

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: 19089	Project Address: 2245 NE 36th Ave
Hearing Date: 3/6/19	Appellant Name: Alyssa Leeviraphan
Case No.: B-014	Appellant Phone: 503-224-4032
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 3 Occupancy: A, B, E, S Construction Type: 1-A, 2-B
Building/Business Name: Grant High School/Portland Public Schools	Fire Sprinklers: Yes -
Appeal Involves: Alteration of an existing structure, Addition to an existing structure	LUR or Permit Application No.: 17-138459-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Educational

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1009.7.4
Requires	1009.7.4 Dimensional Uniformity – Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch (9.5 mm) in any flight of stairs.
Proposed Design	<p>The existing auditorium balcony currently consists of a series of concrete tiered risers. These risers served as steps in the aisles. Most risers are approximately 10" tall. Under the current permit an intermediate step is being added at each riser in the aisle so that each riser will be approximately 5" tall.</p> <p>However, the contractor has field measured the existing risers and found that at two of the four aisles the top riser is approximately 12" tall rather than 10" tall. We propose to add the intermediate steps as planned at these locations, which will result in the top two stair risers being approximately 6" while the rest of the risers will be approximately 5". The stairs will be finished with carpet with vinyl nosings. If desired, we propose using an alternate contrasting color nosing at the non-conforming stairs.</p> <p>Other related improvements to this condition include the following:</p> <p>In the existing condition there are no handrails and the guardrail at front of the balcony aisle does not meet current code. Handrails are being provided at each aisle and higher guardrails are being added at the end of each aisle to correct each of these code deficiencies.</p>
Reason for alternative	This project includes extensive upgrades to the historic 1927 auditorium, but correction of this non-conforming condition would require demolition of large portions of the existing balcony concrete

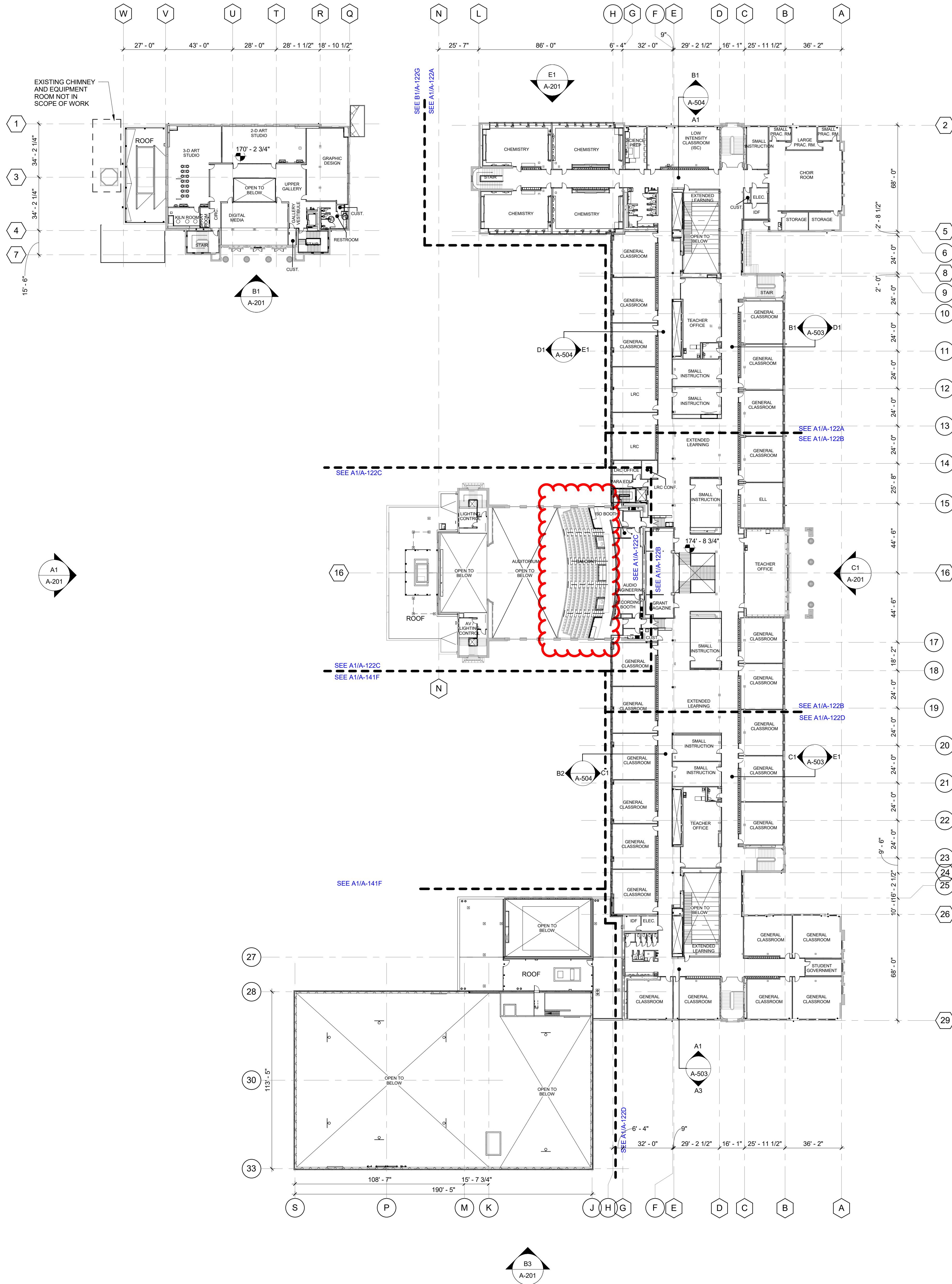
floor to marry new stair elevations to the existing conditions. In addition to causing cost and schedule impacts there is potential that the demolition activities would impact the historic ornamental plaster ceiling on the underside of the balcony or have unforeseen structural implications to the cantilevered steel trusses that support the balcony.

