

Personally appeared the above-named Greg Shinberg, Manager of Sheridan Street LLC and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Sheridan Street LLC.

Notary Public

O:\OFFICE\PENNY\CONTRACT
vrezone\sheridanstreet0907062.doc



COMcheck Software Version 3.4.2 Envelope Compliance Certificate

2001 IECC

Report Date: 09/08/07

Data filename: T:\00_TFH\10507_S-1.LLC\Comcheck\SHERID-1.CCK

Section 1: Project Information

Project Title: Sheridan Heights

Construction Site:
135 Sheridan Street
Portland, ME 04101

Owner/Agent:
Sheridan Street LLC
477 Congress Street
Portland, ME 04101

Designer/Contractor:
TFH Architects
100 Commercial Street
Portland, ME 04101

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **15**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 65 degrees F): **268**
Project Type: **New Construction**
Vertical Glazing / Wall Area Pct.: **21%**

<u>Building Type</u>	<u>Floor Area</u>
Other	38570

Section 3: Requirements Checklist

Envelope PASSES: Design 0.1% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: All-Wood Joist/Rafter/Truss	9160	38.0	0.0	0.028	0.053
Skylight (4 total): Metal Frame with Thermal Break:Double Pane with Low-E, Clear, SHGC 0.65	35	---	---	0.340	0.053
Exterior Wall: Wood Frame, Any Spacing	16450	19.0	0.0	0.068	0.075
Window 1: Wood Frame:Double Pane with Low-E, Clear, SHGC 0.32	3285	---	---	0.310	0.526
Door 1: Glass, Clear, SHGC 0.34	583	---	---	0.310	0.526
Exterior Wall: Solid Concrete or Masonry > 8", Furring: None	1805	---	0.0	0.431	0.075
Door 2: Solid	147	---	---	0.140	0.122
Floor 1: Slab-On-Grade:Unheated, Horizontal 4 ft.	9110	---	0.0	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
2. Windows, doors, and skylights certified as meeting leakage requirements.
3. Component R-values & U-factors labeled as certified.
4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.

- 6. Cargo doors and loading dock doors are weather sealed.
- 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- 8. Building entrance doors have a vestibule and equipped with closing devices.
Exceptions:
 - Building entrances with revolving doors.
 - Doors that open directly from a space less than 3000 sq. ft. in area.
- 9. Vapor retarder installed.

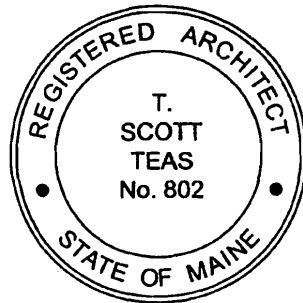
Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2001 IECC, Chapter 8, requirements in COMcheck Version 3.4.2 and to comply with the mandatory requirements in the Requirements Checklist.

FRANCIAN
 Name - Title

[Signature]
 Signature

9/10/07
 Date





COMcheck Software Version 3.4.2 Mechanical Compliance Certificate

90.1 (2004) Standard

Report Date: 08/31/07

Data filename: C:\Program Files\Check\COMcheck\Sheridan.ock

Section 1: Project Information

Project Title: Sheridan Heights

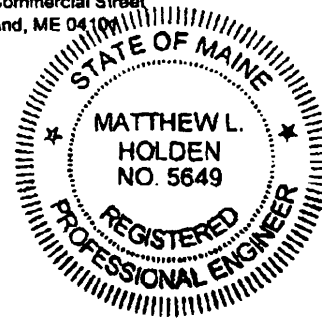
Construction Site:
135 Sheridan Street
Portland, ME 04101

Owner/Agent:
Sheridan Street, LLC

Designer/Contractor:
TFH Architects
100 Commercial Street
Portland, ME 04101

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
 Heating Degree Days (base 65 degrees F): **7378**
 Cooling Degree Days (base 50 degrees F): **1943**
 Project Type: **New Construction**



Section 3: Mechanical Systems List

Quantity	System Type & Description
1	HVAC System 1: Heating: Unit Heater, Gas, Heating Capacity >=65 - <225 kBtu/h / Cooling: Packaged Terminal Unit, Capacity 7000 Btu/h, Air-Cooled Condenser
0	HVAC System 2: Heating: Duct Furnace, Gas, Heating Capacity >=225 kBtu/h / Single Zone
1	HVAC System 3: Heating: Unit Heater, Gas, Heating Capacity <65 kBtu/h
1	Plant 1: Heating: Hot Water Boiler, Capacity <300 kBtu/h, Gas
1	Storage Water Heater 1: Electric Storage Water Heater, Capacity: 50 gallons

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

- 1. Equipment minimum efficiency: Packaged Terminal DX Unit: 11.0 EER

Requirements Specific To: HVAC System 2 :

- 1. Equipment minimum efficiency: Duct Furnace (Gas): 80% Ec

Requirements Specific To: HVAC System 3 :

- 1. Equipment minimum efficiency: Unit Heater (Gas): 80% Ec

Requirements Specific To: Plant 1 :

- 1. Newly purchased heating equipment meets the heating efficiency requirements

Requirements Specific To: Storage Water Heater 1 :

- 1. Hot water system sized per manufacturer's sizing guide
- 2. Electric Water Heater efficiency >= 0.86 EF, 267 SL, Btu/h (if > 12 kW)
- 3. First 8 ft of outlet piping is insulated
- 4. Hot water storage temperature adjustable down to 120 degrees F or lower
- 5. Heat traps provided on inlet and outlet of storage tanks

Generic Requirements: Must be met by all systems to which the requirement is applicable:

- HVAC O&M documents for all mechanical equipment and system provided to the owner within 90 days after system acceptance
- Written HVAC balancing report provided to the owner.



COMcheck Software Version 3.4.2
Lighting and Power Compliance
Certificate

90.1 (2004) Standard

Report Date: 09/05/07

Data filename: Untitled.cck

Section 1: Project Information

Project Title: Sheridan Heights

Construction Site:
 135 Sheridan Street
 Portland, ME 04101

Owner/Agent:
 Shinberg Consulting LLC
 Sheridan Street LLC
 477 Congress Street 5th Floor
 Portland, ME 04101

Designer/Contractor:
 Scott Teas
 TFH Architects
 100 Commercial Street
 Portland, ME 04101
 207-775-6141

Section 2: General Information

Building Use Description by: Activity Type
 Project Type: New Construction

Activity Type(s)	Floor Area
Multifamily Living Units	18000

Section 3: Requirements Checklist

Interior Lighting:

1. Total actual watts must be less than or equal to total allowed watts.

Allowed Watts	Actual Watts	Complies
NA 12,600	18304	- NO

2. Exit signs 5 Watts or less per side.

Exterior Lighting:

3. Comply with Sections 9.4.4 and 9.4.5 of 90.1-2004 and attach documentation.

Controls, Switching, and Wiring:

4. Independent manual or occupancy sensing controls for each space (remote switch with indicator allowed for safety or security).

N/A 5. Occupant sensing control in class rooms, conference/meeting rooms, and employee lunch and break rooms.

Exceptions:

Spaces with multi-scene control; shop classrooms, laboratory classrooms, and preschool through 12th grade classrooms.

6. Automatic shutoff control for lighting in >5000 sq.ft buildings by time-of-day device, occupant sensor, or other automatic control.

Exceptions:

24 hour operation lighting; patient care areas; where auto shutoff would endanger safety or security.

DIR 7. Master switch at entry to hotel/motel guest room.

DIR 8. Separate control device for display/accent lighting, cove lighting, task lighting, nonvisual lighting, lighting for sale, and demonstration lighting.

9. Photocell/astromical time switch on exterior lights.

Exceptions:

Covered vehicle entrance/exit areas requiring lighting for safety, security and eye adaptation.

DIR 10. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

Electronic high-frequency ballasts;
Luminaires not on same switch;
Recessed luminaires 10 ft. apart or surface/pendant not continuous;
Luminaires on emergency circuits.

Voltage Drop:

- 11. Feeder conductors have been designed for a maximum voltage drop of 2 percent.
- 12. Branch circuit conductors have been designed for a maximum voltage drop of 3 percent.



COMcheck Software Version 3.4.2
Lighting Application Worksheet

90.1 (2004) Standard

Report Date:

Data filename: Untitled.ock

Section 1: Allowed Lighting Power Calculation

A Area Category	B Floor Area	C Allowed Watts / ft ²	D Allowed Watts (B x C)
Multifamily Living Units	18000	0.7	12600
Total Allowed Watts =			12600

Section 2: Actual Lighting Power Calculation

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Multifamily Living Units (18000 sq.ft.)				
Linear Fluorescent 1: GGE: 48" T8 32W (Super T8) / Electronic	1	14	32	448
Compact Fluorescent 1: S: Twin Tube 13W / Electronic	2	30	26	780
Linear Fluorescent 2: UT: 48" T8 32W / Electronic	1	13	32	416
Incandescent 1: 18": Incandescent 100W	3	2	300	600
Incandescent 2: 24": Incandescent 100W	5	5	500	2500
Linear Fluorescent 3: SH8: 96" T8 ES 60W / Electronic	1	26	60	1560
Incandescent 3: C: Incandescent 100W	3	40	300	12000
Total Actual Watts =				18304

Section 3: Compliance Calculation

If the Total Allowed Watts minus the Total Actual Watts is greater than or equal to zero, the building complies.

