

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 20256	Project Address: 350 SW Jefferson St
Hearing Date: 4/17/19	Appellant Name: John Heinen
Case No.: B-009	Appellant Phone: 5035720476
Appeal Type: Building	Plans Examiner/Inspector: John Cooley, Joe Thornton, Corey Stanley
Project Type: commercial	Stories: 6 Occupancy: B Construction Type: 1-A
Building/Business Name: Wells Fargo Center	Fire Sprinklers: Yes - Throughout building
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 18-208035-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Office Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 Oregon Structural Specialty Code, Section 1007 Accessible Means of Egress
Requires	<p>1007.2.1 Elevators required. Where a required accessible floor is four or more stories above a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4.</p> <p>1007.4 Elevators. To be part of an accessible means of egress an elevator must have standby power in accordance with Chapter 27 and Section 3003.</p> <p>1007.6 Areas of Refuge. Provides the requirements for an area of refuge.</p>
Proposed Design	<p>This appeal pertains to the remodel of an existing data center building, otherwise known as the Exchange Block, in the Wells Fargo Center located in downtown Portland between SW 3rd and 4th Avenues and SW Columbia SW Jefferson, built in early 1970. The building is 6 floors above grade and one floor with 3 levels of parking spaces below grade. The construction type is 1A and the occupancy is Business Group B. The project has an approved building permit for the scope of work.</p> <p>The Wells Fargo Center Remodel leaves most of the existing building intact. New work includes an extension of the existing floor on level 1 to the west toward 4th Avenue, a new curtain wall at the perimeter on levels 1 and 2 which will enclose the current exterior plaza space, and adding a new Amenity Space and new roof deck to the existing 6th floor.</p> <p>To access the new 6th floor Amenity Space and roof deck the design includes a new elevator between levels 5 and 6. To provide a second means of egress for these spaces the current design extends the existing east exit stairway to level 6. Level 6 is more than four floors above the level of exit discharge on levels 1 and the basement, as a result to meet current code the elevators will</p>

need standby power per OSSC Section 1007.2.4.

OSSC Section 1007.2.1 notes where a required accessible floor is four or more stories above or below a level of exit discharge at least one required accessible means of egress shall be an elevator complying with Section 1007.4 Elevators. Section 1007.4 notes an elevator shall comply with the emergency operation and signaling device requirements of Section 2.21 of ASME A17.1, and standby power shall be provided in accordance with Chapter 27 and Section 3003. The elevator does not need to be accessed from either an area of refuge or horizontal exit because it will be equipped throughout with an automatic sprinkler system that meets current code.

This appeal proposes to add an area of refuge to the level 6 landing in the new east stairway in lieu of providing standby power to the new elevator as required in Section 1007.4. The area of refuge will meet all the requirements in Section 1007.6 Areas of refuge, including one wheelchair space of 30 inches by 48 inches for each 200 occupants or portion thereof. Because the total load exiting from the floor is 242; (2) spaces will need to be provided. Two-way communication will also be provided to the existing 24 hour security desk in the nearby Wells Fargo Tower which functions as the Fire Command Center for the Wells Fargo Exchange Block. During an event, fireman can transport anyone in the area of refuge on level 6 to level 5 where there are existing passenger elevators that go from the basement to level 5. All the existing passenger elevators are connected to the emergency generator and can serve as an accessible means of egress elevator during an event.

Please see the attached Fire Life Safety plan for level 5 and 6 for additional information.