APPEAL DECISION

Increase in dimensional tolerance between the largest and smallest riser height at alteration to existing stair: Granted as proposed with contrasting color nosing at non-conforming stairs.

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.



A1 L02 FLOOR PLAN - OVERALL
1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. WORK MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF BUILDING PERMIT ISSUANCE.
2. READ, UNDERSTAND AND COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT.
3. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS SHOWN ARE:
 - AT INTERIOR PARTITIONS: TO THE CENTER LINE OF STUD
 - AT COLUMNS: TO THE CENTERLINE OF COLUMNS
 - AT CONCRETE OR CMU: TO THE FACE OF CONCRETE OR CMU
 - AT EXTERIOR WALLS: TO THE FACE OF STUD
4. PLACE DOORS NOT LOCATED BY DIMENSION ON PLANS SIX INCHES FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. PROVIDE 18" MINIMUM CLEAR FROM FACE OF ADJOINING PARTITION OR OTHER OBSTRUCTION TO STRIKE JAMB EDGE OF DOOR OPENING, UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
5. PROVIDE FIRE RESISTANT CLOSURE MEETING THE REQUIREMENTS OF THE GOVERNING FIRE AUTHORITIES AT ALL GAPS AROUND PENETRATING DUCTS, PIPES, CONDUITS, ETC. AT ALL FIRE RATED BUILDING WALLS, PARTITIONS, CEILINGS,...
6. ROOM AND DOOR NUMBERS SHOWN ON DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY.
7. CONCEAL ALL PIPING, CONDUITS, DUCTS, ETC. INSIDE WALLS AND ABOVE CEILINGS AT ALL ROOMS EXCEPT ELECTRICAL AND TELEPHONE CLOSETS AND MECHANICAL ROOMS. IN SPACES OPEN TO STRUCTURES, ONLY PIPING CONDUITS AND DUCTS THAT SERVE THE SPACE MAY BE EXPOSED. LOCATE SUCH INSTALLATIONS TO MINIMIZE VISIBILITY AND ORGANIZE TO MINIMIZE LENGTHS AND OVERLAPPING. ARCHITECT TO REVIEW SHOP DRAWINGS FOR EXPOSED MECHANICAL, ELECTRICAL, PLUMBING ITEMS PRIOR TO FABRICATION AND INSTALLATION.
8. COORDINATE WORK WITH ALL OWNER FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS INCLUDING STUD OUTS.
9. VERIFY ALL DIMENSIONS, EXISTING AND NEW CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK.
10. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK.
11. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE IS BINDING AS IF REQUIRED BY ALL.
12. PROVIDE REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR AS IF DRAWN IN FULL. NOT ALL OCCURRENCES OF A FEATURE ARE NOTED IN EVERY CASE.
13. CONSULT PLANS OF ALL TRADES FOR ALL OPENINGS AND ROUGH-CUTS THROUGH SLABS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS, CABINETS AND EQUIPMENT, AND SHALL VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH...
14. VERIFY ALL ROUGH-IN DIMENSIONS REQUIRED FOR EQUIPMENT, INCLUDING THAT FURNISHED BY OTHERS, PRIOR TO PROCEEDING WITH WORK.
15. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS FOR EXACT LOCATIONS, TYPES AND SIZES OF ACCESS DOORS REQUIRED BY THEIR WORK. PROVIDED ACCESS FOR ALL CONCEALED VALVES, DAMPER CONTROLS, FIRE DAMPER LINKAGE, ELECTRICAL JUNCTION BOXES, ETC. DRAWINGS MAY NOT SHOW ALL REQUIRED ACCESS PANELS. INDICATE REQUIRED ACCESS DOORS ON THE COORDINATION DRAWINGS. OBTAIN ARCHITECT'S APPROVAL FOR LOCATIONS OF ACCESS DOORS PRIOR TO INSTALLATION.
16. PRESERVATIVE TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY AS REQUIRED BY CODE.
17. DO NOT SCALE DRAWINGS.
18. CONSTRUCT RECESSES LOCATED WITHIN FIRE RATED PARTITIONS TO MAINTAIN THE REQUIRED FIRE RATING OF THE PARTITION.
19. SITE SURVEY, GEOTECHNICAL INVESTIGATION, AND HAZARDOUS MATERIALS DOCUMENTATION WAS PREPARED BY CONSULTANTS TO THE OWNER AND NOT UNDER THE DIRECTION OF THE ARCHITECT. THIS DOCUMENTATION IS INCLUDED IN THE CONTRACT DOCUMENTS AS AN ACCOMMODATION TO THE OWNER.
20. REFER TO DOCUMENTS FOR GENERAL LOCATIONS OF VISIBLE EQUIPMENT, SIGNAL DEVICES, SIGNAGE, AND OTHER VISIBLE ITEMS. CONSULT WITH ARCHITECT FOR EXACT MOUNTING LOCATION.
21. SIX DIGIT NUMBERS AT DRAWING NOTES (09 26 00 GYPSUM BOARD FOR EXAMPLE) REFERENCE RELATED SPECIFICATION SECTIONS IN THE PROJECT MANUAL. THEY ARE NOT INTENDED TO ASSIGN WORK TO SUB-CONTRACTORS. ALL ITEMS ARE INCLUDED IN SCOPE AND THE SPECIFICATIONS REFERENCED WHETHER OR NOT A SPECIFICATION REFERENCE IS CITED.
22. REPAIR / PATCH / OR REINSTALL CEILINGS & WALLS REMOVED FOR MECHANICAL AND ELECTRICAL WORK ON THE FLOORS BELOW AND IN OTHER AREAS OF THE BUILDING BEYOND THE AREAS INDICATED.
23. NEW FINISHED FLOOR ELEVATIONS TYPICALLY ARE TO ALIGN WITH THE ADJACENT EXISTING FINISHED FLOOR ELEVATIONS NOTED AT THE SAME HEIGHT, WITH EXISTING ELEVATIONS TO BE VERIFIED IN FIELD. TYPICAL. NOTIFY THE ARCHITECT WHERE DEVIATIONS EXCEEDING 1/2" OCCUR BETWEEN NOTED ELEVATION HEIGHTS AND ACTUAL ELEVATION HEIGHTS.
24. FIRE-RETARDANT TREAT ALL WOOD BLOCKING AS REQUIRED BY APPLICABLE CODES.
25. REFER TO THE A-600 SERIES OF DRAWINGS FOR ASSEMBLY + OPENING TYPES AND ASSOCIATED SCHEDULES.
26. THE ELEVATIONS CALLED OUT FOR THE EXISTING BUILDING ELEMENTS ARE NOMINAL DIMENSIONS. ACTUAL ELEVATIONS WILL VARY. AT SOME LOCATIONS THE KNOWN DIFFERENCE HAS BEEN FOUND TO BE AS MUCH AS 2". VERIFY DIMENSIONS IN THE FIELD. CEILING ELEVATIONS CALLED OUT ABOVE FINISH FLOOR ARE TYPICALLY MEASURED FROM THE NORMAL FINISH FLOOR DIMENSION RATHER THAN THE ACTUAL DIMENSION. CONFIRM WITH ARCHITECT IF BUILDING ELEMENTS SHOWN TO ALIGN WILL BE OUT OF ALIGNMENT AS A RESULT OF EXISTING ELEVATION VARIANCES.

