Inspections Division
Date: 06/23/14

BIODIVERSITY TENANT FITUP NARRATIVE

June 6, 2014

City of Portland
Building Permit Application

RE: Biodiversity Tenant Fitup
276 Canco Road, Portland

Project Description:

GENERAL:
This project is an interior tenant fitup of an existing masonry clad metal/wood framed office building constructed in 1988. The building has a fully functional alarm system and emergency lighting and exit signs. The building is not sprinkled. The existing use is business, and the proposed use is business. The majority of the work consists of replacing carpets and painting walls. Some non-load bearing wall relocations are identified on the plans to better utilize the space for the tenant. We also relocated partitions to create Hall 147 to provide improved code compliant access to the existing rear exit. Mechanical and electrical systems shall remain with miscellaneous outlet, light, diffuser, and switch relocations to accommodate partition relocations. Fire Alarm devices shall be relocated as per the plan and upgraded throughout including pull stations at exit doors and mini horn strobes in bathrooms.

ADA IMPROVEMENTS:
There is an accessible route into the building from the rear parking lot. We have improved ADA accessibility by reconfiguring bathroom 151 into a fully accessible bathroom. There is an existing elevator in the building, but it does not provide access to the second floor of this tenant space.

EXISTING EGRESS DEFICIENCY:
The existing egress from the second floor of the project has one apparent code compliant egress into a rated stair tower, room 119. The second exit is by stair 201. This exit opens back into the first floor to exit through lobby 102. We met with Craig Messinger of the Portland Fire Department on the site on June 3, 2014. Our preliminary agreement (subject to approval) with Firefighter Messinger is to add fixed tempered windows from the second floor to be able to visually identify any hazards in the lobby before entering the lobby from the existing solid door at the top of the steps, and to provide closers at all of the doors entering the lobby from the first floor to separate the lobby and stair from the rest of the first floor. This would help protect the Lobby 102 from fire and smoke from the rest of the first floor to allow safer egress from stair 201. It would significantly improve the safety of this existing code deficient condition.

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NEW LAB DESCRIPTION:
Part of this interior fitup involves the partitioning of two labs on the first floor. Both the Wet Lab and the BSL II lab do not involve the use of any hazardous chemicals or other hazardous materials. The labs are used to dissect bird tissue and eggs from samples around the world to determine the effects pollutants on various bird populations. The biosafety cabinet and the fume hood are required by the FDA to import bird samples from other countries. Both fixtures use recirculating HEPA filters and do not vent to the outside. The Necropsy table has a built-in downdraft exhaust to exhaust the unpleasant odors of the dissection process. This 3”+- vent and the small scavenger arm vent will be exhausted through the second floor to three feet above the roof to prevent odors from affecting other tenants.

Biodiversity is on a very tight schedule to vacate their current lease space. The contractor, H E Callahan, needs to begin work by the end of June in order to meet the schedule deadlines. Please let us know if there is anything that we can do to help you in expediting the permit process. We are more than happy to assist.

Thank you,
Andrew C. Hyland, AIA
Principal
Port City Architecture