

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: 20262	Project Address: 1308 NW Everett St
Hearing Date: 4/17/19	Appellant Name: Rand Pinson
Case No.: B-011	Appellant Phone: 5032002777
Appeal Type: Building	Plans Examiner/Inspector: Renay Radtke Butts
Project Type: commercial	Stories: 3 Occupancy: M, B, S Construction Type: III-B
Building/Business Name: NW Everett Tenant Improvement	Fire Sprinklers: Yes - EVERY FLOOR and revised for new display areas
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-104480-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Furniture Showroom

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1004.1.2 Areas without fixed seating.

Requires 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.

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 The design includes a showroom for furniture. The furniture is for display and is not sold from the floor or space. Items are ordered and delivered from a separate location. The tenant improvement includes adding new walls for mechanical spaces and display walls and plinths for the furniture. Typically 2/3 of the stores are used for display purposes. A furniture layout is included for this space. The furniture is not fixed. The internal space used for furniture is 5625 sf. The design proposes to maintain aisles for egress and merchandise pads for the showroom. A maximum occupancy sign will be posted at entries/exits. The showroom and display areas will be sprinkled and has two exits.

Reason for alternative While the calculation for ground level retail stores of Group M of Table 1004.1.2 is calculated at 30 gross occupancy factor, actually floor area should be calculated by net or an efficiency factor for this tenant's space. All furniture and products kept in the store are for the showroom and all sales use direct shipping from an offsite warehouse. If 7549 is used for the space then the occupancy

would be calculated to be 252. This far exceeds the capacity of showroom and for the 2 employees that will be serving customers.

While the space has 7549 sf in gross, new walls and display walls are being added to the space that reduces the internal space to 5625 sf for use. If 2/3 of the space is used for furniture, then the space for occupants is reduced to 61. An aisle access way is shown that is approximately 2800 sf. The furniture plan provided is 1710 sf. This reduction in sf would reduce the occupancy to 94 from the 5625 sf that is used for the internal space. More furniture is anticipated to be added to the space for display purposes as new products are developed. With reduced space for furniture, new walls, permanent raised display plinths and aisles per 1017.3 & 1017.4 aisle access ways in Group M then design occupancy is proposed to be a maximum of 49 occupants.

Appeal item 2

Code Section	1008.1.2 Door swing
Requires	<p>1008.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type.</p> <p>Exceptions:</p> <p>Private garages, office areas, factory and storage areas with an occupant load of 10 or less.</p> <p>Group I-3 occupancies used as a place of detention.</p> <p>Critical or intensive care patient rooms within suites of health care facilities.</p> <p>Doors within or serving a single dwelling unit in Groups R-2 and R-3.</p> <p>In other than Group H occupancies, revolving doors complying with Section 1008.1.4.1.</p> <p>In other than Group H occupancies, horizontal sliding doors complying with Section 1008.1.4.3 are permitted in a means of egress.</p> <p>Power-operated doors in accordance with Section 1008.1.4.2.</p> <p>Doors serving a bathroom within an individual sleeping unit in Group R-1.</p> <p>In other than Group H occupancies, manually operated horizontal sliding doors are permitted in a means of egress from spaces with an occupant load of 10 or less.</p> <p>Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.</p>
Proposed Design	<p>The current design has two exit doors that swing outward and towards the direction of travel as located on the life safety plan. Currently, There is another entry door located on the historical facade that swings inward from the street at the North side of the building. While we are wanting to meet the requirements of Life Safety and reverse the swing of this entry door, it cannot swing outward according to 3202.2. A public works encroachment permit was denied based on the fact</p>

that there is a tree well nearby and could possibly interfere with entering/exiting. We propose to leave the existing entry doors swinging inward.

Reason for alternative These doors cannot swing out since the encroachment permit for these doors was denied as there is a tree well nearby. Adding a recessed entry cannot be added to the facade because there is a ramp for accessibility within the space to deal with the change in grade from the entry into the space. Additionally this is a historically facade and would not be within the historical integrity of the building to meet both life safety, PBOT requirements, accessibility, and design review requirements.

We propose to leave the current entry doors on Everett as swinging inward using the exception by building official "1004.1.2 Areas without fixed seating" to reduce the occupancy count to include the space dedicated for furniture display and aisle accessways. Additionally, no exit signs will be posted on this door. This would maintain life safety requirements and keep the integrity of the historical facade intact and maintain current accessibility requirements. Additionally, two exits are provided for the space and equal distribution or loss of an exit does not reduce the available capacity to less than 50 percent of the required capacity. The occupant load for the space will be posted, the display areas and space will be sprinkled and egress lighting will be added to the space and emergency backup power for the egress lighting.

