



CODE SUMMARY REQUIREMENTS

(NEW CONSTRUCTION/TENANT IMPROVEMENT (TI))

NOTE: Washington County Building Services requires all commercial building plans contain a code summary section that details how Fire, Life-Safety and other listed code requirements are being met. This code summary is intended to be an integral part of the plans and those specific pages shall be designated as CS (Code Summary) sheets or FLS (Fire and Life-Safety) sheets.

SECTION I - GOVERNING CODES

1. List all applicable codes and standards used. 2014 OSSC, OMSC, OFC, and 2011 OSPC and OSEC; 2013 NFPA 13, 13D, 13R and 72.

SECTION II - BUILDING CONSTRUCTION DATA

1. List the type of construction in accordance with OSSC Chapter 6. List all construction types used in the building design.
2. List use and occupancy in accordance with Chapter 3.
3. List the maximum allowable height in stories and floor areas under the County Development Code and the OSSC Chapter 5.
4. List the maximum proposed height for the building.
5. List the number of stories for the building, and indicate the story on which a T.I. project is located.
6. List the total floor area of the building.
7. List the floor area for each floor and each T.I. space.
8. Indicate whether there is a basement or indicate no basement.
9. List the minimum required setbacks to property line.

SECTION III - BUILDING OCCUPANCY DATA

1. If proposing a T.I. without an occupancy change, provide all information in section III for the story in which the T.I. space is located. If proposing a T.I. with an occupancy change, provide all information in section III for the entire building and identify the occupancy classification of the previous use.
2. List the occupancy classification group(s) in the building.
 - If more than one occupancy group is to use the building list all occupancy groups.
3. List the occupancy classification group(s) for each floor on the plans.

4. Identify and label on the plans the occupancy for each normally occupied space. Identify on the plans if the building or space is "separated" or "unseparated" use. Label all accessory and incidental uses.
5. List the total occupant load at each floor.
6. List and identify on the plans the occupant load for each area or room on each floor.
7. List the total occupant load for each different occupancy group.

SECTION IV - BUILDING AREA DATA ACTUAL AND ALLOWABLE

1. If there is no change in occupancy of the T.I. space from the previous tenant space use, state so on the plans and skip this section.
2. If there is more than one occupancy group in the building provide a Sum of the Ratios calculation to show that the proposed building is not over area. Clearly show on the plans calculations in the format identified in OSSC Section 508.4, 508.4.2 identifying the allowable area per floor.
3. List the proposed building's actual area.
4. List the proposed building's allowable base area per Table 503.
5. List the perimeter of the building to be used as frontage, the width to property lines, and total building perimeter in feet. Calculate and report any resulting area increase allowance. Note: *usable* frontage must be a minimum of 20 feet in width and accessible to fire department apparatus.
6. If the building is fully sprinkled and has usable frontage calculate the maximum allowable area with frontage and sprinklers per OSSC section 506. (Show the calculations on the plans). Note: Partially sprinkled buildings do not qualify for this area increase.
7. When proposing a building of unlimited area indicate the required frontage and/or sprinkled condition used to justify an unlimited area in conformance with OSSC section 507.

SECTION V - FIRE RESISTIVE BUILDING ELEMENTS

1. If there is no change in occupancy of the T.I. space and there are no modifications to any of the fire resistive components of the building, state so on the plans and skip this section.
2. List the exterior opening protection required in walls adjacent to the property line. If less than the minimum indicated in the OSSC Tables 705.8, provide the code section(s) that allow the reduction.
3. List the exterior minimum fire resistivity required for structural elements per tables Table 601 and 602 of the OSSC, provide the required fire rating for building elements and/or provide code section(s) and the condition(s) that allows any reductions or exceptions.
4. List the required fire or smoke resistive rating for each type of fire or smoke protection assembly proposed, both horizontal and vertical. Provide fire resistive ratings for doors and windows in the proposed fire or smoke protection assemblies per Tables 716.3 and 716.5.
5. List the maximum allowable area of openings for each type of fire or smoke protection assembly proposed per OSSC sections 705-714 and 716.
6. Calculate and report the actual area of openings for each type of fire protection assembly proposed.

7. List the fire resistive rating of all fire walls *and* identify the actual area of all openings in the fire walls.
8. List the maximum allowable area of openings in each fire wall per section 706.8.
9. List the fire resistive rating of the opening protection required for each fire wall.
10. Indicate whether or not a smoke control system is required per section 909.
11. Indicate whether or not a smoke control system is provided. If required, clearly identify on the plans whether the system is mechanical and/or passive and indicate on the plans sufficient information and details to adequately describe the elements of the design necessary for the proper implementation of the smoke control system. Include an analysis based upon generally accepted and well-established engineering principles relevant to the design. The design and testing must be prepared by a design professional experienced with such systems.

SECTION VI - BUILDING EXITING

1. List the square footage, occupant load and the maximum floor area allowance per occupant for each room as per OSSC Table 1004.1.2.
2. List the number of exits required on a floor by floor basis. Label required exits on the plans.
3. List the minimum exit width required per exit on a floor by floor basis.
4. List the exit width provided for each exit on a floor by floor basis.
5. If the proposed building has a corridor(s), list the minimum corridor exit width required. Identify on the plans if the corridor is a non-rated corridor or a rated corridor, and if rated, label the rating on the plans.
8. Provide an emergency exit illumination plan to meet requirements of OSSC Section 1006. The plan shall include a floor plan (including moveable furniture) depicting the emergency exit path, including minimum exit path width.
9. Provide an exit sign layout plan that meets the requirements of the OSSC Section 1011.

