

# Development Services

## From Concept to Construction

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### APPEAL SUMMARY

**Status:** Decision Rendered - Reconsideration of ID 21927

<b>Appeal ID:</b> 21961	<b>Project Address:</b> 2735 NE 82nd Ave
<b>Hearing Date:</b> 10/2/19	<b>Appellant Name:</b> Tom Jaleski
<b>Case No.:</b> B-013	<b>Appellant Phone:</b> 503.488.5651
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Cooley
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> A-1, A-2, A-3, A-4, B, E, S-1 <b>Construction Type:</b> II-B
<b>Building/Business Name:</b> Madison High School	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure, Addition to an existing structure, Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 19-116412-STR-01-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> High School

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	§1028.2 Assembly Main Exit
<b>Requires</b>	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.
<b>Proposed Design</b>	<p>ORIGINAL TEXT KEEP:</p> <p>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.</p> <p>ORIGINAL TEXT DELETE:</p> <p>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:</p>

- 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.

#### RECONSIDERATION TEXT ADD:

The Gym Building has a main entrance located on the south facade. Therefore, per §1028.2, these assembly spaces shall be provided with a main exit able to accommodate 50% of the assembly occupants. This is typically accomplished through the main entrance, as there is a tendency for occupants to exit the same way they entered the space.

The Gym Building will egress less than 50% of the occupants through the main entry when assembly events exceed 1,000 occupants. However, the Gym Building will exceed exit capacity with the other available exits that lead to the exterior. In addition, each gym will have excess exiting capacity from the gym itself and more than 50% of the Main Gym occupants are able to exit directly to the exterior.

An additional entry from the Main Building Level 0 (Gym Building Mezzanine) will allow occupants to enter the Gym Building from the northwest parking lot. This entry will include accessible parking and pathway from the paved area just west of the library (see attached drawing). This entry will be unlocked and available at all assembly events.

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#### Reason for alternative REASON FOR ALTERNATE

##### ORIGINAL TEXT DELETE:

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.

#### RECONSIDERATION TEXT ADD:

Madison High School occupies a challenging site on the Alameda Ridge. The upper site is 42 feet higher than the lower site. The gym is being voluntarily replaced to increase its seismic Risk Category to IV, increasing resilience in the school and neighborhood. For feasibility reasons, the new gym occupies the footprint of the old gym. The gym cannot grow to the east because that would reduce the number of parking stalls below allowed by Land Use approval. It cannot grow to the south due to playing fields and Fire access. The cost of additional excavation into the Alameda hill limits the gym configuration.

The proposed strategy accommodates the anticipated behavior of occupants in the Gym Building

during an emergency and provides equivalent life safety. Additional safety features include the following:

- Assembly occupants include Madison students/families and visitors from rival schools who are familiar with the building.
  - Occupants arriving from the northwest lot will naturally exit away from the main entry, diminishing the exit load requirements to the main exit.
  - Gym exits are visually clear and obvious.
  - All exits from G2 lead directly to the exterior.
  - Occupants will become familiar with the west G2 exits when visiting the restrooms and concessions which will give them direct visual access regardless how they entered the gym.
  - No alcohol is served so occupants are not impaired.
  - The entire school and gym are fully sprinklered.
  - The building is non-combustible and has limited fuel loading.
  - The high/large volumes of the gyms create a smoke reservoir and will extend the time available to safely exit the gym.
  - The building is equipped with voice annunciation emergency notification.
  - School staff are trained to facilitate exiting.
  - In accordance with §1028.3, the remaining exits on Level G2 are distributed around the perimeter and exceed the egress required for all other Gym Building occupants.
- 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.

#### ACCESSIBILITY CONSIDERATIONS

##### ORIGINAL TEXT DELETE:

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.

##### RECONSIDERATION TEXT ADD:

Accessible parking will meet the number of accessible spaces required by Table 1106.1 as prescriptively required.

Accessible entrances will be provided for the Gym Building meeting the requirements of §1105.1 for 60% accessible entrances.

