

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 21866

Appeal ID: 21927

Project Address: 2735 NE 82nd Ave

Hearing Date: 9/25/19

Appellant Name: Tom Jaleski

Case No.: B-019

Appellant Phone: 503.488.5651

Appeal Type: Building

Plans Examiner/Inspector: John Cooley

Project Type: commercial

Stories: 2 **Occupancy:** A-1, A-2, A-3, A-4, B, E, S-1

Construction Type: II-B

Building/Business Name: Madison High School

Fire Sprinklers: Yes - Throughout

Appeal Involves: Addition to an existing structure, Reconsideration of appeal

LUR or Permit Application No.: 19-116412-STR-01-CO

Plan Submitted Option: pdf [File 1]

Proposed use: High School

APPEAL INFORMATION SHEET

Appeal item 1

Code Section §1028.2 Assembly Main Exit

Requires

In a building, room or space used for assembly purposes that has an occupant load of greater than 300 and is provided with a main exit, the main exit shall be of sufficient width to accommodate not less than one-half of the occupant load, but such width shall not be less than the total required width of all means of egress leading to the exit. Where the building is classified as a Group A occupancy, the main exit shall front on at least one street or an unoccupied space of not less than 10 feet (3048 mm) in width that adjoins a street or public way. In a building, room or space used for assembly purposes where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

Proposed Design

Madison High School will feature a Gym Building of new construction. The building is two-stories plus a mezzanine with two assembly spaces on Level G2, the Main Gym and the Auxiliary Gym. These gyms will have a combined occupant load of over 300 occupants. The strategy for calculating the occupant load in the gyms was documented and approved in Appeal ID 21879 Item 4.

Per §1028.2, these assembly spaces must be provided with a main exit. This is typically accomplished through the main entrance, as there is a tendency for occupants to exit the same way they entered the space. During assembly events, the design has two points of entry; it is proposed that the two points of entry serve as two main exits for the assembly occupants. The main exits for assembly occupants are:

- Down Stair S8 through the South Entrance/Exit Door on Level G1.
- Directly out through the doors of the West Entrance/Exit Door on Level G2.

Reason for alternative REASON FOR ALTERNATE

The proposed strategy accommodates the anticipated behavior of occupants in the Gym Building during an emergency scenario. Since event access is provided from the South Entrance on Level G1 and the West Entrance on Level G2, it is proposed that both exits serve as main exits and collectively accommodate the egress of 50% of the assembly occupants. Assembly occupants will be familiar with both main exits since both entrances serve as main entrances:

- The South and West entrances are available from two separate parking lots. Therefore, it is anticipated that both entrances would be used by and familiar to the assembly occupants.
- From these entrances, occupants converge in one area on Level G2. This corridor area serves as the overall main entrance to both gyms and also houses the Restrooms and Concessions. Occupants will likely frequent this space throughout the event which will give them direct visual access to both exits, no matter which entrance they entered through.
- From the corridor area, access to each exit (west doors or Stair S8) is within ~50 feet.

In these ways, the proposed design provides an equivalent level of life safety protection and meets the intent of the code provision for a main exit.

As well, in accordance with §1028.3, the remaining exits on Level G2 are distributed around the perimeter and accommodate the egress of the remaining 50% of the assembly exits. These exits, along with the exits on Level G1, also accommodate the egress of all other Gym Building occupants. In both conditions, egress width is calculated as though both gymnasiums will be occupied at the same time, as well as non-assembly spaces. As such, both conditions provide egress capacity for the most stringent occupant load calculation in the space.

ACCESSIBILITY CONSIDERATIONS

Accessible access and egress will be provided prescriptively for the Gym Building without requiring travel through the Main Building. Both the West and South entrances will be made accessible, which exceeds the requirements of §1105.1 for 60% accessible entrances. Both main exits are also accessible, meeting the §1007.1 requirement for two accessible means of egress from the building.

Due to the existing extreme slope of the site conditions, the accessible routes to both Main Entrances are provided from the southeast parking lot; the northwest parking lot does not provide an accessible route to the Gym Building. Both parking lots will provide the minimum number of accessible spaces required by Table 1106.1 as prescriptively required.

