

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 18787	Project Address: 18 NW 22nd Pl
Hearing Date: 12/19/18	Appellant Name: John Flynn
Case No.: B-012	Appellant Phone: 5039395130
Appeal Type: Building	Plans Examiner/Inspector: Steven Freeh
Project Type: commercial	Stories: 2 Occupancy: R-1 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - throughout (NFPA-13R)
Appeal Involves: Alteration of an existing structure, occ Change from SFR to R-1	LUR or Permit Application No.: 18-256850-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Short-term stay apts. (R-1)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 1021.2(2)
Requires	Table 1021.2(2) Stories with one exit or access to one exit for other occupancies. There are no values (minimum occupants per story) listed for second story R-1 occupancies in this table. Therefore, second story R-1 occupancies shall be provided with more than one exit or access to more than one exit.
Proposed Design	The proposed design remodels the existing second floor (attic) as part of a two-story apartment unit (Unit 1). The plan shows 3 bedrooms at this second floor, connected to the main level by an interior access stair. The total occupant load for the second floor is 4 and the total occupant load for Unit 1 is 9. The exit travel distance from the second floor most remote point to the primary exit is 54 feet.
Reason for alternative	Within the constraints of the second floor plan, there is no practical way to add an interior stair to serve as a second means of egress. An exterior stair would be incompatible with the building's scale and presence within the Alphabet Historic District (ref LU 18-176601 HRM). The proposed design includes a full sprinkler system conforming to NFPA-13R standards. In addition, the main level will have two designated exits so that second floor have two exit opportunities upon reaching the main floor. (The main level only requires one exit due to occupant load per Tables 1015.1 and 1021.2(2). The common path of travel for second floor occupants is 52 feet (maximum per Table 1014.3 = 75 feet). The exit access travel distance from the most remote point on the second floor to the second exit at the main level is 96 feet. See attached plans.

Appeal item 2

Code Section 1027.4

Requires 1027.4.1 Width. The minimum width of egress courts shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches, except as specified herein...The required width of egress courts shall be unobstructed to a height of 7 feet.

Proposed Design Egress from the rear door exit (main floor), basement level emergency escape and rescue openings, rear deck, and rear yard patio area require the use of an egress court at the north side of the building. The minimum egress court width of 44 inches is provided but existing bay projections at the main and second floor levels encroach on the required 44-inch width. The lowest of these projecting bays is at 7'-5" above the walking surface of the egress court. The projections at the main floor extend 15 inches into the required 44-inch width of the egress court and for only 25% of the length of the egress court. The projecting bay at the second floor extends 15 inches into the required 44-inch width of the egress court and for only 7% of the length of the egress court.

Reason for alternative These projecting bays are existing. They are proposed as un-modified due to historic review considerations. None of the projections obstruct the required 44-inch width of the egress court below a height of 7 feet above the walking surface. As well, these projections never encroach more than 15 inches into the required egress width.

APPEAL DECISION

1. Omission of second exit from 2nd floor of R1 occupancy: Granted provided the main and upper floors are rented as a single unit.

2. Projections into minimum required width of egress court: Granted as proposed. Appellant may contact John Butler (503 823-7339) with questions.

