE ELEVATION
SCALE: 1/2" = 1'-0"



2 SECURE BIKE PARKING AREA
SCALE: 3/16" = 1'-0"



1 MAIN BIKE PARKING AREA
SCALE: 3/16" = 1'-0"

BIKE PARKING AREA GENERAL NOTES

NUMBER OF BIKE SHELTERS INDICATED IS BASED ON THE COVERAGE PROVIDED BY THE CONTRACTOR TO SUBMIT BIKE PARKING LAYOUT BASED ON ACTUAL BIKE SHELTERS

1. LARGE LONG-TERM BIKE PARKING SPACE, REFER TO DETAIL 5/A-102 FOR SPACING REQUIREMENTS
2. GALVANIZED CHAIN LINK FENCE ENCLOSURE FOR SECURE BIKE AREA. PROVIDE
3. CHAIN LINK FENCE GATE WITH MIN 3'-0" X 7'-0" CLEAR OPENING. PROVIDE HASP FOR PADLOCK TO SECURE GATE.

BIKE PARKING AREA KEYNOTES

NOT ALL KEYNOTES MAY BE USED.

1. STANDARD LONG-TERM BIKE PARKING SPACE, REFER TO DETAIL 4/A-102 FOR SPACING REQUIREMENTS
2. LARGE LONG-TERM BIKE PARKING SPACE, REFER TO DETAIL 5/A-102 FOR SPACING REQUIREMENTS
3. GALVANIZED 8'-0 H CHAIN LINK FENCE ENCLOSURE FOR SECURE BIKE AREA.
4. CHAIN LINK FENCE GATE 100G WITH MIN 3'-0" X 7'-0" CLEAR OPENING. SEE SPECIFICATIONS SECTION 32 31 13 CHAIN LINK FENCE AND GATES FOR ADDITIONAL INFORMATION.
5. OUTDOOR RATED DUPLEX OUTLET, MOUNT TO COLUMN OF BIKE SHELTER
6. PREMFR'D MODULAR SHED-ROOF BIKE SHELTER, GALVANIZED, PAINT. BASIS OF DESIGN: BIKE DEPOT BY DERO (WITHOUT MFR'S ENCLOSURE PANELS, GATE, OR LIGHTING). REFER TO PLAN FOR ORIENTATION OF SHED ROOFS. FOR TYPICAL PRE-ENGINEERED SITE BICYCLE SHELTER SEE DETAIL 1 ON SHEET A-103.
7. CONCRETE FOOTING FOR (1) COLUMN OF PREMFR'D BIKE SHELTERS (BASED ON MFR'S INSTALLATION REQUIREMENTS)
8. CONCRETE FOOTING FOR (2) COLUMNS OF PREMFR'D BIKE SHELTERS (BASED ON MFR'S INSTALLATION REQUIREMENTS)
9. (E) DRYWELL, SEE CIVIL DRAWINGS. COORDINATE FOUNDATION LOCATIONS TO AVOID DRYWELL.
10. (N) CONCRETE SIDEWALK SLAB, REFER TO CIVIL DRAWINGS
11. (E) FOOTING OF (E) CANOPY COLUMN, SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO VERIFY AS NECESSARY.

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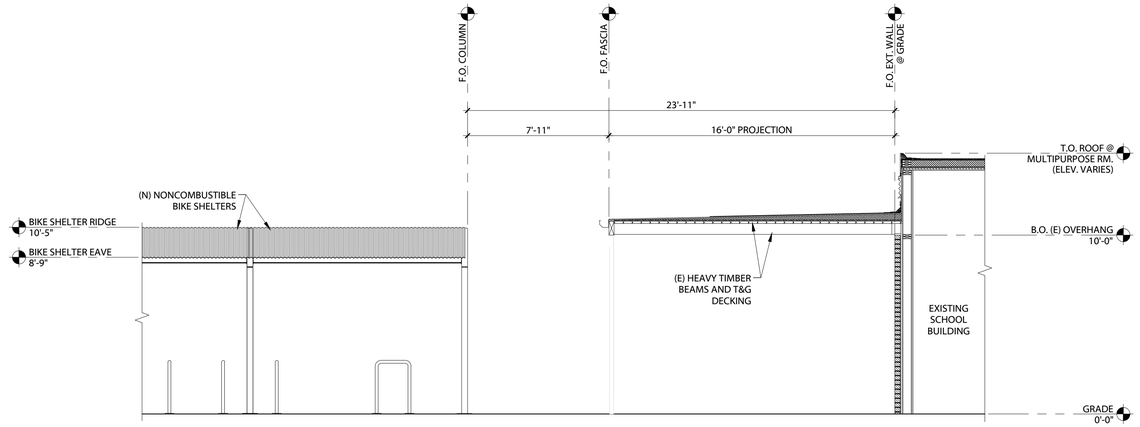
GILBERT PARK ELEMENTARY SCHOOL
13132 SE RAMONA ST, PORTLAND, OR 97236

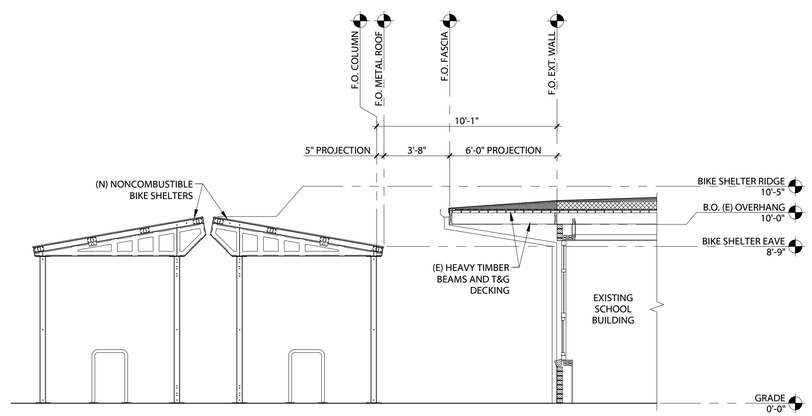
REVISIONS

No.	Description	Date
1	ADDENDUM NO. 2	01/22/24
2	PRE-PLAN REVIEW	02/16/24
3	PROP REQ NO.3	03/21/24
4	PLAN CHECK CMNT	04/15/24
6	PLAN CHECK CMNT	05/17/24

DRAWN BY: DF
CHECKED BY: SEE
JOB NO: 23-027
DATE: 01/05/2024
ISSUED FOR: BID | PERMIT
SHEET TITLE
SITE PLAN
- DETAILS
SHEET NO.
A-102



2 E/W SECTION @ BIKE SHELTERS
SCALE: 1/4" = 1'-0"



1 N/S SECTION @ BIKE SHELTERS
SCALE: 1/4" = 1'-0"

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REVISIONS

No.	Description	Date

DRAWN BY: WAR
CHECKED BY: SEE
JOB NO: 23-027
DATE: 01/05/2024
ISSUED FOR: BID | PERMIT
SHEET TITLE
BIKE SHELTER SECTIONS @ OPEN AREA CALCULATIONS
SHEET NO.
A-102.1