



3	6.16.2023	PERMIT RESP. 2
2	5.26.2023	ADDENDUM 2
1	4.15.2023	PERMIT RESP. 1B

MARK	DATE	DESCRIPTION
Issued:	12.16.2022	
Scale:	12" = 1'-0"	

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CODE SUMMARY

### CODE INFORMATION

**APPLICABLE CODES & STANDARDS**

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

2019 OREGON STRUCTURAL SPECIALTY CODE (2018 IBC WITH AMENDMENTS)

2019 OREGON MECHANICAL SPECIALTY CODE (2018 IMC WITH AMENDMENTS)

2021 OREGON ELECTRICAL SPECIALTY CODE (OESC), BASED ON 2020 NATIONAL ELECTRICAL CODE (NEC)

2021 OREGON PLUMBING SPECIALTY CODE (OPSC), BASED ON 2021 UNIFORM PLUMBING CODE (UPC)

2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC), BASED ON ASHRAE 90.1 2019

2021 PORTLAND FIRE CODE

2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) AS MODIFIED BY CHAPTER 34 OF THE 2019 OSSC

### CONSTRUCTION TYPE (CHAPTER 6)

TYPE III-B  
FULL AUTOMATIC SPRINKLER SYSTEM

### OCCUPANCY (CHAPTER 3)

PRIMARY BUILDING OCCUPANCY:  
BUSINESS B

OTHER OCCUPANCIES:  
ASSEMBLY A-3  
MERCANTILE M  
STORAGE S-1

NOTES:  
1: A-3/M/S-1 - NON-SEPARATED OCCUPANCIES (SECTION 508.3)

### GENERAL BUILDING HEIGHT AND AREA (CHAPTER 5)

BUILDING HEIGHT (TABLE 504.3)	ALLOWABLE	ACTUAL
A-OCC, B-OCC, TYPE III-B, SPRINKLERED	75'-0"	36'-10"

NUMBER OF STORIES (TABLE 504.4)	ALLOWABLE	ACTUAL
B OCCUPANCY, TYPE III-B, SPRINKLERED	4 STORIES	3 STORIES
A-3 OCCUPANCY, TYPE III-B, SPRINKLERED	3 STORIES	1 STORY

### ALLOWABLE FLOOR AREA

ALLOWABLE AREA	ALLOWABLE AREA FACTOR	ALLOWABLE AREA PER STORY
	28,500 (TABLE 506.2: A-3, SM, TYPE III-B)	28,500 (EQUATION 5-3)

NOTES: PER OSSC 508.3.2, ALLOWABLE BUILDING AREA BASED ON MOST RESTRICTIVE OCCUPANCY, A-3

ACTUAL BUILDING AREA	EXISTING	PROPOSED
BASEMENT	3,994 SF	3,994 SF
LEVEL 1	3,724 SF	3,994 SF
LEVEL 1, MEZZANINE	1,370 SF	1,412 SF
LEVEL 2	3,717 SF	3,717 SF
TOTAL ACTUAL BUILDING AREA	12,813 SF	12,855 SF

NOTES:  
\*SEE RECORD OF APPEALS, ITEM 2 FOR APPEAL OF MAXIMUM MEZZANINE AREA. PROPOSED DESIGN ADDS 69 SF FOR NEW STAIR LANDING, BUT SUBTRACTS 27 SF FOR EXPANDED ELEVATOR AND MECHANICAL SHAFT. NET INCREASE IN MEZZANINE AREA IS 42 SF.

### FIRE RESISTIVE REQUIREMENTS (TABLE 601)

TYPE III-B
PRIMARY STRUCTURAL FRAME: 0 HRS
BEARING WALLS - EXTERIOR: 2 HRS
BEARING WALLS - INTERIOR: 0 HRS
NONBEARING WALLS & PARTITIONS - EXT. SEPARATION ≥ 30 FT = 0 HRS
NONBEARING WALLS & PARTITIONS - INTERIOR: 0 HRS
FLOORS AND FLOOR/CEILINGS: 0 HRS
ROOFS AND ROOF/CEILINGS: 0 HRS
SHAFT ENCLOSURES (§ 713.4): 1 HR FIRE BARRIER

ALLOWABLE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS (§ 705.8.1):  
• SEPARATION 5 TO <10' = 25% OF WALL AREA MAX PER STORY  
• SEE 51 / A201 FOR CALCULATION  
• SEPARATION ≥ 30'-0" = NO LIMIT

### EXIT & EXIT ACCESS

EGRESS WIDTH (§ 1005.3.1)

STAIRS: 44" MIN., 36" MIN. IF SERVING OCC. LOAD < 50 (§ 1011.2)

OCC. LOAD X 0.30

OTHER COMPONENTS:  
OCCUPANT LOAD X 0.20

DOOR SIZE (§ 1010.1.1):  
32" MIN. CLEAR OPENING, 48" MAX. LEAF WIDTH, 80" MIN. OPENING HEIGHT

MAXIMUM COMMON PATH OF TRAVEL (§ 1006.2.1):  
A OCC. WITH SPRINKLERS: 75'  
B OCC. WITH SPRINKLERS: 100'

### EXIT ACCESS TRAVEL DISTANCE (§ 1017)

A OCC. 250'-0" (W/ SPRINKLERS)

B OCC. 300'-0" (W/ SPRINKLERS)

DEAD END CORRIDOR (§ 1020.4 - EXCEPTION 2):  
MAX LENGTH 50'-0"

### FIRE EXTINGUISHER TYPES

DRY-CHEMICAL TYPE: UL-RATED 4-A-80-B-C, TYPICAL, UNO.

