

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: 18842	Project Address: 735 SW St Clair Ave
Hearing Date: 1/30/19	Appellant Name: Jesse Emory, AIA
Case No.: B-014	Appellant Phone: 503-548-2346
Appeal Type: Building	Plans Examiner/Inspector: Maureen McCafferty
Project Type: commercial	Stories: 23 Occupancy: R-1, B, M, S-1, S-2 Construction Type: I-A
Building/Business Name: 735 St. Clair Ave	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: Owner Request to BDS
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Multifamily High Rise

APPEAL INFORMATION SHEET

Appeal item 1

Code Section FMO Policy CE B-8 (FIR-2.08) Item I-F of the policy memo dated March 28, 2017

Requires A formal request (appeal) must be filed to remove an existing fire escape (or other similar attached vertical access) which is no longer required to meet the fire egress or fire-fighting requirements of the building.

Proposed Design The existing 23 story, cast-in-place concrete, residential tower at 735 SW St. Clair Avenue is currently served by a pair of two-hour rated exit enclosures, which serve all of the occupied floors. The south stair (refer to attached floor plan) is accessed from the interior via an exterior egress door which connects to a short exterior passageway that. In turn, leads to the exit access door. This passageway also leads to an exterior balcony. These balconies can be accessed from the outside via an old steel fireman's access ladder which extends all the way up the 23 story south façade. It does not appear that the ladder was ever intended to be part of the egress path but was provided to provide access for fire-fighters.

The proposed renovation of the building includes several life safety upgrades including upgrades of the fire sprinkler/standpipe system to NFPA 13 compliance, a new fire pump and emergency generator. The proposed renovation of the building also includes the removal of the obsolete fireman's ladder.

Reason for alternative This appeal is intended to address the proposed removal of the unused fireman's ladder referenced above. Presumably this ladder was a requirement when the building was first built in the early 1960's. However, the Portland Fire Marshal now indicates that this ladder would not be used by the Portland Fire Bureau in a fire-fighting event. The building is currently accessed vertically via the two fire-rated egress enclosures.

Furthermore, the ladder is regularly used by youths and other mischief-makers to access and vandalize the building. This also poses a serious security risk to the building's residents. Additionally, those who climb the ladder are putting themselves at significant risk. The ladder, while stopping one level short of the ground, extends up over 200 feet and is of very rudimentary design with simple vertical standards and horizontal rungs. There is no enclosure or other fall protection.

Since the ladder is no longer needed in the fire-fighting strategy of the building and while it does, in fact, present a serious security risk to the building and those who illegitimately climb it. The ladder is not required for occupant exiting either. We therefore respectfully request our appeal be granted to remove the ladder.

