

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 20796, item #2

Appeal ID: 21935	Project Address: 3500 NE MLK Jr Blvd
Hearing Date: 9/25/19	Appellant Name: Krista Pettis
Case No.: B-009	Appellant Phone: 5035393858
Appeal Type: Building	Plans Examiner/Inspector: David Bartley
Project Type:	Stories: 2 Occupancy: B Construction Type: V-B
Building/Business Name: Timber Dental	Fire Sprinklers: yes - Throughout
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Dental Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1004.1.2, 1015.1

Requires If more than one exit is required, the exits are required to be separated by no less than one-third the diagonal dimension of the areas served. If occupant load is more than 50, two exits are required.

Proposed Design Original appeal text:
We are requesting a modification to the occupancy calculation, reducing the number of occupants to 44 and therefore a modification to the required exit calculation to be one exit required.

Reconsideration Text:

We are requesting reconsideration of the current proposed exiting as adequate, reconsidering the 1/3rd distance requirement.

The current project under review provides two exits. The original drawings incorrectly indicated that one of the doors opened in, it has been corrected to show that it opens out, in the direction of the exit.

Diagonal distance = 91'-10"

1/3rd of that distance = 30'-8"

Actual distance between two existing exit doors: 26'-4" or 86.5% of the required distance or 13.5% short of the required distance.

Reason for alternative The two provided exits are nearly far enough apart to meet the of the code, the distance is 13.5% short.

The space actually currently has 6 doors that exit from this first floor suite to the outside. Four of them are through an intervening room. These additional exits provide a second exit out of the

individual rooms reducing the overall load. The room with the highest number of occupants is the waiting room which is directly connected to both primary exits.

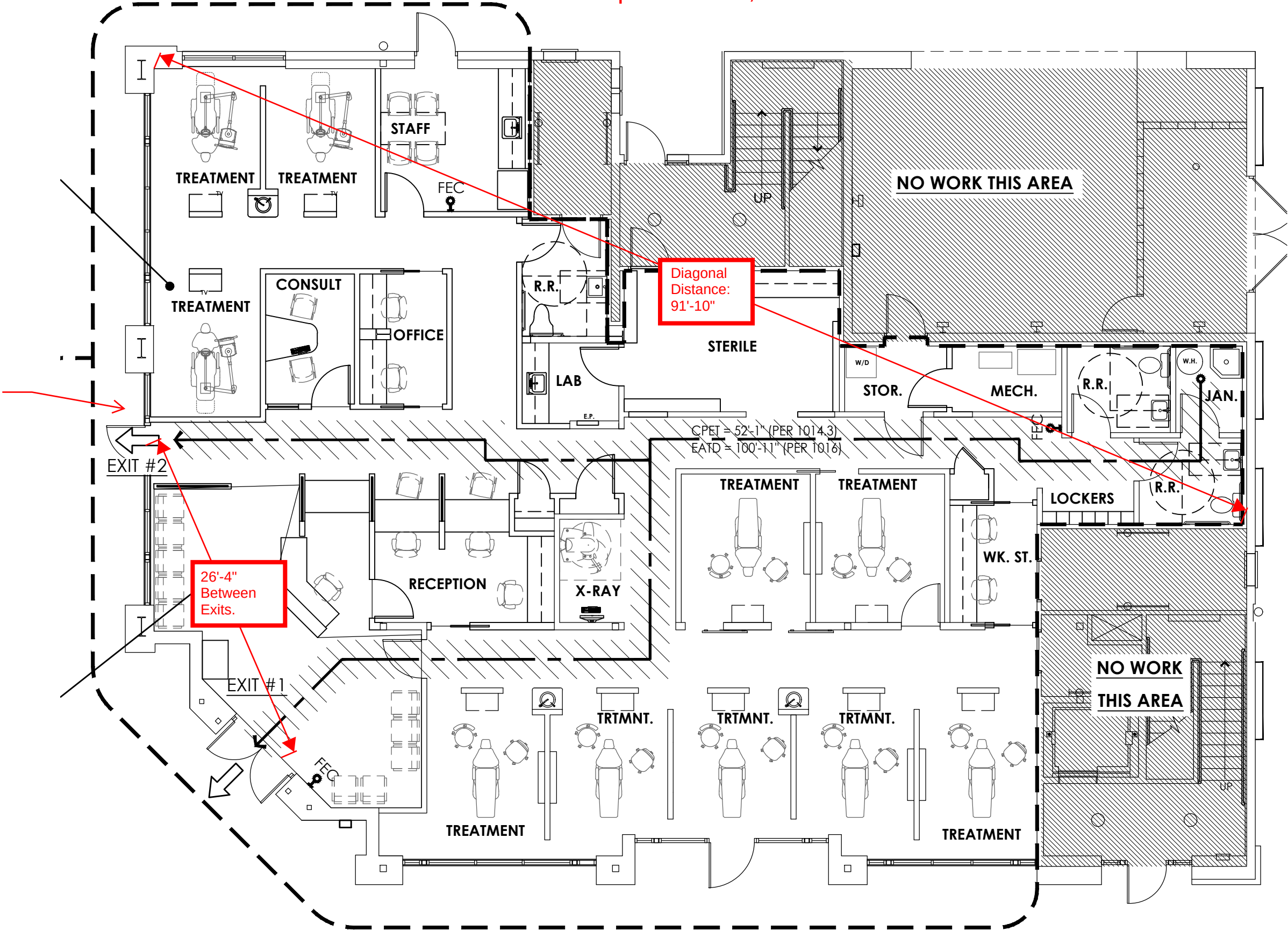
APPEAL DECISION

Reduction in minimum required exit separation distance: Granted as proposed.

The Administrative Appeal Board finds 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.

TIMBER DENTAL NE - EXIT DIAGRAM FOR APPEAL RECONSIDERATION
September 23, 2019



Existing exit,
open in the
direction of
exit -
corrected
from original
submittal.

Diagonal
Distance:
91'-10"

26'-4"
Between
Exits.

NO WORK THIS AREA

NO WORK
THIS AREA