

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 - Reconsideration of ID 20402

Appeal ID: 20432	Project Address: 1534 N Blandena St
Hearing Date: 5/22/19	Appellant Name: Paul D. Wolfe
Case No.: B-014	Appellant Phone: 503-954-3065
Appeal Type: Building	Plans Examiner/Inspector: Geoffrey Harker
Project Type: commercial	Stories: 4 Occupancy: R-1, R-2 Construction Type: V-A
Building/Business Name: Overlook 8 Motel	Fire Sprinklers: Yes - NFPA 13 Throughout
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal	LUR or Permit Application No.: 19-122517-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Apartment Housing / Motel (transient)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Scope and Administration – IRC/1/#3

Requires Four story structure with more than 2,000 sf total enclosed space and enclosed and /or habitable space on more than three levels shall have at least two exit doors to the exterior, each on a different level.

Proposed Design Permit 14-254719-CO and 14-254723-CO established a multifamily residential project of (2) buildings with (4) 4-story units in each building. Both buildings are permitted under the commercial code and equipped throughout with NFPA 13 fire sprinkler systems. The eastern building on the site includes the addresses 1518, 1520, 1522, and 1524 N Blandena Street. The western building on the site includes addresses 1528, 1530, 1534, and 1536 N Blandena Street. This appeal is in reference to permit 19-122517-CO for 1534 N Blandena (Also referred to as Unit 2W). Please note the unit layout for all 8 units is nearly identical. Permit 19-122517-CO proposed converting a single room on the ground floor of Unit 2W to R-1 motel/transient occupancy and includes applicable fire separations as required by the code for R-1 to R-2 occupancy separations.

Two exits will be provided from the main R-2 dwelling unit, at ground level, each exiting to a separate side of the building.

One exit path exits out the eastern “front” door into the center drive court. The second path of egress shall be through the adjacent R-1 transient occupancy unit to the exterior. Door 101 separating the R-2 and R-1 occupancies will be an Access Controlled Egress Door with an Asylum Latch and Fail-Safe electronic lock with ETW Hinge interconnected to the building fire alarm, in compliance with NFPA 101 Section 7.2.1.6.2. The door will be of 1-hour construction and will be equipped with hardware connected to the fire alarm with a sign stating, “EMERGENCY EXIT – Door will open in the event of emergency.” Functions of the door will be as follows;

Normal Operation: Door Lock engaged, no access from either side.

Alarm Operation: The Fire Alarm is triggered by any means. The electric lock disengages and the door is available for egress from the R-2 dwelling unit through the R-1 unit.

Note there is no manual alarm operation of Door 101. It will remain locked until a fire alarm event is triggered.

The door hardware function will be locked from either side at all times until the building fire alarm is triggered; no operable hardware is proposed on the R-1 side of the door (static lever or cover plate). A direct path of egress is provided from door 101 to door 102 and emergency egress lighting of a minimum of 1 fc is provided. Door 102 will be equipped with an exit sign.

Reason for alternative Two separate exit doors, exiting to opposite sides of the building was approved for this structure under Appeal ID #10781 and #10784. Note that the appeal addresses for these two appeals are 1526 and 1532 N Blandena Street however under Permit 14-254719,23-CO they were applied to all 8 units within the project.

This proposed design maintains the egress route approved under those appeals for the new proposed configuration of two separate units within the same structure; a 4-story R-2 single family unit and a 1-story R-1 transient occupancy unit. The units are separated and adhere to all applicable fire and codes. The path of egress for the second exit has not changed in length from the prior approved appeals. Door 101 is now a rated door in a fire barrier tied directly to the fire alarm and is part of the fire separation of the two units, but remains in the same location and exit configuration as originally proposed and approved.

Security is provided for the R-1 occupants by virtue of the normal state of door operation in which the door is locked from both sides. Operation of Door 101 by the R-2 occupants for nefarious or otherwise negative purposes will require triggering the fire alarm, alerting all occupants of the building and providing the same level of notification as a fire event. Additionally, there would be numerous other ways for a bad actor to access the R-1 unit, most of which are not governed by the Building Code and would require less risk than triggering the fire alarm.