From the northwest parking lot,

- There is not an accessible route to the Gym building's main entrances, neither directly down the west side nor around the site to the east. The west side grading is extreme (see attached perspective sketch).
- The public sidewalk is the only available route and it exceeds 5% slope.

From the southeast parking lot,

- An accessible route is available to the South Entrance currently.
- An accessible route to the West Entrance will be provided through a vertical platform lift meeting §1007.5 and §1109.8 Items 9 and 10.

SUMMARY

In summary, the proposed design meets the main exit provisions of §1028.2 equivalently by providing two main exits in response to the use of two main entrances. All other requirements for exit capacity of assembly occupants, as well as accessible entrance and egress requirements, are met prescriptively for both conditions.

Therefore, due to the anticipated use of the Gym Building during assembly events, it is requested that the two main entrances both be allowed to serve in combination as the main exit.

E02-029AMHS AppealGym Egress Attachment Reconsideration includes:

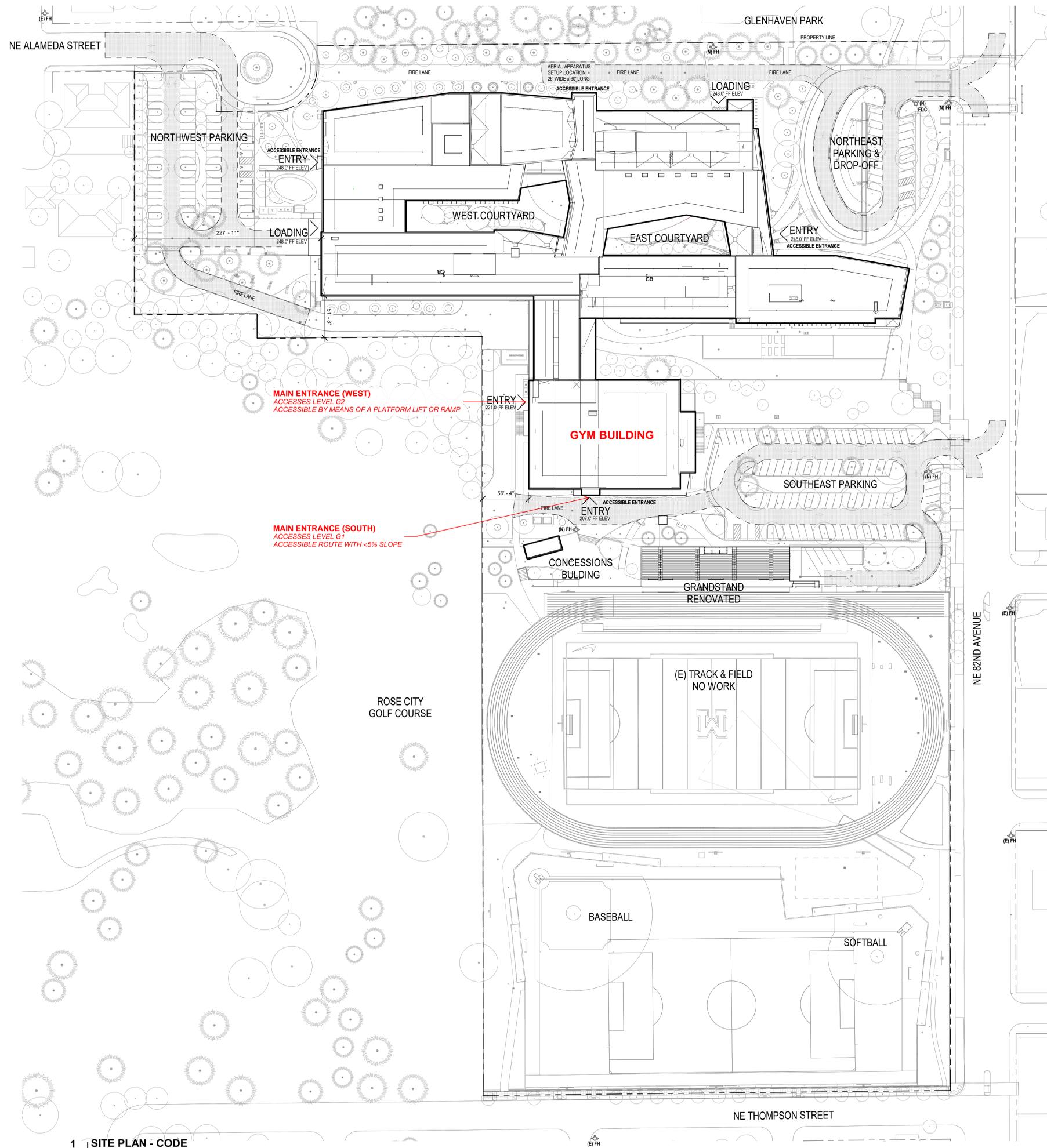
- Site Plan indicating the Main Entrances (1 sheet)
- Floor Plans indicating the proposed distribution of exit capacity between the Main Exits and other assembly exits (2 sheets)
- Site Plan showing extreme grading conditions (1 sheet)
- Perspective from west showing extreme grading conditions (1 sheet)
- Enlarged Site Plan at west showing proposed design for accessible route (1 sheet)
- Lift cutsheet (1 sheet)