### FIRESTOPPING REQUIREMENTS

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

### EXISTING BUILDING CODE COMPLIANCE

COMPLIANCE METHOD: PERSCRPTIVE COMPLIANCE METHOD PER IBC 301.3.1



### PLUMBING FIXTURES

#### OCCUPANT LOAD:

BASEMENT:	41 OCC'S
LEVEL 1:	274 OCC'S
LEVEL 1M:	38 OCC'S
LEVEL 2:	41 OCC'S
TOTAL:	394 OCC'S

#### REQUIRED FIXTURES:

LEVEL 1 ASSEMBLY (133 OCC'S EA):	
MALE WC:	2 (1:125)
MALE LAV:	1 (1:200)
FEMALE WC:	2 (1:65)
FEMALE LAV:	1 (1:200)
DRINKING FOUNTAIN:	1

REMAINING GROUP B (64 OCC'S EA):	
MALE WC:	4 (1:25)
MALE LAV:	2 (1:40)
FEMALE WC:	3 (1:25)
FEMALE LAV:	2 (1:40)

#### PROVIDED FIXTURES:

SINGLE OCC WC:	8 (10 REQ'D)*
SINGLE OCC LAV:	8 (6 REQ'D)
DRINKING FOUNTAIN:	1 (1 REQ'D)

\*SEE "RECORD OF APPEALS, ITEM 1"

### DESCRIPTION OF WORK:

THE EXISTING BUILDING AT 716 SE GRAND IS A 3-STORY UNREINFORCED MASONRY BUILDING BUILT IN 1892 AND MOST RECENTLY USED AS A FURNITURE STORE.

THE PROJECT INCLUDES A SEISMIC UPGRADE AND INTERIOR RENOVATION TO CREATE OFFICE AND EVENT SPACE FOR PORTLAND-BASED NON-PROFIT LITERARY ARTS.

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS WILL BE UPGRADED, AN AUTOMATIC FIRE SPRINKLER SYSTEM AND A VOICE EVACUATION FIRE ALARM SYSTEM WILL BE ADDED. THE ROOF WILL BE REPLACED.

BUILDING WILL NOT BE OCCUPIED DURING CONSTRUCTION.

### RECORD OF APPEALS / ALTERNATE MEANS:

ITEM 1 - MINIMUM NUMBER OF FIXTURES (APPEAL# 27924)  
2019 OSSC § 2902.1  
• PERMIT AN EXISTING BUILDING BATHROOM FIXTURE COUNT BASED ON ADOPTION OF BUILDING WIDE SINGLE-USER TOILET FACILITIES AND LOWER ACTUAL USER COUNT COMPARED TO CODE REQUIRED MEANS OF EGRESS OCCUPANT LOAD.  
• THE BUILDING WILL BE PROVIDED WITH EIGHT SINGLE USER TOILET ROOMS  
• DECISION - APPROVED

ITEM 2 - MEZZANINE AREA LIMITATION (APPEAL# 27924)  
2019 OSSC § 505.2.1  
• PERMIT AN EXISTING MEZZANINE TO EXCEED THE AREA LIMITS OF OSSC 505.2.1 BASED ON THE PROPOSED MITIGATING MEASURES, WHICH INCLUDED ADDITION OF AUTOMATIC SPRINKLERS, SMOKE DETECTION AND ALARM, SEISMIC UPGRADES, AND AN ADDITIONAL STAIR ACCESSING THE MEZZANINE.  
• DECISION - APPROVED

ITEM 3 - EXIT SEPERATION DISTANCE (APPEAL# 27924)  
2019 OSSC § 1007.1.1  
• PERMIT AN EXISTING BUILDING WITH TWO MEANS OF EGRESS SEPARATED BY LESS THAN 1/3RD THE DIAGONAL BASED ON THE FOLLOWING MITIGATING MEASURES: ADDITION OF AUTOMATIC SPRINKLER SYSTEM, SEISMIC UPGRADES, AND AUTOMATIC SMOKE DETECTION AND ALARM.  
• DECISION - APPROVED

### DEFERRED SUBMITTALS:

- 
- 
- SUSPENDED CEILING SYSTEMS
- LATERAL BRACING OF SPRINKLER SYSTEMS
- ROOF LADDERS
- ANCHORAGE FOR MECHANICAL EQUIPMENT
- PHOTOVOLTAIC SYSTEM

### SEPARATE PERMITS:

- ELECTRIC PLANS AND LIGHTING PLANS SUBMITTED AS PART OF THIS BUILDING PERMIT HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH ELECTRIC CODE OR ENERGY CODE. ELECTRIC PLANS, LIGHTING PLANS, EQUIPMENT PLANS, AND ENERGY CODE DOCUMENTATION RELATED TO POWER, LIGHTING, AND OTHER EQUIPMENT WILL BE REVIEWED DURING ELECTRIC PLAN REVIEW.
- PLUMBING DRAWINGS ARE INCLUDED FOR REFERENCE ONLY. PLUMBING DOCUMENTATION WILL BE SUBMITTED FOR TRADE PERMIT.
- EXTERIOR SIGNS REQUIRE SEPARATE PERMITS AND ARE NOT APPROVED WITH THE BUILDING PERMIT.

### SEPARATE PERMITS TO BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE:

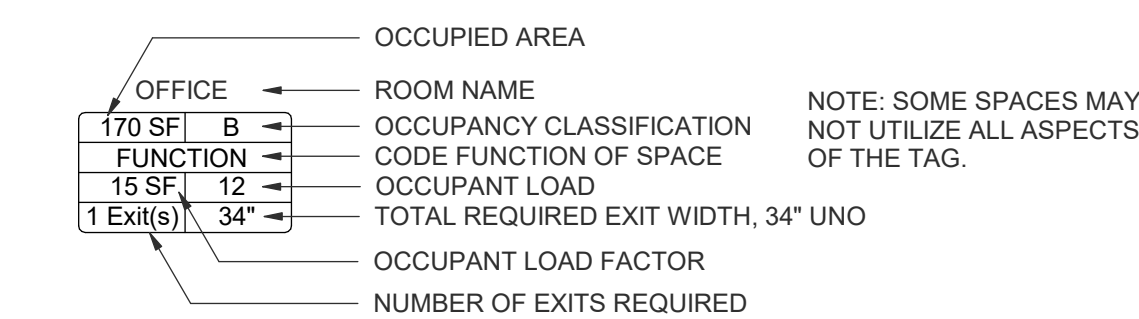
- FIRE SPRINKLERS
- FIRE ALARM SYSTEMS
- UNDERGROUND FIRE LINE
- KNOX BOX
- OCCUPANT LOAD SIGNS

NOTE: ANY INSTALLATION DETAILS FOR FIRE AND LIFE SAFETY SYSTEMS (FIRE SPRINKLERS, FIRE ALARM SYSTEMS, FIRE PUMPS, UNDERGROUND FIRE LINES, FIXED EXTINGUISHING SYSTEMS, IN-BUILDING RADIO ENHANCEMENT SYSTEMS (IBES), STATIONARY GENERATORS AND HAZARDOUS MATERIAL TANKS AND RELATED EQUIPMENT) ARE FOR REFERENCE ONLY. WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

