

# Development Services

## From Concept to Construction

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

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered - Reconsideration of ID 15741

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

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** ossc 2014 1008.1.6

<b>Requires</b>	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).
<b>Proposed Design</b>	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.
<b>Reason for alternative</b>	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.

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## APPEAL DECISION

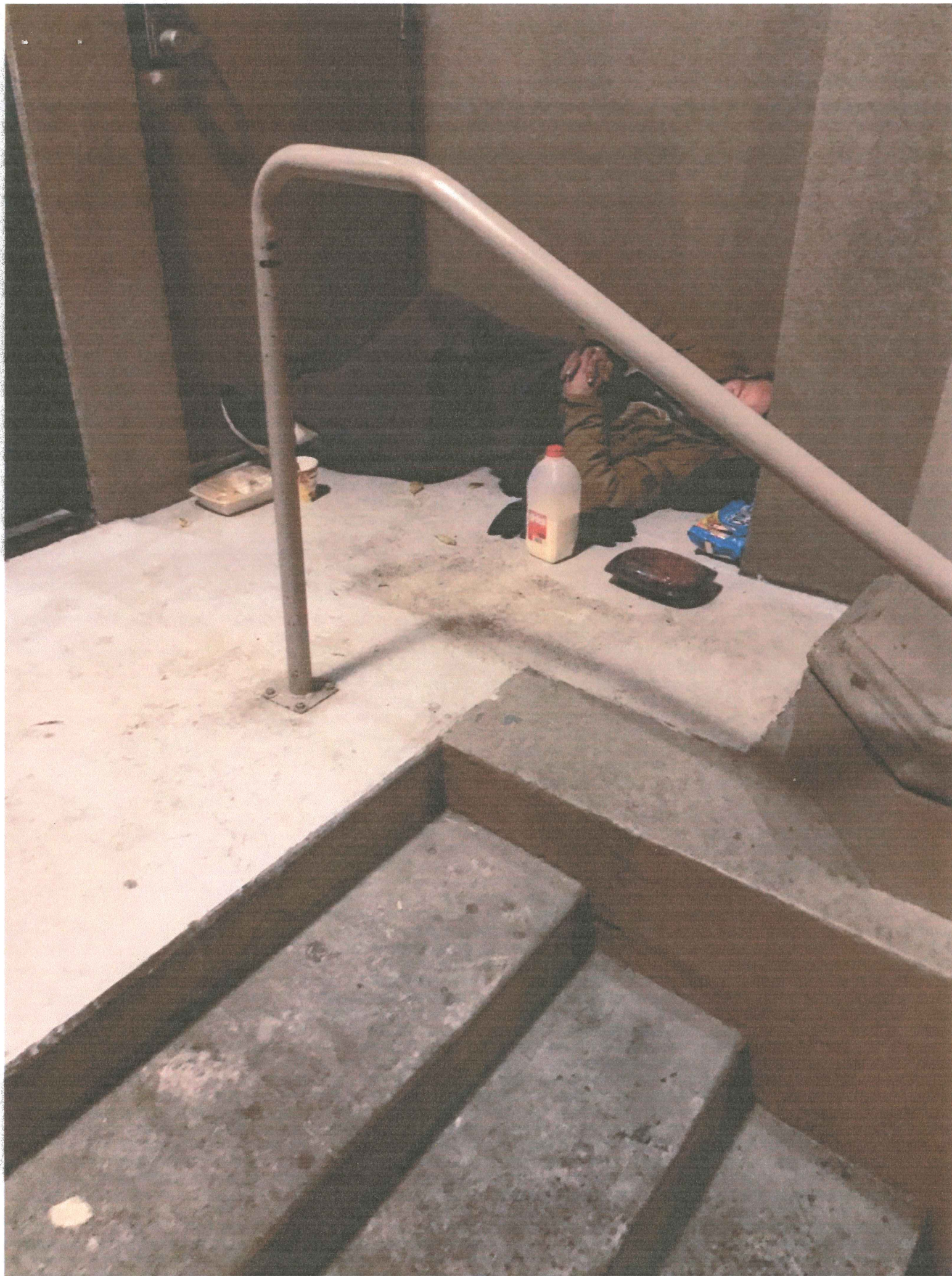
**Sliding gate at egress stairway with no landing between the top step and gate: Denied. Proposal does not provide equivalent Life Safety Protection.**