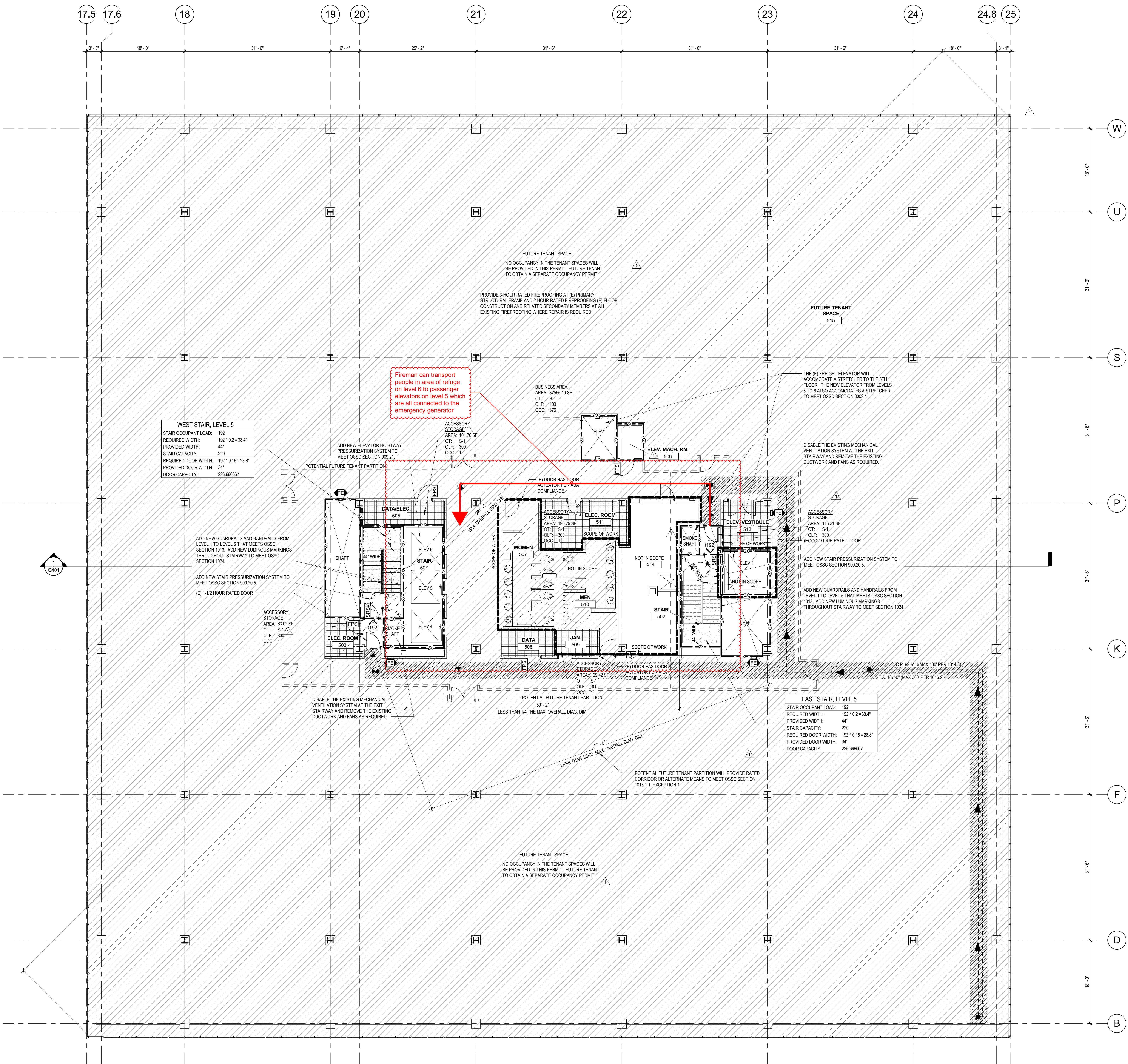
Reason for alternative Adding an area of refuge to the level 6 landing in the new east stairway is an acceptable alternative to providing standby power to the new elevator per Section 1007.4 for the following reasons;

- The (2) area of refuge spaces will meet all the requirements in Section 1007.6 Areas of refuge.
- Area of refuge spaces are not currently required by code and will be an added safety feature to level 6.
- Two-way communication will also be provided to the existing 24 hour security desk in the nearby Wells Fargo Tower which functions as the Fire Command Center for the Wells Fargo Exchange Block.
- Rescue personnel can readily move people from level 6 to level 5 through the new extension of the exit stairway.
- All the existing passenger elevators running between the basement and level 5 are connected to the emergency generator and can serve as an accessible means of egress elevator during an event.

