



APPLICABLE BUILDING CODES:
 2018 INTERNATIONAL BUILDING CODE
 2018 WASHINGTON STATE ENERGY CODE
 2020 NATIONAL ELECTRIC CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 UNIFORM PLUMBING CODE
 ICC/ANSI 117.1-2009 ACCESSIBILITY W/ WAC 51-50-1101.2

Project Location:
 2400 NE 65th Ave.
 Vancouver Washington, 98661

Jurisdiction: City of Vancouver
 Zone: IL Light Industrial
 Property account: #94 James Jamison DLC 2.01A

Project is designated as non-separated occupancies, per 508.3
 Building height limitations based on S-1 Occupancy:
 Height: 75'
 Stories: 1
 Allowable area/story: 70,000 sf.

Use: Phase II School Behavioral Health Services
 Construction type: III-B
 Sprinkler / Alarm: Yes
 Stories: 1
 Tenant space occupancy:
 Existing: S-1
 Proposed: B

Previous condition Occupant calculation

Room	Name	Occupancy	Use	OLF	SF	Occupants
100	Storage Area	S-1	Storage	300	4,730	16
101	Utility Room	S-1	Mechanical equipment room	300	168	1
102	Restroom	S-1	Accessory	NA	92	NA
103	Storage Area	S-1	Warehouse	300	4,346	15
104	Office	B	Business	150	226	2
105	Office	B	Business	150	160	2

Summary by occupancy

Occupancy	Use	OLF	Occupants
S-1	Warehouse	9,336	32
B	Business	386	4
Total		9,722	36

9 Previous condition Code Analysis
 A0.14 Scale 1/8"=1'-0"



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Tenant Improvement
Educational Service District 112
Mental Health Facility Phase II
 2400 NE 65th Ave. Vancouver, WA.

Revised:	DATE: Aug. 10, 2023
PCR 01	DATE: Aug. 17, 2023
APPLICANT EDITS	DATE: Sept. 22, 2023
APPLICANT EDITS	DATE: Oct. 03, 2023
APPLICANT EDITS	DATE: Feb. 05, 2024

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