

Building Code Considerations for Brewery Business Uses

(Valid for 2019, Check for Annual Updates)



Brewery businesses contemplating moving into a building within the City of Beaverton need to be aware of a number of things related to City and State Codes. Brewery businesses can be located in warehouse, retail, food service or similar type buildings; however, they must first be compatible with the Land Use and Zoning (see below) and then the Building Code. City staff are available to meet informally or through a pre-application meeting prior to design/construction in order to offer feedback, etc.

Business Assistance: For assistance finding a location, starting your business, or learning about resources available to businesses in Beaverton, please contact the Economic Development Division 503-526-2456. www.beavertonoregon.gov/EconomicDevelopment

Land Use and Zoning: Business owners need to verify that their specific business is compatible with the zoning of the property. This can be done by contacting the City of Beaverton Planning Division to determine the allowed business uses at the specific property. Please call 503-526-2420. www.beavertonoregon.gov/Planning

City Business License: Each business is required to have a valid City of Beaverton Business License. Business licenses can be obtained through the City Finance Department. For more information, please call 503-536-2255. www.beavertonoregon.gov/BusinessLicense

Oregon Liquor Control Commission: Rules for licensing of Breweries by OLCC can be found at: www.oregon.gov/olcc/Pages/index.aspx

Building Plan Review and Permits: For information on building permit applications, plan review requirements and fees, etc., please call 503-526-2403. www.beavertonoregon.gov/Building

State Building Code: The current State Building Code (SBC) includes: The 2014 edition of the Oregon Structural Specialty Code (OSSC); 2014 Oregon Mechanical Specialty Code (OMSC); the 2014 Oregon Plumbing Specialty Code (OPSC); the 2014 Oregon Electrical Specialty Code (OESC); and the 2014 Oregon Fire Code (OFC). To review these codes on-line, please go to: www.cbs.state.or.us/external/bcd/programs/online_codes.html



BUILDING CODE INFORMATION

The information listed below are specific SBC Requirements. For more information about how these requirements apply to warehouse, manufacturing, and storage business uses, please contact the Building Division, 503-526-2403.

F, S, M, A and/or B Occupancy Groups: Breweries may include multiple uses (occupancies). A brewery alone is defined by the SBC as an F2 (factory type) occupancy. A brewery may also include an S2 (storage) occupancy. If the brewery business includes retail sales, this is an M (mercantile) occupancy. Brewery businesses may also include food (restaurant) services, and this includes A2 or B occupancies. If food services are included, please refer to the 'BUILDING CODE CONSIDERATIONS FOR RESTAURANT FOOD SERVICES' handout for more information. Where the brewery business has one or more of the above occupancies, there may be fire rated walls required to separate those uses or other businesses in the building. Fire walls can be eliminated in some circumstances. If the existing building is not designed for the above occupancies, the building must go through an approved change of occupancy request. This requires plans from a licensed Architect or Engineer to show the new occupancy complies with the applicable code requirements, and/or what needs to be changed in order to comply.

Fire Sprinklers: New brewery business buildings and existing buildings going through a change of occupancy that include a Group A2 occupancy over 5,000 square feet in area requires automatic fire sprinklers throughout the building.

Number of Restrooms: The size and types of occupancies in a brewery business dictates how many toilets and lavatory sinks are required. Chapter 29 of the SBC allows unisex toilet rooms if the total occupant load of both customers and employees is 30 or less. Separate toilet facilities required for male and female if over 30 total occupants (employees and customers). The occupant load is determined by the square foot area of the spaces (warehouse, storage, kitchen, offices, seating area, sales etc.) divided by the occupant load factor from Chapter 10 of the SBC. The minimum number of toilets and lavatories is also based on the occupant load. See also 'Fees' for Sanitary Sewer fees. New fixtures may have System Development Charges (SDC Fees).

Occupant Load and Number of Exits: Chapter 10 of the SBC is used to determine the occupant load for the application of code requirements. Every space requires at least one exit door (means of egress), and two or more exits depending on the occupant load. A minimum of two exits are required if the occupant load exceeds 49; three exits

if the occupant load exceeds 500. Chapter 10 of the SBC requires the exits to be separated a minimum distance (Not less than one-half one third in buildings equipped with an automatic fire sprinkler system) of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exits doors.

Grease Interceptors: Brewery processes are required to provide a method to collect fats, oils and grease from entering into the public sewer system. This is in the form of a grease interceptor as required by the State Plumbing Code. This requires a Plumbing Permit that is obtained through the Building Division.

