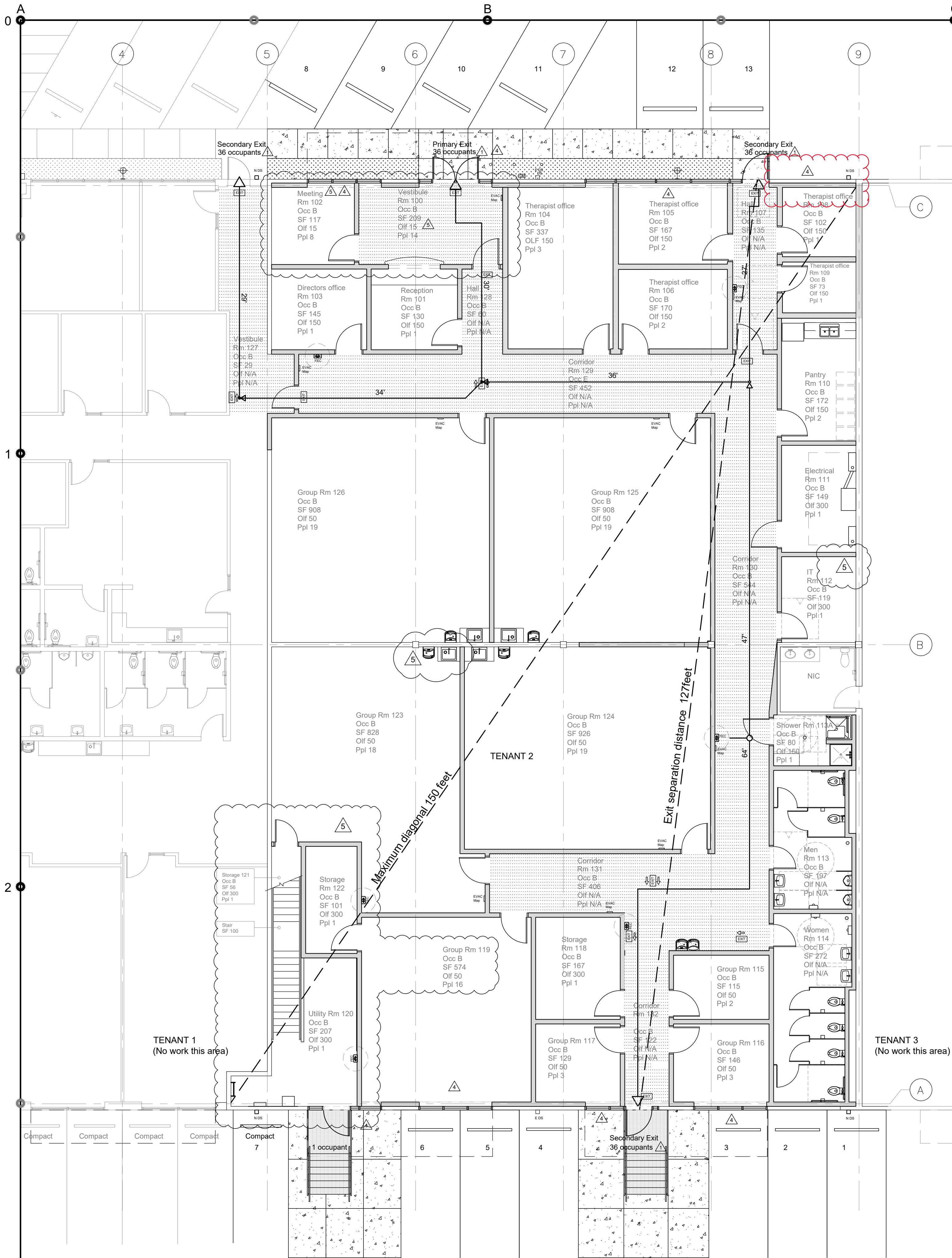




Scope of work
Conversion of an approximately 10,000 s.f. storage area into a District support services center providing specialized technical transition programs and health services for at risk young people.

Governing Applicable Building Codes:

2018 International Building Code
2018 Washington State Energy Code
2020 National Electrical Code
2018 International Fire Code
2018 International Mechanical Code
2018 Uniform Plumbing Code
2015 Washington State Existing Building Code
2017 ICC A117.1 / ANSI for Accessibility w/ WAC 51-50-1101.2

City Jurisdiction: Vancouver Washington

Site Info:

Address:
2400 NE 65th Avenue
Vancouver Washington, 98661

Parcel number:
29472011

Zone: IL – Light Industrial

Building info:

Lease Space	Business Name	Current Occupancy Group	Proposed Occupancy group	Size of space	Remarks
Tenant 01	ESD 112 Health Services	S-1	B	10,850 s.f.	
Tenant 02	ESD 112 Special Services	S-1	B	10,065 s.f.	Change of use
Tenant 03	360 Sheet Metal	F-1	-	19,739 s.f.	
Total:				40,654 s.f.	Building Footprint

Levels: One story
Fire alarm: Yes
Sprinkler System: Yes
Building Type: II-B
Occupancies: S-1 / B

Occupant Calculation

Room	Name	Occ Group	Occ Load	Size	Occupants
100	Storage Area	S-1	300	4,730	16
101	Utility Room	S-1	300	168	1
102	Restroom	S-1	NA	92	NA
103	Storage Area	S-1	300	4,346	15
104	Office	B	150	226	2
105	Office	B	150	160	2

