

# 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

<b>Appeal ID:</b> 18943	<b>Project Address:</b> 1700 NE 132nd Ave
<b>Hearing Date:</b> 2/6/19	<b>Appellant Name:</b> Yosuary Guerra
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 5037801649
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Connie Jones
<b>Project Type:</b> commercial	<b>Stories:</b> 1 <b>Occupancy:</b> A-3 <b>Construction Type:</b> V
<b>Building/Business Name:</b> Parkrose Montessori School	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> occ Change from A-3 to E	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> School

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 907.2.3

**Requires** Code Section 907.2.3 requires a manual fire alarm system that initiates voice/alarm notification. It also requires interconnection between sprinklers (where applicable) and alarm systems in E Occupancies. Exception 1 does not require these systems when occupant loads are less than 50. Response: The Code demands improved life safety systems for the more vulnerable young population occupying schools. It also makes exceptions for small programs and spaces which would tend to have less difficulty exiting.

**Proposed Design** Parkrose Montessori School proposes that the existing space provides safe exiting and effective early warning.

Actual maximum occupant load of 59 (52 students, 7 adults) is less than calculated occupant load of 75.5. This maximum is enforced by the Oregon Department of Education student/teacher ratios.

The 2,643 sqft space is part of a 3,864 sqft fire area protected by a 2HR-rated wall assembly. The space provides 4 exits, 3 direct to exterior and 1 horizontal exit through a 2HR-rated assembly.

Smoke detectors are provided in each classroom, and there are two (2) fire extinguishers available.

**Reason for alternative** Parkrose Montessori School respectfully submits that the existing space provides equivalent life safety and fire protection for its small population. Meeting the requirements of Section 907.2.3 would be a financial hardship for Parkrose School, especially if completing this upgrade as a leaseholder and not owner.

The school does not exceed the Code exception by much when using the actual occupant load. The actual maximum occupant load of 59 (52 students, 7 adults) only exceeds the Code's

exception by 9 individuals. To balance this, the space has double the exiting requirements with 4 total exits, 3 direct to exterior and 1 horizontal exit through a 2HR-rated wall. Smoke alarms in each classroom would help accelerate the already quick exiting.

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## APPEAL DECISION

**Omission of manual fire alarm and notification with occupant load over 50: Granted provided manual fire alarm is installed without requirement for occupant notification.**

**Separate permit required through Fire Marshal's office.**

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





BES Pollution Prevention:  
If any de-watering is proposed to be discharged  
into a City Sanitary or Storm Sewer System,  
pre-authorization MUST be obtained from the  
BES Pretreatment or Stormwater Programs.  
Call 503-823-5600 for more information.

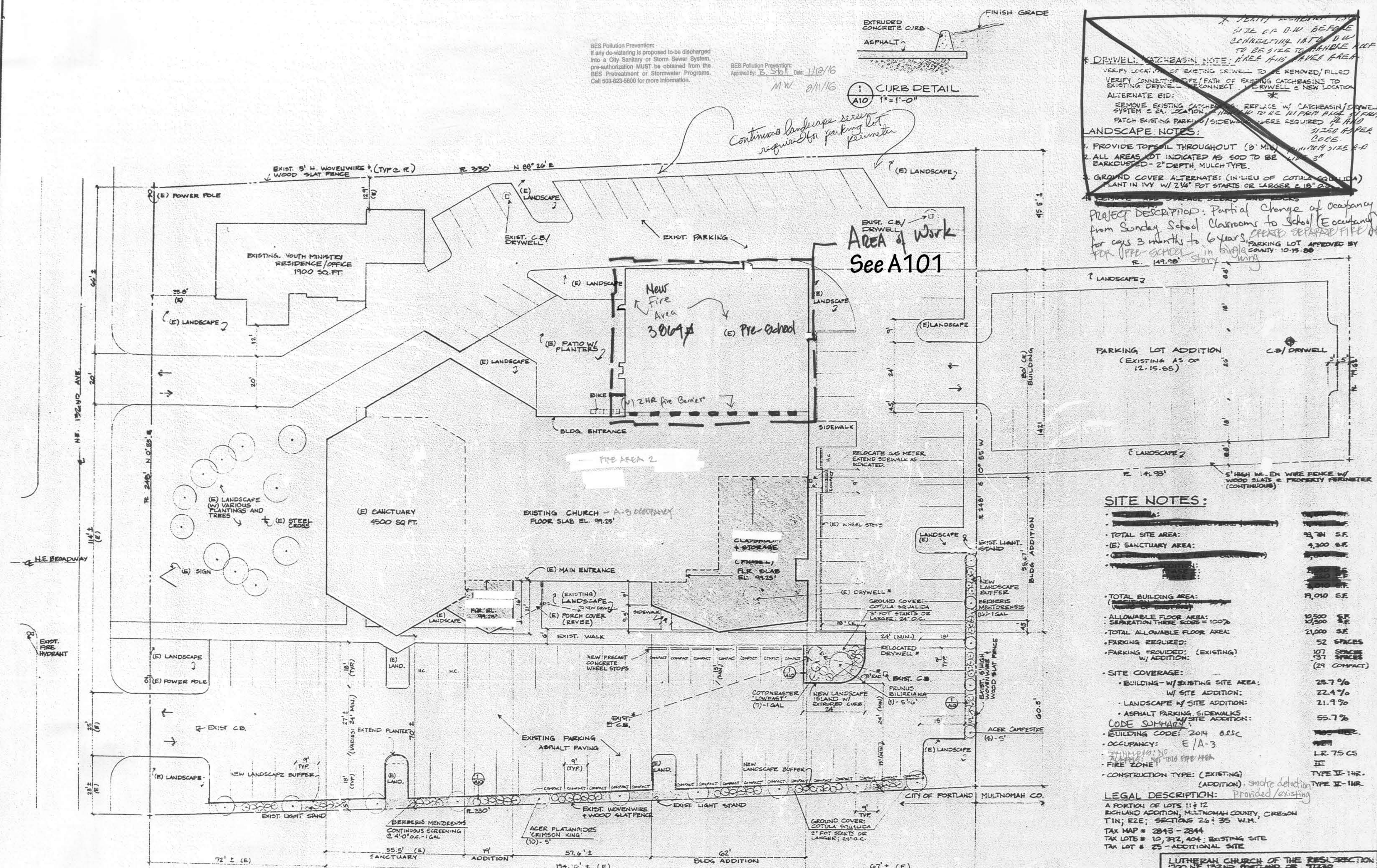
BES Pollution Prevention:  
Approved By: B. S. D. Date: 11/2/16  
MW: 2/11/16