Total Allowed Watts = 12600
 Total Actual Watts = 18304
 Project Compliance = ~~12600~~ - 5704

Lighting TBD: Invalid building use type

Richard Lo

From: Richard Lo
Sent: Tuesday, September 11, 2007 2:08 PM
To: 'Mike Nugent'
Cc: 'Greg Shinberg'
Subject: Sheridan Heights - COM check report

Hi Mike,

I have attached here PDF copies of the COM check certificates for your consideration as part of the building permit application for Sheridan Heights. A hard copy of these certificates have been sent to you at City Hall:

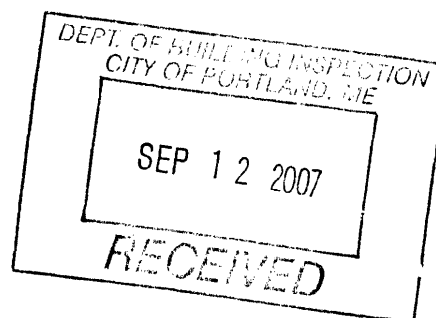
Sheridan Heights COM check Envelope certificate – 2007.09.09
Sheridan Heights COM check Lighting & Power certificate – 2007.09.05
Sheridan Heights COM check Mechanical certificate – 2007.08.31

As I will be out of the office over the next few weeks, please contact Ryan Senator if you have any questions regarding the project over the next few weeks.

Regards
Richard

Richard Lo
TFH Architects
100 Commercial Street, Portland
Maine 04101

E: rtl@tfharchitects.com
F: 207-773-0194
T: 207-775-6141



JAMES I. COHEN (MAYOR)(5)
JILL C. DUSON (A/L)
JAMES F. CLOUTIER (A/L)
NICHOLAS M. MAVODONES (A/L)
EDWARD J. SUSLOVIC (A/L)

*Passed
10-16-06
6-3*

CITY OF PORTLAND
IN THE CITY COUNCIL

*Order 62-06/07
~~Tab 13 10-04-06~~
Tab 16 10-16-06*

WILLIAM R. GORHAM (1)
KAREN A. GERAGHTY (2)
DONNA J. CARR (3)
CHERYL A. LEMAN (4)

**ORDER AUTHORIZING AMENDMENT TO CITY CODE
SEC. 14-49 (ZONING MAP AMENDMENT)
RE: CONDITIONAL REZONING FOR 121-135 SHERIDAN STREET**

ORDERED, that the Zoning Map of the City of Portland, dated December 2000 as amended and on file in the Department of Planning & Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the Portland City Code, is hereby amended to reflect a conditional rezoning as detailed below:

**Sheridan Street LLC
Sheridan Street, Portland, Maine**

This contract made this ____ day of _____, 2006 by **SHERIDAN STREET LLC**, a Maine Limited Liability Corporation having a place of business at One Longfellow Square, Portland, Maine (hereinafter "Developer").

WHEREAS, DEVELOPER owns property at 121-135 Sheridan Street, Portland, Maine; and

WHEREAS, DEVELOPER filed a request for a Conditional Rezoning with the City of Portland ("City") to modify an existing R-6 zone to accommodate housing with reduced parking; and

WHEREAS, the at 121-135 Sheridan Street property is more specifically described and shown on the Portland Assessors Map, Parcels 13-K-2 and 13-K-17 (the "Property"); and

WHEREAS, the Portland Planning Board determined the rezoning would provide needed housing in the City and would not negatively impact the surrounding residential community; and

WHEREAS, the Portland Planning Board, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberations, recommended the rezoning of the Property, subject, however, to certain conditions; and

WHEREAS, the City, by and through its City Council, has determined that the rezoning, necessary because of the unusual nature of the development, with conditions and restrictions, would be pursuant to and consistent with the City's Comprehensive Plan and would not unreasonably interfere with the existing and permitted uses within the underlying R-6 zone; and

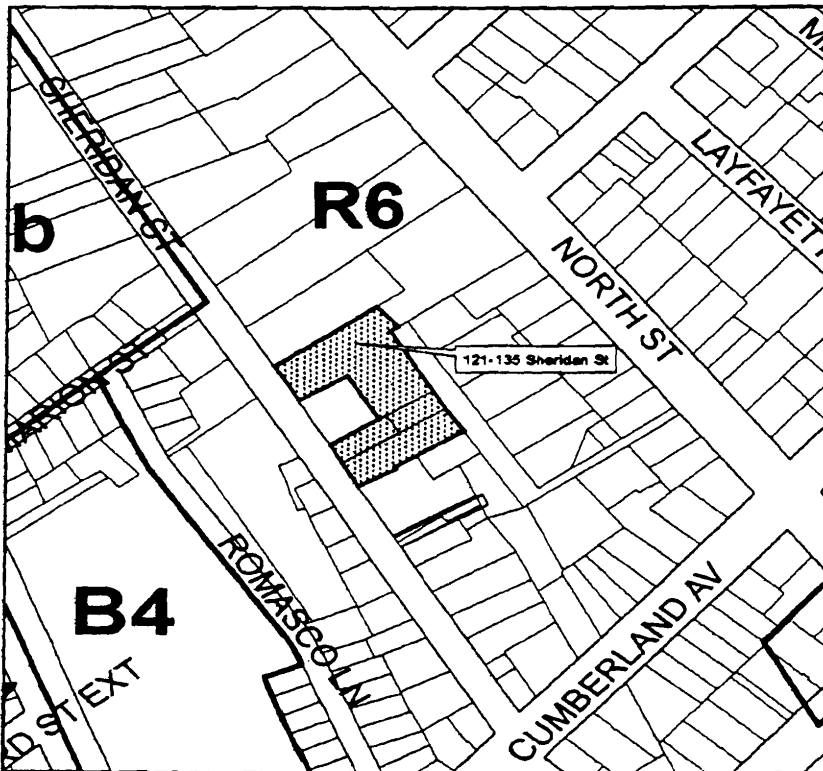
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 21 2007
1

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 20 2007

WHEREAS, the DEVELOPER has agreed to enter into this contract, with its concomitant terms and conditions, which shall hereinafter bind DEVELOPER its successors and assigns; and

NOW, THEREFORE, in consideration of the rezoning of the Property, DEVELOPER contracts to be bound by the following terms and conditions:

1. The CITY shall amend the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the following map change.



City of Portland
Proposed Conditional Rezoning
for 121 -135 Sheridan Street



Map prepared by the City of Portland's Department of Planning & Development

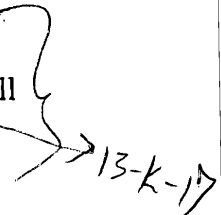
2. *MAX* → The use of the Property shall consist of a building containing a maximum of twenty one (21) unit residential units located at the rear of the site (the "Residential Condominium") with at least twenty-nine (29) on-site parking spaces for the use of the Residential Condominium; and an existing single family residential house located at the front of the lot along Sheridan Street (the Single- *Needs 2 pkgs spec*)

13-K-17



Family House”) with two 2 on-site parking spaces for the use of the Single Family House (hereinafter collectively, the “Development”).

3. The Property will be developed substantially in accordance with the Site Layout Plan (the “Site Plan”), Attachment 1, by MRLD, LLC dated _____ and the conceptual elevations (the “Elevations”), Attachment 2, by TFH Architects dated _____, 2006.
4. The Planning Board shall review and approve the Site Plan according to the site plan and subdivision provisions of the Portland Land Use Code and nothing herein shall prevent the Planning Board from imposing conditions otherwise required to bring this development into compliance with those subdivision and site plan standards.
5. The underlying zoning requirements of the R-6 zone are modified as follows:
 - a. The maximum density shall be no greater than twenty one (21) residential units to be located on the lot within the Residential Condominium shown on Attachment 1 and the existing Single Family House located at the front of the lot as shown on Attachment 1; and
 - b. A minimum of thirty one (31) on-site parking spaces (29 shown for the Residential Condominium and 2 shown for the Single Family House) shall be provided and each unit shall be designated at least one (1) on-site parking space; and
 - c. For the Residential Condominium, the front yard setback shall be five (5) feet to the terrace wall as shown on Attachment ____; the northerly side yard setback shall be graduated from 3 feet along Sheridan Street to 14’5” feet at the rear of the site with a deck within 2’ of the property line and the southerly side yard setback shall range from three (3) to five (5) feet at the location of the surface parking all as more particularly shown on Attachment ____ . The rear yard setback range shall be approximately 16’ to 17’9”.
 - d. The maximum lot coverage shall be no greater than 43.3% on the lot containing the Residential Condominium as shown on Attachment 1; the maximum lot coverage on the lot containing the Single Family House shall be maintained in accordance with the requirements of the R-6 zone.
 - e. The open space ratio shall be no less than 25.2% of the land area of the lot containing the Residential Condominium as shown on Attachment 1; the open space ratio for the lot containing the Single Family House shall be no less than required under the R-6 zone.



