

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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

Appeal ID: 18973	Project Address: 920 SW 6th Ave
Hearing Date: 2/6/19	Appellant Name: Tom Jaleski
Case No.: B-025	Appellant Phone: 503-488-5651
Appeal Type: Building	Plans Examiner/Inspector: Jeffrey Rago
Project Type: commercial	Stories: 15 Occupancy: A-3, B Construction Type: I-A
Building/Business Name: P+L Building	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4]	Proposed use: Office Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1004.1.2
Requires	<p>1004.1.2 Areas without fixed seating.</p> <p>The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.</p> <p>Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.</p>
Proposed Design	<p>Coinbase, the tenant leasing the 7th and 8th floors, has changed their proposed design from what was previously approved in appeal #18160. This appeal new is intended to supersede the prior appeal.</p> <p>Appeal #18160 granted a reduction in 7th and 8th floor calculated occupant load for Title 24.85 based on actual number of occupants and non-simultaneous use. The 7th floor was approved for 174 occupants, and the 8th floor was approved for 181 occupants, 355 between the two floors. The proposal is to maintain the 355-occupant load across the two floors for Title 24.85 based on the following:</p> <ul style="list-style-type: none"> Life safety systems will be based on the occupant loads for each space as determined per Table 1004.1.2. 7th floor: The publicly accessed reception lobby has been eliminated. There is no public access

to the 7th floor. Elevator access to the floor is locked and accessed only by card reader, for employees and escorted guests only. Public reception for the tenant is solely on the 8th floor.

- 8th floor: The central reception lobby has increased in size by 48 sf from 616 sf to 664 sf. All doors from the reception lobby into the tenant space will be locked and accessed only by card reader, for employees and escorted guests only.
- An agreement between the building owner and Coinbase limits the occupant load of the two floors to 355 for Title 24.85 based on appeal #18160.
- The security for the floors will be managed by the Coinbase Security Systems Team to monitor and check each person's entry into the space.

The following occupant loads are proposed for each floor for Title 25.85

- 7th floor: 172 occupants
- 8th floor: 183 occupants
- 355 occupants total between both floors.

Reason for alternative The Power + Light Building, P+L, formerly known as the Public Services Building, is a historical building on the National Historic Register, is of Type IA construction and is sprinklered throughout. The proposed design is to use an occupant load factor for determining the number of occupants on the floors that is based on non-simultaneous use due to the high security nature of the space, the restricted door lock mechanisms and the staff security team monitoring of all occupants in the space. Life safety systems will be based strictly on the occupant loads determiner per OSSC Table 1004.1.2.

Coinbase is a high-tech, financial securities company that deals in crypto currency, therefore has very high security concerns. All people allowed into the offices will be security screened employees or invited guests only. There are no guest workstation areas and meetings with people who have not been strictly invited will be held in public, leasable meeting rooms in other parts of the building. Access to the space is controlled by Lenel Access Control and managed by Coinbase Security Systems Team. All invited guests will also be escorted by the security team.

While the occupant load has decreased from the prior appeal, we ask that the previously granted 355 occupant load be permitted to allow Coinbase future alterations. See attached calculations for a comparison between the previous appeal and this current appeal.

The proposed design provides better protection of the occupants by restricting the number of occupants through access control monitored by a dedicated security team, leasable spaces in other parts of the building for public meetings, and conformance to code for life safety systems, therefore approval of this appeal is requested as greater life safety protection than the existing conditions provided.