**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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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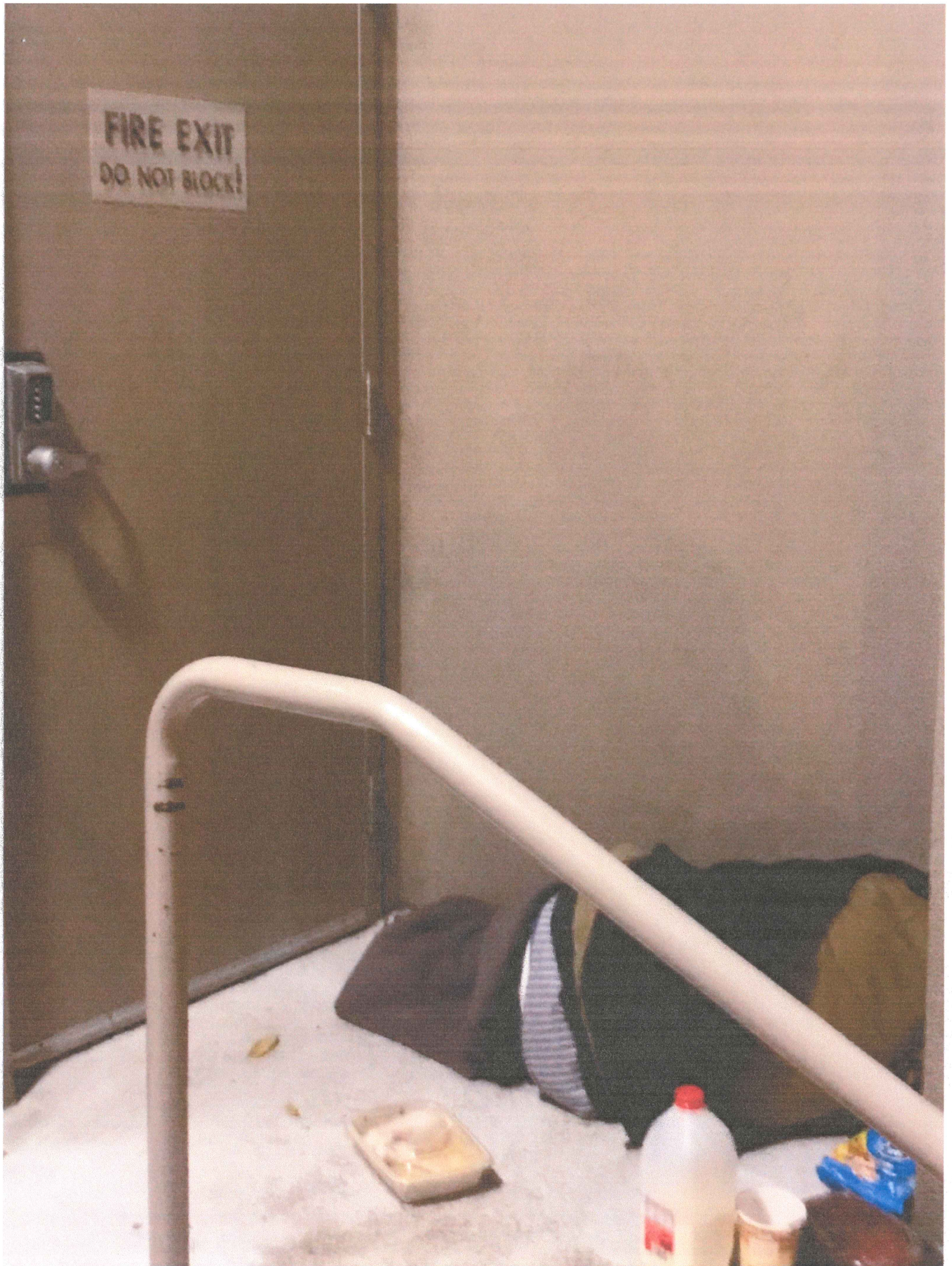