13-K-17

Otherwise, the provisions of §14-139 through 14-140 (the R-6 Zone) of the Portland City Code shall apply to this development. Alterations and

improvements may be made to the Single Family House in accordance with the provisions of the R-6 Zone, but no change in use or the number of residential units in excess of one may be made to the Single Family House, except that home occupations shall be permitted therein in accordance with the provisions of the R-6 Zone. The conveyance of any property interest in the single family house shall contain a restriction on the residential use of the property to no more than one residential unit.

→ Can be amended

6. The **DEVELOPER** shall undertake the following:
 - a. The **DEVELOPER** shall deed to the City an easement for public access over the driveway shown on Attachment 1 for purposes of public pedestrian passage and access to the community gardens. The final location of the easement to be determined by the City and a deed executed at time of site plan approval; and
 - b. The installation of utilities stubs (water and electric) from the building to the boundaries of the adjacent City Owned property as shown on Attachment 3; and
 - c. The payment of a monetary contribution in the amount of \$23,000.00 to be allocated as follows: \$5,000 toward the implementation of the improvement project at the Washington Avenue/Walnut Street intersection; \$18,000 to be placed in an established Parks and Recreation fund to contribute to the cost of providing community improvements, such as trails, community gardens, park improvements, etc. in the vicinity of the development.

→ 7. The initial sale price of two of the twenty-one (21) units in the Residential Condominium will not exceed a total cost of \$200,000 (Two-Hundred Thousand Dollars) and there shall be an income and equity limitation for any future sale of those units to ensure affordability. The equity and income limitations will be determined by the City Department of Planning and Development in consultation with the applicant.

8. In order to preserve affordability of at least two (2) of the units in the Residential Condominium at least two units in the Residential Condominium shall be not more than 850 square feet, and shall not contain more than one bedroom, and shall be located generally in the eastern wing of the building and such units shall be subject to a restriction to be contained in the condominium documents that prohibits combining such units with any other unit in the condominium.

9. In the event the development described herein is not commenced within two (2) years from the date of this rezoning, or an additional one year if, in the sole discretion of the City Planning Department, it deems such extension to be

within 15 of 7/07



Certificate of Design Application

1362

From Designer:

TFH ARCHITECTS / PRICE STRUCTURAL ENGINEERS

Date:

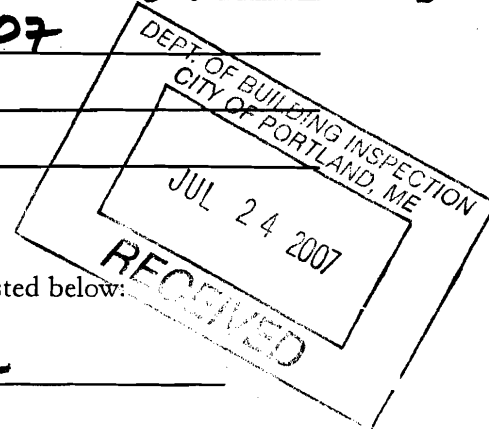
~~4/9/07~~ 07.24.07

Job Name:

SHERIDAN HEIGHTS

Address of Construction:

135 SHERIDAN STREET



2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003 Use Group Classification (s) R2/S2

Type of Construction 5A

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) YES

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>TYPICAL FLOOR</u>	<u>40 PSF</u>
<u>GF CORRIDOR</u>	<u>100 PSF</u>
<u>MECH. EQUIP. ROOM</u>	<u>125 PSF</u>
<u>STORAGE</u>	<u>40 PSF</u>

Wind loads (1603.1.4, 1609)

- 1609.1.1 Design option utilized (1609.1.1, 1609.6)
- 100 MPH Basic wind speed (1809.3)
- 1D Building category and wind importance Factor, I_w , table 1604.5, 1609.5)
- C Wind exposure category (1609.4)
- 0.7 Internal pressure coefficient (ASCE 7)
- 47 PSF CORNER Component and cladding pressures (1609.1.1, 1609.6.2.2)
- 30 PSF TYP. Main force wind pressures (7603.1.1, 1609.6.2.1)
- 27 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- ASCE 7.02 Design option utilized (1614.1)
- C Seismic use group ("Category")
- S_{1s} = 0.38 S₁ = 1.0 Spectral response coefficients, S_{Ds} & S_{D1} (1615.1)
- D Site class (1615.1.5)

- ASCE 7.02 Live load reduction
- N/A Roof live loads (1603.1.2, 1607.11)
- 35 PSF Roof snow loads (1603.7.3, 1608)
- Ground snow load, P_g (1608.2)
- 35 PSF If $P_g > 10$ psf, flat-roof snow load P_f
- 1.0 If $P_g > 10$ psf, snow exposure factor, C_e
- 1.0 If $P_g > 10$ psf, snow load importance factor, I_s
- 1.0 Roof thermal factor, C_t (1608.4)
- N/A Sloped roof snowload, P_s (1608.4)
- C Seismic design category (1616.3)
- LIGHT FRAME SHEAR WALL Basic seismic force resisting system (1617.6.2)
- 6.5 = R Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
- "E.L.F" Analysis procedure (1616.6, 1617.5)
- 71.4 K Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

- N/A Flood Hazard area (1612.3)
- N/A Elevation of structure

Other loads

- N/A Concentrated loads (1607.4)
- N/A Partition loads (1607.5)
- Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

CONDENSING UNITS ON ROOF = 300 POUNDS MAX. PACKAGED ROOF TOP UNIT = 1000 POUNDS MAX.

070981 13 K002

NOTES: N.R. — Not required
N.A. — Not applicable

SHERIDAN HEIGHTS

SPAC BOOK?

ADMINISTRATION (Chapter 1)

✓ Complete construction documents
(106.1, 106.2)

✓ Signed/sealed construction documents
(106.1. State laws vary)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

OCCUPANCY CLASSIFICATION (302.0-312.0)

Single Occupancy (302.1)

Incidental use areas (302.1.1)

Mixed Occupancy (302.3)

Accessory use areas (302.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single occupancy or nonseparated mixed occupancies. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed occupancies.

AREA MODIFICATIONS TO TABLE 503

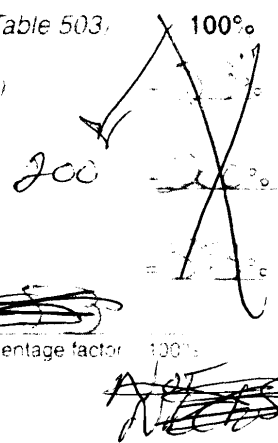
% of Allowable tabular area, A_t (Table 503)

% Increase for frontage, I_f (506.2)

% Increase for automatic sprinklers, I_s (506.3)

Total percentage factor

Conversion factor



Frontage (506.2)	81	166	246	116
	North	East	South	West
Total Frontage (F)	353 ft		Perimeter (P) 667 ft	
Width of open space (W)	30			
% Frontage Increase (I_f) (506.2)	100			
$I = 100 \left(\frac{F}{P} - 0.25 \right) \frac{W}{30}$				

CASE 1 — SINGLE OCCUPANCY OR NONSEPARATED USES (302.3.1)

Using Table 503, identify the allowable height and area of the single occupancy or the most restrictive of the nonseparated mixed occupancies. Construction types that provide an allowable tabular area equal to or greater than the adjusted building area and allowable heights (as modified by Section 504) equal to or greater than the actual building height are permitted.

DETERMINE CONSTRUCTION TYPE

CHECK ALLOWABLE AREA (506.4)

Actual building area	10,434 ft ²	Allowable area per floor (A_a)	
Adjusted building area	36000 $\frac{10,434}{3} = 3478$	$\frac{36000}{3} = 12000$	$12000 \times 3 = 36000$ ft ²
Actual building height	45 feet 4 stories	Total floor area (all stories)	41,736 ft ²
Allowable building height	60 feet 4 stories	Allowable floor area (all stories)	36000 $36000 \times 3 = 108,000$ ft ²
Permitted types of construction	5A + UP	Allowable area per floor (A_a)	number of stories (maximum 3)
Type of construction assumed for review (602.1.1)	5A	Compliance verified (Single Occ. or Nonsep.) ✓	

HIGH-RISE BUILDINGS (403)

- Automatic sprinkler system (403.2)
- Fire-resistance rating reduction (403.3)
- Automatic fire detection (403.5)
- Emergency voice/alarm systems (403.6)
- Fire department communication (403.7)
- Fire command center (403.8)
- Elevators (403.9)
- Standby power (403.10)
- Emergency power (403.11)
- Stairway doors (403.12)
- Smokeproof exit (403.13)

ATRIUMS (404)

- Atrium use (404.2)
- Automatic sprinkler system (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Standby power (404.6)
- Interior finish (404.7)
- Travel distance (404.8)