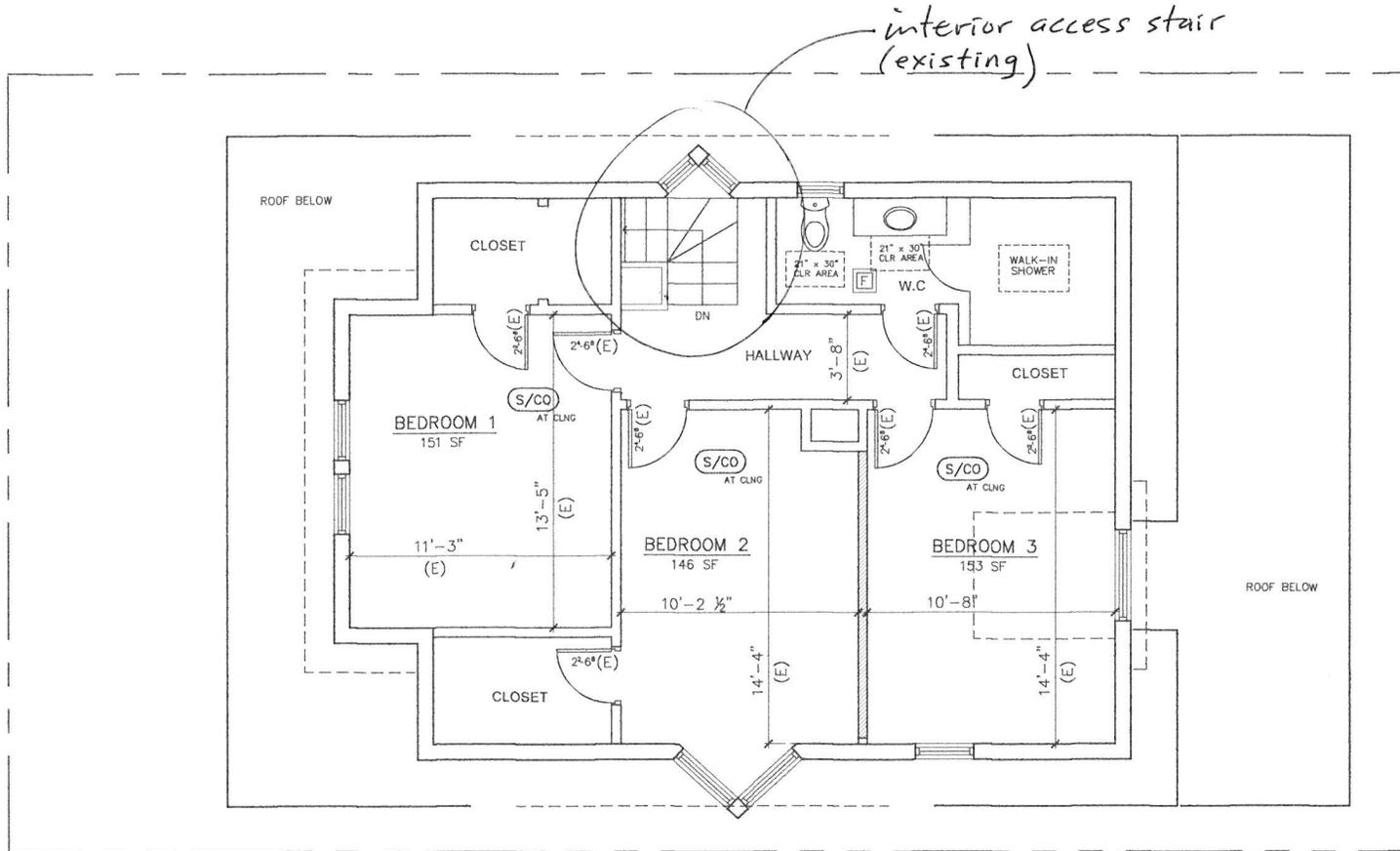
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; 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.

LEGEND - FLOOR PLANS

-  (E) WALL TO REMAIN
-  NEW WALL
-  FAN (BATHROOM EXHAUST)
-  SMOKE / CO DETECTOR

sk-1a



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PROJ # 18-03

TAYLOR HOSPITALITY, LLC
SHORT-TERM STAY APARTMENTS
 18 NW 22nd PLACE
 PORTLAND, OREGON 97210

REV: _____

DATE 10.15.2018

A.3

1 FLOOR PLAN - MAIN DWELLING UNIT, SECOND FLOOR

1/4" = 1'-0" 

EGRESS ANALYSIS (OSSC CHAPT. 5)

OCCUPANT LOAD CALCULATIONS

OCCUPANT LOAD FACTOR - 200 gsf/OCCUPANT (PER TABLE 1004.1.2)

UNIT 1
 MAIN FLOOR $\frac{975}{200} = 5$ OCCUPANTS
 2ND FL(ATTIC) LEVEL $\frac{742}{200} = 4$ OCCUPANTS
 UNIT 1 TOTAL 9 OCCUPANTS

UNIT 2 (BASEMENT)
 ~~$\frac{988}{200} = 5$ OCCUPANTS~~

NUMBER OF EXITS REQUIRED BASED ON OCCUPANCY (1015)

UNIT 1: 1 EXIT

UNIT 2: 1 EXIT

PROVIDE 2 EXITS

NUMBER OF EXITS AND EXIT CONFIGURATION (1021)