**FIRE EXIT**  
**DO NOT BLOCK!**



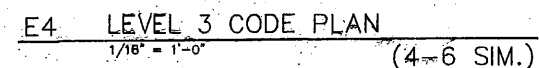
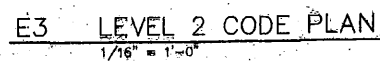
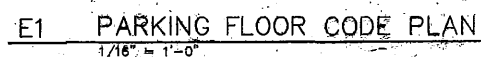
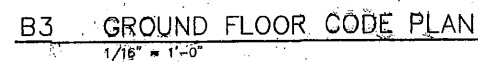
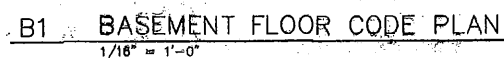






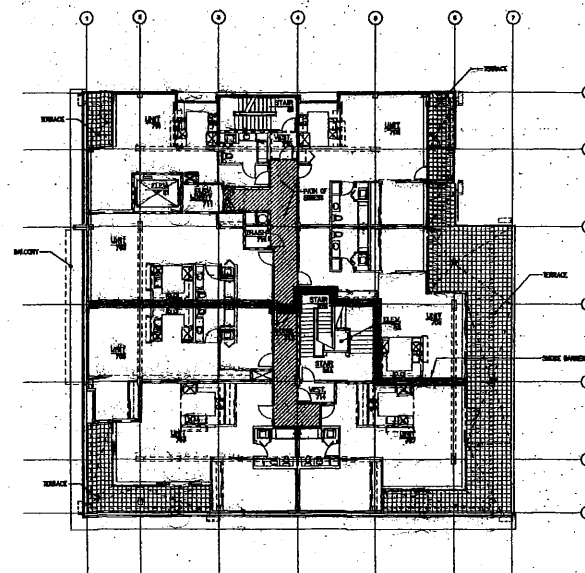