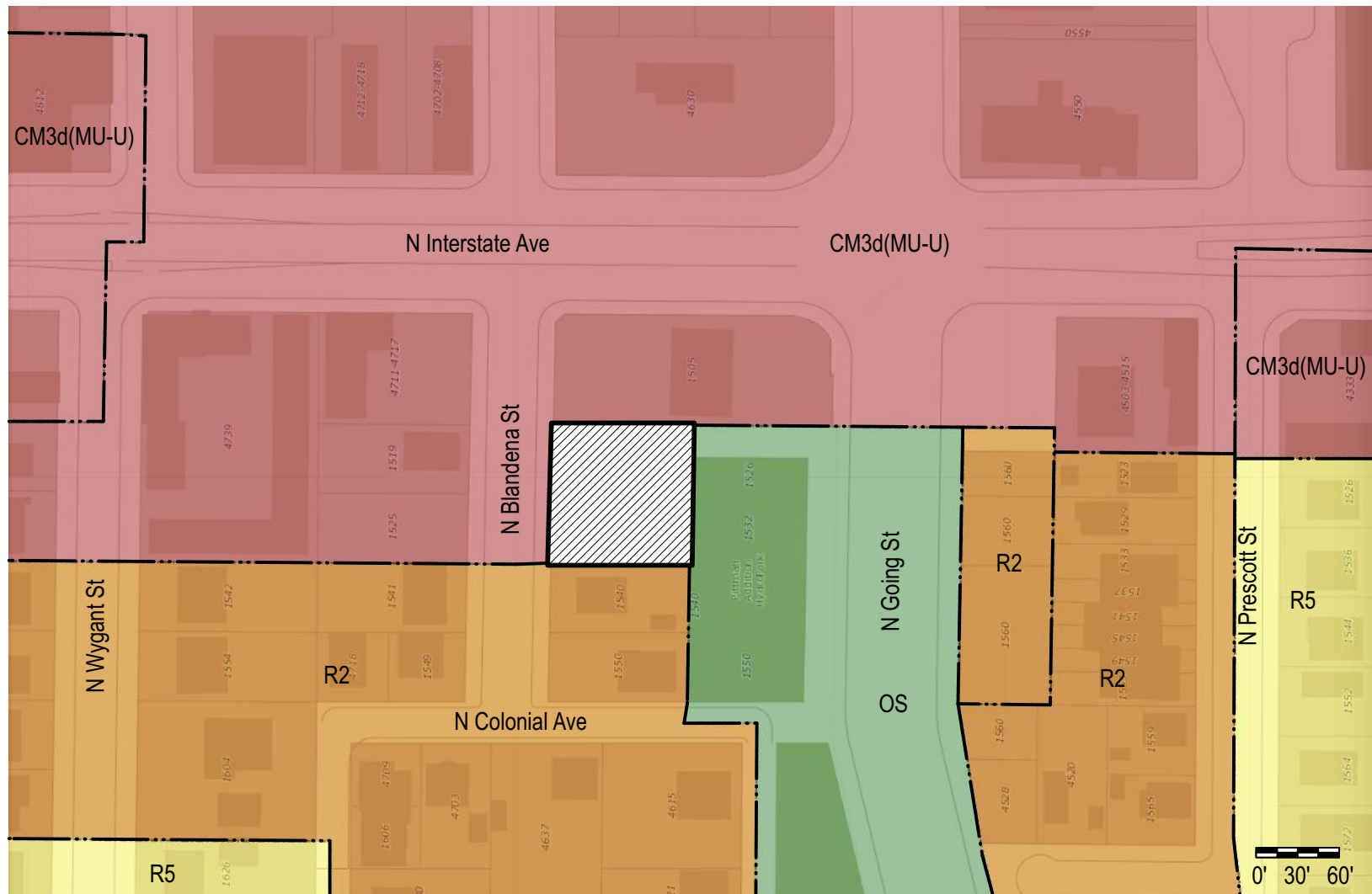
The proposed design provides equivalent life-safety to the original egress proposal and provides safety to the occupants of both units by remaining locked at all time unless there is an emergency situation in which the fire alarm is triggered.

APPEAL DECISION

Second exit from 4 story townhouse through separate R1 unit: 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.



1
C1 Zoning Map



SITE



DOMINEK ARCHITECTURE, LLC
 2246 E Burnside Street, #A, Portland, Oregon 97214
 503.954.3065 o

PROJECT

Overlook 8 Motel
 1534 N Blandena Street, Portland, OR 97217

ISSUE DATE

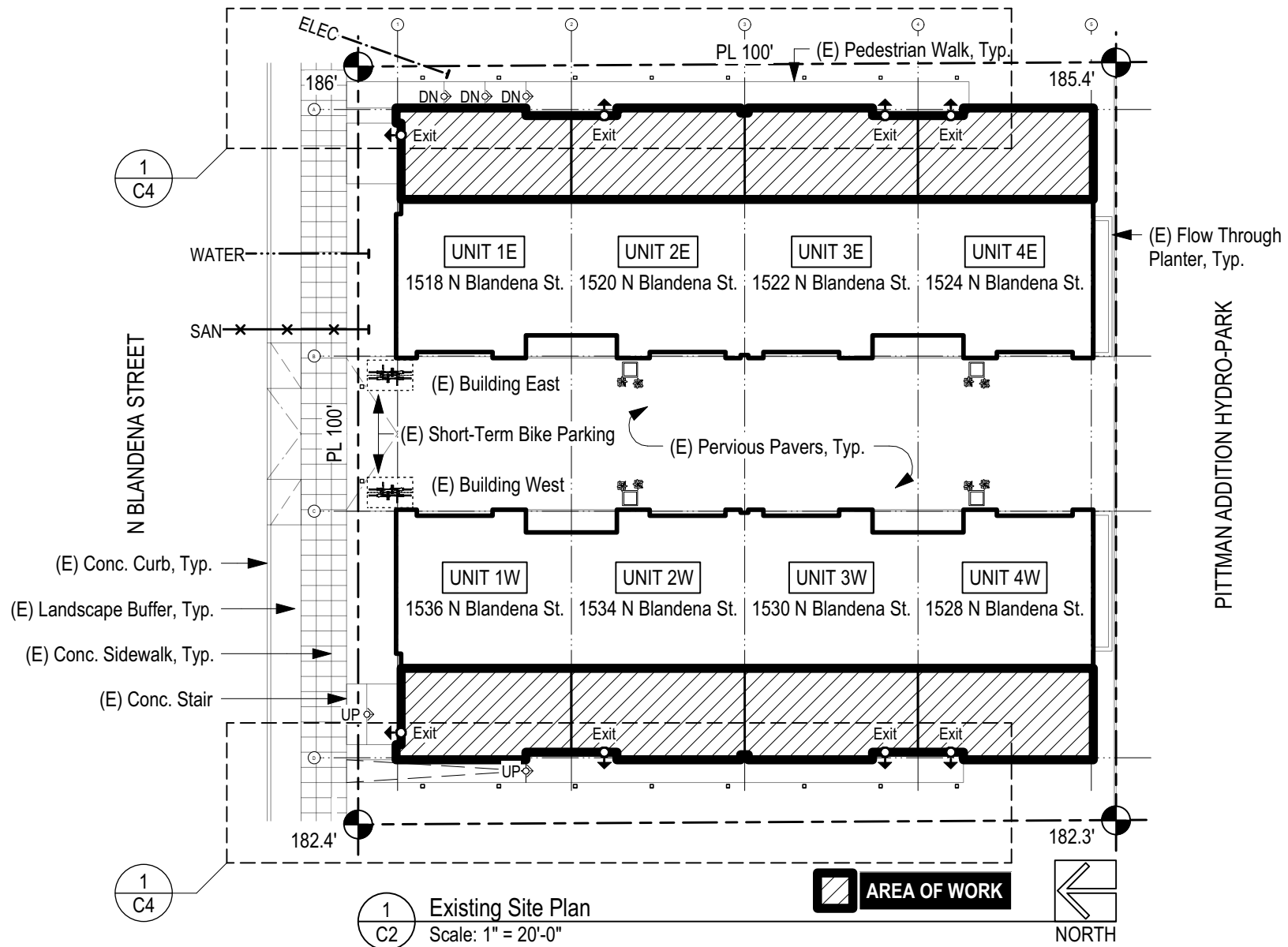
04.18.2019

DRAWING:

