

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

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 503, Allowable Building Heights and Areas
Requires	This 11,170 sf Type VB building has the following max. allowable areas: Group 'S-1' & 'B' (8,670 gsf) = 9,000 sf x .035 = 9,315 sf Group 'F-1' (2,497 gsf) = 8,500 sf x .035 = 8,798 sf (the area increase due to frontages = .035)
Proposed Design	The existing building was classified as an 'F-1' occupancy (steel manufacturing & 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.
Reason for alternative	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

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, call (503) 823-7300 or come in to the Development Services Center.

PERMIT HISTORY:

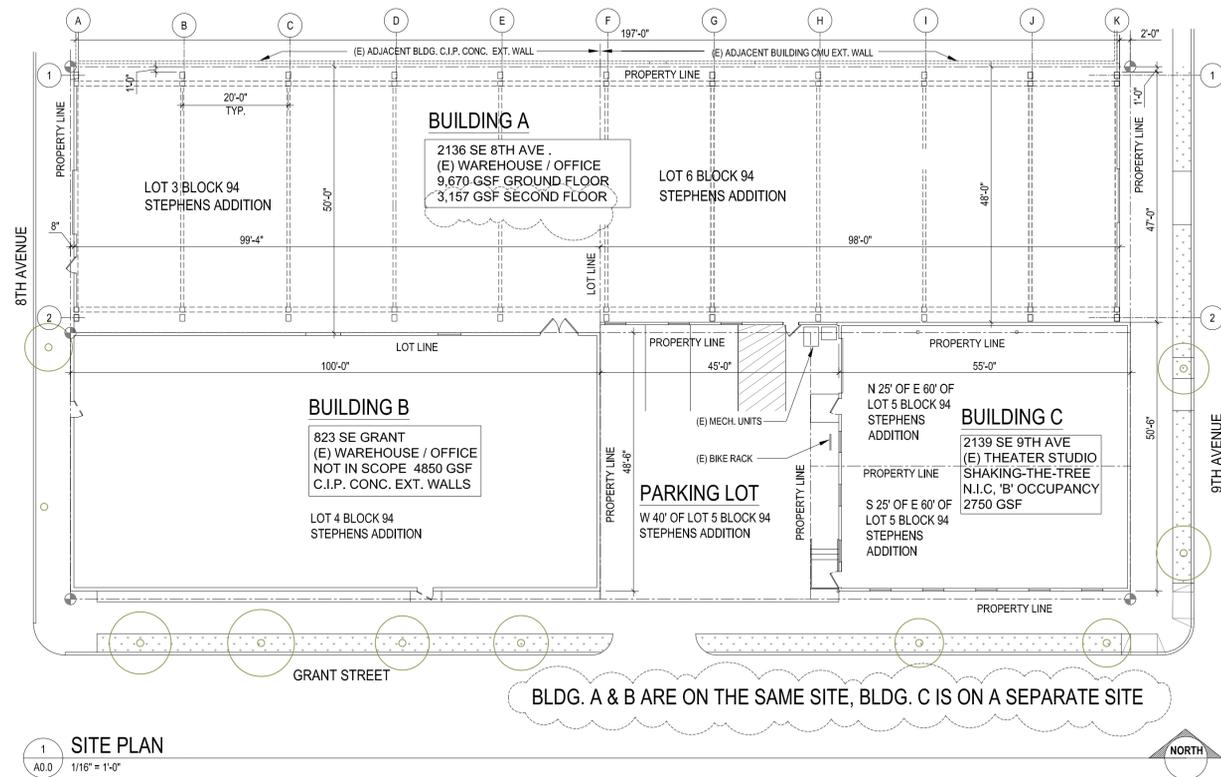
PERMIT NO 238426, 1937: 1 STORY, CLASS 6, GRADE 2 SHOP, MACHINERY REPAIR SHOP
 PERMIT NO 290037, 1947: 1 STORY, CLASS VI, GRADE 7 SHOP WHSE. ENLARGE OFFICE
 PERMIT NO 454065, 1970: ADJACENT BUILDING SW CORNER 2 STORY, TYPE V, GROUP F2, F.D.4 ENLARGE FIRST FLOOR PARTS OFFICE, EXTEND SECOND FLOOR, RELOCATE STAIR TO SECOND FLOOR, ADD TOILET, ETC
 PERMIT NO 469499, 1972: TYPE III, GROUP F2, E2, F.D.4 CONSTRUCT FLAMMABLE LIQUID STORAGE ROOM
 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 OFCS.
 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: 2HR 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.I.: 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/ VERTICAL CONTINUITY. GRANTED W/ (E) 30" PARAPET ON LOWER BLDG & PROVIDED INFILLED OPENINGS MEET 2 HR FIRE RATING. (E) WINDOW & DOOR IN T1 WALL MAY MEET 1 HR RATING, AS GRANTED IN 7/29/1987 APPEAL.