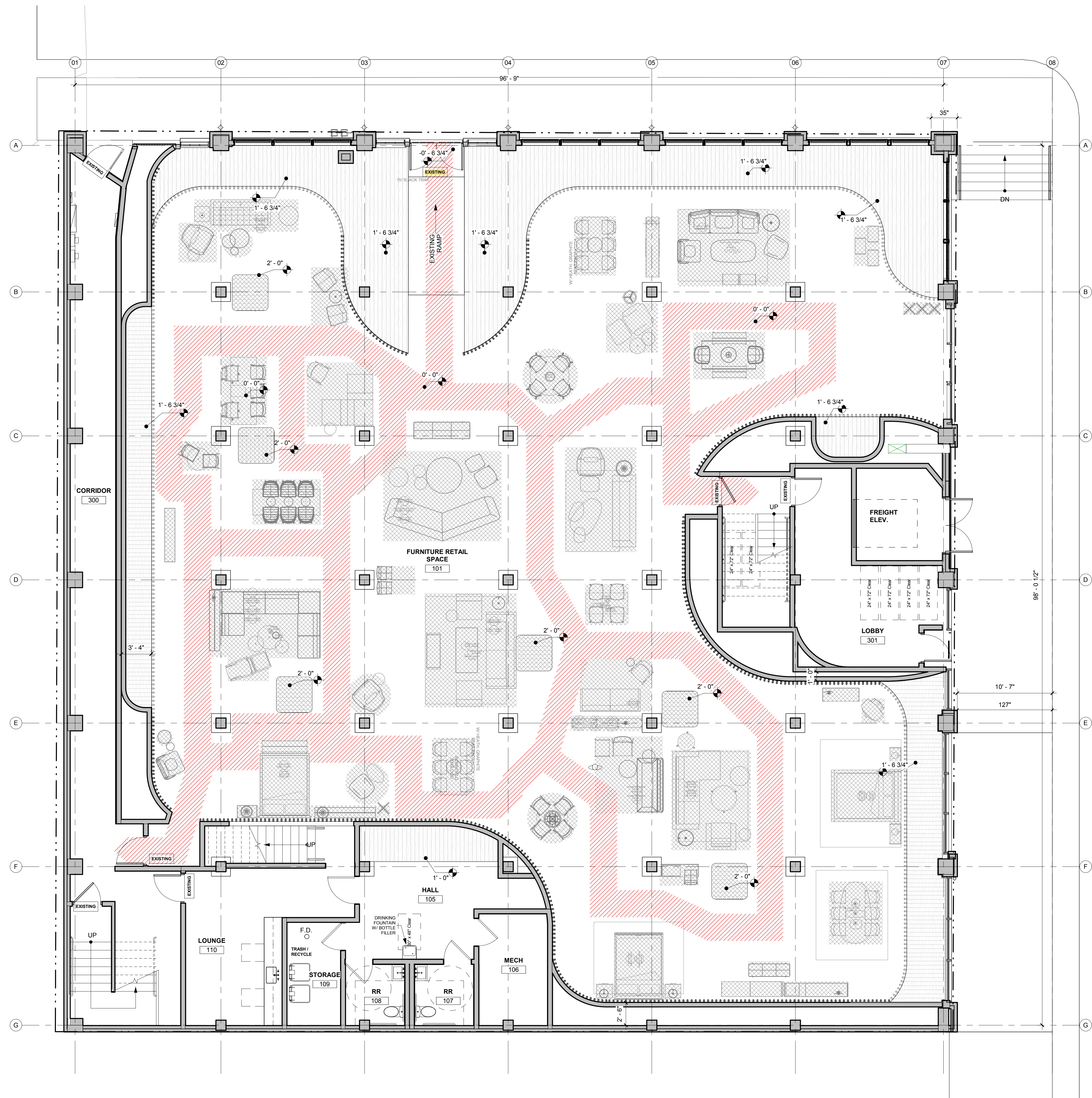
APPEAL DECISION

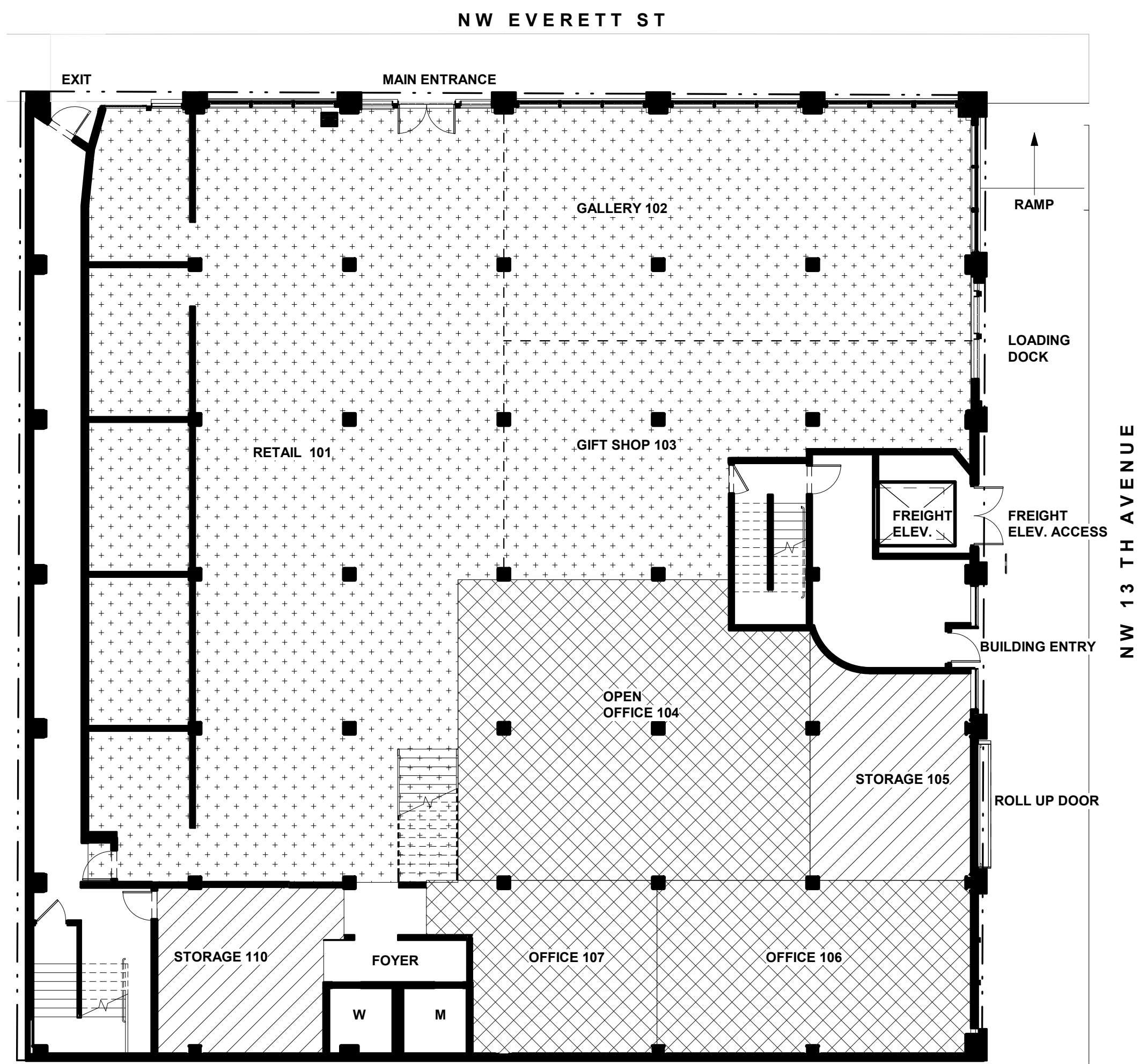
1. Reduction in calculated occupant load: Denied. Proposal does not provide equivalent Life Safety protection.

2. Door swing against direction of egress travel where occupant load exceeds 49: Denied. Proposal does not provide equivalent Life Safety protection.

