

REVISIONS:  
1 PLN CHCK 10/27/23  
2 PLN CHCK 11/27/23

OWNER: ROSENSTADT BREWERY LLC  
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CONTRACTOR: TBD

**CODE SUMMARY**

**APPLICABLE CODES**  
2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)  
2022 OREGON MECHANICAL CODE (OMSC)  
2021 OREGON PLUMBING SPECIALTY CODE (OPSC)  
2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)  
2022 OREGON FIRE CODE (OFC)  
ICC/ANSI A117.1 - 2017

**CONSTRUCTION TYPE & USE (CHAPTERS 3.4 & 5)**

BUILDING OCCUPANCY: B (OFFICE), F-2 (MANUFACTURING), S-2 (STORAGE)  
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)  
STORIES: 1 ABOVE GRADE

**FIRE-RESISTANT RATING REQUIREMENTS (CHAPTER 6)**

PRIMARY STRUCTURAL FRAME: 0 HOURS  
BEARING WALLS:  
EXTERIOR: 0 HOURS  
INTERIOR: 0 HOURS  
NON BEARING WALLS AND PARTITIONS:  
EXTERIOR: SEE SHELL FLS PLANS  
INTERIOR: 0 HOURS  
FLOOR CONSTRUCTION: 0 HOURS  
ROOF CONSTRUCTION: 0 HOURS

**INTERIOR FINISHES (CHAPTER 8)**

ALL INTERIOR AND CEILING FINISH MATERIALS TO BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723 AND MEET THE FOLLOWING SMOKE-DEVELOPED INDEXES AS REQUIRED BY TABLE 803.9 BELOW:

INTERIOR EXIT STAIRWAYS, EXIT RAMPS AND EXIT PASSAGEWAYS: CLASS A  
CORRIDORS AND ENCLOSURES FOR EXIT STAIRWAYS AND RAMPS: CLASS B  
ROOMS AND ENCLOSED SPACES: CLASS C

**MEANS OF EGRESS (CHAPTER 10)**

**1006.2.1 NUMBER OF EXITS:** MORE THAN ONE EXIT IS REQUIRED FROM EACH TENANT SUITE IF THE OVERALL OCCUPANT LOAD IS GREATER THAN 49

**1006.2.1 COMMON PATH OF EGRESS TRAVEL:** THE MAXIMUM COMMON PATH OF EGRESS TRAVEL FOR OCCUPANCY GROUPS B, F, S, SHALL NOT BE MORE THAN 75 FEET WITHOUT AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1

**1007.1.1 EXIT SEPARATION:** WHERE TWO EXITS ARE REQUIRED, THE SEPARATION DISTANCE SHALL NOT BE LESS THAN 1/2 THE DIAGONAL WITHOUT AN AUTOMATIC SPRINKLER SYSTEM.

**1017.2 EXIT TRAVEL DISTANCE:** MAXIMUM TRAVEL DISTANCE FOR OCCUPANCY B, UNSPRINKLERED: 200'  
OCCUPANCY F-2, S-2 UNSPRINKLERED: 300'

**LEGEND - FLS PLANS**

- 1/2 HOUR FIRE PARTITION - 20 MINUTE DOOR
- 1 HOUR FIRE PARTITION - 45 MINUTE DOOR
- 1 HOUR FIRE BARRIER - 60 MINUTE DOOR
- 2 HOUR FIRE BARRIER - 90 MINUTE DOOR
- 3 HOUR FIRE BARRIER - 20 MINUTE DOOR
- 44" EGRESS PATH OF TRAVEL WITH MINIMUM CLEARANCE WIDTH INDICATED. PROVIDE MINIMUM ILLUMINATION FOR EXITING.
- C.P. X-X' COMMON PATH OF EGRESS TRAVEL (OSSC 1014.3)
- E.A. X-X' EXIT ACCESS DISTANCE (OSSC 1016)
- 10 OCCUPANT LOAD AT OPENING
- 10 CUMMALTIVE OCCUPANT LOAD AT OPENING
- 10 LIGHTED EXIT SIGN - CEILING MOUNTED  
SHADING INDICATES LIGHTED FACE(S), DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
- 10 LIGHTED EXIT SIGN - WALL MOUNTED
- F.E.C FIRE EXTINGUISHER CABINET - COORDINATE LOCATION WITH FIRE MARSHAL

PROJECT: 23003  
DATE: 09/15/2023

**FIRE, LIFE & SAFETY PLAN**

G101

**FIRE LIFE SAFETY (BY GENERAL CONTRACTOR)**

THE FOLLOWING ITEMS ARE FIRE LIFE SAFETY REQUIREMENTS TO BE COMPLETED BY THE GENERAL CONTRACTOR. PROVIDE THE APPROPRIATE SUBMITTAL TO THE ARCHITECT FOR REVIEW AND COORDINATION PRIOR TO SUBMITTING TO THE AUTHORITY HAVING JURISDICTION.