UNIT 1: 1 EXIT ALLOWED

MAXIMUM EXIT ACCESS

TRAVEL DISTANCE = 75 FEET

UNIT 2: 1 EXIT ALLOWED

MAXIMUM EXIT ACCESS TRAVEL DISTANCE = 75 FEET

NOTE: 2ND FLOOR OCCUPANTS EXIT (VIA INTERIOR ACCESS STAIR) AT MAIN FLOOR

MEANS OF EGRESS ILLUMINATION (1006)

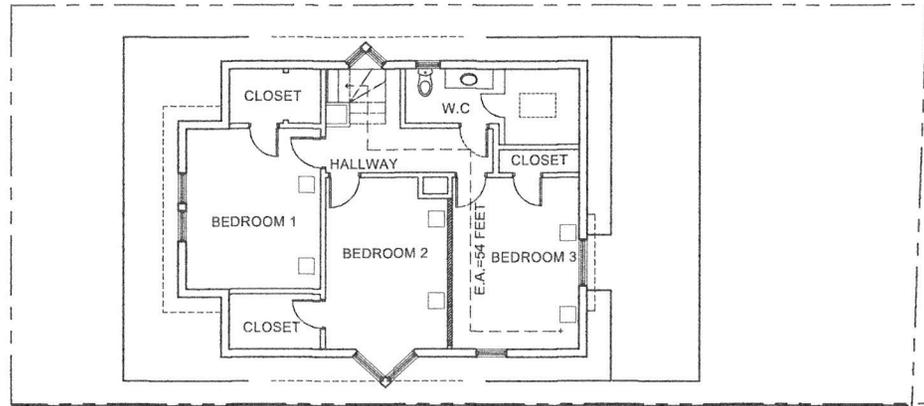
NOT REQUIRED IN DWELLING UNITS PER 1006.1, EXCEPTION 3 REQUIRED AT AREAS OF EXIT DISCHARGE

- ILLUMINATION SHALL PROVIDE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE
- EMERGENCY POWER SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR.

