

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 18794	Project Address: 2156 N Williams Ave
Hearing Date: 12/19/18	Appellant Name: Robert Charles Lecher
Case No.: B-018	Appellant Phone: 5037527512
Appeal Type: Building	Plans Examiner/Inspector: Chuck Luttmann, David Bartley
Project Type: commercial	Stories: 5 Occupancy: R-2 Construction Type: III-B
Building/Business Name:	Fire Sprinklers: Yes - NFPA 13 Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-249121-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Multifamily Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 OSSC 2902.1
Requires	2014 OSSC Table 2902.1: Minimum number of plumbing fixtures requires 1 drinking fountain per floor with an A-2 occupancy.
Proposed Design	No drinking fountain is proposed at the ground level with A-2 occupancy. There will be an accessible kitchen sink with faucet serving the A-2 occupancy (resident community room.)
Reason for alternative	The proposed design includes an accessible kitchen as part of the A-2 occupancy resident community room. Drinking water will be available from the residential style kitchen sink faucet and refrigerator. Cups will be available for use. The sink faucet is also easier to use than a drinking fountain when filling reusable water bottles. Equivalent accommodation is provided in the proposed design.

Appeal item 2

Code Section	2014 OSSC Table 2902.1, Sections 2902.1-2902.3
Requires	2014 OSSC Table 2902.1 and Sections 2902.1-2902.3 Minimum Plumbing Facilities Section 2902.3, Employee and Public Toilet Facilities. Public toilet facilities to be provided for all establishments that are used by the public and for all employees who are involved with the purpose of the establishment.
Proposed Design	At the ground level common areas, a single unisex restroom is proposed for staff use. The total staff occupant load is (9): Leasing office (7), Resident service office (2).

Reason for alternative This appeal is based upon the fact that apartment residents will use the toilet facilities in their own apartment, therefore accessory residential areas such as the Community Room, mail and trash room, etc. are not considered separate occupancies which would require public plumbing facilities. Only areas for the use of those other than apartment residents and their guests require public plumbing facilities. Therefore, the leasing office and resident services are the only areas of the building that requires a public toilet facilities for staff use and one unisex toilet room is provided on the ground level for their use based on an occupant load of 9.

Table 2902.1 Minimum number of plumbing fixtures required:

Assembly occupancies without permanent seating such as the Community room, 1 water closet shall be provided per 125 men and 1 water closet shall be provided per 65 women. Per footnote d the occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

Section 2902.2, Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

Separate facilities shall not be required for dwelling units and sleeping units.

Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.

APPEAL DECISION

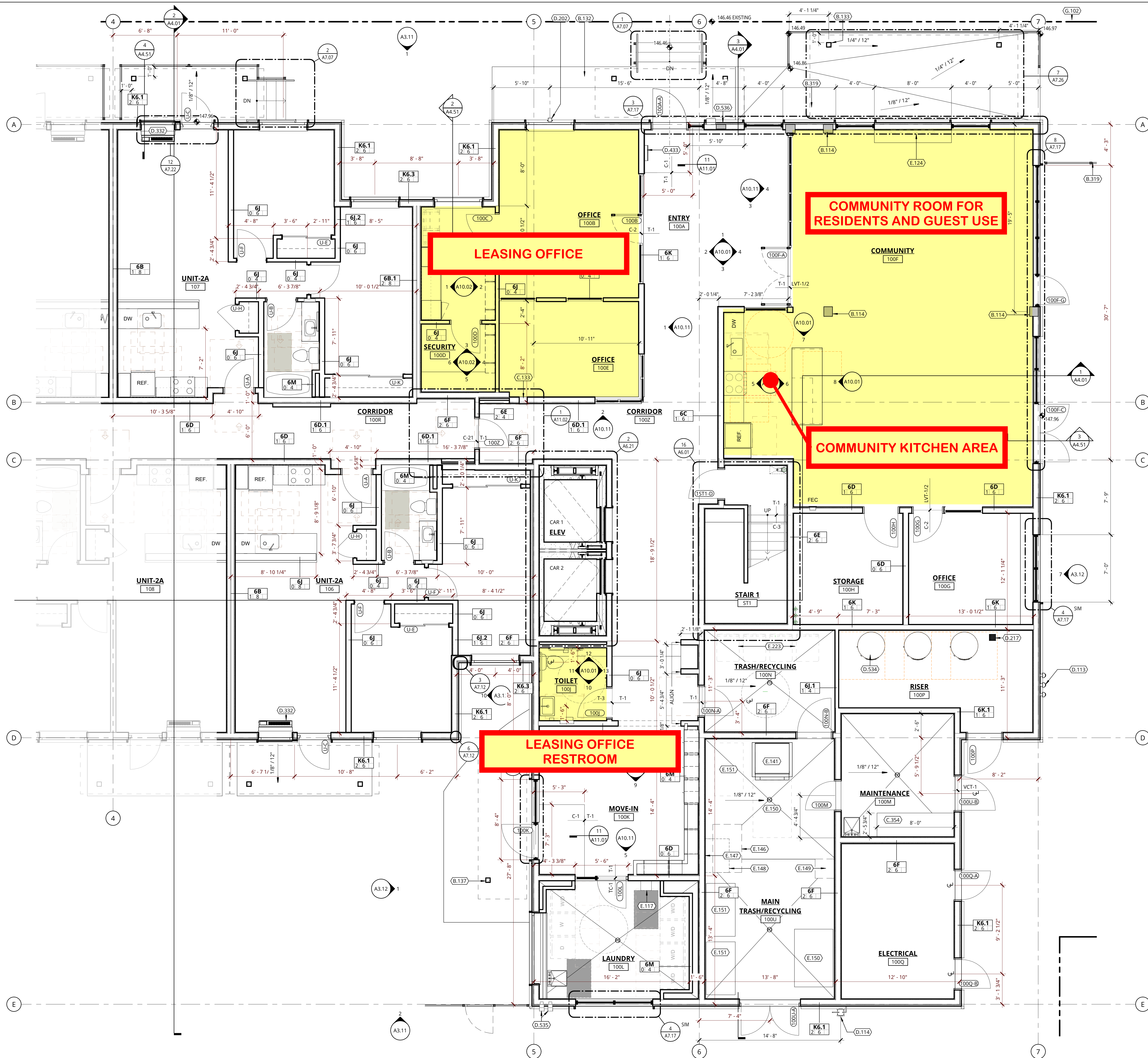
1. Omission of drinking fountain in A2 occupancy: Granted as proposed.