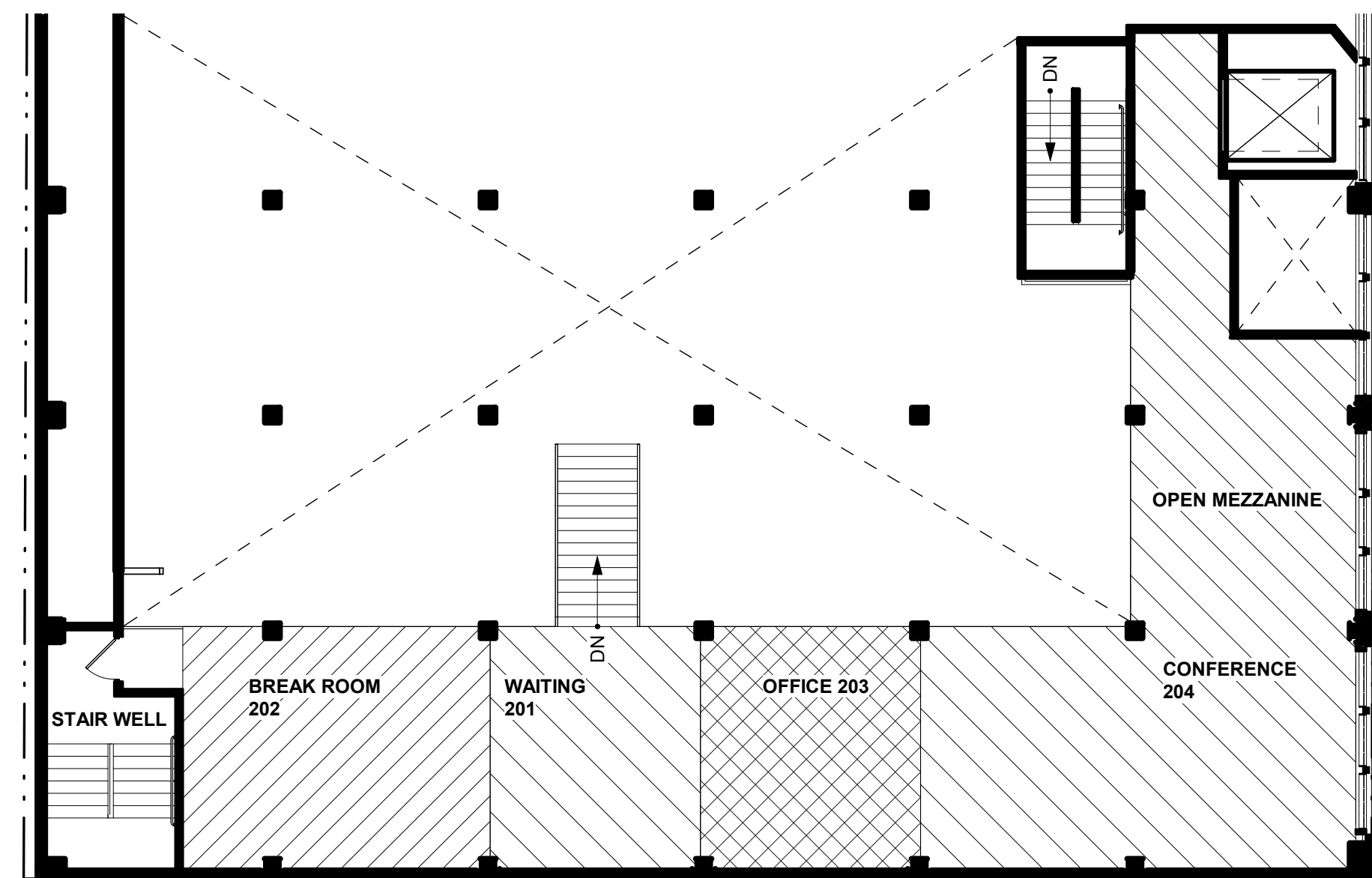
Appellant may contact John Butler (503 823-7339) with questions.

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.

