



GENERAL BUILDING CODE REQUIREMENTS

BUILDING DIVISION

COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | 541-917-7553

APARTMENT STRUCTURES

The following information are general code requirements for apartment structures and are based on the codes referenced below. Additional code requirements may be applicable to your specific project. Please work with your registered design professional to ensure all applicable code requirements are addressed.

APPLICABLE CODES

2019 Oregon Structural Specialty Code (OSSC)	2019 Oregon Zero Energy Ready Com. Code (OZERCC)
<ul style="list-style-type: none">• Appendix N for Fire Code Provisions• 2016 NFPA 13/13R• 2016 NFPA 72• A117.1-2009 for Accessibility	2017 Oregon Plumbing Specialty Code (OPSC)
	2017 Oregon Electrical Specialty Code (OESC)
	2019 Oregon Mechanical Specialty Code (OMSC)

Building Codes can be viewed online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>

DESIGN ASSUMPTIONS

Seismic Category: D

Frost Depth: 12-inches below grade

Wind Speed: OSSC Table 1609.3

Exposure: B

PERMITS & PLAN REVIEW

Permit application(s) and plan reviews are required prior to the start of any construction. All plan review is conducted electronically. Information on the ePlans process is available at cd.cityofalbany.net or by emailing cd.customerservice@cityofalbany.net for more details.

- Commercial projects are required to have the construction documents and engineering calculations prepared and signed by an Oregon registered design professional, unless an exempt structure. (107.1)
- Commercial structures require a geotechnical report from a soil engineer that shows the soil conditions will support the proposed structures. (1803.2)
- All new buildings, additions, and covers are to be designed for wind loads, snow, and seismic loading. Please note Oregon specific roof snow load is to be not less than required by ice, drifting, rain on roof, and other calculations, but never less than 20 psf. (1608)

OCCUPANCY

- The occupancy of the proposed structure will be R-2.
- Special occupancy requirement of Section 420 applies.

AREA & HEIGHT

- Allowable area shall be in conformance with Section 506. Allowable area calculations shall be provided on the construction documents.

- Where two or more buildings are located on the same lot, the building can be considered one building or separate buildings for the purpose of allowable area (503.1) and building separation (602).
- Building height shall be in compliance with Section 504.

SEPARATION AND FIRE-RESISTANCE

- Fire Separation Distance shall comply with Table 602 for the occupancy and type of construction.
- Occupancy Separation shall be provided in compliance with Section 508 in mixed occupancy buildings.

FIRE PROTECTION SYSTEMS

- A NFPA 13R fire sprinkler system is required based on the occupancy (903.2.8). Review your project with the requirements of Section 420 & Chapter 9.
 - Note the Oregon amendment for sprinkler requirements at uncovered patios (903.3.1.2.1)
- A NFPA 72 fire alarm system may be required based on the occupancy (907.2.9). Review your project with the requirements of Section 420 & Chapter 9.
- Single- or multi-station smoke alarms shall be installed in compliance with 907.2.10.

MEANS OF EGRESS

- The structure will need to comply with the requirements of Chapter 10 for the means of egress requirements.

ACCESSIBILITY

- Accessible Route- An accessible route is required within the site, within the building, and to the public way, as required in 1104.
- Not less than 60 percent of public entrances shall be accessible in compliance with Section 1105.
- Accessible parking shall comply with Section 1106.2.
 - At least 2 percent, but not less than one, of each type of parking space provided shall be *accessible*.
 - Where at least one parking space is provided for each *dwelling unit* or *sleeping unit*, at least one additional *accessible* parking space shall be provided for each *accessible* and *Type A unit*.
 - Where parking is provided within a building or beneath a building, accessible parking shall be provided within or beneath the building.
- Accessible “Type A” units will be required where more than 20 units are provided on a site. (1107.6.2.2)
- All other ground floor units, or units served from an elevator, shall be of “Type B” units. (1107.6.2.2)
- Accessible common areas, rec rooms, accessible bathrooms, and ancillary buildings will need to be accessible as required in Chapter 11.

ENERGY CODE REQUIREMENTS

- Apartments need to comply with Part II of the 2019 Oregon Zero Energy Ready Commercial Code.

VENTILATION AND TEMPERATURE CONTROL REQUIREMENTS

- Units will need to comply with ventilation and temperature control requirements of Chapter 12 and the mechanical exhaust requirements of the 2019 Oregon Mechanical Specialty Code.