

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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

<b>Appeal ID:</b> 20493	<b>Project Address:</b> 1020 SE 10th Ave
<b>Hearing Date:</b> 6/12/19	<b>Appellant Name:</b> Mike Coyle
<b>Case No.:</b> B-005	<b>Appellant Phone:</b> 5036805497
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Jeff Rago
<b>Project Type:</b> commercial	<b>Stories:</b> 5 <b>Occupancy:</b> M <b>Construction Type:</b> 1-A
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> Yes - throughout
<b>Appeal Involves:</b> Alteration of an existing structure <b>LUR or Permit Application No.:</b> 19-164760-FA	
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Retail

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	Table 1004.1.2
<b>Requires</b>	Table 1004.1.2, Maximum Floor Area Allowances per Occupant, indicates an occupant load factor of 30 gross for Mercantile, grade floor areas
<b>Proposed Design</b>	<p>The state of Oregon will be adopting a new code based on the 2015 IBC effective October 1, 2019.</p> <p>This replaces the current version, based on the 2012 IBC. This new code changes the occupant load factor for grade level mercantile from 30 gross to 60 gross. This factor change would greatly decrease our total occupant load to below 500, thus requiring only (2) exits from our space. We propose to permit our project under the 2015 IBC occupant load factors.</p>
<b>Reason for alternative</b>	This proposal meets the new version of the code that will be adopted. Adequate exiting is provided under this new version of the code. Due to this urban location and grade changes along the site, a third exit as determined by our occupant load as required under the current 2012 is not feasible.

### APPEAL DECISION

**Reduction in occupant load for Mercantile occupancy based on 2015 IBC: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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- NO RELEVANT DRAWINGS -