APPEAL DECISION

Assembly occupancy with 2 main exits: 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.



Stamp

Key Plan

FOR REFERENCE ONLY

Project Owner:
PORTLAND PUBLIC SCHOOLS



Project Name:
MADISON HIGH SCHOOL

Project Address:
**2735 NE 82ND AVE.
PORTLAND, OR 97220**

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Revisions to Sheet	No.	Revision	Date

Status: **PACKAGE 2 PERMIT SET**

Date: **05/24/2019**

Sheet Title
CODE SITE PLAN

Sheet No.

A0.30

Job No.

4722-01

plotted: 5/30/2019 3:04:59 PM



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FOR REFERENCE ONLY

Key Plan

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Project Name:
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Revisions to Sheet

No.	Revision	Date

Status: **PACKAGE 2 PERMIT SET**

Date: **05/24/2019**

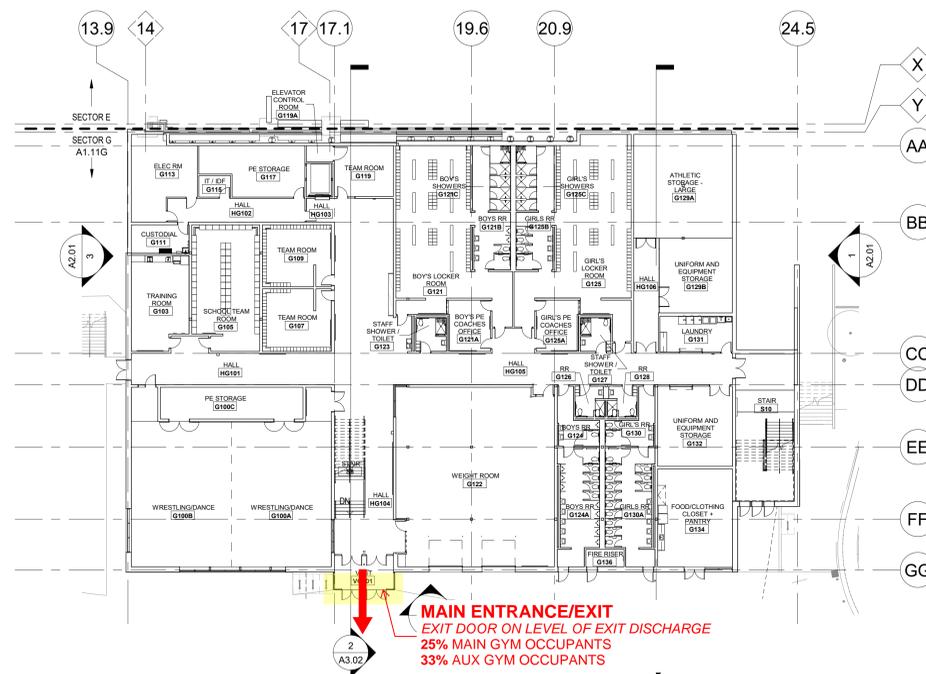
Sheet Title
**LEVEL G1
FLOOR PLAN**

Sheet No.

A1.01

Job No.

4722-01



1 | LEVEL G1 FLOOR PLAN
A1.01 3/64" = 1'-0"



CONDITION 2: LARGE EVENT

The Gym Building has two Main Exits in this condition.