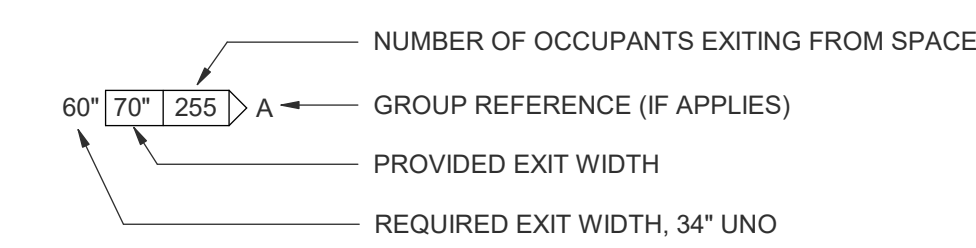
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N/O NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

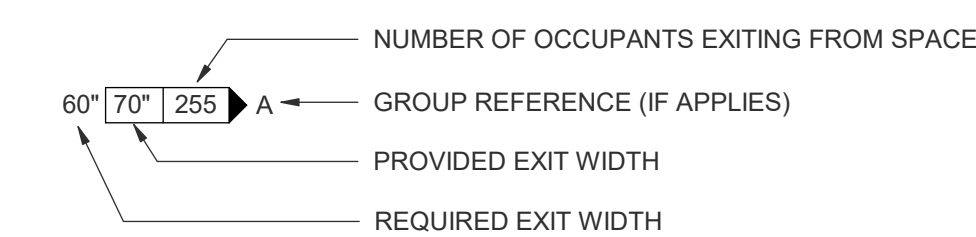
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#### ROOM OR SUITE EXIT SYMBOL



