

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14945

Project Address: 375 NE Holladay St

Hearing Date: 4/12/17

Appellant Name: Terrance A. Gruenhagen

Case No.: B-008

Appellant Phone: 612-373-4656

Appeal Type: Building

Plans Examiner/Inspector: Jody Orrison

Project Type: commercial

Stories: 14 **Occupancy:** R-1, A-3, A-2, B **Construction Type:** I-A

Building/Business Name:

Fire Sprinklers: Yes - fully sprinklered

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 16-279653-STR-01-MG

Plan Submitted Option: mail [File 1] [File 2]

Proposed use: commercial - hotel with even & meeting space

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Section 1004.1.2 Design occupant load, Chapter 10 - means of egress

Requires In reference to the 2014 Oregon Structural Specialty Code - Chapter 10 Means of Egress Section 1004.1.2 Design Occupant Load - Areas without fixed seating - Exception

Proposed Design On floor level 2 of the hotel, the design team requests approval by the Building Code Official to utilize an occupant load slightly less than the tabular load of 7 sf per occupant for a concentrated use assembly space without fixed seats for the following meeting rooms (by Room Number on the Floor Plan):

Meeting Room 225 - Net Floor Area = 662 sf Proposed Max. Occupancy - 75 Ref. Net Area/Occ. = 8.8 sf

Meeting Room 226 - Net Floor Area = 662 sf Proposed Max. Occupancy - 75 Ref. Net Area/Occ. = 8.8 sf

Meeting Room 227 - Net Floor Area = 662 sf Proposed Max. Occupancy - 75 Ref. Net Area/Occ. = 8.8 sf

Meeting Room 228 - Net Floor Area = 636 sf Proposed Max. Occupancy - 49 Ref. Net Area/Occ. = 12.9 sf

Meeting Room 233 - Net Floor Area = 603 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.6 sf

Meeting Room 234 - Net Floor Area = 603 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.6 sf

Meeting Room 234A - Net Floor Area = 603 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.6 sf

Meeting Room 235- Net Floor Area = 624 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.9 sf

Reason for alternative On the 2nd floor level of the hotel the intermediate sized Meeting Rooms on the east side are designed to function either with table and chair seating or rows of seats in a seminar or classroom style set-up. Using a "seminar or classroom" style arrangement yields a higher occupant load. Based on actual furniture layout studies as shown for reference on drawing A0.8 enclosed, most of the Meeting Rooms sized at between 600 and 675 sf have an actual seating capacity between 50 and 60 occupants (i.e. using an actual number of occupants approach).

We request the Building Code Official formally approve a maximum occupant load based on actual number for each of these intermediate meeting rooms as listed above. This is allowable pending approval per the Exception under 1004.1.2.

APPEAL DECISION

Maximum occupant loads to be based on furniture layout for multipurpose assembly rooms: Granted as proposed for the rooms indicated. Final furniture layouts to be approved by the fire marshall's office.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



EXPIRES: 12/31/2017

APPEAL ID: 15744
HEARING DATE: 1/27/16

DESCRIPTION:
THE PROJECT IS REQUESTING THE INSTALLATION OF UP TO (8) 40 FOOT DEEP STORM WATER DRYWELL(S) WITHIN THE LOADING DOCK OF THE LOWER LEVEL TO DISPOSE ON-SITE SURFACE STORMWATER.

APPEAL DECISION:
THE ADMINISTRATION APPEAL BOARD FINDS THAT THE INFORMATION SUBMITTED BY THE APPELLANT DEMONSTRATES THAT THE APPROVED MODIFICATIONS OR ALTERNATE METHODS ARE CONSISTENT WITH THE INTENT OF THE CODE, DO NOT LESSEN HEALTH, SAFETY, ACCESSIBILITY, LIFE, FIRE SAFETY OR STRUCTURAL REQUIREMENTS, AND THAT SPECIAL CONDITIONS UNIQUE TO THIS PROJECT MAKE STRICT APPLICATION OF THOSE CODE SECTIONS IMPRACTICAL.

APPEAL ID: 14095
HEARING DATE: 10/12/16

DESCRIPTION:
1. DUE TO THE ON-SITE WATER TANK EXCEEDING THE DEMAND OF THE MOST DEMANDING HYDRAULIC CALCULATION INCLUDING 100 GALLONS PER MINUTE OF INSIDE HOSE FOR A DURATION OF 40 MINUTES AS PRESCRIBED BY NFPA-13 WE REQUEST THAT ONLY ONE SUPPLY BE REQUIRED.