2. Reduction in minimum required plumbing fixtures: Granted provided the unisex toilet room is also open to residents and guests.

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

The Administrative Appeal Board finds with the conditions noted, 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.



- ## GENERAL NOTES
1. REFER TO SHEET G5.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
 2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET **G5.01**.
 3. REINFORCING FOR FUTURE GRAB BARS SHALL BE INSTALLED IN ALL BATHROOM FACILITIES THAT ARE NOT REQUIRED TO BE ACCESSIBLE AT TIME OF CONSTRUCTION COMPLETION. SEE SHEET G5.04 FOR BACKUP REINFORCEMENT REQUIREMENTS.
 4. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
 5. SEE SHEETS **A0.11** & **A0.21** FOR WALL ASSEMBLIES.
 6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON **G2.01** FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
 7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
 8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

- # KEYED NOTES
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|-------|--|
| B.114 | GLULAM COLUMN 10 3/4 X 12, SEE STRUCTURAL |
| B.132 | TRELLIS TYPE B (4/47.26) |
| B.133 | TRELLIS TYPE C (7/47.26) |
| B.137 | TRELLIS TYPE A-R (10/47.26) |
| B.319 | DECORATIVE METAL FENCES AND GATES (32 31 19) |
| C.133 | Metal SLOT |
| C.364 | WORKBENCH WITH UNDER-COUNTER DRAWERS |
| D.113 | WATER HEATER |
| D.114 | GAS METER |
| D.202 | OVERFLOW SPOUT |
| D.217 | FLOOR DRAIN |
| D.332 | PTAC UNIT |
| D.433 | FIRE ALARM CONTROL PANEL |
| D.534 | WATER HEATER |
| D.535 | DRYER EXHAUST UNIT |
| D.536 | KNOX BOX, (FIREFIGHTER KEY BOX) |
| E.117 | ADD VALUE MACHINE |
| E.124 | CEILING MOUNTED MECHANIZED PROJECTOR SCREEN |
| E.141 | TRASH/RECYCLING COMPACTOR |
| E.146 | CONTAINER DOLLY |
| E.147 | CONTAINER DOLLY CHARGER |
| E.148 | COMPRESSOR UNIT ON SHELF 7'-0" AFF |
| E.149 | REMOTE POWER UNIT 18" AFF |
| E.150 | TRASH COMPACTION CONTAINER |
| E.151 | RECYCLING CONTAINER |
| E.223 | TRASH/RECYCLING BIN |
| G.102 | PROPERTY LINE |

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 NORTH ENLARGED FLOOR PLAN
PERMIT / GMP

DATE 17 OCT 2018	PROJECT NUMBER 149000
SHEET NUMBER A5.01	