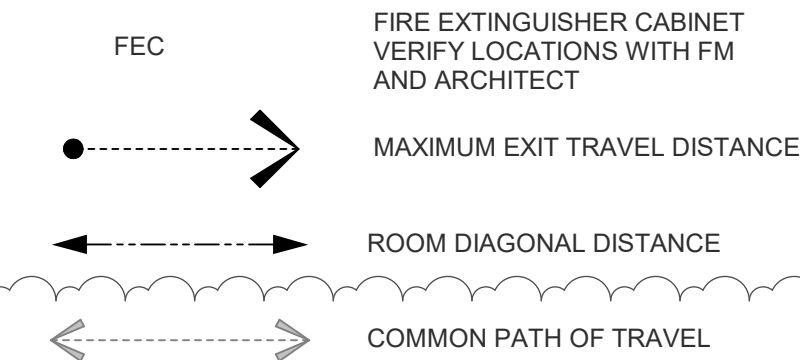
#### BUILDING EXIT OR STAIR SYMBOL



#### FIRE RATED WALLS



#### FEC

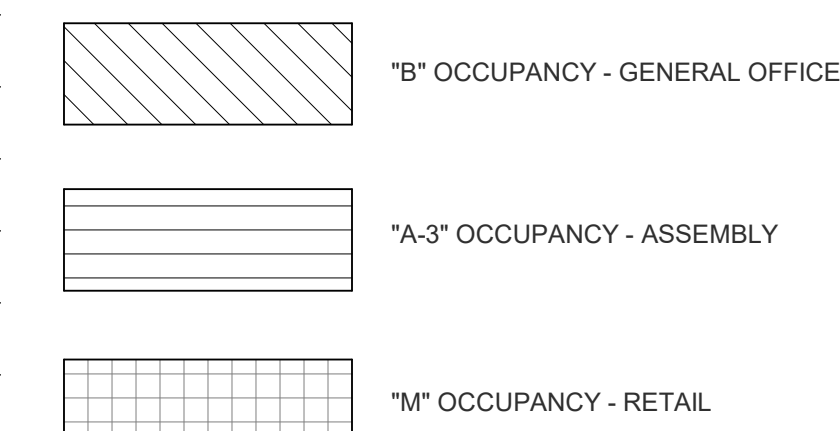


#### EXIT SIGNAGE SYMBOLS

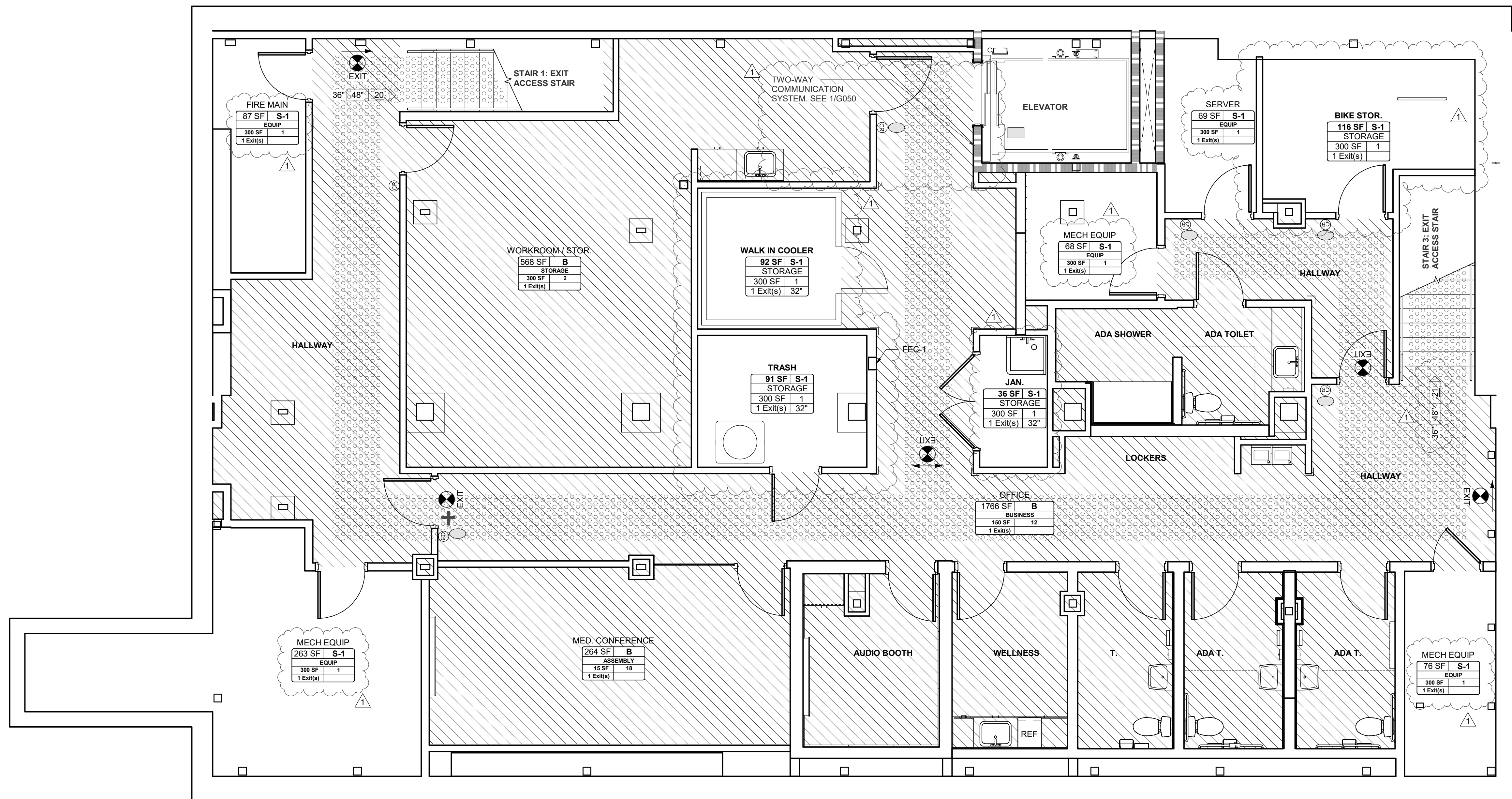
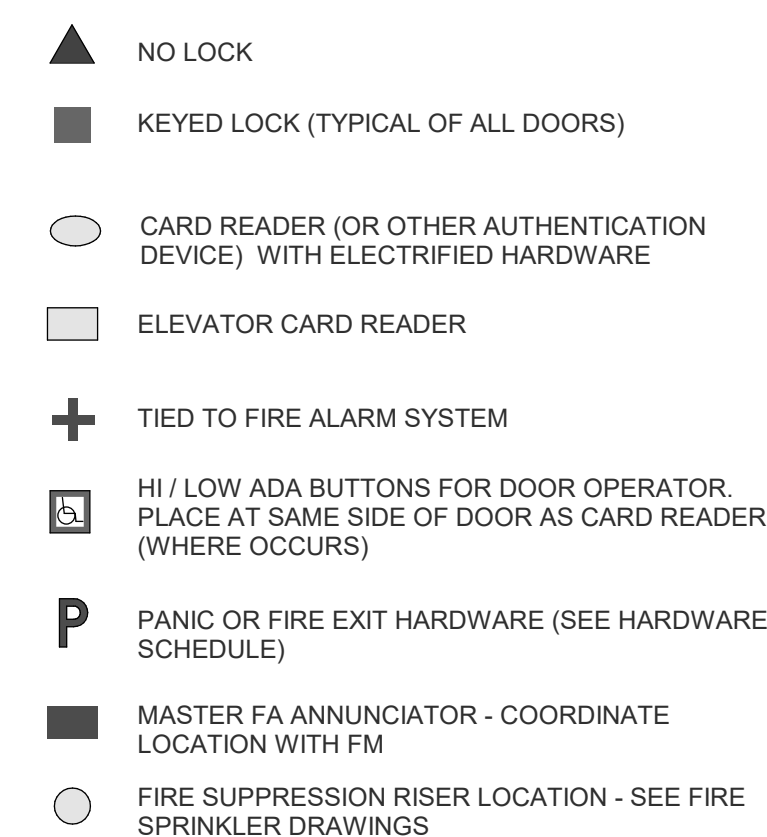


MEANS OF EGRESS ILLUMINATION (MINIMUM AVERAGE OF 1 FOOTCANDLE FOR A DURATION OF AT LEAST 90 MINUTES AS REQUIRED BY OSSC 1008.3.4 AND OSSC 1008.3.5.)

#### OCCUPANCY LEGEND



#### ACCESS/ SECURITY LEGEND



1 00 BASEMENT  
1/4" = 1'-0"



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1 6.16.2023 PERMIT RESP. 2

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CODE PLAN - BASEMENT

### CODE LEGEND

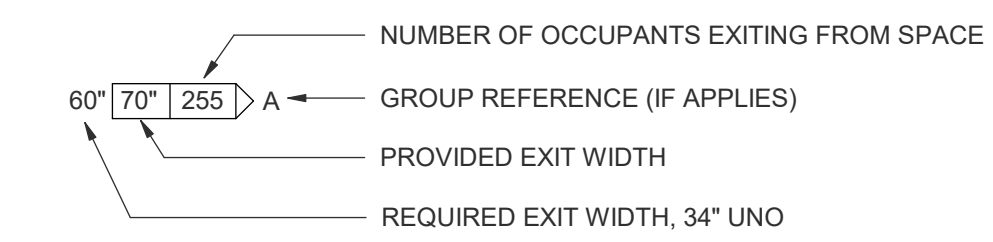
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ROOM/OCCUPANCY LABEL

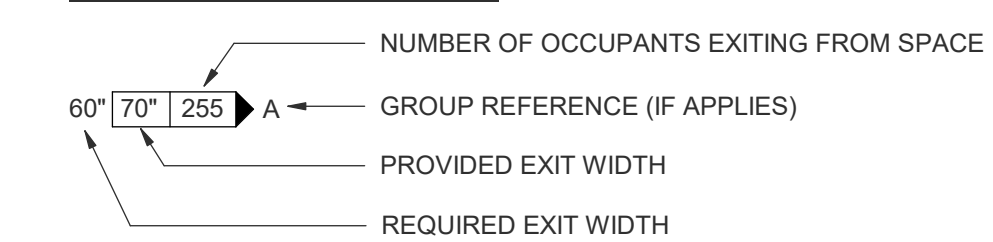
OFFICE	ROOM NAME
170 SF   B	OCCUPANCY CLASSIFICATION
FUNCTION	CODE FUNCTION OF SPACE
15 SF   12	OCCUPANT LOAD
1 Exit(s)   34"	TOTAL REQUIRED EXIT WIDTH, 34" UNO
	OCCUPANT LOAD FACTOR
	NUMBER OF EXITS REQUIRED

