



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Decision

Conditional Use Review

South Albany High School Addition and Renovation

CU-02-18

June 29, 2018

Application Information

Proposal:	Conditional Use Review to 1) expand and renovate the South Albany High School, and 2) a request for a waiver from the building height limit of 30 feet in the RS-6.5 zone to allow the gymnasium addition to be 34 feet in height.
Review Body:	Staff (Type II process)
Property Owner:	Russ Allen, Greater Albany School District, 718 Seventh Avenue SW, Albany, OR 97321
Architect:	Amy Vohs, DLR Group, 421 SW Sixth Ave, Suite 1212, Portland, OR 97204
Address/Location	3705 Columbus Street SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-17D Tax Lot 1700
Zoning:	RS-6.5 – Residential Single-Family District

On June 29, 2018 the City of Albany Community Development Director granted **TENTATIVE APPROVAL WITH CONDITIONS** of the application described above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Project Planner **Melissa Anderson** at 541-704-2319 or Bob Richardson, Planning Manager, at 541-917-7555.

This notice of the tentative decision is mailed to the applicant and any party who provided written comments on the proposal. A public hearing may be requested in writing ten days from notification if a person with standing believes that the conditions of approval do not adequately address the established approval criteria or alleviate adverse impacts on the neighborhood. If no one requests a public hearing within the ten-day response period (by 5:00 p.m. on July 12, 2018), the tentative decision automatically becomes final without further notice [ADC 1.350(3)].

This land use decision shall expire three years from the date of approval unless the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

Signature on file

Community Development Director

Request for Public Hearing Deadline: July 12, 2018

Approval Expiration Date (if not appealed): June 29, 2021

Attachments: Information for the Applicant

Conditions of Approval

Condition 1

Utilities

Before the City will issue a Final Occupancy permit for the proposed expansion, the applicant must obtain a storm water quality permit from the City's Public Works Department and construct all required storm water quality facilities as specified in the City's Engineering Standards.

Approval Criteria for this Decision

Conditional Use (ADC 2.250)

1. The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
2. The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping, or the proposal mitigates difference in appearance or scale through such means as setbacks, screening, landscaping, or other design features.
3. The transportation system can support the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, and pedestrian safety.
4. Public services for water, sanitary and storm sewer, water management and for fire, and police protection can service the proposed use.
5. The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, or hours of operation. (b) Privacy and safety issues.
6. Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Municipal Code (AMC) or Development Code (ADC) regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute Building or Public Works permit approvals.
2. The development must substantially conform to the conditions of approval and approved site plan. Planning staff must approve any changes to the plans.

Fire Department

Fire Department Comments have been provided by Lora Ratcliff, Senior Deputy Fire Marshal. The fire department has reviewed the project for conformance to the 2014 Oregon Fire Code (OFC) per your request and has the following comments:

1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by an approved route of travel around the exterior of the structure. (OFC 503.1.1) This applies to new buildings and existing buildings that are affected by the additions.
2. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (OFC 503.2.5 and D103.4)
3. The fire apparatus roadways for this project are required to be provided and maintained at a minimum of 20 feet wide of improved surface and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1) Buildings or portions of buildings or facilities exceeding 30 feet in height above the average grade plane of the building shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus at a minimum unobstructed width of 26 feet wide of improved surface. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. (OFC D105)
4. Turning radii for all fire apparatus access roads shall be provided and maintained at no less than 30 feet inner and 50 feet outer. (OFC 503.2.4 & Appendix D 103.3)
5. The road surface for all private fire apparatus access roads shall be all weather and capable of supporting an imposed load from fire apparatus of at least 75,000 pounds as verified by a qualified State of Oregon licensed design professional. (OFC 503.2.3 & Appendix D, 102.1). The Designer of Record shall provide written certification to the Fire Department upon completion of all private access road construction.

The Albany Fire Department does not accept the use of Grasscrete, Geoblock or other engineered surface pavers that allow for grass to grow up through the pavers to meet the requirement as an all-weather surface.

