Development Services

From Concept to Construction







APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 15741

Appeal ID: 15939	Project Address: 300 NW 8th Ave		
Hearing Date: 10/11/17	Appellant Name: Robert Hayden		
Case No.: B-002	Appellant Phone: 503-680-1087		
Appeal Type: Building	Plans Examiner/Inspector: Natalie Davis		
Project Type: commercial	Stories: 11 Occupancy: R-1, B, S-3 Construction Type: Type I		
Building/Business Name:	Fire Sprinklers: Yes - units and corridors		
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 16-269455-CO		
Plan Submitted Option: pdf [File 1]	Proposed use: Mixed-use residential/apartments		

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

ossc 2014 1008.1.6

Requires

Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178 mm). When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118mm).

Proposed Design

We are proposing a new gate that sits at the top of the stairs leading up to the North Park Lofts at the south entrance, off NW Everett St. This gate would connect to the existing handrail and would be painted to match. The proposed design is a sliding gate that is power-operated and activated from the top by a motion sensor triggered when the fire door is opened, and activated from the bottom by a button on the wall on the east-facing wall behind the gate, This lower button will be set inside of the gate at the bottom landing, in lieu of an electronic access system. The proposed floor system will be 7'-4" wide, providing a clear dimension of 3'-8" when opened. In the event of a power failure, the system will default to have the gate open, and the gate will also be capable of being operated manually from the egress side in the event of a power failure.

Reason for alternative We are appealing the need for a landing on one side of this door. There is an adequate landing at the top of the stairs. There is no landing for the door on the entry side, but all of the operation required to open the gate from that side occurs at the bottom of the stairs, before someone continues up the stairs, which would replace the need for any manual operation at the gate itself. The automatic power-operated system will trigger the gate opening when, the 'fire exit does. This hardware will detect when contact is broken by the door opening, opening the gate and ensuring that there will not be any obstacle at the gate threshold itself. By the time they encounter the gate, it will be fully open. This will allow for a completely unobstructed egress path. No one should need to operate the door while on the stairs.

In the case of a fire, the gate will already be open as occupants exit the building . This system will take no extra knowledge or effort, as it will be fully operating without the need for manual human interaction. In the case of a power failure, as stated above, the gate will default to be open (in compliance with OSSC 1008.1.9.8.) The door will also be capable of being operated manually in the event of a power failure (in accordance with OSSC 1008.1.4.3.)

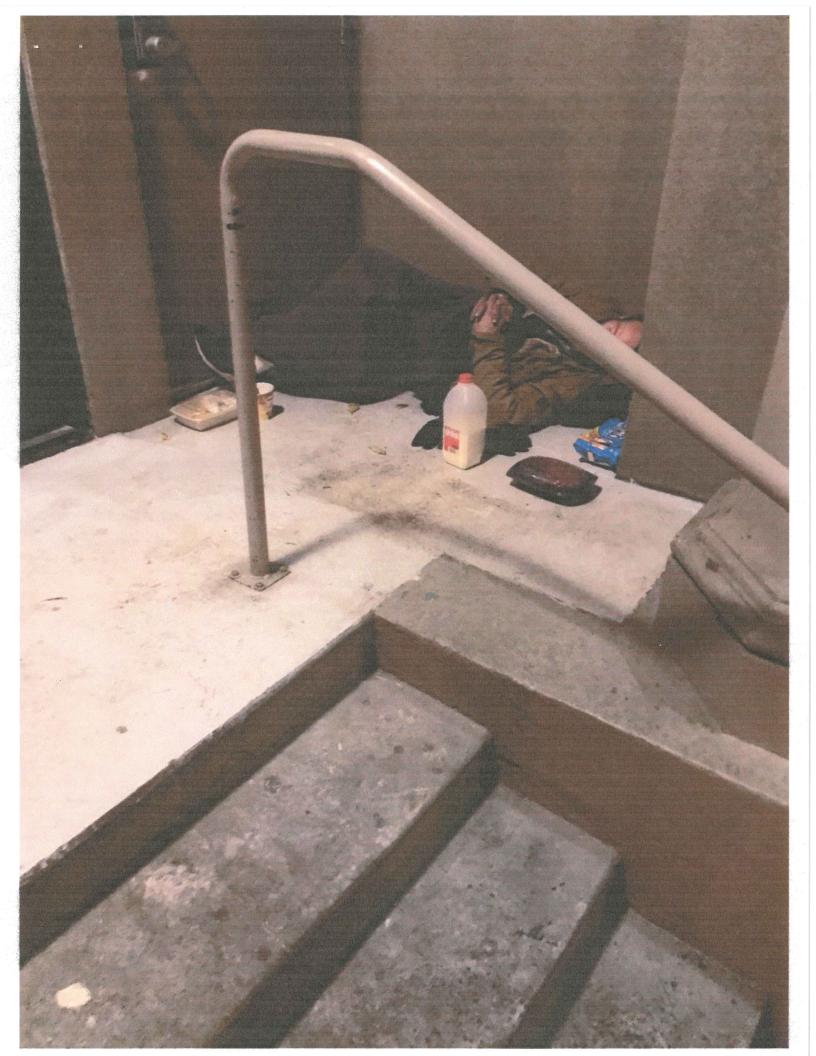
This gate will allow for a safer egress path from the building than currently exists. Currently, there are people that sleep on this upper landing, and often in front of the egress door (see attached photos). This provides for a very unsafe situation, and especially unsafe in the event of an emergency. This gate will help to correct that situation, keeping the egress path clear.