KEYNOTES

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- SMOKE PARTITION
- 1-HOUR FIRE BARRIER
- 2-HOUR RATED WALL
- 3-HOUR RATED WALL
- EXISTING SMOKE PARTITION WALL
- EXISTING 1-HOUR RATED WALL
- EXISTING 3-HOUR RATED WALL
- MATCHLINE
- CLASSROOM ROOM NAME
101 ROOM NUMBER
- EXISTING DOOR TO REMAIN
- NEW CONSTRUCTION DOOR



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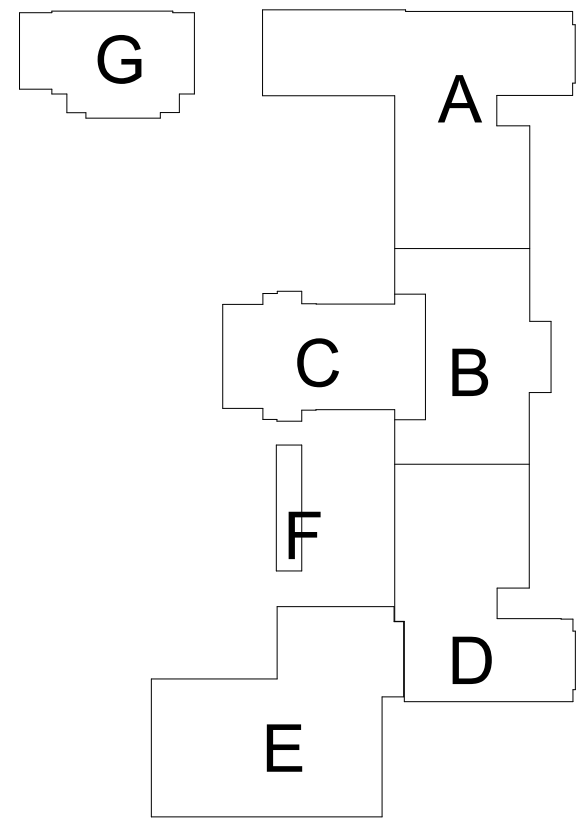
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MAHLUM ARCHITECTS INC