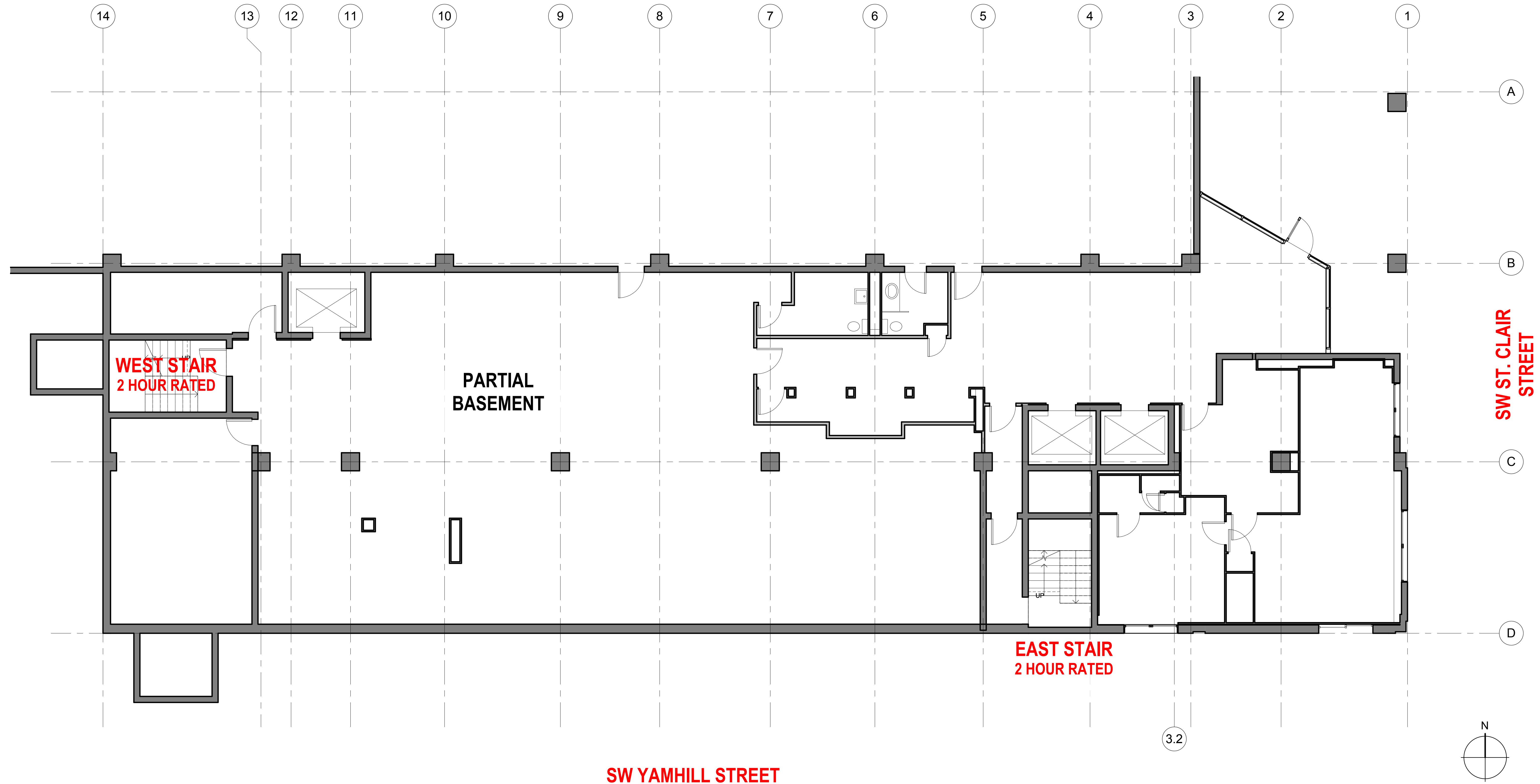
APPEAL DECISION

Removal of firemans access ladder from side of building: Granted provided future replacement of standpipe will be with requirement for relocation within a stair enclosure.

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.