OTHER SPECIAL USE AND OCCUPANCY

- N/A Underground structures (405)
- Motor vehicle related occupancies (406, 508)
- Group I-2 (407)
- Group I-3 (408)
- Motion picture projection rooms (409)
- Stages and platforms (410)
- Special amusement buildings (411)
- Aircraft-related occupancies (412)
- Combustible storage (413)
- Hazardous materials (307.9, 414)
- Groups H-1, H-2, H-3, H-4, and H-5 (415)
- Application of flammable finishes (416)
- Drying rooms (417)
- Organic coatings manufacturing (418)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRE-RESISTANCE-RATED CONSTRUCTION (Tables 601 & 602 and Chapter 7)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

SA Construction classification (602)

COMBUSTIBILITY (602.2, 602.3, 602.4, 602.5, 603)

- 1 HR Exterior walls ?
- 1 HR Interior elements
- 1 HR Roof

FIRE-RESISTANCE RATINGS AND FIRE TESTS (703)

- Ratings / Combustibility (703.2, 703.4)
- None Alternative methods (703.3, 718, 720, 721)

BUILDING ELEMENTS (Table 601)

- 1 Structural frame (714)
- Interior bearing walls NCCD
- C Interior nonbearing walls
- 1 Floor construction (711)
- 1 Roof construction (711)

EXTERIOR WALLS (507, Table 602, 704, 706.6)

	North	East	South	West
Fire separation distance	<u>4'</u>	<u>14</u>	<u>3.5</u>	<u>14</u>
Bearing	<input type="checkbox"/> <u>1</u>	<input type="checkbox"/> <u>1</u>	<input type="checkbox"/> <u>1</u>	<input checked="" type="checkbox"/> <u>1</u>
Nonbearing	<input type="checkbox"/> <u>1</u>	<input type="checkbox"/> <u>1</u>	<input type="checkbox"/> <u>1</u>	<input type="checkbox"/> <u>1</u>

SEE WAIVER REQUESTS

EXTERIOR WALLS (continued)

NEED

- SE* Opening protection (704.8, 704.12, 704.14)
- Follow* Vertical fire spread protection (704.9, 704.10)
- SP* Parapets (704.11)

FIRE BARRIERS (706)

- 2* Shaft enclosures (706.3.1)
- 2* Exit enclosures (706.3.2, 706.3.3)
- 1* Horizontal exits (706.3.4)
- 2* Incidental use areas (706.3.5)
- 2* Mixed occupancy and fire area separations (706.3.6, 706.3.7)

SHAFTS (707)

- NONE* Exceptions (707.2)
- 2* Construction (707.3 - 707.14)

OTHER FIRE RESISTANT CONSTRUCTION

- NONE* Fire walls (705)
- 1* Fire partitions (708)
- NONE* Smoke barriers (709)
- NONE* Smoke partitions (710)
- Penetrations (712) *NEED*
- Fire resistant joint systems (713) *NEED*
- Opening protectives (715)
- Dampers (716)
- Concealed spaces (717)
- Thermal and sound-insulating materials (719)

INTERIOR FINISHES (Chapter 8)

- Smoke development (803.1)
- Flame spread (803.1)
- Non-textile finish (803.2)
- Floor finish (804) *NEED*
- Decorations and trim (805)

FIRE PROTECTION (Chapter 9)

AUTOMATIC SPRINKLER SYSTEMS (903)
(Where required)

- Assembly (A-1, A-2, A-3, A-4, A-5) (903.2.1)
- Educational (E) (903.2.2)
- Factory/Industrial (F-1) (903.2.3)
- High-hazard (H-1, H-2, H-3, H-4, H-5) (903.2.4)
- Institutional (I-1, I-2, I-3, I-4) (407.5, 903.2.5)
- Mercantile (M) (903.2.6)
- Residential (R) (903.2.7)
- Storage/Repair garage (S-1) (903.2.8)
- Parking garages (903.2.9)
- Windowless story (903.2.10.1)
- Rubbish and linen chutes (903.2.10.2)
- Buildings over 55 ft. high (903.2.10.3)
- Incidental use areas (302.1.1)

- Additional required systems (Table 903.2.13)
- International Fire Code (IFC 903.2.13)

AUTOMATIC SPRINKLER SYSTEMS* (903)
(Design)

- Shop drawings (106.1.1.1)
- NFPA 13 system (903.3.1.1) *NEED*
- NFPA 13R system (903.3.1.2)
- NFPA 13D system (903.3.1.3)
- Quick-response and residential heads (903.3.2)
- Actuation (903.3.4)
- Water supply (903.3.5)
- Hose connections (903.3.6, 903.3.7)
- Sprinkler monitoring and alarms (903.4, 907.13)

* Also see Fire Code Sprinkler Plan Review Record

ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (904)

- None Installation (904.3)
- None Wet-chemical systems (904.5)
- None Dry-chemical systems (904.6)
- None Foam systems (904.7)
- None Carbon dioxide systems (904.8)
- None Halon systems (904.9)
- None Clean-agent systems (904.10)
- None Commercial cooking systems (904.2.1, 904.11)

STANDPIPE SYSTEMS (905)

- Condition Installation standards (905.2)
- None Building height (905.3.1)
- None Group A (905.3.2)
- None Covered malls (905.3.3)
- None Stages (905.3.4)
- None Underground buildings (905.3.5)
- None Helistops/heliports (905.3.6)
- None Hose connections and locations (905.1, 905.4, 905.5, 905.6)
- None Cabinets (905.7)
- None Dry standpipes (905.8)
- None Valve supervision (905.9)

PORTABLE FIRE EXTINGUISHERS (906)

- Per OPD Required locations - IFC (906.1)

**FIRE ALARM AND DETECTION SYSTEMS (907)
(Where required)**

- NFPA 72 Construction documents (907.1.1)
- None Assembly (A-1, A-2, A-3, A-4, A-5) (907.2.1)
- None Business (B) (907.2.2)
- None Educational (E) (907.2.3)
- None Factory (F-1, F-2) (907.2.4)
- None High-hazard (H-1, H-2, H-3, H-4, H-5) (907.2.5)
- None Institutional (I-1, I-2, I-3, I-4) (907.2.6)
- None Mercantile (M) (907.2.7)
- None Residential (R-1, R-2) (907.2.8, 907.2.9)

- None Single/multiple station smoke alarms (907.2.10)
- None High rise buildings (907.2.12)
- None Atriums (907.2.13)
- None Other buildings/areas (907.2.11, 907.2.14 - 907.2.23)

**FIRE ALARM AND DETECTION SYSTEMS (907)
(Design)**

- None Residential smoke alarm power source (907.2.10.2) None
- None Residential smoke alarm interconnection (907.2.10.3)
- None Location/Power supply/Wiring (907.3 - 907.5)
- None Activation/Presignal/Zones (907.6 - 907.8)
- None Alarm notification appliances (907.9)
- None Detectors (907.10 - 907.12)
- None Monitoring (907.14)

EMERGENCY ALARM SYSTEMS (908)

- None Detection system applicable (908.1 - 908.6)

SMOKE CONTROL SYSTEMS (909)

- None Where required (402.9, 404.4, 405.5, 408.8, 410.3.7.2, 1019.1.8, 1024.6.2.1)
- None Design requirements (909.1 - 909.4)
- None Smoke barriers (909.5)
- None Pressurization method (909.6)
- None Airflow method (909.7)
- None Exhaust method (909.8)
- None Equipment/Power (909.10, 909.11)
- None Detection and control (909.12 - 909.18)
- None Smokeproof enclosures (909.20)
- None Underground buildings (909.21)

SMOKE AND HEAT VENTS (910)

- MR Requirements (910.1 - 910.3)
- None Mechanical alternative (910.4)

FIRE COMMAND CENTER (911)

- MR Features (911.1)

MEANS OF EGRESS (continued)

GENERAL MEANS OF EGRESS

<input checked="" type="checkbox"/>	Design requirements (1003.2 - 1003.7)	<input type="checkbox"/>	Door landings/Thresholds/Arrangement (1008.1.4 - 1008.1.7)
<input checked="" type="checkbox"/>	Means of egress illumination (1006)	<input checked="" type="checkbox"/>	Door hardware (1008.1.8, 1008.1.9)
<input checked="" type="checkbox"/>	Exit signs (1011)	<input checked="" type="checkbox"/>	Stairways (1009)
<input type="checkbox"/>	Accessible means of egress (1007) <i>N/A</i>	<input checked="" type="checkbox"/>	Handrails (1009.11)
<input type="checkbox"/>	Means of egress doors (1008.1-1008.1.2)	<input checked="" type="checkbox"/>	Roof access (1009.12)
<input type="checkbox"/>	Special doors/Gates/Turnstiles (1008.1.3, 1008.2, 1008.3)	<input checked="" type="checkbox"/>	Ramps (1010)
		<input checked="" type="checkbox"/>	Guards (1012)

EXIT ACCESS

<input checked="" type="checkbox"/>	Door number and arrangement (1013.2, 1014.1, 1014.2)	<input checked="" type="checkbox"/>	Egress balconies (1013.5, 1015.3)
<input checked="" type="checkbox"/>	Exit access travel distance (1013.3, 1015.1)	<input type="checkbox"/>	Corridors (1016) <i>3+4 ISSUE</i>
<input checked="" type="checkbox"/>	Aisles (1013.4)	<input type="checkbox"/>	Air movement in corridors (1016.4) <i>N/A</i> <i>NO FEARS</i>