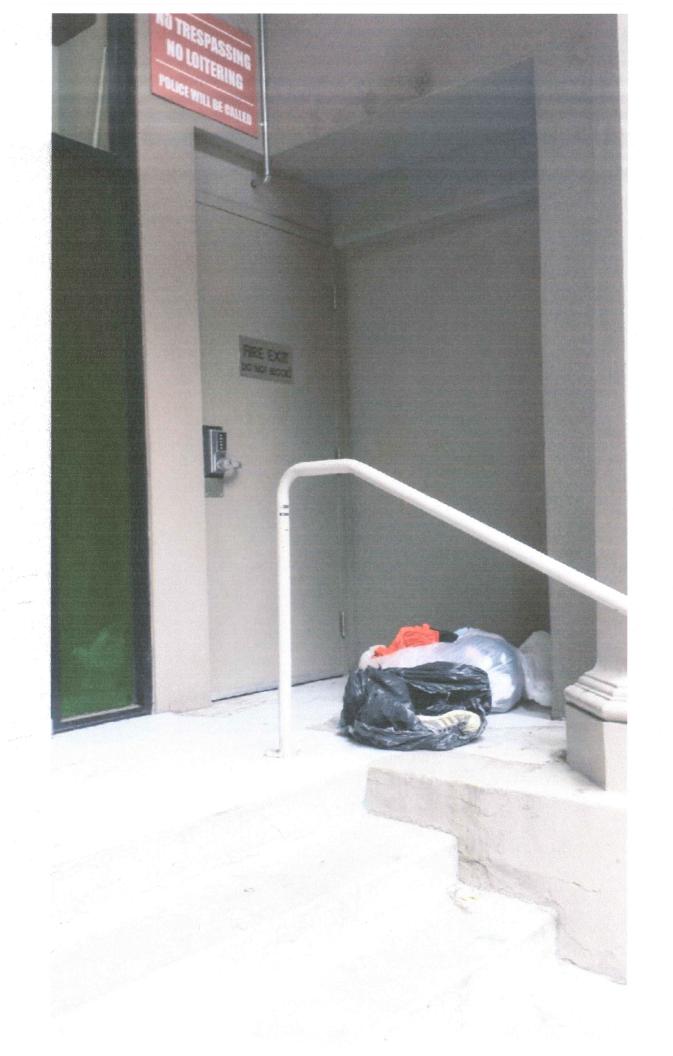
APPEAL DECISION

Sliding gate at egress stairway with no landing between the top step and gate: Denied. Proposal does not provide equivalent Life Safety Protection.