During assembly events, Portland Public Schools will make an additional accessible entry/exit available from the northwest parking lot through the door at the Main Building Level 0 paving west of the gym. From the northwest parking lot, accessible stalls are in the paved area at the end of the service drive. The double doors lead to the central corridor on axis with the gym lobby. A cross-corridor door allows the school to isolate gym visitors from the rest of the school building.

The ramp provided at the west G2 exit exceeds the slopes required to meet accessible ramp provisions as it is provided mainly for lifts to service the high-bay gym ceilings. Therefore, the west G2 exit leads to a deep yard with an area to provide exterior areas of assisted rescue.

From the southeast parking lot, an accessible route is available to the south main entry.

#### SUMMARY

##### ORIGINAL TEXT DELETE:

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)

##### RECONSIDERATION TEXT ADD:

In summary, the proposed design meets the main exit provisions of §1028.2 equivalently by providing enhanced exiting throughout the gymnasium. All other requirements for exit capacity of assembly occupants, as well as accessible entrance and egress requirements, are met prescriptively. Therefore, due to the anticipated occupant use of the Gym Building during assembly events, it is requested that the requirement to exit 50% of gym occupants out the main entry is met through enhanced exiting.

E02-029A MHS Appeal Gym Egress Attachment Reconsideration includes:

- Site Plan indicating the northwest accessible path (1 sheet)
- Floor Plans indicating the proposed distribution of exit capacity between the main exit and other assembly exits (3 sheets)
- Perspective from west showing extreme grading conditions (1 sheet)

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## APPEAL DECISION

### **Assembly occupancy with capacity of the main exit less than one-half of the building occupant load: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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Stamp

Key Plan

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		Date
No.	Revision	
APPEAL - MAIN EXIT		09/27/2019

