



A Jensen Hughes Company

300+ ACCESSIBILITY

50+ AVIATION

900+ COMMERCIAL

200+ HEALTHCARE

100+ CIVIC & DEFENSE

250+ EDUCATIONAL

280+ INDUSTRIAL

350+ RESIDENTIAL

50+ SPORTS & RECREATION

900+ CODE ALTERNATES

UNLIMITED POSSIBILITIES

Since 2005, Code Unlimited has provided high quality consulting services for regulations that affect the built environment. We work with architecture and engineering firms, government entities, Fortune 500 corporations, private developers, construction companies, non-profits, and local jurisdictions. We were a minority-owned business recognized by INC. 5000 as one of the fastest growing firms in the nation before joining Jensen Hughes, an international organization with dozens of offices across the world.

For many design industry firms, code regulations are black and white -- but for us there are unlimited possibilities. We believe in evolving the built environment through understanding the basis of regulatory intent and then creating new pathways to achieve the next level of design. Our founders and culture promote diversity in people, projects, thought, and areas of expertise which has strengthened our position in the market through a multidisciplinary process of problem solving. We believe in a collaborative approach that extends through all levels of our staff to project stakeholders to engage a variety of perspectives with technical experience.

With a network of offices across the western region, our 30+ experts are available at any project location for expert support, clear communication, and innovative solutions. We have written 900+ approved building code alternates and seen 3000+ projects through to completion. The keys to our success is the respect of jurisdictional authorities and clients to creatively solve their problems, safely.

We look forward to the opportunity to work with your team.

Sincerely,



Samir Mokashi, Founding Principal

30+
CODE SPECIALISTS

350+
YEARS OF COMBINED
INDUSTRY EXPERIENCE



Original founders, Asawari & Samir Mokashi

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BUILDING CODE

Our staff of specialists review design documents and provide on-site inspections to resolve perceived limitations and solve fire and life safety issues for our clients' projects. Restrictions on building area, number of stories, occupant load, building use, and means of egress are just a few areas where we provide custom solutions. We understand that every project does not fit documented regulatory standards and our team can provide clarity to overlapping requirements for existing non-compliant facilities or develop new material use and application guidelines for new facilities that are just breaking ground. We hold industry certifications and expertise in ICC, IBC, ADA, NFPA, Historical and Legacy Codes, Land Use, Zoning, Mass Timber, DoD, and UFC regulations. We will ensure your project meets code intent while facilitating your design concept at any project phase or throughout the integrated design process.

Reach out to our experts to:

- + guide your design team through plan review
- + provide solutions to design challenges
- + provide clarification and code interpretations
- + develop code appeals and alternate means and methods
- + address discrepancies between design intent and as-built construction
- + support award-winning design through our collaborative multi-disciplinary expertise
- + manage jurisdiction negotiations and communications
- + address potential inspector concerns before they happen
- + simplify your compliance issues

3000+
COMPLETED PROJECTS

ACCESSIBILITY

Accessibility is regulated on federal, state, and local levels, which can make it difficult to navigate and comply with all the overlapping standards. Our experts have decades of experience managing these requirements for our clients, from the Americans with Disabilities Act, Fair Housing Act, International Building Codes, state-level amendments, to architectural barrier removal in existing buildings and ICC A117.1 (formerly ANSI) standards. We have evaluated and supported everything from basic code compliance for small commercial sites to developing a program of more equitable standards for a portfolio of higher education buildings.

WE SUPPORT OUR CLIENTS WITH:

- + Americans with Disabilities Act (ADA) Title II and Title III compliance
- + Fair Housing Act reviews, including FHADM
- + International Code Council (ICC) A117.1 reviews
- + OHCS reviews
- + ADA and ORS 447.241 barrier removal site assessments
- + Design and construction accessibility guidance and inspections
- + Accessibility risk assessments
- + Universal Design project assessments and presentations
- + Accessible right-of-way planning and assessments
- + Litigation support and expert witness services

Code Unlimited has a unique approach in solving code-related issues for complex projects. The company will evaluate the intent of the code for each project-specific context, not the literal meaning of the law. This approach can and does open doors to new design solutions.