1 CURB DETAIL  
A10 1"=1'-0"

VERIFY LOCATION OF EXISTING DRYWELL TO BE REMOVED/FILLED  
VERIFY CONNECTIONS/PATH OF EXISTING CATCHBASINS TO  
EXISTING DRYWELL/RECONNECT. VERIFY DRYWELL & NEW LOCATION  
ALTERNATE BID:  
REMOVE EXISTING CATCHBASIN. REPLACE W/ CATCHBASIN/DRYWELL  
SYSTEM. C.E.A. LOCATION. FILL EXISTING CATCHBASIN. PATCH  
EXISTING PARKING/SIDEWALKS WHERE REQUIRED. 12" RND  
12" RND PAPER  
12" RND

LANDSCAPE NOTES:  
1. PROVIDE TOPSOIL THROUGHOUT (6" MIN) 1/2" MIN SIZE 2-10  
2. ALL AREAS NOT INDICATED AS SOO TO BE 3" BARKCUSTED- 2" DEPTH MULCH TYPE.  
3. GROUND COVER ALTERNATE: (IN- LIEU OF COTULA QUJALICA)  
PLANT IN 1/4" W/ 2 1/4" POT STARTS OR LARGER 2 1/4" POT.

PROJECT DESCRIPTION: Partial Change of Occupancy  
from Sunday School Classrooms to School (E occupancy)  
for ages 3 months to 6 years. PREPARED SEPARATE FIRE  
FOR JPP SCHOOL IN SINGLE COUNTY 10-15-20  
R. 149.98 STORY wing



# SITE NOTES:

- TOTAL SITE AREA: 93,781 S.F.
- (E) SANCTUARY AREA: 4,300 S.F.
- TOTAL BUILDING AREA: 19,010 S.F.
- ALLOWABLE FLOOR AREA: 10,500 S.F.
- SEPARATION THREE SIDES = 100% 12,000 S.F.
- TOTAL ALLOWABLE FLOOR AREA: 21,000 S.F.
- PARKING REQUIRED: 52 SPACES
- PARKING PROVIDED: (EXISTING) 107 SPACES
- PARKING W/ ADDITION: (29) COMPACT
- SITE COVERAGE: 25.7 %
- BUILDING- W/ EXISTING SITE AREA: 22.4 %
- LANDSCAPE W/ SITE ADDITION: 21.9 %
- ASPHALT PARKING, SIDEWALKS, W/ SITE ADDITION: 55.7 %

## CODE SUMMARY:

• BUILDING CODE: 2014 B.S.S.C.  
• OCCUPANCY: E/A-3  
• FIRE ZONE: II  
• CONSTRUCTION TYPE: (EXISTING) TYPE II-1HR.  
(ADDITION), smoke detection TYPE II-1HR.

LEGAL DESCRIPTION:  
A PORTION OF LOTS 11 & 12  
RICHLAND ADDITION, MULTNOMAH COUNTY, OREGON  
T1N; R2E; SECTIONS 26 & 35 W.M.  
TAX MAP # 2843-2844  
TAX LOTS # 10, 372, 404: EXISTING SITE  
TAX LOT # 25- ADDITIONAL SITE

NOTE: HANDICAPPED ACCESS:  
CURB CUTS, SIGNS, EXITS, ETC, MUST  
COMPLY W/ OREGON BARRIER FREE  
STANDARDS.

LUTHERAN CHURCH OF THE RESURRECTION  
1700 NE 132ND AVENUE, PORTLAND, OR 97230  
CLASSROOM ADDITION  
SCALE: APPROVED BY: DRAWN BY:  
DATE: 5-15-20 REVIEWED: 12-3-20  
SITE PLAN

SITE PLAN  
1/16" = 1'-0"  
NORTH