The exit access stairway on Level G2 has capacity to accommodate the assembly occupants from the Auxiliary and Main Gyms traveling to the Main Exit on Level G1.

The Main Exit on Level G2 has capacity to accommodate 25% of the assembly occupants from the Main Gym and 66% of the assembly occupants from the Auxiliary Gym.

Due to the sloped site conditions, Level G2 does not have an accessible route to the public way. Instead, four spaces that meet the size requirements for exterior areas of assisted rescue are located adjacent to the exit door.

In accordance with §1029.3, other exits for the Main Gym are distributed around the perimeter of the room and have the capacity to serve the remaining 50% of the assembly occupants. All non-assembly occupants on Level G1 are served by exits other than the Main Exit on Level G1.

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FOR REFERENCE ONLY

Key Plan

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Revisions to Sheet

No.	Revision	Date

Status: **PACKAGE 2 PERMIT SET**

Date: **05/24/2019**

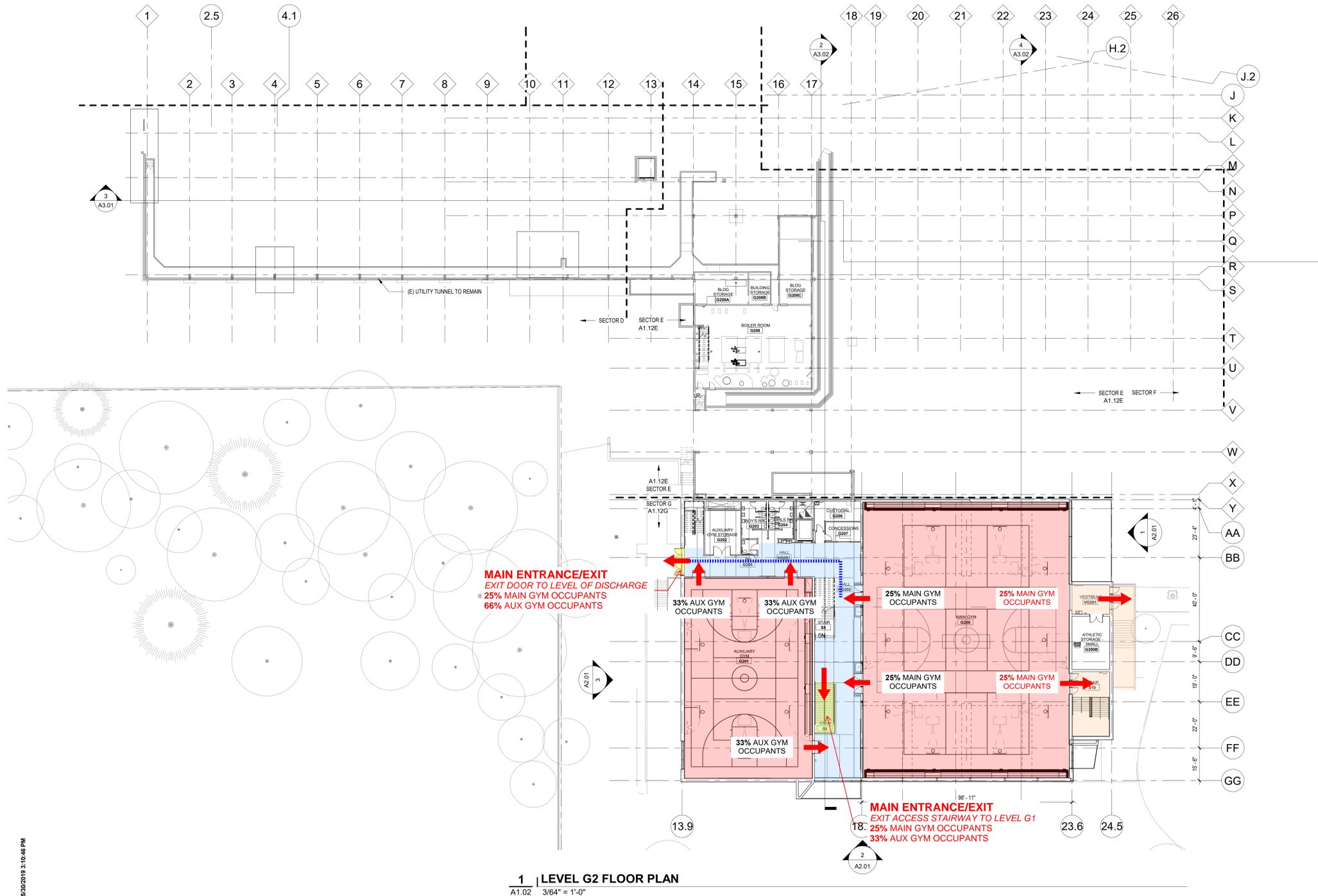
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**LEVEL G2
FLOOR PLAN**