**CODE REQUIRED SIGANCE**

- A. PROVIDE REQUIRED CODE REQUIRED SIGNAGE AS PRESCRIBED BY THE OREGON STRUCTURAL SPECIALTY CODE AND THE INTERNATIONAL FIRE CODE. COORDINATE LOCATION WITH ARCHITECT AND AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
- B. THE FOLLOWING ITEMS ARE TYPICALLY PROVIDED BY THE GENERAL CONTRACTOR, BUT MAY NOT EXHAUSTIVE OF ALL UNIQUE PROJECT REQUIREMENTS. COORDINATE EXTENT OF CODE REQUIRED SIGNAGE WITHIN THIS PROJECT WITH ARCHITECT OF RECORD PRIOR TO SUBSTANTIAL COMPLETION.
- C. OREGON SPECIALTY STRUCTURAL CODE - BASED ON THE INTERNATIONAL BUILDING CODE (IBC)
  - OCCUPANT LOAD (1004.3)
  - TWO-WAY COMMUNICATION DEVICES (IBC 1007.8.2)
  - AREAS OF REFUGE (IBC 1007.9)
  - DELAYED EMERGENCY EXIT DOORS (IBC 1008.1.9)
  - KEY LOCKS ON EGRESS SIDE OF DOORS (IBC 1008.1.9)
  - EXIT SIGNAGE (IBC 1011.1)
  - FLOOR IDENTIFICATION (IBC 1022.8)
  - ACCESSIBILITY ELEMENTS AND DIRECTIONAL SIGNAGE (IBC 1110)
  - ELEVATOR EMERGENCY SIGNS (IBC 3002.3)
- D. OREGON FIRE CODE - BASED ON THE INTERNATIONAL FIRE CODE (IFC)
  - NO SMOKING (IFC 310.3)
  - PREMISES IDENTIFICATION (IFC 505.1)
  - FIRE PROTECTION EQUIPMENT SIGNS (IFC 509.1)
  - ELECTRICAL CONTROL ROOMS (IFC 605.3.1)
  - FIRE DOORS (IFC 703.2.1)
  - FIRE DEPARTMENT CONNECTIONS (IFC 912.4)

**RATED ASSEMBLIES**

- A. WHERE RATED ASSEMBLIES ARE SHOWN ON THE FLS PLAN, PROVIDE A UL OR GA LISTED RATED ASSEMBLY TO MEET THE FIRE RATING REQUIREMENTS TO THE ARCHITECT FOR REVIEW.
- B. PROVIDE A UL OR GA LISTED PERIMETER JOINT ASSEMBLY AND THROUGH PENETRATION FIRE STOP ASSEMBLY MEETING THE FIRE RATED REQUIREMENT OF THE WALL, FLOOR/CEILING OR ROOF ASSEMBLY SHOWN ON THE FLS PLANS.
- C. PROVIDE A SUBMITTAL CUTSHEET TO THE ARCHITECT OF EACH SELECTED FIRE RESISTANT ASSEMBLY PRIOR TO INSTALLATION.

**EMERGENCY LIGHTING REQUIREMENTS**

- A. MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS SERVED BY THE MEANS OF EGRESS.
- B. PROVIDE MINIMUM 1 FOOT-CANDLE OF ILLUMINATION AT ALL MEANS OF EGRESS. THE POWER SUPPLY FOR THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE BUILDINGS ELECTRICAL SUPPLY. IN THE EVENT OF A POWER FAILURE, THE EMERGENCY POWER SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH 2015 IBC SECTION 7102 AND 2015 IBC SECTION 1006.
- C. PRIOR TO FINAL INSPECTION, SUBMIT DOCUMENTATION SUBSTANTIATING THE COMPLETION OF TEST FOR THE MEANS OF EGRESS ILLUMINATION LEVEL PER 2015 IBC 1008.2.1, 1008.3 AND EMERGENCY POWER PER 1008.3.5.

**PLUMBING CALCULATIONS (2902.1)**

TOTAL OCCUPANT LOAD: 49 PEOPLE (ALL GENDERS)

WATER CLOSETS: 1 REQUIRED  
LAVATORIES: 1 REQUIRED  
DRINKING FOUNTAINS: -

**2902.2 SEPARATE FACILITIES**

EXCEPTIONS 4  
SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, IS 50 OR FEWER. ONE SINGLE-USER TOILET ROOM SHALL BE PERMITTED.