– Gerhard B. | Associate | Project Architect

UNIVERSAL DESIGN



Our accessibility specialists work with owners and design teams to review, develop, and apply additional institutional or stakeholder requested modifications to meet universal design goals that go beyond the mandated minimums. Our experts guide your team at all levels, from determining design options, to managing design details and coordinating implementation during construction. There are always more options than what meets the eye, and we can help your team discover them.

THE SEVEN PRINCIPLES OF UNIVERSAL DESIGN

1. Equitable Use: Useful and marketable for diverse user groups
2. Flexibility in Use: Accommodate a wide variety of preferences and abilities
3. Simple and Intuitive Use: Consistent and simple regardless of users language, abilities or experience
4. Perceptible Information: Provide necessary information to accommodate multiple sensory abilities
5. Tolerance for Error: Design to reduce risks, hazards and errors
6. Low Physical Effort: Efficient and comfortable use with minimal fatigue
7. Size and Space for Approach and Use: Consider approach, reach, and cognition for diverse types of users

FIRE PROTECTION ENGINEERING

Our fire protection team solves problems ranging from military hangar fueling safety to residential firewalls. We can join your team in early design consultation or jump in at any phase to solve your projects' unforeseen issues. Our understanding of NFPA, IBC, and other organizational standards allows us to not only provide answers but also educate our clients about the legacy, code intent, and context of each situation. With our collective multidisciplinary team, we create a unique analysis to select the right approach for each situation. When needed, we also supply our clients with researched and stamped engineering judgment letters. By providing solutions, rather than listing problems, we facilitate each project's success. Our team guarantees your design goals are met while ensuring safety for all occupants.

We help our clients push boundaries in performance-based design through:

- + providing design and calculations for detection and suppression systems
- + developing strategies for design through the application of the latest technologies
- + providing in-depth assembly analysis and stamped engineering judgments
- + supporting the use of innovative building materials
- + resolving complex challenges with our multidisciplinary expertise
- + providing technical reports necessary for jurisdiction approval

**I WANT TO HIGHLY RECOMMEND
CODE UNLIMITED
FOR THEIR THOROUGH AND
PROFESSIONAL FIRE CODE SUPPORT**

- Lew F. | Vice President, Operations

Code Unlimited facilitated the application of new mass timber code requirements to make the architect's vision possible for the Type IV-B Flatworks Building in the City of Portland. In addition to teaming up on breaking the height record for a cross-laminated timber building in the region, we provided an appeal for the design team to be able to carry through the additional exposed timber ceiling, allowing the warm aesthetic of the wood to carry through more of the space while ensuring the safety of occupants.



The First Tech Federal Credit Union was an award winner several times over in the design community. Code Unlimited provided services for plan review, fire and life safety and worked with the designers on the extensive use of locally-sourced mass timber, creating a carbon sink within the wood structure rather than releasing it into the environment.



The US Bancorp Tower was facing egress issues in the lobby and 7th floor as well as elevator access issues for a tenant improvement. Code Unlimited developed solutions for each situation so fire and life safety criteria could be met on a day-to-day basis as well as in the event of a disaster. Our solutions were approved by the local jurisdiction and the project was able to be completed.



MODELING & RATIONAL ANALYSIS



The Galleria mixed-use retail, food and beverage and entertainment site was supported by Code Unlimited throughout several stages of design and construction. Our analysts provided code pathways for adding an occupied penthouse story with outdoor terraces above the existing roof, the expansion of an existing vertical opening into a multi-story atrium and incorporating CLT construction into the design as well as standard accessibility and fire and life safety reviews for the tower mall.

5 MLK is a new mixed-use residential, hotel, office, and retail tower. The project includes one level of underground parking and seven stories above grade with approximately 225 apartments, a hotel, and office space. Code Unlimited provided not only accessibility review for the building, but also full fire and life safety review and specialty analysis for the elevators and stairwells. Our team also supported jurisdictional communications regarding the building code and fire protection compliance for this project.