SECTION VII - BUILDING FIRE DETECTION AND SUPPRESSION

1. Indicate whether or not a smoke detection or fire alarm system is required.
2. Indicate whether or not a smoke detection or fire alarm system is provided.
3. If a smoke detection or fire alarm system is provided, list the type of system(s) and all areas protected by fire alarms or smoke detection.
4. Indicate whether or not a sprinkler system is required.
5. Indicate whether or not a sprinkler system is provided.
6. List the type of sprinkler system provided throughout the building.
7. Indicate location of the sprinkler system water source on the site plan.
8. Indicate whether or not a standpipe system is required.
9. Indicate whether or not a standpipe system is provided.

10. If a standpipe system is provided, list the areas in the building where standpipes are provided.
11. List the class of standpipe system provided.
12. Illustrate all fire department vehicular accesses provided to the site.
13. On the FLS or Code Summary plans, provide a plan view of all fire extinguishers. (If they are not required by the fire code, state so in the code summary). Provide all pertinent fire extinguisher information such as type and size.

SECTION VIII - OCCUPANCY VENTILATION REQUIREMENTS

1. Provide an outside air / occupancy ventilation table on the plans to meet the requirements of the OSSC Section 1203 and OMSC Table 403.3. Required elements are occupancy classification and room use, area of room, occupant load factor per 1000 SF or fixture, calculated occupant load, cfm/person factor, calculated cfm of outside air per person or fixture.
2. List any specific ventilation required for commercial kitchens, paint spray booths, dry cleaners, nail salons, or hazardous fume exhaust. See OMSC Section 510 for definition of hazardous exhaust systems.

SECTION IX - ENERGY CODE REQUIREMENTS

1. Provide a note that states the method used to conduct the Energy Code analysis (prescriptive Simplified Trade-off Approach, Whole Building Approach, alternate). Provide completed energy code forms and any calculations.
2. Provide a table that lists all of the building components and their associated R / U values as established by the energy analysis. See OEESC Chapter 4 for residential energy and Chapter 5 for other buildings.
2. Provide a lighting layout that reflects the requirements established in the lighting budget. Preferably, the emergency lighting plan requested in Section VI of this document will be incorporated into the lighting plan.
3. Provide energy forms for all commercial HVAC per OSSC chapter 13. See site listed for forms: www.bcd.oregon.gov

SECTION X - HAZARDOUS MATERIALS

1. Indicate whether or not there will be hazardous chemicals and/or materials present, or processes that produce hazardous chemicals or materials present within the building.
2. If hazardous chemicals or materials will be present within the building, provide a complete analysis of types, classes, and quantities in storage (including state), in use in closed systems, and in use in open systems in the same format as shown in OSSC Tables 307.1(1) and 307.1(2).
3. Indicate whether or not Material Safety Data Sheets (MSDS) sheets accompany the building plans.
4. Indicate whether or not a Hazardous Materials Management Plan (HMMP) accompanies the building plans. Identify the HMMP author and state the author's credentials.

SECTION XI – ACCESSIBILITY

1. Identify on a site plan, the full extent of the site’s exterior route of travel as prescribed in the OSSC Section 1103, 1104, 1105 and 1106.
2. Identify on a floor plan, the full extent of the building’s interior route of travel as prescribed in the OSSC Sections 1107, 1108, 1109.
3. Provide floor plan details and elevations for bathrooms, checkout/reception counters, etc. that conform to OSSC chapter 11.

SECTION XII - PLUMBING FIXTURE COUNT REQUIREMENTS

1. Provide a plumbing fixture count table on the plans to meet the requirements of the OSSC Chapter 29 and Table 2902.1. Required elements are occupancy classification, plumbing occupant load factor, occupant load, the required number of water closets for each sex, the number of water closets provided for each sex, the required number of lavs for each sex, the number of lavs provided for each sex, the number of drinking fountains required, and the number of drinking fountains provided.

SECTION XIII - UNDERGROUND AND PADMOUNTED TRANSFORMERS

1. Provide on a site plan, the approximate location of all transformers. Please consult and coordinate the location with your local utility.

SECTION XIV - SPECIAL INSPECTION, STRUCTURAL OBSERVATION AND DEFERRED SUBMITTALS

1. Indicate whether or not special inspections are required. If special inspections are required, specify the location of the “Special Inspection Information” block or matrix by indicating the plan sheet number. The information block should be located on the first “S” sheet, if no “S” sheet then it should be located on the first “A” sheet.
2. Indicate whether or not structural observation is required. If structural observation is required, specify the location of the “Structural Observation Information” block or matrix by indicating the plan sheet number. The information block should be located on the first “S” sheet, if no “S” sheet then it should be located on the first “A” sheet.
3. Indicate whether or not there will be any deferred submittal items. If there are to be deferred submittal items, a “Deferred Submittal Information” block or matrix must be clearly located on the front page of the plans, and shall include a detailed list of each deferred submittal.

SECTION XV - ROOM SPECIFIC REQUIREMENTS

Provide the following information on the FLS sheet(s) for each room or area.

1. Specify the use of each room or area. (E.g. office, storage, sales, shop, etc.).

2. Specify the occupancy group classification for each room or area.
3. Specify the floor area of each room or area.
4. Specify the occupant load of each room or area.
5. Specify the occupant load factor used for each room or area.
6. Specify the number of exits required for each room or area.
7. Specify the number of exits provided for each room or area.
8. Show the longest exit path in each room or area.
9. Show the longest exit path on each floor.

NOTE: The Fire and Life-Safety plans shall be used as the basis for all fire alarm installation plans and all sprinkler installation plans.