Status: **PACKAGE 2 PERMIT SET**

Date: **05/24/2019**

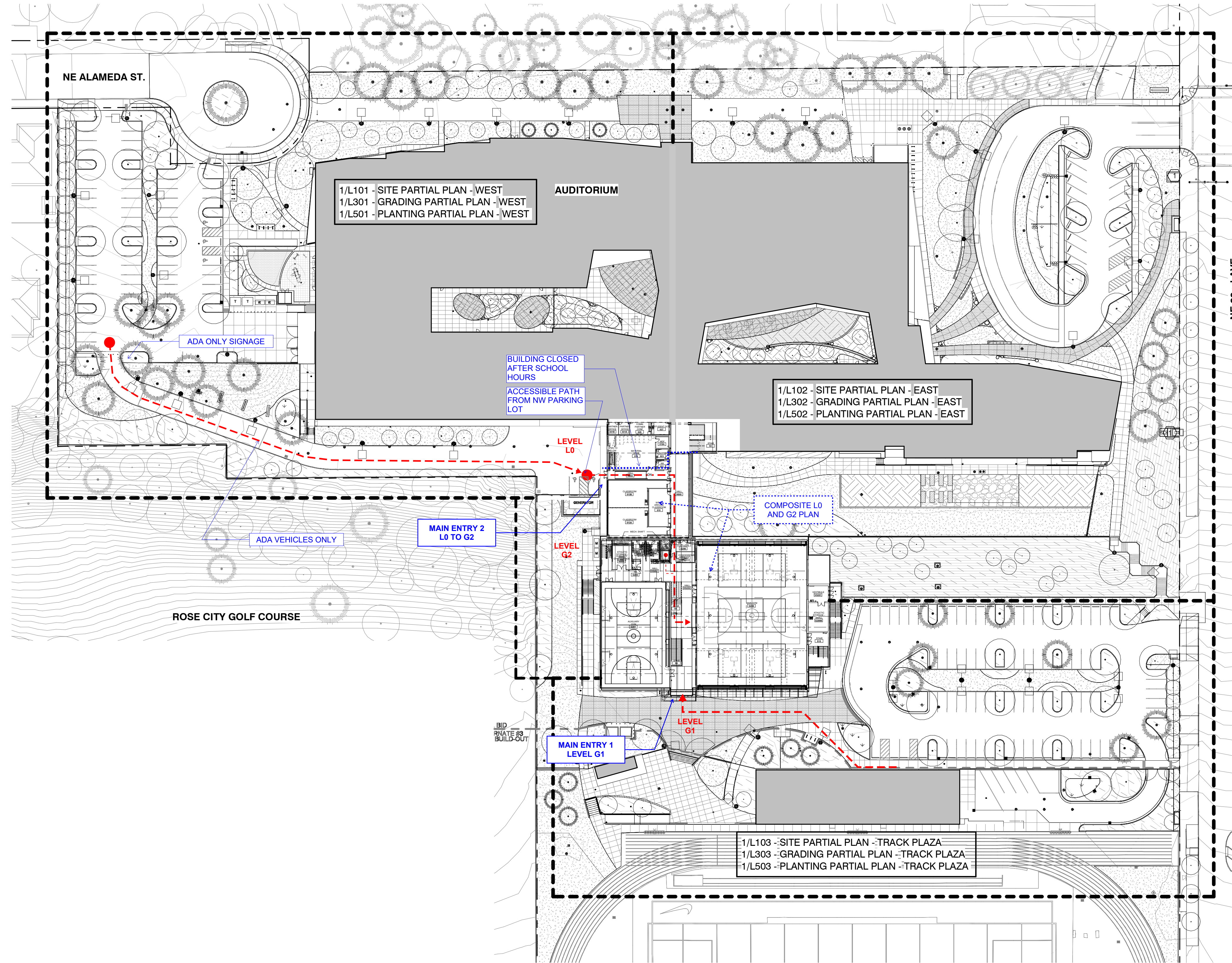
Sheet Title

**COMPOSITE SITE PLAN  
(L0-G2-G1)**

Sheet No.

Job No.

**4722-01**



**GYMNASIUM ENTRY/EXIT - CONNECTION TO NW LOT**



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FOR REFERENCE  
ONLY

Key Plan

Project Owner:  
PORTLAND PUBLIC  
SCHOOLS



Project Name:  
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Revisions to Sheet  
No. Revision Date