6. This proposed project is located within a "Protected Area" as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area is currently served by a public water system. The Fire Flow required for shall be as specified in Appendix B of the fire code. (OFC 507.3)

Additional hydrants may be required.

7. The location and spacing requirements for fire hydrants are based on four project-specific criteria:
 - The distance from the most remote exterior point of the building(s) to the closest available fire hydrant.
 - The calculated “fire flow” of the proposed building(s).
 - The spacing of the existing fire hydrants along the public and private fire apparatus roads serving the property.
 - The location of new required public or private fire apparatus access roads located adjacent to the proposed building(s) to be constructed.

The requirements for fire hydrants for this proposed project will be based on the following requirements:

- a. Fire hydrant location: All portions of buildings constructed or moved into the City shall be located within 400 feet (600 feet for fire sprinkler-protected buildings) of a fire hydrant located on a fire apparatus access road using an approved route of travel. (OFC 508.5.1)
 - b. Required hydrants based on the required fire flow as calculated in accordance with OFC 503.7 and OFC Appendix B. The minimum number of fire hydrants is determined by OFC Table C105.1.
 - c. Required fire hydrant spacing will be based upon your required fire flows as determined by OFC Appendix C105.1 and Table C105.1. Please note that dead end roads require a reduced spacing.
 - d. Fire hydrant spacing along new/required fire apparatus access roads. In addition, OFC Section C103.1; requires the placement of additional hydrants along all of your required fire access roads that are adjacent to any proposed building (and any future additions) and circulating through your private property with spacing requirements per Appendix C 105.1. (See 2009 ICC Commentary, Appendix C-1, Section C103.1).
8. Location of any Fire Department Connections (FDCs) that may serve any fire sprinkler system(s) protecting your buildings shall be installed at a location approved by the Albany Fire Department and shall be provided with approved STORZ fitting. The FDC shall be located near the site entrance as not to obstruct subsequent arriving fire apparatus and within 40 feet of a fire hydrant (public fire hydrants whenever possible) and at least 1 ½ times the height of the building away from the structure, to be outside the collapse zone. (OFC 903.3.7 and Albany Fire Department requirements)

Building Division

Building Division Comments have been provided by Gary Stutzman Building Official.

Permits

1. Obtain Building Permits prior to any construction.
2. Obtain Demolition Permits from the Building Division for each structure being removed. An asbestos survey will be required by Oregon Department of Environmental Quality (DEQ) for each structure. Contact DEQ at 1-800-349-7677 for details.
3. An Erosion Prevention and Sediment Control Permit (EPSC) is required to be obtained from Public Works before commencing land disturbing activities affecting an area of 2,000 square feet or greater, cumulatively. More information about the EPSC permit can be found on the City of Albany web page. The direct link is <http://www.cityofalbany.net/publicworks/engineering/erosion-control/>.

Codes

4. Building Codes are subject to change fall 2019. The comments below reflect current building codes which are:
 - a. The 2014 Oregon Structural Specialty Code (OSSC) based on the 2012 International Building Code (IBC) and ICC A117.1-2009 for accessibility.
 - b. The 2014 Oregon Energy Efficiency Specialty Code (OEESC),
 - c. The 2014 Oregon Mechanical Specialty Code (OMSC) based on the 2012 International Mechanical Code (IMC) and 2012 International Fuel Gas Code
 - d. The 2017 Oregon Plumbing Specialty Code (OPSC) based on the 2011 OPSC.

- e. The 2014 Oregon Fire Code (OFC) based on the 2012 International Fire Code (IFC). Use OSSC Appendix D and N for construction.
- f. The 2017 National Electrical Code (NEC) with Oregon amendments.
- g. 2013 NFPA 13 for fire sprinklers
- h. 2013 NFPA 72 for fire alarms.
- i. 2012 ICC 300 for bleachers, grandstands, and folding and telescopic seating.