APPEAL DECISION:
GRANTED AS PROPOSED

2. SPRINKLER COVERAGE AND PROXIMITY RESTRICTIONS AT LOWERED OPENINGS IN LIEU OF RATED OPENINGS AT 2 HOUR GENERATOR ENCLOSURE.

APPEAL DECISION:
HOLD FOR ADDITIONAL INFORMATION

3. ON-13 SECTION OF PREFUNCTION AREAS FROM CALCULATION OF DESIGN OCCUPANT LOAD

APPEAL DECISION:
GRANTED AS PROPOSED

APPEAL ID: 14489
HEARING DATE: 01/16/17

DESCRIPTION: FOLLOW UP TO ITEM 2 ABOVE REGARDING SPRINKLER COVERAGE

APPEAL DECISION:
GRANTED AS PROPOSED

OCCUPANCY LOAD				
NAME	OCCUPANCY TYPE	AREA	LOAD FACTOR	OCCUPANT LOAD
LEVEL 00 - LOWER LEVEL				
ADMINISTRATIVE AREAS	B	1,688 SF	100	17
ADMINISTRATIVE OFFICES	B	1,718 SF	100	18
BACK OF HOUSE	S-1	883 SF	300	3
CIRCULATION	B	2,215 SF	100	23
EMPLOYEE FACILITIES	B	1,890 SF	50	38
ENGINEERING	S-1	444 SF	300	2
MEP UTILITY AREA	S-1	452 SF	300	2
MEP UTILITY AREA	S-1	2,669 SF	300	9
NURSING	B	92 SF	100	1
OFFICE	B	96 SF	100	1
OFFICE	B	204 SF	100	2
OFFICE	B	161 SF	100	3
RETAIL	M	1,554 SF	30	52
SOILED LINEN ROOM	S-1	504 SF	300	2
STORAGE	S-1	877 SF	300	3
STORAGE	S-1	955 SF	300	4
STORAGE AND MEP UTILITY AREA	S-1	466 SF	300	2
STORAGE AND MEP UTILITY AREA	S-1	1,365 SF	300	5
TRASH/RECYCLING	S-1	722 SF	300	3
LEVEL 01				190
BAR	F-1	528 SF	200	3
BAR AND RESTAURANT	A-2	3,087 SF	15	206
BAR PANTRY	S-1	216 SF	300	3
CIRCULATION	B	3,701 SF	100	38
COAT CHECK	S-1	197 SF	300	1
ELECTRICAL ROOMS	B	216 SF	300	1
EMPLOYEE DINING AND KITCHEN	A-2	1,158 SF	15	78
FRONT DESK ADMIN	B	382 SF	100	4
FRONT DESK QUEUING	A-3	606 SF	5	121
FUNCTION STORAGE	S-1	786 SF	300	3
GROUP CHECK-IN QUEING	A-3	255 SF	5	51
GROUP CHECK-IN DESK	B	197 SF	100	2
JR BALLROOM	A-3	4,959 SF	7	709
KITCHEN	F-1	309 SF	300	2
LOBBY SEATING AREA 1	A-3	896 SF	15	58
LOBBY SEATING AREA 2	A-3	850 SF	15	58
LOBBY SEATING AREA 3	A-3	312 SF	15	21
LUGGAGE STORAGE	S-1	423 SF	300	2
MAIN AND SHOW KITCHEN	F-1	510 SF	200	26
MARKET	M	1,023 SF	30	35
MARKET	F-1	859 SF	300	3
MEETING ROOM	A-3	1,302 SF	7	186
OFFICE	B	150 SF	100	2
OFFICE	B	331 SF	100	4
OFFICE	B	159 SF	100	2
OFFICES	B	542 SF	100	6
OUTDOOR DINING	A-2	1,310 SF	15	88
OUTDOOR TERRACE	A-3	396 SF	15	27
STORAGE	S-1	987 SF	300	4
STORAGE	S-1	510 SF	300	2
LEVEL 02				1744
AV / ELEC ROOM	S-1	347 SF	300	2
BANQUET KITCHEN	F-1	1,458 SF	200	8
COAT CHECK	S-1	314 SF	300	2
ELEC / TELE	S-1	227 SF	300	1
FUNCTION STORAGE	S-1	389 SF	300	2
FUNCTION STORAGE	S-1	56 SF	300	1
LOUNGE SEATING AREA	A-3	534 SF	15	36
MAIN BALLROOM	A-3	12,131 SF	7	1733
MEETING ROOM 234A	B	603 SF	Actual Number	70 max