EXITS / EXIT DISCHARGE

<input checked="" type="checkbox"/>	Exits/Exit doors (1017, 1018)	<input checked="" type="checkbox"/>	Horizontal exits (1021)
<input checked="" type="checkbox"/>	Interior exit stairways (1019)	<input type="checkbox"/>	Exterior exit ramps/stairways (1022)
<input checked="" type="checkbox"/>	Exit passageways (1020)	<input type="checkbox"/>	Exit discharge (1023)

OTHER MEANS OF EGRESS

<input checked="" type="checkbox"/>	Miscellaneous egress requirements (1014.3 - 1014.6)	<input checked="" type="checkbox"/>	Assembly aisles & features (1024.6 - 1024.15)
<input checked="" type="checkbox"/>	Bleachers (1024.1.1)	<input checked="" type="checkbox"/>	Emergency escape and rescue (1025) <i>SPRINKLER EXEMPT</i>
<input checked="" type="checkbox"/>	Assembly exits & egress (1024.2 - 1024.5)		

ACCESSIBILITY* (Chapter 11)

<input checked="" type="checkbox"/>	Scoping requirements (1103)	<input checked="" type="checkbox"/>	Dwelling units and sleeping units (1107)
<input checked="" type="checkbox"/>	Accessible route (1104)	<input checked="" type="checkbox"/>	Special occupancies (1108)
<input checked="" type="checkbox"/>	Accessible entrances (1105)	<input checked="" type="checkbox"/>	Features and facilities (1109)
<input checked="" type="checkbox"/>	Parking and passenger loading (1106)	<input checked="" type="checkbox"/>	Signage (1110)

PER STATE FIRE & SEE CERT FORM FROM ARCH.

*Also see Accessibility Plan Review Record

INTERIOR ENVIRONMENT (Chapter 12)

<input checked="" type="checkbox"/> Ventilation openings (1203) <input checked="" type="checkbox"/> Temperature control (1204) <input checked="" type="checkbox"/> Lighting (1205) <input checked="" type="checkbox"/> Yards or courts (1206)	<input checked="" type="checkbox"/> Sound transmission (1207) <input checked="" type="checkbox"/> Interior space dimensions (1208) <input checked="" type="checkbox"/> Access to unoccupied spaces (1209) <input checked="" type="checkbox"/> Surrounding materials (1210, 2509)
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BUILDING ENVELOPE (Chapters 13*, 14, 15)

*See Energy Conservation Code Plan Review Record

HAVE CONCERN

EXTERIOR WALLS (Chapter 14)

<input checked="" type="checkbox"/> Performance requirements (1403) <input checked="" type="checkbox"/> Materials (1404)	<input checked="" type="checkbox"/> Exterior wall coverings/MCM's (1405, 1407) <input checked="" type="checkbox"/> Combustible material restrictions (1406)
-----------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------

No Spec

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES (Chapter 15)

<input checked="" type="checkbox"/> Weather protection (1503) <input checked="" type="checkbox"/> Flashing (1503.2, 1507.2.9, 1507.3.9, 1507.5.6, 1507.7.6, 1507.8.7, 1507.9.8) <input checked="" type="checkbox"/> Performance requirements (1504) <input checked="" type="checkbox"/> Fire classification (1505)	<input checked="" type="checkbox"/> Materials (1506) <input checked="" type="checkbox"/> Roof coverings (1507) <input checked="" type="checkbox"/> Roof insulation (1508) <input checked="" type="checkbox"/> Rooftop structures (1509) <input checked="" type="checkbox"/> Reroofing (1510)
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STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

Not See

STRUCTURAL DESIGN (Chapter 16)

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

<input type="checkbox"/> Live load reduction (1603.1.1, 1607.9, 1607.10) <input type="checkbox"/> Roof live loads (1603.1.2, 1607.11) <input type="checkbox"/> Roof snow loads (1603.1.3, 1608) <input type="checkbox"/> Ground snow load, P_g (1608.2) <input type="checkbox"/> If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3) <input type="checkbox"/> If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1) <input type="checkbox"/> If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5) <input type="checkbox"/> Roof thermal factor, C_t (Table 1608.3.2) <input type="checkbox"/> Sloped roof snowload, P_s (1608.4)

See Check Form

DESIGN LOADS (continued)

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1609.3)
- _____ Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (1609.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category") (Table 1604.5, 1616.2)
- _____ Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
- _____ Site class (1615.1.5)

- _____ Seismic design category (1616.3)
- _____ Basic seismic-force-resisting system (Table 1617.6.2)
- _____ Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

- _____ Flood hazard area (1612.3)
- _____ Elevation of structure

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Impact loads (1607.8)
- _____ Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

QUALITY ASSURANCE (Chapter 17)

- _____ Approvals/Research report(s) (1703, 1703.4.2) Report No. _____
- _____ Owner's special inspection program specified (1704.1.1)
- _____ Prefabricated items (1704.2)
- _____ Steel construction (1704.3)
- _____ Concrete construction (1704.4)
- _____ Masonry construction (1704.5)
- _____ Wood construction (1704.6)
- _____ Prepared fill and foundations (1704.7, 1704.8, 1704.9)

- _____ *N/A* Wall panels and veneers/EIFS (1704.10, 1704.12)
- _____ *N/A* Sprayed fire-resistant materials (1704.11)
- _____ ~~_____~~ Quality assurance plan - Seismic/Wind (1705, 1706) *✓KS* **NO**
- _____ Seismic resistance (1707)
- _____ Structural testing/Observations (seismic) (1708, 1709)
- _____ Testing (other) (1710 - 1715)

SOILS AND FOUNDATIONS (Chapter 18)

- _____ Soils investigations/Reports (1802.1, 1802.6)
- _____ Soil classification (1802.3)
- _____ Excavation, grading and fill (1803)
- _____ Load-bearing values (1804)

- _____ Footings and foundations (1805)
- _____ *N/A* Retaining walls (1806)
- _____ Dampproofing and waterproofing (1807)
- _____ Foundations (other types) (1808 - 1812)

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

<input type="checkbox"/>	Plain and reinforced concrete design/construction standard specified (1901.2, 1908)	<input type="checkbox"/>	Hot weather and cold weather curing specified (1905.12, 1905.13)
<input type="checkbox"/>	Construction documents (1901.4)	<input checked="" type="checkbox"/>	Seismic design (1910) <i>NED</i>
<input type="checkbox"/>	Minimum concrete strength (Table 1904.2.2[2])	<input type="checkbox"/>	Slab provisions (1911)

MASONRY (Chapter 21)

<input checked="" type="checkbox"/>	Design method, construction standard specified (2101.2)	<input checked="" type="checkbox"/>	Cold weather and hot weather construction specified (2104.3, 2104.4)
<input checked="" type="checkbox"/>	Construction documents (2101.3)	<input type="checkbox"/>	Seismic design (2106)
<input checked="" type="checkbox"/>	Construction materials (2103)	<i>NONE</i>	Glass unit masonry (2110)
<input checked="" type="checkbox"/>	Mortar type (2103.7)	<i>NONE</i>	Fireplaces/Heaters/Chimneys (2111, 2112, 2113)

STEEL (Chapter 22)

<input checked="" type="checkbox"/>	Structural steel design/construction standard specified (2205)	<i>N/A</i>	Cold-formed steel design/construction standard specified (2209)
<i>NONE</i>	Open-web steel joist design/construction standard specified (2206)	<i>N/A</i>	Light framed cold-formed steel design/construction standard specified (2210)
<i>NONE</i>	Steel cable structures (2207)	<i>N/A</i>	Wind/seismic design of light-framed, cold-formed steel shear walls (2211)
<i>NONE</i>	Steel storage racks (2208)		

WOOD (Chapter 23)

AFPA DS 2001

<input type="checkbox"/>	Design method option used (2301.2)	<i>N/A</i>	Heavy timber construction (2304.10)
<input type="checkbox"/>	MATERIAL STANDARDS / CONSTRUCTION REQUIREMENTS (2303 - 2306)	<input checked="" type="checkbox"/>	Shear walls and diaphragms (2305, 2306)

CONVENTIONAL LIGHT-FRAME CONSTRUCTION (2308)

