

BUILDING EVALUATION SUMMARY (Table 3410.7)

Existing occupancy \_\_\_\_\_ Proposed occupancy \_\_\_\_\_ Height in feet \_\_\_\_\_  
 Year building was constructed \_\_\_\_\_ Number of stories \_\_\_\_\_  
 Type of construction \_\_\_\_\_ Area per floor \_\_\_\_\_  
 Percentage of frontage \_\_\_\_\_ % Corridor wall rating \_\_\_\_\_  
 Completely suppressed: Yes \_\_\_\_\_ No \_\_\_\_\_ Required door closers: \_\_\_\_\_ s \_\_\_\_\_ No \_\_\_\_\_  
 Compartmentation: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Fire resistance rating of vertical opening enclosures \_\_\_\_\_  
 Type of HVAC system \_\_\_\_\_ serving number of floors \_\_\_\_\_  
 Automatic fire detection: Yes \_\_\_\_\_ No \_\_\_\_\_ type and location \_\_\_\_\_  
 Fire alarm system: Yes \_\_\_\_\_ No \_\_\_\_\_ type \_\_\_\_\_  
 Smoke control: Yes \_\_\_\_\_ No \_\_\_\_\_ type \_\_\_\_\_  
 Adequate exit routes: Yes \_\_\_\_\_ No \_\_\_\_\_ Dead ends: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Maximum exit access travel distance: Yes \_\_\_\_\_ No \_\_\_\_\_ Elevator controls: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Means of egress emergency lighting: Yes \_\_\_\_\_ No \_\_\_\_\_ Mixed occupancies: Yes \_\_\_\_\_ No \_\_\_\_\_

Safety parameters: Fire safety (FS) \_\_\_\_\_ Means of egress (ME) \_\_\_\_\_ General safety (GS) \_\_\_\_\_

|  |       |
|--|-------|
| 3410.6.1 Building height                             | ****  |
| 3410.6.2 Building area                               | ****  |
| 3410.6.3 Compartmentation                            | ****  |
| 3410.6.4 Tenant and dwelling unit separations        | ****  |
| 3410.6.5 Corridor walls                              | ****  |
| 3410.6.6 Vertical openings                           | ****  |
| 3410.6.7 HVAC systems                                | ****  |
| 3410.6.8 Automatic fire detection                    | ****  |
| 3410.6.9 Fire alarm system                           | ****  |
| 3410.6.10 Smoke control                              | ****  |
| 3410.6.11 Means of egress                            | ****  |
| 3410.12 Dead ends                                    | ****  |
| 3410.13 Max exit access travel distance <sup>a</sup> | ****  |
| 3410.6.14 Elevator control                           | ****  |
| 3410.6.15 Means of egress emergency lighting         | ****  |
| 3410.6.16 Mixed occupancies                          | **    |
| 3410.6.17 AUTOMATIC SPRINKLERS                       | ÷ 2 = |
| 3410.6.18 Incidental use area protection             |       |
| Building score — total value                         |       |

\*\*\*\* No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3410.9)

|            |              |              |       |      |      |
|------------|--------------|--------------|-------|------|------|
| Formula    | Table 3410.7 | Table 3410.8 | Score | Pass | Fail |
| FS-MFS ≥ 0 | (FS) =       | (MFS) =      |       |      |      |
| ME-MME ≥ 0 | (ME) =       | (MME) =      |       |      |      |
| GS-MGS ≥ 0 | (GS) =       | (MGS) =      |       |      |      |

FS = Fire Safety  
 ME = Means of Egress  
 GS = General Safety  
 MFS = Mandatory Fire Safety  
 MME = Mandatory Means of Egress  
 MGS = Mandatory General Safety

APPENDICES A J

Appendices adopted (101.2.1) \_\_\_\_\_ Compliance verified

2003 INTERNATIONAL BUILDING CODE<sup>®</sup>

2003 PLAN REVIEW RECORD

JURISDICTION: PORTLAND (City, County, Township, etc.)  
 BUILDING LOCATION: 57 FREDERIC ST (Street address)  
 BUILDING DESCRIPTION: 3 STORY 20 UNIT BUILDING

REVIEWED BY: [Signature]

Plan Review # 050452  
 Date: 5/12/05  
 Valuation: \_\_\_\_\_  
 Fee: \_\_\_\_\_