OCCUPANCY LOAD				
NAME	OCCUPANCY TYPE	AREA	LOAD FACTOR	OCCUPANT LOAD
MEETING ROOM 234	B	603 SF	Actual Number	70 max
MEETING ROOM 226	B	662 SF	Actual Number	75 max
MEETING ROOM 206	B	662 SF	Actual Number	75 max
MEETING ROOM 227	B	662 SF	Actual Number	75 max
MEETING ROOM 224	A-3	1,410 SF	7	202
MEETING ROOM 228	B	638 SF	Actual Number	49 max
MEETING ROOM 225	B	624 SF	Actual Number	70 max
MEETING ROOM 233	B	606 SF	Actual Number	70 max
MEETING SEATING GROUP	A-3	932 SF	15	63
MEETING SEATING GROUP	A-3	426 SF	15	29
OUTDOOR TERRACE	A-3	389 SF	15	26
PANTRY	F-1	373 SF	200	2
PRE-FUNCTION TERRACE	A-3	634 SF	7	91
SMALL BOARD ROOM	B	292 SF	15	20
STORAGE	S-1	244 SF	300	1
STORAGE	S-1	684 SF	300	3
LEVEL 03				2770
BOARD ROOM	B	421 SF	15	29
CLUB	A-2	2,423 SF	15	162
FITNESS CENTER	A-3	1,924 SF	50	39
GUESTROOMS	R-1	10,722 SF	200	54
MEETING ROOM	A-3	1,095 SF	0	80
MEETING ROOM	B	692 SF	0	45
MEETING ROOM	B	538 SF	0	45
MEETING ROOM	A-3	1,095 SF	0	80
MEETING ROOM	A-3	1,095 SF	0	80
OUTDOOR TERRACE	A-2	724 SF	15	49
STORAGE	S-1	252 SF	300	1
LEVEL 04				664
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 05				129
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 06				129
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 07				129
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 08				129
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 09				129
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 10				129
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 11				129
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 12				129
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 13				129
GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 14				129
GUESTROOMS	R-1	25,602 SF	200	129
ROOF				19
MECHANICAL MEZZANINE		5,553 SF	300	19

Plumbing Fixture Requirements based on 2014 Oregon Structural Specialty Code Table 2402.1

Type of Occupancy (Area of the Bldg.)	Total OL	Occupant Load		Water Closet		Urinals	Lavatory Factor		Lavatories		Bathtubs or Showers	Drinking Fountains
		Male	Female	Male	Female		Male	Female	Male	Female		
Lower Level												
Administration and Employee Facilities - B	85	43	43	1/25	1/25	1.7	1.7	1/40	1/40	1.1	1.1	-
Storage and Mech / Elec / Plumbing Utility Areas - S2	40	20	20	1/100	1/100	0.4	0.4	1/100	1/100	0.4	0.4	-
Sub-Tot Lower Level	125	63	63			2.1	2.1			1.5	1.5	-
Level One												
Lobby Bar, Restaurant, Outdoor Dining, Front Desk, Hotel Lobby, Employee Dining and Commercial Kitchen - A2	473	231	231	1/75	1/75	3.2	3.2	1/200	1/200	1.2	1.2	1 PER FLOOR
Jr Ballroom, Meeting Rooms, Front Desk, Group Check In and Lobby Seating Area - A3	1,230	615	615	1/125	1/65	4.1	4.5	1/200	1/200	3.1	3.1	1 PER FLOOR
Front Office and Group Check-in - B	17	4	4	1/25	1/25	0.3	0.3	1/40	1/40	0.2	0.2	-
Market - M	50	25	25	1/300	1/300	0.1	0.1	1/750	1/750	0.0	0.0	-
Back of House Storage Areas and MEP Rooms - S2	15	8	8	1/100	1/100	0.1	0.1	1/100	1/100	0.1	0.1	-
Sub-Tot Level One	1,785	904	904			8.6	13.2			4.6	4.6	1 PER FLOOR
Level Two												
Barquet Kitchen & Pantry - A2	14	7	7	1/75	1/75	0.1	0.1	1/200	1/200	0.0	0.0	1 PER FLOOR
Main Ballroom, Meeting Rooms and Outdoor Terraces - A3	2,315	1,158	1,158	1/125	1/65	4.3	4.8	1/200	1/200	5.8	5.8	1 PER FLOOR
Meeting Rooms - B	364	182	182	1/125	1/65	1.5	2.8	1/200	1/200	0.1	0.1	1 PER FLOOR
Back of House Storage Areas and MEP Rooms - S2	15	8	8	1/100	1/100	0.1	0.1	1/100	1/100	0.1	0.1	-
Sub-Tot Level Two	2,700	1,355	1,355			11.0	20.8			6.8	6.8	1 PER FLOOR
Level Three												
Regency Club Lounge - A2	142	46	46	1/75	1/75	1.3	1.3	1/200	1/200	0.5	0.5	1 PER FLOOR
Meeting Rooms, Board Room and Fitness - A3	547	274	274	1/125	1/65	2.2	4.2	1/200	1/200	1.4	1.4	1 PER FLOOR
Hotel Guestrooms - R1	NA	NA	NA	**	**	**	**	NA	**	**	**	1 PER FLOOR
Sub-Tot Level Three	846	430	430			3.5	5.5	1/200	1/4	1.4	1.4	1 PER FLOOR
Levels Four - Fourteen												
Hotel Guestrooms	NA	NA	NA	**	**	**	**	NA	**	**	**	1 PER FLOOR
Total Required						29.2	41.6			14.8	14.8	6
Total Provided						19	42	12		19	22	6