Zoning Map

SHEET NO.:

C1



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




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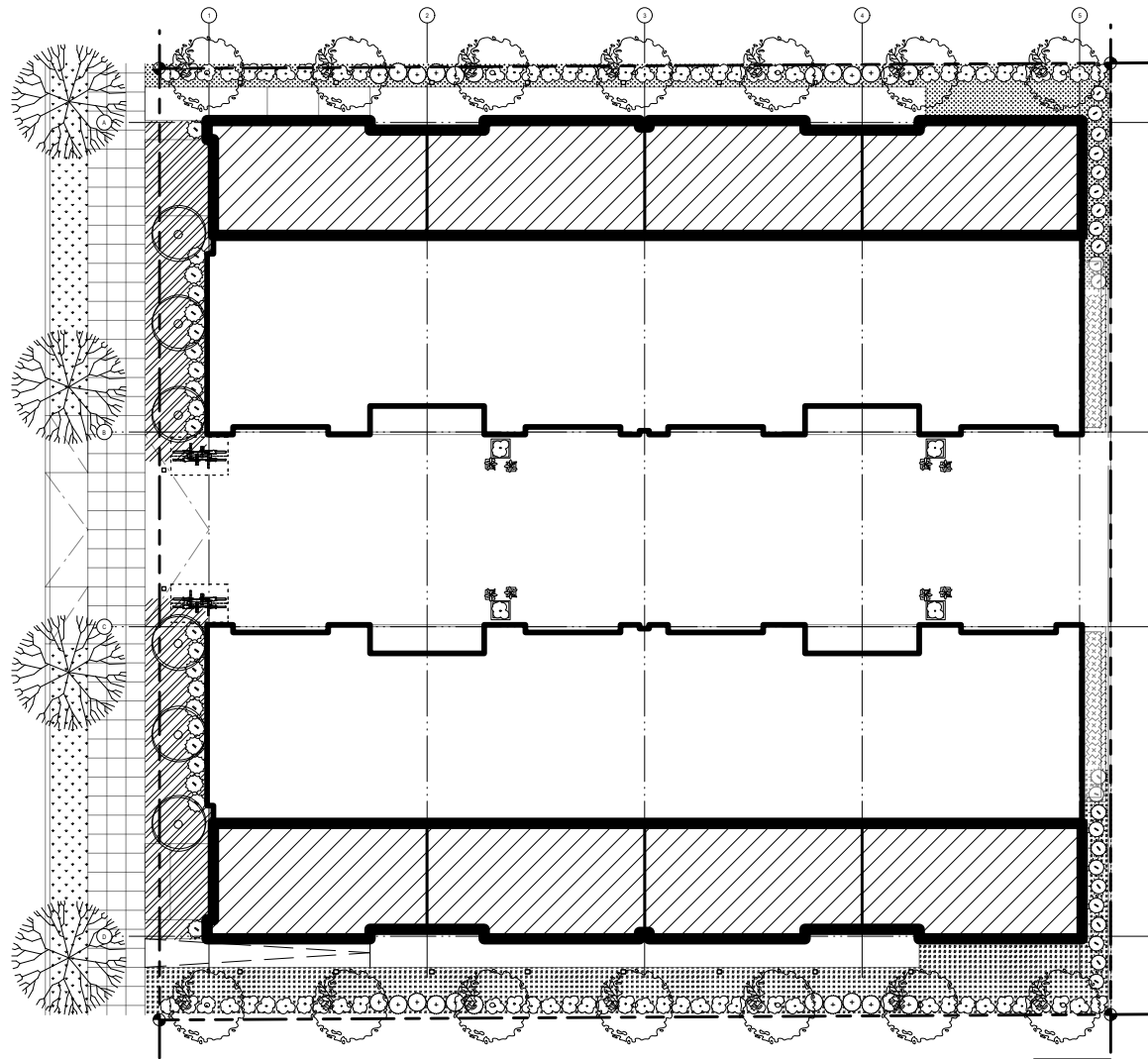
DRAWING:

Site Plan

SHEET NO.:

C2

Plant Legend			
	SYMBOL	[QUANTITY] SIZE	SCIENTIFIC NAME COMMON NAME
TREES			
PP		(4) 2.5"	<i>Parrotia Persica</i> Persian Ironwood
SJ		[14] 2"	<i>Syrax Japonicus</i> Japanese Snowbell
AC		[6] 2"	<i>Malus Fusca</i> Western Crabapple
SHRUBS			
SR		[24] 5 Gal, spaced as shown	<i>Sarcococca Ruscifolia</i> Fragrant Sweet Box
BS		[76] 5 Gal, spaced as shown	<i>Buxus Sempervirens</i> Graham Blandy Boxwood
EJ		[23] 5 Gal, spaced as shown	<i>Euonymus Japonicus</i> Green Spire
JV		[24] 5 Gal, spaced as shown	<i>Juniperus Virginiana</i> Skyrocket Juniper
GROUND COVER & GRASSES			
PM		1 Gal, tri-spaced, 18" O.C.	<i>Polystichum Munium</i> Western Sword Fern
PT		1 Gal, tri-spaced, 24" O.C.	<i>Pachysandra Terminalis</i> Japanese Pachysandra
TP		1 Gal, tri-spaced, 24" O.C.	<i>Thymus Pseudolanuginosus</i> Wooly Thyme
T			Turf
JP		1 Gal, tri-spaced, 12" O.C.	50% <i>Juncus Patens</i> Spreading Rush 50% <i>Polystichum Munium</i> Sword Fern