<input checked="" type="checkbox"/>	Lumber (2303.1.1)	<input checked="" type="checkbox"/>	Limitations satisfied (2308.2)
<i>N/A</i>	Wood I-joists (2303.1.2)	<input type="checkbox"/>	Wind/Seismic requirements (2308.2.1, 2308.2.2, 2308.11, 2308.12)
<input checked="" type="checkbox"/>	Glue laminated timbers (2303.1.3)	<input type="checkbox"/>	Braced walls (2308.3, 2308.9.3)
<input checked="" type="checkbox"/>	Wood structural panels (2303.1.4, 2304.6, 2304.7)	<input checked="" type="checkbox"/>	Foundation anchorage (2308.3.3, 2308.6)
<input checked="" type="checkbox"/>	Fiber-, hard-, & particle-, boards (2303.1.5 - 2303.1.7)	<input checked="" type="checkbox"/>	Floor joists (Tables 2308.8[1], 2308.8[2])
<input checked="" type="checkbox"/>	Decay and termite protection (2303.1.8, 2304.11)	<input checked="" type="checkbox"/>	Wall studs (Table 2308.9.1)
<input checked="" type="checkbox"/>	Structural composite lumber (2303.1.9)	<input checked="" type="checkbox"/>	Girders (Tables 2308.9.5, 2308.9.6)
<i>NONE</i>	Fire-retardant-treated wood (2303.2)	<input checked="" type="checkbox"/>	Ceiling joists (Tables 2308.10.2[1], 2308.10.2[2])
<input checked="" type="checkbox"/>	Hardwood plywood (2303.3)	<input checked="" type="checkbox"/>	Roof rafters (Tables 2308.10.3.[1] - 2308.10.3[6])
<input checked="" type="checkbox"/>	Metal plate connected trusses (2303.4)	<input checked="" type="checkbox"/>	Roof uplift (2308.10.1)
<input checked="" type="checkbox"/>	Joist hangers and connectors (2303.5)		
<input checked="" type="checkbox"/>	Fasteners and fastening (2303.6, 2304.9, Table 2304.9.1)	<input checked="" type="checkbox"/>	

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

None shown

GLASS AND GLAZING (Chapter 24)

NEE

Sloped glazing and skylights (2405)

Safety glazing (2406, 2407, 2408, 2409)

GYPSUM BOARD AND PLASTER (Chapter 25)

Gypsum board materials
(2506, Table 2506.2)

Plaster (2507, 2508, 2510 - 2513)

PLASTIC (Chapter 26)

FOAM PLASTIC INSULATION (2603)

Labeling (2603.2, 2603.5.6)

Surface-burning characteristics
(2603.3, 2603.5.4)

Thermal barrier (2603.4)

Exterior walls/Roofs (2603.5, 2603.6)

Special approval (2603.8)

MISCELLANEOUS PLASTICS

Interior finish and trim (2604)

Plastic veneer (2605)

Light-transmitting plastics (2606 - 2611)

BUILDING SERVICES* (Chapters 27, 28, 29, 30)

PLS

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Hoistway enclosures (3002)

Opening protectives (3002.1.1)

Emergency operations (3003)

Hoistway venting (3004)

Conveying systems (3005)

Machine rooms (3006)

* Also see Electrical (Ch.27), Mechanical (Ch.28) and Plumbing (Ch.29) Plan Review Records

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

Membrane structures (3102)

Awnings and canopies/Marquees
(3105, 3106)

Signs (3107)

Radio and television towers (3108)

Swimming pool enclosures (3109)

PEDESTRIAN WALKWAYS AND TUNNELS (3104)

Construction and use (3104.3, 3104.4)

Separation (3104.5, 3104.10)

Public way (3104.6)

Egress/Ventilation
(3104.7 - 3104.9, 3104.11)

EXISTING STRUCTURES (Chapter 34)

Additions, alterations, repairs (3403)

Fire escapes (3404)

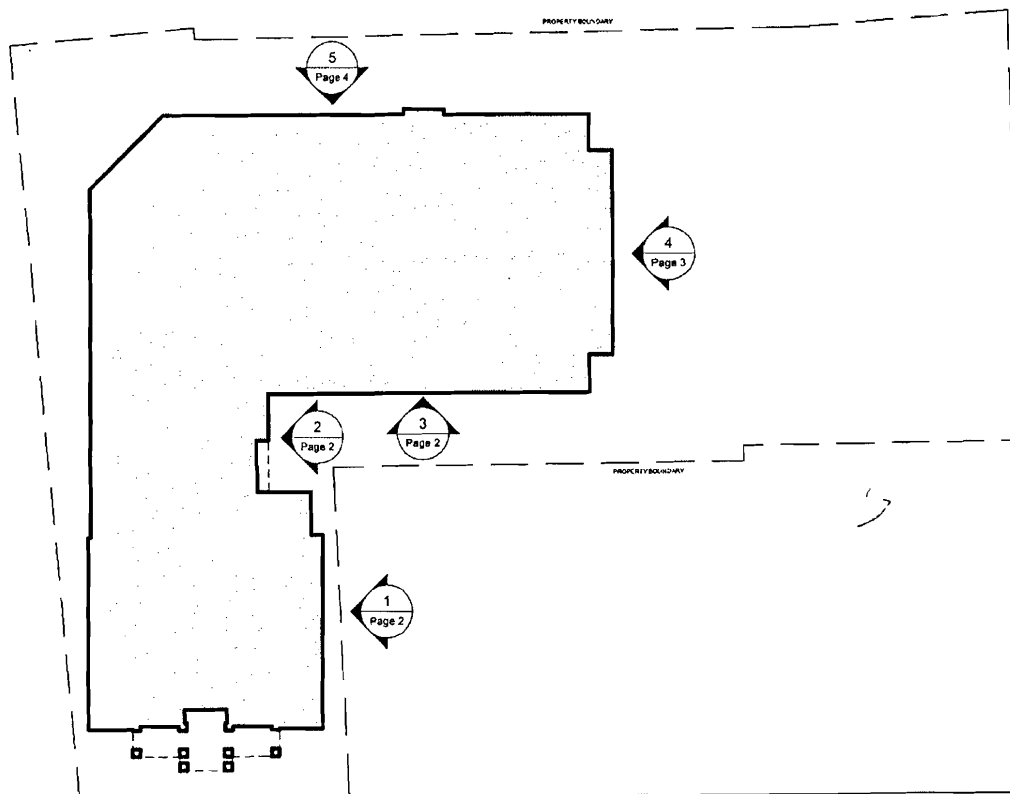
Change of occupancy (3406)

Accessibility (3409)

Compliance alternatives (3410)



SHERIDAN HEIGHTS
AREA OF UNPROTECTED OPENINGS
08.14.07

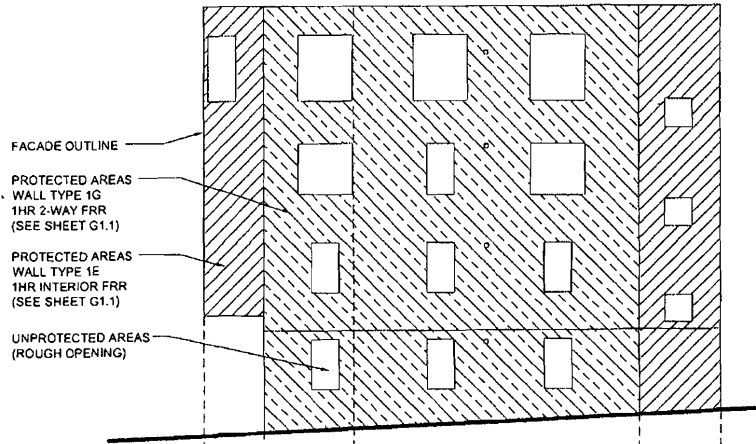


SHERIDAN STREET



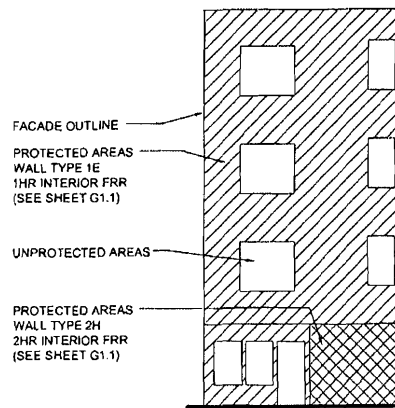


SHERIDAN HEIGHTS
 AREA OF UNPROTECTED OPENINGS
 08.14.07



1 Street wing (south)

WALL/BOUNDARY SEP. DISTANCE = ALLOWABLE UNPROTECTED AREA = (SPRINKLERED BUILDING)	10'-15' 45 %	5'-10' 25 %	3'-5' 15 %	5'-10' 25 %	(IBC TABLE 704.8)
TOTAL WINDOW/DOOR AREA =	21 SF	108 SF	197.5 SF	26.5 SF	
TOTAL ELEVATION AREA =	214 SF	446 SF	1,386 SF	381 SF	
WINDOW % OF GROSS WALL AREA =	10 %	24.0 %	14.5 %	7 %	