CORRECTION LIST

| No. | DESCRIPTION  | Code Section |
|-----|--|--------------|
| ①   | CRAWL SPACE VENTILATION -  |              |
| ②   | PLEASE IDENTIFY THE ACTUAL FIRE SEPARATION DISTANCES               |              |
| ③   | NEED SPEC RATINGS ON WALL PENETRATIONS                             |              |
| RCI | 'S SIMILAR TO UL P531 <sup>4</sup> NEEDS TO MEET THE STANDARD      |              |
|     | WHY IN THE DUCT CHASE NOT (WALL TYPE 6) RATED?                     |              |
|     | DO THE RATED DOORS MEET UL 1784 FOR SMOKE ALSO THE ELEVATOR DOORS. |              |
|     | CARRIER RATING & DOES NOT ALL COMPLY W/ SECTION 1016. OF CODE      |              |



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**INTERIOR ENVIRONMENT Chapter 12)**

- Ventilation openings (1203) \_\_\_\_\_
- Temperature control (1204) \_\_\_\_\_
- Lighting (1205) \_\_\_\_\_
- Yards or courts (1206) \_\_\_\_\_
- Sound transmission (1207) \_\_\_\_\_
- Interior space dimensions (1208) \_\_\_\_\_
- Access to unoccupied spaces (1209) \_\_\_\_\_
- Surrounding materials (1210, 2509) \_\_\_\_\_

**BUILDING ENVELOPE (Chapters 13\*, 14, 15)**

\*See Energy Conservation Code Plan Review Record

**EXTERIOR WALLS (Chapter 14)**

- Performance requirements (1403) \_\_\_\_\_
- Materials (1404) \_\_\_\_\_
- Exterior wall coverings/MCM's (1405, 1407) \_\_\_\_\_
- Combustible material restrictions (1406) \_\_\_\_\_

**ROOF DECKS AND ROOFTOP STRUCTURES Chapter 15)**

- Weather protection (1503) \_\_\_\_\_
- Flashing (1503.2, 1507.2.9, 1507.3.9, 1507.5.6, 1507.7.6, 1507.8.7, 1507.9.8) \_\_\_\_\_
- Performance requirements (1504) \_\_\_\_\_
- Fire classification (1505) \_\_\_\_\_
- Materials (1506) \_\_\_\_\_
- Roof coverings (1507) \_\_\_\_\_
- Roof insulation (1508) \_\_\_\_\_
- Rooftop structures (1509) \_\_\_\_\_
- Roofing (1510) \_\_\_\_\_

**STRUCTURAL SYSTEMS (Chapters 16, 17, 18)**

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

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

**ADMINISTRATION (Chapter 1)**

Complete construction documents (106.1, 106.2) \_\_\_\_\_  
Signed/sealed construction documents (106.1, 106.2) \_\_\_\_\_

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

**OCCUPANCY CLASSIFICATION (302.0-312.0)**

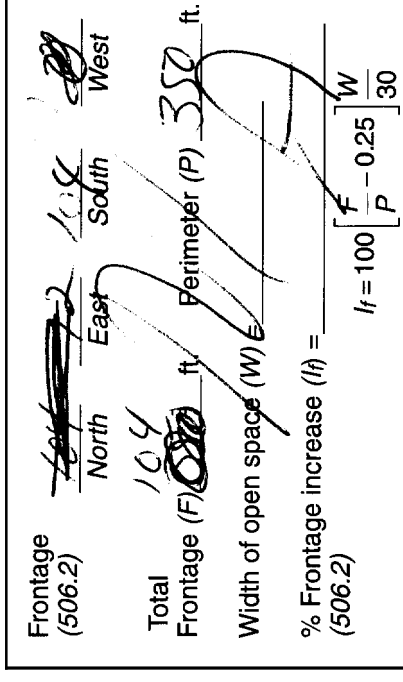
Single Occupancy (302.1) R2 \_\_\_\_\_ Incidental use areas (302.1.1) \_\_\_\_\_  
Mixed Occupancy (302.3) \_\_\_\_\_ Accessory use areas (302.2) \_\_\_\_\_

**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) \_\_\_\_\_ **100%**  
% Increase for frontage,  $I_f$  (506.2) \_\_\_\_\_ + \_\_\_\_\_ %  
% Increase for automatic sprinklers,  $I_s$  (506.3) \_\_\_\_\_ + **100%** %  
Total percentage factor \_\_\_\_\_ = **200%**  
Conversion factor  $\frac{200}{100} = 2$   
Total percentage factor + 100% \_\_\_\_\_



