



GENERAL BUILDING CODE REQUIREMENTS

BUILDING DIVISION

COMMUNITY DEVELOPMENT DEPARTMENT

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COMMERCIAL STRUCTURES

The following information are general code requirements for commercial structures and is 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)	2021 Oregon Energy Efficiency Specialty Code (OEESC)
<ul style="list-style-type: none">• Appendix N for Fire Code Provisions• 2016 NFPA 13/13R• 2016 NFPA 72• A117.1-2009 for Accessibility	2021 Oregon Plumbing Specialty Code (OPSC)
	2021 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

(Code references are to the OSSC, u.n.o.)

Permit applications 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

- Occupancy classification and use shall be as specified in Chapter 3.
- Special occupancy requirement of Chapter 4 may apply.

TYPE OF CONSTRUCTION

- The type of construction shall comply with 602.1 and the limitation of combustibles materials of 603.

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.

FIRE PROTECTION SYSTEMS

- Fire protection systems may be required based on the occupancy, occupant, load, or specific hazard. Review your project with the requirements of Chapter 4 & Chapter 9.

MEANS OF EGRESS

- The structure will need to comply with the requirements of Chapter 10 for the means of egress requirements.
- Occupant loading shall be based on the square footage of the area specified in 1004.5. Reduction below those prescribed will not be approved. (1004.5 Ex)
- Occupancies above 49 occupants or an H-occupancy will require doors opening in the direction of egress travel, 1010.1.2.1. H and A & E occupancies above 49 will require panic hardware 1010.1.10.
- The number of exit or exit access doors shall be in compliance with Section 1006.

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.
- Accessible bathrooms shall be provided in compliance with 1109.2.
- Specific requirements exist based on specific use. Please review Chapter 11 with your design team.

SANITATION REQUIREMENTS

- Sanitation facilities shall be provided with the minimum fixtures required in 2902.

ENERGY CODE REQUIREMENTS

- New commercial structures will need to comply with the 2019 Oregon Zero Energy Ready Commercial Code and will need to provide the appropriate analysis and calculation to demonstrate compliance.

VENTILATION AND TEMPERATURE CONTROL REQUIREMENTS

- Occupied spaces will need to comply with ventilation and temperature control requirements of Chapter 12. Ventilation calculations will be required with construction documents.

ELECTRICAL VEHICLE CHARGING READY

- For new structures, 20% of the required parking shall be EV charging ready (OAR-918-460-0200)