

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: 20412	Project Address: 8179 N Lombard St
Hearing Date: 5/22/19	Appellant Name: Erin Brouillette
Case No.: B-002	Appellant Phone: 503-517-8156
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: commercial	Stories: 1 Occupancy: B Construction Type: V-B
Building/Business Name: ZOOM+Care	Fire Sprinklers: No
Appeal Involves: other: New Interior Tenant Improvement LUR or Permit Application No.:	
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Business

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 2902.2

Requires Separate facilities: Where plumbing fixtures are required, separate facilities shall be provided for each sex per OSSC 2902.2.

Proposed Design Zoom+ Care is a medical clinic with scheduled appointments (no walk-ins). There will be a typical occupancy of 10 persons or fewer at any single point during business hours. Specifically there will be (2-3) employees, (3) patients which corresponds to (1) exam room per patient, and (3) patients waiting for scheduled appointments in the waiting area. The same employees who are occupants of the exam rooms will not use the other spaces simultaneously.

Based on actual business patterns for Zoom+ Care, this appeal seeks to apply OSSC 2902.2 Exception 2. Per OSSC 2902.2 Exception 2, "Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less." The proposed alternate will provide (1) fully accessible restroom. Please see attached PDFs "ZOOM+Care SJ 8179 N Lombard Business Memo" and "... Code Plan".

Reason for alternative Per OSSC Table 1004.1.2, the occupancy count for this proposed TI project is 40 occupants as follows:

- Welcome (waiting area): Assembly Unconcentrated use = 15 net occupants/SF
261 SF / 15 = 18 occupants
- Team Kitchen (break room): Assembly Unconcentrated use = 15 net occupants/SF
110 SF / 15 = 8 occupants
- Exam Rooms & Support Spaces: Business use = 100 gross occupants/SF
933 SF (total) / 100 = 14 occupants (combined)

Per OSSC Table 2902.1, the plumbing fixture count for a Business occupancy classification of 40 occupants is (1) water closet (1 per 25), and (1) lavatory (1 per 40).

As stated in the “Proposed Design” section, this new tenant space seeks to apply OSSC 2902.2 due to the business patterns of Zoom+Care having 10 occupants or fewer at one time.

For all governing fire, life safety, and egress requirements, this proposed TI project will utilize the combined assembly and business floor area occupancy allowances per OSSC Table 1004.1.2 as described above, for a total of 40 occupants.

For reference, the following similar appeals have been granted in the City of Portland: 18895, 18761, 18669, 16864, 15237.

APPEAL DECISION

One single user toilet room in lieu of two separate facilities: Granted as proposed.

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.



May 17, 2019

Attn: City of Portland

Re: ZOOM+Care St John's TI Plumbing Fixture Appeal
8179 N Lombard St, Portland, OR 97203

ZOOM+Care created the retail healthcare category over 12 years ago, and currently operates 37 stores in ground floor, retail properties. Our goal is to make healthcare more accessible. We have productized healthcare by creating the ZOOM+Care Perfect Visit™— scheduled on your phone, no-wait, 15-minute visits with transparent pricing paid for at the time of service. We call this “on demand” healthcare.

Unlike most healthcare operators, we only schedule one patient at a time, so we never have a waiting room full of patients. We rarely have more than one patient and his/her family member in the reception area at a time.

