

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

Appeal ID: 21974	Project Address: 1075 NE 2nd Ave
Hearing Date: 10/9/19	Appellant Name: Tom Jaleski
Case No.: B-007	Appellant Phone: 9712385266
Appeal Type: Building	Plans Examiner/Inspector: David Bartley
Project Type: commercial	Stories: 9 Occupancy: A-2, A-3, B, S-2 Construction Type: I-B
Building/Business Name: 100 Multnomah	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 19-152117-LU
Plan Submitted Option: pdf [File 1]	Proposed use: Office, Parking

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Appeal #21951, 3007.10.1 Access
Requires	The exit enclosure containing the standpipe shall have access to the floor without passing through the fire service access elevator lobby.
Proposed Design	<p>The proposed design will meet all the requirements of Appeal #21951 and Section 3007.10.1, except that the exit enclosure containing the standpipe connected to the elevator lobby will have access to the floor only by passing through the fire service access elevator lobby on Level 2. The fire service access elevator lobby will provide access to the west office area as well as the east office area. All other floors will remain as approved in appeal #21951.</p> <p>The proposed design will provide equivalent protection by being able to fight a fire in the Level 2 west office area from Stair #2. The fire fighters will not require bringing hose from the lobby and thereby prevents opening a crack in the fire service access elevator lobby door. Any fire in the small office area on the east will have to be fought from Stair #1.</p> <p>Additional protection will include a 2-hour rated separation between the fire service access elevator lobby and the west business area. The east business area will be separated from the fire service access elevators by 1-hour rated smoke barrier with a 45-minute rated doors. All the areas area within the floor will be accessible within the 130 ft reach of the firefighter's hose. Signage will be provided in the Fire Command Center and at the stairs that firefighter access to Level 2 should be by Stair #2.</p>
Reason for alternative	The code requirement for providing direct access from the exit enclosure containing the standpipe to the floor is to prevent any smoke migration to the protected fire service access lobby and thus the elevators.

The proposed alternate design condition only occurs at Level 2, which is the first level above the level of fire fighter access and exit discharge. Firefighters are assumed to take stairs to this level, as this provides quicker access to standpipes needed to fight a fire. The standpipe from Stair #2 provides the 130 ft coverage to almost all areas of the business area so that any fire in this business area can be suppressed from Stair #2.

The main (west) business area will be separated by a 2-hour rated fire barrier separation to the fire service access elevator lobby and the 2-story space down to the lobby below, which exceeds the 1-hour smoke barrier requirement. This separation will prevent any fire in the space from migrating to other spaces and will also prevent a fire in any other area from impacting this area, lessening the potential for fire in this small office area. Signage will be located at Stair #2 on the ground floor indicating it should be used for access to Level 2 and will also be noted as the part of the Standard Operating Procedure in the Fire Command Center.

Stair #1, with connection to the FSAE lobby, would be used to suppress any fire in the small business area to the east of the lobby. This business area will be separated from the fire service access elevators by 1-hour rated smoke barrier with a 45-minute rated door. This area is a relatively small with limited fuel source, where the fire fighters can fight the fire without compromising the fire service access elevator lobby.

Therefore, the proposed design meets the intent of protecting the fire service access elevator lobby and we urge the city to grant this alternate.