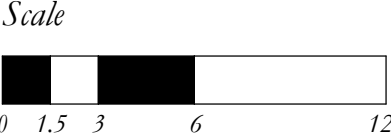
EXISTING FIRST FLOOR PLAN

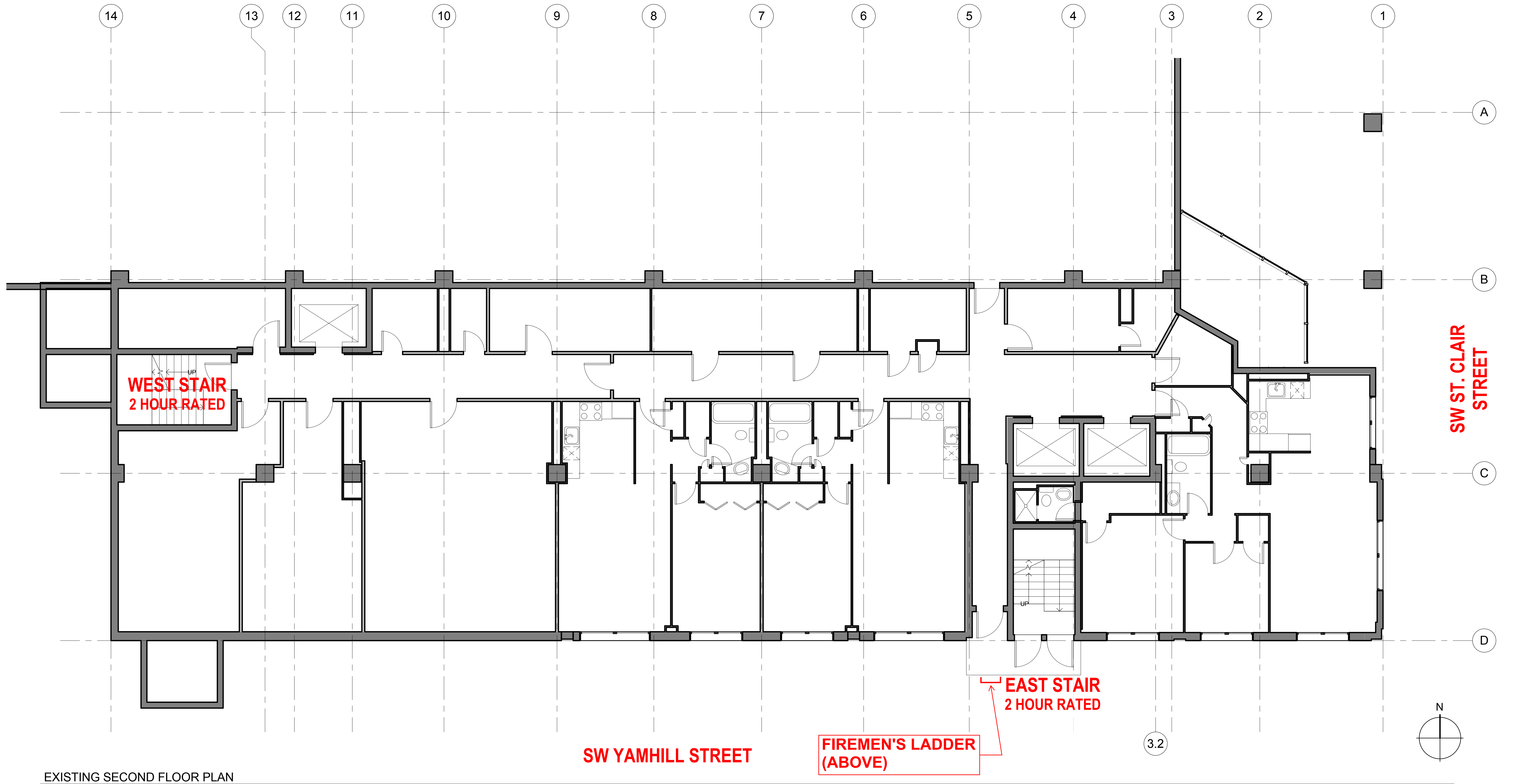
1st Floor - Existing

Project
St Clair Apartments

Date
2019-01-03

Client
735 ST CLAIR, LLC