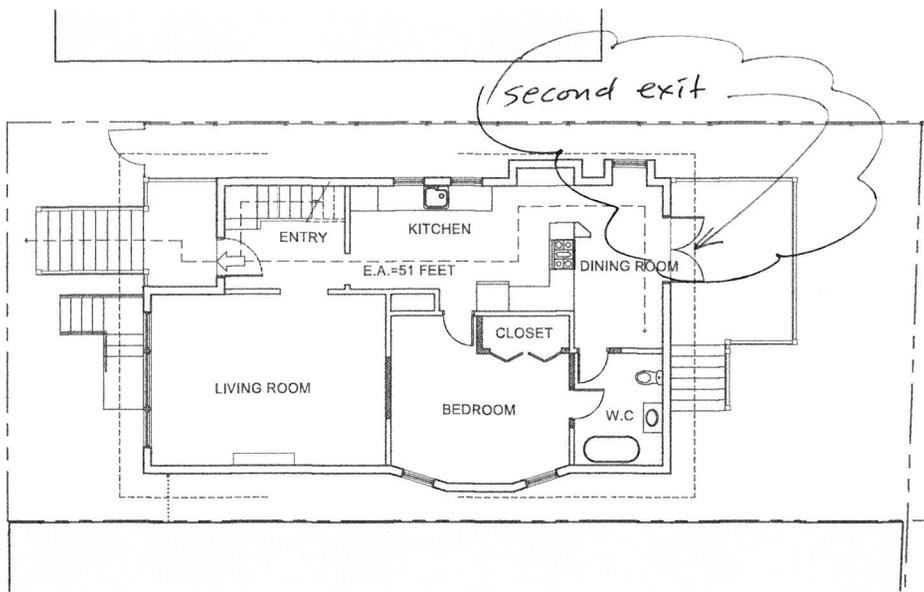
SYMBOLS

----- EGRESS PATH OF TRAVEL
 MAX T.D. TO EXIT ACCESS PER OSSC TABLE 1021.2(2) = 75 FEET

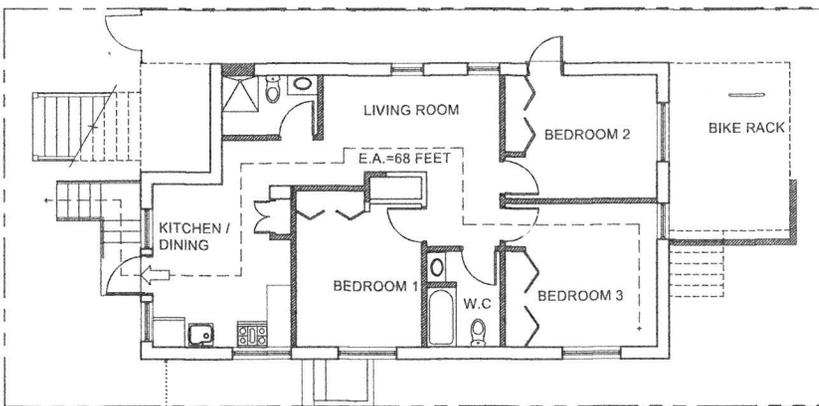
SK-1b



(B) UNIT 1 -- UPPER LEVEL



(A) UNIT 1 -- MAIN LEVEL



(C) UNIT 2 -- BASEMENT LEVEL

1 EGRESS PLANS

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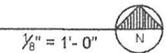
PROJ # 17-02

TAYLOR HOSPITALITY, LLC
 SHORT-TERM STAY APARTMENTS
 18 NW 22nd PL.
 PORTLAND, OR 97210

REV. _____

DATE 10.15.2018

G.2



SITE PLAN KEY

- PROPERTY LINE
- IMPERVIOUS PAVING
- PERVIOUS PAVING
- EXISTING STRUCTURE

PROPERTY INFORMATION

ADDRESS: 18 NW 22nd PL.
PORTLAND, OR 97210

PROPERTY ID#: R277701

PROPERTY DESCRIPTION

TAX ROLL: STRONG'S ADDITION
BLOCK 1, SOUTH 33' OF LOT 8
STATE ID: 1N1E33CA 3800

ZONE: CXd

IMPERVIOUS AREA CALCS

SITE AREA 2,512 sf
IMPERVIOUS AREA (EXISTING)
ROOFS 1,156 sf
WALKS/PATIOS 660
TOTAL IMPERVIOUS 2,816 sf (EXISTING)

IMPERVIOUS AREA (PROPOSED)
ROOFS 1,612 sf
WALKS/PATIOS 460
TOTAL IMPERVIOUS 2,072 sf (PROPOSED)

SK-2a

115 NW 22nd AVE
COMMERCIAL PROPERTY
CXd ZONE

REMOVE (E) CHAIN LINK FENCE;
REPLACE w/ NEW WOOD FENCE TO
MEET F2 STANDARDS; SEE SHEET SPa

(2) LONG-TERM BICYCLE
SPACES LOCATED UNDERNEATH
DECK; PROVIDE SECURITY
CAMERA MONITORING

GAS-FUELED FIRE PIT

NEW ROOFED TRASH/
RECYCLING AREA; SEE
SHEET A.7 FOR ELEVATIONS

2215 W BURNSIDE
COMMERCIAL PROPERTY
CXd ZONE

REPLACE (E) CONCRETE
PAVING IN REAR YARD w/
PERVIOUS PAVING

*North egress
court with
plan profile
of projecting
bays at main
floor & second
floor*

REMOVE (E) GATE; NEW
HISTORIC HANDRAILS

NEW STAIR TO LOWER
LEVEL UNIT; RETAINING
WALL MAX. 8" ABOVE
GRADE

REPLACE (E) FENCE w/
AT-GRADE PLANTING &
WROUGHT-IRON HISTORIC
FENCE (24" HIGH)

(2) SHORT TERM
BICYCLE SPACES

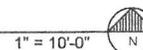
NEW LOWER LEVEL
ENTRANCE LANDING

2231-2241 W BURNSIDE
MULTI-FAMILY RESIDENTIAL PROPERTY
CXd ZONE

PROPOSAL AND DESIGN AS APPROVED IN
CASE FILE # LU 18-176601 HRM. NO FIELD
CHANGES ALLOWED.

GROSS BUILDING AREA

MAIN FLOOR	1,062 sf
FINISHED ATTIC	700
FIN. BASEMENT	1,040
TOTAL	2,802 sf



SITE PLAN

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PROJ # 18-03

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REV. 6.27.2018
LUR COMPLETENESS
8.3.2018