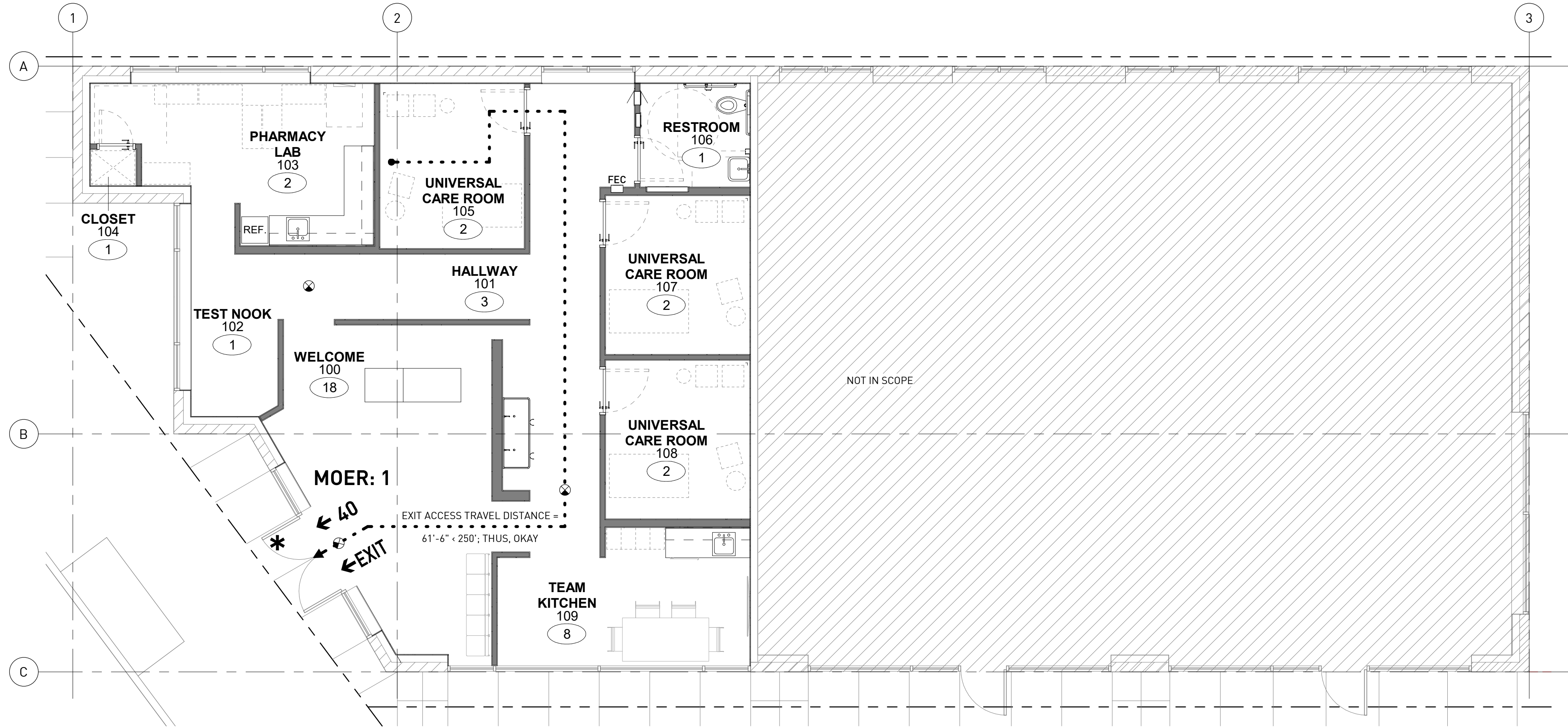
Given our model, there will be a typical occupancy of 10 persons or fewer at any single point during business hours in the St. Johns clinic located at 8179 N. Lombard St., Portland, OR 97203. Specifically, there will be (2-3) employees, (3) patients which corresponds to (1) exam room per patient, and (3) patients waiting for scheduled appointments in the waiting area. The same employees who are occupants of the exam rooms will not use the other spaces simultaneously. Furthermore, we will not be using this clinic for events that would require greater occupancy. We are currently running 37 clinics using this model and have history to confirm that these estimates are accurate.

If you have any additional questions, please contact me at 503-789-2818.

