



PERMIT #: FIRE-25-38

ISSUE DATE: October 14, 2025

General Questions: 503.537.1240
Email Address: building@newbergoregon.gov

FIRE SPRINKLER PERMIT BUILDING DEPARTMENT

SITE ADDRESS: 817 E FIRST ST Newberg, OR. 97132

PARCEL #: R3219AA 06400

TYPE OF WORK: Fire Sprinkler

OCCUPANT

LOAD:

DETAILED DESCRIPTION OF WORK:

Tenant improvement of 1st floor, adding stand alone wet fire sprinkler system.

PERMIT TYPE: Commercial

ZONING: C-3

PROJECT NAME (if applicable): 1888 Building

TOTAL PERMIT FEE'S PAID: \$1,240.09

AUTHORIZED PERMIT HOLDERS

APPLICANT: Brandy Hailey

PHONE: 503-537-2556

MAILING ADDRESS: 16900 NE Highway 240 Newberg, Or. 97132

CONTRACTOR: DIRECT FIRE SYSTEMS LLC

PHONE: 5035372556

MAILING ADDRESS: 16900 NE HIGHWAY 240

CCB #: 207244

ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL/COMMENTS

ALL WORK IS TO CONFORM TO THE CURRENT EDITION OF THE CURRENT EDITION OF THE ORSC & OSCC.

INSPECTIONS REQUESTED PRIOR TO 7AM WILL BE COMPLETED THE SAME BUSINESS DAY.

INSPECTION RECEIVED AFTER 7AM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY.

*Schedule or track inspections at www.newbergor.portal.opengov.com OR
Call 503.554.7714 leave PERMIT # FIRE-25-38, address & type of Insp.*

THIS PERMIT EXPIRES 6 MO FROM ABOVE DATE IF WORK IS NOT STARTED OR IF WORK IS SUSPENDED OR ABANDONED FOR 180 DAYS OR LONGER AFTER WORK HAS COMMENCED.	8.15.150 UNNECESSARY NOISE–PERMITTED EXCEPTIONS. UNREASONABLE NOISE AND EXCEPTIONS.
A copy of the building permit & 1 set of approved construction documents are to be available for review at the work site.	3. The following acts are declared to be per se violations of this section. This enumeration does not constitute an exclusive list: j. Construction or Repair of Buildings, or Excavation of Streets and Highways. The construction, demolition, alteration or repair of any building or the excavation of streets and highways other than between the hours of 7:00 a.m. and 7:00 p.m. on weekdays. In cases of emergency, construction or repair noises are exempt from this provision. In nonemergency situations, the city may issue a permit, upon application, if the city determines that the public health and safety, as affected by loud and raucous noise caused by construction or repair of buildings or excavation of streets and highways between the hours of 7:00 p.m. and 7:00 a.m. will not be impaired, and if the city further determines that loss or inconvenience would otherwise result. The permit shall grant permission in nonemergency cases for a period of not more than three days. The permit may be renewed once for a period of three days or less.
All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), and ORS 693.010-020 (Plumbing).	

NEWBERG CITY HALL

414 E FIRST ST

Web address:
newbergoregon.gov

**PERMIT #:** FIRE-25-38**ISSUED DATE:** June 4, 2026

CERTIFICATE OF COMPLETION

All inspections have been conducted and, as of the issuance of this certificate, the permitted work is in full compliance with all applicable codes and regulations.

THE PERMITTED WORK IS DEEMED SATISFACTORY AND COMPLETE

Site Address: 817 E FIRST ST, Newberg, OR, 97132

Parcel #: R3219AA 06400

Construction Types: New - Fire Sprinkler

Permit Type: Commercial

Type of Sprinkler System: Wet Pipe Sprinkler System

DETAILED DESCRIPTION OF WORK: Tenant improvement of 1st floor, adding stand alone wet fire sprinkler system.

AUTHORIZED PERMIT HOLDERS

Owner: EVERLEY STEVE KOCH KELLY , NEWBERG, OR. 97132

Contractor: BRANDY ANN HAILEY **CCB License #:** 207244

COMMENTS

ALL FINAL INSPECTIONS HAVE BEEN COMPLETED, AND THE PERMITTED WORK HAS BEEN FOUND TO MEET ALL REQUIRED STANDARDS AND IS HEREBY DEEMED COMPLETE.

THIS CERTIFICATE MAY BE REVOKED BY THE City of Newberg, OR UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.