1 Existing Landscape Plan
C3 Scale: 1" = 20'-0"



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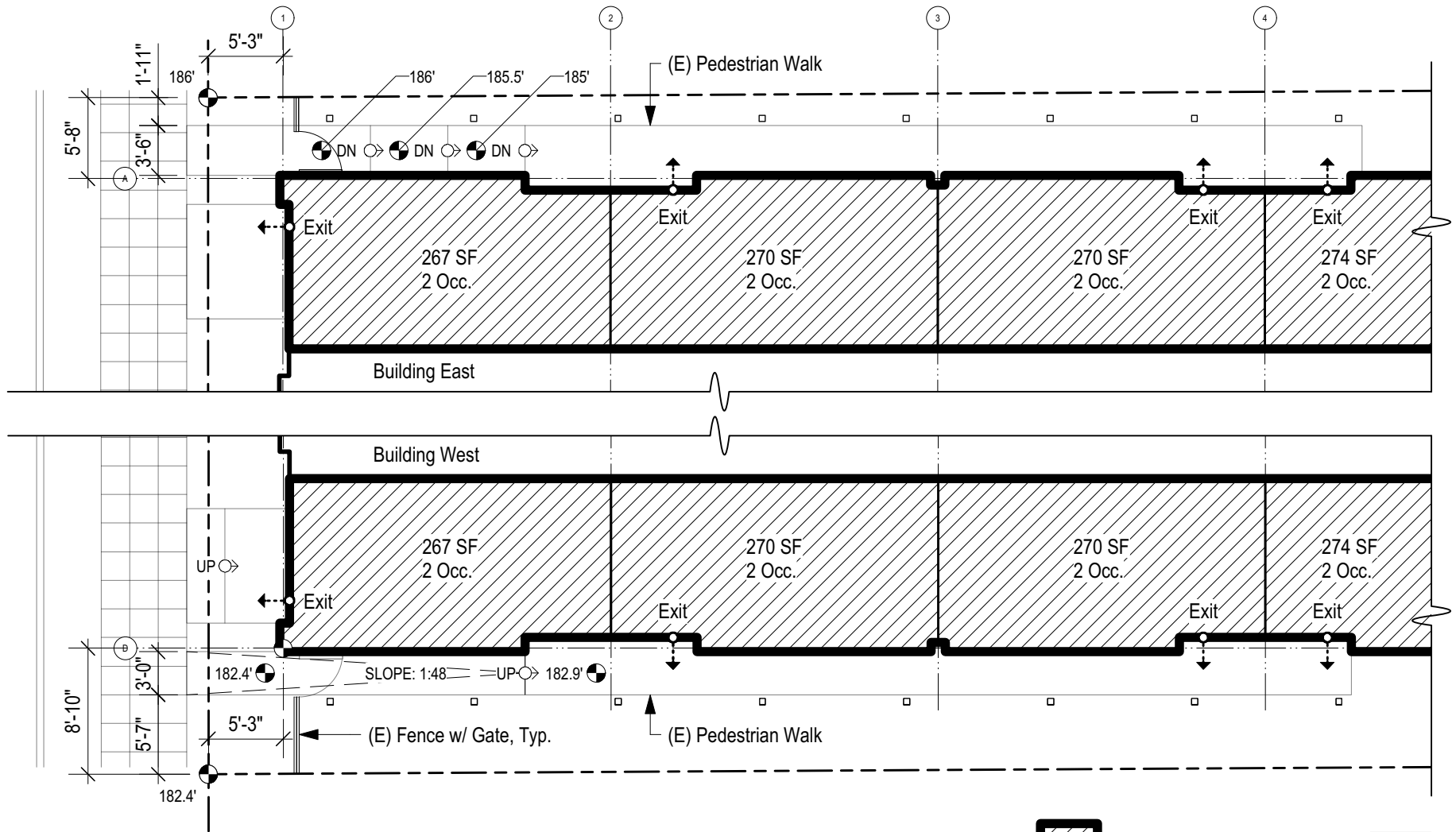
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DRAWING:

Existing Landscape
Plan

SHEET NO.:

C3



1 Enlarged Existing Partial Site Plan
C5 Scale: 3/32" = 1'-0"



***NOTE:** ONLY tenants occupying areas of work will have access to the respective pedestrian walks along the east and west lot lines.