Thank you,

Heather Hardy
VP of Central Operations
ZOOM+Care

C:\Users\architect\OneDrive\Documents\1_V19_amb.rvt
2/10/2019 10:20:37 AM



1 1ST FLOOR CODE ANALYSIS

3/16" = 1'-0"

FIRE & LIFE SAFETY SCHEDULE - LEVEL 1					
NUMBER	NAME	AREA	FUNCTION OF SPACE	LOAD FACTOR	OCC. LOAD
100	WELCOME	261 ft ²	ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED (TABLES & CHAIRS)	15	18
101	HALLWAY	286 ft ²	BUSINESS AREAS	100	3
102	TEST NOOK	69 ft ²	BUSINESS AREAS	100	1
103	PHARMACY LAB	182 ft ²	BUSINESS AREAS	100	2
104	CLOSET	8 ft ²	BUSINESS AREAS	100	1
105	UNIVERSAL CARE ROOM	114 ft ²	INSTITUTIONAL - OUTPATIENT AREAS	100	2
106	RESTROOM	54 ft ²	BUSINESS AREAS	100	1
107	UNIVERSAL CARE ROOM	110 ft ²	INSTITUTIONAL - OUTPATIENT AREAS	100	2
108	UNIVERSAL CARE ROOM	110 ft ²	INSTITUTIONAL - OUTPATIENT AREAS	100	2
109	TEAM KITCHEN	110 ft ²	ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED (TABLES & CHAIRS)	15	8
TOTAL OCCUPANTS: 40					

EGRESS TRAVEL DISTANCE LEGEND - <LEVEL 1>		
MARK	TRAVEL DISTANCE	MIN REQUIREMENTS
1ST EGRESS PATH	62'	OSSC < 250'

OCCUPANCY GROUPS AND CONSTRUCTION TYPE

PER OSSC 2014:
GROUP B, TYPE V-B
NON-SPRINKLED
(NON-SEPARATED USE, PER OSSC 2014 508.3)

CONSTRUCTION TYPE NOTES

MOST STRINGENT OF OSSC 2014 AND NFPA 101

- NOTES:
- SEE ARCHITECTURAL PLANS, SECTIONS AND DETAILS. SEE A150 SHEET SERIES FOR LISTED ASSEMBLIES
 - SEE ARCHITECTURAL PLANS, SECTIONS AND DETAILS.

- FLOOR CEILING (EXISTING)
- ROOF CEILING (EXISTING)
- EXTERIOR WALLS (EXISTING)
- 0-HOUR NON-BEARING INTERIOR WALLS PER TABLE 601 [TYPICAL]

CODE ANALYSIS LEGEND

- FEC-X FIRE EXTINGUISHER CABINET, AS SPECIFIED. [LOCATE PER REQUIREMENTS OF NFPA 10 AND PER NFPA 101 9.7.4.1]
- (X OCC) ROOM OCCUPANT LOAD [OR TOTAL FLOOR OCCUPANT LOAD] PER SECTION 1004.
- EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. SEE ELECTRICAL DRAWINGS. (W/ POCHÉ INDICATING "EXIT" TEXT SIDE OF SIGN.) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.

EXIT → REQUIRED EXIT AND EXIT EGRESS DIRECTION

XX → ACCUMULATIVE NUMBER OF OCCUPANTS SERVED WITH EGRESS DIRECTION AT ARROW LOCATION. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE 1004.1.1)

* ACCESSIBLE MEANS OF EGRESS (AMOE)

MOER: 1

MEANS OF EGRESS REQUIRED = 2

MAX OCCUPANT LOADS

PER OSSC TABLE 1015.1

OCCUPANCY	MAX OCCUPANT LOAD
B	49

← TYPE EGRESS PATH - REFER TO TABLE FOR TYPE AND TOTAL EGRESS DISTANCES

NOTE MAX DIAGONAL DISTANCE AND EXIT SEPARATION. SEE NOTE ON THE DASHED LINE FOR CALCS.

60 MIN/S DOOR FIRE/SMOKE RATING. THIS IS FOR CODE REVIEW CONVENIENCE ONLY. REFER TO DOOR SCHEDULE FOR DOOR INFORMATION.

SMOKE RATING

FIRE RATING

BUILDING CODE INFORMATION

AUTHORITY HAVING JURISDICTION (AHJ):
CITY OF PORTLAND
FIRE MARSHAL

APPLICABLE CODES & REGULATIONS:
STATE BUILDING CODES
2014 OREGON STRUCTURAL SPECIALTY CODE

ACCESSIBILITY CODES

FOR ADA COMPLIANCE: ALL PUBLIC, COMMON AND WORK AREAS, AND SITE, CONFORM TO THE AMERICANS WITH DISABILITIES ACT TITLE III