For The Seattle Children's Hospital, Code Unlimited worked with the designing architect to review compliance for the site and building program areas including creating solutions for control rooms, code pathways for exit travel distance, fire separation, elevators and developing engineering judgments when necessary for the existing regional healthcare building update.

6 TRIGGERS OF ANALYSIS

1. In a high-rise building, interior exit stairways that serve floors more than 75 ft above the lowest level of fire department vehicle access must be pressurized (2021 IBC §403.5.4).
2. In a high-rise building, elevator shafts that serve more than 3 stories must be protected. Protection can be through pressurization (2021 IBC §3006.2 Item 5).
3. In a non-sprinklered building, elevator shafts that serve more than three stories must be protected. Protection can be through pressurization (2021 IBC §3006.2 Item 1).
4. Residential buildings are permitted to have one extra story if they pressurize the exit stairways in some states.
5. In buildings with an atrium, the atrium needs a smoke control system when connecting more than two stories (2021 IBC §404.5).
6. In buildings with assembly seating, a smoke control system can be provided to allow many prescriptive exceptions, including longer exit access travel distance and greater capacity (exceptions listed throughout Chapter 10).

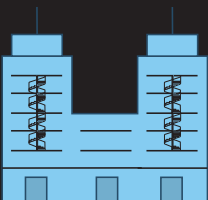
SETTING ANALYSIS EXPECTATIONS



SMALL & SIMPLE DESIGN
LESS THAN 4 STORIES
NO REPORTS
1 EGRESS MODEL



SMALL & SIMPLE DESIGN
LESS THAN 4 STORIES
NO REPORTS
1 EGRESS MODEL



SMALL & SIMPLE DESIGN
LESS THAN 4 STORIES
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creativity



time



money

HAZARDOUS MATERIALS

Code Unlimited is experienced in specialized industries, control areas, semiconductor and other research and design laboratories and their unique requirements and risk factors. We foster creative problem-solving exercises to provide safe solutions and satisfy project goals. Our firm has developed hazardous materials programs for dozens of Fortune 500 firms across the globe. We have been involved in campus master planning, design of bulk specialty gas and chemical systems, HPM room layouts, fabrication area design review, and supported lab reviews. Our team of architects, life safety experts, fire protection engineers, and chemical engineers have the depth of knowledge to solve any regulatory challenge.

Our portfolio of work within this service line includes light industrial, heavy industry, various laboratories, chemical and gas and semiconductor sites. We have serviced these sites and many others with hazardous waste management plans, hazardous materials inventories, process hazard analysis, FMEA and HazID, flammable gas dispersion modeling, lithium-ion battery safety, and fire code and NFPA code compliance guidance. We have been involved in campus master planning, design of bulk specialty gas & chemical systems, HPM room layouts, fabrication area design review, and supported lab reviews.

Alongside managing the higher risks of industrial sites, the diversity of our team supports design needs for fire and life safety and accessibility for effective egress, smoke control, rational analysis and detection and suppression for unpredictable disasters. Due to our collective multi-disciplinary experience, we help the most revolutionary ideas achieve the highest standard of care for the sites and people that drive innovation forward.

"Sold. And holy crap that was fast. You should get an article in ENGINEERING magazine lol"

- Steve | META Architect

SELECTED EXPERIENCE

Agilyx Plastics
Arclin Flammable Materials
BasX Data Equipment Fabrication
Cleardge Power Fuel Cell Manufacturing
Westpark Willows Road Laboratories
Datalogic Manufacturing
Global Foundries Semiconductor
Hynix Semiconductors
IBM Semiconductors
IM Flash Technologies
Jireh Semiconductors
Knight Campus for Accelerated Impact
Lam Research Laboratories
Legacy Holiday Park Central Lab
Linde Electrical
Mercury Plastics

Microsystems Engineering
Mitsubishi Gas Corporation
ON Semiconductor
Oregon Health & Sciences Laboratories
Oregon State University Wood Products Lab
Peak Sun Silicon Photovoltaics
Polaris Data Center
RSR Corporation Battery Recycling
Selkirk Pharma
Solar World
Photovoltaic Production
SoloPower Photovoltaic
TOK America
Chemical Processing
Ulbricht Metal Processing
Xyleco Hazardous Manufacturing



Meta Technologies | Bellevue WA

Code Unlimited has supported multiple tenant improvement and new construction projects for this client across the City of Bellevue. We provided accessibility, building code, fire protection, code alternates and hazardous materials management for offices, research and development areas, amenity spaces, garages, parking areas and multiple outdoor decks and exterior sites.