Status: PACKAGE 2 PERMIT SET

Date: 05/24/2019

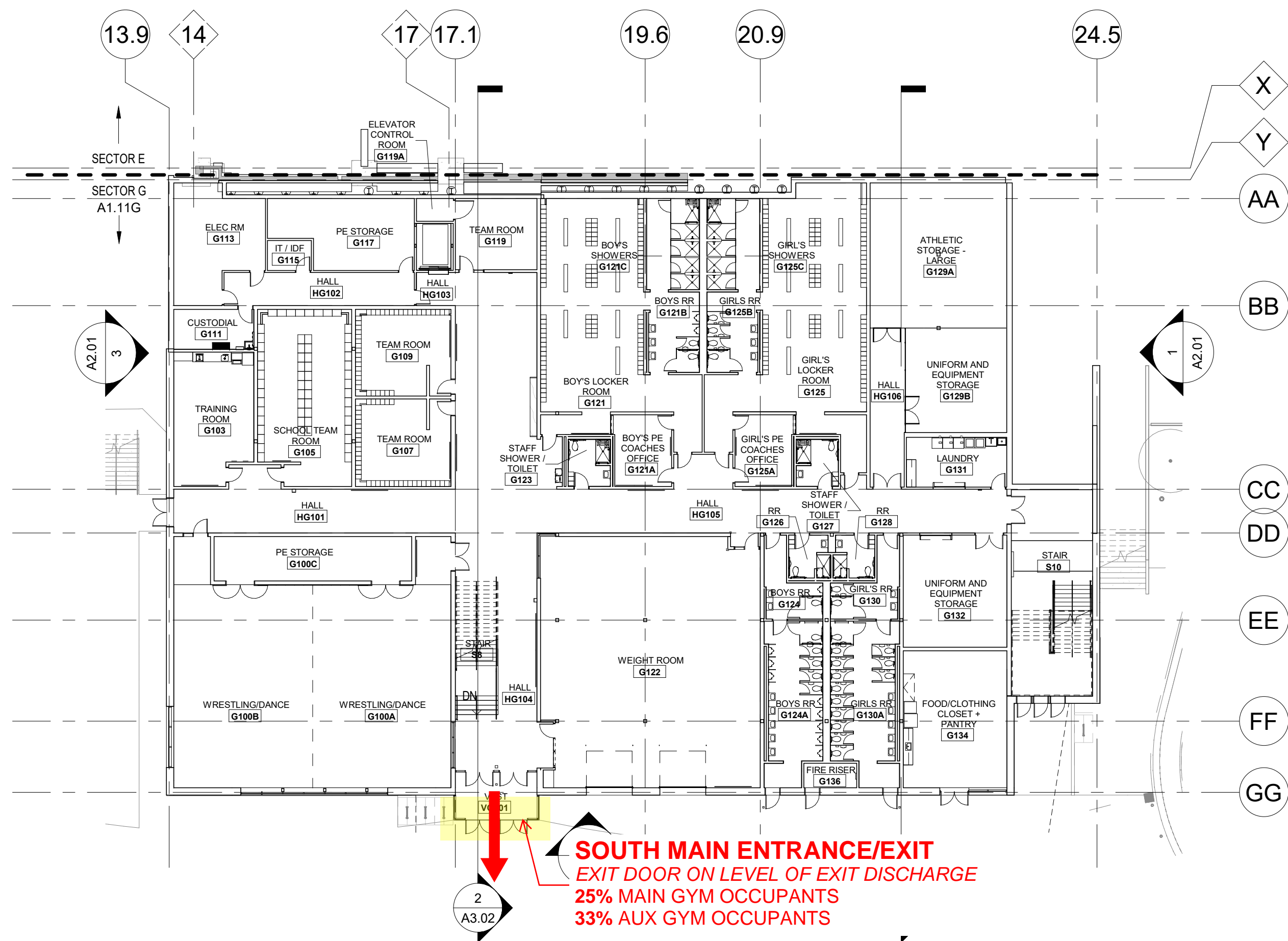
Sheet Title  
LEVEL G1  
FLOOR PLAN

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 o 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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PORTLAND PUBLIC  
SCHOOLS



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Revisions to Sheet  
No. Revision Date