**DELEGATED DESIGN SUBMITTALS/PERMITS**

- A. ITEMS LISTED AS A DEFERRED SUBMITTAL OR DESIGN BUILD ITEMS ON SHEET G001 REQUIRE ENGINEERING TO BE PROVIDED BY THE GENERAL CONTRACTOR.
- B. PROVIDE A COMPLETE AND ENGINEERED SYSTEM TO MEET THE DESIGN INTENT CONTAINED WITHIN THESE CONTRACT DOCUMENTS. PROVIDE A SUBMITTAL TO THE ARCHITECT FOR REVIEW OF DESIGN INTENT CONFORMANCE ONLY. THIS REVIEW DOES NOT CONSTITUTE A PROFESSIONAL PEER REVIEW OF THE SYSTEMS SUBMITTED.
- C. WHERE A LICENSED DESIGN PROFESSIONAL IS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, THE GENERAL CONTRACTOR IS TO SECURE THESE SERVICES AND PROVIDE STAMPED DOCUMENTS TO MEET THE LOCAL REQUIREMENTS FOR A DEFERRED SUBMITTAL OR SEPARATE PERMIT.
- D. ADDITIONAL DEFERRED SUBMITTAL OR PERMIT FEES TO BE PAID BY THE GENERAL CONTRACTOR.

**CHAPTER 34 - EXISTING BUILDINGS**

THE FOLLOWING ITEMS SUMMARIZE THE PRESCRIPTIVE COMPLIANCE PATH REQUIREMENTS FOR THE PROJECT TO MEET CHAPTER 24 OF THE OREGON STRUCTURAL SPECIALTY CODE. REPAIRS, ALTERATIONS, CHANGE OF OCCUPANCIES AND ADDITIONS TO EXISTING BUILDINGS SHALL USE THIS COMPLIANCE PATH.

**3403 - PROVISIONS FOR ALL METHODS**

- THE FOLLOWING REQUIREMENTS APPLY TO ALL ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY REGARDLESS OF COMPLIANCE METHODS.
- A. EXISTING MATERIALS (3403.2.3) - MATERIALS ALREADY IN USE IN THE BUILDING IN COMPLIANCE WITH THEIR TIME OF INSTALLATION SHALL BE PERMITTED TO REMAIN UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE.
  - B. NEW & REPLACEMENT MATERIALS (3403.2.4) - MATERIALS ALLOWED UNDER CURRENT CODES FOR NEW CONSTRUCTION SHALL BE USED. IN THE CASE OF REPAIRS OR ALTERATIONS, LIKE MATERIALS TO EXISTING MAY BE USED IF THEY PROVIDE NO HAZARD TO LIFE, HEALTH OR PROPERTY.
  - C. ACCESSIBILITY FOR EXISTING BUILDINGS (3403.6)
    - a. PROHIBITED REDUCTION IN ACCESSIBILITY (3404.6.3) - ALTERATIONS SHALL NOT REDUCE OR HAVE THE EFFECT OF REDUCING ACCESSIBILITY OF A FACILITY OR PORTION OF A FACILITY.
    - b. ALTERATIONS (3403.6.7) - ALTERATIONS OF PRIMARY FUNCTIONS/25% RULE (3403.6.7.1) - WHERE AN ALTERATION AFFECTS AN AREA CONTAINING A PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE TO THE PRIMARY AREA SHALL INCLUDE TOILET FACILITIES AND DRINKING FOUNTAINS SERVING THIS AREA. THE MAXIMUM COSTS OF PROVIDING THE ACCESSIBLE ROUTE SHALL NOT EXCEED 25% OF THE COSTS OF THE ALTERATIONS AFFECTING THE PRIMARY AREA.

**ORS 447.241 (25% ADA RULE) COMPLIANCE**

EVERY PROJECT FOR RENOVATION, ALTERATION OR MODIFICATION TO AFFECTED BUILDINGS AND RELATED FACILITIES THAT AFFECTS OR COULD AFFECT THE USABILITY OF OR ACCESS TO AN AREA CONTAINING A PRIMARY FUNCTION SHALL BE MADE TO INSURE THAT, TO THE MAXIMUM EXTENT FEASIBLE, THE PATHS OF TRAVEL TO THE ALTERED AREA AND THE RESTROOMS, TELEPHONES AND DRINKING FOUNTAINS SERVING THE ALTERED AREA ARE READILY ACCESSIBLE TO AND USEABLE BY INDIVIDUALS WITH DISABILITIES, UNLESS SUCH ALTERATIONS ARE DISPROPORTIONATE TO THE OVERALL ALTERATIONS IN TERMS OF COST AND SCOPE.