APPEAL DECISION

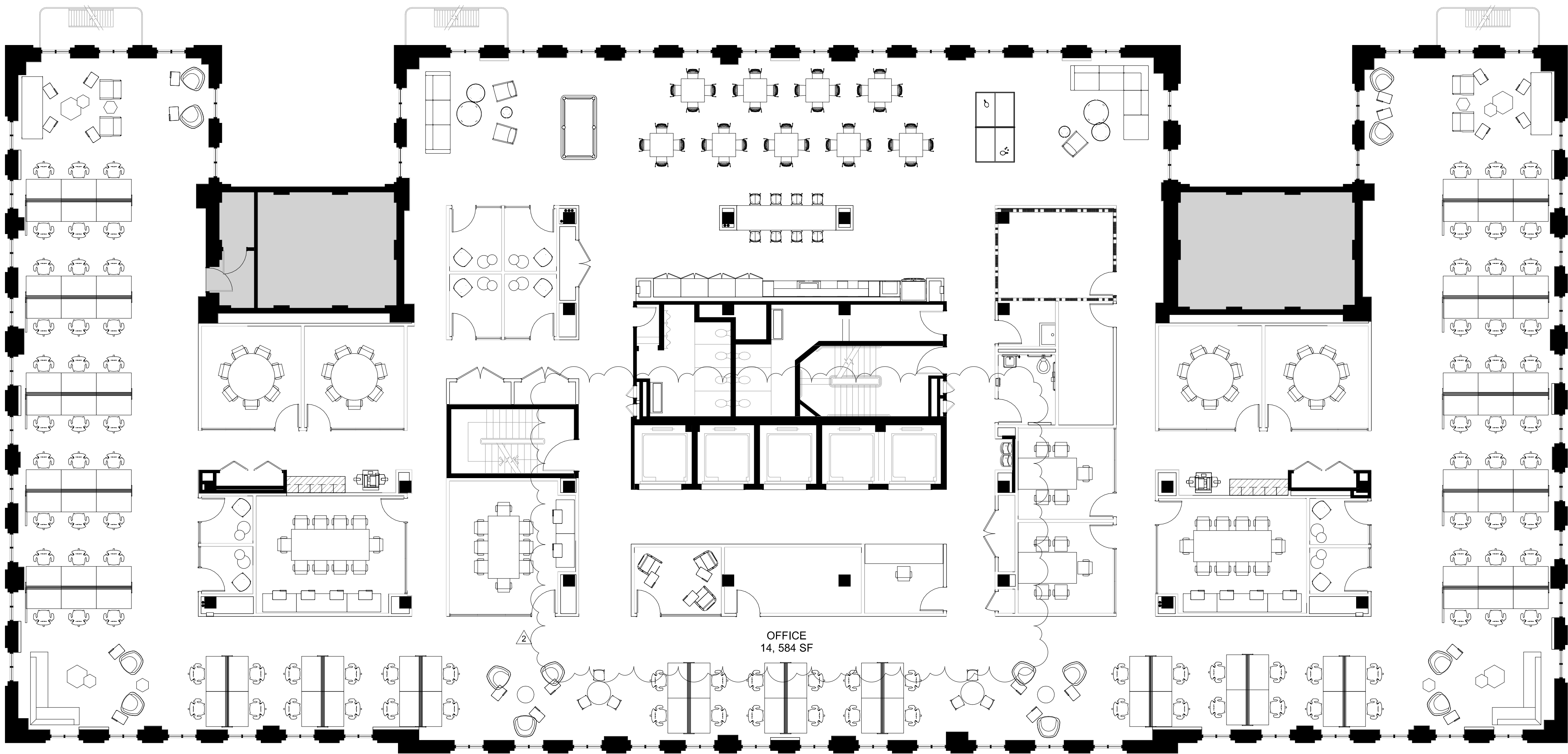
1. Reduction in seventh floor calculated occupant load to avoid seismic upgrades based on actual number of occupants and non-simultaneous use: Granted as proposed for this tenant and use only.

2. Reduction in eighth floor calculated occupant load to avoid seismic upgrades based on actual number of occupants and non-simultaneous use: Granted as proposed for this tenant and use only.

The Administrative Appeal Board finds 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.