Engineering

5. All new commercial buildings or any remodel requires construction documents and engineering calculations to be prepared, signed, and sealed by an Oregon licensed engineer or architect.
6. Fire sprinklers are required to be designed by an Oregon licensed engineer qualified for fire sprinkler design.
7. Provide a geotechnical report from a soils engineer that shows the soil conditions will support proposed structures.
8. Buildings are to be designed for wind loads determined per **Chapters 26 to 30 of ASCE 7 (2010)** and **2014 OSSC 1609** using **Figures 1609A, B, or C** for the **Ultimate Design Wind Speeds** for the appropriate **Risk Category** determined from **OSSC Table 1604.5**. Snow loads shall be determined by **Chapter 7 of the ASCE 7 (2010)** and the **December 2007 Snow Load Analysis for Oregon**. Design roof snow to be not less than required by ice, drifting, rain on roof and other calculations but never less than 20 psf.
9. Assemblies with over 300 occupants and school buildings with over 250 occupants shall be classified as Category III structures as defined by **OSSC 1604.5 and Table 1604.5** and shall be designed with importance factors from **ASME 7-10 Section 11.5.1 and Table 1.5-2**.
10. **ORS 455.447(1) (e) (A) & (B)** defines a building as a “special occupancy structure” if the building is an assembly occupancy of more than 300 occupants or a school with more than 250 occupants.

In the case of a “special occupancy structure” **OSSC 1803.3.2** and **ORS 455.447** require a site-specific evaluation be conducted on the vulnerability to seismic geologic hazards. This evaluation is to be performed by an especially qualified engineer or engineering geologist registered in Oregon to practice as such. This may also require the services of persons qualified in seismology, earthquake geology, or geotechnical engineering.

- a. A Soils and seismic report is required by **OSSC 1803.6 (1-10) and 1803.7 (1-11)**.
- b. **OSSC 1802.3.8** requires the City of Albany to have the Seismic Hazard Report reviewed by a person with qualifications deemed equivalent to that of the preparer of the report. We would need to send the report out to third party review with all costs passed on the applicant. With approval of the building official, the owner may provide a peer review.

Energy

- 11 The new buildings and altered portions of existing buildings shall meet the requirements of the **2014 Oregon Energy Efficiency Specialty Code (OEESC)**, for exterior envelope, lighting and mechanical systems.
- 12 COMcheck work sheets will be required at plan review. The COMcheck program can be downloaded at <http://energycode.pnl.gov/COMcheckWeb>.
13. **OEESC 502.4.6** Doors separating conditioned space from the exterior shall be provided with a vestibule with all doors opening into and out of the vestibule equipped with self-closers. Vestibules shall be designed so that in passing through the vestibule is not necessary for the interior and exterior doors to open at the same time. (See exceptions 1 through 5).

Ventilation

14. Provide the necessary outside air ventilation as per **Oregon Mechanical Specialty Code OMSC Chapter 4** and the **OEESC**. Provide ventilation calculations to determine outside air requirements as per **OMSC 403** and **Equations 4-1 through 4-8**. COMcheck forms will be required.

Occupancy

15. A room or space that is intended to be occupied at different times for different purposes shall comply with all the requirements that are applicable to each of the purposes for which the room or space will be occupied. **OSSC 302.1**
16. Group E occupancies include among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade. **OSSC 305.1**
17. A room or space used for assembly purposes that is associated with Group E occupancy is not considered a separate occupancy. **OSSC 303.1.3 For assembly functions to be considered part of the primary Group E occupancy, the assembly functions must be ancillary and supportive to the educational operation of the building otherwise they must be classified into the appropriate Group A occupancy based upon their specific function. These assembly areas, even though classified as Group E, are still considered assembly in nature, and must comply with assembly space requirements specified for accessibility and means of egress. Functions such as churches, community service organizations, community craft fairs etc. fall outside the scope of a Group E and such assembly would need to be classified as the appropriate Group A. (2012 IBC Code and Commentary)**

Occupant Loads

18. Use **OSSC Table 1004.1.2** to determine the number of occupants using the number of fixed seating, chairs only using (7) square feet per person, tables, and chairs (15) square feet per person and standing room only (5) square feet per person. Exercise rooms and libraries use 50 square feet per person, and classrooms use 20.

