

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Mixed Decision. Item 1: Decision Rendered. Item 2: Hold for Additional Information

Appeal ID: 21937	Project Address: 13333 N Rivergate Blvd
Hearing Date: 10/2/19	Appellant Name: Ryan Weston
Case No.: B-001	Appellant Phone: 503-224-9560
Appeal Type: Building	Plans Examiner/Inspector: Geoff Harker
Project Type: commercial	Stories: 1 Occupancy: S-1, B Construction Type: V-B
Building/Business Name: Georgia Pacific	Fire Sprinklers: Yes - ESFR - Whole Building
Appeal Involves: Addition to an existing structure	LUR or Permit Application No.: 19-136876-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Warehouse

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 1016.2

Requires S-1 Occupancy exit access travel distance with a sprinkler system allows 250 ft max travel from the most remote point within a story along the natural and unobstructed path of horizontal egress travel to an exit.

Proposed Design The proposed distribution warehouse would like to adjust the travel distance for F-1 and S-1 occupancies from 250 ft to 400 ft per the latest 2015 IBC.

Reason for alternative The 2012 IBC (2014 OSSC) changed the travel distance in F-1 and S-1 occupancies from 400 ft to 250 ft. However, the 2015 IBC allows the travel distance in group F-1 and S-1 occupancies to be increased to 400 ft if the proposed building met three criteria:

Limited to one story building (Georgia Pacific Facility is one story)
 Minimum height from FF to bottom of deck is 24 ft. (GP is a 32 ft clear building)
 Equipped throughout with automatic sprinkler system (ESFR System throughout)
 Our proposed building meets all three conditions so we would like to request that the City allow the 400 ft travel distance.

Per BCD SAM 16-01 this would be allowable but we would need to follow 2015 mechanical and fire codes as well. This method allows the building official to approve limited cross-over scope, allowing the 400 ft travel distance without pushing the rest of the design to meet 2015 requirements.

Appeal item 2

Code Section OSSC Table 2902.1

Requires	<p>Provide plumbing fixtures based on Table 2902.1.</p> <p>Building Addition Required Fixtures 12 total water closets and 12 total lavatories based on S-1 and B occupancies.</p> <p>The building official is asking for the existing facility plumbing fixtures counts.</p> <p>Existing Building would require 18 total water closets and 16 total lavatories based on S-1 and B occupancies.</p>
Proposed Design	<p>The addition is proposing 13 total water closets and 12 total lavatories and meets current code.</p> <p>The existing facility to maintain it's current 8 total water closets and 6 total lavatories.</p> <p>Georgia Pacific is requesting that the City allow the new facility to meet current code for it's area and occupant load and allowing the existing portion of the building to remain as currently built.</p>
Reason for alternative	<p>Provide plumbing fixtures based on Table 2902.1.</p> <p>Building Addition Required Fixtures 12 total water closets and 12 total lavatories. The addition is proposing 13 total water closets and 12 total lavatories and meets current code.</p> <p>The building official is asking for the existing facility plumbing fixtures counts.</p> <p>Existing Building Required Fixtures 18 total water closets and 16 total lavatories based on current code. The existing facility has 8 total water closets and 6 total lavatories; well under the current code requirements.</p> <p>Georgia Pacific is requesting that the City allow the new facility to meet current code for it's area and occupant load and allowing the existing portion of the building to remain as currently built. The entire facility is shifting to automation and ability to operate with a reduced headcount; code requirements are not consistent with industry automation for warehousing and distribution facilities. Georgia Pacific is expecting xxx number of employees after this project completion.</p>