BLDG. A & B ARE ON THE SAME SITE, BLDG. C IS ON A SEPARATE SITE

1 SITE PLAN
 A0.0 1/16" = 1'-0"

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 (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 1/3 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 = 11,175 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 + (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 'H-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 RIMS 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 O.E.E.C.S. 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 CJS. & 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, THIS DOES NOT REQUIRE COMPLIANCE, PROVIDED THAT SUCH ALTERATIONS DO NOT INCREASE THE INSTALLED INTERIOR LIGHTING 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

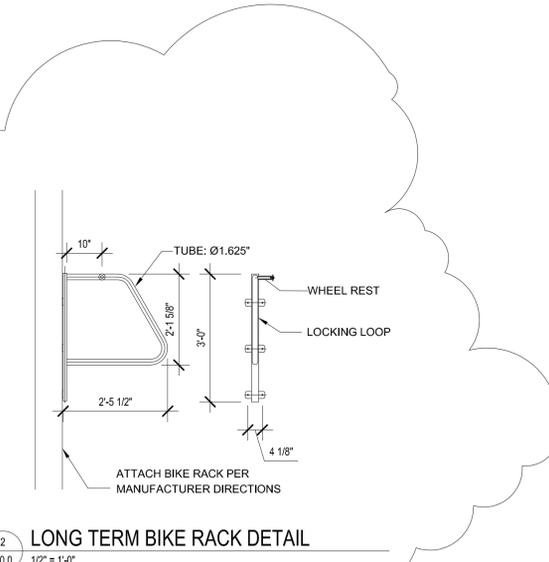
LEVER HANDLES
 ADA RESTROOM
 ADA PARKING (2015 PERMIT)
 WORK EXCEEDS 25% OF OVERALL BUDGET