AVIATION

Code Unlimited provides comprehensive accessibility, building code, fire engineering and hazardous materials consulting for public, commercial, and military aviation facilities. We have experience with remote hangars and airfields on challenging terrains as well as developed, multi-terminal bustling passenger airports as well as transitioning in scale from one to the other.

We have expertise in Federal Aviation Administration (FAA) guidelines and requirements, Transportation Security Administration guidelines, and Unified Facilities Criteria that cross over our other areas of expertise in fire and life safety and hazardous materials when planning not just for passenger safety, but staff safety in emergency situations as well as day-to-day maintenance, fueling and operations.

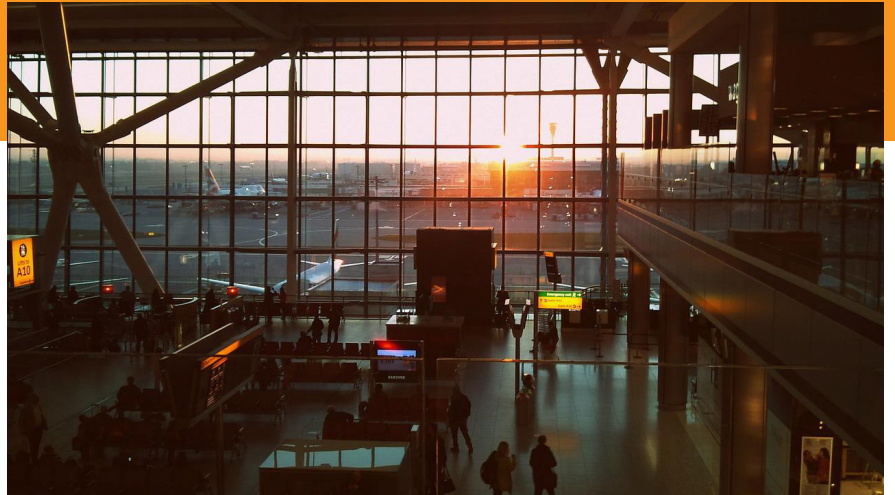
Our technical experts work on innovative design solutions by thoroughly reviewing plans, analyzing materials and methods, developing custom compliance paths when needed and backing our solutions with scientific research, computer simulations, and comparative models that advance project goals through collaborative planning and logical applications. Our methods and expertise in drawing solutions have helped dozens of our clients achieve above-the-standard inclusive, safe, and memorable designs, and fostered long-term relationships with port and jurisdictional authorities.

50+
COMPLETED PROJECTS

USING CODE UNLIMITED HAS TAKEN THE HASSLE OUT OF RESOLVING CODE ISSUES. THEY HAVE TAKEN COMPLEX PROBLEMS AND COME UP WITH SIMPLE ELEGANT CODE SOLUTIONS.

– JIM K. | PRINCIPAL | ARCHITECT





COMMERCIAL & MIXED USE

Our experience in commercial buildings and mixed use spaces varies from a short meeting to answer a specific question to managing complex designs with multiple consultant teams. We look forward to the challenges that come with mixed-use buildings.

We work to understand the design intent and evaluate potential strategies for the major and minor design elements. We review basic code requirements such as occupancy classification, fire-rated separation, egress, elevator, podium and high-rise requirements, as well as universal accessibility. In addition, our specialized engineering and analysis services include smoke pressurization of atriums and shafts, egress modeling, and engineering judgment letters.