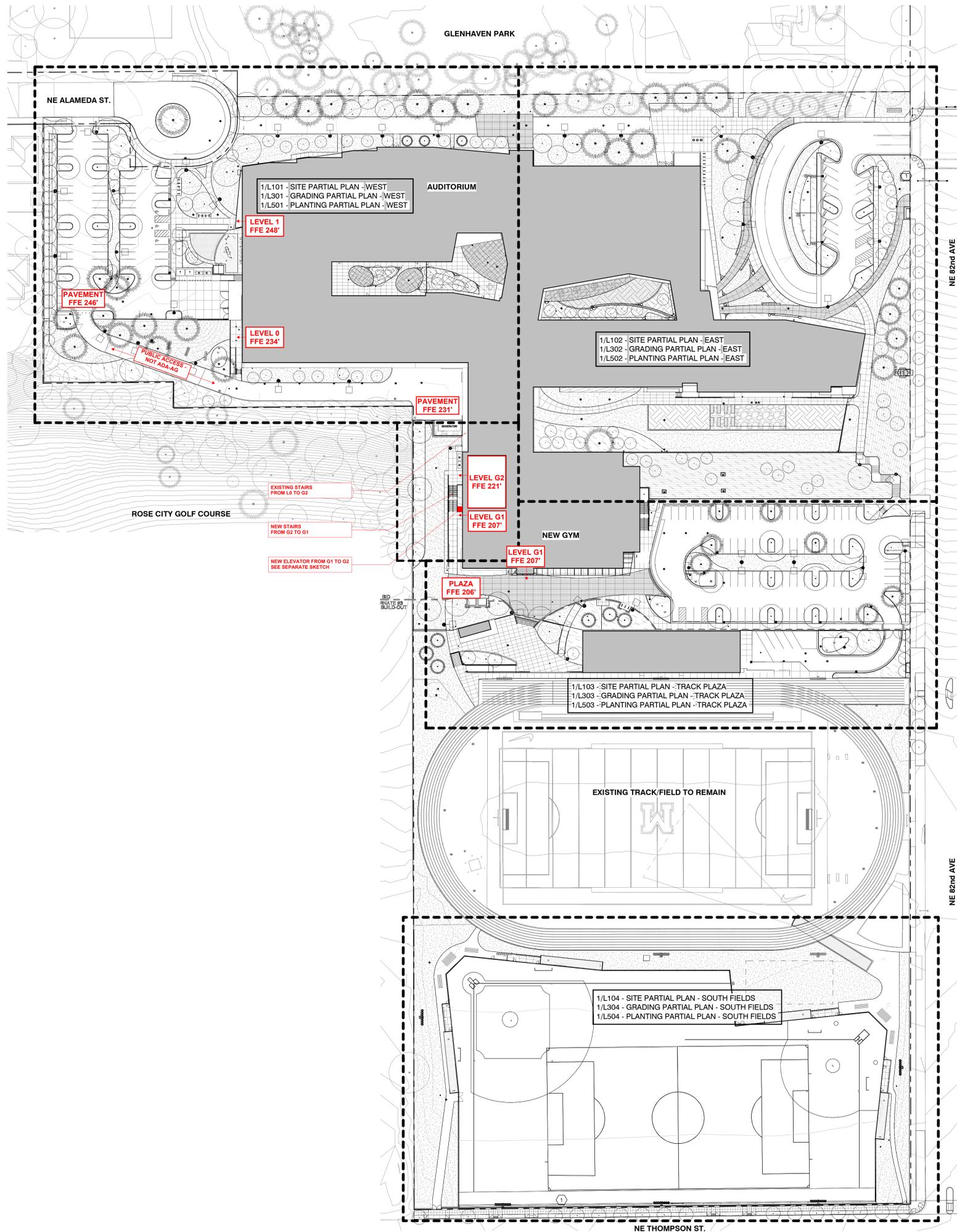
Sheet No.