10.15.2018
PERMIT

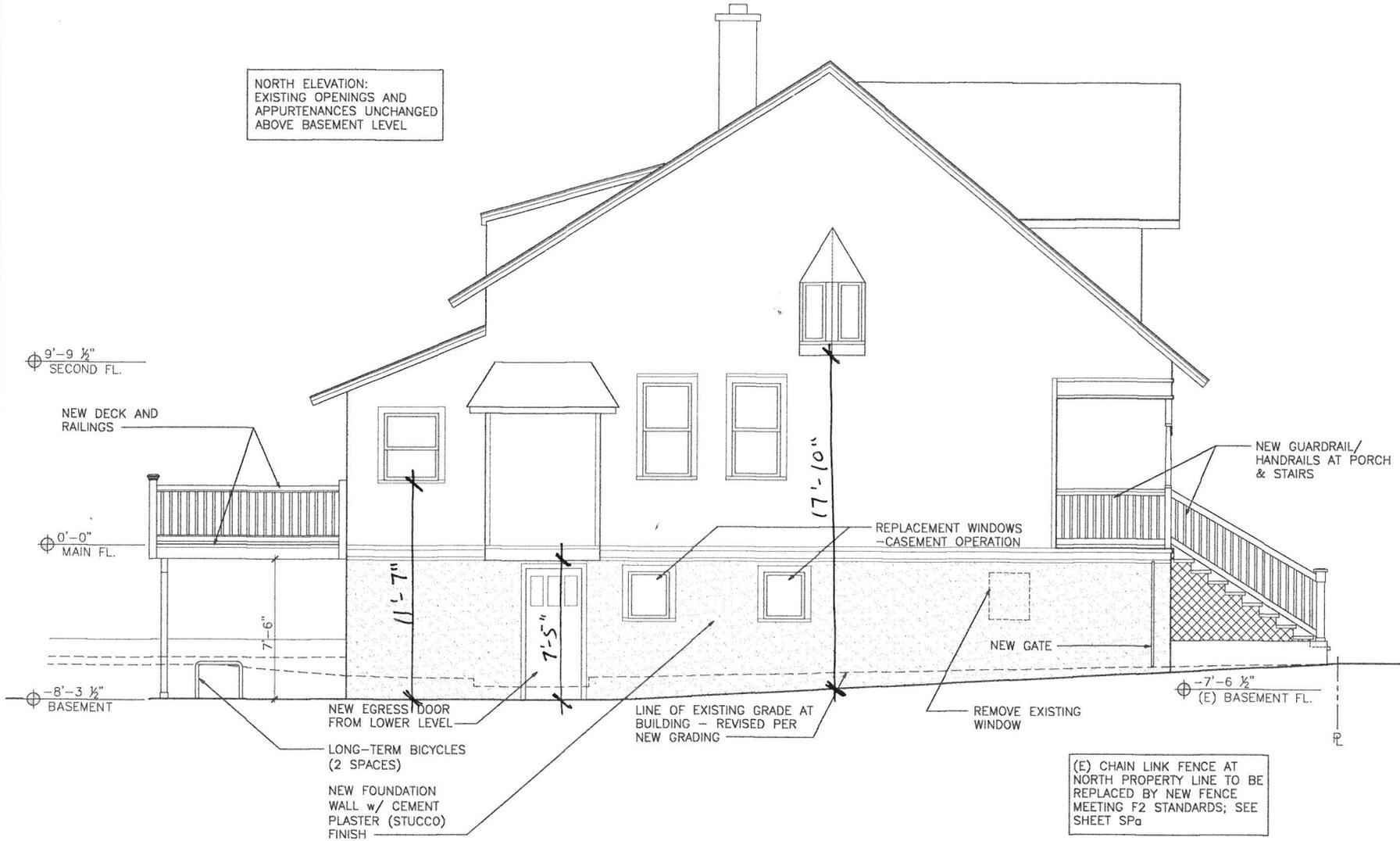
DATE: 5.23.2018

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PROPOSAL AND DESIGN AS APPROVED IN CASE FILE # LU 18-176601 HRM. NO FIELD CHANGES ALLOWED.

SK-2b

NORTH ELEVATION:
EXISTING OPENINGS AND APPURTENANCES UNCHANGED ABOVE BASEMENT LEVEL



1 NORTH ELEVATION

1/4" = 1'-0"

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REV: 6.27.2018
LUR COMPLETENESS
8.3.2018
REV. TO LUR
8.9.2018
REV. TO LUR
10.15.2018
PERMIT

DATE: 5.23.2018

A.6

(E) CHAIN LINK FENCE AT NORTH PROPERTY LINE TO BE REPLACED BY NEW FENCE MEETING F2 STANDARDS; SEE SHEET SPa