APPEAL DECISION

1. Increase in maximum travel distance to 400 feet in S1 occupancy per 2015 IBC: Granted as proposed.

2. Reduction in minimum required number of plumbing fixtures: Hold for additional information.

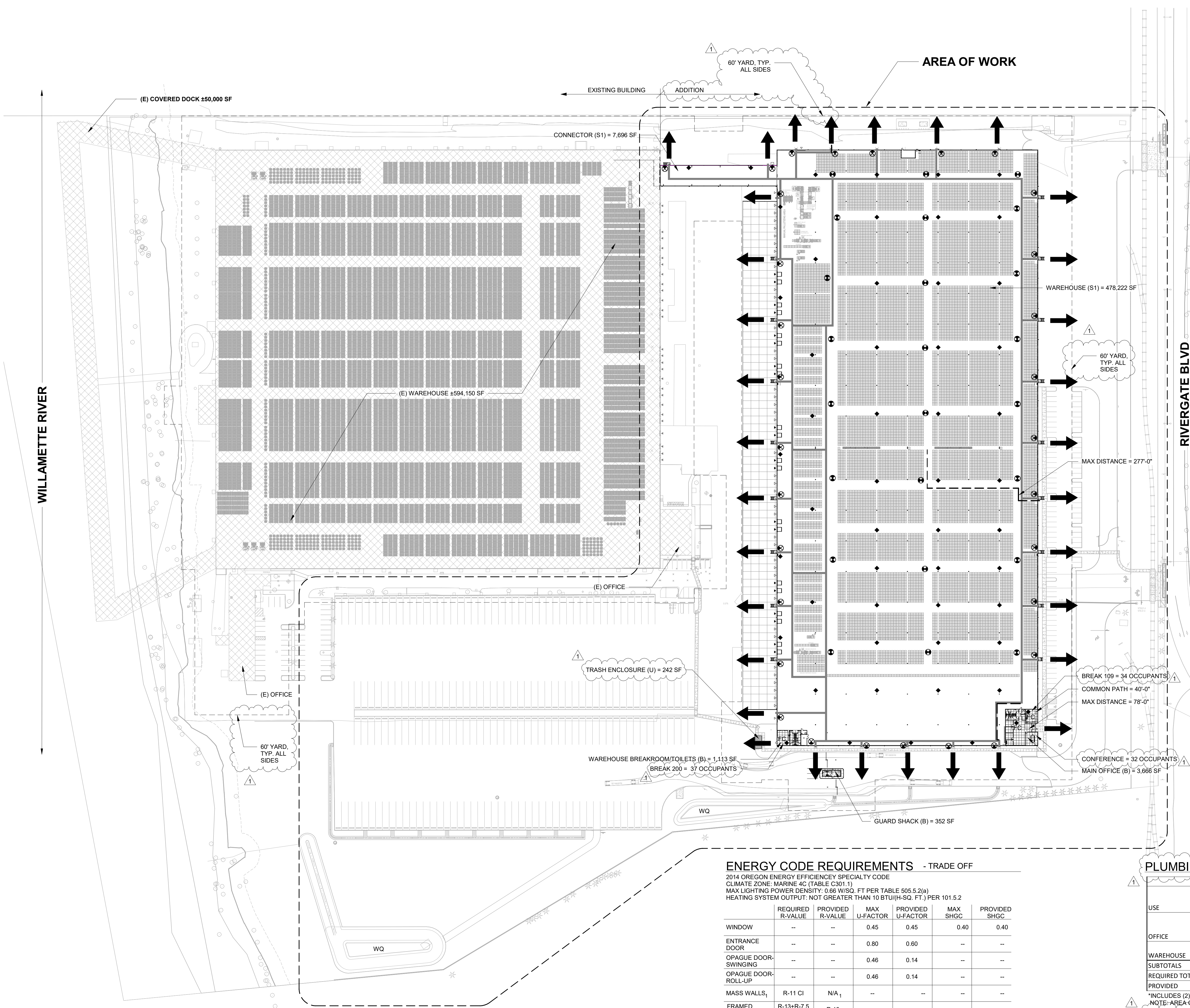
Appellant may contact John Butler (503 823-7339) with questions.

For Item 1: 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.

For Item 2: Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number.

Include the original attachments and appeal language, with the new text in a separate paragraph clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.



CODE ANALYSIS

BUILDING INFORMATION

(E) BUILDING AREA: ±594,150 SF
BUILDING AREA: 478,222 SF WAREHOUSE (ADDITION)
7,596 SF CONNECTOR (ADDITION)
3,666 SF MAIN OFFICE (ADDITION)
1,113 SF WAREHOUSE OFFICE (ADDITION)
352 SF GUARD SHACK (NEW CONSTRUCTION)
242 SF TRASH ENCLOSURE (NEW CONSTRUCTION)
493,191 SF TOTAL
CLEAR HEIGHT: 36'-0"