To view permit details, scan this barcode or visit newbergor.viewpointcloud.com/#/records/3265



City of Newberg, OR

Inspection Report

Inspection: FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: Jun 1, 2026

Record: *Fire Sprinkler/Suppression/Alarm Installation Permit
#FIRE-25-38

Location: 817 E FIRST ST, Newberg, OR 97132

Applicant: Brandy Hailey

FIRE SPRINKLER FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: FIRE INSPECTIONS

Inspector: BLD-Mariah Lemen

Inspection Date: Dec 2, 2025

Record: *Fire Sprinkler/Suppression/Alarm Installation Permit
#FIRE-25-38

Location: 817 E FIRST ST, Newberg, OR 97132

Applicant: Brandy Hailey

FIRE LINE FLUSH INSP

Overall Result: Pass

FIRE LINE PRESSURE TEST

Overall Result: Pass

THE 1888
FIRE SPRINKLER SUBMITTAL
FIRE SPRINKLER PLAN

GENERAL FIRE SPRINKLER NOTES :

- 1.) CONSTRUCTION TYPE IS: COMBUSTIBLE CONSTRUCTION. SPRINKLERS TO BE PROVIDED ABOVE CEILINGS WHERE THEY OCCUR
- 2.) IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE INTEGRITY OF THE SPRINKLER SYSTEM.
- 3.) ALL MATERIAL USED IN THE INSTALLATION OF THIS SYSTEM(S) SHALL BE NEW AND OF CURRENT ISSUE, ALL MATERIAL SHALL BE APPROVED BY U.L. (UNDERWRITERS LABORATORY) AND/OR F.M. (FACTORY MUTUAL), AND BE IN COMFORMANCE WITH THE APPLICABLE AUTHORITY HAVING JURISDICTION.
- 4.) ELECTRICAL AND FIRE ALARM IS NOT PART OF THIS CONTRACT AND SHALL BE PERFORMED BY OTHERS UNDER A SEPARATE CONTRACT.
- 5.) PIPING SUPPORT SHALL BE IN CONFORMANCE WITH 2019 EDITION OF NFPA-13. THIS CONTRACT DOES NOT INCLUDE ANY MATERIAL OR DEVICE TO IMPROVE THE STRUCTURAL INTEGRITY OF THE BUILDING AND ITS ABILITY TO CARRY THE LOAD OF THE FIRE SPRINKLER SYSTEM.
- 7.) ALL FIRE RATED PENETRATIONS SHALL BE FIRE STOPPED USING AN APPROVED AND EQUALLY RATED MATERIAL.
- 8.) SWAY BRACING SHALL BE IN CONFORMANCE WITH NFPA-13.
- 9.) ALL HYDROSTATIC TESTING AND/OR FLUSHING SHALL BE PERFORMED IN STRICT ACCORDANCE WITH NFPA-13 AND SHALL BE WITNESSED BY A REPRESENTATIVE A REPRESENTATIVE OF THE OWNER
- 10.) FIRE DEPARTMENT CONNECTIONS SHALL BE VISIBLE AND ACCESSIBLE, HAVING NATIONAL STANDARD THREAD FEMALE OUTLETS, PROTECTIVE CAPS AND AN APPROVED CHECK VALVE.
- 11.) EACH VALVE SHALL HAVE A PERMANENTLY AFFIXED SIGN INDICATING ITS FUNCTION.
- 12.) STOCK OF SPARE SPRINKLERS OF EACH STYLE, TYPE, AND TEMPERATURE RATING ALONG WITH A SPRINKLER WRENCH, SHALL BE LOCATED AT
- 13.) WATER FLOW INFORMATION: (E 1st St. & N.Meridian St. 9-8-25) HYD. STATIC-95 PSI, RES. 90 PSI @ 1550 GPM
- 14.) SPRINKLER SYSTEM MONITORING BY AN APPROVED SUPERVISING STATION (BY OTHERS)