Status: PACKAGE 2 PERMIT SET

Date: 05/24/2019

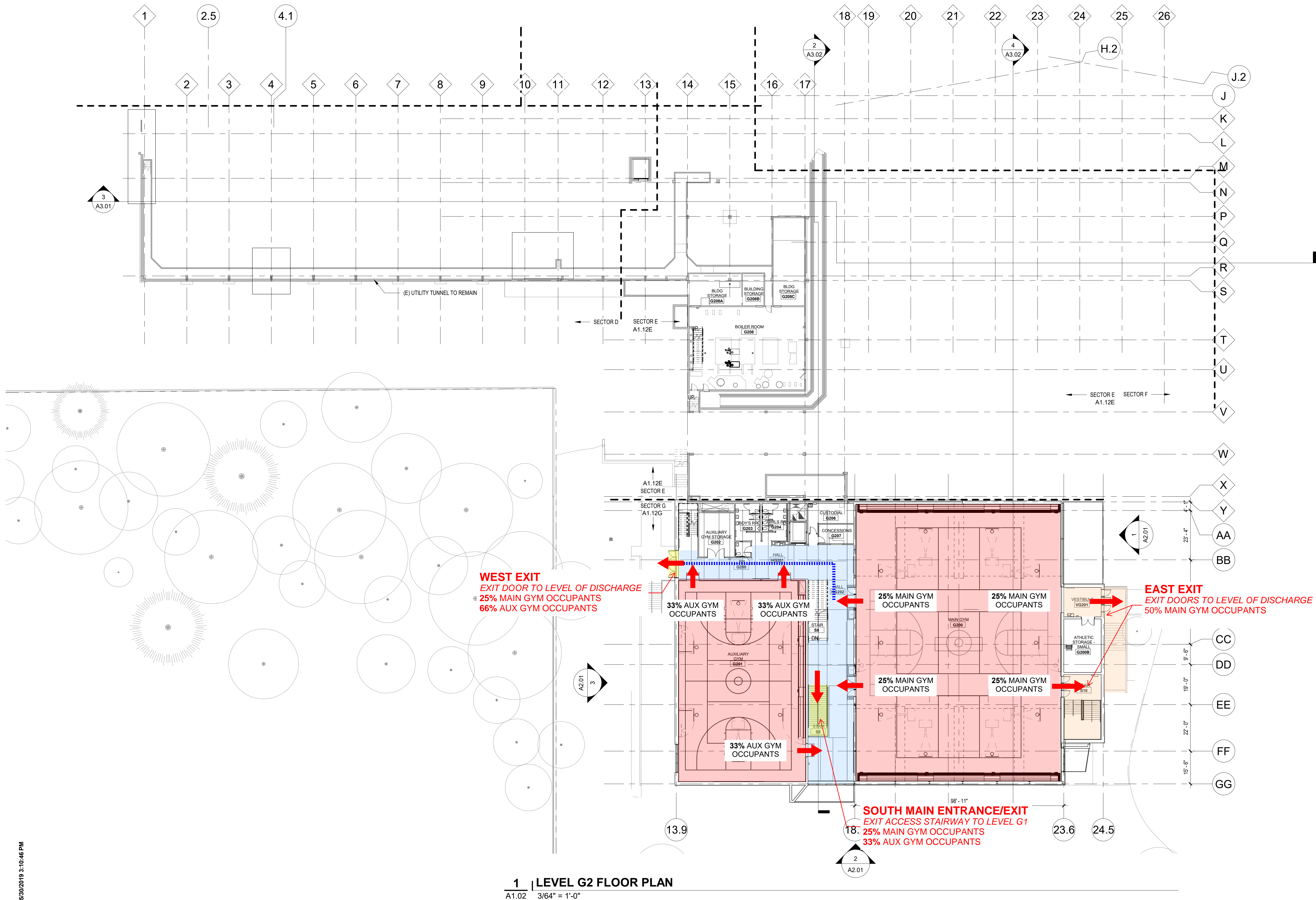
Sheet Title  
LEVEL G2  
FLOOR PLAN

Sheet No.

A1.02

Job No.

4722-01





## CODE LEGEND

## FIRE RATED SEPARATIONS

- 1 HOUR FIRE RATED SEPARATION
- 2 HOUR FIRE RATED SEPARATION
- TRAVEL DISTANCE IN FEET
- PATH OF EGRESS (MAX. TRAVEL DISTANCE)
- TRAVEL DISTANCE IN FEET
- COMMON PATH

## ROOM DATA

Room Name	Room Number / Occupancy Classification	Room Name	Room Number / Occupancy Classification
101	A	2500 SF	15
167	occ.	167	occ.

## DOOR DATA

EXIT DOORS  
REQ'D OPENING WIDTH  
xx OCC X .15 = xx"  
PROVIDED WIDTH = x"

- EGRESS LIGHTING FIXTURES
- EXIT SIGN (SEE ELECTRICAL PLANS FOR LOCATION)
- FIRE EXTINGUISHER CABINET w/ 7'5" RADIUS SHOWN DASHED

NOTE: SEE DOOR SCHEDULE FOR FIRE RATED DOORS

NOTE: IN ACCORDANCE WITH CITY OF PORTLAND TITLE 24.85.040 ITEM B, THE OCCUPANCY OF THE EXISTING BUILDINGS IN THE SCHOOL IS REMAINING THE SAME (E OCCUPANCY) OR IS CHANGING TO A LOWER RELATIVE HAZARD CLASSIFICATION (B OCCUPANCY). FURTHERMORE, THE CHANGES ARE NOT INCREASING THE OCCUPANT LOAD OF ANY (1) EXISTING BUILDING BY MORE THAN 150 OCCUPANTS.