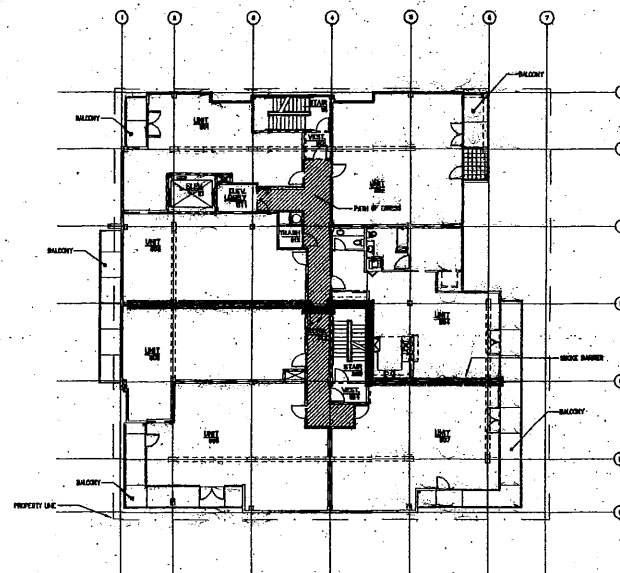


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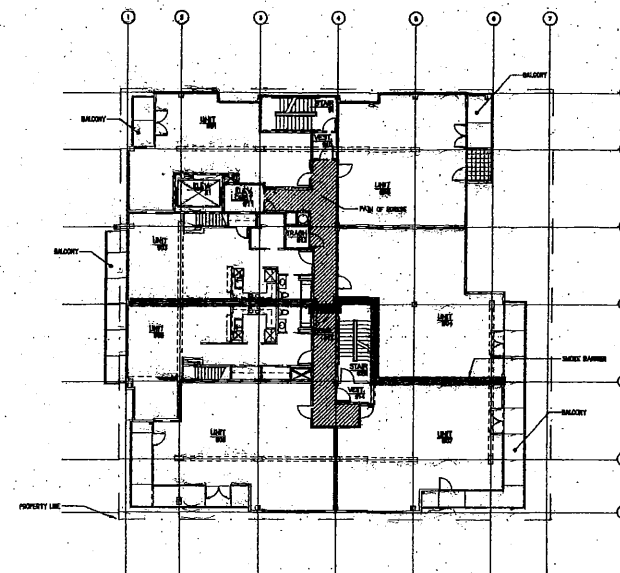




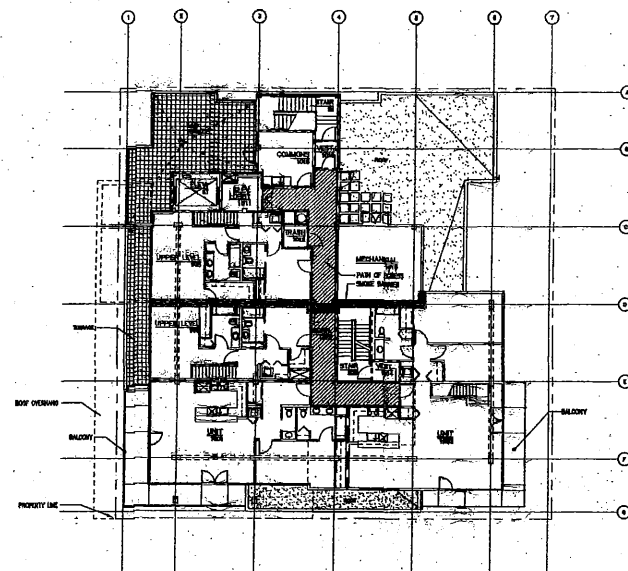
B1 LEVEL 7 CODE PLAN  
1/16" = 1'-0"



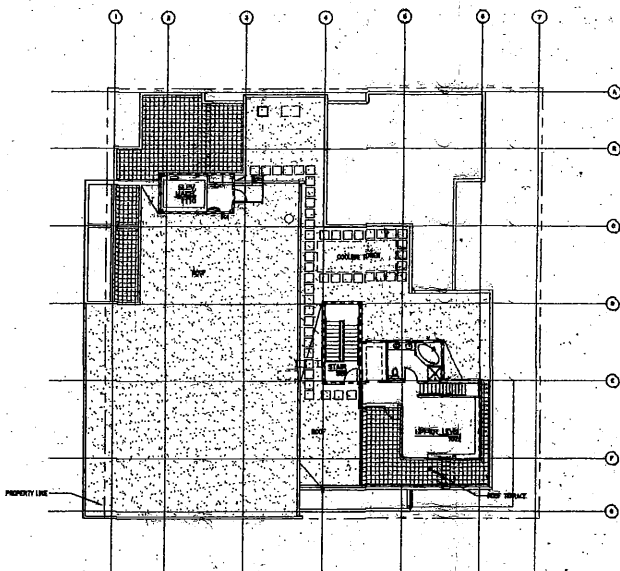
B3 LEVEL 8 CODE PLAN  
1/16" = 1'-0"