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

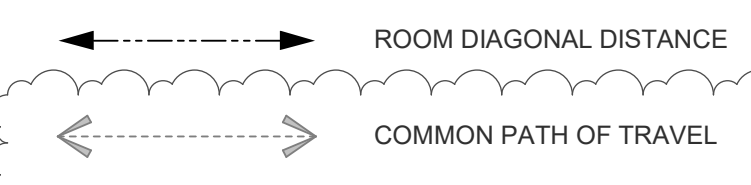
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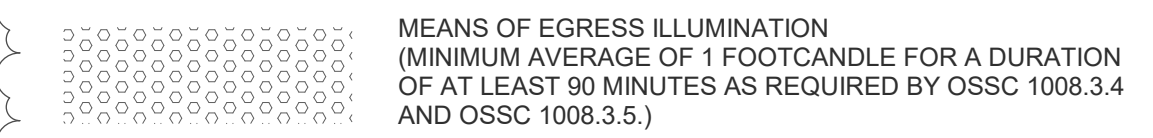
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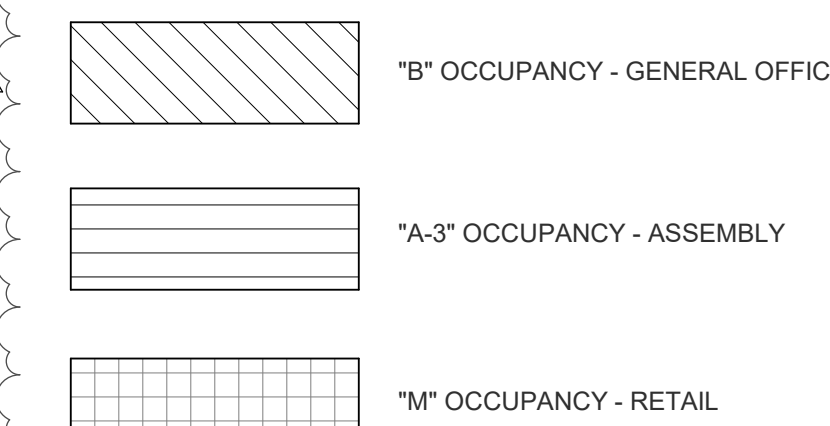
### FIRE RATED WALLS



### EXIT SIGNAGE SYMBOLS

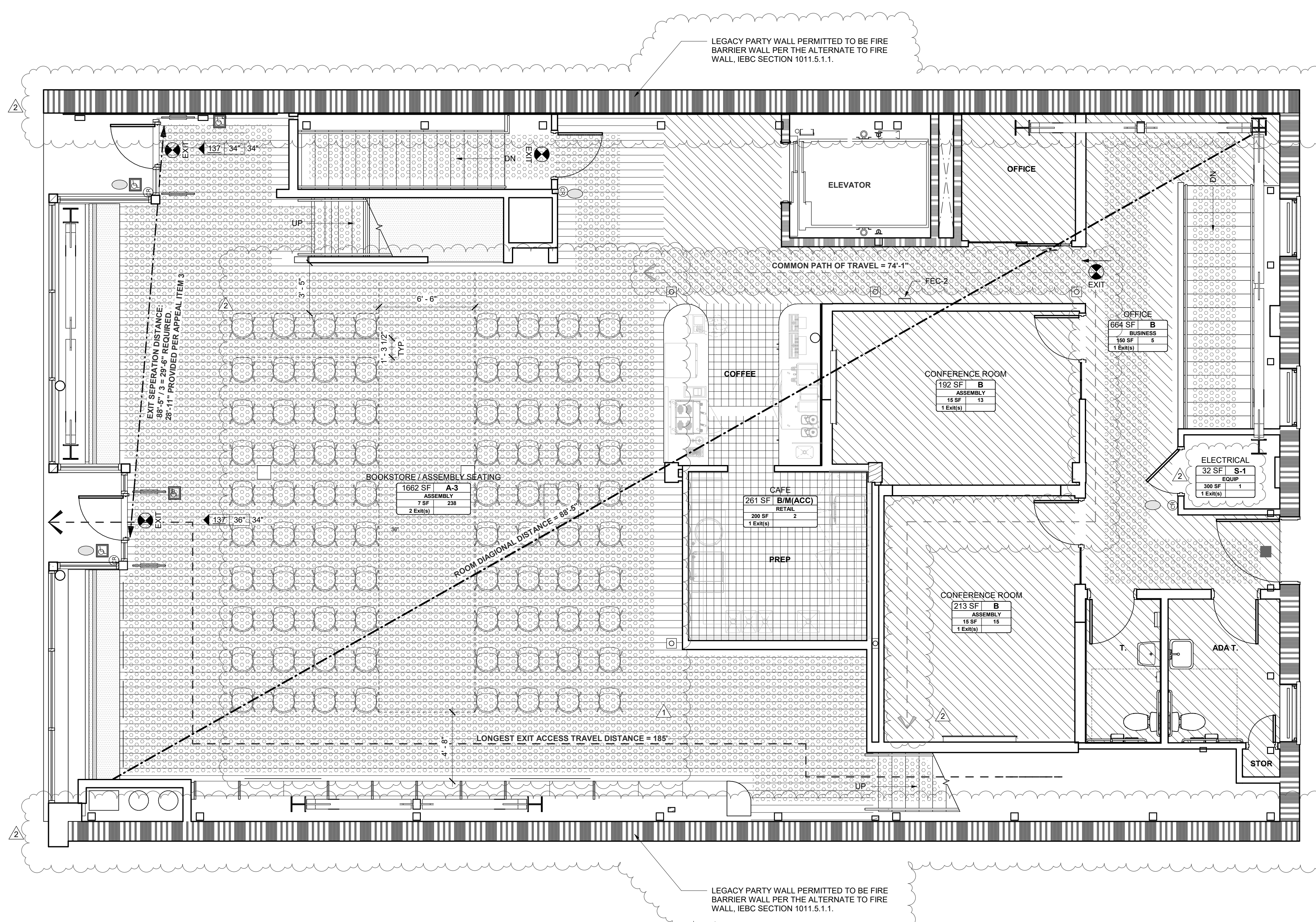


### OCCUPANCY LEGEND



### ACCESS/ SECURITY LEGEND

- ▲ NO LOCK
- KEYED LOCK (TYPICAL OF ALL DOORS)
- CARD READER (OR OTHER AUTHENTICATION DEVICE) WITH ELECTRIFIED HARDWARE
- ELEVATOR CARD READER
- ⊕ TIED TO FIRE ALARM SYSTEM
- Ⓜ HI / LOW ADA BUTTONS FOR DOOR OPERATOR. PLACE AT SAME SIDE OF DOOR AS CARD READER (WHERE OCCURS)
- P PANIC OR FIRE EXIT HARDWARE (SEE HARDWARE SCHEDULE)
- MASTER FA ANNUNCIATOR - COORDINATE LOCATION WITH FM
- FIRE SUPPRESSION RISER LOCATION - SEE FIRE SPRINKLER DRAWINGS