Sewer Pretreatment: Brewery waste products can be detrimental to the public sanitary sewer system. CleanWater Services (CWS), the regional sewer provider may require pretreatment of sewer discharge from a Brewery operation under their Industrial Pretreatment Program. Contact CWS for more information at: 503-681-5175
www.cleanwaterservices.org/for-business-industry/pretreatment/

Storage Racks/Shelving, Equipment: Where storage racks and/or shelving, or equipment are to be installed, they must meet a number of building/fire code requirements. Please refer to the 'BUILDING CODE CONSIDERATIONS FOR WAREHOUSE, MANUFACTURING, STORAGE BUSINESS USES' handout for more information.

High Pile Combustible Storage: Depending on the type and at what height the material is being stored on the racks/shelves, additional fire protection may be required. The storage of materials (including packaging and pallets) that are combustible at 12 feet or greater above the floor (6 feet for highly combustible/flammable materials) is considered High Pile Combustible Storage (HPCS) and must meet the requirements of the Fire Code Chapter 32. Most often a design professional (such as a Fire Protection Engineer) is needed to determine much of the High Pile Requirements). Please refer to the 'BUILDING CODE CONSIDERATIONS FOR WAREHOUSE, MANUFACTURING, STORAGE BUSINESS USES' handout for more information.

Equipment Anchorage: Equipment that weighs over four hundred pounds (and is elevated 4 feet or less above the floor) must also be anchored or otherwise prevented from moving in an earthquake. This is to prevent the equipment from damaging the building structure and blocking exit paths. Typically, equipment that is elevated over 4 feet above the floor and weighs more than 75 pounds is required to be designed for both vertical and lateral (earthquake) loads. This is to ensure the building structure can support the weight; that the equipment is supported correctly; and can resist movement in an earthquake that could cause it to collapse. Please refer to the 'BUILDING CODE CONSIDERATIONS FOR WAREHOUSE, MANUFACTURING, STORAGE BUSINESS USES' handout for more information.

Coolers: Permits are required for walk-in coolers (new or relocated). The permits required are: a building permit for the cooler installation; a mechanical permit for the refrigeration equipment; and an electrical permit for the electrical connections. Please refer to the 'BUILDING CODE CONSIDERATIONS FOR RESTAURANT FOOD SERVICES' handout for more information.

Boilers: BBoilers used as part of the brewery business are likely required to obtain a separate permit from the State of Oregon Boiler and Pressure Vessel Program. For more information, please see:
www.oregon.gov/bcd/codes-stand/Pages/boiler-pressure-vessels.aspx

Mechanical Systems: Brewery businesses that use fuel fired (wood, natural gas, etc.) equipment (boilers, kettles, etc.) will require mechanical permits for their installation. This includes gas piping, venting, information that the equipment is listed (approved by a nationally recognized testing agency, such as Underwriters Laboratories (U.L.), the American Gas Association (AGA), etc.).

Heating/Cooling: Some buildings or spaces were not designed to be heated or cooled (only heat to protect water pipes from freezing). If a business needs an uninsulated space to be heated and or cooled (beyond freeze protection), the space will need to be insulated to the current energy code.

Accessibility (Americans with Disabilities Act (ADA)): Any alterations to a building or space (new walls, rooms, doors, bathroom, etc...) will need to meet the accessibility code requirements from Chapter 11 of the SBC. In addition, Chapter 34 of the SBC requires any ADA barriers that exist elsewhere in the building to be removed at a cost not to exceed 25 percent of the value of the overall project. For example: if a project has a cost of \$20,000 for the new work, up to an additional \$5,000 must be spent in removing ADA barriers (if any exist). If it only costs \$1,000 to eliminate all the remaining barriers, the whole \$5,000 would not need to be spent. If there are \$10,000 in costs to remove the barriers, only \$5,000 would need to be spent. If there are no remaining ADA barriers, then no additional money needs to be spent.

Plumbing Fixtures: Every business must have access to a minimum number of plumbing fixtures (toilets and sinks). Chapter 29 of the SBC is used to determine the minimum number necessary. Depending on the nature of the business, additional fixtures may need to be added.

Fees: Aside from the various permit fees that will be required, new businesses must pay system impact fees or a System Development Charge (SDC). Typically, these are sanitary sewer fees if new plumbing fixtures are added to the space. The SDC fees can be expensive. For example: adding two toilets and two lavatory sinks would require payment of a \$5,650 sewer fee. Other fees that may apply could be a transportation (traffic) fee if there is a major change in the use of the building or space, or water SDC fees if a larger water meter is required for the business.

The information provided is not all inclusive. The details provided serve as an overview of common issues related to the proposed business type. For more information, please contact the appropriate entity noted above.

Accessibility Information: This information can be made available in alternative formats such as large print or audio tape. To request alternative formats, please call 503-526-2493 or email cddmail@BeavertonOregon.gov and reference Building Division, Code Considerations for Breweries.