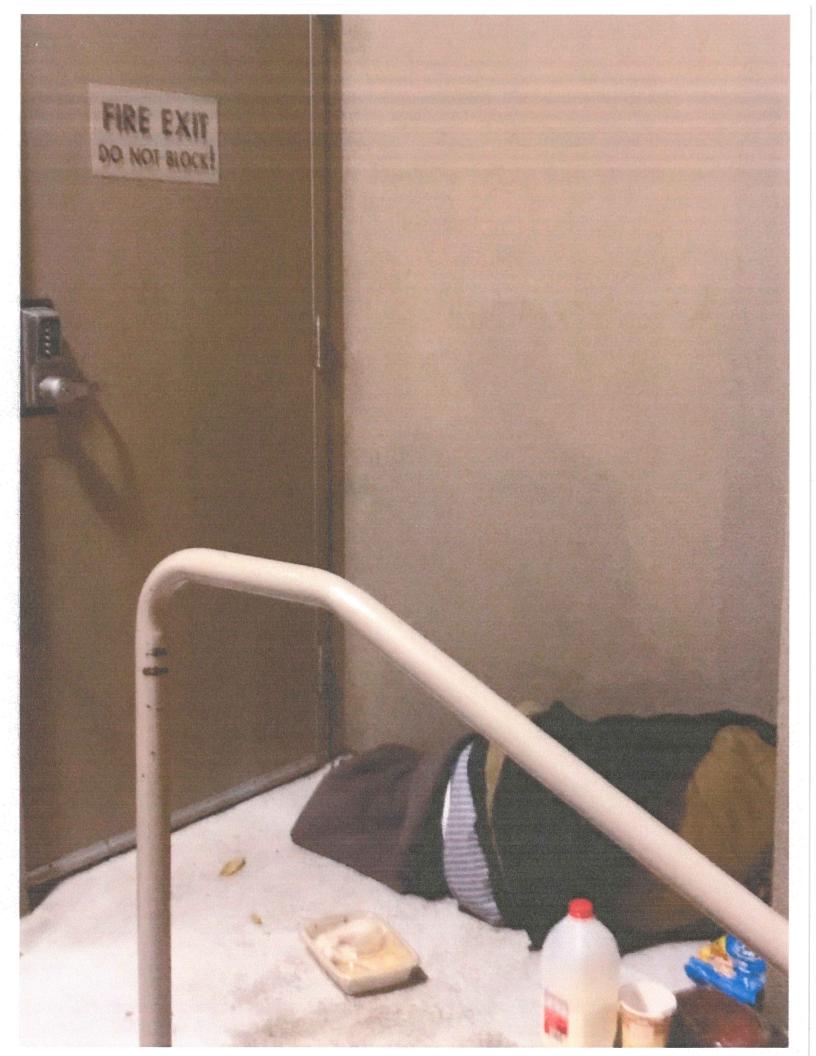
Appellant may contact John Butler (503-823-7339) with questions.

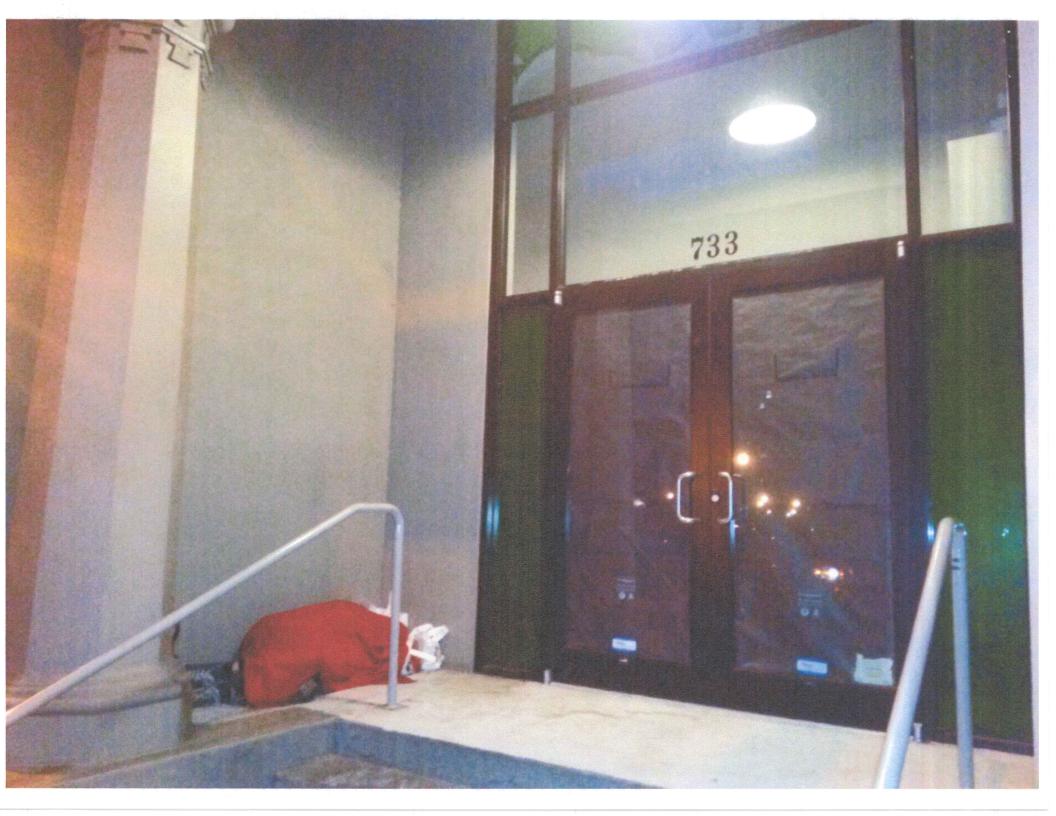
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo,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