Occupancy Separation

19. A mixed occupancy building can be constructed as accessory, non-separated, separated or a combination of all. (**OSSC 508.3**) The allowable area for non-separated uses is based on **OSSC 508.3** using the most restrictive tabular value from **Table 503**. Separated occupancies use **OSSC 508.4**, and use the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy as long as the total does not exceed 1 per floor.

Allowable Area

20. The allowable area (per floor) of any occupancy is regulated by **OSSC Table 503**, The Type of Construction and the area modifications allowed in **OSSC 506** for frontage increase and automatic sprinkler increases. Care must also be given to accessory, separated or non-separated occupancies.

Please provide a complete allowable area analysis of the existing buildings surrounding the proposed new structures and alterations showing the methods used for allowable area. (yards, fire sprinklers, fire walls). The analysis must show that the new structures and alterations do not violate the provisions used for the existing buildings.

- **Example: Buildings 4 and 5, the covered area and the new additions become one building. Show how they meet the allowable area for one building. These buildings are also near Building 3. Show the resulting building does not violate the space used to create Buildings 2 and 3.**
- **The new gym must be shown to not violate the space used for Building 8.**
- **Exterior covered walkways constructed as part of the building will be considered usable space of the building area. Other walkways and canopies may use OSSC 3104.**

Property Lines/Fire Resistance

21. Fire resistance rating of exterior walls of commercial buildings shall be as per **OSSC Tables 601 and 602** with opening protection as per **OSSC 705.8.1** through **705.8.6** and **OSSC Table 705.8** If the building maintains 10' or more set-back to the property line, rated exterior walls and parapets would not be required unless required by the type of construction.
22. **OSSC 503.1.2, Table 602, and Section 705.3** would not allow a new building to be constructed over any property lines or assumed property lines. Setback distances are measured from the building exterior walls to the property line, assumed property lines or public streets.
23. Parapet walls are required as per **OSSC 705.11**. See the exceptions. Fire separations in the building will depend on the use of incidental use, accessory use, separated or non-separated use provisions of **OSSC 508**.

Accessibility

24. All new facilities will be required to be fully accessible to the disabled as required per **OSSC 1103.1**.
25. An elevator is required to an upper level per **OSSC 1104.5** and **ORS 447.247 (1) (a)**.

Exits

26. At least two exits are required from a space with over 49 occupants. **OSSC 1015 and Table 1015.1**
27. Three or more exits from 501 to 1000 occupants **OSSC 1015.1.1**
28. Four or more exits with an occupant load of over 1000. **OSSC 1015.1.1**
29. A Group A occupancy with an occupant load of greater than 300 shall be provided with a main exit sufficient width to accommodate not less than ½ of the occupant load. Where there is no well-defined main exit or where multiple main exits are provided, exits are permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100% of the required width. **OSSC 1028.2**
30. Provide seating arrangement drawings to determine the aisle widths according to **OSSC 1028.9**.

Stair Enclosures

31. **OSSC 1021.1** makes a distinction between “exit” stairways and “exit access” stairways. “Exit” stairways or ramps are only required for each story above the second floor. (3rd floor) “Exit” stairs are enclosed exits per **OSSC 1022.2**. “Exit access” stairs are non-rated and may be non-enclosed.