01 FIRST FLOOR  
1/4" = 1'-0"

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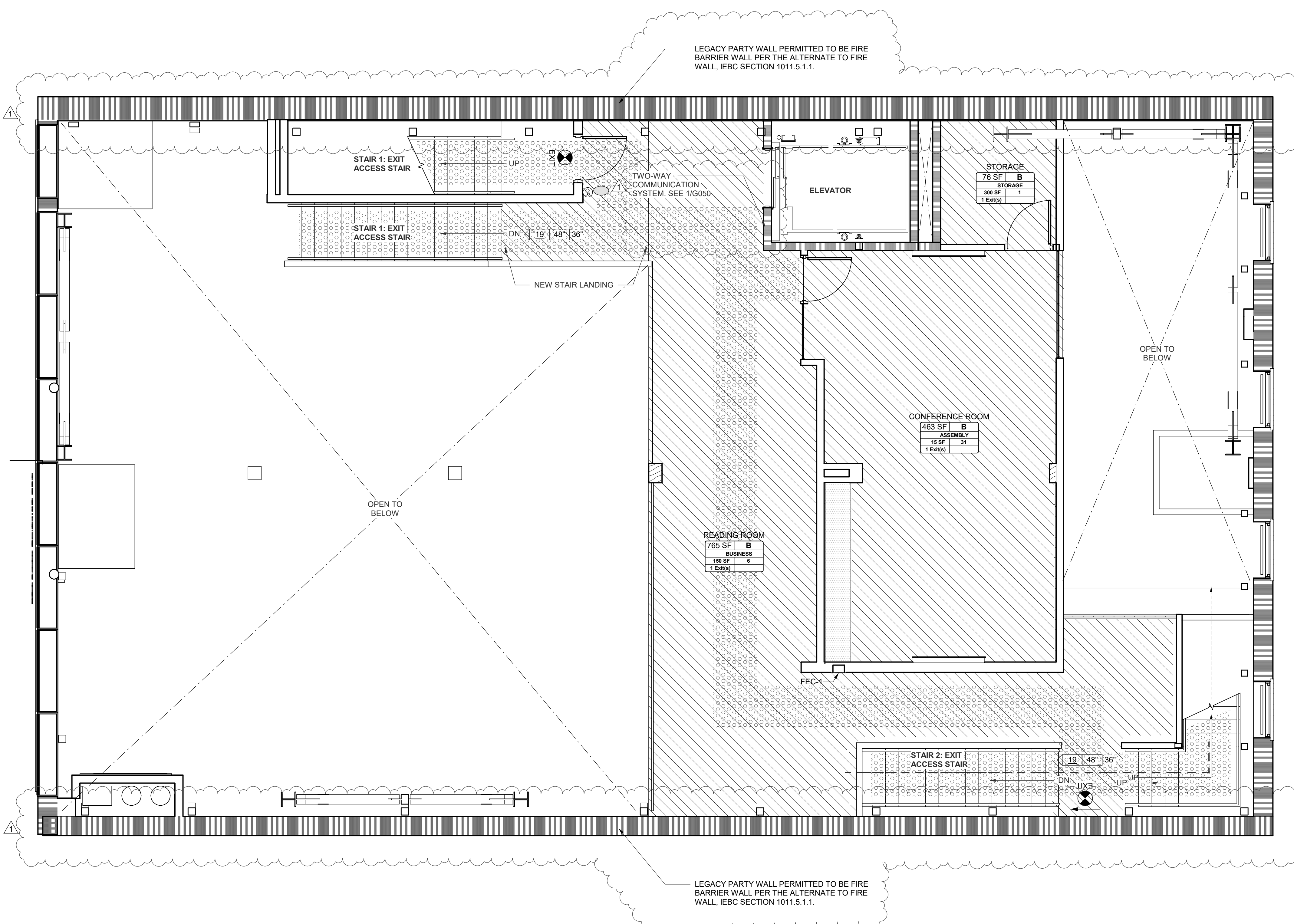
2	6.16.2023	PERMIT RESP. 2
1	4.10.2023	ADDENDUM 1

