

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: 20767

Project Address: 6035 NE 78th Ct

Hearing Date: 8/21/19

Appellant Name: Brianna Smeds

Case No.: B-004

Appellant Phone: (503) 968-6800

Appeal Type: Building

Plans Examiner/Inspector: Brian Quattlebaum

Project Type: commercial

Stories: 2 **Occupancy:** B **Construction Type:** III-B

Building/Business Name: 78th Court 3S LLC

Fire Sprinklers: No

Appeal Involves: other: Change Design Occupant Load to Actual Occupant Load

LUR or Permit Application No.: 19-183510-FA

Plan Submitted Option: pdf [File 1]

Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1004.1.2 and 1015.1

Requires

OSSC 1004.1.2 indicates that the number of occupants shall be computed based on Table 1004.1.2. Based on this table, areas without fixed seating are to use 15 as the occupant load factor and area is to be divided by this factor to determine design occupant load.

This code section provides the following 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."

OSSC 1015.1 indicates that a space with an occupant load greater than 49 requires two exits.

Proposed Design

This appeal is to reduce the design occupant load to actual occupant load per the exception in OSSC 1004.1.2. The tenants have confirmed that seating and tables in this room will be designed for 24 people and the room will not ever be used by more than 40 people at a time. Signage will be posted to indicate a maximum occupancy of 40 in conference room 150-12. The conference room will not be occupied by more than 40 people at one time.

Reason for alternative The code requires a second door when more than 49 occupants are in a space. Due to space and site constraints, a second door is not feasible to meet design occupant load requirements for an occupancy greater than 49. Because the conference room will not ever be occupied by more than 40 occupants at a time, one door is adequate for exiting.

APPEAL DECISION

Reduction in calculated occupant load for conference room: 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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Facility Permit Program
 FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
 Rebecca Esau, Director
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www.portlandoregon.gov/bds

Second FPP Checksheet

Application # : 19-183510-000-00-FA

Review Date : ~~July 8, 2019~~ August 5, 2019

To:	Applicant	BRIANNA SMEDS PKA ARCHITECTS 6969 SW HAMPTON ST PORTLAND OR 97223	Work:	503 968-6800
			Home	503 -
			E-Maile-Mail:	brianna@pkaarchitects.com
From:	Senior Building Inspector	Brian Quattlebaum	Phone:	503-823-0637
			Fax:	(503) 823-7425
			e-mail	brian.quattlebaum@portlandoregon.gov
cc:	OWNER	78TH COURT 3S LLC 412 NW COUCH ST #201 PORTLAND, OR 97209		

PROJECT INFORMATION

Street Address:..	6035 NE 78TH CT
Description of Work:	F16/ DHS 1ST FLR TI; INTERIOR DEMO WALLS, NEW WALLS TO CREATE OFFICES, CONFERENCE RMS, OPEN OFFICE AREAS, MOTHERS RM, BATHRMS, SICK RM, BREAK RM, BOILER RM, STORAGE, CEILING, FLOORING, FINISHES, PLUMB AND ELEC

PLAN CHECK	The following assumptions were made when reviewing your project				
Occupancy group	Construction Type	Stories	Sprinklers	Alarms	Detection

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the Oregon Structural Specialty Code and / or other city, state, or federal requirements.

Item #	Location on plans	Code Section	Clarification / Correction Required
1.	LS.1.00 A2.1.00 A2.1.01	107.2 1004.1 1008.1 1015.2	<p>Please provide design occupant load calculations and room square footages on the plans. For example: Conference Room 150-12 appears/scales to be 800 square feet. Showing the math = 800 sq.ft./15 occupant load factor = 54 occupants. This would require two egress doors. Additional checksheet items may occur once this information is on the plans.</p> <p>Re-check 8/5/19: The building code basis egress design on design occupant load found in 1004.1. The design occupant load for Conference Rm. 150-12 is calculated at 55. This means the exiting will need to conform to this load:</p> <ul style="list-style-type: none"> a) 2 exit doors, ½ diagonal distance of room apart (not sprinklered) b) Both exit doors swinging out in direction of egress travel <p>The only way to reduce the design occupant load to actual occupant load is through a building code appeal (which would need to be granted prior to plan approval): https://www.portlandoregon.gov/bds/34196</p>

	Application #	19-183510-000-00-FA
	Review Date:	July 8, 2019

2.	All	1009.3	Please clarify how many levels/stories are connected by Stair 150-11. I'm trying to determine if it needs to be treated as a rated enclosure. If the stair communicates between more than two levels, then the following would trigger: a) Storage room can't be in the enclosure (1022.4, 716). b) Doors 150-11 and 150-12 would be required to have a 60 min. rating (716)
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INSTRUCTIONS

To respond to this checksheet, bring three complete sets of upgraded plans or other appropriate written documentation, with a copy of this checksheet, to 1900 SW 4th, 2nd floor (hours 8:00 a.m. - 3:00 p.m. Monday through Friday (close at noon on Thursday)). Please mark them **Attention: Facility Permit Program**.

If you have specific questions concerning this Checksheel, please call me at 503-823-0637. To check the status of your project, call (503) 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number, you may check the status of your permit on the internet by going to www.cgis.ci.portland.or.us/maps/bds. Enter your permit number on the "Application Number" tab and then click on the green "Go" button. To see your permit details, left-click on the permit you want to view. Alternatively, you may also dial (503) 823-5996 to request a Plan Review Status.

You may receive separate Checksheets from other City agencies that will require separate responses.

Appeals: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, you may appeal any code provision cited in this Checksheel to the BDS Administrative Board of Appeal within 180 calendar days of the review date. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appeals, call (503) 823-7300 or come in to the Development Services Center. Permit application expiration will not be extended pending resolution of any administrative appeal.

Facilities Checksheet Response

Permit #: 19-183510-000-00-FA

Date: _____

Customer name and phone number: _____

Note: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

[illegible]

(For office use only)