APPEAL DECISION

Proposal for area of refuge at Level 6 stairway in lieu of standby power for new elevator: Hold for additional information.

Appellant may contact John Butler (503 823-7339) with questions.



1 CODE COMPLIANCE PLAN - LEVEL 05
1/8" = 1'-0"

GENERAL NOTES - CODE

- A. ALL WORK SHOWN ON THE 'G' SHEETS IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, AND CONSIDERED TYPICAL FOR ALL SHEETS. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOR UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
- B. PER OSGC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLS) SUMMARY IN A SEPARATE 8 1/2" x 11" BINDER FORMAT. THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTABLISHES ADDITIONAL CODE COMPLIANCE REQUIREMENTS FOR THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE FLS SUMMARY AND THE 'G' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED.
- C. SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS. DELEGATED DESIGN ITEMS PER SECTION 01 33 16 AND SCOPE UNDER SEPARATE TRADE PERMITS ARE THE RESPONSIBILITY OF THOSE DESIGNERS TO MEET ALL APPLICABLE CODES.
- D. PROVIDE LISTED FIRESTOPS, THROUGH PENETRATION ASSEMBLIES AND CONTINUOUS PERIMETER GAP SEALANTS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING AS SHOWN WITHIN THESE PLANS.
- E. 36" DOORS EGRESSING LOADS LESS THAN 167 MEET THE MINIMUM REQUIRED EGRESS WIDTH.
- F. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE PER PFC 1004.3.
- G. BACKUP POWER AT ALL ILLUMINATED EGRESS PATHS TO BE PROVIDED BY EXISTING ON-SITE EMERGENCY GENERATORS.
- H. ALL DEDICATED EGRESS PATHS SHOWN SHALL HAVE A MINIMUM CLEAR WIDTH OF 44" AND SHALL BE ILLUMINATED BY A MINIMUM OF 1 FOOTCANDLE AT FLOOR LEVEL. REFER TO ELECTRICAL DRAWINGS AND SHEET 0603 FOR ADDITIONAL INFORMATION. ALL EGRESS LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST.
- J. PROVIDE PHOTO LUMINESCENT WAY-FINDING WITHIN EXISTING EXIT STAIRS ST10 AND ST11 AND EXIT PASSAGEWAYS (10 14.4).
- K. ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- L. ALL EXISTING STAIR ENCLOSURE STANDOFF HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.
- M. ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE STAIRWAY ACCESS TO ROOFPENTHOUSE SIGNAGE IN CONFORMANCE WITH PFC 504.3 & OSGC 1022.9 & 1022.9.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 501.1 & OSGC 914.2 INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSGC 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLS SIGNAGE LOCATIONS.
- N. KNEX BOX LOCATION TO BE APPROVED BY FIRE MARSHALL & CONFORM WITH PFC 508.1 & 508.2. REFER TO 0101 FOR PROPOSED LOCATION MOUNTED 8\"/>