Corridors

32. Corridors are non-fire rated in A3, B, or E occupancies that are fire sprinkled. **OSSC Table 1018.1**

Platform

35. A platform is a raised area within a building used for worship, presentation of music plays, etc., where there are no overhead hanging curtains, drops, scenery or stage effect other than lighting and sound. **OSSC Chapter 2 Definitions**
36. Where the space beneath the platform is used for storage or any purpose other than equipment, wiring, or plumbing, the floor assembly shall be not less than 1-hour fire-resistive-rated construction. **OSSC 410.4**

Stages

37. Special requirements apply. See **OSSC 410.3**

Fire Sprinklers and Standpipes

38. Fire sprinklers are required in Group E occupancies with a “fire area” greater than 12,000 square feet in area. **OSSC 903.2.3**

39. Fire sprinklers are required in A-3 occupancies with an occupant load of 300 or more or where the “fire area” exceeds 12,000 square feet or where the “fire area” is on a floor other than a level of exit discharge. (**OSSC 903.2.1.3**)
40. Stages greater than 1000 square feet in area shall be equipped with class III wet standpipe with 1 ½” and 2 ½” hose connections on each side of the stage. *Exception:* Where the building or area is equipped throughout with an automatic sprinkler system. A 1 ½” hose connection shall be installed in accordance with **OSSC 905** and **NFPA 14** for class II and III standpipes.
41. Fire area is defined as the aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls, or horizontal assemblies of a building. **OSSC 202 Definition of Fire Area, OSSC 901.7, and OSSC 707.3.10**

Alarms

42. A manual fire alarm system that activates the occupant notification system in accordance with **OSSC 907.5** shall be installed in group A occupancies having an occupant load of 300 or more. **OSSC 907.2.1.** *Exception:* Manual fire alarm boxes are not required where the building is equipped throughout without with an automatic sprinkler system install in accordance with **OSSC 903.3.1.1** and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
43. Activation of the fire alarm in an A occupancy with 1000 or more occupants shall initiate a signal using an emergency voice/alarm. **OSSC 907.2.1.1**
44. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm shall be provided in Group E when there are more than 50 occupants. **OSSC 907.2.3**

Radio Coverage

45. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm shall be provided in Group E when there are more than 50 occupants. **OSSC 907.2.3**