A1.02

Job No.

4722-01





GENERAL NOTES

- FOR VEHICULAR AREAS, UTILITIES AND RIGHT-OF-WAY IMPROVEMENTS, REF. CIVIL DWGS.
- FOR SITE LIGHTING, GENERATOR, METERS AND TRANSFORMERS, REF. ELECTRICAL DWGS.
- FOR GAS AND PLUMBING, REF. MECHANICAL AND PLUMBING DWGS.

GENERAL LEGEND

- PROPERTY LINE
- - - MATCHLINE
- EXISTING TREE TO REMAIN, SAVE AND PROTECT
- BIKE RACK
- SITE LIGHTING, REF. ELECTRICAL
- TRASH RECEPTACLE
- BOULDER

ABBREVIATIONS

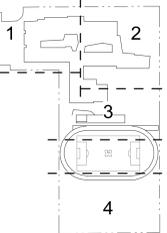
- | | |
|-------|-----------------------------------|
| ARCH | ARCHITECTURAL/ARCHITECT |
| APCC | ARCHITECTURAL PRECAST CONC COPING |
| CAL | CALIPER |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DIA | DIAMETER |
| DBH | DIAMETER AT BREAST HEIGHT |
| DIMS | DIMENSIONS |
| DWG | DRAWINGS |
| EQ | EQUAL |
| EXTG | EXISTING |
| GA | GAUGE |
| GALV | GALVANIZED |
| HORIZ | HORIZONTAL |
| HT | HEIGHT |
| L.A. | LANDSCAPE ARCHITECT |
| N/A | NOT APPLICABLE |
| NO. | NUMBER |
| O.C. | ON CENTER |
| PA | PLANTING AREA |
| POB | POINT OF BEGINNING |
| R | RADIUS |
| SF | SQUARE FEET |
| SIM | SIMILAR |
| SS | STAINLESS STEEL |
| STL | STEEL |
| TYP | TYPICAL |
| UON | UNLESS OTHERWISE NOTED |
| VERT | VERTICAL |
| VIF | VERIFY IN FIELD |

Stamp

Mayer/Reed

Mayer/Reed, Inc.
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Suite 820
Portland, Oregon 97204
503.223.5953

Key Plan



Project Owner:
PORTLAND PUBLIC SCHOOLS



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Revisions to Sheet		
No.	Revision	Date