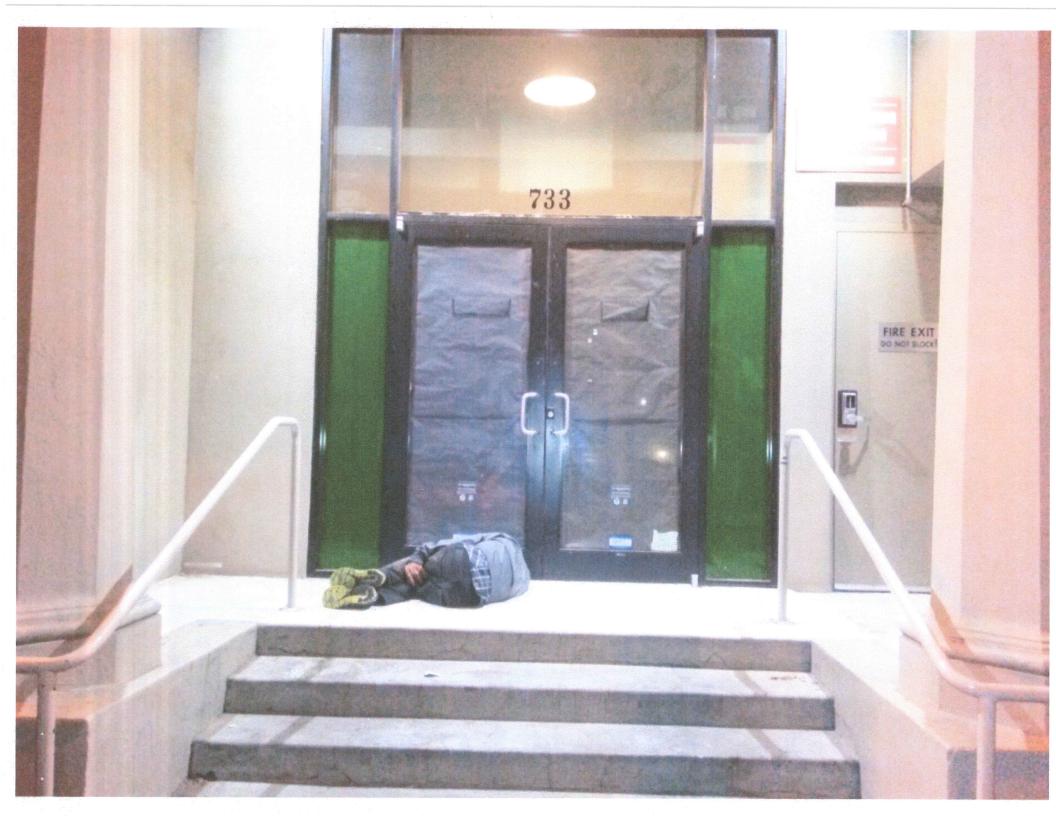


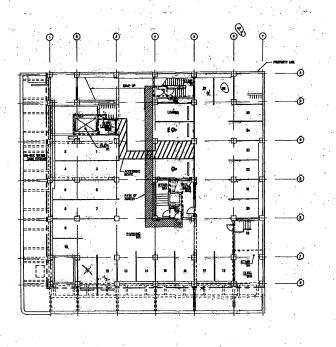




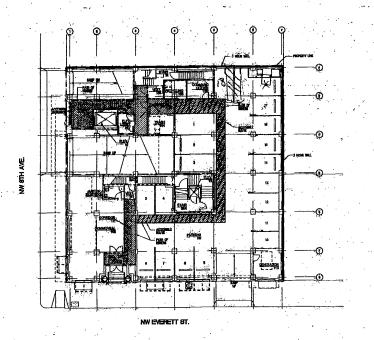








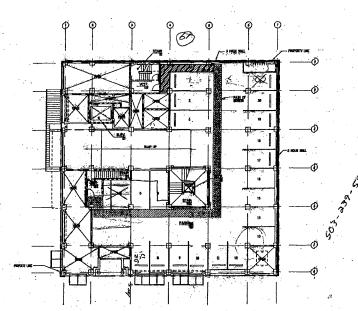
BASEMENT FLOOR CODE PLAN



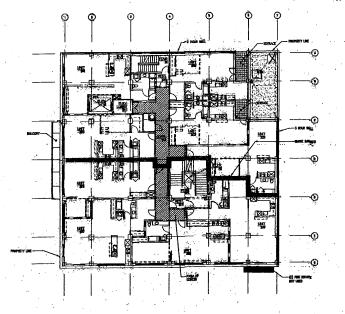
GROUND FLOOR CODE PLAN







PARKING FLOOR CODE PLAN



LEVEL 2 CODE PLAN



CODE SUMMARY

Built 1998 - Code: UBC 1994

OCCUPANCY SEPARATIONS
ACTUAL AREA:
ACTUAL AR

BEARNIC WALLS — EXTENOR
BEARNIC WALLS — NITEROR
NOMERARIN WALLS — DITEROR
HOMERARIN WALLS — DITEROR
PARTITIONE — PERMANENT
MAFF ENCLOSIRES
ROOFS AND ROOF CELLINGS
EXTEROR DOORS AND WINDOWS
EXTEROR DOORS AND WINDOWS