Drainage

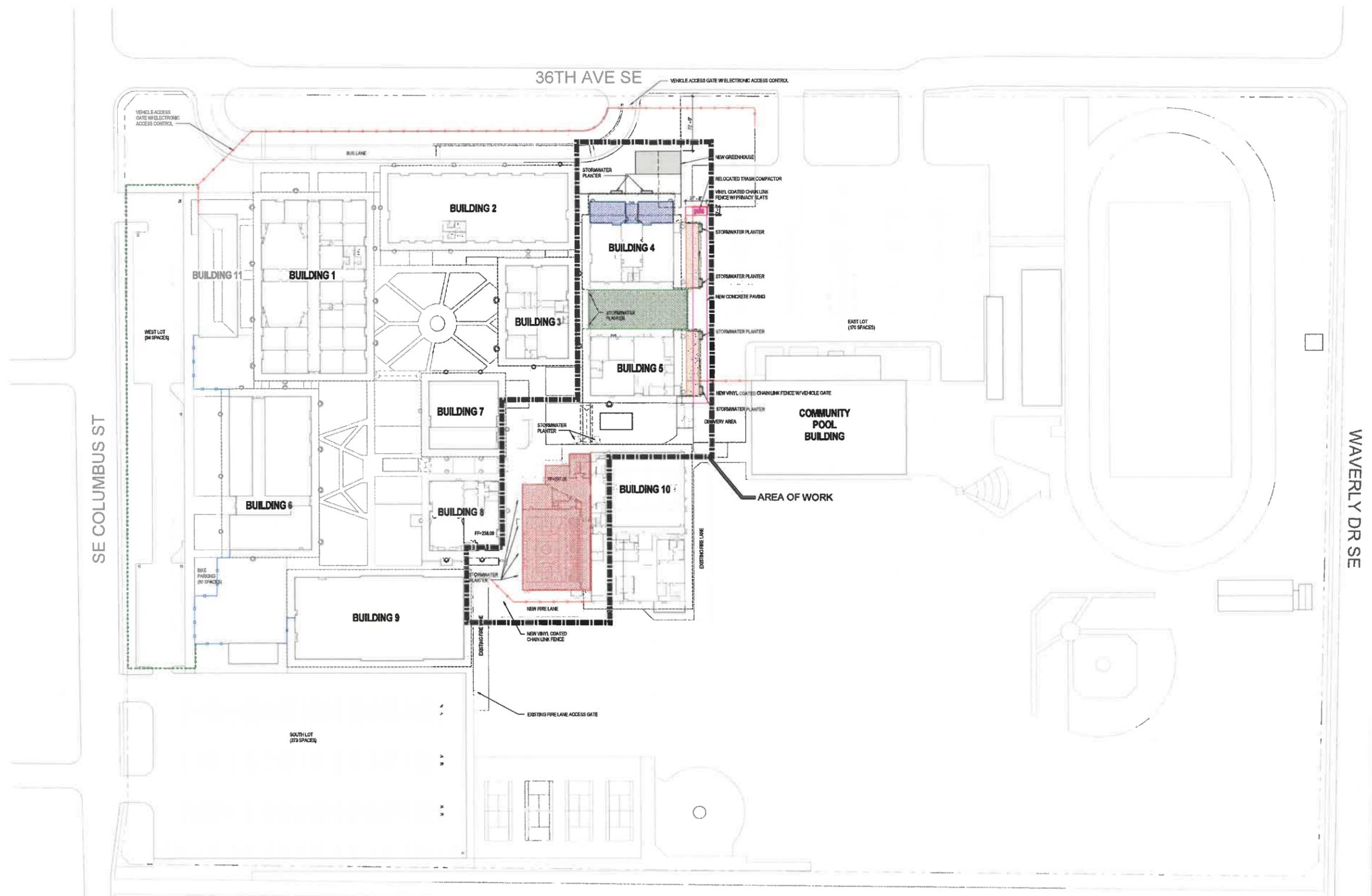
46. Provide a complete drainage plan for all hard surface drainage areas. Shape lot to facilitate surface, gutter, and under-floor drainage to the street or an approved system or area.

Public Works – Engineering

The City of Albany’s infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained in our records.

SOUTH ALBANY HIGH SCHOOL





SITE PLAN LEGEND

- EXISTING BUILDINGS
- GYM EXPANSION
- COVERED STORAGE EXPANSION
- COVERED OUTDOOR FABRICATION
- VTE CLASSROOM EXPANSION
- RELOCATED TRASH COMPACTOR
- DECORATIVE ALUMINUM FENCE - 6' HIGH
- BLACK VINYL COATED CHAIN LINK FENCE - 8' HIGH
- ALTERNATE FENCE LOCATION, BLACK VINYL COATED CHAIN LINK FENCE - 8' HIGH
- NEW CONCRETE PAVING