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Overlook 8 Motel
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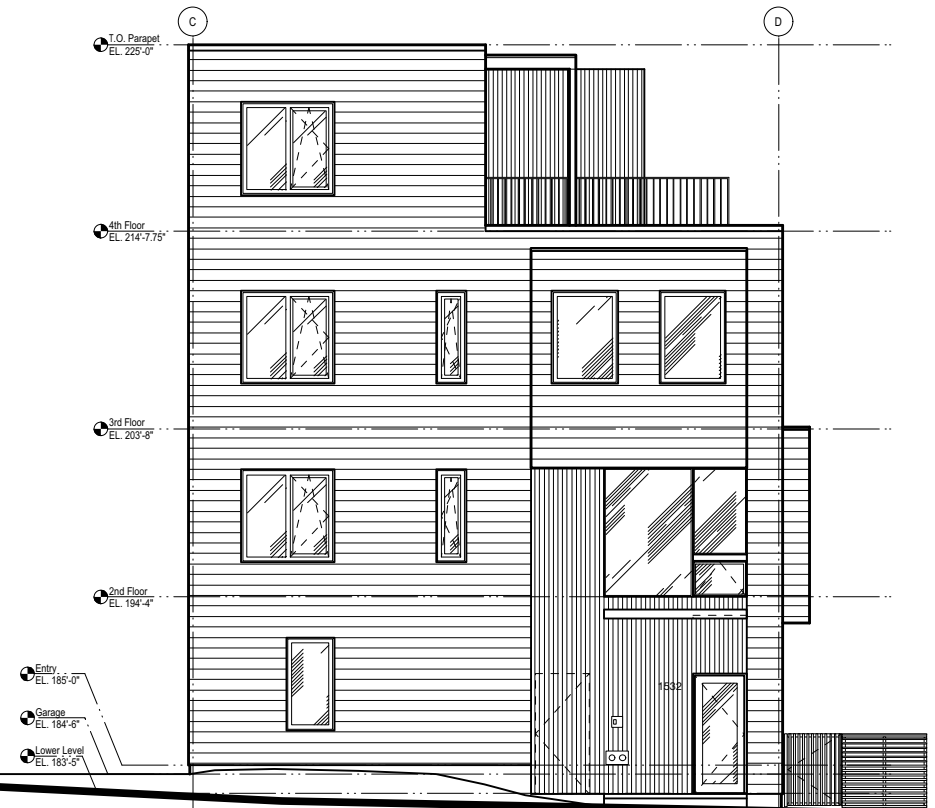
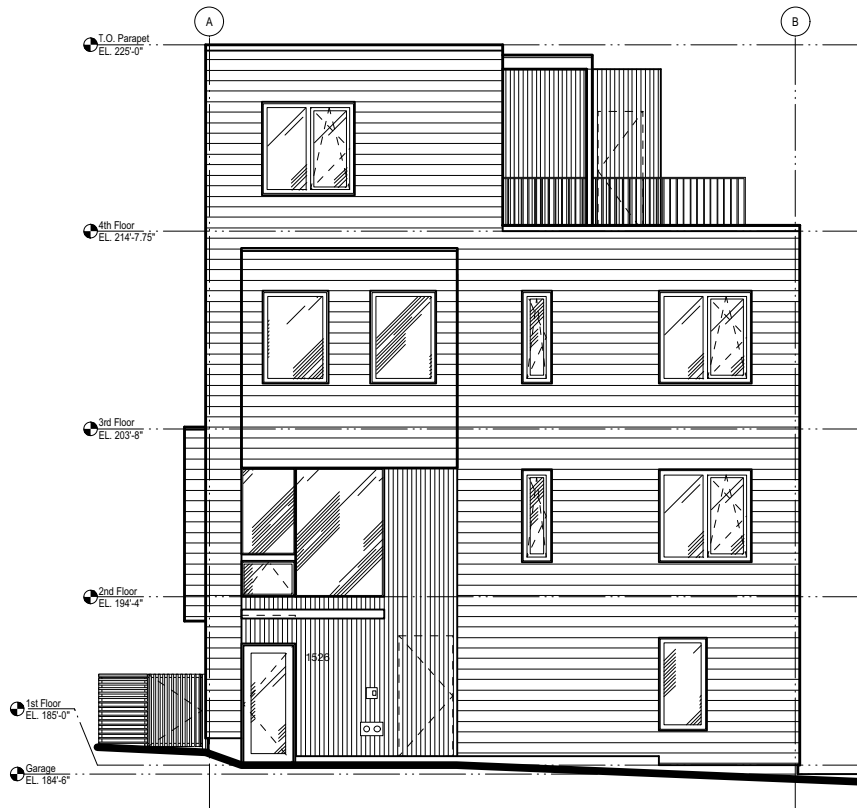
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DRAWING:

Enlarged Existing
Partial Site Plan

SHEET NO.:

C4



1 Existing North Elevations
C5 Scale: 3/32" = 1'-0"

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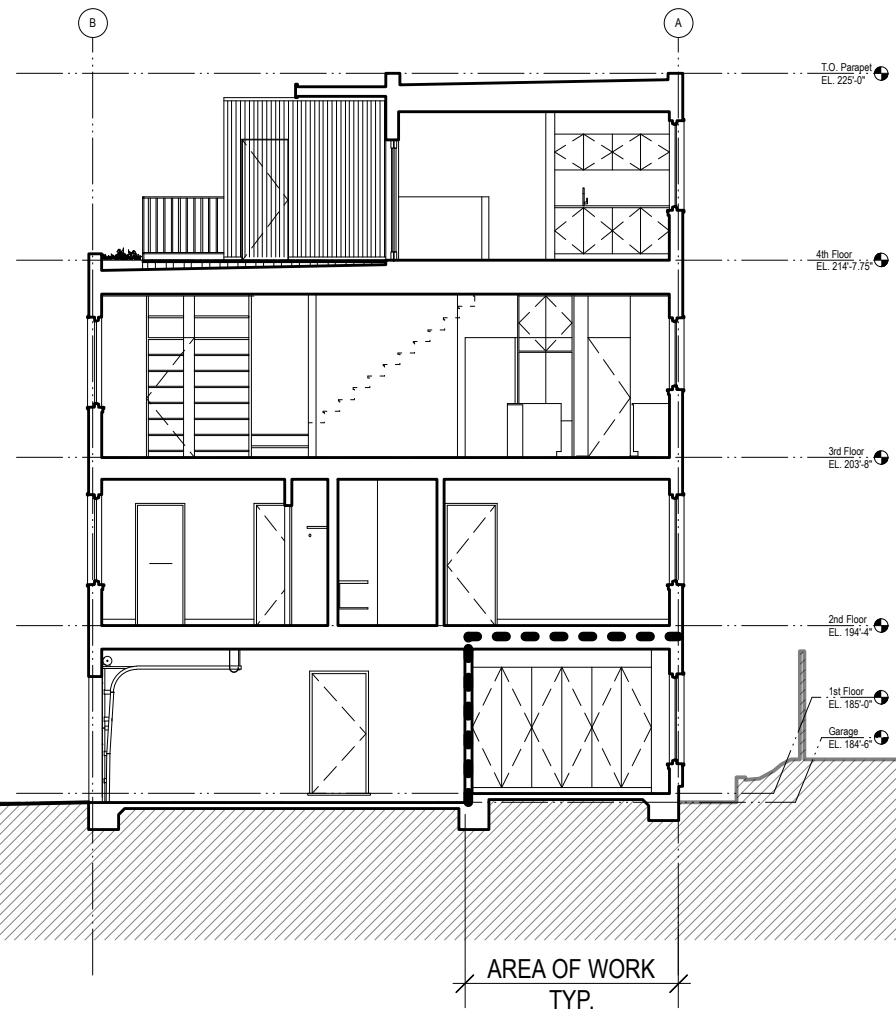
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DRAWING:

Existing North
Elevations

SHEET NO.:

C5



1 Building Section E-W
C6 Scale: 3/32" = 1'-0"

--- (N) 1-Hour Rated Assembly

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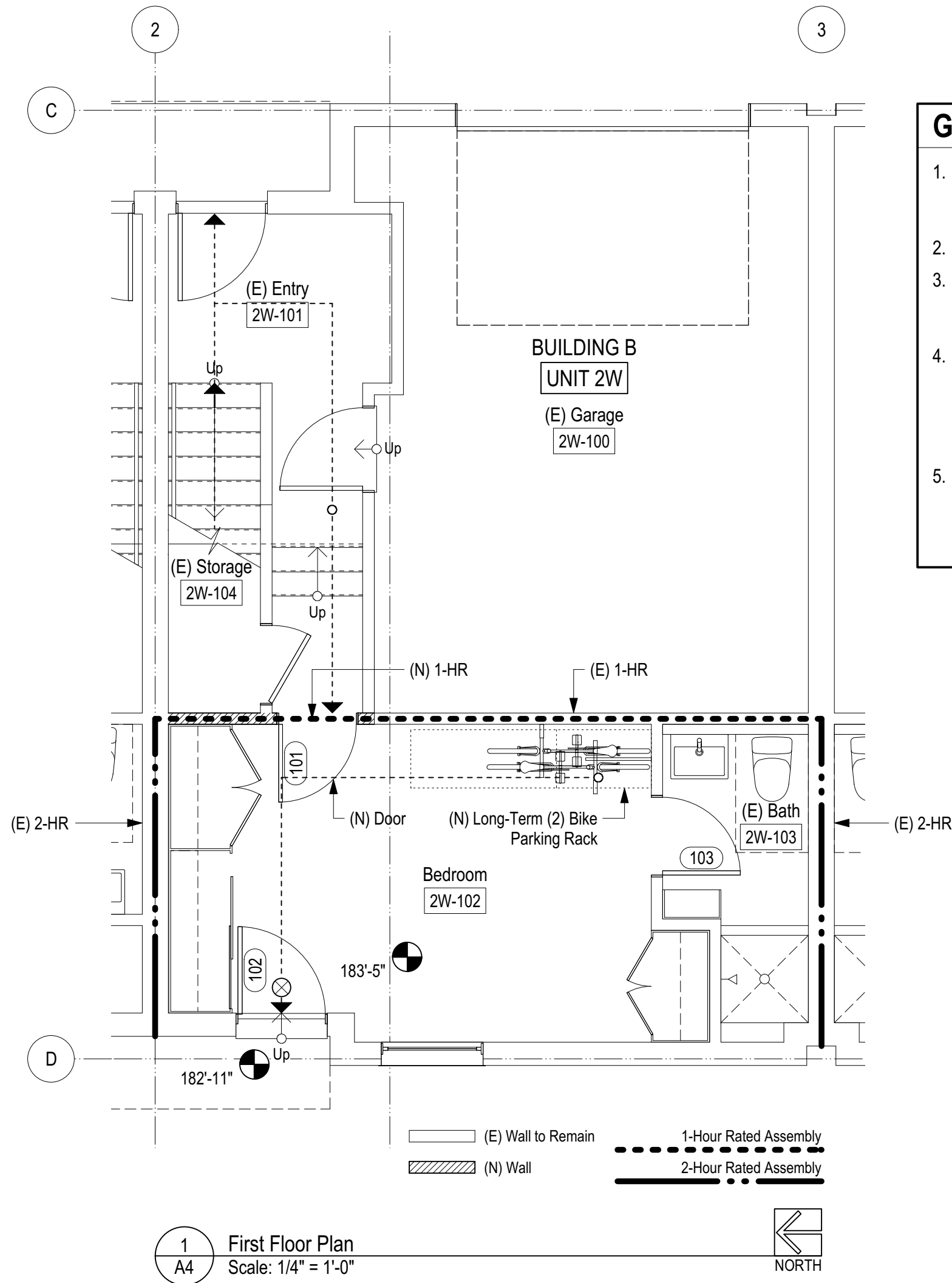