AREA	SQUARE FEET	LOAD	OCCUPANTS
ASSEMBLY	0	15	0
OFFICE	14,584	100	146
TOTAL	14,584		146

ASD | SKY

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San Francisco, CA 94104
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COINBASE

7TH FLOOR

920 SW 6TH AVENUE
PORTLAND, OR 97204



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Associated Space Design, Inc. 2014

2	07.29.18	BULLETIN 1
1	12.11.18	IPC SET
0	11.19.18	ISSUED FOR PERMIT

NO. DATE REMARKS

REVISIONS:

DRAWING TITLE:
SEISMIC OCCUPANCY
CALCULATION

PROJECT NO:	ISSUE DATE:
27789.07	11.19.18
DRAWN BY:	CHECKED BY:
AR	AT

SHEET NUMBER:

A0.21.1

1 LEVEL 07

1/8" = 1'-0"

2 OCCUPANCY CALCULATIONS

COINBASE

8TH FLOOR

920 SW 6TH AVENUE
PORTLAND, OR 97204



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Associated Space Design, Inc. 2014

00	08/07/18	ISSUE FOR PERMIT
B	07/13/18	CITY APPEAL
NO.	DATE	REMARKS

REVISIONS

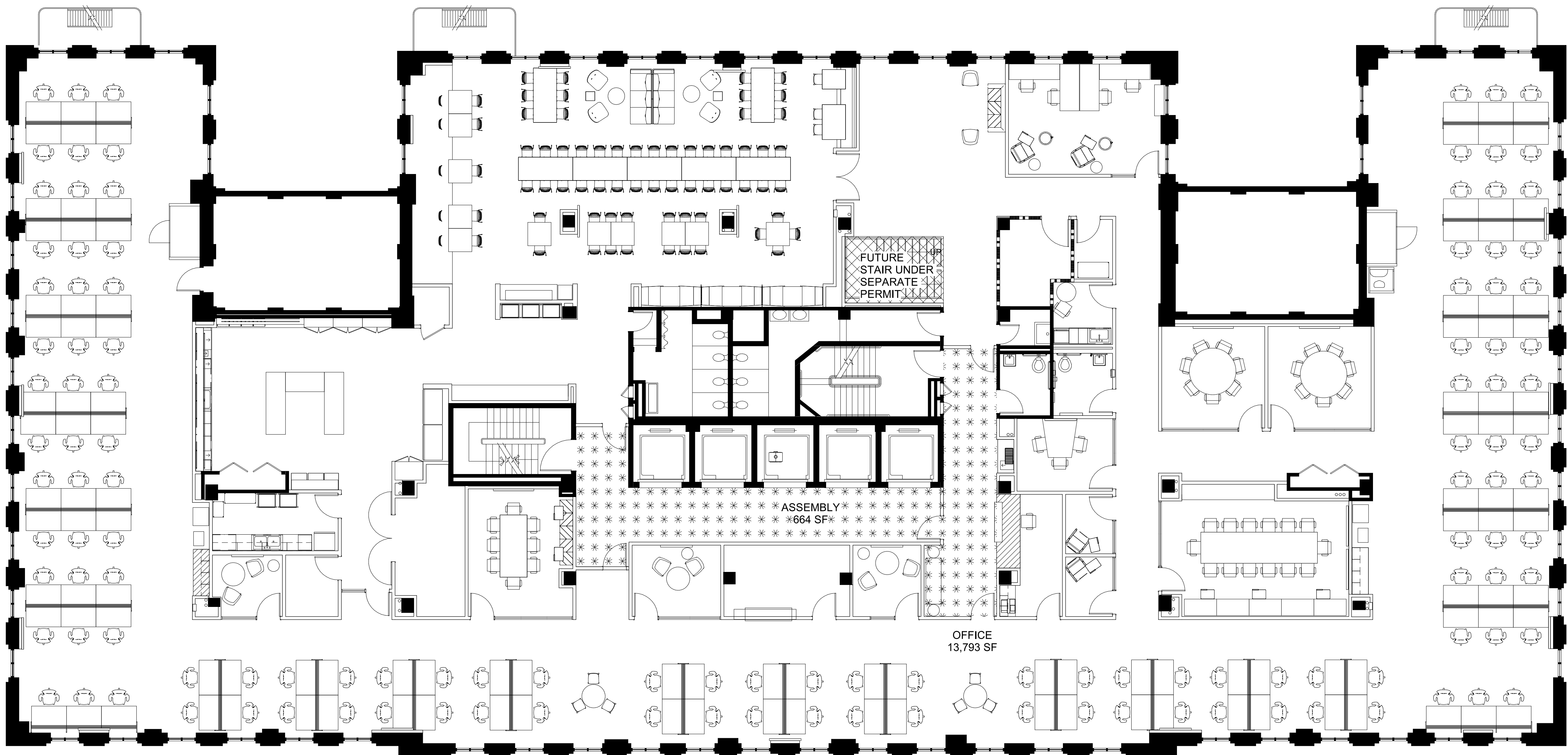
DRAWING TITLE:
8TH FLOOR SEISMIC
OCCUPANCY
CALCULATION