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



2 LONG TERM BIKE RACK DETAIL
 A0.0 1/2" = 1'-0"



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

CHEFSTABLE PHASE 4
 WAREHOUSE TENANT IMPROVEMENT

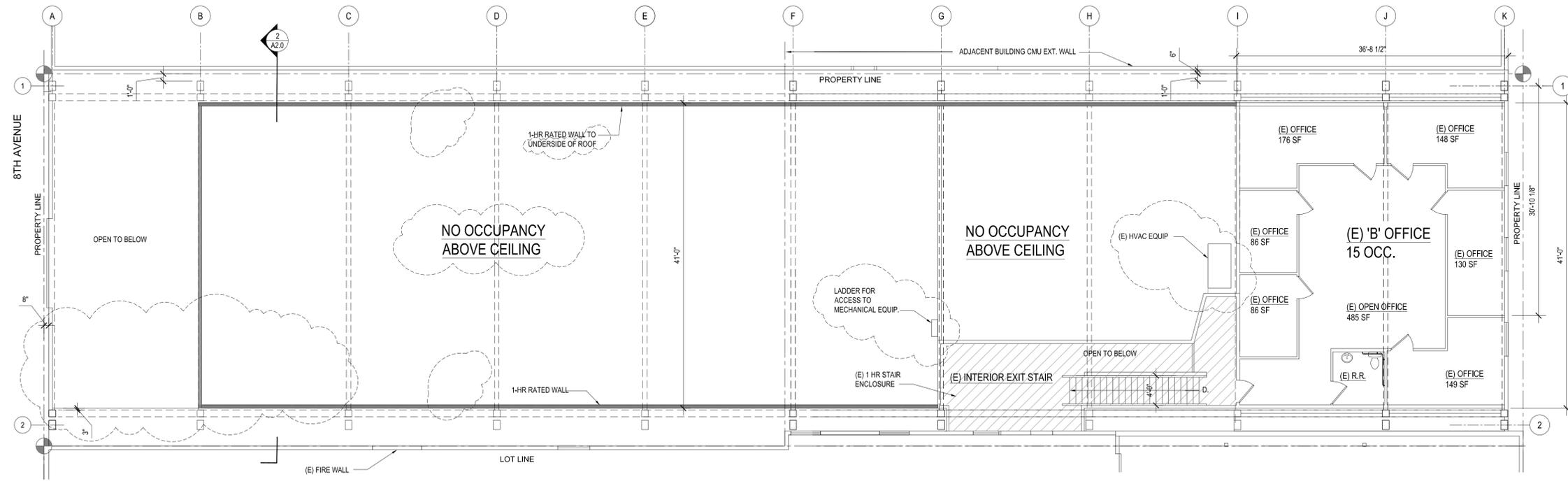
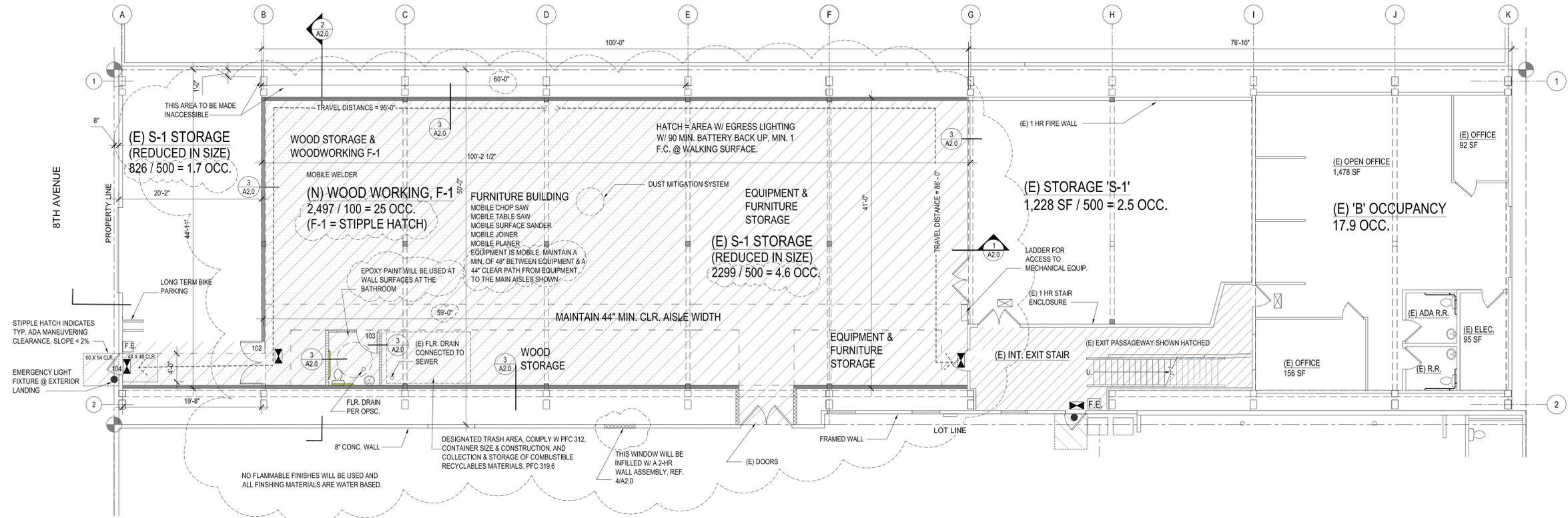
2136 SE 8th - Portland, Oregon

DRAWING TITLE
**SITE PLAN
 CODE SUMMARY
 PROJECT INFO**

PROJECT NO. 1906
 ISSUE DATE 07.28.18
 REVISIONS 1.28.18
 REVISIONS 4.23.19 & 8.5.19
 REVISIONS 9.01.19

PERMIT SET

A0.0



CONNECT ARCHITECTURE

4072 N. WILLIAMS, SUITE A
PORTLAND, OREGON 97227
503-367-9057

CHEFSTABLE PHASE 4
WAREHOUSE TENANT IMPROVEMENT

2138 SE 8th Portland, Oregon

DRAWING TITLE
PROPOSED FLOOR PLANS

PROJECT NO. 1906
ISSUE DATE 07.26.18
REVISIONS 1.28.19
REVISIONS 4.23.19 & 6.5.19
REVISIONS 9.01.19

PERMIT SET

A1.1