Status: **GMP Set**

Date: **05/03/2019**

Sheet Title
SITE - KEY PLAN

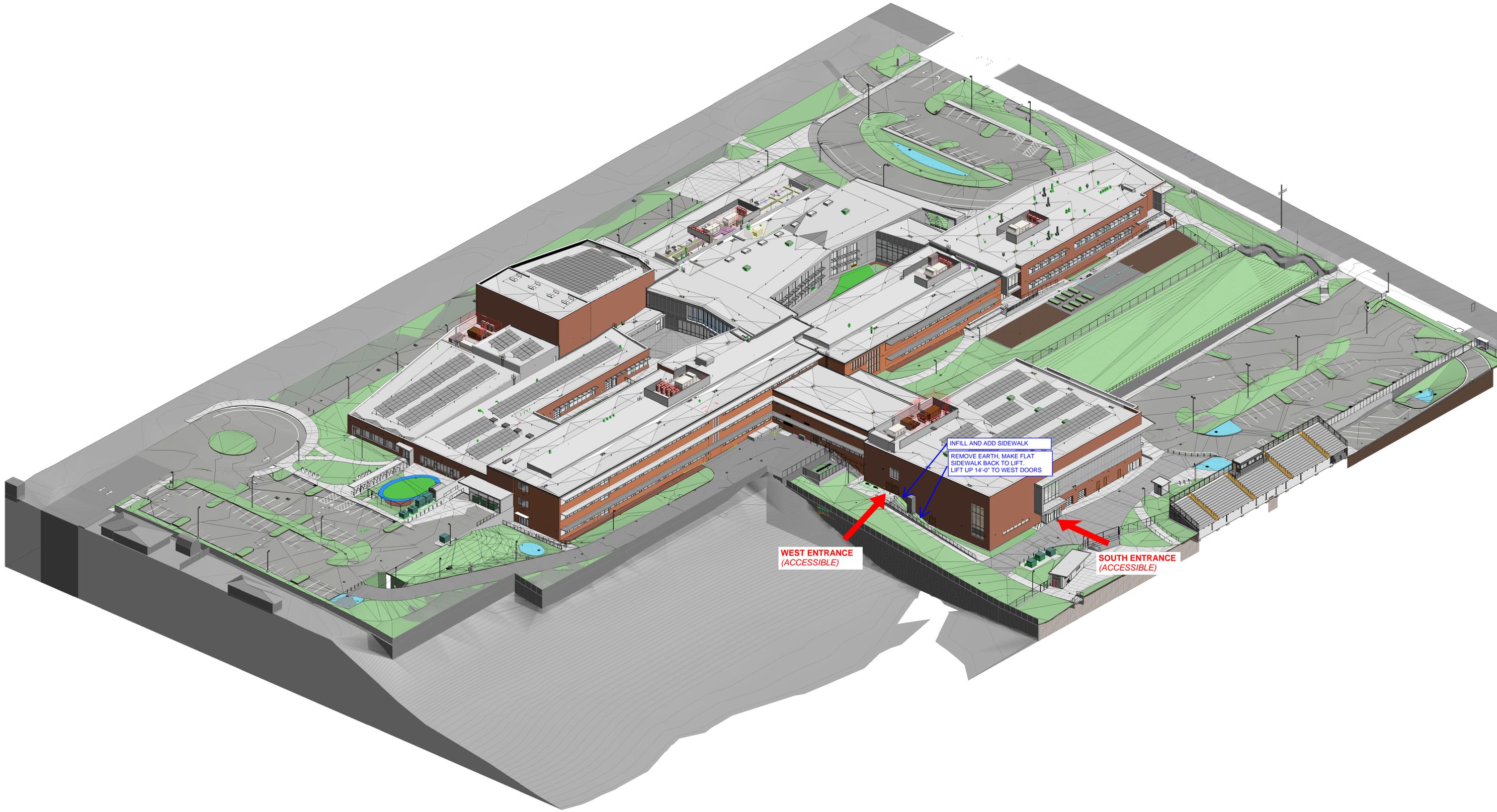
Sheet No.

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Job No.

