

# 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> 20837	<b>Project Address:</b> 819 SE Grant St
<b>Hearing Date:</b> 9/4/19	<b>Appellant Name:</b> Laurie Simpson
<b>Case No.:</b> B-015	<b>Appellant Phone:</b> 503-367-8057
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Kathy Aulwes
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> F-1, S-1, B <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> ChefsTable	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure, occ Change from s-1 to f-1	<b>LUR or Permit Application No.:</b> 18-210751-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4]	<b>Proposed use:</b> warehouse, woodworking, office

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	Table 503, Allowable Building Heights and Areas
<b>Requires</b>	<p>This 11,170 sf Type VB building has the following max. allowable areas:</p> <p>Group 'S-1' &amp; 'B' (8,670 gsf) = 9,000 sf x .035 = 9,315 sf</p> <p>Group 'F-1' (2,497 gsf) = 8,500 sf x .035 = 8,798 sf</p> <p>(the area increase due to frontages = .035)</p>
<b>Proposed Design</b>	<p>The existing building was classified as an 'F-1' occupancy (steel manufacturing &amp; warehouse) since the 1930's. However, in 2016 the occupancy type was changed to 'S-1' and 'B'. The tenant would now like to use a portion of the 'S-1' space for woodworking and thus requires a partial change of occupancy back to 'F-1'. During our permit review (18-210751-CO) we were instructed to file an appeal to document this change, as an existing building that historically exceeds the allowable area and will remain as such for this use and occupancy. The 'B' and 'S-1' occupancies were approved in previous permits (16-175243-CO and 15-198270-CO) but could also be documented through this appeal process.</p>
<b>Reason for alternative</b>	<p>This is an existing building that was classified as an 'F-1' until 2016. A portion of the area is converting back to this occupancy with an overall reduction in the occupant load of the building from 96.7, when it was an 'F-1' building, to the proposed occupant load of 66.7</p>

### APPEAL DECISION

**Partial change of occupancy to F1 in a non-compliant building: Granted provided the woodworking area is no more than 2,497 s.f.**

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

The Administrative Appeal Board finds with the conditions noted, 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 90 calendar days of the date this decision is published. For information on the appeals process, 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.

PERMIT HISTORY:

PERMIT NO 238426, 1937: 1 STORY, CLASS 6, GRADE 2 'SHOP', 'MACHINERY REPAIR SHOP  
ENLARGE OFFICE'

PERMIT NO 290037, 1947: 1 STORY, CLASS VI, GRADE ? 'SHOP WHSE.  
ENLARGE OFFICE'

PERMIT NO 454065, 1970: ADJACENT BUILDING SW CORNER  
2 STORY, TYPE V, GROUP F2, F.D. 4  
ENLARGE FIRST FLOOR PARTS OFFICE, EXTEND SECOND FLOOR, RELOCATE STAIR TO  
SECOND FLOOR, ADD TOILET, ETC

PERMIT NO 487878, 1974: TYPE III, GROUP F2-E2, F.D. 3  
SEC. 3231 ERECT OFFICE IN SHOP

PERMIT NO 493125, 1975: TYPE III, GROUP F2, F.D. 3  
SEC. 3231 ADJACENT BUILDING. CONVERT EXIST. PARTS STRG. AREA TO ACCOUNTING  
OFFCS.

APPLICATION 6029, 1987: OCC. B-2, TYPE VN

ADMIN. APPEAL 119545, 1987: OCC B2, TYPE VN  
AREA SEPARATION WALLS, GRANTED PROVIDED.  
A) THE WALL OF THE (E) CONC. BLDG. ADJACENT TO CRANEWAY BLDG. TO BE MAINTAINED W/  
OPENING PROTECTED W/ 1-HR ASSEMBLIES & SHALL NOT EXCEED 25% OF THE WALL AREA  
B) THE WALL OF THE NEW ADDITION THAT IS ADJACENT TO EXISTING CRANEWAY BLDG. IS  
TO BE CONSTRUCTED OF 4-HR CONSTRUCTION W/ ALL OPENINGS PROTECTED W/ 1-HR  
ASSEMBLIES. OPENINGS SHALL NOT EXCEED 25% OF WALL AREA. WALL SHALL CONTINUE  
AS A PARAPET 30" ABOVE ROOF OF NEW CONSTRUCTION.

87-115676 REV01: 2-HR WALL AND PARAPET OMITTED

PERMIT NO. 94-100448: OCC GRP. B2, TYPE IIN. PROVIDE PARTITIONS TO CREATE OFFICE  
FOR PARTS DEPT. HC UPGRADE. ADJACENT BUILDING ON SEPARATE TAX LOT

PERMIT NO 06-106269 CO. TYPE VB IIB ??

PERMIT NO. 14-185451 CO. TYPE VB, ADJACENT BLDG SE CORNER  
CHANGE OF OCC. OF THEATER STUDIO FROM B2 TO B.

PERMIT NO. 14-239345 CO: NEW RESTROOMS IN MANUFACTURING BLDG. PERMIT EXPIRED,  
RESTROOMS WERE NOT BUILT

PERMIT NO. 254144, 2014: PLUMBING PERMIT FOR RESTROOMS.

PERMIT NO. 16-175243 CO. TENANT IMPROVEMENT: NEW STORAGE ROOM WITHIN EXIST.  
WAREHOUSE & ADD 2ND STORY OFFICE ABOVE EXIST. OFFICE