2nd Floor - Existing

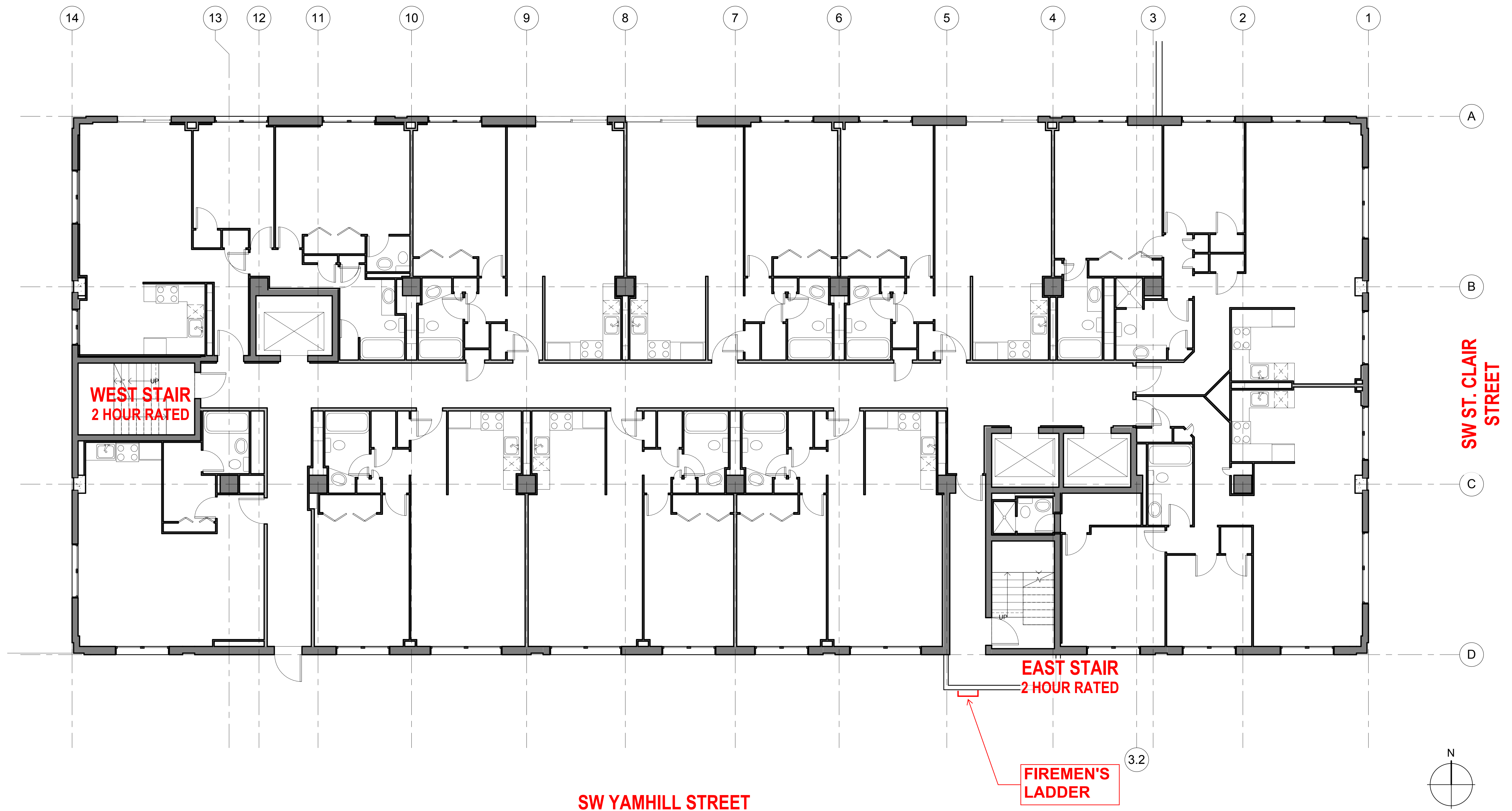
Project
St Clair Apartments

Date
2019-01-03

Client
735 ST CLAIR, LLC

Scale
0 1.5 3 6 12

GBD



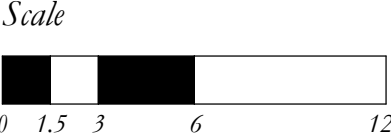
EXISTING THIRD FLOOR PLAN