FOR BUILDING CODE COMPLIANCE: THE BUILDING AND SITE CONFORM TO OSSC CHAPTER 11, AND 2009 ICC ANSI A117.1

FIRE ALARM AND SPRINKLER CODES
2013 and 2010 NFPA 13 FOR FIRE SPRINKLERS
2013 and 2010 NFPA 72 FOR FIRE ALARM

ACCESSIBILITY CODE COMPLIANCE

- NOTES:
- BASED ON MOST STRINGENT REQUIREMENTS OF ACCESSIBILITY CODES LISTED UNDER APPLICABLE CODES ON THIS SHEET.
 - SEE ACCESSIBILITY REQUIREMENTS SHEET ON THIS SHEET FOR REQUIREMENTS.

SITE:

- 1 PUBLIC ENTRY IS PROVIDED, AND IS ACCESSIBLE.
- EXTERIOR EXIT DOORS ARE PROVIDED, AND ARE ACCESSIBLE.
- 1 EXTERIOR ACCESSIBLE ROUTE IS PROVIDED TO THE PUBLIC WAY FROM ALL EXIT DOORS.
- SEE CODE ANALYSIS PLAN - 1ST FLOOR FOR PASSENGER LOADING ZONE.

PLUMBING CALCULATIONS

- NOTES:
- THE FOLLOWING CALCULATIONS ARE BASED ON OSSC CHAPTER 29 AND OSSC TABLE 29-A
 - PER 2902.3, CUSTOMERS, PATRONS AND VISITORS SHALL BE PROVIDED WITH PUBLIC TOILET FACILITIES. THE NUMBER OF FIXTURES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 2902.1 FOR ALL USERS.

1ST FLOOR # OF OCCUPANTS = 40

SEEKING PLUMBING FIXTURE APPEAL TO APPLY OSSC 2902.2 SEPARATE FACILITIES, EXCEPTION 2.

REQUIRED: 1 BATHROOM PER 25 PERSONS
1 LAVATORY PER 40 PERSONS
= 1 BATHROOMS AND LAVATORIES

PROVIDED: 1 UNISEX BATHROOM AND
1 LAVATORY

CODE ANALYSIS GENERAL NOTES

- SEE CODE INFORMATION SHEET FOR RELATIONSHIP OF LICENSING TO BUILDING CODE CRITERIA
- LOCAL BUILDING DEPARTMENT CONFORMS TO 2014 OSSC. OREGON DEPARTMENT OF HEALTH AND HUMAN SERVICES CONFORMS TO NFPA 101, 2012 EDITION.
- THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
- SEE ASSEMBLIES/ CODE SHEET FOR CODE SUMMARY.
- SEE CODE INFORMATION SHEET, ACCESSIBILITY NOTES SHEETS, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE
- SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, AND PUBLIC WAY LOCATIONS.

WALL TYPES AND FIRE PROTECTION LEGEND

(WT) WALL TYPES NOTES:

- SEE SPECIFIC WALL TYPE AND LISTED ASSEMBLIES ON FLOOR PLANS AND A150 WALL TYPE SHEET SERIES.
- SEE CODE ANALYSIS PLANS FOR EACH SPECIFIC DESIGNATED OSSC WALL TYPE AND LOCATION.
- SPECIFIC OSSC WALL TYPES OCCURRING IN COMBINATION WITH OTHER SPECIFIC OSSC WALL TYPES TO COMPLY WITH THE MOST RESTRICTIVE REQUIREMENTS OF EACH.
- SYMBOL IS SHOWN ONLY WHEN NECESSARY FOR CLARITY.

1-HOUR FIRE RESISTIVE WALL OR NON-RATED (NR) WALL FOR CONSTRUCTION TYPE PURPOSES ONLY, PER TABLE 601. NO ADDITIONAL PROTECTION FEATURES FROM WT NOTE 3 ABOVE ARE REQUIRED. SEE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.