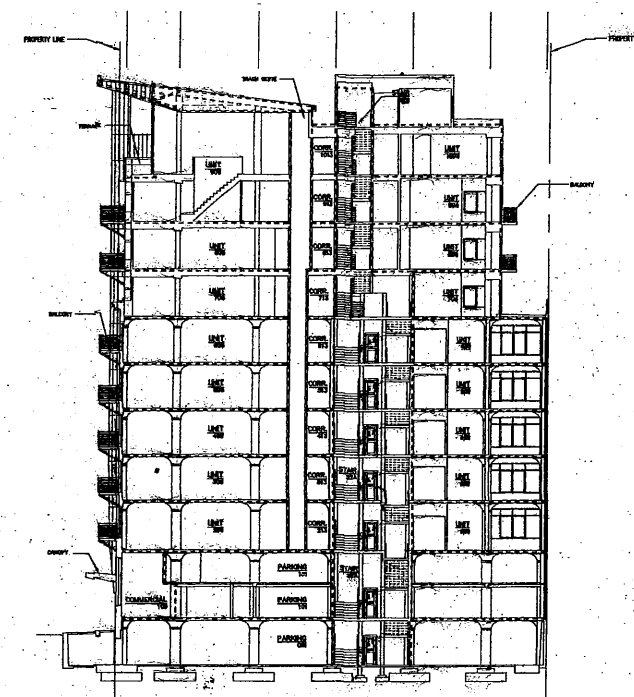
B4 LEVEL 9 CODE PLAN  
1/16" = 1'-0"



E1 LEVEL 10 CODE PLAN  
1/16" = 1'-0"



E3 ROOF CODE PLAN  
1/16" = 1'-0"



E4 BUILDING SECTION  
1/16" = 1'-0"



architecture company

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**NORTH PARK LOFTS**  
730 NW EVERETT ST.  
PORTLAND, OR  
ENTERPRISE DEVELOPMENT  
1750 SW HARBOR WAY, SUITE 340  
PORTLAND, OR

Project No.: 97112

**WALL CONSTRUCTION LEGEND**

- WALL FULL HEIGHT TO STRUCTURE/BOTTOM OF DECK. 1 HOUR SEPARATION W/OPENING AS MINUTE PROTECTION.
- WALL FULL HEIGHT TO STRUCTURE/BOTTOM OF DECK. 2 HOUR SHAF WALLS OR SEPARATION W/OPENING 1 1/2 HOUR PROTECTION.
- WALL FULL HEIGHT TO STRUCTURE/BOTTOM OF DECK. 3 HOUR PROTECTION OR SEPARATION W/O OPENINGS.
- SMOKE BARRIER
- PATH OF EGRESS

**NOTES TO THE SHEET**

1. SEE SHEET 0001 FOR GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
2. WHERE FIRE RESISTANT WALL SEPARATIONS ARE INDICATED, PROVIDE RATING AS INDICATED FOR WALL INCLUDING PROTECTION OF ALL WALL PENETRATIONS FOR DOORS, DUCTS, PIPES AND OTHER PENETRATIONS.
3. ALL EXTERIOR WALLS TO BE OF ONE HOUR N/C CONSTRUCTION UNLESS NOTED OTHERWISE.