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CODE PLAN - FIRST FLOOR

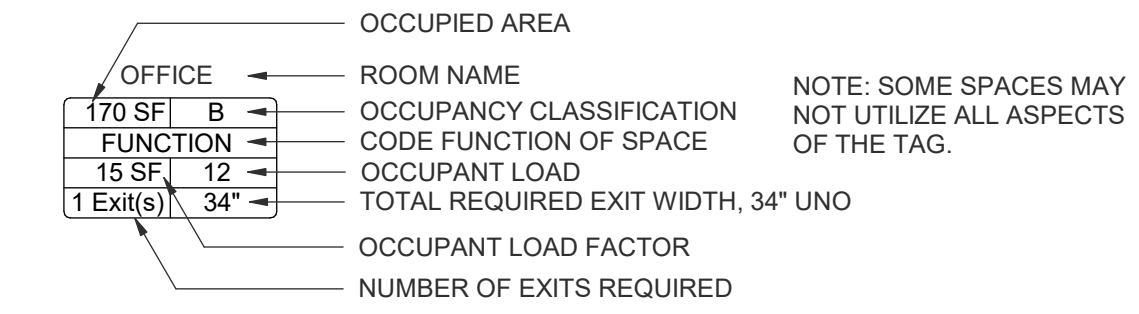
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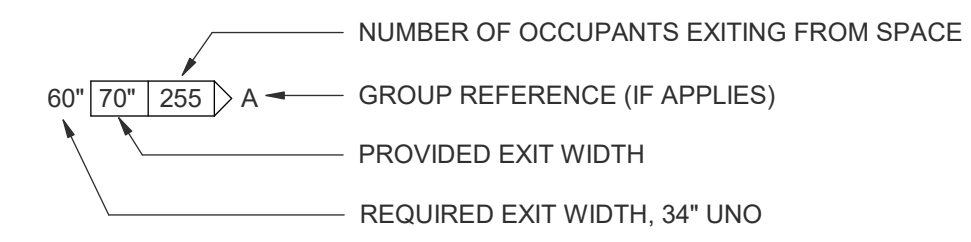
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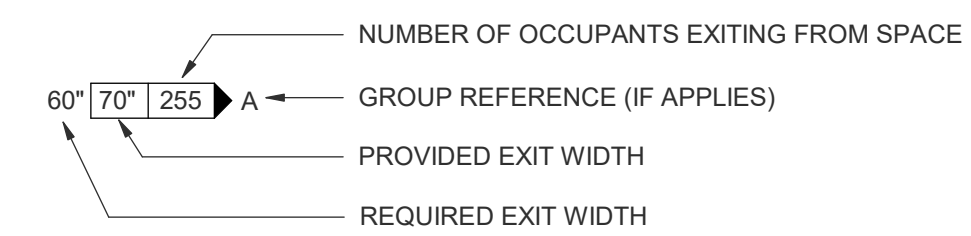
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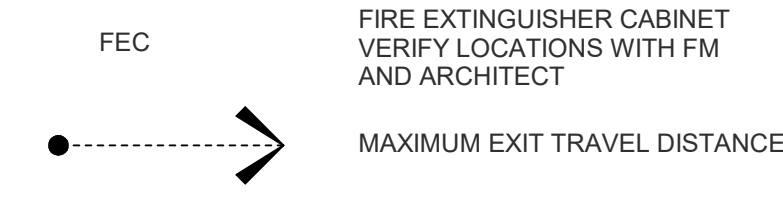
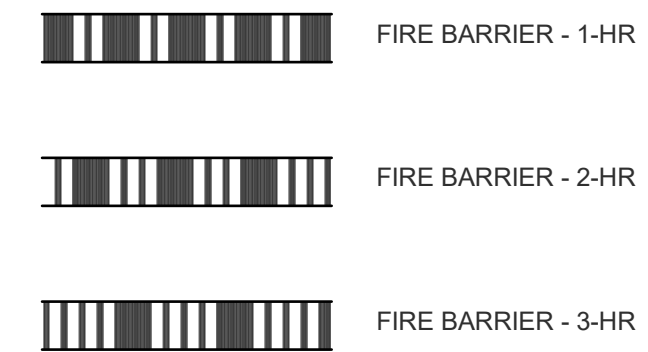
#### ROOM OR SUITE EXIT SYMBOL



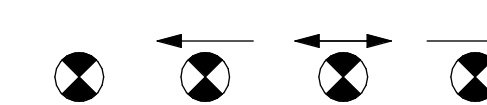
#### BUILDING EXIT OR STAIR SYMBOL



#### FIRE RATED WALLS

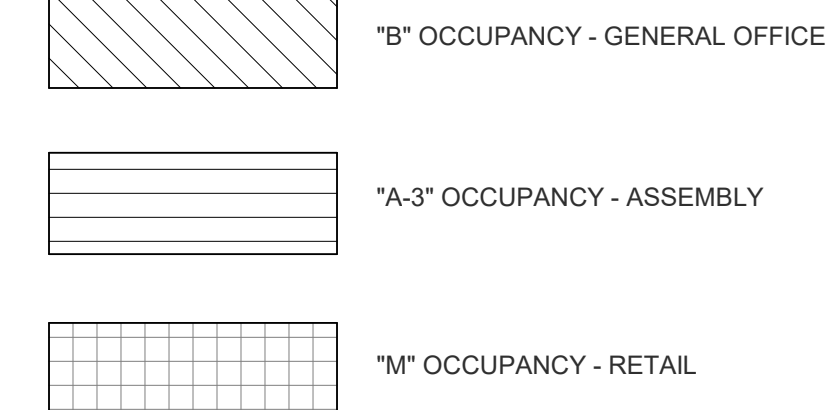


#### EXIT SIGNAGE SYMBOLS

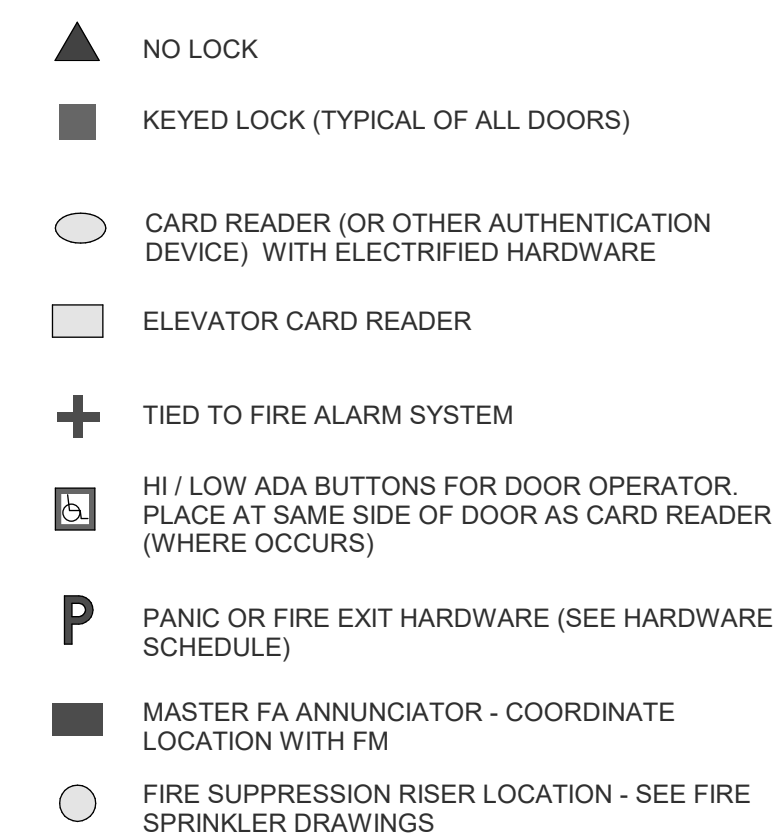


MEANS OF EGRESS ILLUMINATION (MINIMUM AVERAGE OF 1 FOOTCANDLE FOR A DURATION OF AT LEAST 90 MINUTES AS REQUIRED BY OSSC 1008.3.4 AND OSSC 1008.3.5.)