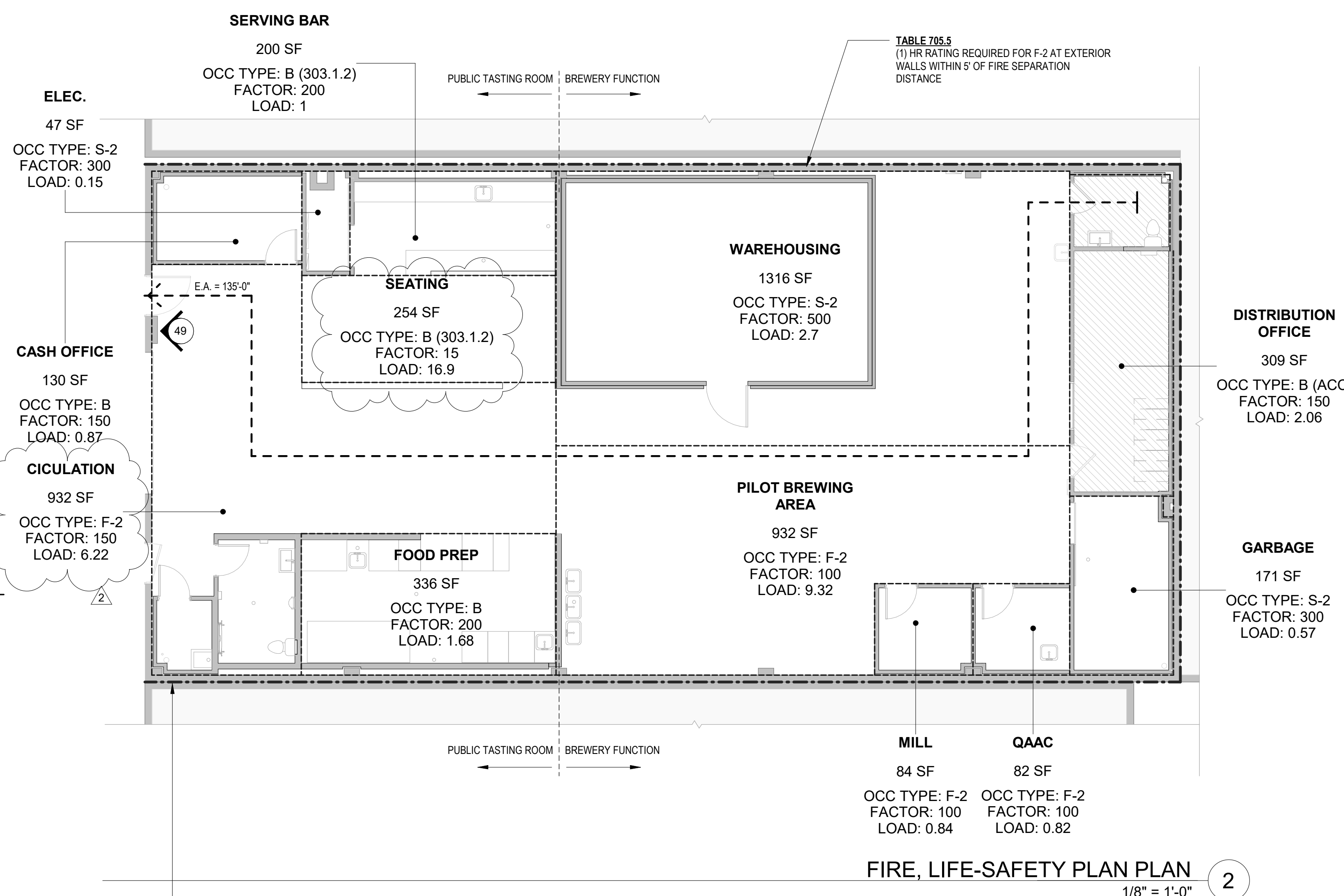
**EXISTING NON-COMPLIANT ITEMS PROPOSED TO BE REMEDIATED WITHIN THIS PROJECT SCOPE.**

- NO ACCESSIBLE RESTROOMS PROVIDED WITHIN PUBLIC SPACE

FOLLOWING COMPLETION OF THIS PROJECT, NO ADDITIONAL BARRIERS ARE KNOWN WITHIN THE PROJECT AREA SUBJECT TO ORS 447.241.

