



February 5, 2018

Phil Lewis
Community Services Director
City of Oregon City
City Hall
625 Center St
Oregon City, Oregon 97045

RE: Buena Vista Building

Mr. Lewis

This is a follow up letter to the meeting had we on January 30th to discuss the minimum requirements needed to allow occupancy of the city owned Buena Vista building located at 1601 Jackson. The building was deemed a “Dangerous Building” and unfit for human occupancy sometime prior to May of 2014. The basis of the determination was Oregon City Municipal Code 15.24. I have attempted to review the cause of the structure to be considered a “Dangerous Building” and have been unable

To occupy the structure the Oregon Structural Specialty Code has specific requirements when a building can be occupied. The following items are the minimum requirements that are needed to be met in order for the Buena Vista building to be used.

Structural: The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the building official. The evaluation shall establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of this code for wind and earthquake loads. Oregon Structural Specialty Code 3405.2.1

Provide a structural analysis from a registered design professional licensed to practice as such in the State of Oregon.

Access: The structure shall meet the minimum requirements for persons with disabilities; this requirements includes but is not limited to parking, access to the building, an accessible entrance, and accessible sanitation facilities. Oregon Structural Specialty Code Section 3411

Provide details how the structure will meet the minimum requirements for accessibility.

Interior Environment: Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining an indoor temperature of not less than 68 F at a point 3 feet above the floor space on the design heating day. Oregon Structural Specialty Code Section 1204

Provide details how the structure will meet the minimum requirements for interior environment.

Fire Life Safety: The building is considered an "A3" occupancy as defined in the Oregon Structural Specialty Code. Oregon Structural Specialty Code 303.4

The following are the minimum code requirements for the structure to comply with the fire life safety of the Oregon Structural Specialty Code.

Egress Illumination: The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. In the event of a power failure the egress travel path shall be illuminated. Oregon Structural Specialty Code Section 1006

Exit Signage: Exit and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Oregon Structural Specialty Code Section 1011

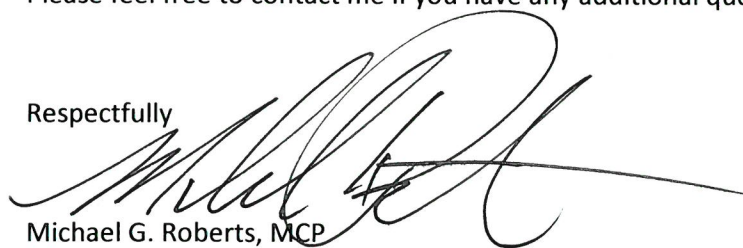
Electrical: The electrical distribution panel and the service entrance is to be evaluated by a licensed Oregon electrical contractor and determine if the existing wiring meets the minimum requirements as a safe and operational system. If the system is determined to be a danger to the structure electrical permits would be required to be obtained and the corrections made.

Plumbing: The plumbing is to be evaluated by a licensed Oregon plumbing contractor and determine if the existing water distribution and sanitation fixtures meets the minimum requirements as a safe and operational system. If the system is determined to be a danger to the structure plumbing permits would be required to be obtained and the corrections made.

The above items are considered the minimum requirements needed to allow the structure to be removed from the dangerous building register and to allow the structure to be occupied.

Please feel free to contact me if you have any additional questions regarding this report.

Respectfully



Michael G. Roberts, MCP
Building Official
City of Oregon City

C: Property File.