PERMIT NO. 16-175243 REV 01 CO. T.T.: ADD 2ND FLOOR RESTROOM WITHIN OFFICE

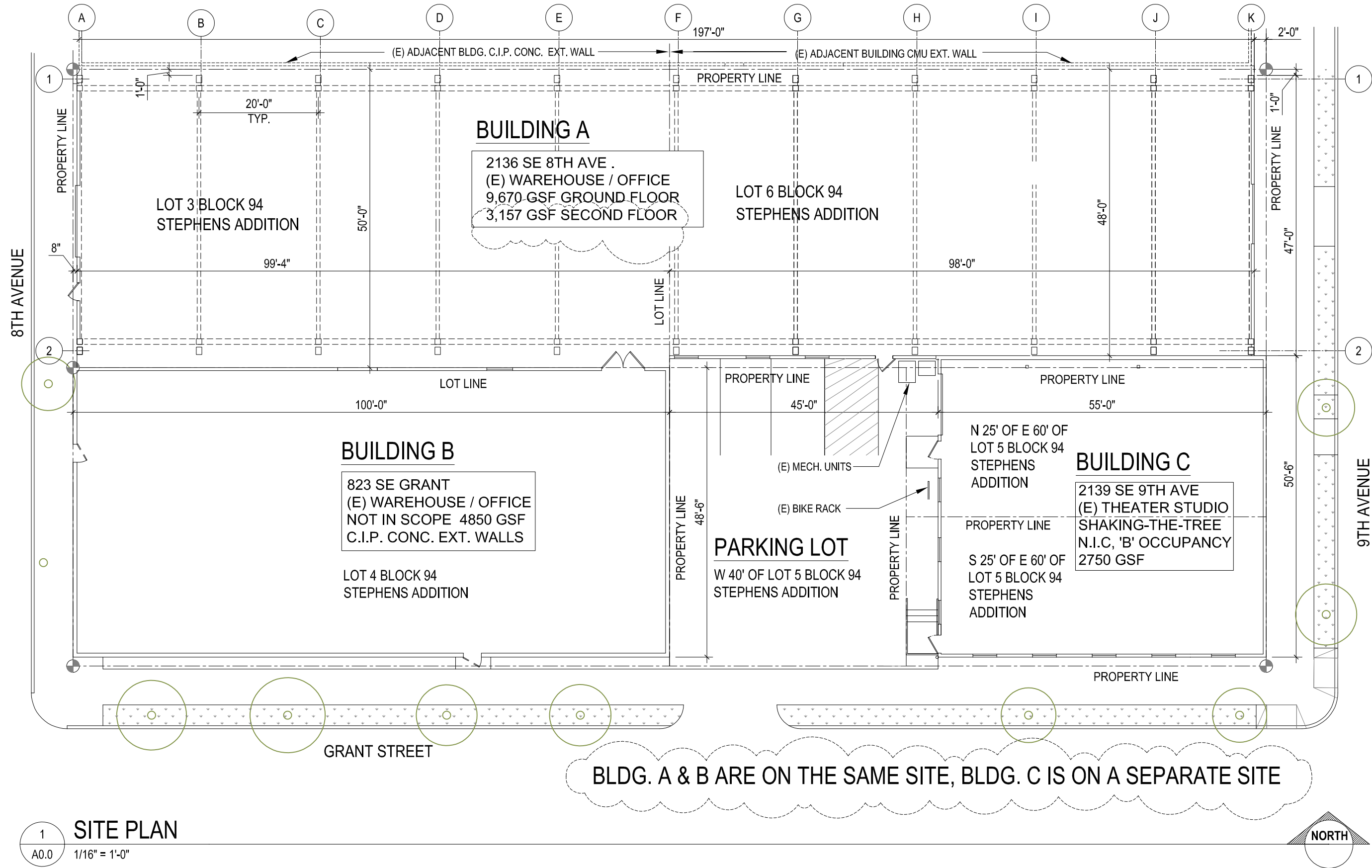
PERMIT NO. 16-175243 REV 02 CO. T.T.: ADD PARTITION WITHIN 2ND STORY OFFICE

SUMMARY:

BUILDING 'B' AND 'C' ARE NOT IN THIS SCOPE OF WORK. BUILDING 'B' IS THE OLDEST  
BUILDING WITH CAST-IN-PLACE CONCRETE EXTERIOR WALLS. IT SITS ON A SEPARATE  
LOT. BUILDING 'A' WAS BUILT LATER AS A HEAVY TIMBER POLE BUILDING. BUILDING C  
WAS BUILT IN 1987 AS AN ADDITION TO BUILDING 'A'.

APPEALS:

REFER TO 'PERMIT HISTORY' FOR HISTORIC APPEALS (119545)  
NO. 12651 (RECONSIDERATION OF 12603)  
ITEM 2. UTILIZE FIRE WALL IDENTIFIED IN APPEAL 119545 AS CURRENT FIRE  
WALL BETWEEN BLDG. 'A' & 'B'. FIRE WALL W/O VERTICAL CONTINUITY.  
GRANTED W/ (E) 30" PARAPET ON LOWER BLDG & PROVIDED INFILLED  
OPENINGS MEET 2 HR FIRE RATING. (E) WINDOW & DOOR IN TI WALL MAY MEET  
1 HR RATING, AS GRANTED IN 7/29/1987 APPEAL.



SCOPE OF WORK

TENANT IMPROVEMENT, NEW PARTITIONS TO CREATE NEW  
STORAGE & MANUFACTURING ROOM WITHIN (E) WAREHOUSE.  
CHANGE OF OCCUPANCY FROM S-1 TO F-1, NO CHANGE IN SQUARE  
FOOTAGE, INCREASE IN OCCUPANT LOAD AS SHOWN

CONTACTS

ARCHITECT:  
CONNECT ARCHITECTURE  
LAURIE SIMPSON 503-367-8057  
laurie@connectarchitecture.us

TENANT:  
CHEFSTABLE LLC  
KURT HUFFMAN 510-229-8755  
2136 SE 8TH AVE.  
PORTLAND, OR 97214

OWNER:  
LINDQUIST DEVELOPMENT  
PO BOX 42135  
PORTLAND, OR 97242

STRUCTURAL ENGINEER:  
DCI ENGINEERS  
921 SW WASHINGTON ST.  
PORTLAND, OR 97205

ZONING

TAX LOT: R275975

ZONE: IG1, PLAN DISTRICT CC

(E) ALLOWED USE: WAREHOUSE W/ ACCESSORY OFFICE

NON CONFORMING UPGRADES NOT REQUIRED

NO NEW PARKING DUE TO BLDG PROXIMITY TO LOT LINES.

SEISMIC

WORK UNDER THIS PERMIT IS WITHIN THE SAME SEISMIC  
HAZARD CLASS AS EXISTING USE SINCE 2004  
TOTAL AREA: 9,670 GSF (31.3 ± 3,223 GSF)  
CHANGED AREA SINCE 2004: ADDITION OF 1,505 GSF 'B' +  
CONVERSION OF 1,558 SF TO 'B' = 3,063 SF (SINCE 2004)  
THIS IS LESS THAN } OF (E) AREA

BUILDING COMPLIANCE

VERIFY ALL EXISTING CONDITIONS & DIMENSIONS  
ALL WORK TO BE PERFORMED TO INDUSTRY STANDARDS  
& MEET ALL APPLICABLE CODES:  
2014 OREGON STRUCTURAL SPECIALTY CODE  
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE  
2014 OREGON MECHANICAL SPECIALTY CODE  
2017 OREGON ELECTRICAL SPECIALTY CODE  
2017 OREGON PLUMBING SPECIALTY CODE  
ALL APPLICABLE CITY CODES  
AMERICANS WITH DISABILITIES ACT