GRANT HIGH SCHOOL
MODERNIZATION



ASH-014	07.27.2018	ASH-014
ASH-008	02.07.2018	ASH-008
11.15.17		ASH 07
MARK	DATE	DESCRIPTION

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FLOOR PLAN - OVERALL - L02

A-112



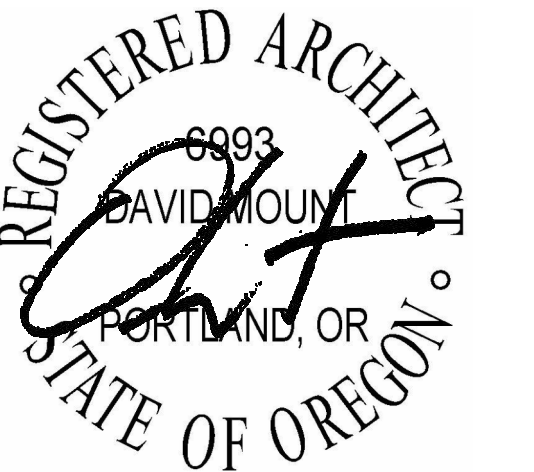
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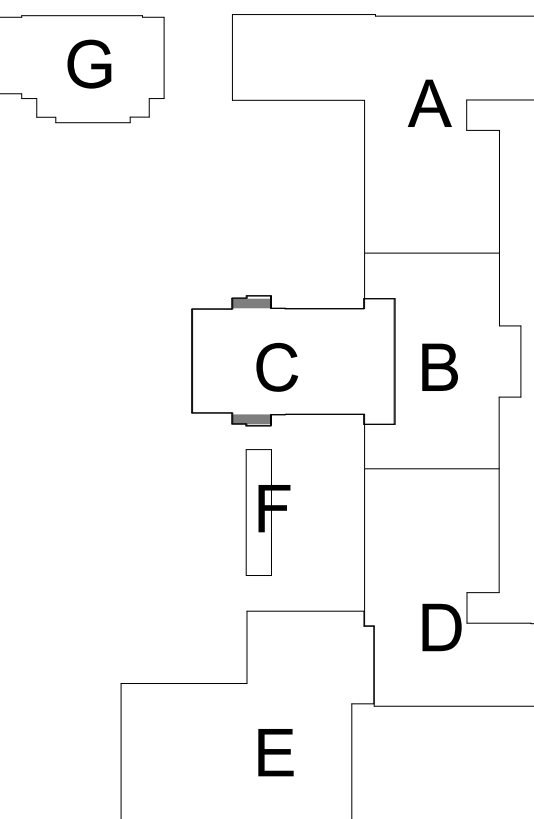
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MODERNIZATION



RFI-1918	02.01.2019	RFI-1918
RFI-1171.1	01.02.2019	RFI-1171.1
RFI-0953	06.14.2018	RFI-0953
ASI-014	07.27.2018	ASI-014
RFI-0495	02.16.2018	RFI-0495
ASI-010	03.21.2018	ASI-010
ASI-008	02.07.2018	ASI-008

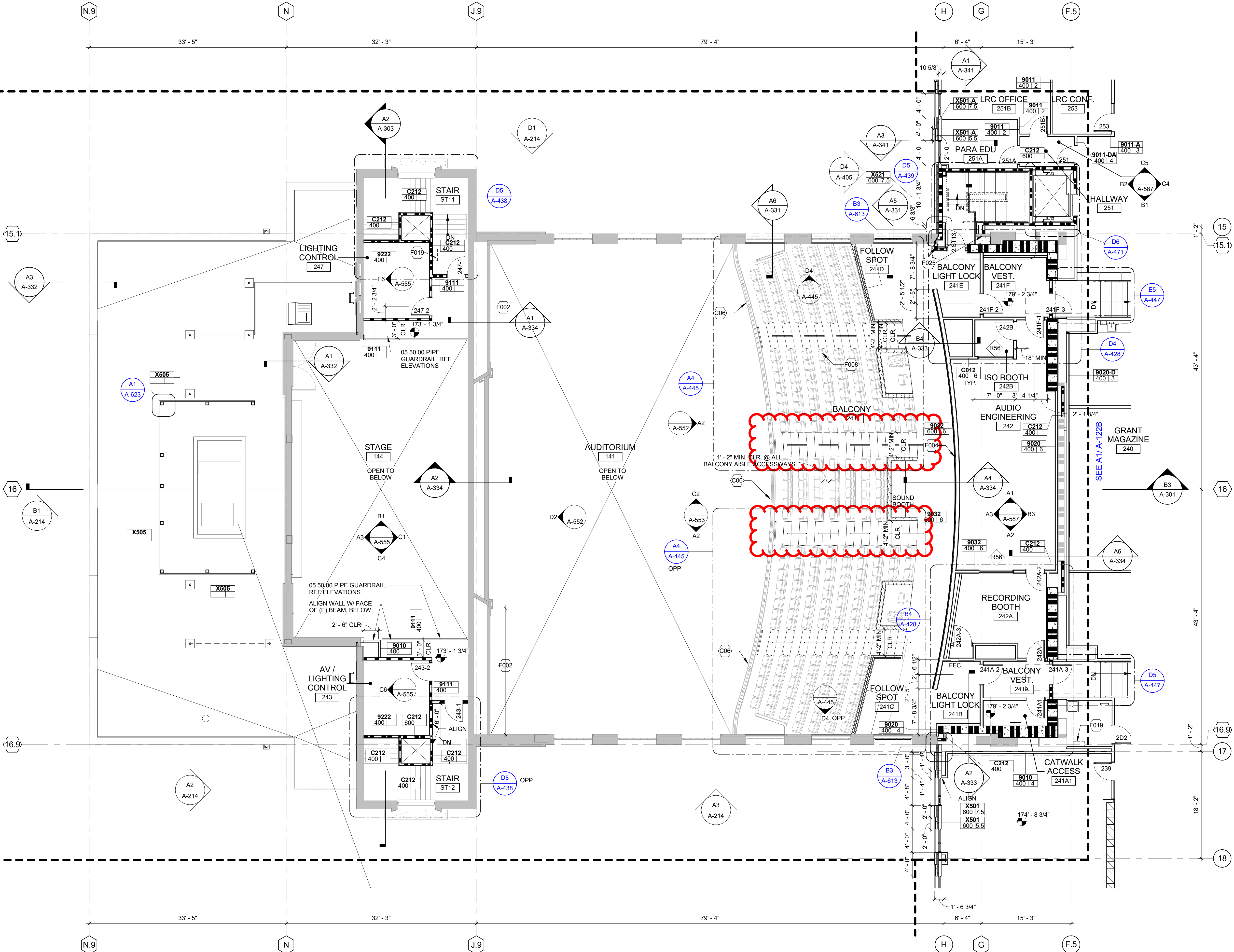
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11.15.17		ASI 07