PROJECT NO.: 27789.04
ISSUE DATE: 06/06/18

DRAWN BY: JM
CHECKED BY: AT

SHEET NUMBER:

A0.21.1



AREA	SQUARE FEET	LOAD	OCCUPANTS
ASSEMBLY	664	15	44
OFFICE	13,793	100	138
TOTAL	14,457		182

1 LEVEL 08 1/8" = 1'-0"

2 OCCUPANCY CALCULATIONS

P+L Building Occupant Load Calculations for Title 24.85

Appeal 18160									
7th Floor				8th Floor				7th and 8th floor total calculated	7th and 8th floor total requested
Function	Area (sf)	OFL (sf/occupant)	Number of occupants	Function	Area (sf)	OFL (sf/occupant)	Number of occupants		
Office	14,093	100	141	Office	13,841	100	139		
Reception	491	15	33	Reception	616	15	42		
Total	14,584		174	Total	14,457		181	355	355

Current Appeal									
7th Floor				8th Floor				7th and 8th floor total calculated	7th and 8th floor total requested
Function	Area (sf)	OFL (sf/occupant)	Number of occupants	Function	Area (sf)	OFL (sf/occupant)	Number of occupants		
Office	14,584	100	146	Office	13,793	100	138		
Reception	0	15	0	Reception	664	15	45		
Total	14,584		146	Total	14,457		183	329	355

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APPEAL SUMMARY

Status:

Appeal ID: 18160	Project Address: 920 SW 6th Ave
Hearing Date:	Appellant Name: Tom Jaleski
Case No.:	Appellant Phone: 971-238-5266
Appeal Type: Building	Plans Examiner/Inspector: Jeff Rago
Project Type: commercial	Stories: 12 Occupancy: A3,B Construction Type: IA
Building/Business Name:	Fire Sprinklers: Yes - throughout
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1004.1.2

Requires

1004.1.2 Areas without fixed seating: The number of occupants shall be calculated at the rate of one occupant per unit area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned by the function of the space as set forth in Table 1004.1.2. Where the intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

Proposed Design

Coinbase is a new tenant planned for the 7th and 8th floors of the P+L Building. The 7th floor consists of a reception lobby, office space with workstations and small group work areas. The proposed design is to determine the number of occupants for the 7th floor based on Table 1004.1.2 for each space for life safety systems and at 100 sf per person throughout, except at the central reception lobby, for Title 24.85 based on non-simultaneous use. For determining compliance for Title 24.85, the occupant load for both floors to be based as shown on the attached plans, 7th floor - 174 occupants, 8th floor - 181 occupants. Life safety systems will be based on the occupant loads for each space as determined per Table 1004.1.2. The 7th floor is slightly larger than the 8th floor, a difference of 127 sf due to building construction. Additional protection measures for the non-simultaneous use of spaces on the 7th floor are as follows:

- All doors from the reception lobby on each floor into the tenant space will be locked and access only by card reader, for employees and escorted guests only.
- The security for the floors will be managed by the Coinbase Security Systems Team to monitor and check each persons entry into the space.