THE RESISTIVE SEPARATIONS:

BOILER ROOM
TRASH ROOM
TRASH CHUTE TERMHATION RO
ELEVATOR LOBRIES

MITERIOR FINISHES

WALLS AND CEUTHOS
ENGLOSED VERTICAL EXTWAYS
OTHER EXTWAYS
MOONS OR AREAS

Applicant, codes. 1986 State of Orgoom Structural Specially code Based on the UBC 1994 Edition Americans with Disabilities act accessibility outdelines

IBLE 6-A AND SECT.403.2.2

THE L. THE RESISTING (FULLY SPRINLERED)
LIGHTLES
10,175 6
LIGHTLES
LIGHTLES

HI TO \$3 = 2 HOUR (TABLE 3-B, FOOTNOTE 5) 10 \$3 = 1 HOUR (TABLE 3-B)

SECT. 802.3.2 & TABLE BA. HOT PERMITTED & 3"-0", PROTECTED < 20"-0"

SEUT, 602.4, 2 HOUR ENCLOSURE

3 HOUR N/C LESS THAN 3 FT. 2 HOUR LESS N/C ELSCHHERE 3 HOUR N/C LESS THAN 3 FT. 2 HOUR N/C LESS THAN 20 FT. 1 HOUR N/C LESS THAN 40 FT. 1 HOUR N/C LESS THAN 40 FT.

FIRE RESSILVE REQUIREMENTS OF EXTENDOR WALLS BASED ON LOCATION FROM PROPERTY BASED ON TABLE 5-A AND SECT-103.22

1 HOUR 2 HOUR 1 HOUR 2 HOUR 1 HOUR 1 HOUR

APPLICABLE COURS THE 33, PLANNING AND ZONING ORDINANCE & 183608, JANUARY 1991, UPDATED MARCH 1997.

ZONING: SITE AREA;

FAR: ALLOWED: BONUS: BUILDING HEIGHT: ALLOWED: ACTUAL RESIDENTIAL PARKING
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT
ROPTH PARK BLOCKS PLAN DISTRICT:

BUILDING PROCRAM AREAS

Basement Floor Area Parking 11,700 SF. (NOT APPLICABLE TO FAR) 27 (RICL 2 H.C.) 1 LÖADRIG 19 BRCYCLE:

GROUND FLOOR GROUND FLOOR
FLOOR AND A
Residential - RETAIL/COMMERT
PARKING
MEZZANNE
FLOOR AREA
DARRING 1,178 S.F. 1,200 S.F.

PARKING LEVEL 2 (3,4,6,6 SAMLAR) FLOOR AREA: RESIDENTIAL 7,623 S.F. 9 UNITS

LEVEL 9 Floor AFEA: RESIDENTIAL 7,623 S.F. 9 UNITS (INCL. 2 TOWNER LEVEL 10
PLOOR AREA
RESIDENTIAL
ROOF TERRADE 3.808 S.F.

LEVEL 11/ROOF FLOOR APILAL RESIDENTIAL UPPER LEVEL OF LEVEL 10 UNI

total Floor Area: 89,875 S.F. 67 (INCL. 2 H.C. AND 1 LOADING 68 UNITS 1,000 S.F. PARKING: RESIDENTIAL: RETAIL/COMMERCIAL

APPEALS: APPEAL #7 8,18,98

APPEAL 97 3.1838

1. SECTION (108.2.5 PRISOSSE) TO ALLOW EXISTING BEVATOR TO RELAMIN AND NOT BE ACCESSED. E-RIGHTING AS PROPOSED.

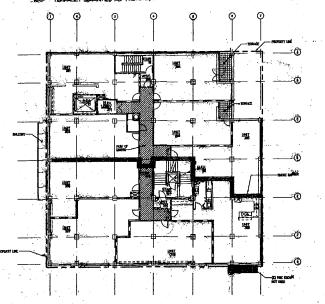
2. SECTION (108.2.5 PRISOSSED MICH ACCESSEDE ENTRANCE TO DOMMERGAL STATE THE ACCESSED ENTRANCE TO DOMMERGAL STATE THE ACCESSED ACCESSED AND ACCESSED AND ACCESSED ACCESSED AND ACCESSED ACCESSED AND ACCESSED ACCESSEDADA ACCESSED ACCESSEDADA ACCESSED ACCESSEDADA ACCESSED ACCESSED ACCESSED ACCESSED ACCESSED ACCESSED ACCESSEDADA ACCESSED ACCESSEDADA ACCESSED ACCESSED ACCESSED ACCESSED ACCESSED ACCESSED ACCESSEDADA ACCESSEDADA