LEGEND

- PROPERTY LINE
- SCOPE OF WORK - WORK WITHIN THE SCOPE OF WORK TO MEET 2014 OSGC CODE REQUIREMENTS, WORK OUTSIDE THE SCOPE OF WORK BUILT UNDER THE UBC AND SOME AREAS UPDATED TO MEET CODE AT THE TIME
- 1 HOUR SMOKE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS)
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS)
- ACCESSIBLE ROUTE OF TRAVEL
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS DISTANCE
- OCCUPANT LOAD AT OPENING
- CUMULATIVE OCCUPANT LOAD AT OPENING
- BUILDING EXIT
- BUILDING CODE APPEAL - SEE G011
- MAGNETIC HOLD OPEN
- AREA REQUIRING SMOKE DETECTION
- AREA NAME
- MANUAL PULL STATION REQUIRED
- STANDOFF/STANDOFF CONNECTION
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S)
- DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- FIRE EXTINGUISHER (AND CABINET WHERE OCCURS)
- TWO WAY COMMUNICATION (AND CABINET WHERE OCCURS)
- ACCESSIBLE ENTRANCE
- CARD READER
- PANIC BAR
- FIRE PROTECTION EQUIPMENT ROOM SIGNAGE - LOCATION & APPEARANCE PER OSGC 914.2
- ASSEMBLY USE OCCUPANCY ROOM SIGNAGE - LOCATION & APPEARANCE PER OSGC 1004.3
- STAIRWAY TO ROOFPENTHOUSE SIGNAGE - LOCATION & APPEARANCE PER OSGC 1022.9 & 1022.9.1

LEVEL 05 OCCUPANT LOAD SUMMARY					
OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
S-1	ACCESSORY STORAGE	601.28 SF	300	GROSS	5
B	BUSINESS AREA	37556.10 SF	100	GROSS	376
TOTAL		38157.38 SF			381

LEVEL 05 PLUMBING COUNT SUMMARY									
OCCUPANCY	OCCUPANT LOAD PER GENDER (50% TOTAL LOAD)	LOAD FACTOR FOR WATER CLOSETS*	TOTAL WATER CLOSETS		LOAD FACTOR FOR LAVATORIES*	TOTAL LAVATORIES		TOTAL DRINKING FOUNTAINS**	
			M	F		M	F		
S-1	4	1 PER 100	1	1	1 PER 100	1	1	0	
B	188	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	5	5	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	4	4	0	
TOTAL REQUIRED			8	8	6	6	0		
TOTAL PROVIDED***			8	8	6	6	0		

*PER OSGC TABLE 2902.1

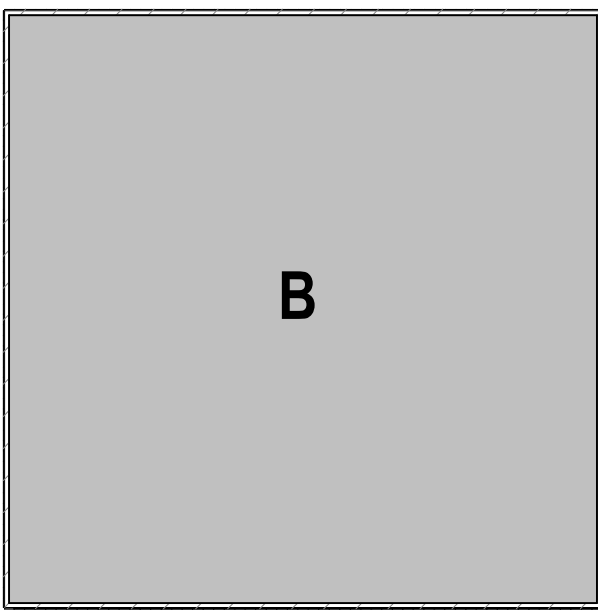
**PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT

