



CASE STUDY: ALTA ART TOWER COMMISSIONING

ABOUT

Sector: Commercial, Residential

Location: Portland, OR

The Alta Art Tower is a 21 story mixed-use apartment building, totaling around 385K sf. The 1st, 2nd and 21st floor include amenities for tenants, with the first floor also housing space for retail.

WHY

Smoke Control commissioning is a service to provide the owner, project team, and the Authority Having Jurisdiction (AHJ) with the assurance that smoke control systems have been properly provided, installed, and are operational.

As part of fire life safety code, the proper operation of the FLS systems must conform to design documents, NFPA 92, applicable code requirements for Oregon and Portland and be maintained with periodic testing.

APPROACH

Commissioning smoke control systems requires cooperation by owner's reps, the design and construction teams, with the special inspector. In this role the special inspector will identify any issues as early as possible, and continue to work towards confirming all smoke control systems are operating as intended. The approach includes:

- Ensure equipment and systems are installed properly and receive adequate operational checkout by installing contractors.
- Verify proper equipment operation by functionally testing smoke control system through all modes of activation.
- Ensure the facility operations team have a maintenance plan to keep the smoke control system in compliance with applicable code requirements.

BACKGROUND

Periodic testing is mandated for the smoke control system following completion of acceptance testing. This is to ensure that equipment is maintained in an operable condition. The plan includes the inspection, testing and maintenance of the smoke control system in accordance with Portland Fire Code Section 909.20.