PLAN CHECK CORRECTIONS 8/28/98  
CONSTRUCTION 6/15/98  
NO. ISSUED FOR DATE

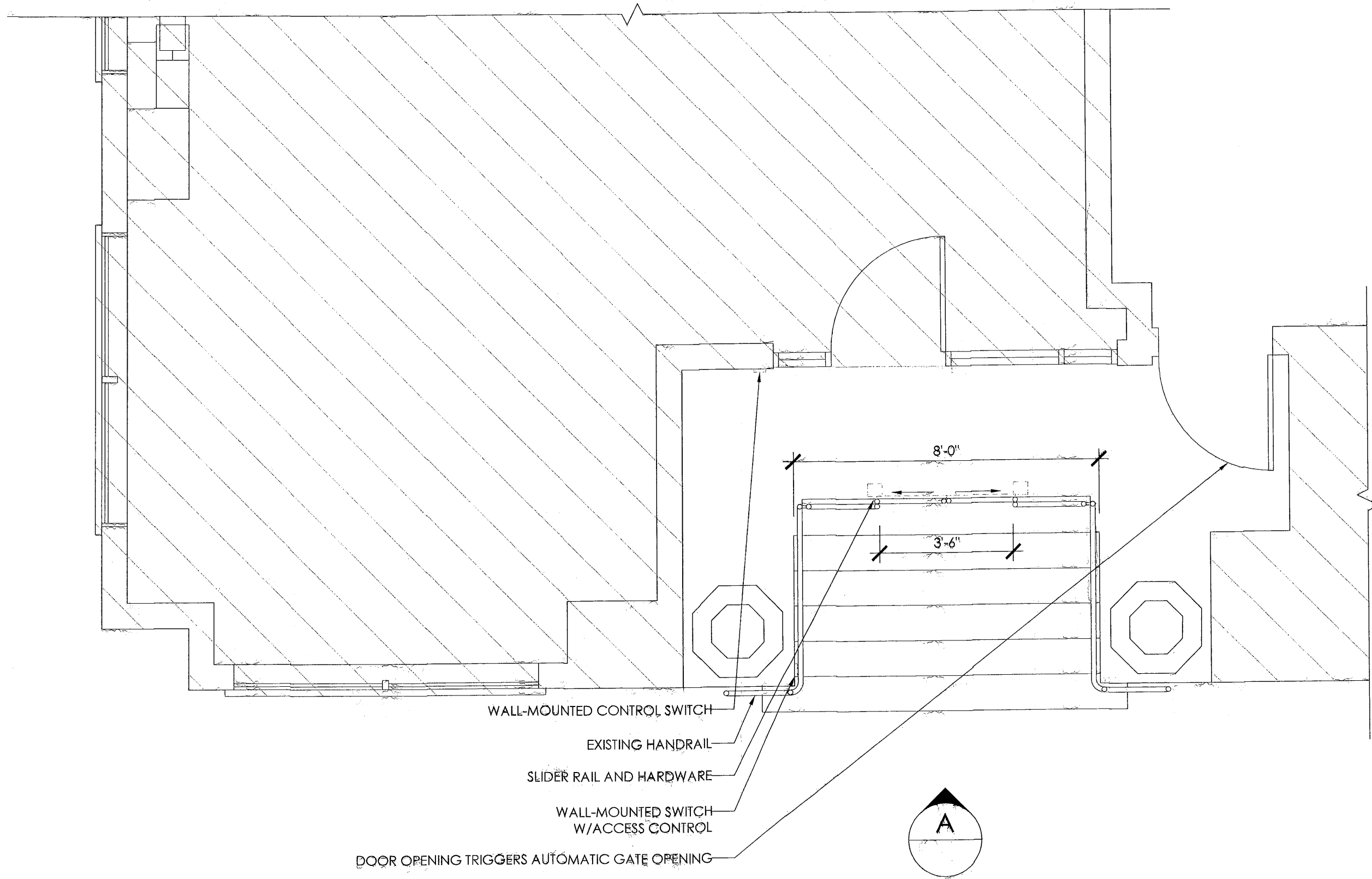
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Drawn By: Checked By: Date: 04/09/98

CODE PLANS

Sheet No.