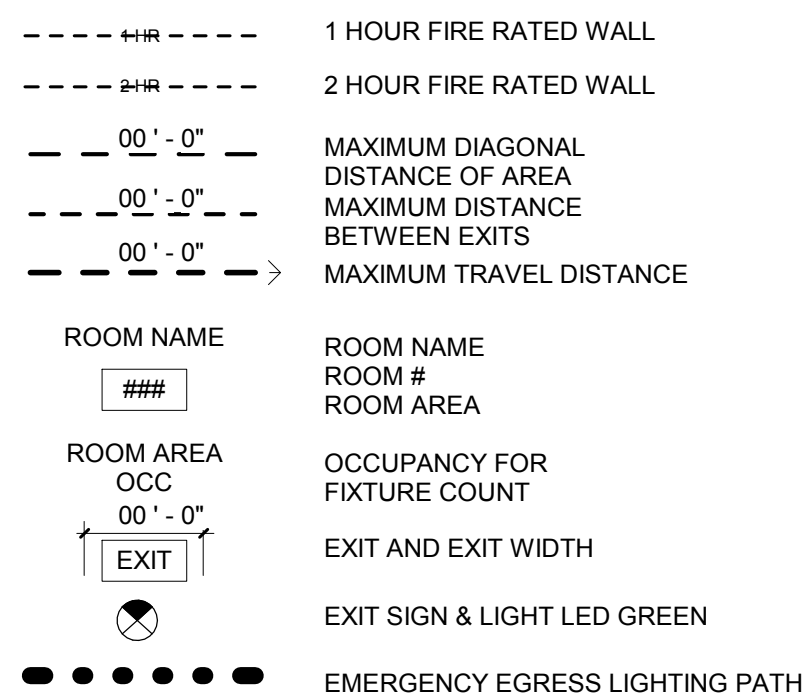




01 EXISTING PLAN - OCTOBER 2004
SCALE: 3/32" = 1'-0"



02 EXISTING MEZZANINE - OCTOBER 2004
SCALE: 3/32" = 1'-0"



BUILDING EXITING

OCCUPANT LOAD:
OSSC TABLE 1004.1.1

MEANS OF EGRESS WIDTH
OSSC SECTION 1005

EGRESS ILLUMINATION
OSSC SECTION 1006

FROM SPACE OCCUPANT LOAD TABLE - 273 OCCUPANTS

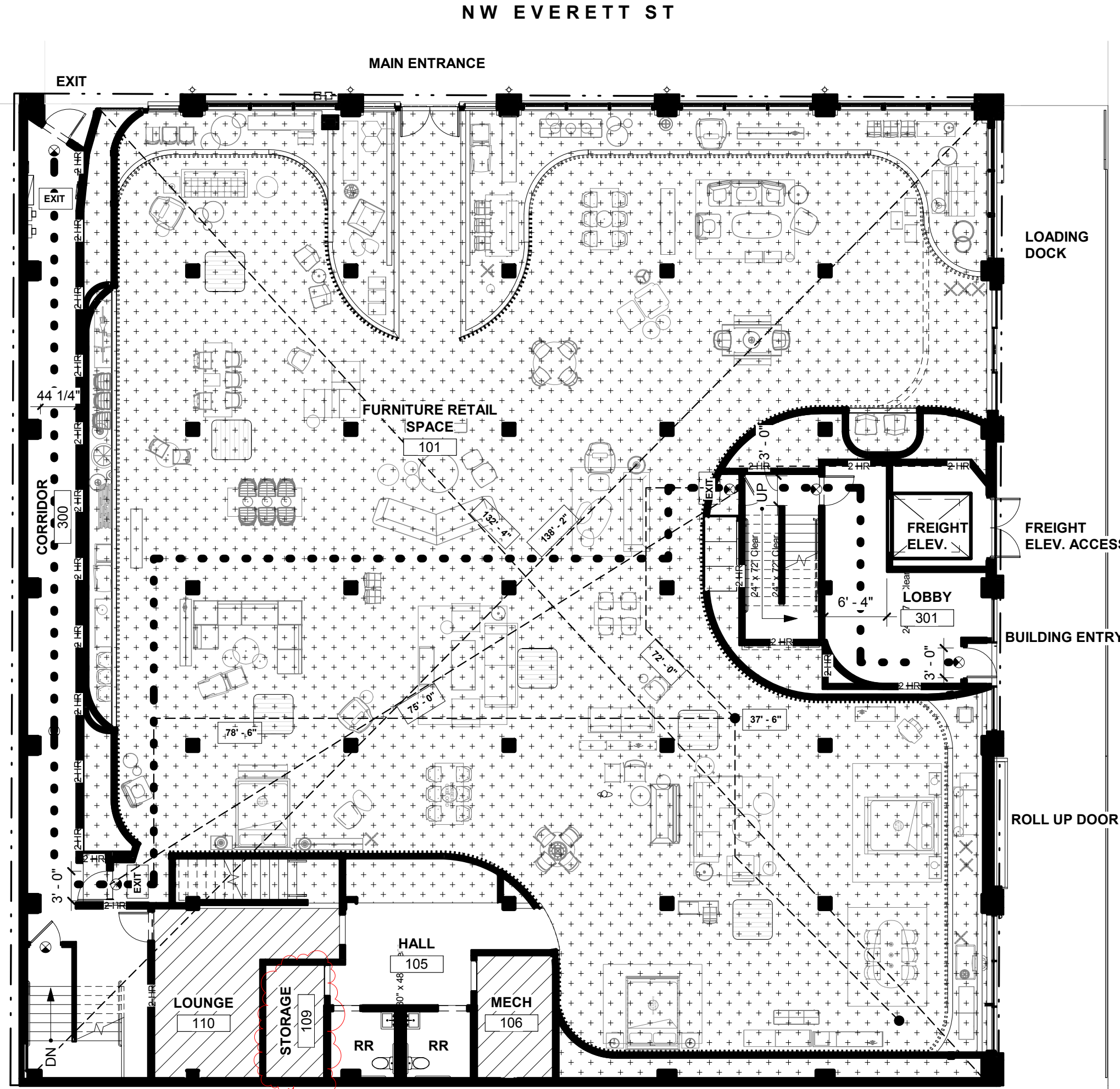
EXIT COMPONENTS DOORS: 0.15 INCHES PER OCCUPANT : 40.1 INCHES

A CLEAR AND UNINTERRUPTED PATH OF EGRESS TRAVEL WILL BE PROVIDED

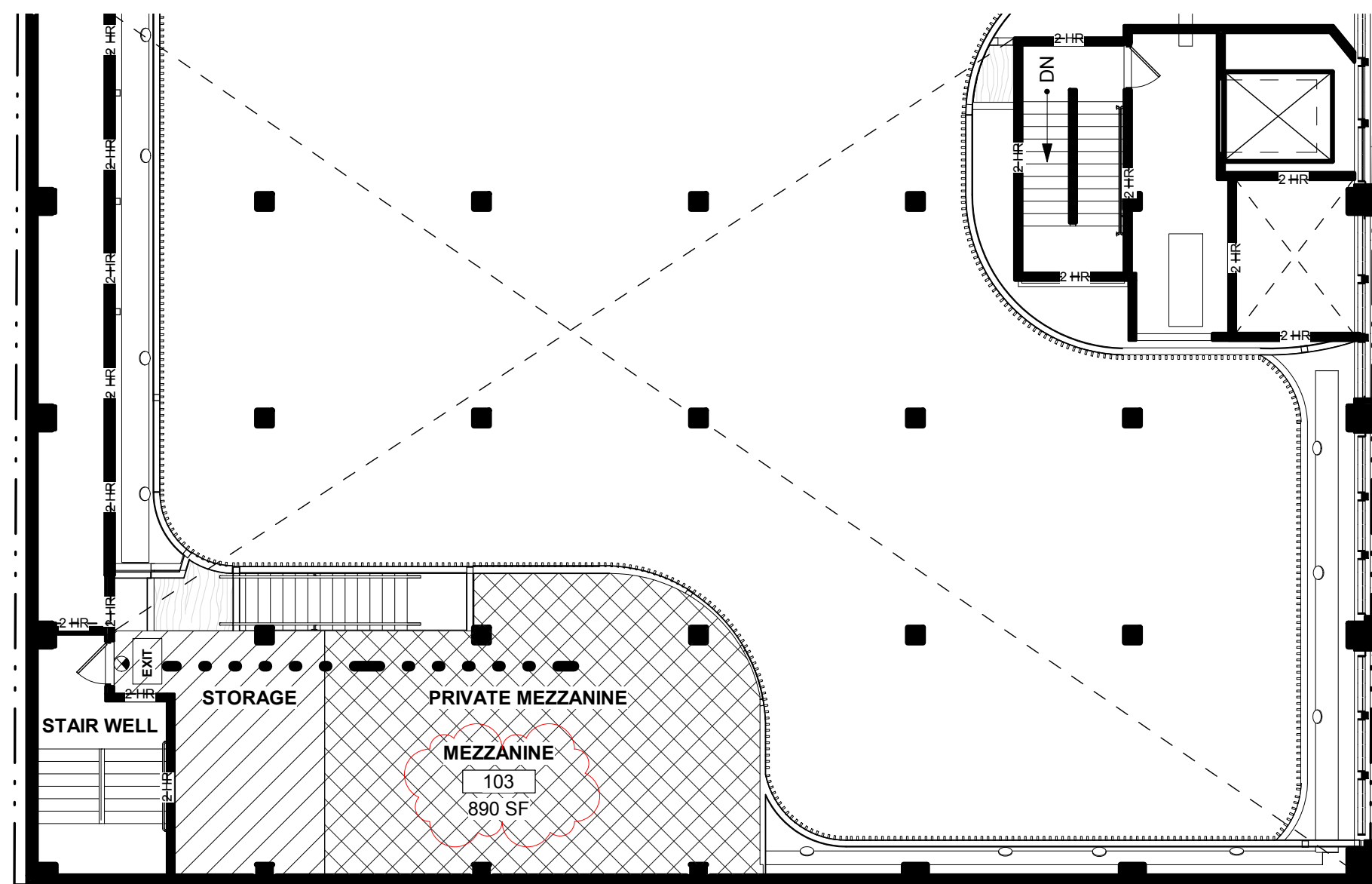
LIGHTING DESIGN TO FOLLOW THE BELOW REQUIREMENTS:
EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