OCCUPANY TYPES

B OFFICE (5,131 SF)
S-1 WAREHOUSE (485,818 SF)
U UTILITY (242 SF)

SYMBOLS

44" WIDE EGRESS PATH (MEANS OF EGRESS) PER 2014 OSC 1006.1 SEE ELECTRICAL. PROVIDE EMERGENCY POWER LIGHTING PER OSC 1006.1.
ILLUMINATED EXIT SIGN, SEE ELECTRICAL.
FIRE EXTINGUISHER, MOUNTED TO COLUMN. GC TO VERIFY FINAL LOCATIONS AND REQUIREMENTS WITH FIRE MARSHALL.
FIRE EXTINGUISHER CABINET. GC TO VERIFY FINAL LOCATIONS AND REQUIREMENTS WITH FIRE MARSHALL.
SEE DETAIL 12/A5.20

MAXIMUM TRAVEL DISTANCE

COMMON PATH DISTANCE

EXIT

1 HR WALL

ENERGY CODE REQUIREMENTS - TRADE OFF

2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE
CLIMATE ZONE: MARINE 4C (TABLE C301.1)
MAX LIGHTING POWER DENSITY: 0.66 W/SQ. FT PER TABLE 505.5.2(a)
HEATING SYSTEM OUTPUT: NOT GREATER THAN 10 BTU/(H-SQ. FT.) PER 101.5.2

	REQUIRED R-VALUE	PROVIDED R-VALUE	MAX U-FACTOR	PROVIDED U-FACTOR	MAX SHGC	PROVIDED SHGC
WINDOW	--	--	0.45	0.45	0.40	0.40
ENTRANCE DOOR	--	--	0.80	0.60	--	--
OPAQUE DOOR- SWINGING	--	--	0.46	0.14	--	--
OPAQUE DOOR- ROLL-UP	--	--	0.46	0.14	--	--
MASS WALLS ₁	R-11 CI	N/A	--	--	--	--
FRAMED WALLS ₁	R-13+R-7.5 CI	R-13 ₁	--	--	--	--
ROOF	R-20 CI	R-20 CI	0.048	0.048	--	--
FLOORS - JOIST/FRAMING	R-30	R-30	--	--	--	--
SOUND ATTENUATION SLAB ON GRADE	N/A	N/A	--	--	--	--

CI = CONTINUOUS INSULATION
1. NO CONTINUOUS INSULATION REQUIRED FOR SEMI-HEATED SPACE PER SECTION 101.5.2

ADDITIONAL INFORMATION:
A. VERTICAL FENESTRATION AREA: 0.72% BUILDING

B. CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT BUILDING ENVELOPE, PER 502.4.1.1

1. METAL DECK ROOF
2. SINGLE-PLY ROOF MEMBRANE
3. TILT-UP CONCRETE WALLS W/ SEALED EXTERIOR JOINTS

C. ALL PENETRATIONS OF THE AIR BARRIER MUST BE SEALED PER 502.4.1

D. DOOR SEALS TO BE INSTALLED PER 504.4.6

E. VESTIBULES ARE NOT REQUIRED PER 502.4.6 EXCEPT 3 (ENTRY 100 & OPEN OFFICE 101 ARE INDIVIDUALLY & COMBINED LESS THAN 3,000 SF)

F. INSULATION SHALL BE MARKED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THIS CODE PER 303.1

G. FENESTRATION SHALL BE MARKED WITH U-FACTOR, SOLAR HEAT GAIN COEFFICIENT, VISIBLE TRANSMITTANCE AND LEAKAGE RATING PER 303.1.3 AND 502.4.3

H. PER 2014 OEECC, SECTION 502.4.1.2.3, BUILDING SHALL BE TESTED FOR AIR LEAKAGE RATE OF THE BUILDING ENVELOPE, NOT TO EXCEED 0.40 CFM/SF

BUILDING:
VERTICAL FENESTRATION AREA:
FENESTRATION AREA:
WALL AREA:
PERCENTAGE OF FENESTRATION:

1,000 SQ FT
138,400 SQ FT
0.72%

PLUMBING COUNTS - ADDITION

OCCUPANCY					WATER CLOSETS			LAVATORIES		
USE	OCCUPANCY TYPE	LOAD FACTOR 1004.1.2	AREA	OCCUPANCY LOAD	RATIO	MEN'S WATER CLOSETS	WOMEN'S WATER CLOSETS	UNISEX WATER CLOSETS	RATIO	MEN'S LAVATORIES
OFFICE	B	100	5,131	52	1 PER 25 ≤ 50, 1 PER 50 REMAINDER	1.04	1.04	-	1 PER 40 ≤ 80, 1 PER 80 REMAINDER	0.65
WAREHOUSE	S-1	500	485,818	972	1 PER 100	4.86	4.86	-	1 PER 100	4.86
SUBTOTALS				1,024		5.90	5.90	-		5.51
REQUIRED TOTALS			490,949			6	6	-		6
PROVIDED						*5	6	-		5

*INCLUDES (2) URINALS PER OSC TABLE 2902.1

NOTE: AREA CALCULATIONS ARE FOR CODE PURPOSES ONLY.

PLUMBING COUNTS - EXISTING

OCCUPANCY					WATER CLOSETS			LAVATORIES		
USE	OCCUPANCY TYPE	LOAD FACTOR 1004.1.2	AREA	OCCUPANCY LOAD	RATIO	MEN'S WATER CLOSETS	WOMEN'S WATER CLOSETS	UNISEX WATER CLOSETS	RATIO	MEN'S LAVATORIES
(E) OFFICE	B	100	14,200	142	1 PER 25 ≤ 50, 1 PER 50 REMAINDER	2.42	2.42	-	1 PER 40 ≤ 80, 1 PER 80 REMAINDER	1.78
(E) WAREHOUSE	S-1	500	579,950	1,160	1 PER 100	5.80	5.80	-	1 PER 100	5.80
SUBTOTALS			594,150	1,302		8.22	8.22	-		7.58
REQUIRED TOTALS						9	9	-		8
PROVIDED						*	*	-		*

*THE EXISTING FIXTURES DO NOT MEET CURRENT CODE BUT HAVE AN APPEAL PENDING WITH THE CITY OF PORTLAND GIVEN THE SITE WIDE EMPLOYEE COUNT AT THE COMPLETION OF THIS PROJECT IS

BUILDING CODE DATA

BASED ON THE 2014 OREGON STRUCTURAL SPECIALTY CODE

GENERAL CODE ANALYSIS:

CONSTRUCTION TYPE: V-B
FIRE PROTECTION: SINGLE STORY
AUTOMATIC FIRE SPRINKLER SYSTEM (ESFR)
OCCUPANCIES: B & S-1

BUILDING HEIGHT (TABLE 503):

ALLOWABLE: 40'-0" + 20'-0" PER SECTION 504.2 = 60'-0" / 1 STORY
PROVIDED: 43'-0" / 1 STORY

UNLIMITED AREA BUILDING (SEE SECTION 507.3):

BUILDING HAS 60' YARDS ON ALL SIDES. IS ONLY ONE LEVEL ABOVE GRADE, AND IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

CHAPTER 10 - MEANS OF EGRESS

SECTION 1005 - MEANS OF EGRESS SIZING

WAREHOUSE: 572 OCCUPANTS * 2" = 195" REQUIRED
1,116" PROVIDED

OFFICE: 52 OCCUPANTS * 2" = 11" REQUIRED
72" PROVIDED

SECTION 1006 - MEANS OF EGRESS ILLUMINATION

PROVIDE MEANS OF EGRESS ILLUMINATION AT A MINIMUM OF ONE FOOT-CANDLE AT PATH OF EGRESS TO MEET SECTION 1006. EXTEND TO 5' - 0" OUTSIDE. EGRESS DOORS.

- EMERGENCY POWER LIGHTING REQUIRED THROUGHOUT PER OSC 1006
- EMERGENCY POWER FOR MINIMUM 90 MINUTES. (BATTERY BACK-UP)
- AVERAGE INITIAL ILLUMINATION OF 1 FOOT-CANDLE (1 LUX)
- MAXIMUM TO MINIMUM UNIFORMITY RATION OF 40 TO 1, MAXIMUM

SECTION 1008 - DOORS, GATES, AND TURNSTILES

RATED, SIZED, AND HARDWARE PROVIDED TO MEET SECTION 1008 - SEE INDIVIDUAL FLOOR PLANS AND SPECIFICATIONS.

