



Clackamas
Multnomah
Washington
COUNTIES

Tri-County Service
Center is a regional
office of the Oregon
Building Codes Division.

Statewide Building Services

Phone.....(503) 373-1313

Tri-County Service Center

123 NE 3rd Ave., Ste. 440

Portland, OR 97232-2901

Phone.....(503) 872-6731

TTY.....(503) 373-1358

Building Codes Division

Mark Long.....administrator

Web sitebcd.oregon.gov

Joan Stevens-Schwenger

.....manager

E-mail Joanie.M.

Stevens-Schwenger@state.or.us

Minor Label Program:

Phone.....(503) 378-2804

Fax(503) 378-2799



News Line

A quarterly newsletter for commercial builders



Fall 2006

Clackamas County Building Codes Division to sponsor Sept. 20 code forum

A free forum on commercial structural code issues, sponsored by the Clackamas County Building Codes Division, takes place Wednesday, Sept. 20, 4-7 p.m., at the State Office Building, 800 N.E. Oregon St., Room 120C, in Portland.

Forum attendees will discuss regional code applications with a panel of local code experts and officials and agree on acceptable standards for the tri-county region. The code panel provides code clarifications and determines common areas of code application. All questions relating to code interpretation are forwarded to statewide committees through the Building Codes Division.

Tri-county area building departments have committed to following the guidance of the code panels to advance consistent application of code in the region. Architects and contractors working outside

the tri-county region should consult with their local building departments.

Qualified participants may earn three hours of Health, Safety, Welfare (HSW) credit, three hours of code-related or master-builder continuing education credit from BCD, or three hours of home-inspector continuing education credit from the Construction Contractors Board (CCB).

Contractors and building department personnel may submit questions to the code forum by sending e-mail to Joanie.M.Stevens-Schwenger@state.or.us or faxing questions to (503) 378-2322.

Agenda

- Recent interpretations, including suspended ceiling installations
- Code adoption and process update
- Open forum

Q&As

Q OSSC 1108.3 Elevators and Platform Lifts requires access to all floor levels. Exception # 2 states:

“2. In private membership clubs and churches, an elevator need not be provided to a level that is less than 4,000 square feet.”

- a) May several levels with a cumulative total area of less than 4,000 square feet be exempt?**
- b) In the case of a mezzanine with stepped seating, is each step a separate level?**
- c) Can a separate mezzanine and platform or stage with a total area of less than 4,000 square feet be exempt?**

A The elevator exception is based on the size of each individual level, not the cumulative total of all levels within the building. A mezzanine area with stepped seating is considered a single level. When a level is large enough to require an elevator and it includes stepped seating, it is recommended that the design professional contact the U.S. Access Board at (800) 872-2253 for advice on providing accessible seating. It is important not to confuse platforms and stages with mezzanines. There is specific language in Chapter 11 for platforms and stages in an affected building.

Q Is there a requirement for an elevator size, such as floor area of the elevator, for a certain size of building? The elevator for the project building needs to serve a second floor area of 10,400 square feet. The floor directly below is about 14,400 square feet and the entire building first floor footprint is 39,500 square feet. The occupancy of the affected area is M and B. For background purpose: The second floor will be similar to a mezzanine, but will not be since a mezzanine only allows up to one-third of the floor area below. We have elected to use the nonseparated use method of the IBC to get a larger area for the second floor.

A When Chapter 11 of the OSSC requires an elevator to a level of a building, it requires only one; there is no requirement to add an additional elevator based on the square footage of that level. There are detailed requirements in Chapter 11 for the size of the car, etc. When more than one elevator is provided, they must be ADA accessible unless they meet exception 1 or 2 under Section 1108.3.2.

Background: I have a mixed occupancy tenant improvement project consisting of 4,800 square feet of office space (“B” occupancy), 1,600 square

Continued . . .



Clackamas
Multnomah
Washington
COUNTIES

News Line

The next
residential
structural code
forum takes place
Tuesday, Dec. 5.

State Office Bldg.
800 N.E. Oregon St.
Room 120C
Portland

Tri-County Service Center
123 NE 3rd Ave., Ste. 440
Portland, OR 97232-2901

Permits Protect

Protecting the Safety
& Value of Your Home
www.permitsprotect.info

feet of embroidery area (“F-1” occupancy) and 6,000 square feet of warehouse/shipping (“S-2” occupancy). This tenant space sits within a 54,000-square-foot Type VB, fully “sprinklered” building that has an “S-2” occupancy.

IBC Section 302.3.1 “Non-Separated Uses” states that each portion of the building shall be individually classified as to use. The most restrictive type of construction shall be applied to the entire building, but “Fire separations are not required between uses, except as required by other portions.”

The adjacent table lists a B/F-1 separation must be 2 hours and the F-1/S-2 separation must be 3 hours. These ratings can be reduced by 1 hour, respectively, with automatic sprinklers. F-1 appears to have the most restrictive area and story requirements.

Q1 Does this new tenant space take on an F-1 occupancy, and must that be used to determine the rating of the wall separating the entire tenant space from the adjacent “S-2” occupancy of the entire building?

Q2 Do we need to observe the separation of the F-1 and S-2 occupancies within this space? Although it has been reduced to a 2-hour separation, this poses a challenge to the owner who desires to have a greater degree of openness between his embroidery and warehouse areas (i.e.: large overhead doors).

A A mixed occupancy building can be constructed either as separated or nonseparated. If it meets the area limitations for the most restrictive use (F-1 in this case), then the entire building can be constructed as nonseparated. The other option is to construct it as separated construction using fire barriers with a fire rating as per Table 302.3.2.

440-2736 (9/06/COM)

Statewide code interpretation

No. 2004 OSSC 1009.4
2004 Oregon Structural Specialty Code

Code section: 1009.4

Code edition: 2004 Oregon Structural Specialty Code (OSSC)

Date: Aug. 22, 2006

Subject: Landing measurements

Question

An exit stair is 48 inches wide and has a 36-inch-wide door at the bottom that swings in the same direction as the path of travel from the stairs. Should the 48-inch-long landing be measured from the nose of the last step to the face of the wall, exit door, or door panic hardware?

Answer

The landing is measured from the nose of the last step to the face of the wall.

Analysis

Section 1009.4 of the 2004 Oregon Structural Specialty Code (OSSC) states: “There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of the stairways they serve. Every landing shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 48 inches (1219 mm) where the stairway has a straight run.”

Code requires the landing to be “not less than the stairways they serve,” so in this case, the landing must be 48 inches wide. The area within the threshold of the 36-inch-wide door does not meet the required width and therefore could not be included as part of the landing area.

Contact

Richard S. Rogers, Structural Program Chief
(503) 378-4472, richard.rogers@state.or.us

PRSR STD
US POSTAGE
PAID
SALEM OR
PERM NO. 81