LIGHTING SHALL BE ON A MINIMUM DURATION OF 90 MINUTES AND TO ILLUMINATE A MINIMUM OF 36" WIDE PATH (32" AT DOORS.). BACKUP POWER FOR EGRESS LIGHTING AND EXIT SIGNS WILL BE PROVIDED EITHER BY A DEDICATED INVERTER OR BATTERY BACK-UP FIXTURES (TO BE DETERMINED DURING THE DESIGN / BUILD PROCESS.)

PROVIDE EMERGENCY POWER IF EXISTING NOT PROVIDED



03 LIFE SAFETY-PROPOSED PLAN
SCALE: 3/32" = 1'-0"



04 PROPOSED MEZZANINE
SCALE: 3/32" = 1'-0"

COMMON PATH OF TRAVEL
SECTION 1014.3
EXIT ACCESS:
OSSC SECTION 1015

EXIT ACCESS TRAVEL
DISTANCE:
OSSC SECTION 1016

CORRIDORS:
OSSC TABLE 1018.2

EXIT DOORS:

MAXIMUM DISTANCE OF COMMON PATH OF TRAVEL (TO POINT OF EXIT OPTIONS MEASURED IN VECTORS):

M - (SPRINKLED): 75 FEET OSSC TABLE 1014.3

NUMBER OF REQUIRED EXITS: TWO

GROUP M MAX DISTANCE ALLOWED
250 FEET (FIRE SPRINKLER INCREASE)

44 INCHES PER OSSC TABLE 1018.2. MIN CORRIDOR WIDTH

ALL EXIT DOORS TO REMAIN UNLOCKED FOR EGRESS TRAVEL

CODE SUMMARY

TENANT SPACE OCCUPANCY DATA AS OF OCTOBER 2004

	OSSC CH.3	GROUP	CODE DESCRIPTION
FLOOR PLAN REDRAWN BASED ON BUILDING PERMIT # BLD95-00718 SUBMITTED ON 03/06/1995	RETAIL	B-2	RETAIL STORE
	OFFICE	B-2	ACCESSORY OFFICE SPACE
	RETAIL STORAGE	B-2	RETAIL STORAGE
	CONFERENCE	B-2	CONFERENCE
OCCUPANCY	RETAIL - (B-2) SPRINKLED		
FIRST FLOOR	GROUND LEVEL RETAIL 101 : 3,962 SF B-2 RETAIL LOAD FACTOR - 30 SF GROSS TOTAL OCCUPANT LOAD : 132		
	GALLERY 102: 1198 SF GROSS B-2 / RETAIL - 30 SF GROSS TOTAL OCCUPANT LOAD : 40		
	GIFT SHOP 103: 1273 SF GROSS B-2 / RETAIL - 30 SF GROSS TOTAL OCCUPANT LOAD : 42		
	OPEN OFFICE 104: 1126 SF GROSS B-2 / RETAIL - 100 SF GROSS TOTAL OCCUPANT LOAD : 11		
	STORAGE 105: 356 SF GROSS B-2 / RETAIL - 300 SF GROSS TOTAL OCCUPANT LOAD : 1		
	OFFICE 106: 569 SF GROSS B-2 / RETAIL - 100 SF GROSS TOTAL OCCUPANT LOAD : 6		
	OFFICE 107: 363 SF GROSS B-2 / RETAIL - 100 SF GROSS TOTAL OCCUPANT LOAD : 4		
	FOYER: 120 SF B-2 / RETAIL - 30 SF LOAD FACTOR TOTAL OCCUPANT LOAD : 4		
	RESTROOMS : 108 SF B-2 - 30 SF LOAD FACTOR TOTAL OCCUPANT LOAD : 4		
	STORAGE 110 : 324 SF GROSS B-2 / RETAIL - 300 SF GROSS TOTAL OCCUPANT LOAD : 1		
FIRST FLOOR - MEZZANINE	WAITING 201 : 345 SF GROSS B-2 / RETAIL - 15 SF GROSS TOTAL OCCUPANT LOAD : 23		
	LUNCH ROOM/BREAK ROOM 202 : 481 SF GROSS B-2 / RETAIL - 15 SF GROSS TOTAL OCCUPANT LOAD : 32		
	OFFICE 203 : 339 SF GROSS B-2 / RETAIL - 100 SF GROSS TOTAL OCCUPANT LOAD : 3		
	CONFERENCE 204 : 1328 SF GROSS B-2 / RETAIL - 15 SF GROSS TOTAL OCCUPANT LOAD : 89		
	TOTAL OCCUPANCY: 396		