900+
COMPLETED PROJECTS

"Your name is a household word here at Bora, largely because of the creativity you bring to each and every project. Rather than a "not possible" attitude toward our design proposals, Code Unlimited brings a "how can" approach to the discussion."

– Amy D. | Principal | Architect



HEALTHCARE

Healthcare also involves multiple regulatory agencies with owner, local, state, and federal standards. This challenge can result in misguided solutions, inhibiting efficient delivery of healthcare services for patients. With our in-depth knowledge of building and fire codes, NFPA 101, NFPA 99, and other healthcare safety standards, we navigate the design and construction teams through the maze of requirements to ensure hospitals meet the design aesthetic patients and their families need with the functionality high-quality healthcare demands. Code Unlimited leverages our experience and knowledge to develop custom solutions to meet compliance requirements, enable design strategies, and improve patient experience through supporting our clients with accommodating, comfortable, and safe designs.

200+
COMPLETED PROJECTS

SELECTED EXPERIENCE

Seattle Children's Hospital
Providence St. Vincent Hospital
Casey Eye Institute
Doernbecher Children's
Oregon Health & Sciences
Good Shepherd Hospital
St. Charles Hospital
Columbia Memorial Hospital
West Valley Hospital
Legacy Emanuel Salem
Veterans Clinics
Kaiser Permanente

With our focus on renovations and adaptive reuse we often uncover difficult code conflicts requiring specialized insight. Code Unlimited's detailed and nuanced understanding of the code always results in successful resolutions with code officials.

– Richard B. | Principal | Architect



CIVIC & DEFENSE

Some of the greatest opportunities to foster stability, health, and well-being of our world are in the programs and designs of infrastructure buildings and campuses. Our experience in civic and defense projects spans from arts and literacy buildings to military bases. The wide variety of building types and uses in this sector calls for multi-disciplinary expertise to manage all of the risks associated with utility, emergency response, judicial security, and heavy equipment and vehicles and ultimately public health and safety. Proper understanding and application of code and government standards, including unified facilities criteria, not only provides answers but also allows us to educate our clients about the legacy, code intent, and context of each situation. We work with architects, facility managers and owners across the globe to not only ensure safety and equity are embedded in their designs, but also pave code pathways and open opportunities for exceptional designs to impact communities and help businesses, families, and individuals to thrive.

100+

COMPLETED PROJECTS



HIGHER EDUCATION

Higher education campuses are often the first to push the boundaries of building use, adaptive design, and high equity and environmental standards. The interconnected designs of modern campuses often require innovative thinking and negotiation skills to achieve jurisdiction approval. Our cross-functional teams have worked on a multitude of campuses, and many that were dual purpose in education and providing a service to the community. We have helped these clients achieve high standards of inclusive design, the use of green building methods and materials as well as provided safety guidance for a variety of laboratory spaces.

SELECTED EXPERIENCE

Clackamas Community College | Industrial Tech Center
Eastern Washington University | Pence Union Building
Gonzaga University | John J. Hemmingson Center
Lewis & Clark College | Olin Building
Montana State University | Norm Asbjornson Innovation Center
Oregon Health and Sciences University | Multiple Facilities
Oregon State University | Multiple Facilities
Pacific University | Multiple Facilities
Portland Community College | Full Portfolio of Buildings
Portland State University | Multiple Facilities
Stanford University | Center for Behavioral Sciences
University of California Davis Campus | Cruess Hall
University of Oregon | Multiple Facilities
Western Oregon University | Performing Arts Center
University of Washington | Fluke Hall Semiconductor Laboratory
Western Washington University | Ethnic Student & Performing Arts Centers