SPRINKLER SYSTEM AND FIRE ALARM REQUIREMENTS

PER NFPA 13 (2010 / 2013) - 8.15.1.2.2: CONCEALED SPACES OF NONCOMBUSTIBLE AND LIMITED-COMBUSTIBLE CONSTRUCTION WITH LIMITED ACCESS AND NOT PERMITTING OCCUPANCY OR STORAGE OF COMBUSTIBLE SHALL NOT REQUIRE SPRINKLER PROTECTION.

PER OSSC SEC. 713.14.1 EXCEPTION 1: BUILDING MUST BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

PER OSSC 407.7: A FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.6

EMERGENCY AND STANDBY POWER REQUIREMENTS

PER OSSC 407.10: AUTOMATIC EMERGENCY POWER AND/OR STANDBY POWER SUPPLIES SHALL BE PROVIDED FOR ALL HEALTHCARE FACILITIES, AS DEFINED IN NFPA 99. THE APPROVED ALTERNATIVE POWER SUPPLY SHALL MAINTAIN OPERATING ENERGY TO THE FACILITY FOR A PERIOD OF NOT LESS THAN 90 MINUTES. EMERGENCY AND STANDBY POWER SUPPLIES SHALL BE INSTALLED AS REQUIRED IN THE OREGON ELECTRICAL SPECIALTY CODE AND IN ACCORDANCE WITH NFPA 99.

OCCUPANCY, CONSTRUCTION TYPE, AREA, AND HEIGHT LIMITATIONS (OSSC)

PER CODE

NOTES:

- SEE CODE ANALYSIS PLANS FOR ACCOMPANYING INFORMATION. CODE INFORMATION INDICATED BELOW ONLY LISTS SOME SPECIFIC REQUIREMENTS BUT DOES NOT LIST ALL BUILDING CODE REQUIREMENTS.
- NON-SEPARATED USES ARE PROPOSED FOR ALL OCCUPANCIES IN ACCORDANCE WITH SECTION 508.3.

OCCUPANCY GROUPS: [CHAPTER 3]

B, BUSINESS
NON-SEPARATED
(SEE CODE ANALYSIS PLANS)

BASIC ALLOWABLE AREA: [MOST RESTRICTIVE OF OSSC SEC. 503, TABLE 503]:

NO CHANGE

BUILDING HEIGHT: [SECTION 503, TABLE 503]:

NO CHANGE

NO. OF STORIES (OSSC): [SECTION 503, TABLE 503 AND SECTION 504.2]:

(1), NO CHANGE

GROSS AREA (PER STORY): [SECTION 503, TABLE 503]:

NO CHANGE

CONSTRUCTION TYPES: [CHAPTER 6]:

VB NON-SPRINKLERED,
NO CHANGE

OCCUPANCY, CONSTRUCTION TYPE, AND HEIGHT LIMITATIONS (NFPA 101)

NO. OF STORIES (NFPA): [NFPA 101 TABLE 18.1.6.1]:

OCCUPANCY
BUSINESS

EXISTING
1, NO CHANGE

CONSTRUCTION TYPES: [NFPA 101 TABLE 18.1.6.1]:

OCCUPANCY
BUSINESS

EXISTING
X, NO CHANGE

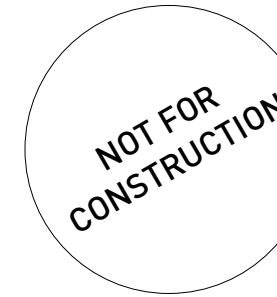
EGRESS REQUIREMENTS

OCCUPANT LOAD: 40
(SECTION 1004 & TABLE 1004.1.1) SEE CODE ANALYSIS PLANS



tva architects inc.

920 sw sixth avenue | suite 1500
portland, oregon 97204
phone: 503 220 0668
www.tvaarchitects.com



Zoom+Care St. Johns

8179 N Lombard St, Portland, OR 97203

Revisions:

DESIGN DEVELOPMENT

1ST FLOOR CODE ANALYSIS PLAN

Project # 19006

G1.01

Date: 2019-05-17