BUILDING CODE NOTES

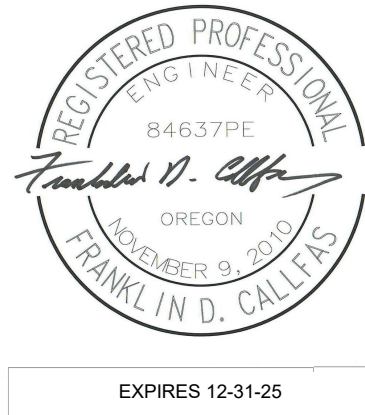
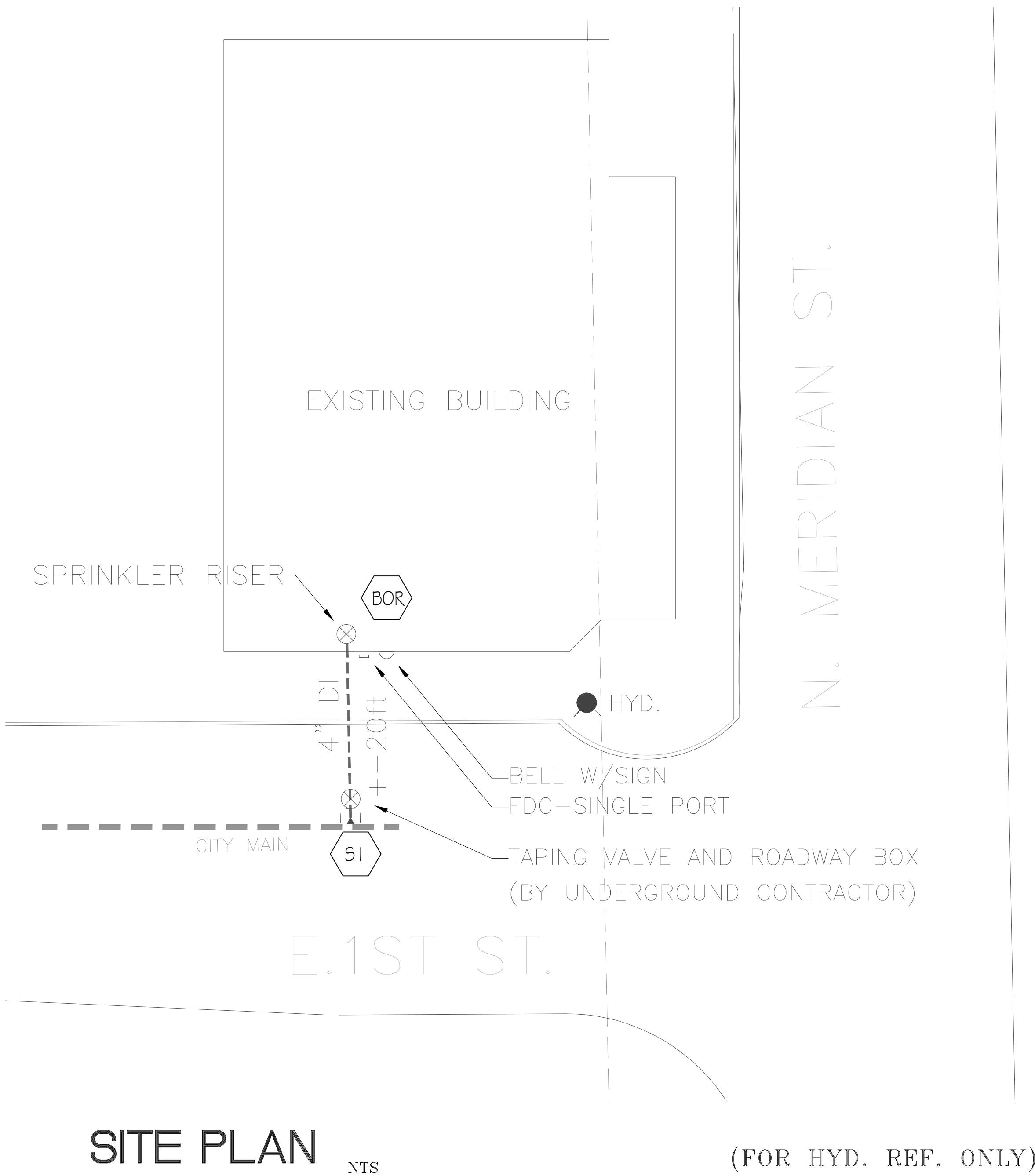
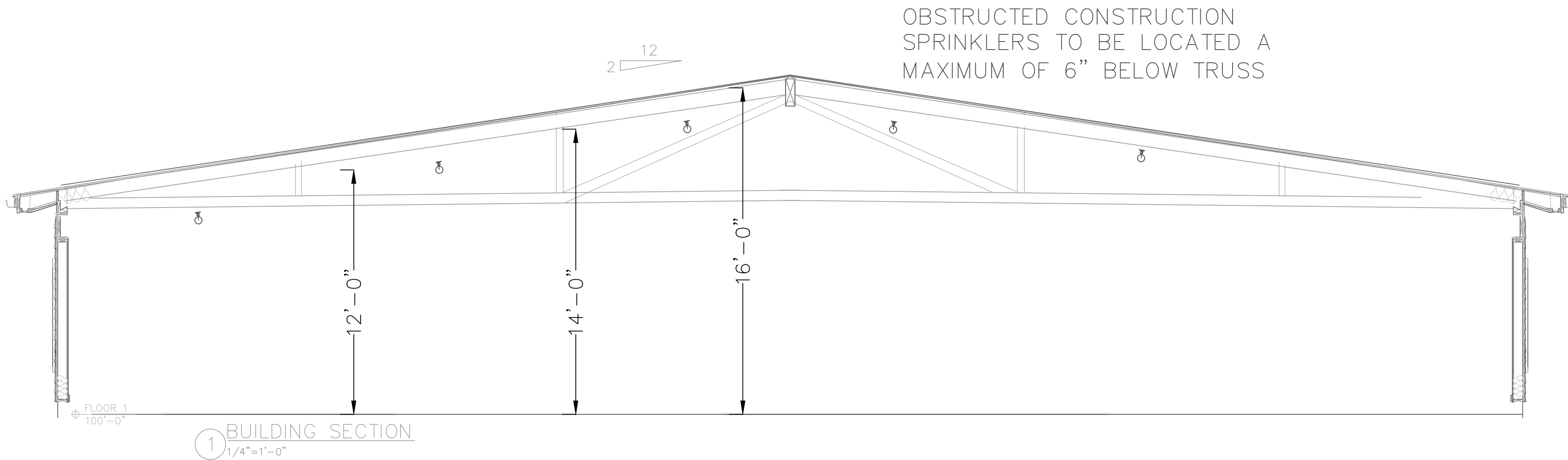
FIRE SPRINKLERS ARE TRIGGERED ON THE LOWER LEVEL THROUGH CHAPTER 34 OF THE OSSC (CHANGE OF OCCUPANCY CLASSIFICATION TO A-2, 2022 OSSC §3410.11.2.1) THE UPSTAIRS REMAINS UNMODIFIED AS R-2 (LONG TERM RENTALS). THE EXISTING R-2 SPACE CAN REMAIN UNPROTECTED WHEN SEPARATED FROM AREA WHERE THE CHANGE OF OCCUPANCY OCCURS.
*SEPARATION OPTIONS (§3410.11.2.1): 1. NONRATED PERMANENT PARTITION AND HORIZONTAL ASSEMBLIES.
SMOKE DETECTION WILL NOT BE REQUIRED ON THE LOWER LEVEL, BUT IS INSTALLED OUTSIDE THE R-2 UNITS ON THE UPPER FLOOR. (3410.11.2.2).
ADDITIONALLY, AN ADDIBLE DEVICE SHALL BE INSTALLED ON EACH LEVEL TO ALERT OCCUPANTS ON A FIRE SPRINKLER FLOW SWITCH.

INSTALLATION NOTES :

General Notes
1-Sch.40 Threaded Piping, Sch.10 Grooved Piping.
2-All Piping dimensions are Center to Center Unless Noted Otherwise.
2-Piping shall be installed to drain. In areas where 5 gallons or more is trapped, an aux. drain valve shall be installed.

FIRE SPRINKLER SYSTEM SYMBOLS LEGEND:

SYMBOL	DESCRIPTION
	Approximate Hanger Location (See details)
	Approximate Location of Grooved Coupling
	Elevation from Floor to Centerline of Pipe
	Longitudinal Sway Brace (Sym Parallel to Pipe Being Braced)
	Lateral Sway Brace (Sym. Perpendicular to Pipe Being Braced)
	Hydraulic Reference Point



NO.	REVISIONS	BY	DATE
0	Submittal for Fire Sprinkler System	FDC	9/26/25

1888 BUILDING
FIRE SPRINKLER PLAN
NEWBERG, OR

PROJECT NO:	25-218
DRAWN:	FDC
CHECKED:	FDC
DATE:	9/26/25

COVER SHT.
CONTRACT NUMBER 25-218
SHEET NUMBER FS-1.0 1 OF 2