PARKINI RECURRED COMPINATO STANDARD STA

APPEAL #8-5 8.24.98 1. SECTION DIZZA PROPOSED. TO ALLOW REDUCED HEADROOM CLEARANCE AT GORAGE GRANTED AS PROPOSED. 2. SECTION SUS, PROPOSED. TO ALLOW USE OF PASSIVE SMOKE CONTROL ORANTED AS PROPOSED.

WATER AS MILES TO ALLOW UNPROTECTED SHOPILE BEALE IS SECURED AS MILES TO ALLOW UNPROTECTED SHOPILE BEALE GRANTED No MEDIOSED.

Z. SERION IIIO: 8.1 PROPOSAL TO ALLOW A REPER



LEVEL 3 CODE PLAN



SPANA

www.archaienna.com oregon 97204-1602

NORTH PARK LOFTS 793 NW EVERETT 8T. PORTLAND, OR

ENTERPRISE DEVELOPMENT 1750 BW HARBOR WAY, SUITE 340 PORTLAND, OR

Project No.: 97112

WALL CONSTRUCTION LEGEND

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NOTES THE SHEE!

SEE SHEET GOOD FOR DENERAL HOTES,
- ABBREVIATIONS AND SYMPOLS.

2. WHERE FIRE REDISTANT MALL SEFARATIONS AND MUCCATO, PROPING RATING AS MECATED FOR WALL MELLIDING PROTECTION OF ALL WALL PRE-PER-POINTS FOR 308785, DUCIS, PIPES AND OTHER PENETRATIONS ON THE PENETRATIONS.

ALL EXTERIOR WALLS TO BE OF CHE HOUR N/G CONSTRUCTION INVESS NOTED OTHERWISE

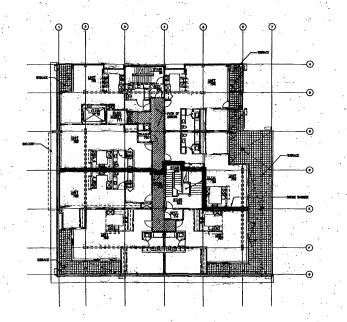
SEE E4/A006 FOR THROUGH PENETRATION FRESTOP SYSTEMS REQUIREMENTS.

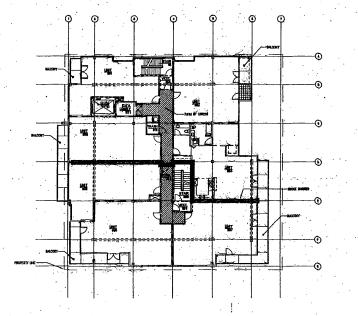
PLAN CHECK CORRECTIONS 8/28/98 NO. ISSUED FOR DATE

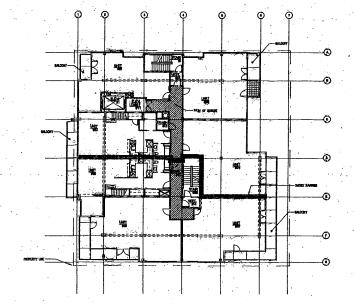
Print by Chessed By Data 04/09/98 BOR BOR 04/09/98 CODE PLANS

A002

(4-6 SIM.)