See attached plan for proposed occupant load determination for conformance with Title 24.85.

Reason for alternative The Power + Light Building, P+L, formerly known as the Public Services Building, is a historical building on the National Historic Register, is of Type IA construction and is sprinklered throughout. The proposed design is to use an occupant load factor for determining the number of occupants on the floors that is based on non-simultaneous use due to the high security nature of the space, the restricted door lock mechanisms and the staff security team monitor of all occupants in the space. Life safety systems will be based strictly on the occupant loads determiner per OSSC Table 1004.1.2.

Coinbase is a high-tech, financial securities company that deals in crypto currency, therefore has very high security concerns. All people allowed into the offices will be security screened employees or invited guests only. There are no guest workstation areas and meetings with people who have not been strictly invited will be held in public, leasable meeting rooms in other parts of the building. Guests will be free to move between floors with the new internal exit access stairway and will either be at their workstations, at a group work area, or in the employee seating area on the 8th floor. Access to the space is controlled by Lenel Access Control and managed by Coinbase Security Systems Team. All invited guests will also be escorted by the security team. The 7th floor is designed for 146 employees, which equates to an OLF of 83.8 sf/occupant, more conservative than the proposed design of 100 sf/occupant. 15sf/occupant will be used in the central reception lobby.

The proposed design provides better protection of the occupants on the 7th floor by restricting the number of occupants through access control monitored by a dedicated security team, leasable spaces in other parts of the building for public meetings, and conformance to code for life safety systems, therefore approval of this appeal is requested as greater life safety protection than the existing conditions provided.

Appeal item 2

Code Section 1004.1.2

Requires 1004.1.2 Areas without fixed seating: The number of occupants shall be calculated at the rate of one occupant per unit area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned by the function of the space as set forth in Table 1004.1.2. Where the intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

Proposed Design Coinbase is a new tenant planned for the 7th and 8th floors of the P+L Building. The 8th floor consists of a reception lobby, office space, a conference room and an employee seating area for eating or group work.

The proposed design is to determine the number of occupants for the 8th floor based on Table 1004.1.2 for each space for life safety systems and at 100 sf per person throughout, except at the central reception lobby, for Title 24.85 based on non-simultaneous use. For determining compliance for Title 24.85, the occupant load for both floors to be based as shown on the attached plans, 7th floor - 174 occupants, 8th floor – 181 occupants. Life safety systems will be based on the occupant loads for each space as determined per Table 1004.1.2. The 7th floor is slightly larger than the 8th floor, a difference of 127 sf due to building construction.

Additional protection measures for the non-simultaneous use of spaces on the 8th floor are as follows:

- All doors from the reception lobby on each floor into the tenant space will be locked and access

only by card reader, for employees and escorted guests only.

- The security for the floors will be managed by the Coinbase Security Systems Team to monitor and check each persons entry into the space.

See attached plan for proposed occupant load determination for conformance with Title 24.85.

Reason for alternative The Power + Light Building, P+L, formerly known as the Public Services Building, is a historical building on the National Historic Register, is of Type IA construction and is sprinklered throughout. The proposed design is to use an occupant load factor for determining the number of occupants on the floors that is based on non-simultaneous use due to the high security nature of the space, the restricted door lock mechanisms and the staff security team monitor of all occupants in the space. Life safety systems will be based strictly on the occupant loads determiner per OSSC Table 1004.1.2.

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The proposed design provides better protection of the occupants on the 8th floor by restricting the number of occupants through access control monitored by a dedicated security team, leasable spaces in other parts of the building for public meetings, and conformance to code for life safety systems, therefore approval of this appeal is requested as greater life safety protection than the existing conditions provided.

The administrative staff has not yet reviewed this appeal.