SEPARATE PERMITS

MECHANICAL PERMIT FOR DUST MITIGATION SYSTEM

AREAS & TYPE OF CONSTRUCTION

TYPE VB CONSTRUCTION, 2-STORY  
OCCUPANCY B, S-1, F-1

EXISTING / PROPOSED BUILDING 'A' AREA  
GROUND FLOOR: 9,670 GSF (INCL. 1,558 GSF OFFICE)  
SECOND STORY: 36'-6" X 41' = 1,505 GSF OFFICE  
EXIST. AREA = 11,170 GSF

ALLOWABLE BUILDING AREA:  
GROUP 'S-1': 9,000 SF, 1 STORY  
GROUP 'B': 9,000 SF, 2 STORIES.  
GROUP 'F-1': 8,500 SF, 1 STORY  
AREA INCREASE = (139/488 - 0.25) 30/30 = .035  
ALLOWABLE AREA = 8,500 x (8,500 x .035) = 8,798 SF PER STORY  
THE EXISTING BUILDING HISTORICALLY EXCEEDS THE  
ALLOWABLE AREA & WILL BE ALLOWED TO REMAIN FOR THIS  
USE & OCCUPANCY PER THE CITY

OCCUPANT LOAD

EXISTING OCCUPANT LOAD:  
FIRST FLOOR: 17.9 (B) + 14 (S-1) = 31.9  
SECOND FLOOR: 15 (B)  
47 TOTAL OCCUPANTS  
PRIOR TO 2014, BUILDING 'A' WAS CLASSIFIED AS 'I-4'

PROPOSED OCCUPANT LOAD:  
FIRST FLOOR: 17.9 (B) + 3.8 (S-1) + 25 (F-1) = 51.7  
SECOND FLOOR: 15 (B)  
66.7 TOTAL OCCUPANTS

NO SEPARATION REQUIRED 'S-1' (F-1) & 'B'

EXIST. OCC. LOAD OF BLDG 'A' PRIOR TO 2014, AS STEEL  
WAREHOUSE / FAB.  
9,670 GSF / 100 (F-1) = 96.7 OCCUPANTS

EXITING

REQUIRED EGRESS WIDTH FOR STAIRWAYS: 3' MIN.

REQUIRED EGRESS WIDTH: 3' MIN.

2 EXTERIOR EXITS W/ ILLUMINATED EXIT SIGNS REQUIRED

EMERGENCY EGRESS LIGHTING AS SHOWN. LIGHTING WILL BE FIELD  
TESTED FOR CONFORMANCE WITH THE PERFORMANCE REQUIREMENTS  
OF 1006.4

COMMON PATH OF TRAVEL DOES NOT EXCEED 100'

EXIT ACCESS TRAVEL DISTANCE DOES NOT EXCEED 200'

FIRE PROTECTION

(E) ADDRESS NUMBERS APPROVED BY FIRE MARSHAL

ELEC / MECH RMS IDENTIFIED IN AN APPROVED MANNER

IF ECONOMIC FACTORS DICTATE A CHANGE IN WAREHOUSE /  
STORAGE AREA OR COMMODITY TYPE, PRIOR APPROVAL FROM  
FIRE MARSHAL'S OFF. WILL BE OBTAINED BEFORE COMMENCING  
THE CHANGE. NOT USED FOR HIGH PILED STORAGE

SPRINKLERS & FIRE ALARM NOT REQUIRED

SMOKE DETECTORS & FIRE EXTINGUISHERS PER OFC

NEW STORAGE TO COMPLY W/ PFC, CHAPTER 32, HIGH PILED STORAGE

PFC CH22, COMBUSTIBLE DUST: COMPLY WITH THIS SECTION. SMOKING  
OR USE OF HEATING OR OTHER DEVICES EMPLOYING AN OPEN FLAME,  
PROHIBITED IN AREAS WHERE COMBUSTIBLE DUST IS GENERATED,  
STORED, MANUFACTURED, OR PROCESSED OR HANDLED.

903.2.4.1: AREA FOR WOODWORKING OPERATIONS IS LESS THAN 2,500 SF.

DOOR SCHEDULE

102: 6' X 7' DOUBLE DOORS, OFFICE LOCKSET, LEVER HANDLES

103: 3' X 7' INTERIOR DOOR, LEVER HANDLES, RESTROOM LOCKSET & SIGNAGE

104: EXISTING 3' X 7' EXTERIOR DOOR, LEVER HANDLES

NUMBER OF PLUMBING FIXTURES

'S-1' OCC: 22.3/100 = 22 WC & LAV, 'B' OCCUPANCY: 32.9 / 25 = 1.3 WC & LAV  
2 UNSEX RESTROOMS REQUIRED, 3 PROVIDED

MECH / PLUB / ELEC & ENERGY CODE

LIGHTING  
NO CHANGES EXCEPT LESS THAN 11 NEW FIXTURES

MECHANICAL  
(E) SYSTEM, NO CHANGES

OREGON ENERGY CODE - OVERALL BUILDING  
NEW CONSTRUCTION TO COMPLY W/ THE OEECC, EXCEPT IT NEED NOT COMPLY, PROVIDED THE ENERGY USE OF  
THE BLDG. IS NOT INCREASED, AS FOLLOWS:  
1. LESS THAN 25% OF GLAZING REPLACED IN ANY GIVEN WALL, NEW GLAZING SHALL HAVE A U-FACTOR &  
SHGC EQUAL TO OR BETTER THAN THE EXIST. BLDG.  
2. GLASS ONLY REPLACEMENT IN EXIST. FRAMES DOES NOT REQUIRE COMPLIANCE  
3. EXIST. EXT. WALL, CLG. & FLOOR CAVITIES THAT ARE EXPOSED DO NOT REQUIRE FULL COMPLIANCE,  
PROVIDED THE CAVITIES ARE FILLED W/ INSULATION  
4. CONSTRUCTION, WHERE THE EXIST. ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED, DO NOT REQUIRE  
COMPLIANCE  
5. LESS THAN 10% OR 10 OF THE LIGHT FIXTURES ARE BEING REPLACED, THUS DO NOT REQUIRE  
COMPLIANCE, PROVIDED THAT SUCH ALTERATIONS DO NOT INCREASE THE INSTALLED INTERIOR  
POWER.  
6. WHERE REPLACING ONLY THE BULB OR BALLAST WITHIN UP TO 50% OF EXISTING LUMINAIRES,  
PROVIDED THE ALTERATION DOES NOT INCREASE THE INSTALLED INT. LIGHTING POWER (NOT INCL. ROUTINE  
MAINTENANCE & REPAIR).