**GENERAL NOTES - SITE PLAN**

- A. FLOOR PLANS ARE FOR GENERAL LAYOUT AND DESIGN INTENT ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE STAMPED STRUCTURAL ENGINEERING DRAWINGS AND COORDINATING FINISHES AND FIXTURES SHOWN WITHIN THESE DESIGN INTENT DRAWINGS.
- B. ARCHITECTURAL REFERENCE ELEVATION 100'-0" = EXISTING FINISH FLOOR OF THE EXISTING HOUSE.
- C. ITEMS SHOWN AS EXISTING, DESIGNATED BY A SOLID LIGHT GRAY HATCH, WERE GENERATED BY SITE INSPECTION AND FIELD MEASUREMENTS ONLY. CONTRACTOR SHOULD CONFIRM AND COORDINATION ACTUAL FIELD DIMENSIONS WITH NEW FINISHES DURING CONSTRUCTION.
- D. WINDOW AND DOOR OPENING SIZES SHOWN ARE FINISH OPENINGS. COORDINATE ROUGH OPENINGS TO ACCEPT FINISHED PRODUCT WITHIN CONSTRUCTION TOLERANCES.
- E. LANDSCAPING REQUIREMENT: PER COMMUNITY DESIGN STANDARDS, SECTION 33.218.110.A THE FOLLOWING IS REQUIRED:
  - 1. FOUNDATION LANDSCAPING: ALL STREET-FACING ELEVATIONS MUST HAVE LANDSCAPING ALONG THEIR FOUNDATION. THE LANDSCAPED AREA MAY BE ALONG THE OUTER EDGE OF A PORCH INSTEAD OF THE FOUNDATION. THIS LANDSCAPING REQUIREMENT DOES NOT APPLY TO PORTIONS OF THE BUILDING FACADE THAT PROVIDE ACCESS FOR PEDESTRIANS OR VEHICLES TO THE BUILDING. THE FOUNDATION LANDSCAPING MUST MEET THE FOLLOWING STANDARDS:
    - A. THE LANDSCAPED AREA MUST BE AT LEAST 3 FEET WIDE
    - B. THERE MUST BE AT LEAST ONE THREE-GALLON SHRUB FOR EVERY 3 LINEAL FEET OF FOUNDATION; AND
    - C. GROUND COVER PLANTS MUST FULLY COVER THE REMAINDER OF THE LANDSCAPED AREA.
  - 2. FRONT YARD TREES. THERE MUST BE AT LEAST ONE TREE IN FRONT OF EACH RESIDENTIAL STRUCTURE. ON CORNER LOTS, THERE MUST BE ONE TREE FOR EACH 30 FEET OF FRONTAGE ON THE SIDE STREET.



PROVIDE AN NEW NFPA 72 FIRE ALARM TO ALL SPACES WITHIN THE BUILDING.

- SPACE LIMITED TO 49 TOTAL OCCUPANTS.
- LIMIT SPACES OPEN TO THE PUBLIC WITHIN 75' ACCESS EXIT DISTANCE FROM THE ACCESSIBLE EXIT.
- MAXIMUM COMMON PATH DISTANCE OF 135 FEET ALLOWED ONLY IN SPACES RELATED TO THE BREWING OPERATION.

(CITY OF PORTLAND DEVELOPMENT SERVICES APPEAL ID 315583)

**TABLE 1004.1.2 OCCUPANT LOAD**

NAME	SIZE	OCCUPANCY TYPE	LOAD FACTOR	OCCUPANT LOAD
GROUND FLOOR				
FOOD PREP	336 SF	B	200	1.68
CASH OFFICE	130 SF	B	150	0.87
	467 SF			2.55
SEATING	254 SF	B (303.1.2)	15	16.9
SERVING BAR	200 SF	B (303.1.2)	200	1
	454 SF			17.9
DISTRIBUTION OFFICE	309 SF	B (ACC)	150	2.06
	309 SF			2.06
PILOT BREWING AREA	932 SF	F-2	100	9.32
CIRCULATION	932 SF	F-2	150	6.22
MILL	84 SF	F-2	100	0.84
QAAC	82 SF	F-2	100	0.82
	2031 SF			17.2
GARBAGE	171 SF	S-2	300	0.57
ELEC.	47 SF	S-2	300	0.15
WAREHOUSING	1316 SF	S-2	500	2.7
	1534 SF			3.42
	4794 SF			43.13
				49 TOTAL OCCUPANTS

AFTER ROUNDING UP EACH OCCUPANCY TYPE, THE SUMMARIZING TOTAL OCCUPANT COUNT

330 SE 6TH AVE  
PORTLAND, OR 97214  
PERMIT SET