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FLOOR PLAN - ZONE C - L02

A-122C



A1 FLOOR PLAN - ZONE C - L02
1/8" = 1'-0"

GENERAL NOTES

REFERENCE A-110 FOR GENERAL NOTES: FLOOR PLAN

KEYNOTES

- C06 SOUND ABSORBING PLASTER SYSTEM
F002 COVER AND PROTECT EXISTING MURALS IN PLACE. PROVIDE PADDING AND SEAL FROM DUST AS REQUIRED
F004 2" THICK ACOUSTICAL PANELS, NRC .085, REF INTERIOR ELEV
F008 THEATER SEATING, REFER TO THEATER DRAWINGS
F019 FIRE RISER CONTROLS
F025 TERMINATE FIRE BARRIER AT EXISTING CONCRETE WALL

LEGEND

- EXISTING CONSTRUCTION
SMOKE PARTITION
NEW CONSTRUCTION
1-HOUR FIRE BARRIER
2-HOUR RATED WALL
3-HOUR RATED WALL
EXISTING 1-HOUR RATED WALL
EXISTING 3-HOUR RATED WALL
EXISTING SMOKE PARTITION WALL
MATCHLINE
CLASSROOM 101
ROOM NAME
ROOM NUMBER
EXISTING DOOR TO REMAIN
NEW CONSTRUCTION DOOR
INTERIOR RELITE TYPE. REFER TO INTERIOR ELEVATIONS & SHEETS:
A-761
A-762
A-763
A-764
A-765





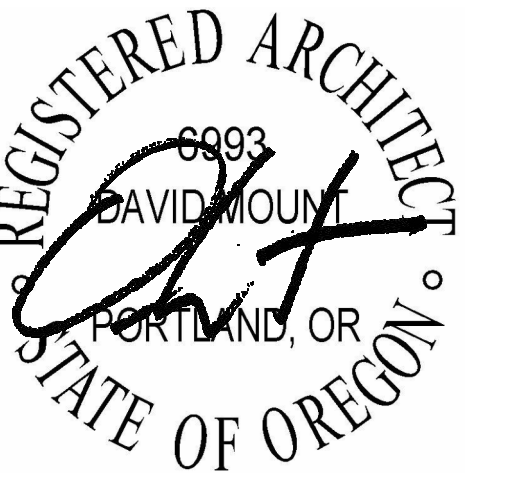
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RFI-1612	12.03.2018	RFI-1612
RFI-1560	10.23.2018	RFI-1560
RFI-1290	08.22.2018	RFI-1290
ASI-014	07.27.2018	ASI-014
ASI-010	03.21.2018	ASI-010
ASI-008	02.07.2018	ASI-008

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ENLARGED STAIR PLANS &
SECTIONS - AUDITORIUM
BALCONY

A-445