* - Urinals can substitute for up to 50% of required water closets per Section 414.2 of the International Plumbing Code.
** - One per sleeping unit per Table 2402.1 for hotel rooms.

PLUMBING FIXTURE CALCULATION

12" = 1'-0"

HIGH RISE REQUIREMENTS

12" = 1'-0"

APPEALS

12" = 1'-0"

This is a summary of applicable codes related to a new high rise Hyatt Regency hotel near the Oregon Convention Center in Portland, OR. This summary is intended to illustrate highlights of requirements to be met and is not intended to illustrate all requirements to be met.

Applicable codes and regulations

- 2014 Oregon Structural Specialty Code (based on the 2010 International Building Code)
- 2014 OSBC Accessibility referenced standard - ICC ANSI A117.1 - 2004
- 2010 Oregon Energy Efficiency Specialty Code
- 2007 Portland Fire Code (based on 2007 Oregon Fire Code)
- 2014 Oregon Mechanical Specialty Code
- 2011 Oregon Electrical Specialty Code (based on 2011 NFPA 70 NEC)
- 2011 Oregon Plumbing Specialty Code
- 2014 Oregon Energy Efficiency Specialty Code (based on 2004 IECC)
- City of Portland, Oregon Charter and Code
- Americans with Disabilities Act (ADA)
- National Fire Alarm and Signaling Code (NFPA)
- Portland Fire & Rescue - Fire and Life Safety Requirements for fire dept. access and water supplies
- Portland Fire & Rescue - Fire Design Manual
- Hyatt DRMs
- Hyatt DRMs

1. Building Classification

A. Occupancy Classification (Chapter 5)

- Hotel R-1
- Administration and Small Accessory Meeting Rooms B
- Restaurant / Bar A-2
- Ballroom / Large Meeting Rooms A-3
- Market M
- Utility, Storage and Equipment Rooms S-2

B. Type of Construction (Chapter 5)

Type I-A Non-combustible Construction

Note: Type I-A required throughout based on the fact that this building will exceed the maximum number of stories and height limit for Type Construction per Table 603 of the 2014 OSBC. Reduction in fire-resistance rating from type I-A to type I-B allowed per 403.2.1 (provide sprinkler control views equipped with supervisory initiating devices and water flow initiating devices at each floor. Column fire resistance rating not allowed to be reduced).

C. Allowable Floor Area. Unlimited for Type I-A construction.

D. Height and number of stories. Unlimited for Type I-A construction, although the code allows this building to be of Type I-B construction and rating per 403.2.1.

2. Conformity with Occupancy requirements. Mixed Occupancy with Non-separated uses will dictate the most restrictive Building Code requirements are used throughout.