3rd floor - Existing

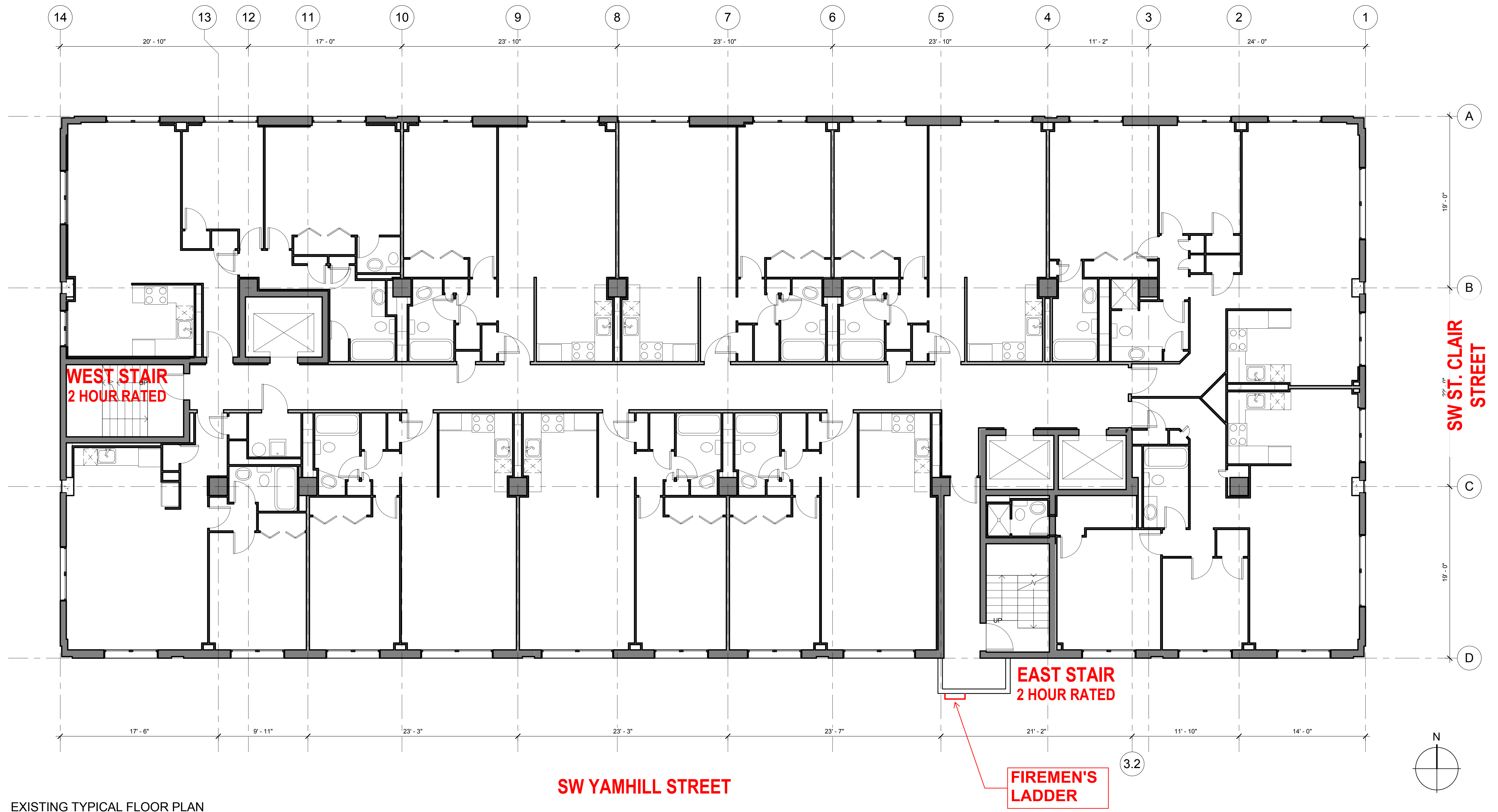
Project
St Clair Apartments

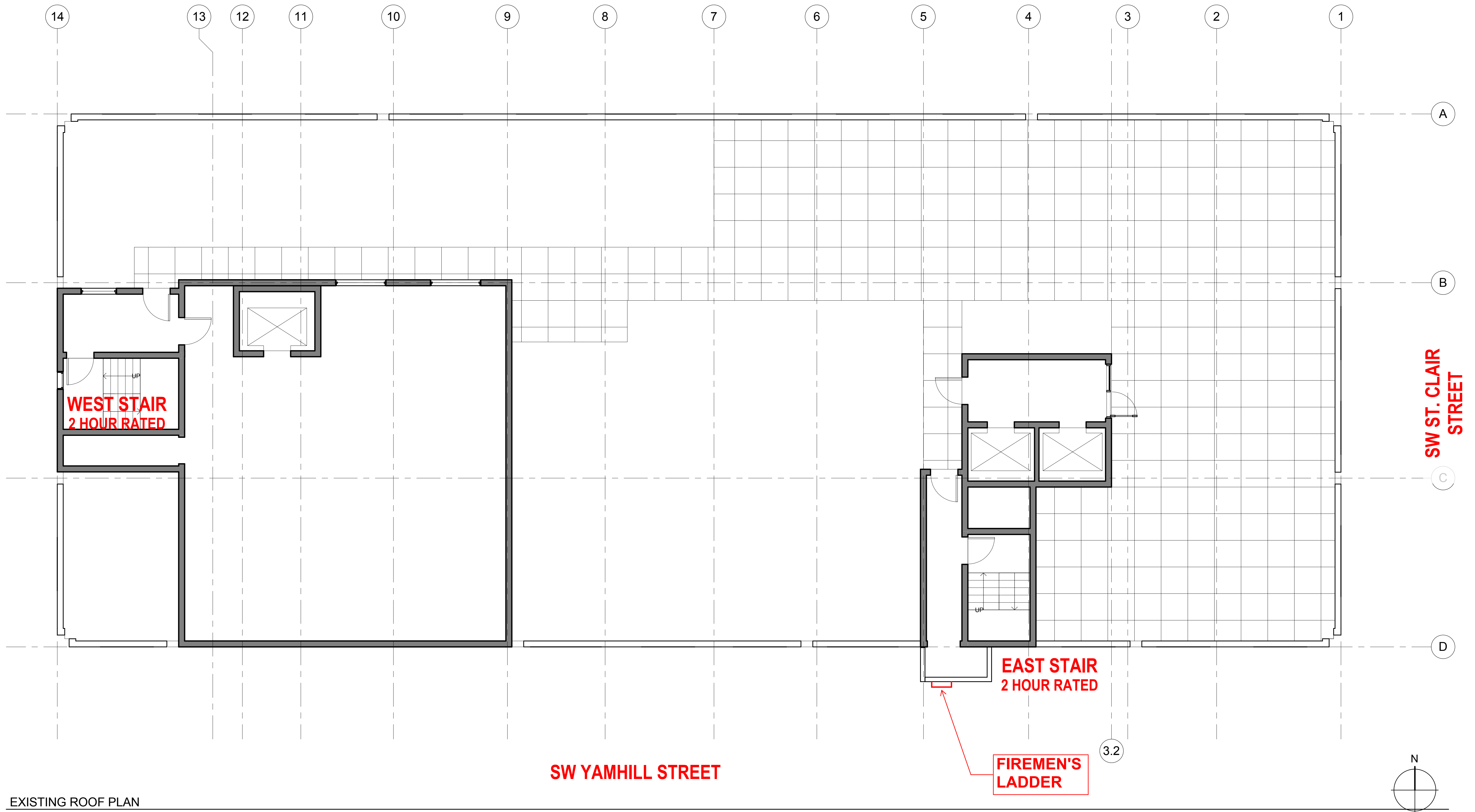
Date
2019-01-03

Client
735 ST CLAIR, LLC



GBD





EXISTING ROOF PLAN