LESS THAN 10% OF THE LUMINAIRES, OR LESS THAN 10 FIXTURES, WILL BE REPLACED. NO NEW FIXTURES WILL BE  
ADDED.  
AT THIS TIME, THE TENANT IS NOT INCREASING THE HEATING / COOLING CAPACITY OF NON CONDITIONED SPACE.  
(E) HEATING WILL BE RETAINED W/ NO CHANGES TO THE HEATING SYSTEM. HOWEVER, THE TENANT IS FOLLOWING  
THE PRESCRIPTIVE PATH FOR THE FOLLOWING NEW BLDG. COMPONENTS:  
U-VALUES FOR NEW GLAZING ADJACENT TO DOOR: 102 = .35, S.H.G.C. = .4  
U-VALUE FOR DOOR 102 = .46  
MAX. INFILTRATION RATES IN ABOVE DOOR & WINDOW = .30 CFM / SF  
NFRC 400 & ASTM E 283  
R-21 INSULATION WITHIN CAVITY OF INTERIOR PERIMETER WALLS SEPARATING FUTURE HEATED SPACE FROM  
UNHEATED SPACE  
R-38 INSULATION WITHIN CAVITY OF NEW FRAMED CEILING  
IF REQUIRED, ENERGY CODE COMPLIANCE FORMS ON NEW & ALTERED LIGHTING WILL BE AVAILABLE ON SITE FOR  
REVIEW BY INSPECTOR.

ACCESSIBILITY

LEVER HANDLES  
ADA RESTROOM  
ADA PARKING (2015 PERMIT)  
WORK EXCEEDS 25% OF OVERALL BUDGET

SEPARATE PERMITS

PLUMBING  
MECHANICAL, INCL. RESTROOM FAN / VENTS & ANY CHANGES TO THE HVAC  
ELECTRICAL

KEY

(E) PARTITION

NEW PARTITION, 2X6 16" O.C.