Stamp

Consultant Logo

Key Plan

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Revisions to Sheet	No.	Revision	Date
4	GMP/ADD 4	06/26/19	
6	PP2-COP RESPI/ASI 01	08/05/19	

Status: **PACKAGE 2 PERMIT SET**

Date: **05/24/2019**

Sheet Title

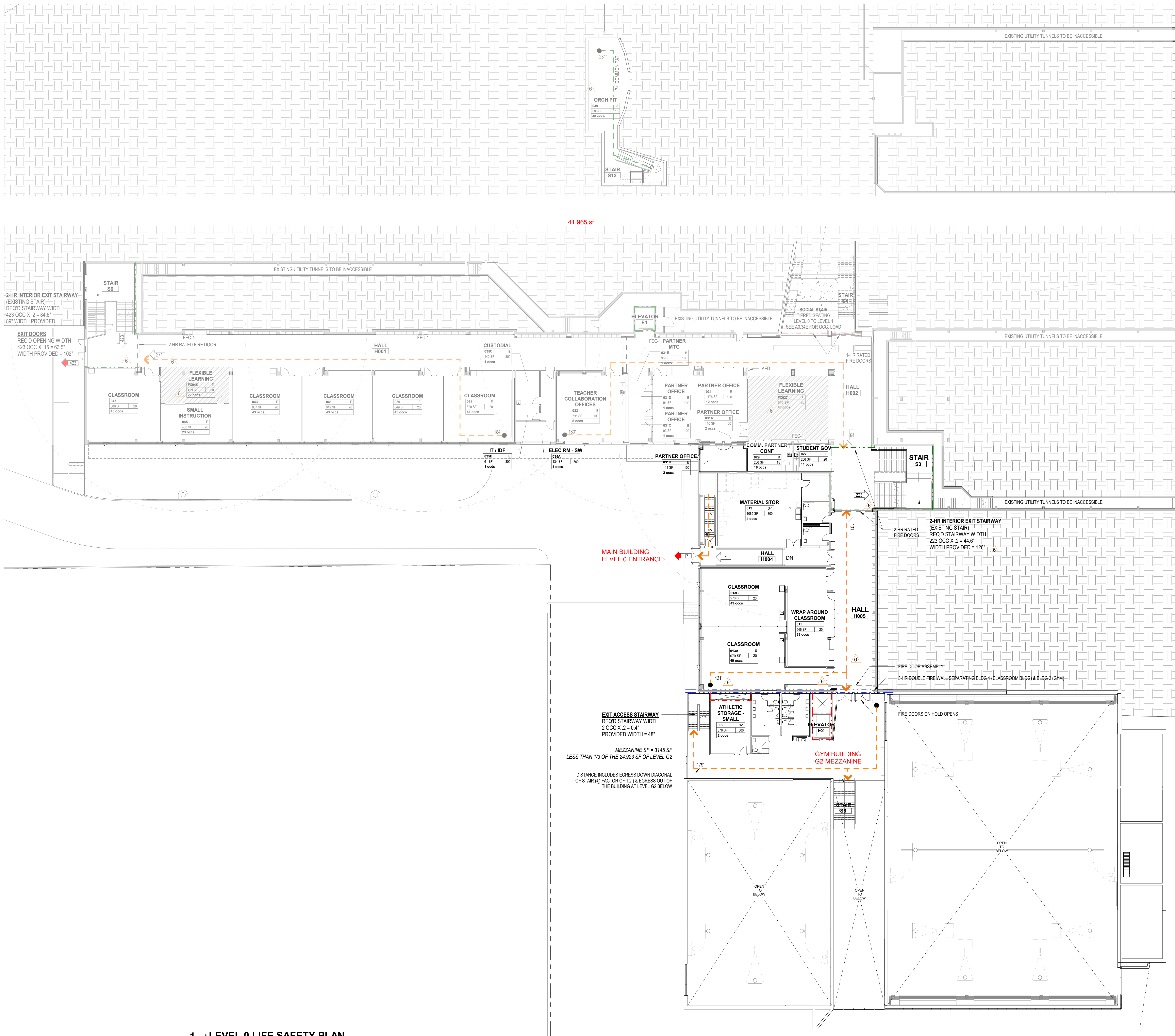
**FIRE & LIFE  
SAFETY PLANS -  
LEVEL 0**

Sheet No.