NORTH PARK LOFTS
798 NW EVERETT ST.
PORTLAND, OR

ENTERPRISE DEVELOPMENT 1750 BW HARBOR WAY, SUITE 340 PORTLAND, OR

603.227.5810 fax 803.227.3590

www.archsienna.com

sixth evenue portland oregon 97204-1602

WALL FULL HEIGHT TO STRUCTURE/BOTTOM OF DEAL, 2 HOUR SHATT WALL ON SEPARATION MYOPENING I 1/2 HOUR PROTECTION

3, ALL EXTERIOR WALLS TO BE OF CHE HOUR HI/C CONSTRUCTION LINESS NOTED OTHERWISE

PLAN CHECK GORRECTIONS 8/28/98
GONSTRUCTION 6/15/98*
NO BRUED FOR DATE

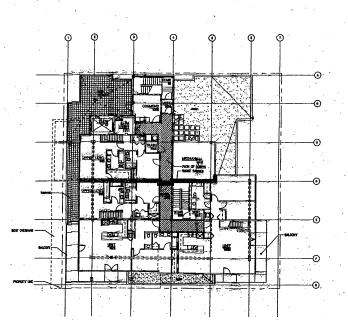
CODE PLANS

LEVEL 7 CODE PLAN

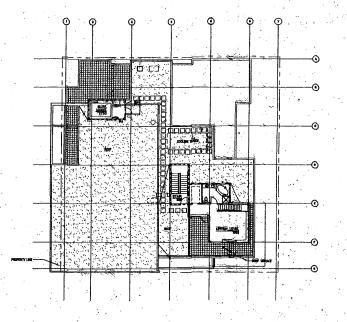
LEVEL 8 CODE PLAN



LEVEL 9 CODE PLAN



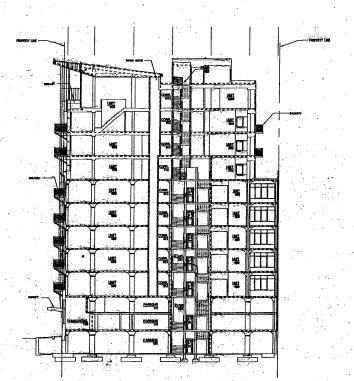
E1 LEVEL 10 CODE PLAN

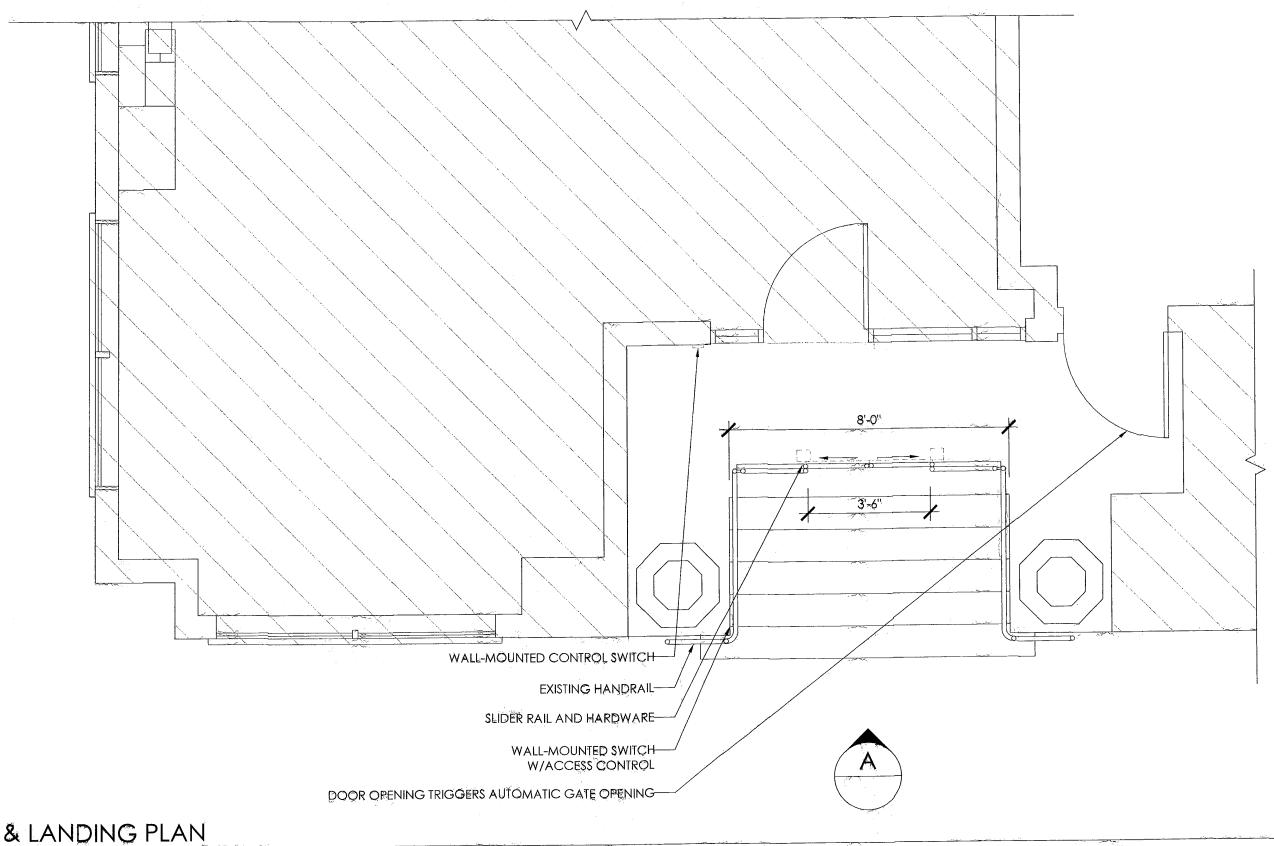


E3 ROOF CODE PLAN



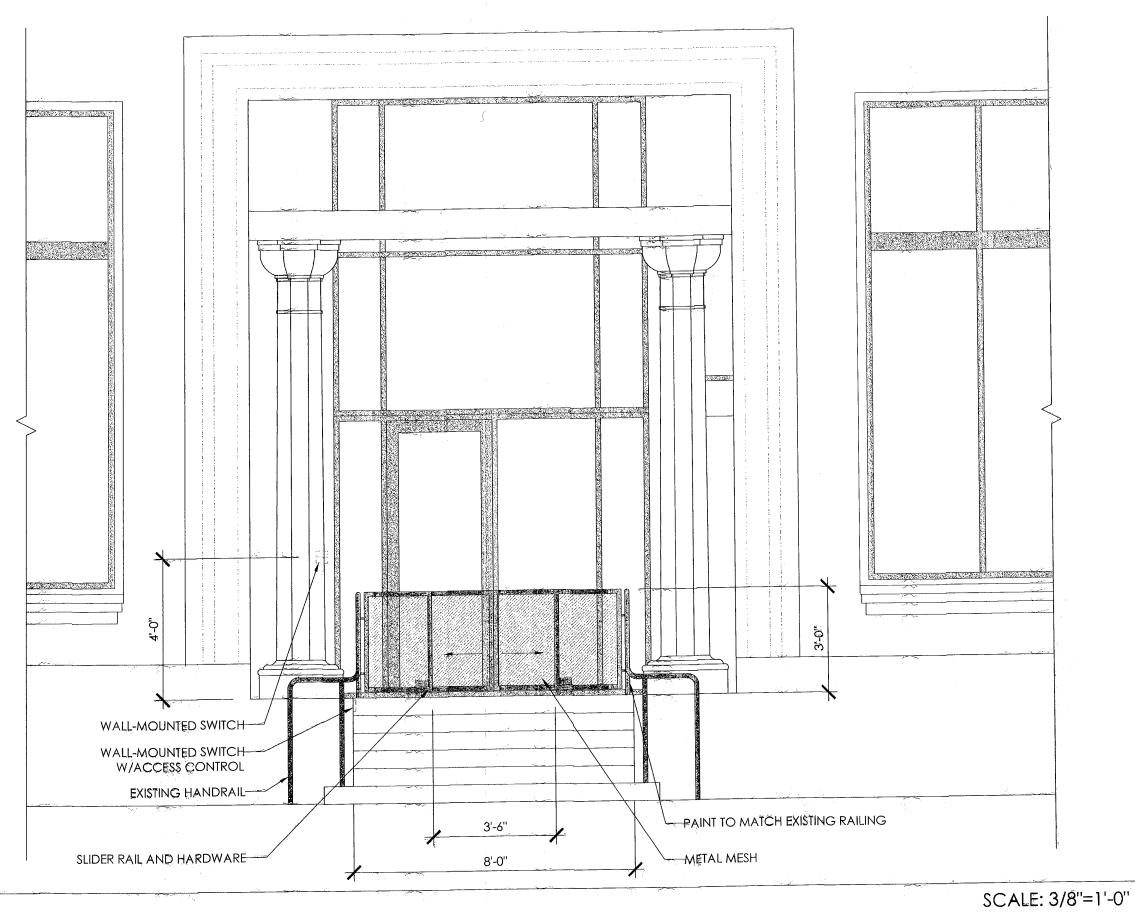
E4 BUILDING SECTION





STAIR & LANDING PLAN

SCALE: 3/8"=1'-0"



north park lofts - exterior gate addition

ELEVATION A

09.29.2017 architects

Project: North Park Lofts - Gate

PERSONAL PROPERTY AND PROPERTY	Occupancy Type	Square Footage	Occupant Load Factor	Occupant Load
Basement			Total actor	Occupant Load
	Parking	11,700	200	
Level 1			200	58
	Residential	1200	200	
	Parking	7975	200	
Mezzanine			200	39.88
	Parking	6444	200	22.22
Level 2			200	32.22
3 2	Residential	9303	200	46.50
Level 3			200	46.52
	Residential	9303	200	46.53
Level 4			200	46.52
	Residential	9303	200	46.52
Level 5			200	40.52
	Residential	9303	200	46.52
Level 6			200	40.32
	Residential	9303	200	46.52
evel 7			200	40.52
	Residential	7/623	200	38.12
evel 8			200	30.12
	Residential	7623	200	38.12
evel 9			200	36.12
	Residential	7623	200	38.12
evel 10				30.12
	Residential	3272	200	16.36
evel 11				10.30
	Residential	518	200	2.59
OTAL				
				502
OTAL PER EXIT	DOOR		г	251