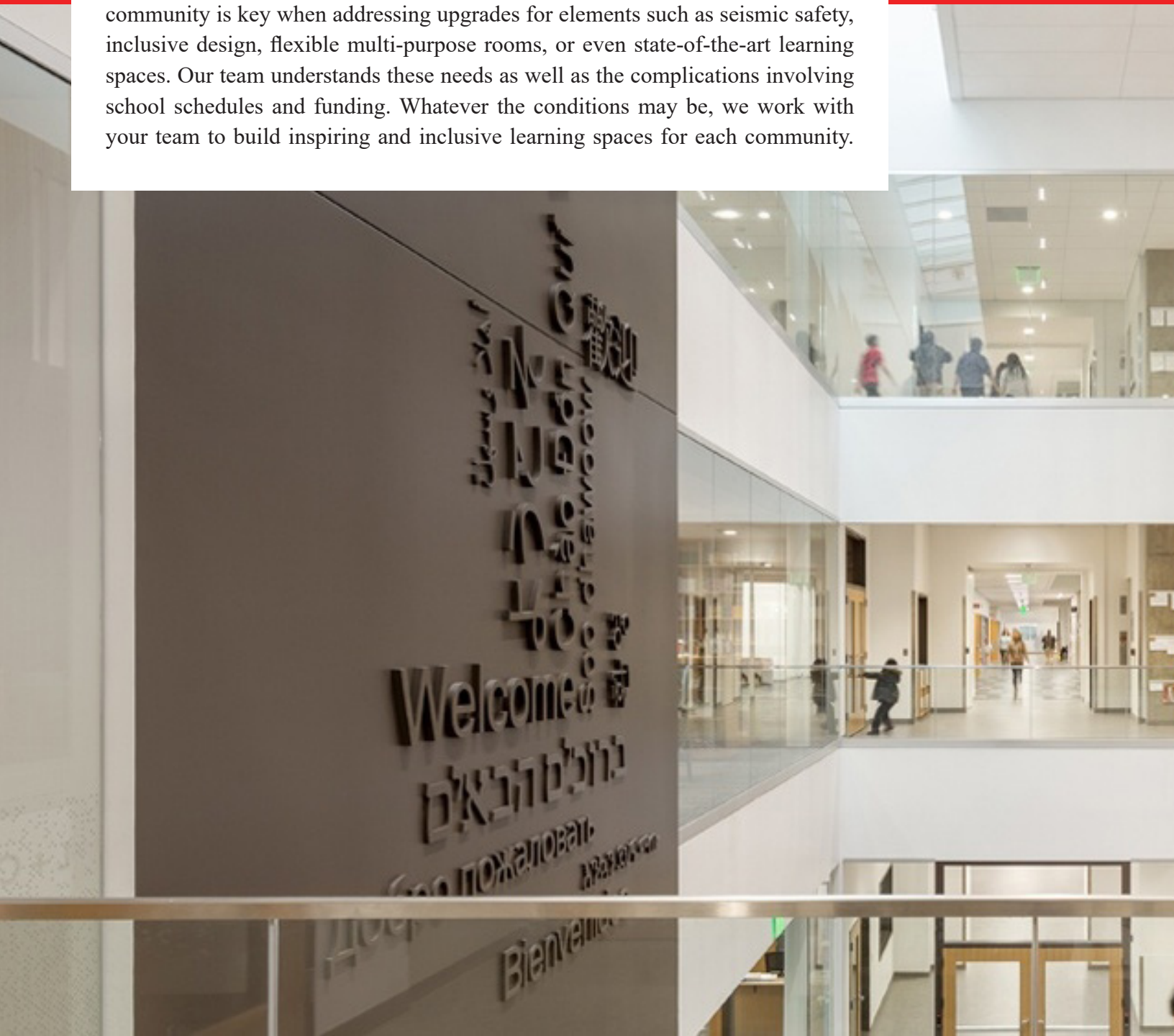
*"Thanks for accommodating us;
we've been very impressed with your level
of service and contribution to the project
and expect to include you in more of
our projects moving forward."*

GARY BERNARDO AIA, NCARB | Principal Architect



K-12 EDUCATION

Public and private schools can have different programming, but they are similar in their design and construction challenges with budget requirements, logistical and safety concerns, as well as stakeholder concerns, which all can influence these project types. Collaboration with the jurisdiction and community is key when addressing upgrades for elements such as seismic safety, inclusive design, flexible multi-purpose rooms, or even state-of-the-art learning spaces. Our team understands these needs as well as the complications involving school schedules and funding. Whatever the conditions may be, we work with your team to build inspiring and inclusive learning spaces for each community.