NEW 2X4 PARTITION, 16" O.C. 8' TALL

NEW 1-HR FIRE BARRIER

(E) 3' W DOOR

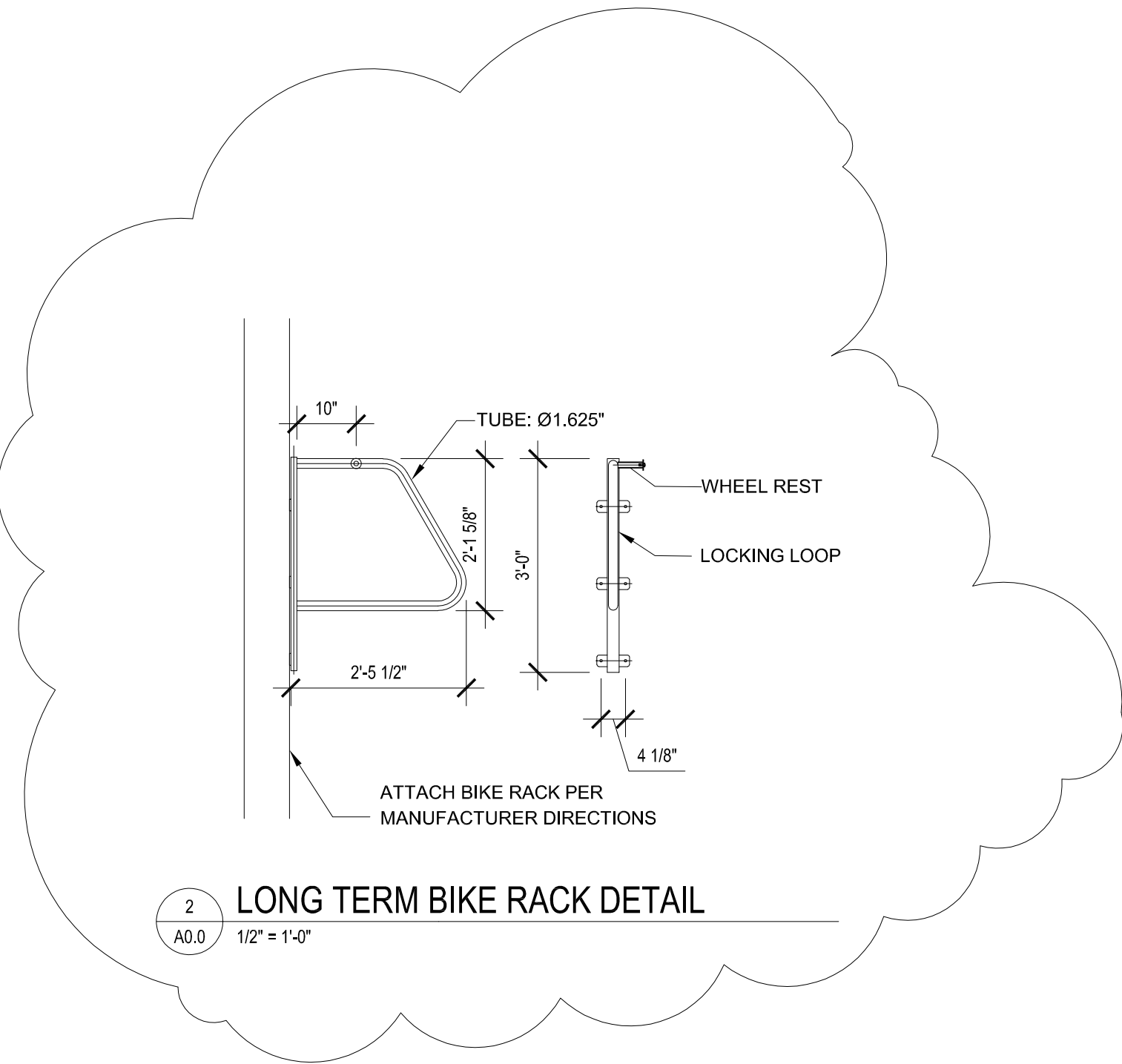
NEW 3' W DOOR

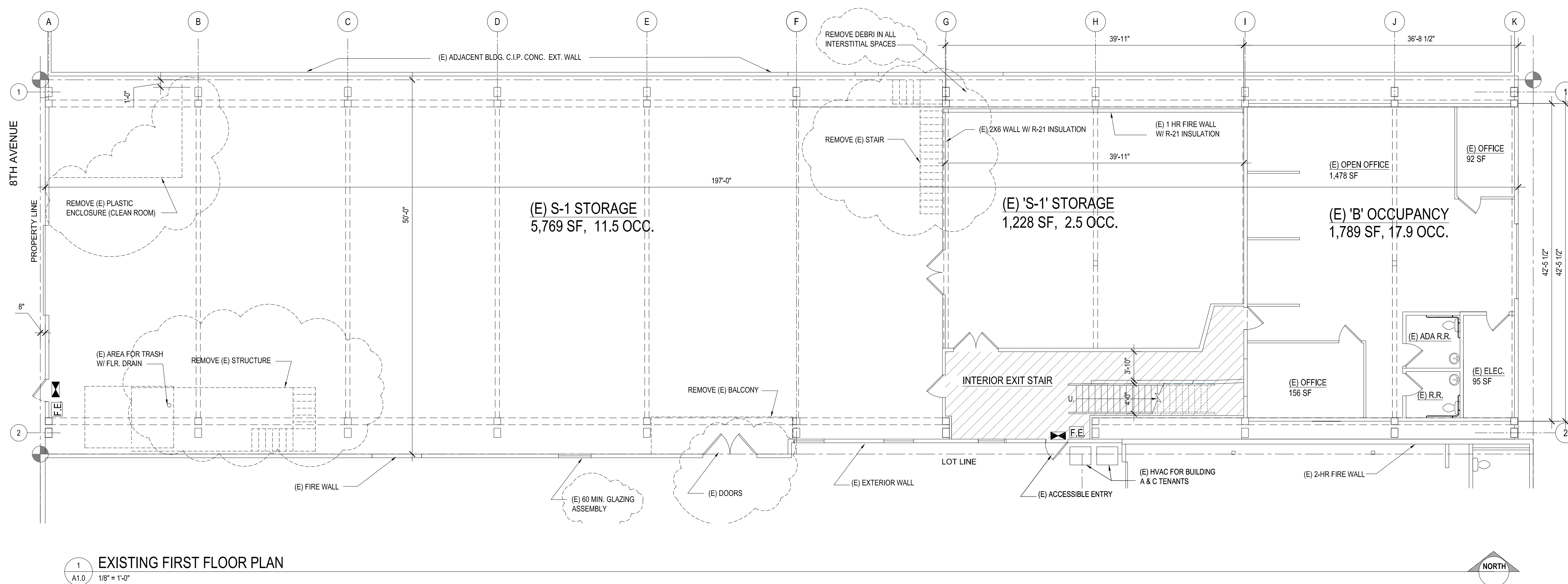
ILLUMINATED EXIT SIGN WITH 90 MIN. BATTERY BACKUP

FIRE EXTINGUISHER

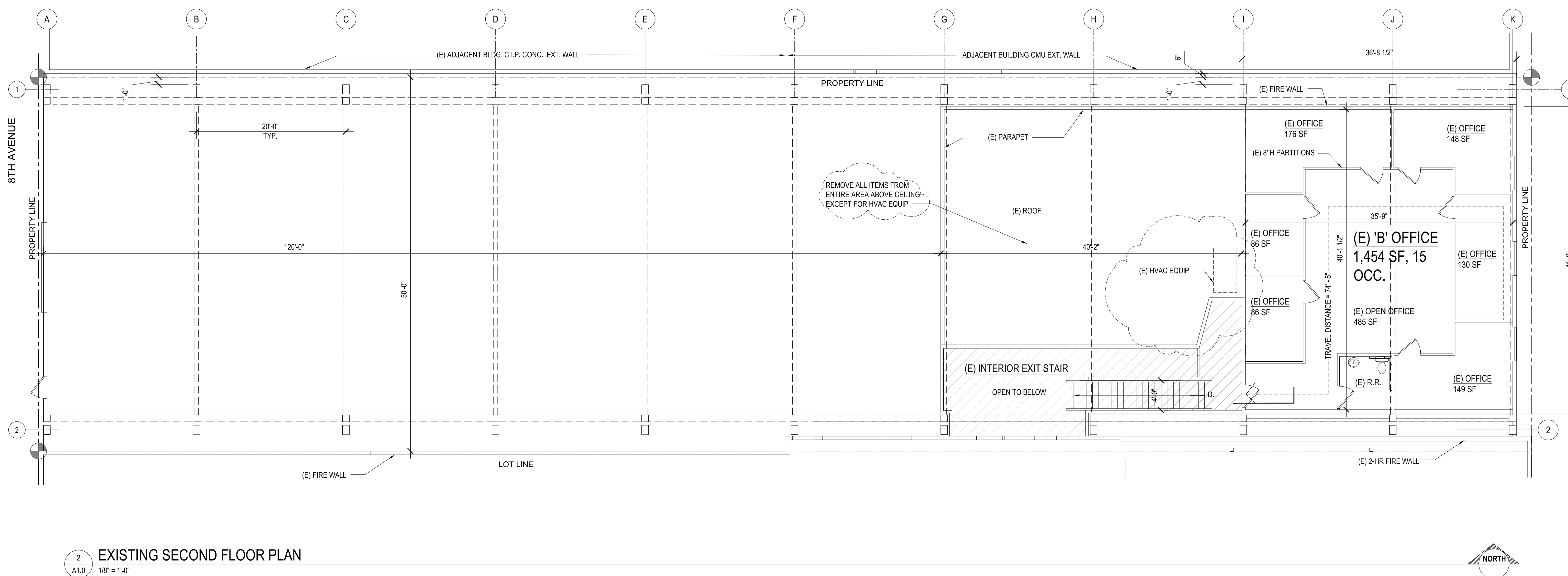
EGRESS LIGHTING W/ 90 MIN. BATTERY BACKUP. ILLUMINATION  
WILL NOT BE LESS THAN 1 FC AT WALKING SURFACES.