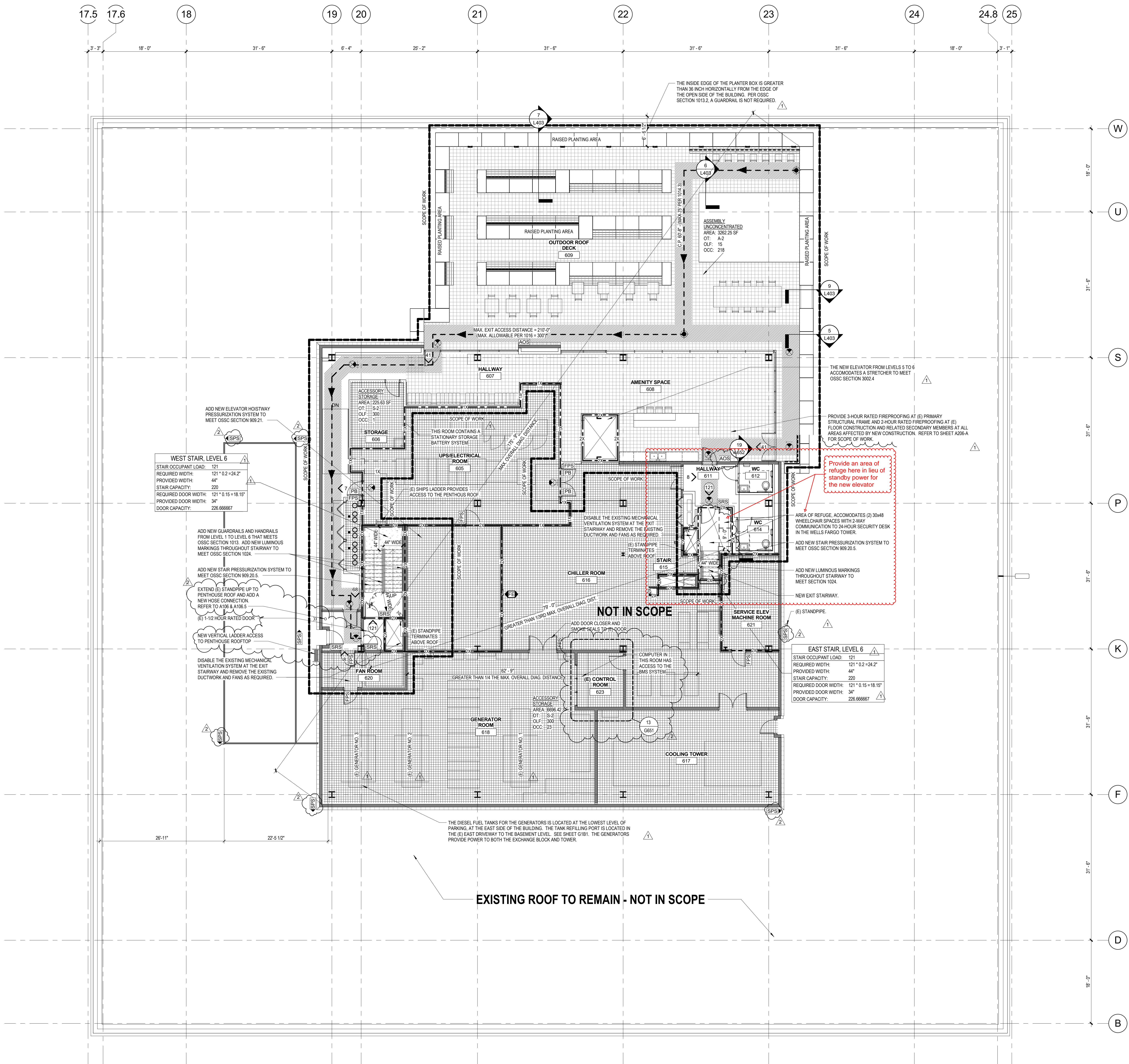
***ADDITIONAL FIXTURES WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT PROJECTS TO MEET THE REQUIRED NUMBER OF FIXTURES.