SELECTED EXPERIENCE

Beaverton Oregon Area Schools

Jesuit Catholic High | Beaverton, OR

Arts & Communications Magnet Academy K-12 | Beaverton, OR

Sherwood Public School District Greenhouse | Sherwood, OR

Portland Oregon Area Schools

Applegate Public K-3 | Portland, OR

Rice Pioneer Public Program 6-12 | Portland, OR

Rose City Park Public Elementary | Portland, OR

Roseway Heights Public Middle | Portland, OR

Youngson School and Holladay Annex | Portland, OR

Columbia Christian | Portland, OR

De La Salle High St. Charles | Portland, OR

NCSD New Urban High | Oak Grove, OR

Corvallis Oregon Area Schools

Adams Public Elementary | Corvallis, OR

Franklin Public K-8 | Corvallis, OR

Garfield Public Elementary | Corvallis, OR

Hoover Public Elementary | Corvallis, OR

Jefferson Public Elementary | Corvallis, OR

Lincoln Public Elementary | Corvallis, OR

Mountain View Public Elementary | Corvallis, OR

Wilson Public Elementary | Corvallis, OR

Hillsboro Public School District

Brookwood Public Elementary | Hillsboro, OR

Gardiner Public Middle | Hillsboro, OR

Glencoe Public High | Hillsboro, OR

Mooberry Public Elementary | Hillsboro, OR

North Plains Public Elementary | North Plains, OR

Gresham Public School District

Centennial Public Middle | Gresham, OR

Harold Oliver Public Elementary | Gresham, OR

Salem-Keizer, Coastal & Southern Oregon Area Schools

Keizer Public Elementary | Keizer, OR

Kennedy Public Elementary | Salem, OR

McKay Public High | Salem, OR

North Eugene Public High | Eugene, OR

West Albany Public High | Albany, OR

Nestucca Valley Public K-8 | Nestucca, OR

Washington State Area Schools

Northshore Public High | Bothell, WA

Evergreen Public Schools Administrative Building | Vancouver, WA

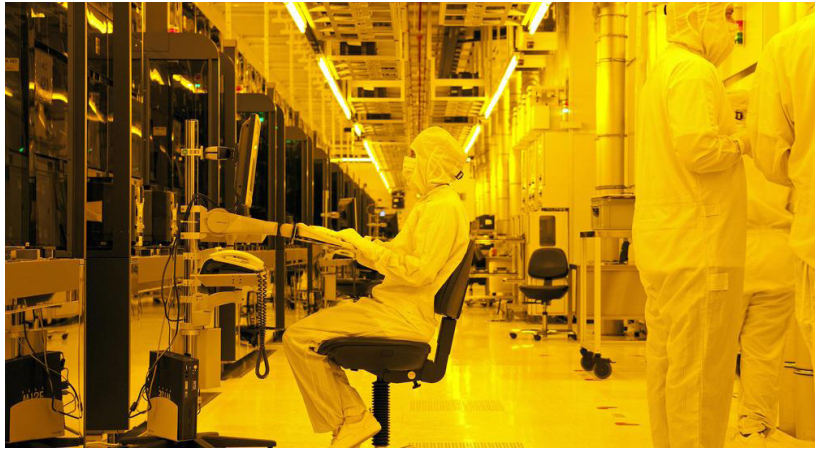
INDUSTRIAL

Code Unlimited's experts have decades of experience with light and heavy industrial, energy, and high-tech facilities. We provide extensive inventory reviews, process evaluations, problem solving and planning for storage and use of hazardous materials, mitigation of combustible dusts, and taking preventative measures against explosion hazards.

In some cases, we have even developed options to better manage the criteria that categorize a facility into a hazardous occupancy by creating unique storage solutions, cleaning protocols, equipment adaptations, or simply changing operations practices to reduce quantities of hazardous materials on site. However, in many instances it is not possible or preferable to integrate changes in programming. For those circumstances and sites, mandatory requirements are identified and researched thoroughly. When there is conflict between two or more regulatory codes, we facilitate solutions that meet optimal fire and life safety intent.