EMERGENCY LIGHT FIXTURE W/ 90 MIN. BATTERY BACKUP





### EXISTING FIRST FLOOR PLAN



### EXISTING SECOND FLOOR PLAN

## CONNECT ARCHITECTURE

4072 N. WILLIAMS, SUITE A  
PORTLAND, OREGON 97227  
503-367-8057

## CHEFSTABLE PHASE 4 WAREHOUSE TENANT IMPROVEMENT

2136 SE 8th Portland, Oregon

DRAWING TITLE

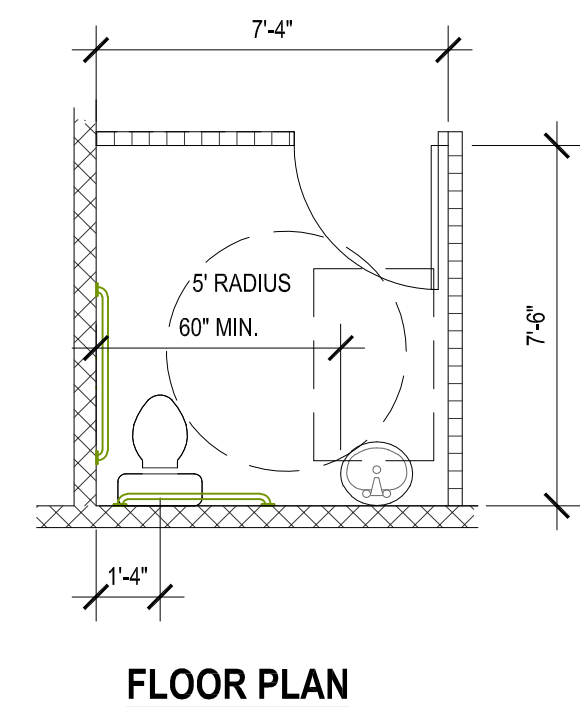
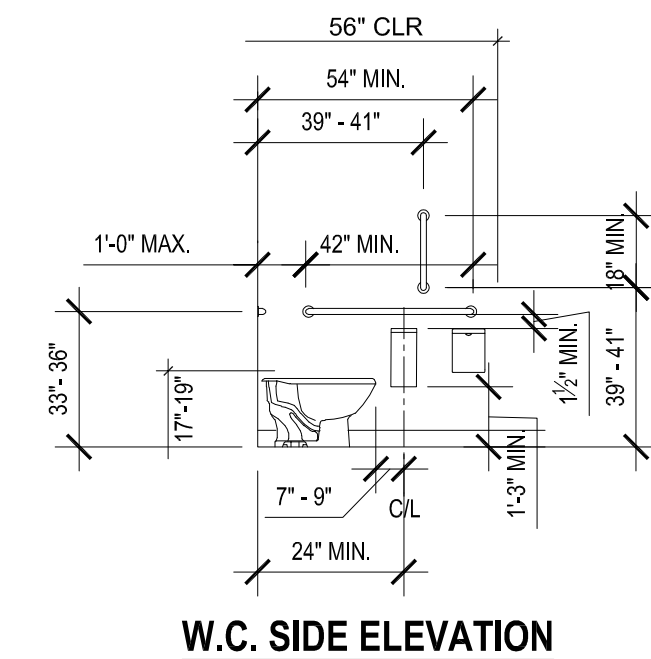