4722-01

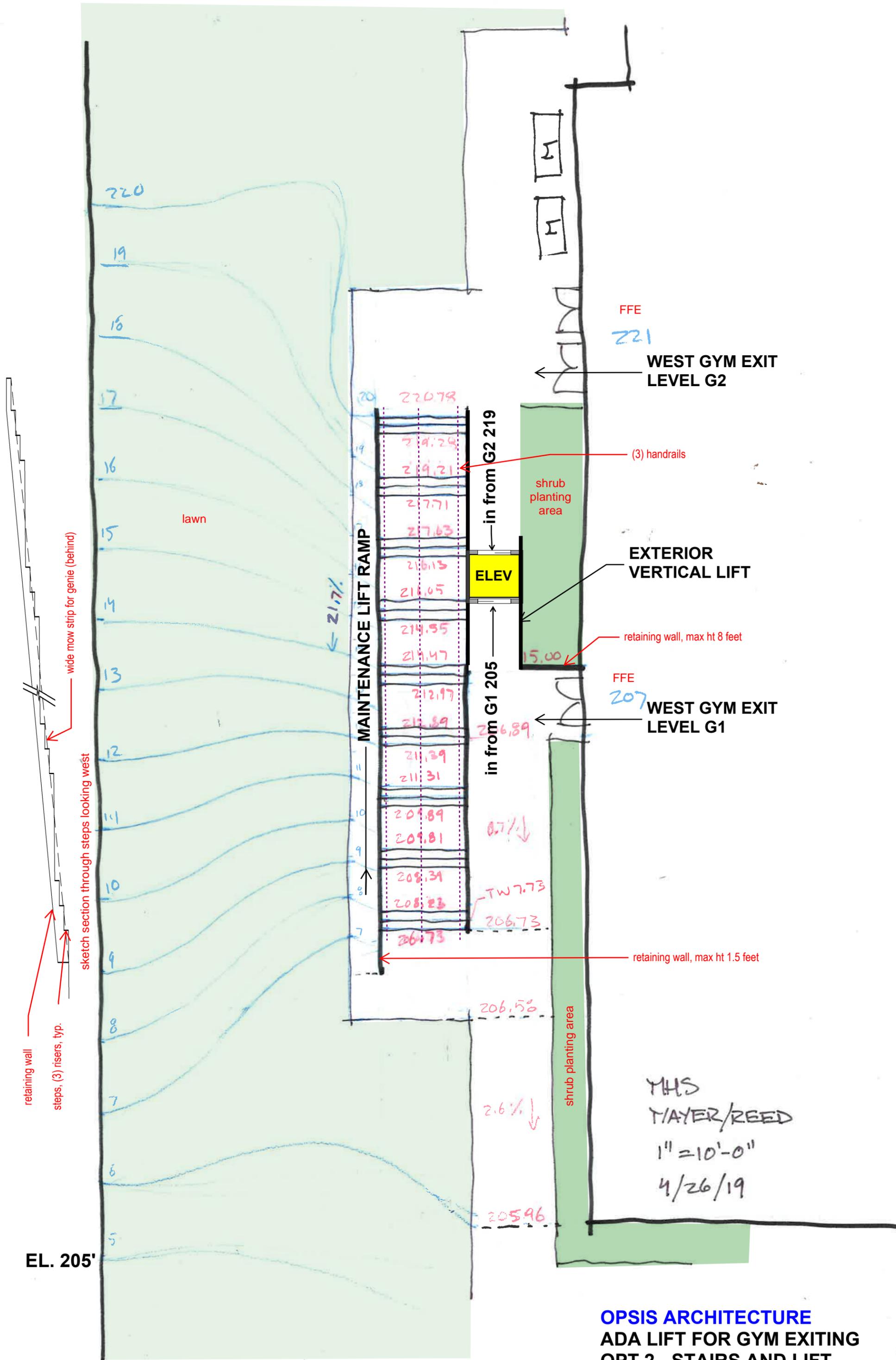




INFILL AND ADD SIDEWALK
REMOVE EARTH, MAKE FLAT
SIDEWALK BACK TO LIFT.
LIFT UP 14'-0" TO WEST DOORS

WEST ENTRANCE
(ACCESSIBLE)

SOUTH ENTRANCE
(ACCESSIBLE)



EL. 205'

MHS
MAYER/REED
1" = 10'-0"
4/26/19

Symmetry Vertical Platform Lift – Unenclosed Wheelchair Lift

Symmetry Elevators are custom crafted to exacting standards with a mix of beauty, precision, and unmatched adaptability. They're made in the USA by Bella Elevator. As an exclusive authorized dealer of Symmetry, we're proud to offer their selection of home elevator options to you!

-  750 lb capacity
-  Speed: 10 FPM with a 1HP, 115V motor
-  Lifting height: up to
-  60" for commercial applications and 168" for residential applications
-  Steel constructed with electrostatic, powder-coated finish.
-  Self diagnostic system with digital display
-  Metal infill enclosure wall panels
-  Smooth start and stop
-  Constant pressure up/down control switch installed on the platform
-  Constant pressure, elevator-style, hall call control stations provided at each landing
-  Obstruction safety panel under platform



Symmetry Vertical Platform Lift – Enclosed Wheelchair Lift

-  Automatic self-leveling
-  1:2 cable hydraulic drive system
-  Smooth start and stop
-  2 stop operation which can be increased up to 6 stops
-  36" wide doors, automatic horizontally sliding, two speed hoistway and car door; full height electric screen
-  Pit depth: standard 13" with alternative means (bottom of car clearance device)
-  2 stop operation which can be increased up to 6 stops
-  1:2 cable hydraulic drive system
-  Smooth start and stop
-  Metal infill enclosure wall panels
-  Pit depth: standard 13" with alternative means (bottom of car clearance device)
-  Obstruction safety panel under platform



Symmetry Vertical Platform Lift – Enclosed Plexi-glass Wheelchair Lift

-  Automatic self-leveling
-  1:2 cable hydraulic drive system
-  Smooth start and stop
-  2 stop operation which can be increased up to 6 stops
-  36" wide doors, automatic horizontally sliding, two speed hoistway and car