#### OCCUPANCY LEGEND



#### ACCESS/ SECURITY LEGEND



1 01.5 MEZZANINE  
1/4" = 1'-0"

1 6.16.2023 PERMIT RESP. 2

MARK DATE DESCRIPTION

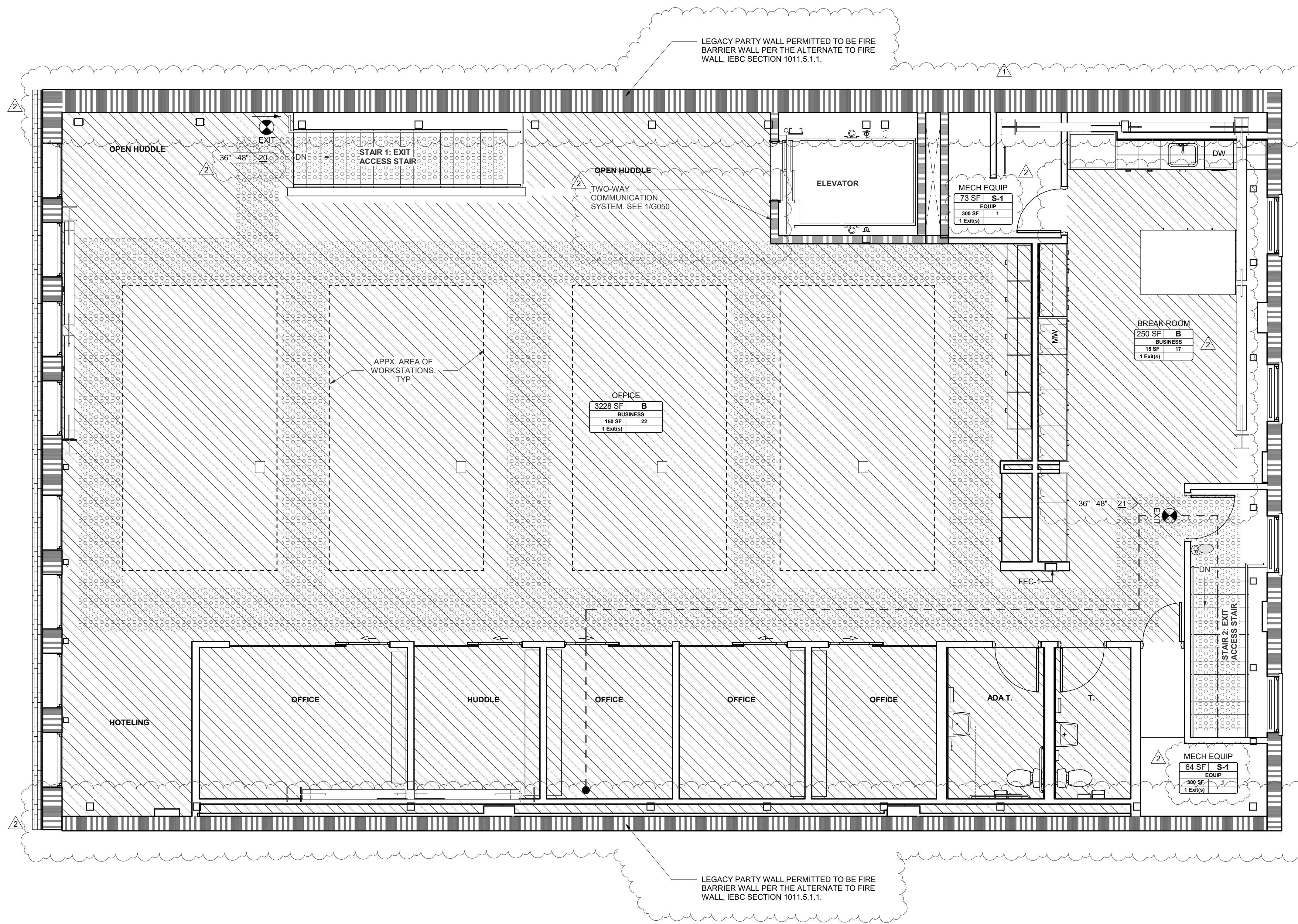
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CODE PLAN - MEZZANINE



1 02 SECOND FLOOR  
1/4" = 1'-0"

### CODE LEGEND

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

**ROOM/OCCUPANCY LABEL**

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

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

**ROOM OR SUITE EXIT SYMBOL**

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

**BUILDING EXIT OR STAIR SYMBOL**

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

**FIRE RATED WALLS**

[Symbol]	FIRE BARRIER - 1-HR
[Symbol]	FIRE BARRIER - 2-HR
[Symbol]	FIRE BARRIER - 3-HR

**FEC**

[Symbol]	FIRE EXTINGUISHER CABINET VERIFY LOCATIONS WITH FM AND ARCHITECT
[Symbol]	MAXIMUM EXIT TRAVEL DISTANCE
[Symbol]	ROOM DIAGONAL DISTANCE
[Symbol]	COMMON PATH OF TRAVEL

**EXIT SIGNAGE SYMBOLS**

[Symbol]	[Symbol]	[Symbol]	[Symbol]
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**MEANS OF EGRESS ILLUMINATION**  
(MINIMUM AVERAGE OF 1 FOOTCANDLE FOR A DURATION OF AT LEAST 90 MINUTES AS REQUIRED BY OSCE 1008.3.4 AND OSCE 1008.3.5.)

[Symbol]	[Symbol]
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**OCCUPANCY LEGEND**

[Symbol]	"B" OCCUPANCY - GENERAL OFFICE
[Symbol]	"A-3" OCCUPANCY - ASSEMBLY
[Symbol]	"M" OCCUPANCY - RETAIL

### ACCESS/ SECURITY LEGEND

[Symbol]	NO LOCK
[Symbol]	KEYED LOCK (TYPICAL OF ALL DOORS)
[Symbol]	CARD READER (OR OTHER AUTHENTICATION DEVICE) WITH ELECTRIFIED HARDWARE
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[Symbol]	HI / LOW ADA BUTTONS FOR DOOR OPERATOR. PLACE AT SAME SIDE OF DOOR AS CARD READER (WHERE OCCURS)
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[Symbol]	MASTER FA ANNUNCIATOR - COORDINATE LOCATION WITH FM
[Symbol]	FIRE SUPPRESSION RISER LOCATION - SEE FIRE SPRINKLER DRAWINGS



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CODE PLAN - SECOND FLOOR