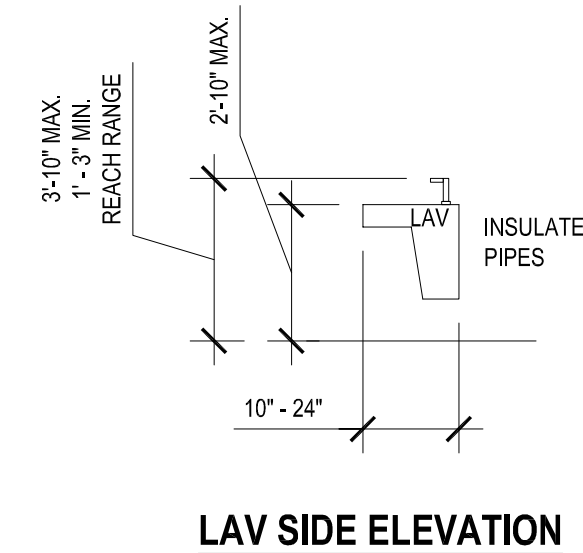
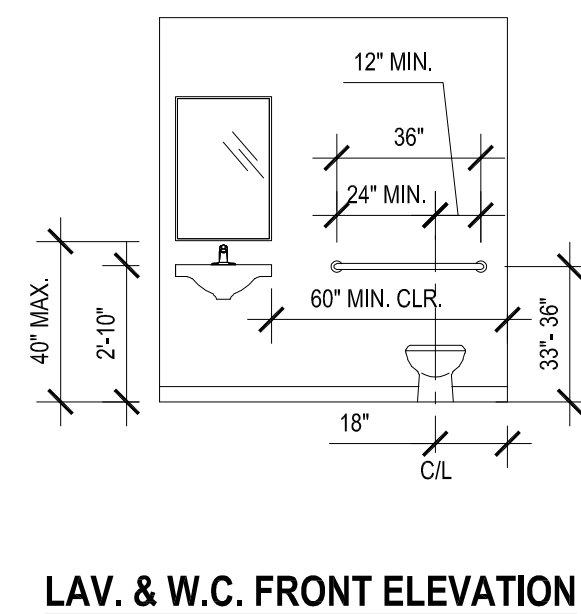
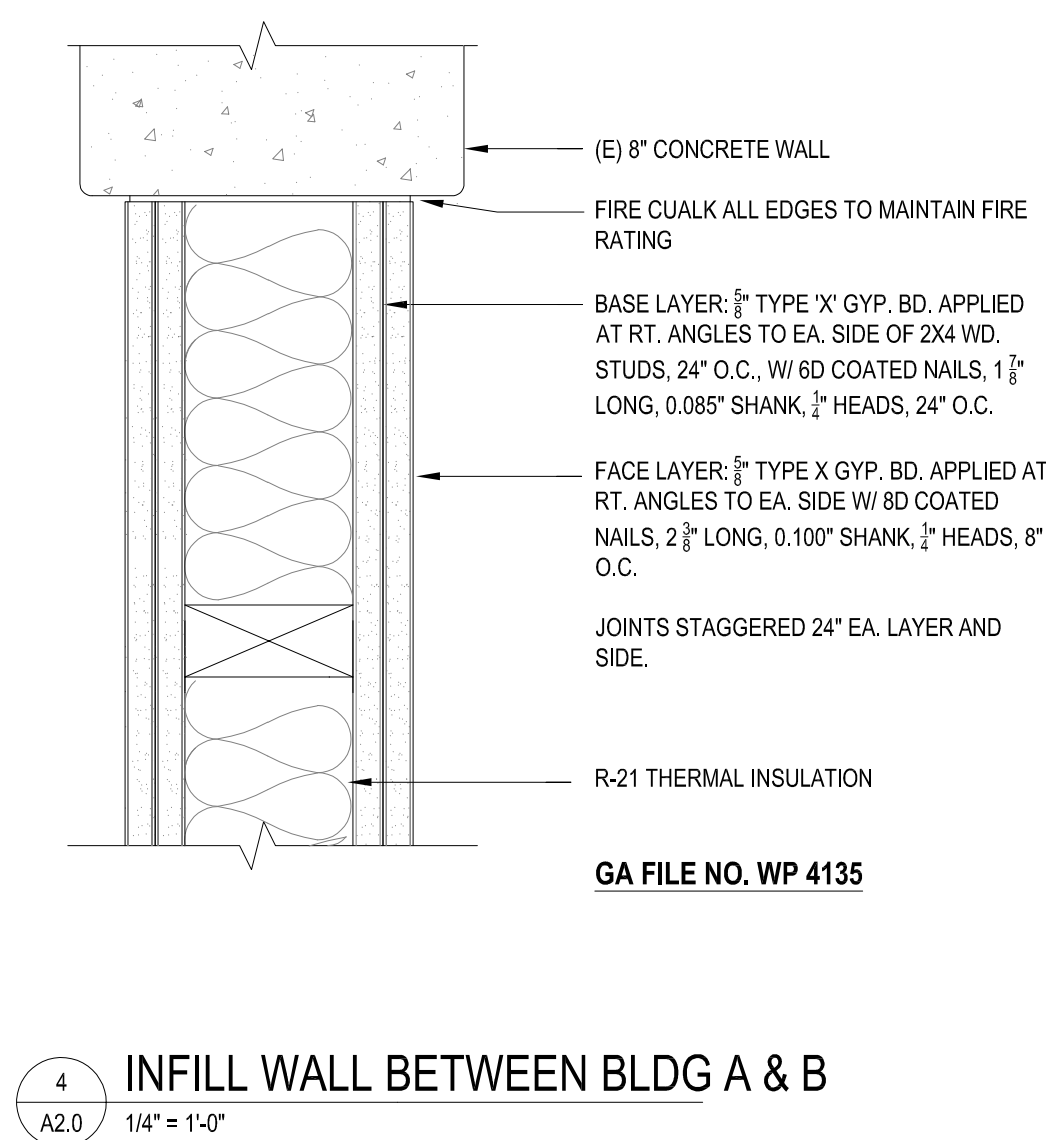
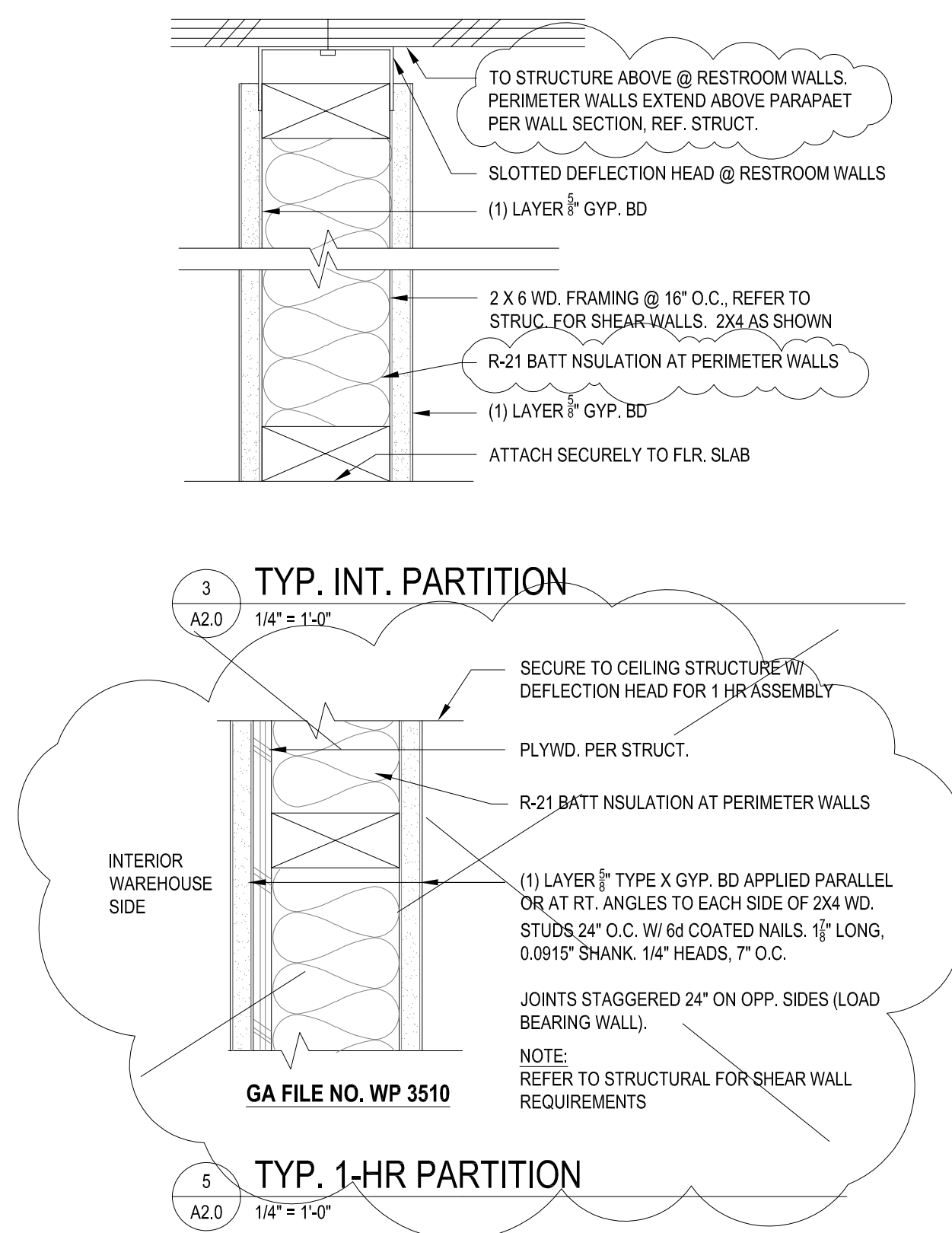
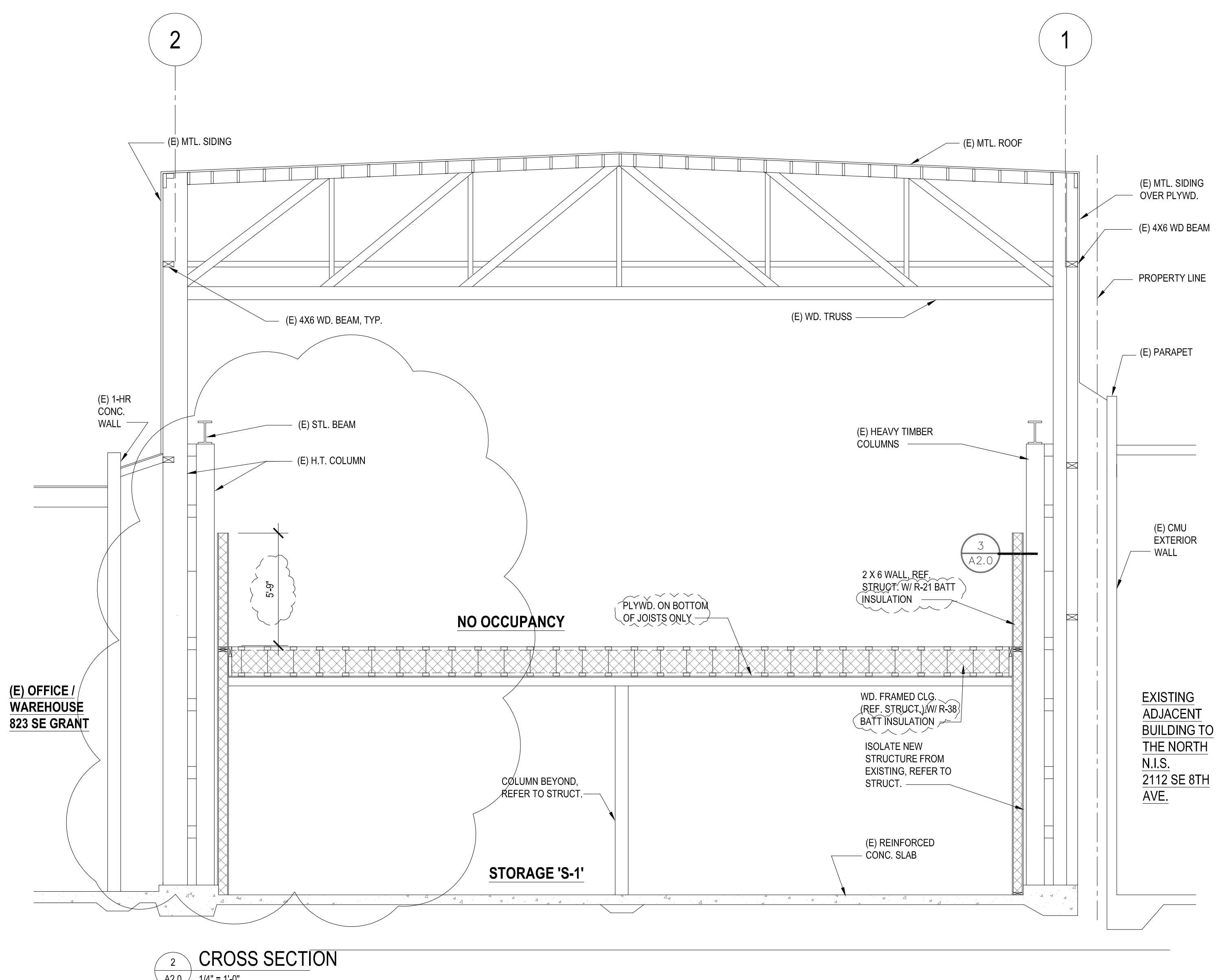
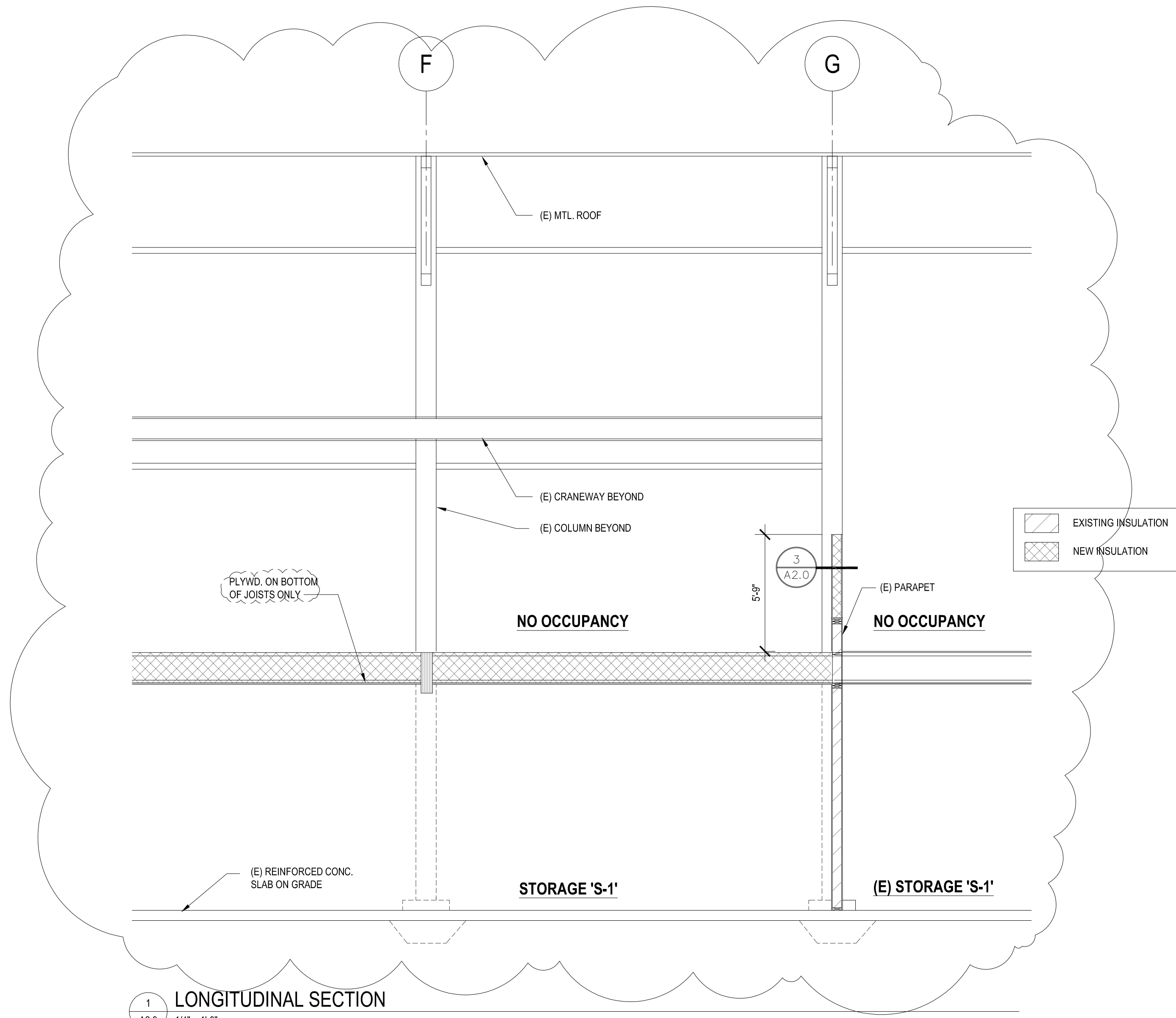
## EXISTING FLOOR PLANS

PROJECT NO.	1806
ISSUE DATE	07.26.18
REVISIONS	1.28.19
REVISIONS	4.23.19 & 8.5.19
REVISIONS	9.01.19

PERMIT SET

## A1.0

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CONNECT ARCHITECTURE

4072 N. WILLIAMS, SUITE A  
PORTLAND, OREGON 97227  
503-367-8057

CHEFSTABLE PHASE 4  
WAREHOUSE TENANT IMPROVEMENT

2138 SE 8th Portland, Oregon

DRAWING TITLE

BUILDING SECTIONS  
ADA RESTROOMS  
DETAILS

PROJECT NO.	1806
ISSUE DATE	07.26.18
REVISIONS	1.28.19
REVISIONS	4.23.19 & 8.5.19
REVISIONS	9.01.19

PERMIT SET

A2.0