PROPOSED TENANT SPACE OCCUPANCY DATA

	OSSC CH.3	GROUP	CODE DESCRIPTION
OCCUPANCY GROUPS	MERCANTILE	M	RETAIL STORE
OCCUPANT LOAD OSSC TABLE 1004.1.2	OFFICE	B	ACCESSORY OFFICE SPACE
	STORAGE	S-1	RETAIL STORAGE
OCCUPANCY	RETAIL - MERCANTILE (S) SPRINKLED		
OCCUPANCY SEPARATION TABLE 508.4	M : B / M (S-1) - NO REQUIREMENT		
FIRST FLOOR	GROUND LEVEL RETAIL : 7,339 SF GROUP M / MERCANTILE - 30 SF GROSS TOTAL OCCUPANT LOAD : 245		
	STORAGE : 164 SF GROSS MECHANICAL / STORAGE - 300 SF GROSS TOTAL OCCUPANT LOAD : 1		
	LOUNGE : 225 SF GROUP B / MERCANTILE - 15 SF GROSS TOTAL OCCUPANT LOAD : 15		
	HALL : 175 SF RESTROOMS : 90 SF M / RETAIL - 30 SF LOAD FACTOR TOTAL OCCUPANT LOAD : 9		
MEZZANINE	MEZZANINE : 890 SF STORAGE - 300 SF GROSS TOTAL OCCUPANT LOAD : 3		
	TOTAL TENANT RETAIL SPACE OCCUPANCY: 273		

PROPOSED TENANT SPACE OCCUPANCY DATA

EXISTING	PROPOSED	RELATIVE HAZARD CLASSIFICATION
EXISTING OCCUPANT LOAD B-2 OFFICE / RETAIL: 11,892 SF	EXISTING OCCUPANT LOAD M OFFICE / RETAIL: 9,293 SF	NO CHANGE
OCCUPANT LOAD		
EXISTING OCCUPANT LOAD B-2 OFFICE / RETAIL : 396	EXISTING OCCUPANT LOAD B-2 OFFICE / RETAIL: 273	- 123
CONCLUSIONS		
SEISMIC UPGRADE IS NOT REQUIRED FOR THE BUILDING BASED ON THE FOLLOWING ANALYSIS:		
-THE CHANGE IN OCCUPANCY FROM GROUP (B-2) RETAIL TO (M) MERCANTILE DECREASES THE OCCUPANCY BY 123 PERSONS. THIS IS LESS THAN THE 150 PERSON ALLOWED PER SECTION 24.85.040		
-HAZARD CLASSIFICATION DOES NOT CHANGE		



WAECHTER ARCHITECTURE

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WA PROJ. NO. 2018-112

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1308 NW EVERETT STREET
PORTLAND, OREGON 97209

REVISIONS

NO.	DATE	DESCRIPTION
01	02/11/2019	BDS CHECKSHEETS
02	03/20/2019	BDS CHECKSHEETS

SET ISSUE

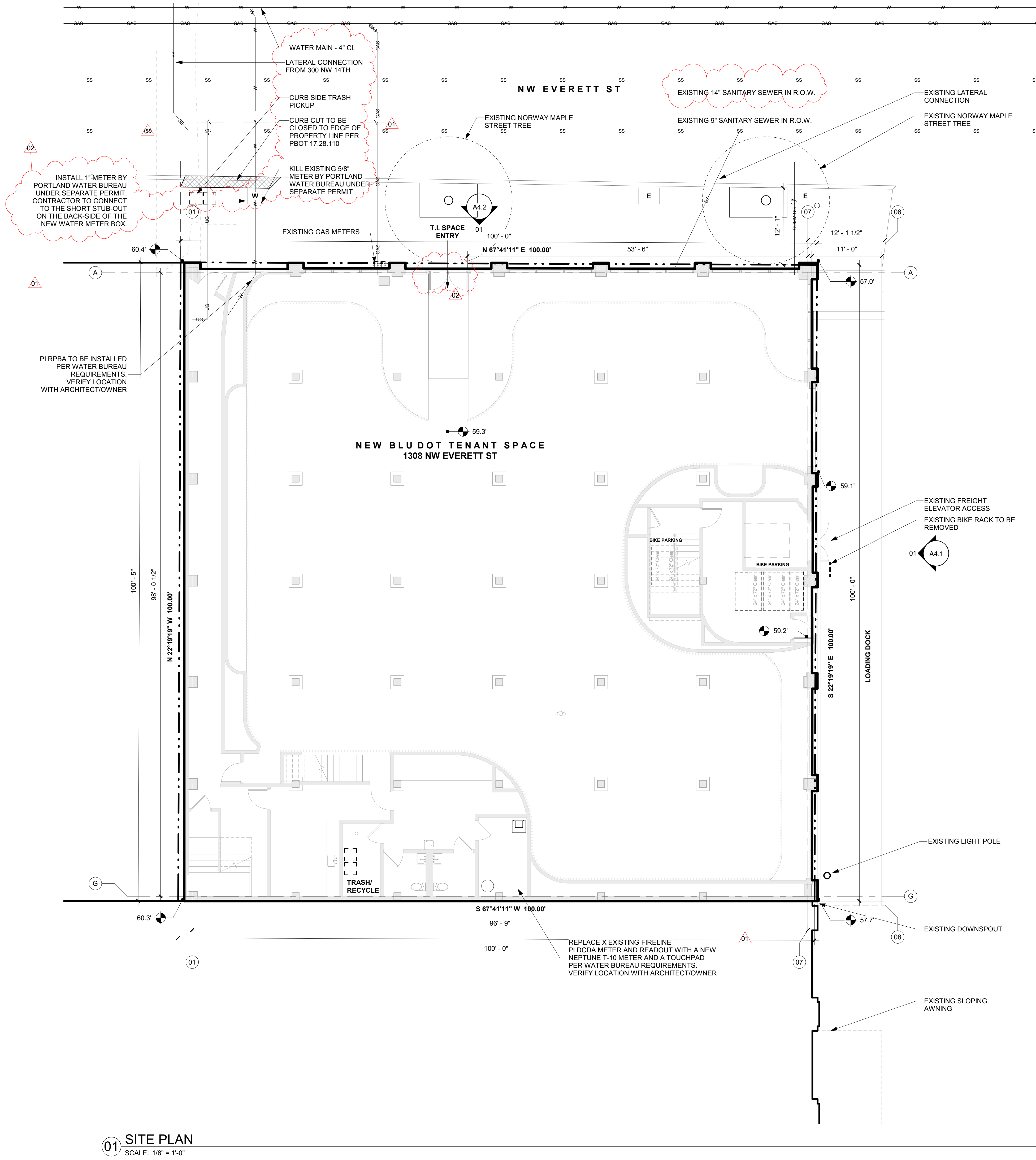
DATE	ISSUE
11/12/2018	SCHEMATIC DESIGN SET
11/29/2018	DEMOLITION PLANS
12/21/2018	T.I. INTERIOR - PERMIT SET