**A0.33**

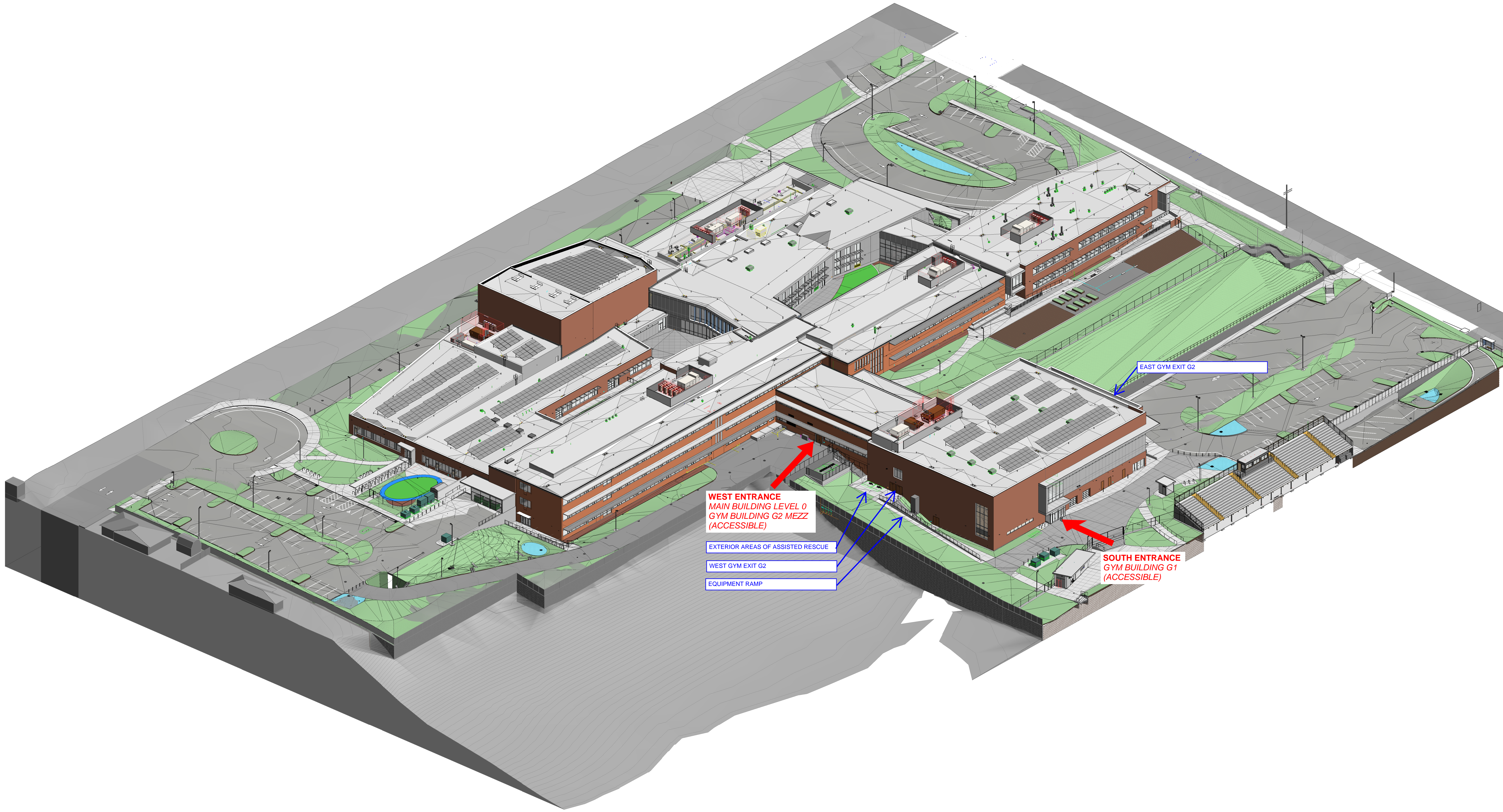
Job No.

**4722-01**



**1 | LEVEL 0 LIFE SAFETY PLAN**  
A0.33 1/16" = 1'-0"





**WEST ENTRANCE**  
MAIN BUILDING LEVEL 0  
GYM BUILDING G2 MEZZ  
(ACCESSIBLE)

EXTERIOR AREAS OF ASSISTED RESCUE

WEST GYM EXIT G2

EQUIPMENT RAMP

EAST GYM EXIT G2

**SOUTH ENTRANCE**  
GYM BUILDING G1  
(ACCESSIBLE)