

Sheridan Heights 10.01.07

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

TFH Responses in RED

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

Greg Shinberg will Submit this to the City.

2) The "Page #" certification form was passed inessentially blank???? need one filled out.

Please clarify what you are referring to.

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.

All exterior walls and all interior bearing walls are rated see sheet G1.1 for wall types and Plan Sheets.

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

The classification of the sprinkler system shown on the cover sheet evolved after meetings between Greg Shinberg and Captain Cass, the last of which was on 9/19/07.

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

We do not believe we have contiguous spaces as we are platform framed, all rated walls extend to the floor or roof decking above, and there is no attic. Please respond if there are other areas you are concerned with.

6) on page G1.1 you show alternatives to 2C which are not rated etc. You need to dcommit to the shaft wall, no alternatives.

That note should be deleted from G1.1, the shaft wall types are indicated correctly on the enlarged plans I will instruct the contractor to construct the wall types indicated on the floor plans.

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

See attached PDF; this was submitted to Inspections on 8.14.07

8) Please provide exterior stair details, railings etc.

See detail 1/A5.4 and 6/A5.6 for exterior stair and handrail details.

9) Accessible egress...1007 looks like we need to include the elevator, back up generator?

The generator is not required in our building as there is not an accessible floor four stories above a level of exit discharge. Think of it as the 2nd floor is ONE story above discharge (ground level), 3rd is TWO, the 4th floor is THREE stories above a level of exit discharge.

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.

See Specification Section 08 Doors

11) It looks like we have HVAC gear stacked but not protected by a shaft. Please explain.

Greg Shinberg will resubmit Mechanical Drawings.

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)

The wall adjacent these areas is a rated wall type 1E, the windows are within the allowable unprotected openings per 704.8

13) Safety glass locations aren't clear on A7.0 please provide with the applicable class and testing standard.

See Specification Section 08 Windows

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

Greg Shinberg will resubmit Mechanical Drawings.

15) What is the plan for heating systems?

Greg Shinberg will resubmit Mechanical Drawings.

16)Need alternating tread specs and hatch details

See attached shop drawing for the alternating tread stair with dimensional information, note: the first tread from finish floor is equal to all others. See attached Bilco Hatch Cut Sheet.

17)Need information that established compliance with applicable smoke and flame spread standards for the interior finishes as shown in Chapter 8.

See Specification section 09 finishes

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.

Greg Shinberg will address

19) Need Garage Ventilation specs and plans (M plans for everything!)

Greg Shinberg will address

20) Need a fire separation assembly penetration protection plans for all penetrations.

See specification section 07841 - Through-Penetration Firestop Systems

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

Shinberg to address

22) No refaced standards for roofing classification, weather protection performance requirements etc...no spec book!

See Specifications section 07

23) I saw optional skylights, please provide specs and details.

The skylights are a WASCO "SPY" unit Square Pyramid Skylight, see detail 2/A1.4

Please provide this information. I'm going on Vacation from 10/3 to 10/9 FINALLY, I'll drop this off at City hall until the info come is.

Thanks,

Mike Nugent
Consulting Plans Examiner
City of Portland