04/11/2019
CONSTRUCTION
DOCUMENTS

CODE SUMMARY
PLANS

A0.2

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SEE PBOT ENCROACHMENT PERMIT
IVR - 4355513
19-126560-TR
FOR ENCROACHMENTS INTO THE PUBLIC RIGHT OF
WAY RELATED TO THIS PERMIT

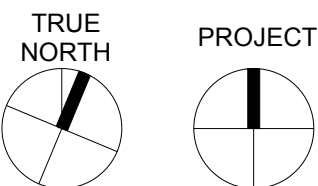
NW 13TH AVE

SITE NOTES

- 01 ALL TREES AND NATURAL AREAS SHOWN ON PLAN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. VERIFY LOCATIONS IN FIELD
- 02 CONTRACTOR SHALL ENSURE IRRIGATION OF ALL TREES AND VEGETATION ON SITE AS NECESSARY THROUGHOUT DEMOLITION AND CONSTRUCTION
- 03 VERIFY ALL UTILITY LOCATION PRIOR TO ANY EXCAVATION OR UNDERGROUND WORK. CALL 811 FOR UTILITY LOCATIONS.
- 04 FLOOR ELEVATIONS DO NOT INDICATE ACTUAL GRADES. REFER TO DETAILS FOR LEVEL CHANGES, FLOOR RECESSES, AND BLOCKOUTS. REFER TO SITE CONDITIONS FOR GRADE CHANGES.

LEGEND-UTILITIES

- OVERHEAD POWER — OH —
- UNDERGROUND POWER — UG —
- NATURAL GAS LINE — GAS —
- SANITARY SEWER LINES — SS —
- WATER LINES — W —
- STORM WATER LINE — S —



01 SITE PLAN
SCALE: 1/8" = 1'-0"



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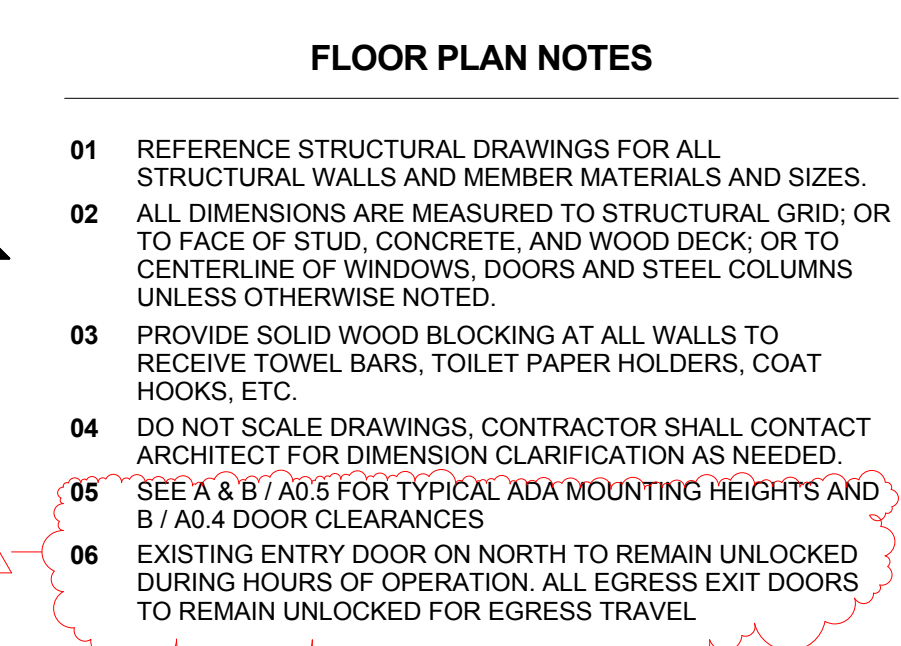
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04/11/2019
CONSTRUCTION
DOCUMENTS

SITE PLAN

A1.1



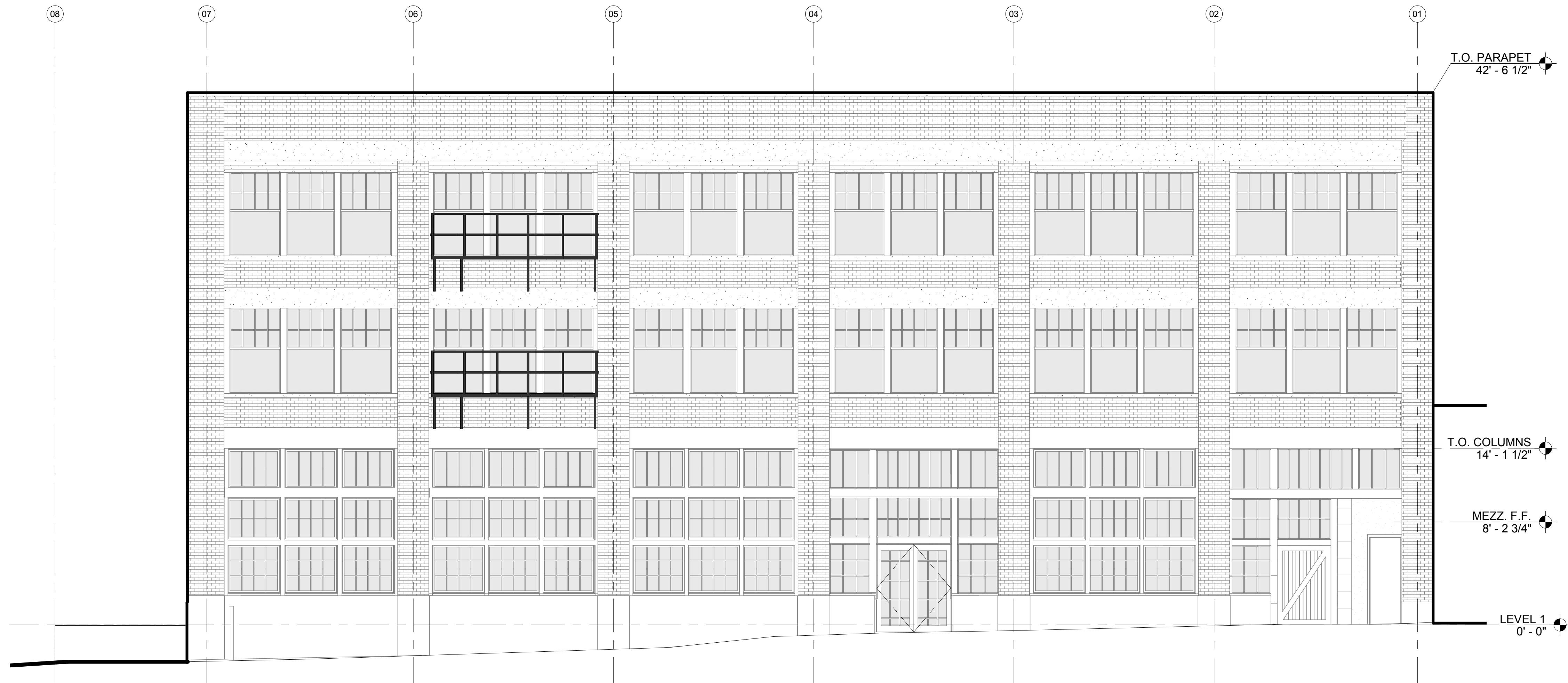
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12/21/2018	T.I. INTERIOR - PERMIT SET	