Summary by occupancy				
	S-1		9,336	32
	B		386	4
Total			9,722	36

Room	Name	Occ Group	Occ Load	Size	Occupants
100	Vestibule	B	15	209	14
101	Storage Area	B	150	168	1
102	Meeting	B	15	117	8
103	Director's office	B	150	145	1
104	Therapist office	B	150	337	3
105	Therapist office	B	150	167	2
106	Therapist office	B	150	170	2
107	Hall	B	NA	135	NA
108	Therapist office	B	150	102	1
109	Therapist office	B	150	73	1
110	Pantry	B	150	172	2
111	Electrical Rm	B	300	149	1
112	Storage	B	300	119	1
113	Men	B	NA	197	NA
113A	Shower	B	NA	90	NA
114	Women	B	NA	272	NA
115	Group Rm	B	50	115	2
116	Group Rm	B	50	146	3
117	Group Rm	B	50	129	3
118	Storage	B	300	167	1
119	Vocational	B	50	766	16
120	Utility Rm	B	300	207	1
121	Storage	B	300	56	1
122	Storage	B	300	101	1
123	Group Rm	B	50	867	19
124	Group Rm	B	50	926	19
125	Group Rm	B	50	908	19
126	Group Rm	B	50	908	19
127	Vestibule	B	NA	29	NA
128	Hallway	B	NA	60	NA
129	Corridor	B	NA	452	NA
130	Corridor	B	NA	544	NA
131	Corridor	B	NA	406	NA
132	Corridor	B	NA	90	NA
133	Vestibule	B	NA	32	NA

Summary by occupancy				
	B		9,423	140
Total			9,423	140

Change in occupancy / use				
Occupancy	Previous s.f.	Proposed s.f.	Change s.f.	Change %
B	386	9,331	+8,945	184%
S-1	9,331	0	-9,331	100.0%

Fixture Calculation (Table 2902.01)					
Occupancy	Description	WC		Lavatories	
		Male	Female	Male	Female
B	Business	1:25 first 50 1:50 exceeding 50		1:40 first 80 1:80 exceeding 80	
	Required	3	3	1	1
	Proposed	2 WC / 2 UR	4	2	2
Calculation is made by using the occupant count. (141 divide by 2 = 70)					

Provide the following first aid supplies in adequate amounts and in a clearly defined area for emergency access. (WAC 296-3-4-06015).
Provide First Aid training for Staff. Locate at reception, room 101
• First Aid Kits
• PPE supplies

Fire extinguishers to have a minimum rating of 2A:10B:C, mounted such that the top is between 36" and 60" AFF, readily available and accessible, and comply with the 2015 international fire code section 906. Fire extinguishers shall have a current inspection tag from a certified fire extinguisher contractor.

Means of egress, including exit discharge, shall be illuminated at all times the building space is served by the means of egress occupied.

Means of egress illumination shall not be less than 1 foot candle measured at the floor level. Emergency power shall be provided in the event of an emergency and shall last at least 90 minutes or more.

WASHINGTON STATE ENERGY CODE: ENVELOPE COMPLIANCE NOTES

SCOPE:
CLIMATE ZONE:
USE:
SPACE CONDITIONING:
COMPLIANCE METHOD:
ROOF ASSEMBLY:
NET ROOF AREA:
EXTERIOR WALL ASSEMBLY:
NET EXT. WALL AREA:
FLOOR ASSEMBLY:
GROSS FLOOR AREA:
FLOOR PERIMETER (EXT. EXP.):
OPAQUE DOORS:
GLAZED DOORS:
WINDOW ASSEMBLIES:
SKYLIGHTS:
CONTINUOUS AIR BARRIER:
SPACE CONDITIONING REQ:
ELECTRICAL REQ:

ALTERATION
CLARK COUNTY: 4C
BUSINESS
FULLY CONDITIONED
PRESCRIPTIVE
MIN R-49 (ATTIC); R-38ci (ABOVE DECK)
10,018 SQ. FT.
MIN R-21int
3,300 SQ. FT.
UNHEATED SLAB-ON-GRADE (UNALTERED)
10,065 SQ. FT.
160 LF
MAX U-0.37
MAX U-0.60
MAX U-0.38
EXISTING- OPAQUE & TO BE INSULATED R-49 MIN; COVERED
REQUIRED AT ALL EXTERIOR WALL & ROOF ASSEMBLIES
SEE MECHANICAL DWGS, NOTES, & SPECIFICATIONS.
SEE ELECTRICAL DWGS, NOTES, & SPECIFICATIONS.

C406 ENERGY CREDITS:
HIGH EFFICIENCY HVAC 3 CREDITS
ENHANCED EFFICIENCY DOAS 4 CREDITS
(SEE MECHANICAL DWGS AND SPECIFICATIONS)

REVISED
8:45 am, Jan 22, 2024

LEEKA Architecture and Planning
Creating Positive Impressions in the Built Environment
503.644.4222
info@leeka.com
www.leeka.com

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

Revised:	DATE: Aug. 10, 2023
APPLICANT EDITS	DATE: Aug. 17, 2023
APPLICANT EDITS	DATE: Sept. 22, 2023
APPLICANT EDITS	DATE: Oct. 03, 2023
APPLICANT EDITS	

Job No: 2246
Date: 2-Jan-24
File Size: 24x36
Permit Application
DRAWN: NYL
CHECKED: NYL
Sheet Title
Fire Life Safety Plan

Sheet Number
A0.15