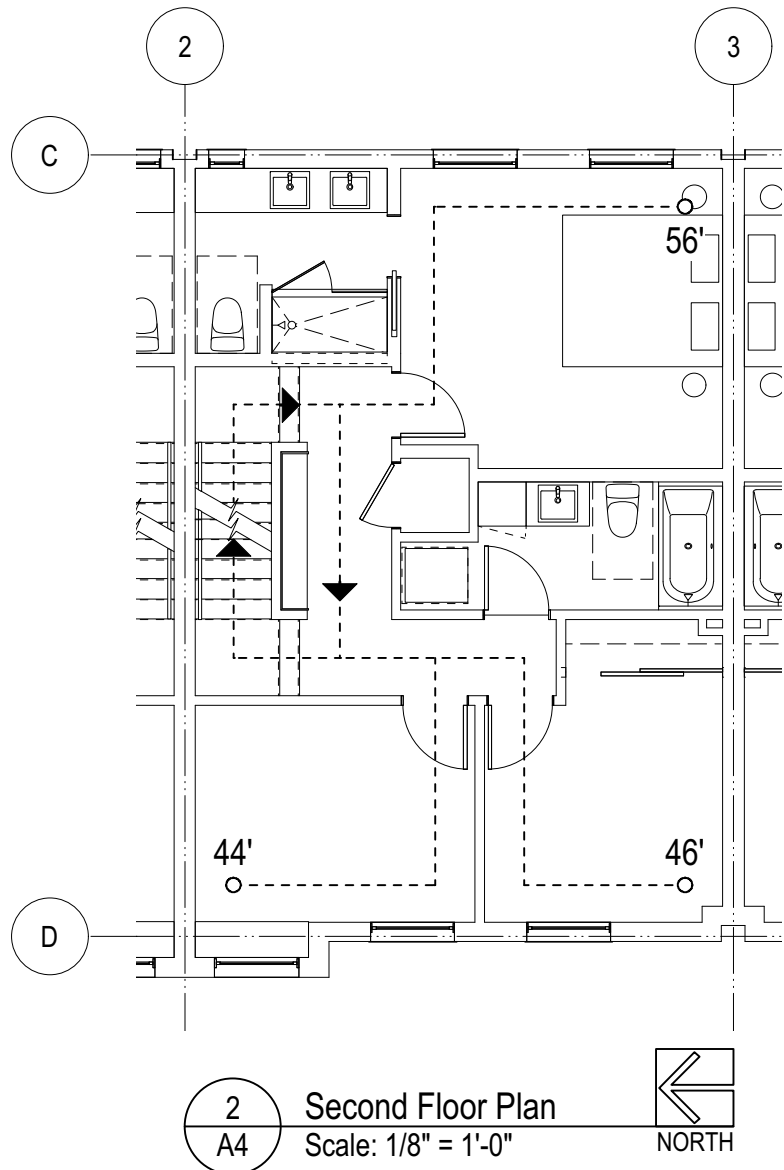
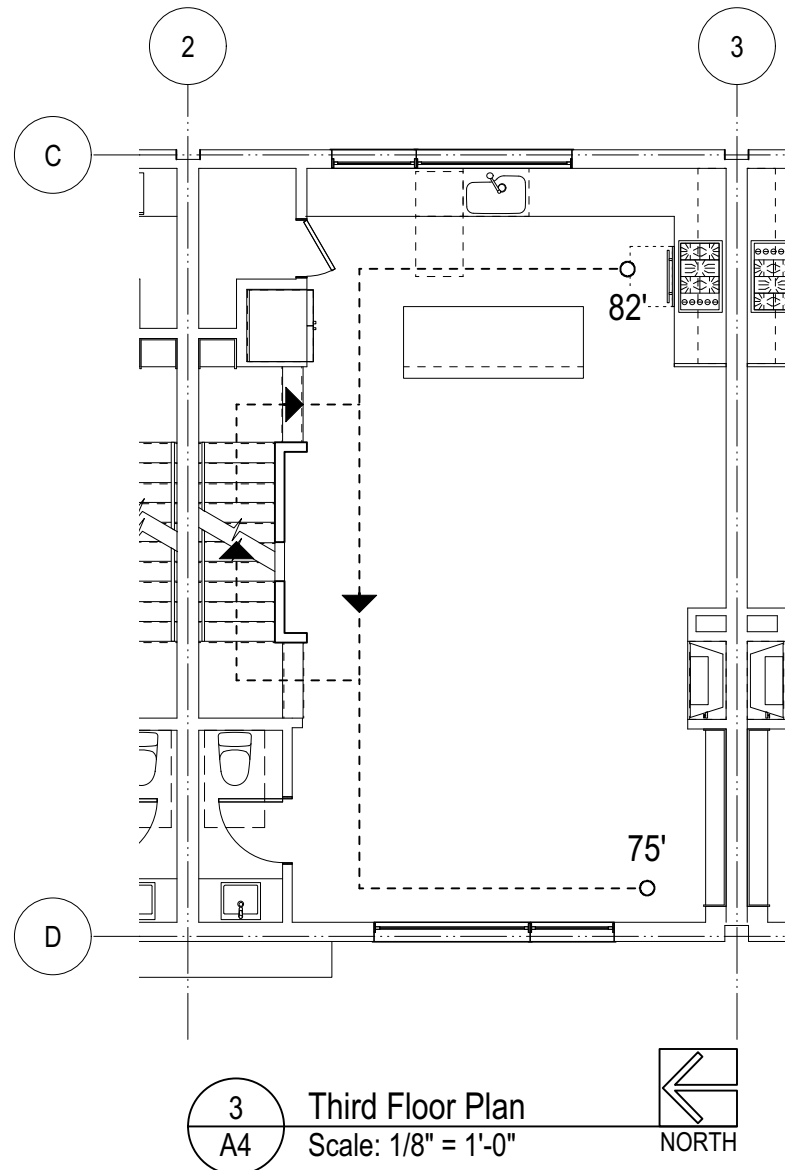
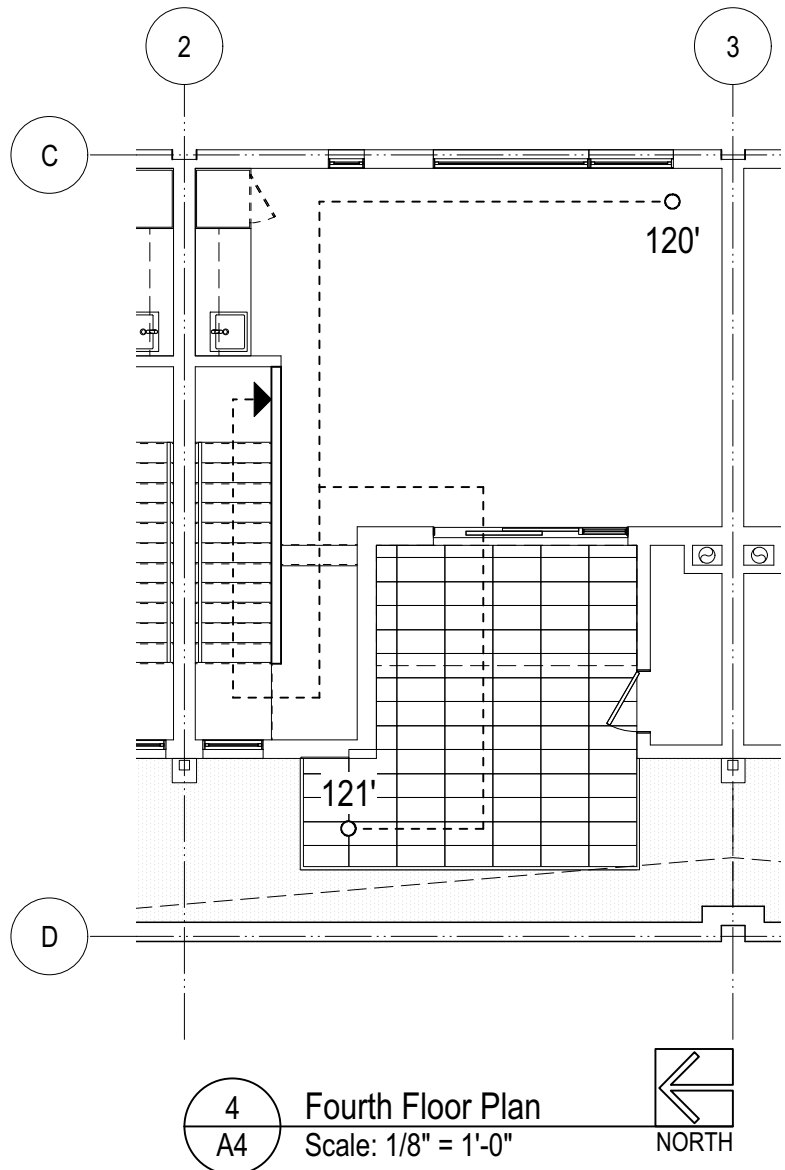
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DRAWING:

Building Section
E-W

SHEET NO.:

C6



- GENERAL NOTES
1.

Existing Building; Contractor to field verify all building and overall dimensions as nec. and report discrepancies to Architect.
2.

All dimensions to face of finish (existing and new) U.N.O.
3.

Preserve existing walls as shown; repair or replace existing elements to remain when damaged or in poor condition. Report to Architect for approval of demo if necessary.
4.

In occupancies in Group R-1, curtains, draperies, hangings and other decorative materials suspended from walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 806.2 or be noncombustible.
5.

In occupancies in Group R-1, interior walls and ceiling finishes shall have a flame spread index not greater than that specified in Table 803.9 for the group and location designated.

DOOR SCHEDULE									
No.	Location	Size	Door Type	Door Mat'l	Door Finish	Frame Mat'l	Frame Fin.	Hardware	Remarks
101	Bedroom	3'-0" x 6'-8"	B	WD	Stain TBD	Wood	Stain TBD	HW1	Grade 45 min; Solid Core 1-3/4"; Insulated
102	Bedroom	3'-0" x 6'-8"	B	WD	Exist.	Wood	Exist.	Exist.	Existing to remain
103	(E) Bath	2'-8" x 6'-8"	B	WD	Exist.	Wood	Exist.	Exist.	Existing to remain
Hardware Schedule									
HW1 - Asylum Latch with Fail-safe electric lock and ETW Hinge interconnected to the building fire alarm with a sign stating, "EMERGENCY EXIT – Door will open in the event of emergency."									
Door & Hardware Notes:									
<div>1) Exterior Strike Plates to be attached with (4) No. 8 x 3" steel screws w/ min. 3/4" penetration into studs; Provide 12" total solid blocking at stike plate framing above and below</div> <div>2) All hardware to be Grade 2 min; Coordinate with Owner's Security Plan Document / Access Control System Contractor as nec.</div> <div>3) Provide code required signage at doors throughout - confirm w/ Architect</div> <div>4) All doors equipped with Access Control Hardware shall be openable from the egress side without use of key or special knowledge</div> <div>5) Provide door stops at all doors unless otherwise required, finish t/m hardware group; exterior grade as nec.; submit to Architect for Approval</div> <div>6) Exterior hinges to be non-removable or have mecahnical interlock to prevent door removal from exterior</div> <div>7) Exterior doors to be provided with Door Viewer w/ 180 degress field of view min.</div> <div>8) Provide smoke and draft control protection for fire doors per 716.5.3.1.</div> <div>9) Provide door closing for fire doors per 716.5.9.</div> <div>10) Provide latching for fire doors per 716.5.9.1.</div> <div>11) Thresholds at doorways shall not exceed 1/2" above the finished floor or landing. Raised thresholds and floor level changes greater than 1/4" at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal.</div> <div>12) Door hardware shall not require tight grasping, pinching or twisting.</div> <div>13) Door handles, pulls, latches, locks and other operating devices shall be installed 34" min. and 48" max. above the finished floor.</div> <div>14) Bolt locks are not permitted unless meeting exceptions. Per Exception 1. Bolt locks permitted on doors not required for egress in individual dwelling units or sleeping units.</div> <div>15) The unlatching of any door shall not require more than one operation.</div>									
Door Types:									
<div><div><div></div><div>Type A</div></div><div><div></div><div>Type B</div></div></div>									

All Items Require Submittals