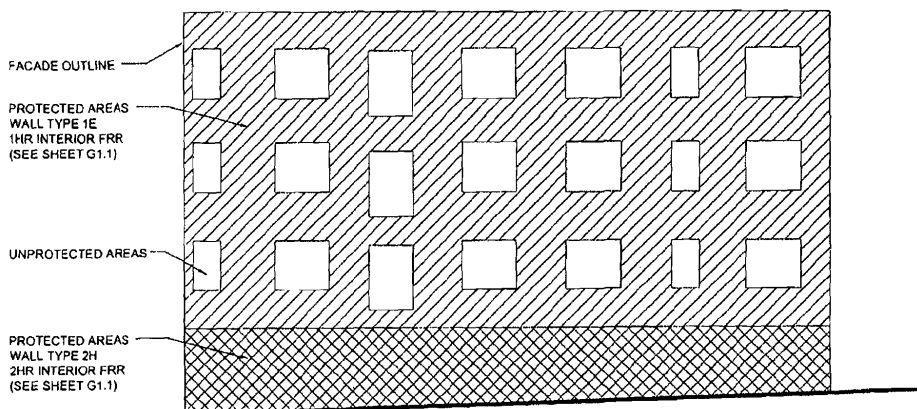


2 Street wing (south)

WALL/BOUNDARY SEP. DISTANCE =	10' - 15'
ALLOWABLE UNPROTECTED AREA =	45 % (IBC TABLE 704.8)
(SPRINKLERED BUILDING)	
TOTAL WINDOW/DOOR AREA =	191
TOTAL ELEVATION AREA =	913 SF
WINDOW % OF GROSS WALL AREA =	14.5 %



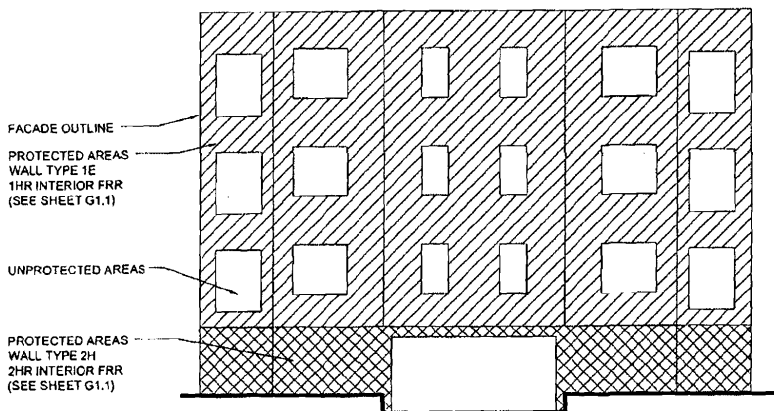
SHERIDAN HEIGHTS
 AREA OF UNPROTECTED OPENINGS
 08.14.07



3 Rear wing (west)

WALL/BOUNDARY SEP. DISTANCE = 15' - 20'
 ALLOWABLE UNPROTECTED AREA = 75% (IBC TABLE 704.8)
 (SPRINKLERED BUILDING)

TOTAL WINDOW/DOOR AREA = 573 SF
 TOTAL ELEVATION AREA = 2,598 SF
 WINDOW % OF GROSS WALL AREA = 22 %



4 Rear wing (south)

WALL/BOUNDARY SEP. DISTANCE = > 20'
 ALLOWABLE UNPROTECTED AREA = 100 % (IBC TABLE 704.8)
 (SPRINKLERED BUILDING)

TOTAL WINDOW/DOOR AREA = NA
 TOTAL ELEVATION AREA = NA
 WINDOW % OF GROSS WALL AREA = NA

Sheridan Heights 10.15.07

I've completed the review and have the following questions/ comments or need the following info:

TFH Responses in RED

My reponses are in caps next to the original questions

a) IMPORTANT>> The Building must be completely protected with a Full NFPA 13 System. {Please review the following code excerpts:

[F] 903.2.9 Group S-2.

An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 or where located beneath other groups.

[F] 903.3.1.1 NFPA 13 sprinkler systems.

Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.

[F] 903.3.1.1.1 Exempt locations.

Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the building official.
3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. In rooms or areas that are of noncombustible construction with wholly noncombustible contents.

NFPA 13 sprinkler system will be provided

b) Do we access the building on the East entry if we're in a wheelchair, and is the route entirely accessible??

Accessible access to the building is through the South Entrance to the Elevator Lobby.

1)Is there a spec book for this project, one was not provided with the plans. THIS IS OK!!!

GS to address

19) Need Garage Ventilation specs and plans (M plans for everything!)
I'LL NEED TO CHECK THE MECHANICAL CODE TO SEE IF THE MINIMUM CFM IS
BEING PROVIDED, I DON'T HAVE A COPY HERE, I'LL CHECK IT AT CITY HALL
TOMORROW

GS to address

20) Need a fire separation assembly penetration protection plans for
all penetrations. SPEC BOOK SECTION 7841, THANK YOU

21) Need Standpipe details....also sprinkler plans when the time comes!
STILL NEED

GS to address

22) No referenced standards for roofing classification, weather
protection performance requirements etc...no spec book! SECTION 7 SPEC
BOOK THANKS

23) I saw optional skylights, please provide specs and details. PLEASE
PROVIDE INFORMATION THAT ESTABLISHES THAT THE WASCO "SPY" MEETS THE
STANDARDS SET FORTH IN SECTION 2405

See attached Skylight Specification that refers to ASTM as well as AAMA
standards for glazing.

Thanks,

Mike Nugent
Consulting Plans Examiner
City of Portland

2) The "Page 3" certification form was passed inessentially blank???? need one filled out. GOT IT!!

3) The exterior bearing walls for this project all need to be Rated as it is 5A construction, the same holds true for all interior bearing or shear walls, columns etc. Please provide these details with UL Listings.

THIS IS FINE

4) Please confirm that the building will be protected with a full blown NFPA 13 sprinkler system. SEE ABOVE AND REDESIGN

NFPA 13 sprinkler system will be provided

5) No fire blocking or draft stopping (which may be moot if you're using the full 13 system) OK IF NFPA 13 SYSTEM

6) on page G1.1 you show alternatives to 2C which are not rated etc. You need to commit to the shaft wall, no alternatives. IF THE CORRECT ASSEMBLY IS USED IT IS FINE

7) We received the North elevation request for waiver for the % of unprotected openings, you failed to identify the other elevations and their percentages, It looks like they all have limitations as well, please provide all elevations and their percentages THIS IS FINE BECAUSE YOU WILL BE USING A FULL NFPA 13 SYSTEM, OTHERWISE YOU CANNOT CONSIDER THE OPENINGS AS PROTECTED>

8) Please provide exterior stair details, railings etc. THIS IS FINE

9) Accessible egress...1007 looks like we need to include the elevator, back up generator? I AGREE THAT THIS BUILDING IS TOO "SHORT" TO REQUIRE IT

10) Please provide compliance information for all doors that protect openings in fire separation assemblies (NFPA 252 or UL 10c as well as UL

1784 (smoke) and the elevator doors as well. YOUR SPEC BOOK DOES NOT INCLUDE THESE REFERENCED STANDARDS, PLEASE PROVIDE COMPLIANCE INFORMATION

Refer to Spec Section 08110-1.3-B which refers to NFPA 252.

I will instruct the contractor that all fire rated doors including the Elevator door will need to meet the requirements above as well.

11) It looks like we have HVAC gear stacked but not protected by a shaft. Please explain. THIS IS STILL NOT CLEAR REGARDING THE TYPE OF HVAC SYSTEM AND IF THERE ARE DAMPERS AND WHERE THEY WILL BE SPECIFICALLY. A NOTE STATING "FIRE DAMPERS WHERE REQUIRED " IS INSUFFICIENT> WE NEED THEM SHOWN ON THE PLANS> I LOOKED AT THE SPEC BOOK

AND IT'S STILL NOT CLEAR TO ME WHETHER OR NOT THERE WILL BE THROUGHFLOOR PENETRATIONS OR INDIVIDUAL FORCED HOT AIR SYSTEMS IN EACH UNIT.

GS to address

12)The section of the third and fourth floor corridors that abut the flat roof are not protected and have windows. Please provide a code justification , (If these are bearing they need to be rated anyway --5A constr) IF WE HAVE THIS BREACH IN RATING, AREN'T WE EXPOSED FROM FIRE FROM THE FLAT ROOF AREA?

We resolved this Via Phone with you last week, no extra fire protection required.

13)Safety glass locations aren't clear on A7.0 please provide with the applicable class and testing standard. PLEASE PROVIDE BUILDING ELEVATIONS WITH SAFETY GLAZING LOCATIONS, DON'T WANT TO HAVE TO RETRO FIT THE BUILDING BECAUSE THE LOCATIONS WERE UNCLEAR...BEEN THERE DONE THAT.

Window type 'L' will be revised to be tempered as it occurs in stairwells, and types 'Q' and 'R' are adjacent to doors so they will be tempered.

14)The "M" series plans are not stamped and provide little detail, no damper locations NEED DETAIL!

GS to address

15) What is the plan for heating systems? PLEASE ELABORATE IN DETAIL

16)Need alternating tread specs and hatch details THE HATCH IS ONLY 11.25 SQ FT AND NEEDS TO BE 16 SQ.FT. THE THREADS RISERS ETC ARE FINE . DOES THE HANDRAIL MEET SECTION 1009.11, PLEASE PROVIDE CODE COMPLIANT HANDRAIL INFO?

The hatch size has been revised to a 3'-0" x 5'-6" (16.5 sqft.) Bilco Type SS-50.