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE
- BUSINESS AREA

LEVEL 5 OCCUPANCY DIAGRAM





1 CODE COMPLIANCE PLAN - LEVEL 06 ROOF
1/8" = 1'-0"

GENERAL NOTES - CODE

- A. ALL WORK SHOWN ON THE 'C' SHEETS IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, AND CONSIDERED TYPICAL FOR ALL SHEETS. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
- B. PER OSSC 106.1.1, THIS PROJECT ALSO INCLUDES A FIRE & LIFE SAFETY (FLS) SUMMARY IN A SEPARATE 8 1/2" X 11" BINDER FORMAT. THIS SEPARATE BINDER IS INCLUDED WITHIN THE CONTRACT DOCUMENTS AND ESTABLISHES ADDITIONAL CODE COMPLIANCE REQUIREMENTS FOR THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE FLS SUMMARY AND THE 'C' SHEETS, THE MOST STRINGENT REQUIREMENT SHALL BE USED.
- C. SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS AND REQUIREMENTS. DELEGATED DESIGN ITEMS PER SECTION 01 33 16 AND SCOPE UNDER SEPARATE TRADE PERMITS ARE THE RESPONSIBILITY OF THOSE DESIGNERS TO MEET ALL APPLICABLE CODES.
- D. PROVIDED LISTED FIRESTOPS, THROUGH PENETRATION ASSEMBLIES AND CONTINUOUS PERIMETER GAP SEALANTS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING AS SHOWN WITHIN THESE PLANS.
- E. 36" DOORS EGRESSING LOADS LESS THAN 167 MEET THE MINIMUM REQUIRED EGRESS WIDTH.
- F. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE PER PFC 1004.3.
- G. BACKUP POWER AT ALL ILLUMINATED EGRESS PATHS TO BE PROVIDED BY EXISTING ON-SITE EMERGENCY GENERATORS.
- H. ALL DEDICATED EGRESS PATHS SHOWN SHALL HAVE A MINIMUM CLEAR WIDTH OF 44" AND SHALL BE ILLUMINATED BY A MINIMUM OF 1 FOOTCANDLE AT FLOOR LEVEL. REFER TO ELECTRICAL DRAWINGS AND SHEET 0603 FOR ADDITIONAL INFORMATION. ALL EGRESS LIGHTING WILL BE VERIFIED THROUGH A FIELD TEST.
- J. PROVIDE PHOTO LUMINESCENT WAY-FINDING WITH EXISTING EXIT STAIRS S710 AND S711 AND EXIT PASSAGEWAYS (10 14 3).
- K. ALL EXISTING ELEVATOR DOORS ARE 1-1/2 HOUR FIRE RATED.
- L. ALL EXISTING STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS ARE PROVIDED ON FLOOR LANDINGS, NOT INTERMEDIATE LANDINGS. EXISTING HOSE CONNECTIONS ARE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.
- M. ALL SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE. PROVIDE STAIRWAY ACCESS TO ROOFPENTHOUSE SIGNAGE IN CONFORMANCE WITH PFC 504.3 & OSSC 1022.9 & 1022.9.1. ALSO PROVIDE SIGNAGE FOR FIRE DEPARTMENT ACCESS TO ANY ROOM WITH FIRE PROTECTION EQUIPMENT PER PFC 501.1.8, OSSC 914.2, INCLUDING ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RESERVOIR & VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS. PROVIDE SIGNAGE POSTING OCCUPANT LOAD FOR ASSEMBLY USES PER OSSC 1004.3. REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FLS SIGNAGE LOCATIONS.
- N. KNOX BOX LOCATION TO BE APPROVED BY FIRE MARSHALL & CONFORM WITH PFC 506.1 & 506.2. REFER TO 0101 FOR PROPOSED LOCATION MOUNTED 96" A.F.F.