04/11/2019
CONSTRUCTION
DOCUMENTS

FLOOR PLAN -
1ST FLOOR

A2.1



01 EXISTING ELEVATIONS - NORTH - NW EVERETT ST
SCALE: 3/16\" = 1'-0"



02 EXISTING ELEVATIONS - EAST - NW 13TH ST
SCALE: 3/16\" = 1'-0"



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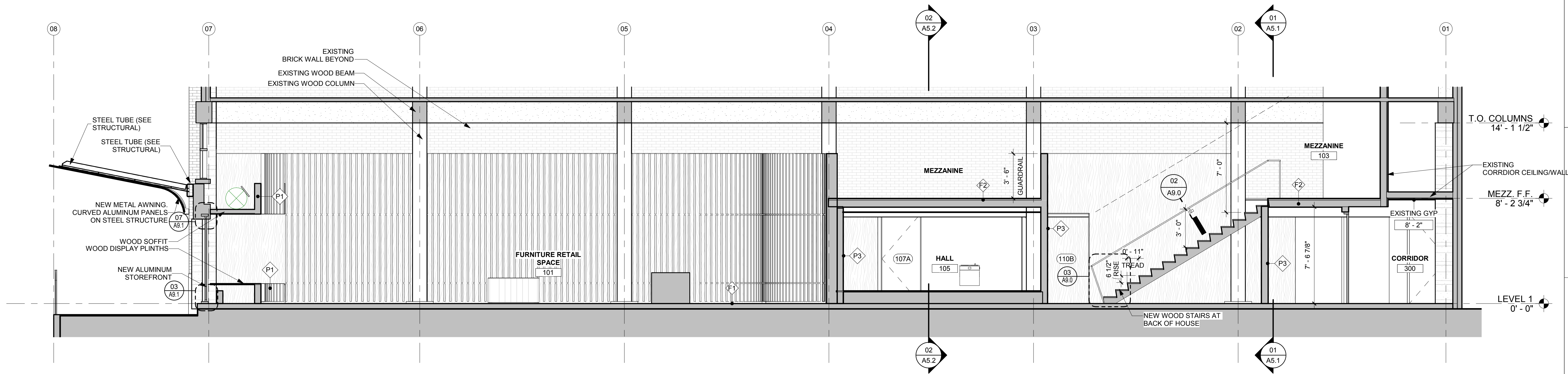
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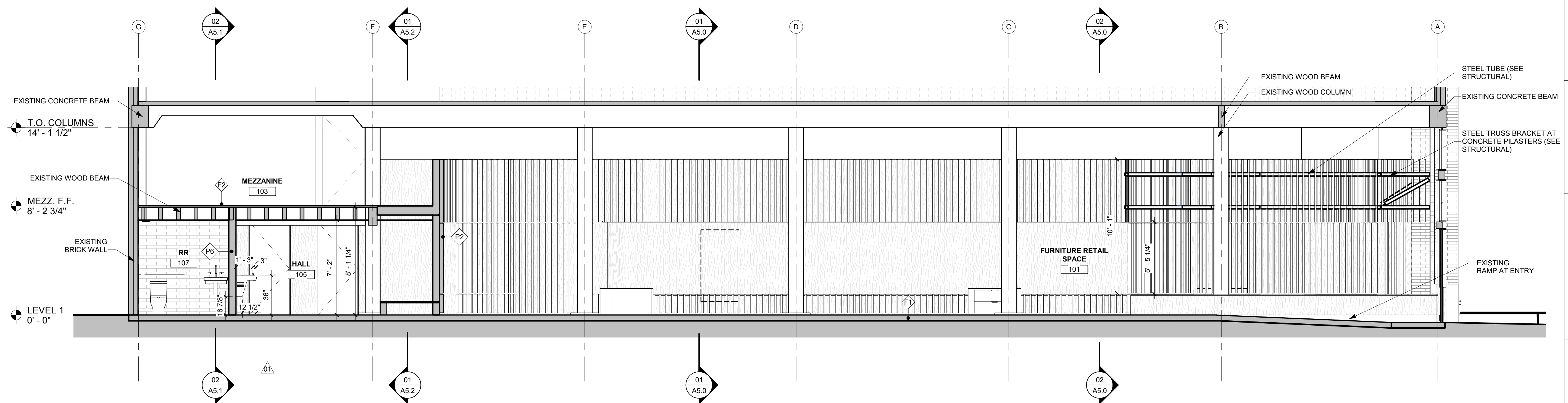
04/11/2019
CONSTRUCTION
DOCUMENTS

EXISTING
EXTERIOR
ELEVATIONS

A4.0



01 EAST - WEST SECTION AT MEZZANINE STAIR
SCALE: 1/4" = 1'-0"



02 NORTH - SOUTH SECTION AT ENTRY
SCALE: 1/4" = 1'-0"



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**BUILDING
SECTIONS**

A5.2