Project
St Clair Apartments

Date
2019-01-03

Client
735 ST CLAIR, LLC

Scale
0 1.5 3 6 12

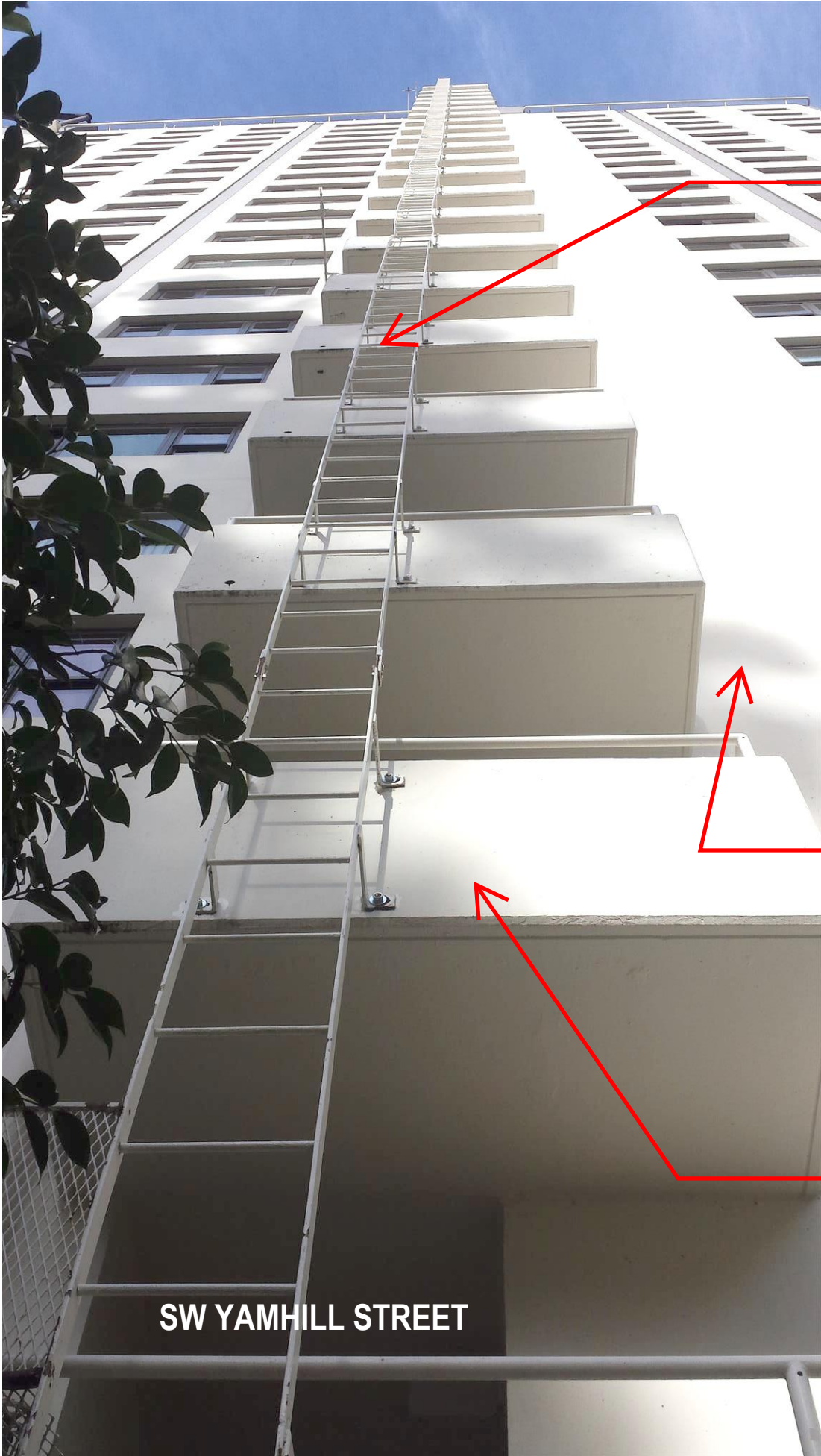


**EXTERIOR
FIREMAN'S
LADDER
(REMOVE)**

**FIRE
DEPARTMENT
CONNECTION
AND RISER
(REMAINS)**

**GROUND
FLOOR EXIT
AT EAST STAIR**

SW YAMHILL STREET



**EXTERIOR
FIREMAN'S
LADDER
(REMOVE)**

**2 HOUR
RATED EAST
STAIR, SEE
PLANS**

**EXTERIOR
BALCONIES,
SEE PLANS**

SW YAMHILL STREET