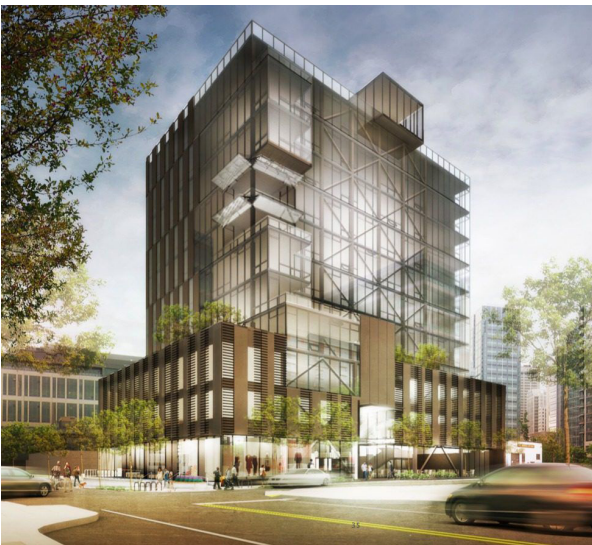
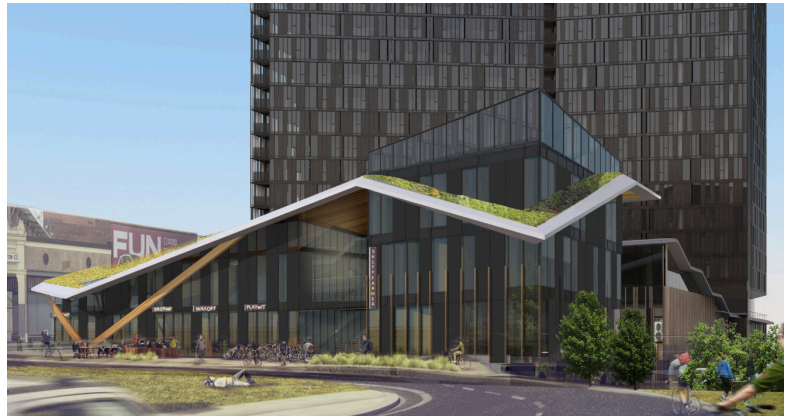
In our forward-moving and inventive world economy, we have found dozens of instances where code has not kept up with the technical developments in the industry such as with mass timber, lithium-ion batteries, alternative insulation fire resistant products, and research, development and testing sites. For these confidential and specialty cases, we develop custom solutions based on code intent and our own unique research and testing to get jurisdictional approval for our clients.

280+
COMPLETED PROJECTS



RESIDENTIAL

Many residential projects involve mixed use sites that are multi-family apartment complexes or condominium towers with unique podium, rooftop, amenity, exterior and parking features. We support design teams through single sites and well as multi-phase developments by researching and navigating zoning regulations, supporting permitting needs, ensuring accessibility compliance, providing fire and life safety support, developing alternates and variances, as well as providing custom atrium and shaft analysis. We have worked with historical buildings, market-rate live and work spaces, and dozens of affordable housing initiatives to create thriving neighborhoods full of character and convenience.



350+
COMPLETED PROJECTS



"On top of providing great support and experience during design, Samir and Code Unlimited truly add value to the project throughout the permit and inspection process."

– Bob S | Project Manager

SPORTS & RECREATION

SELECTED EXPERIENCE

Chocotaw Casino & Resort

Oregon State University Reser Stadium & McAlexander Field House

Western Oregon University Performing Arts Center

Cache Creek Casino & Resort

Portland State University Viking Pavilion

Eastern Oregon University Quinn Coliseum

Hillsboro Parks & Recreation Community Center

Multnomah Athletic Club

Las Vegas Station Casino

Wildhorse Casino & Resort

Portland's Providence Park

Sandia Resort & Casino

University of Oregon Matthew Knight Arena

Veterans Memorial Coliseum

50+
COMPLETED PROJECTS





A Jensen Hughes Company

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