**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 6992 ft<sup>2</sup>  
Adjusted building area 3496 ft<sup>2</sup>  
Actual building height 44 feet 3 stories  
Allowable building height 60 feet 3 stories  
Permitted types of construction Acc  
Type of construction assumed for review (602.1.1) 50

Allowable area per floor ( $A_a$ ) \_\_\_\_\_  
conversion factor 2 x tabular area (Table 503) 7000 = 14,000 ft<sup>2</sup>  
Total floor area (all stories) 21,000 ft<sup>2</sup>  
Allowable floor area (all stories) 14,000 ft<sup>2</sup>  
Allowable area per floor (number of stories (maximum 3)) 14,000 x 3 = 42,000 ft<sup>2</sup>  
Compliance verified (Single Occ. or Nonsep.) ✓

# OCCUPANT NEEDS (Chapters 10, 11, 12)

## MEANS OF EGRESS (Chapter 10)

OCCUPANT LOAD (1004.1.2 and Table 1004.1.2)  
 CAPACITY OF EGRESS COMPONENTS (1005.1 and Table 1005.1)

| Location | Floor Area | Sq. ft./person load | Occt. load | Other occ. loads | Total | Location | Stairways | Other egress components |
|----------|------------|---------------------|------------|------------------|-------|----------|-----------|-------------------------|
| 1ST      | 6992       | 200                 | 35         |                  | 35    | 1ST      | 2-60'     | Doors                   |
| 2ND      | 6992       | 200                 | 35         |                  | 35    | 2ND      | 2-60'     | 364                     |
| 3RD      | 2992       | 200                 | 35         |                  | 35    | 3RD      | 2-60'     | 1                       |

Other egress components: 15  
 Capacity: 35

## HIGH-RISE BUILDINGS (403)

- Automatic sprinkler sys (403.1)
- 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 floors (403.12)
- Smokeproof exit (403.13)
- TRIUMS (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)
- (4.8)

## OTHER SPECIAL USE AND OCCUPANCY

- Underground structures (405)
- Motor vehicle related occupancies (406, 508)
- Group I-2 (407)
- Group I-3 (409)
- 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)
- Drying rooms (417)
- Organic coatings manufacturing (418)
- ies (416)

## 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.

| COMBUST | TY (602.2, 602.3, 602.4, 602.5, 603) | Construction classification (602) |
|---------|--------------------------------------|-----------------------------------|
| 0       |                                      | Exterior walls                    |
| 0       |                                      | Interior ele                      |
| 0       |                                      | Roof                              |

BUILDING ELEMENTS (Table 601)

|                          |   |                           |
|--------------------------|---|---------------------------|
| <input type="checkbox"/> | 0 | Structural frame (714)    |
| <input type="checkbox"/> | 2 | Interior bearing walls    |
| <input type="checkbox"/> | 2 | Interior nonbearing walls |
| <input type="checkbox"/> | 0 | Floor construction (711)  |
| <input type="checkbox"/> | 0 | Roof construction (711)   |

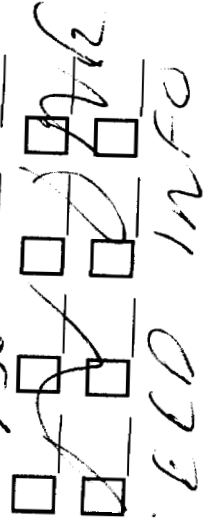
### FIRE-RESISTANCE RATINGS AND FIRE TESTS (703)

| Ratings / Combustibility (703.2, 703.4) | Alternative methods (703.3, 718, 720, 721) |
|---|--|
| N/A                                     |  |
| N/A                                     |  |

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

| Fire separation distance | North | East | South | West |
|--------------------------|-------|------|-------|------|
|                          |       |      |       |      |

Bearing  
Nonbearing



### NUMBER OF EXITS (1018.1, 1018.2)

| Location | Required | Shr. mn |
|----------|----------|---------|
| 1ST      | 2        | 2       |
| 2ND      | 2        | 2       |
| 3RD      | 2        | 2       |

BASEMENT MECH ROOM  
 MECH ROOM  
 1500 sq ft