LEGEND

- PROPERTY LINE
- SCOPE OF WORK - WORK WITHIN THE SCOPE OF WORK TO MEET 2014 OSSC CODE REQUIREMENTS. WORK OUTSIDE THE SCOPE OF WORK BUILT UNDER THE USC AND SOME AREAS UPDATED TO MEET CODE AT THE TIME
- 1 HOUR SMOKE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS).
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO GENERAL NOTE H AND ELECTRICAL DRAWINGS).
- ACCESSIBLE ROUTE OF TRAVEL
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS DISTANCE
- OCCUPANT LOAD AT OPENING
- CUMULATIVE OCCUPANT LOAD AT OPENING
- BUILDING EXIT
- BUILDING CODE APPEAL, SEE 0011
- MAGNETIC HOLD OPEN
- AREA REQUIRING SMOKE DETECTION
- AREA NAME
- MANUAL PULL STATION REQUIRED
- STANDPIPE/STANDPIPE CONNECTION
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S)
- DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- FIRE EXTINGUISHER (AND CABINET WHERE OCCURS)
- TWO WAY COMMUNICATION (AND CABINET WHERE OCCURS)
- ACCESSIBLE ENTRANCE
- CARD READER
- PANIC BAR
- FIRE PROTECTION EQUIPMENT ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 914.2
- ASSEMBLY USE OCCUPANCY ROOM SIGNAGE - LOCATION & APPEARANCE PER OSSC 1004.3
- STAIRWAY TO ROOFPENTHOUSE SIGNAGE - LOCATION & APPEARANCE PER OSSC 1022.9 & 1022.9.1
- STANDPIPE ACCESS SIGNAGE

LEVEL 06 OCCUPANT LOAD SUMMARY

OCC TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	SF TYPE	OCC LOAD
S-2	ACCESSORY STORAGE	6922.06 SF	300	GROSS	24
A-2	ASSEMBLY UNCONCENTRATED	3262.25 SF	15	NET	218
TOTAL		10184.31 SF			242

LEVEL 06 PLUMBING COUNT SUMMARY

OCCUPANCY	OCCUPANT LOAD PER GENDER (BOTH TOTAL LOAD)	LOAD FACTOR FOR WATER CLOSETS*	TOTAL WATER CLOSETS*	LOAD FACTOR FOR LAVATORIES*	TOTAL LAVATORIES	TOTAL DRINKING FOUNTAINS**
S-2	122	1 PER 100	1	1 PER 100	1	1
A-2	121	1 PER 75	2	1 PER 200	1	1
TOTAL REQUIRED			3		2	2
TOTAL PROVIDED***			1		1	1

*PER OSSC TABLE 2902.1

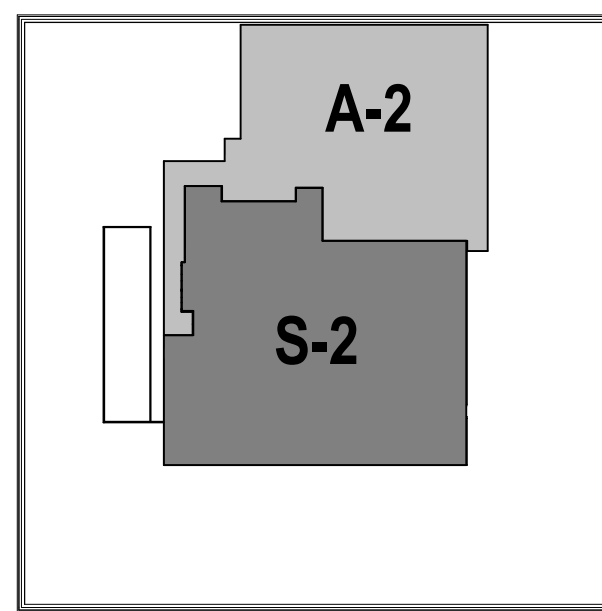
**PER APPEAL NUMBER 1649 CUP HOLDERS AND CUPS IN THE RESTROOMS MEET THE DRINKING FOUNTAIN REQUIREMENT

***PER OSSC 2902.3.2 ADDITIONAL WATER CLOSETS AND LAVATORIES TO MEET THE TOTAL REQUIRED ARE AVAILABLE 1 STORY DOWN ON LEVEL 5.

OCCUPANT LOAD LEGEND

- ACCESSORY STORAGE
- ASSEMBLY UNCONCENTRATED

ROOF OCCUPANCY DIAGRAM



REVISIONS

1	CHECKSHEET RESPONSE 1	11.30.2018
2	CHECKSHEET RESPONSE 4	01.18.2019

CHECKED BY: JTH
ISSUE DATE: 08.13.2018
PROJECT NO: 1701030