A. General Requirements

- See separate legend for high rise requirements
- Sprinklers required in R' occupancy per 403.2.5. Sprinklers required in A'-3 occupancies greater than 12,000 sq ft per 403.2.11. Provide System throughout.
- Standpipes required per 2014 OSBC 405.1

B. Construction Type Requirements (2014 OSBC Table 601)

A. Fire Resistance Requirements in Hours

Structural Frame	2 HR	B (columns) *
Exterior Bearing Walls	2 HR	
Interior Bearing Walls	2 HR	
Exterior Non-bearing Walls	0 or 1 or 2 HR **	
Interior Non-bearing Walls	0 or 1 HR ***	
Floor / Ceiling	2 HR	
Roof / Ceiling	1 HR	
Vertical Openings (shafts)	2 HR ***	

* - Fire Protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below per Table 603.10. The fire resistance rating of columns supporting shall not be allowed to be reduced from 3 hr (type I-A req'd) to 2 hr (type I-B requirement) per 403.2.1.11 Exception.
** - Requirements based on location on property for fire separation distance per Table 602
*** - Interior non-bearing walls shall be of noncombustible construction per 403.2.2. Walls separating guestrooms shall be min. 1 hour fire-resistance fire partition per Section 703.12.
**** - Shaft enclosure rating of not less than 2 HR throughout, 1 1/2 HR where connecting 4 stories or more.

4. Fire Resistance Rating for Exterior Walls

A. Based on Fire Separation Distance (2014 OSBC Table 602 - based on 5-1 occupancy).

Less than 5 ft.	2 HR
Greater than or equal to 5 ft.	2 HR
Less than 10 ft.	
Greater than or equal to 10 ft.	1 HR
Less than 30 ft.	
Greater than or equal to 30 ft.	None

Note: No limit to maximum area of exterior wall openings greater than 20 ft. to property line per Table 709.8.

5. Opening Protective Fire Protection Ratings (2014 OSBC Table 716.5)

Type of Assembly	Req'd. Assembly Rating	Min. Opening Protection	Door Vision Panel Size
Fire Barriers of 1 HR Fire-Resistance rated construction	1	1	100 sq. in.
Shaft, Exit Enclosure and Exit Passageway walls	2	1/2	100 sq. in.
Other Fire Barriers	1	3/4	Max size tested
Fire Partitions			
Corridor Walls	1	1/3	Max size tested
Other Fire Partitions	1	3/4	Max size tested
Exterior Walls	1	3/4	Max size tested
Smoke Barriers	1	1/3	Max size tested

Note: Linen Chute Termination room to be 2 hr rated (same as chute shaft above) per 713.13.4. Fire pump room to be 2 hr rated per Section 413.

Section 712.10 - Two story openings. In other than groups I-3 and I-3, a floor opening that is not used as one of the applications listed in this section shall be permitted if it complies with all the items listed in the section. Draft curtain required at stair and escalator opening communicating between levels 1 and 2 per NFPA 13.

6. Interior Finishes - Chapter 6 - 2014 OSBC

Flame Spread Classification - 603.1.1

Class	Flame Spread Index	Smoke Developed
A	0-25	0-45
B	26-75	0-45
C	76-200	0-45

Interior wall and ceiling finish requirements by occupancy per Table 603.5.

Occupancy Group	Vertical Exits and Passageways	Exit Access Corridors & Other Exitways	Rooms & Enclosed Spaces
R-1	B	C	C
S-2	C	B	C
A-2, A-3	B	C	C

Fire resistance Note: Requirements based on fully sprinklered building.

7. Fire Protection Systems (Chapter 7)

A. Group A-2 Bars & Restaurants (403.2.12): An approved automatic sprinkler system required when fire area exceeds 9000 sq ft or 100 occ.

B. Group A-3 Ballroom and Meeting Rooms (403.2.13): An approved automatic sprinkler system required if fire area exceeds 12,000 sq ft or 300 occ.

C. Group R-1 Hotel (403.2.6): An automatic sprinkler system shall be provided throughout all buildings with a group R fire area.

D. Other areas where automatic sprinkler systems are required: Stories and basements without openings (403.2.11.3) Rubbish and Linen Chutes (403.2.11.2) Buildings over 99 ft height (above lowest level of fire department vehicle access). (403.2.11.3)

E. Installation Requirements for this project: Provide sprinkler throughout in accordance with NFPA 13 (403.3)

F. Commercial kitchen hoods required to have an automatic fire extinguishing system per 404.2.1

G. Standpipe Systems: Class I standpipes required per 405.3.1 Exception 1 and 405.3.2

H. Fire Alarm and Smoke Detection Systems: Required as per OSBC and NFPA 72 (407)

- A' Occupancies (407.1.2). Occupant load greater than 500.
- R-1' Occupancy (407.2.5). Required in hotels.
- Power Requirements: In new construction, from main power source, with battery back-up.

I. 407.2