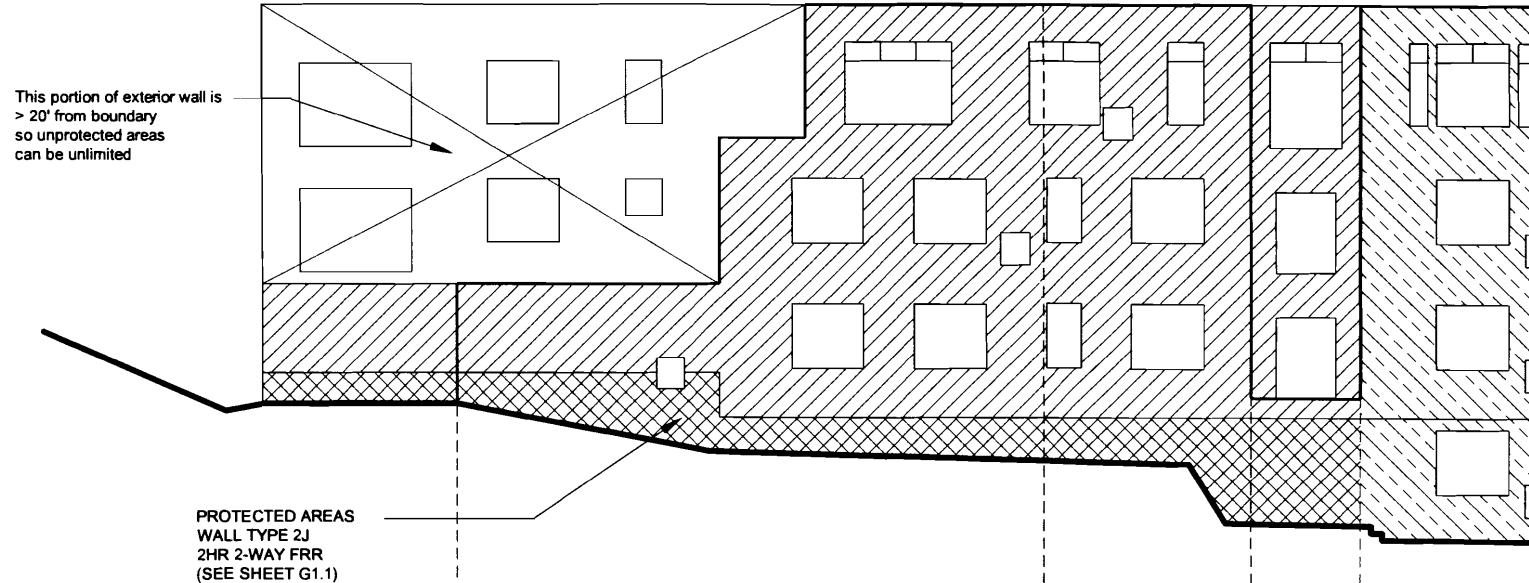
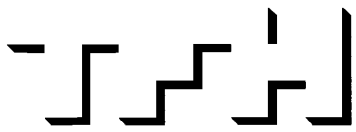
The hatch dimension will increase in dimension away from the edge of roof so the 10'-4" dimension to edge of roof will be preserved.

The Handrail provided is 1-1/2" in diameter and is 34 inches above the tread nosing, both of which meet IBC 1009.11

17)Need information that established compliance with applicable smoke and flame spread standards for the interior finishes as shown in Chapter 8. YOU WILL NEED TO ADVISE THE CITY OF THE FINAL CHOICE OF CARPETING AND PROVIDE INFO THAT COMPLIES WITH CHAPTE8 8 PRIOR TO INSTALLATION.

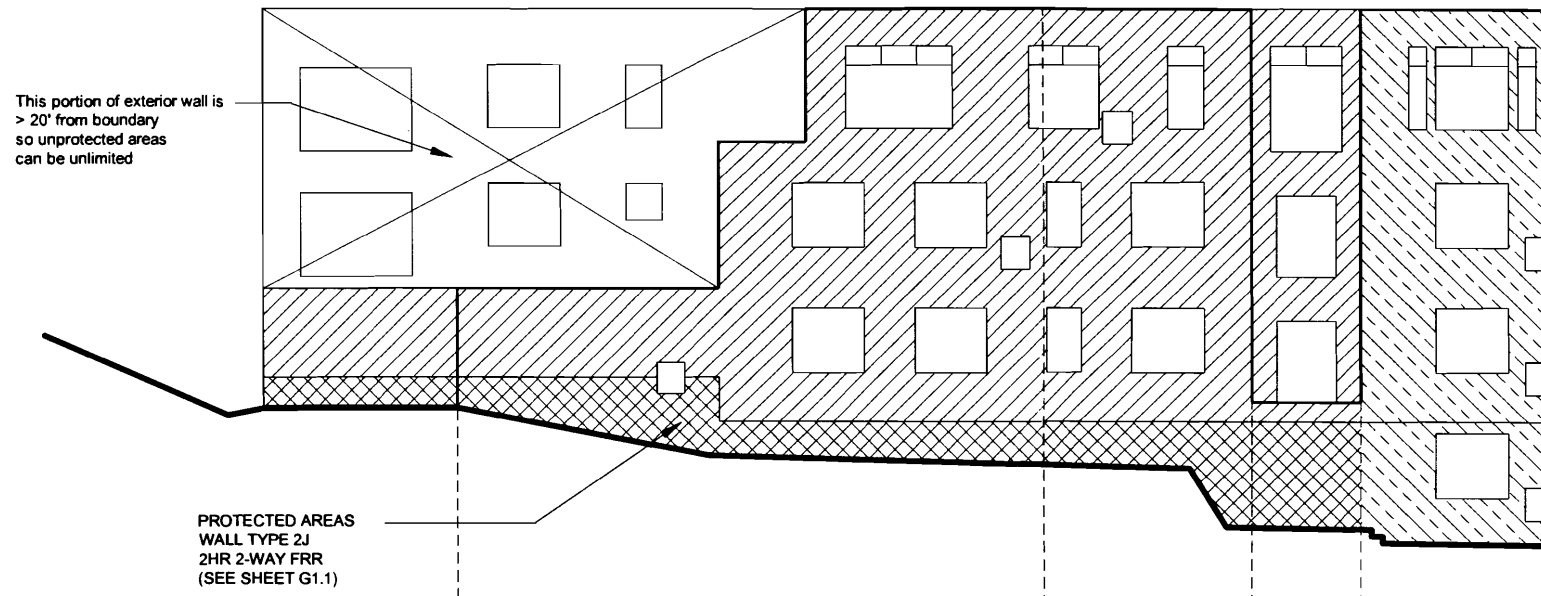
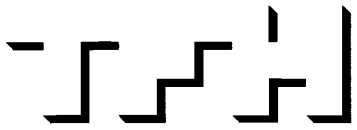
GS to address

18)Please confirm that a supervisory alarm system in compliance with NFPA 72 will be installed and that a set of plans and separate permit will be submitted. NEED THIS STILL ... DID I MISS IT IN THE SPEC BOOK< SECTION 16700 IS SKIPPED IN MY SPEC BOOK



WALL TO PROPERTY BOUNDARY = ALLOWABLE UNPROTECTED AREA = (SPRINKLERED BUILDING - IBC TABLE 704.8)	10'-15' 45 %	5'-10' 25 %	10'-15' 45 %	
WALL TO RELEVANT BOUNDARY ALLOWABLE UNPROTECTED AREA = (DIST. TO PROPERTY BOUNDARY + 10' MIN. R-6 SIDEYARD)	20'-25' NO LIMIT	15'-20' 75 %	20'-25' NO LIMIT	
TOTAL WINDOW/DOOR AREA =	149.5 SF	124.5 SF	120.0 SF	3
TOTAL ELEVATION AREA =	1,197.5 SF	675.0 SF	298.5 SF	1,200
WINDOW % OF GROSS WALL AREA =	12.5 %	18.5 %	40.2 %	

NOTE:
UNPROTECTED OPENINGS INCLUDE
WINDOWS, DOORS & AIR TRANSFER
OPENINGS (EG. BOILER VENTS)



WALL TO PROPERTY BOUNDARY = ALLOWABLE UNPROTECTED AREA = (SPRINKLERED BUILDING - IBC TABLE 704.8)	10'-15' 45 %	5'-10' 25 %	10'-15' 45 %	
WALL TO RELEVANT BOUNDARY ALLOWABLE UNPROTECTED AREA = (DIST. TO PROPERTY BOUNDARY + 10' MIN. R-6 SIDEYARD)	20'-25' NO LIMIT	15'-20' 75 %	20'-25' NO LIMIT	
TOTAL WINDOW/DOOR AREA =	149.5 SF	124.5 SF	120.0 SF	31
TOTAL ELEVATION AREA =	1,197.5 SF	675.0 SF	298.5 SF	1,202
WINDOW % OF GROSS WALL AREA =	12.5 %	18.5 %	40.2 %	2

NOTE:
UNPROTECTED OPENINGS INCLUDE
WINDOWS, DOORS & AIR TRANSFER
OPENINGS (EG. BOILER VENTS)