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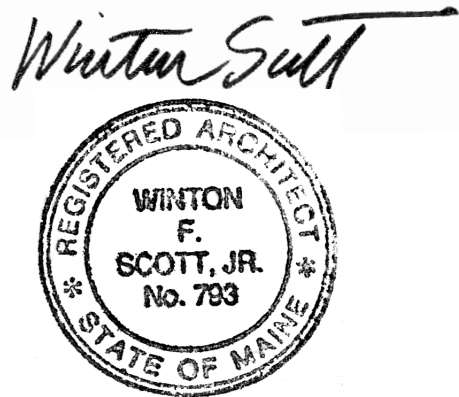
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**CITY OF PORTLAND DEPARTMENT HEADQUARTERS:**

**-Parks, Recreation & Facilities  
-Public Works**

**RENOVATION PROJECT**  
212 Canco Road,  
Portland

**REVIEW SET  
NOT FOR  
CONSTRUCTION**

Scale: N.T.S.

WRITTEN CODE SUMMARY

**A0.5**

March 12, 2018

**CITY OF PORTLAND DEPARTMENT HEADQUARTERS:**

- PARKS, RECREATION & FACILITIES
- PUBLIC WORKS

212 Canco Road, Portland

**2009 - NFPA CODE / 2009 - IBC SUMMARY**

1.10.18

**Background Information:**

•Existing Building Description:	Multi-tenant building primarily consisting of first floor warehouse and industrial type uses and a second floor office space. The City of Portland is occupying a portion of the first floor space as well as the second floor office space. A good portion of the warehouse / industrial use space is NOT part of this project scope.
•New Work Description:	This project involves the renovation of a portion of the warehouse space and the existing loading dock area to create an office space for Public Works including offices, small meeting rooms, bathrooms, document storage (Engineering Vault), break room and copy rooms. The existing office space at the east end of the building will be minimally renovated to create a combination of flex space, offices, conference room, multi-purpose room. A new elevator will be added.
•Building Area	First Floor: 62,253 S.F. Second Floor: 19,058 S.F.
•Office Area	First Floor: 25,058 S.F. Second Floor: 17,800 S.F.
•Industrial Area / Storage:	First Floor: 37,195 S.F. Second Floor: 1,258 S.F. (Storage only)
•Construction Type:	IBC: Type III B NFPA: Type III (200)
•Occupancy Classification:	Mixed Uses Separated. Uses include:  IBC: F1 - Moderate Hazard Factory S2 - Low Hazard Storage B - Business Use -Office A-3 - Assembly (Multi-Purpose Rm) NFPA: I - General Industrial S - Ordinary Hazard B - Business Use - Office A - Assembly
•Sprinkler, Fire Alarm & Emergency Lighting:	Building is equipped with an approved automatic, supervised sprinkler system per NFPA 13 and fire alarm system per NFPA 72 and the City of Portland Standard for Signaling Systems for the Protection of Life and Property, 2010 edition. Emergency Lighting system per NPA 101 and UL 924.
•Occupancy Loads:	(NFPA Table 7.3.1.2) As the industrial area is a large open space with no clear definition of storage versus industrial use, I have assumed about 2/3 of the first floor space used for vehicle storage and 1/3 used for industrial use for the purpose of calculating the occupant load. See Life Safety Plans for detailed occupant loads  TOTAL OCCUPANCY LOAD = 1,017 People.

**Applicable Primary Requirements:**

**1. General Egress Components**

Egress Capacity Factors (NFPA):	Egress Capacity Factors (Table 7.3.3.1): 0.3"/person for stairways; .2"/person for level components and ramps) Minimum clear width of new stairs is 44" for occupant load <2,000 (Table 7.3.3.1)  <b>Requirement Met. See Life Safety Plans for more details.</b>
Travel Distance Limits (NFPA):	Travel distance limits were taken from Table A.7.6 for Ordinary Hazard Storage, Special Purpose Industrial, Assembly and Business and shown accordingly on the drawings.  <b>Requirements Met - See Life Safety Plans</b>
Remoteness of Exits (NFPA):	(7.5.1.3.2) Where two exits or exit access doors are required, they shall be located at a distance from one another not less than one half the length of the maximum overall diagonal dimension of the building or area served, measured in a straight line between the nearest edge of the exit doors or exit access doors..... (7.5.1.3.3) In buildings protected throughout by an approved supervised sprinkler system... the minimum distance is reduced to 1/3 the maximum overall diagonal dimension.  <b>Requirement Met - See Life Safety Plans</b>

**2. Occupancy Separation/Ratings/Fire Protection Features:**

Occupancy Separation:	Separated Mixed Used Occupancy.  Fire ratings were established based on NFPA 6.1.14.4 and Table 6.1.14.4.1(a) and (b).  <b>See Life Safety Plans</b>
Portable Fire Extinguishers:	(40.3.5/42.3.5) Extinguishment Requirements: none  <b>Requirement Met. Portable Fire Extinguishers are provided in accordance with NFPA 10. PFEs are located within the maximum allowed 75' distance for any location in the building.</b>  <b>See Life Safety Plans</b>

**3. IEBC Requirements:**

Alteration Classification:	(405.1) Alteration - Level 3: Level 3 alterations apply where the work area exceeds 50 percent of the aggregate are of the building.  <b>Requirement Met. Renovation meets the description for Level 3 Alteration. The extent of renovation proposed is a little more than 50% of the total floor area.</b>  (405.2) Application: Level 3 alterations shall comply with the provisions of Chapter 6 and 7 for Level 1 and 2 alterations, respectively, as well as the provisions of Chapter 8.  (701.3) All new construction elements, components, Systems, and spaces shall comply with the requirements of the International Building Code.  <b>Requirements Met. All new work will be constructed to meet IBC requirements for new construction. The building is sprinkled and the work areas will be equipped with a new fire alarm and detection system. The existing exit stairs meet or exceed the requirements of Section 703. There will be some new structural components and the existing structure will be minimally modified (new elevator, some new masonry).</b>
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