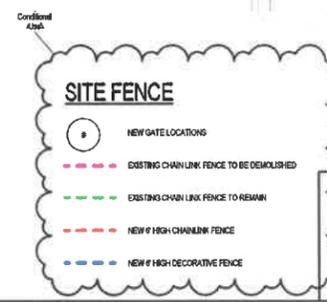
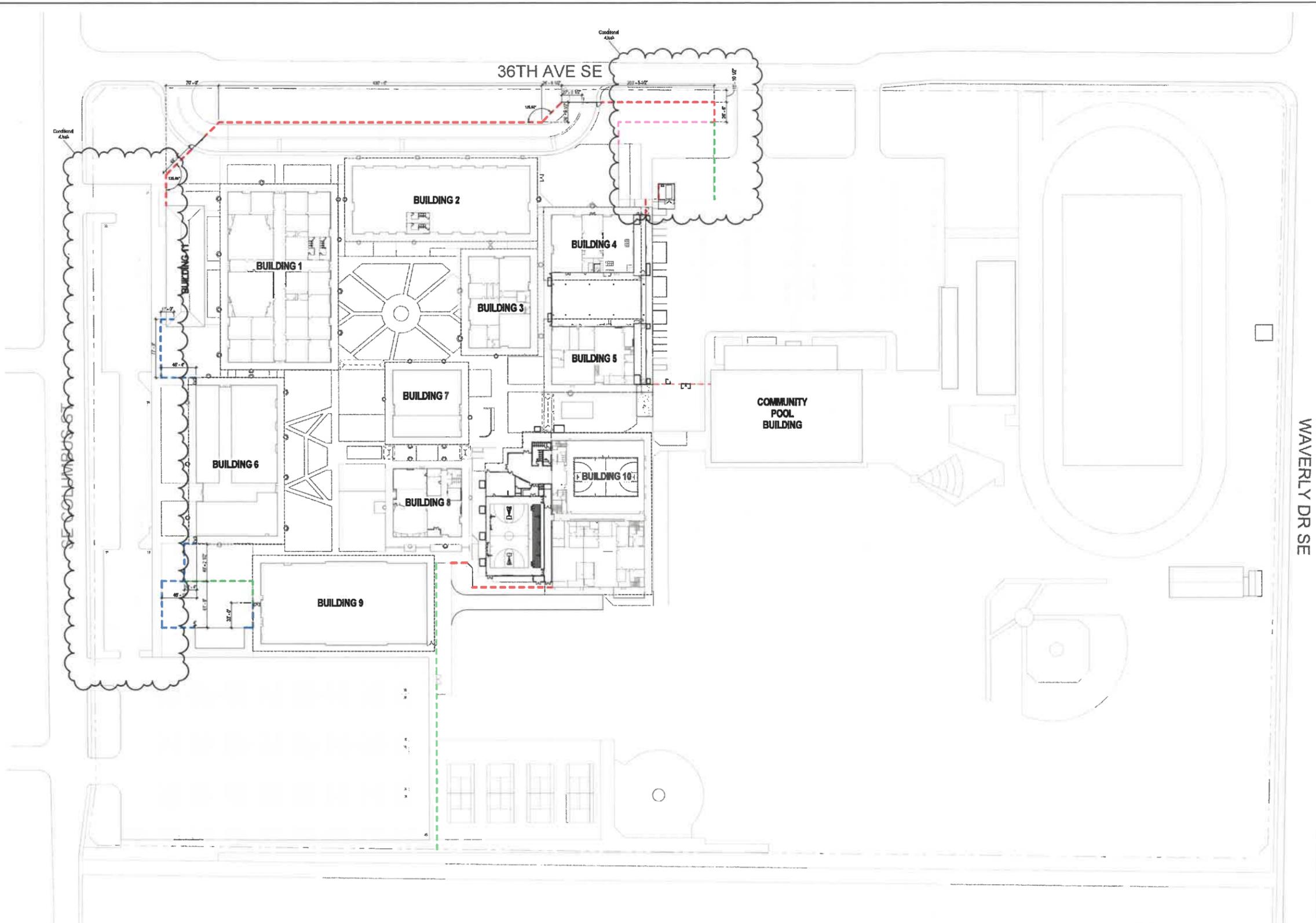
SITE PARKING

- BIKE PARKING: 80 SPACES
- VEHICLE PARKING COUNT: 537 SPACES
- STAFF PARKING: 94 SPACES
- STUDENT PARKING: 208 PERMITS ISSUED
- COMMUNITY POOL: 20 RESERVED SPACES
- CURRENT SCHOOL POPULATION: 1350
- STAFF POPULATION: 148



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SITE PLAN
SCALE: 1" = 50'-0"



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March 29, 2018
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SITE PLAN
SOUTH ALBANY HIGH SCHOOL (SAHS)

South Albany High School
3705 SE Columbus Street
Albany, OR 97322

PERMIT SET