- PROVIDE PANIC HARDWARE AT ELECTRICAL ROOM (1008.1.10)

SECTION 1011 - EXIT SIGNS

PROVIDE EXIT SIGNAGE TO MEET SECTION 1011.1 - EXIT SIGNAGE TO BE A PART OF ELECTRICAL PLANS

SECTION 1014 AND 1016 - EXIT ACCESS

ALL SPACES EXIT DIRECTLY TO THE EXTERIOR, THROUGH AN ENTRY FOYER OR THROUGH AN INTERVENING ROOM (SECTION 1014.2)

WAREHOUSE: MAXIMUM DISTANCE ALLOWED: 250'-0"
MAXIMUM DISTANCE PROVIDED: 277'-0"

MAXIMUM COMMON PATH ALLOWED: 100'-0"
MAXIMUM COMMON PATH PROVIDED: N/A

OFFICE: MAXIMUM DISTANCE ALLOWED: 300'-0"
MAXIMUM DISTANCE PROVIDED: 78'-0"

MAXIMUM COMMON PATH ALLOWED: 100'-0"
MAXIMUM COMMON PATH PROVIDED: 40'-0"

*TRAVEL DISTANCE

NOTE: THE 2012 IBC CHANGED THE TRAVEL DISTANCE IN F-1 AND S-1 OCCUPANCIES FROM 400' TO 250'. HOWEVER, THE 2015 IBC ALLOWS THE TRAVEL DISTANCE IN GROUP F-1 AND S-1 OCCUPANCIES TO BE INCREASED FROM 250' TO 400' IF THE PROPOSED BUILDING MEETS THREE CRITERIA:

- LIMITED TO ONE STORY BUILDINGS (PROPOSED BUILDING IS ONE STORY)
- MINIMUM HEIGHT FROM FINISHED FLOOR TO BOTTOM OF ROOF DECK IS 24' (PROPOSED BUILDING IS 36' H- TO 44' H- TO BOTTOM OF DECK)
- THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 (THE BUILDING HAS AN ESFR SPRINKLER SYSTEM)

THE PROPOSED BUILDING COMPLIES WITH THESE BUILDING CODE CRITERIA AND IS REQUESTING PERMISSION TO MEETING THE IBC 2015 REQUIREMENTS.

SECTION 1016 - EXIT ACCESS DOORWAYS

WAREHOUSE: (4) EXITS REQUIRED
(3) EXITS PROVIDED

OFFICE: (2) EXITS REQUIRED
(2) EXITS PROVIDED

SECTION 1020: EXITS

COMPONENTS AND OPENINGS ARE SHOWN ON THIS SHEET, INDIVIDUAL FLOOR PLANS, AND IN THE SPECIFICATIONS

SECTION 1027: EXIT DISCHARGE

ALL EXITS DISCHARGE AT THE GROUND LEVEL. SEE SITE PLAN

M Architecture - Interiors
Planning - Engineering
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REGISTERED ARCHITECT
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NO.	DATE	BY	REVISION
1	09/13/19	BM	PLAN CHECK

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PROJECT:	GEORGIA PACIFIC - RIVERGATE
SHEET NAME:	CODE ANALYSIS
DR:	BTM
CH:	REW
DATE:	07/16/19
JOB#	2180414.00
REV	1
DWG#	G1.10

CONSTRUCTION SET - 07/16/19



Georgia-Pacific
Northwest Service Centers
3838 NW Front Avenue
Portland, OR 97210

City of Portland,

The GP facility on 13333 N Rivergate Blvd is building a new 490,597 SF building that will connect to our existing 594,150 SF building. The existing building will have 30 employees and the new proposed building will have 35 employees for a total of 65 employees, with no more than 45 employees on site at any given point. This Georgia Pacific facility is transitioning to automation throughout, allowing the facility to operate with a reduced headcount and is not consistent with industry or code standards for occupant load counts for warehouse and distribution.

Georgia Pacific would like to request the City of Portland allow the existing facility plumbing fixtures to remain as currently built (9 water closets and 9 lavatories) knowing that the total employee count for that building is 30 employees. The new building is designed to meet current code for plumbing fixture counts based on the square footage of the new proposed building.

Sincerely,

Derril Richards
Distribution Director
Georgia-Pacific NWSC