**A003**





## STAIR & LANDING PLAN

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



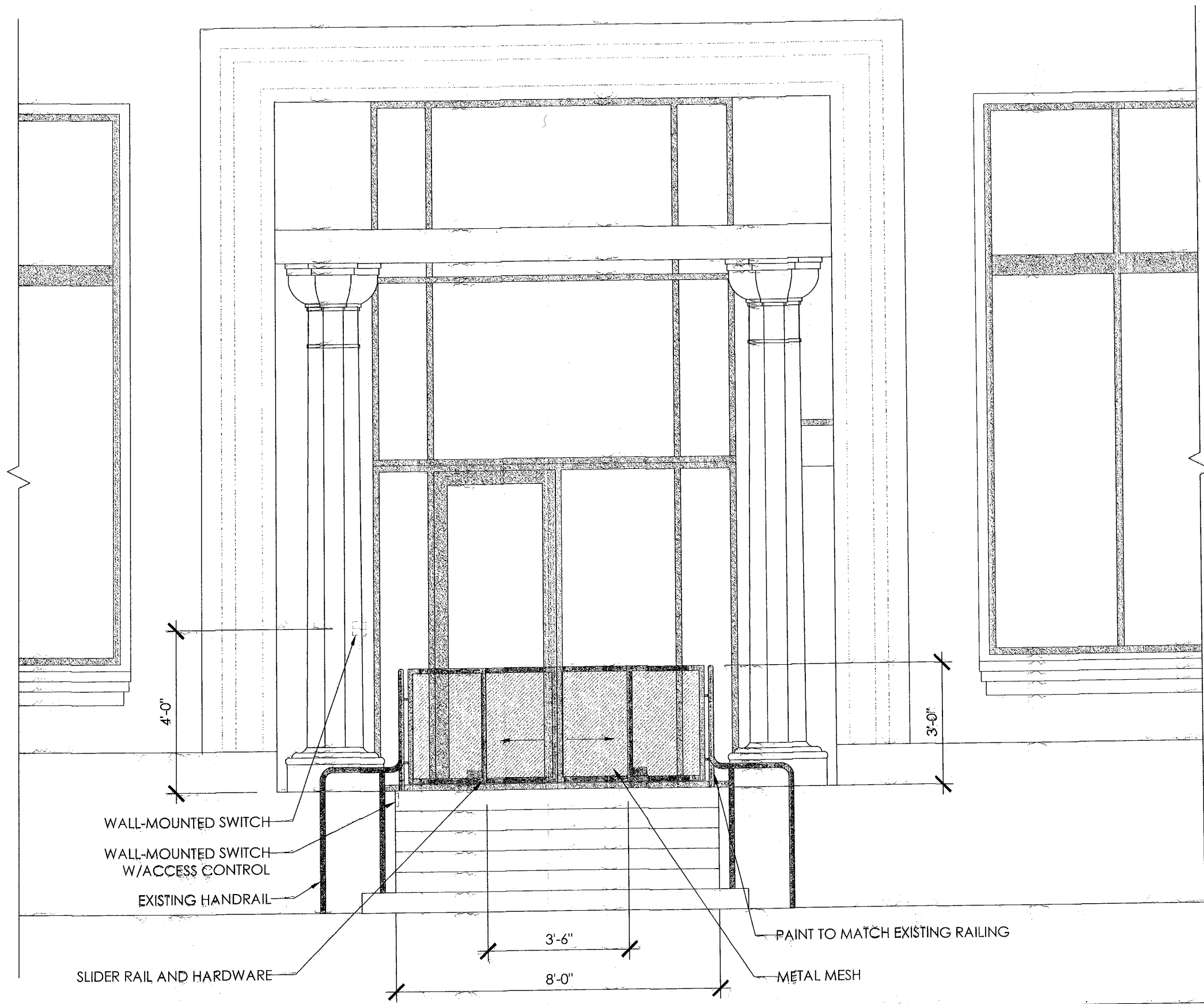
north park lofts - exterior gate addition

09.29.2017

YBA

architects





ELEVATION A

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

north park lofts - exterior gate addition

09.29.2017

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architects



# Project: North Park Lofts - Gate

	Occupancy Type	Square Footage	Occupant Load Factor	Occupant Load
Basement				
	Parking	11,700	200	58.5
Level 1				
	Residential	1200	200	6
	Parking	7975	200	39.88
Mezzanine				
	Parking	6444	200	32.22
Level 2				
	Residential	9303	200	46.52
Level 3				
	Residential	9303	200	46.52
Level 4				
	Residential	9303	200	46.52
Level 5				
	Residential	9303	200	46.52
Level 6				
	Residential	9303	200	46.52
Level 7				
	Residential	7623	200	38.12
Level 8				
	Residential	7623	200	38.12
Level 9				
	Residential	7623	200	38.12
Level 10				
	Residential	3272	200	16.36
Level 11				
	Residential	518	200	2.59
TOTAL				502
TOTAL PER EXIT DOOR				251