APPEAL DECISION

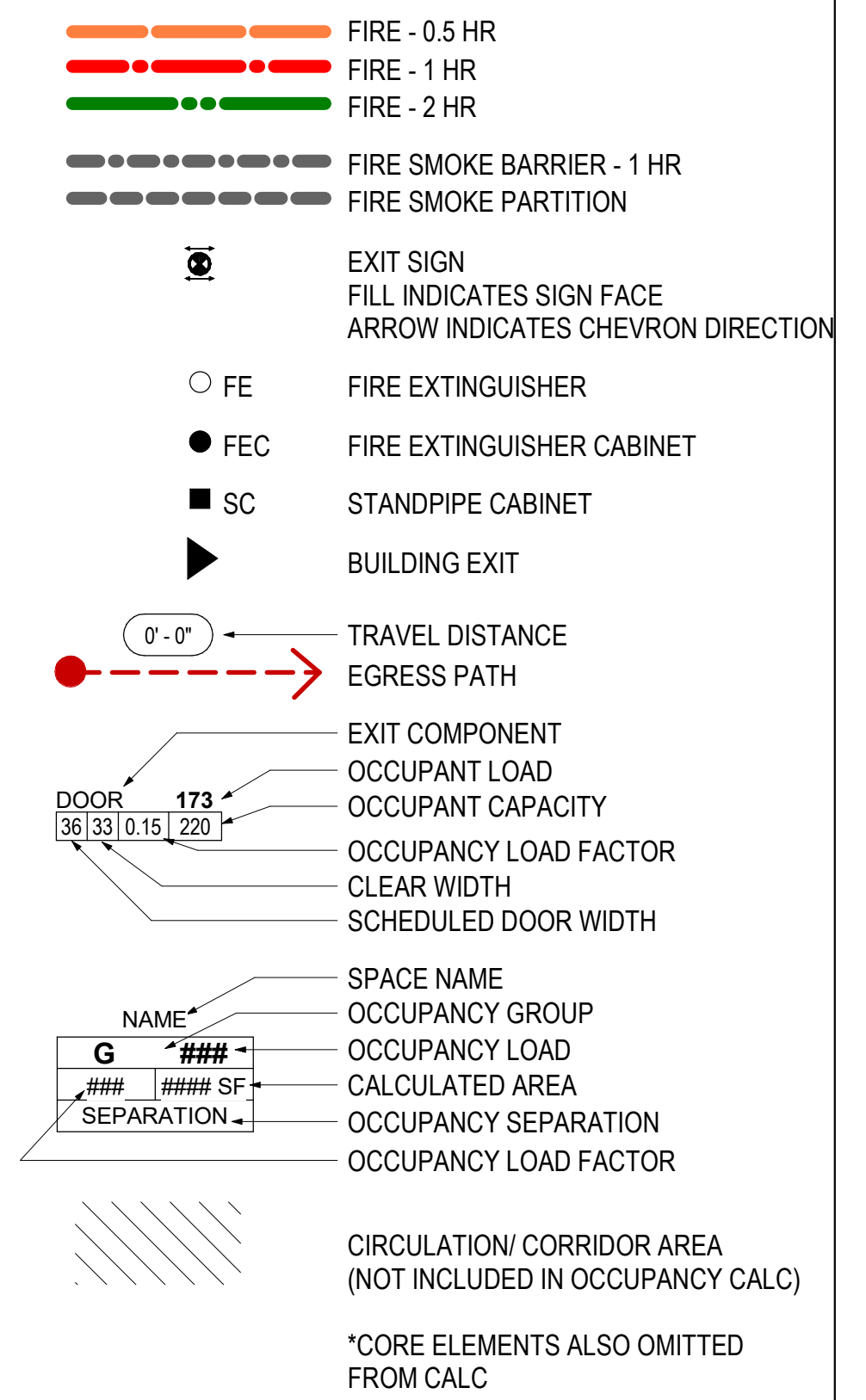
Standpipe access to East office requiring hose to pass through fire service access elevator lobby at Stair 1 Level 2: Granted as proposed based on the building configuration and limited size.

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.

OCCUPANT LOAD - LEVEL 1					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (.2" / occ)	Level
BUSINESS	538 SF	100	6	1.2	OFFICE LEVEL 1
LOBBY	666 SF	15	45	9	OFFICE LEVEL 1
			51	10.2	

FIRE AND LIFE SAFETY LEGEND



ZGF
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00 Multnomah

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ving Title

LIFE SAFETY
 PLAN, OFFICE
 LEVEL 1

Date: **SEPT 16, 2019**

b No: P24169

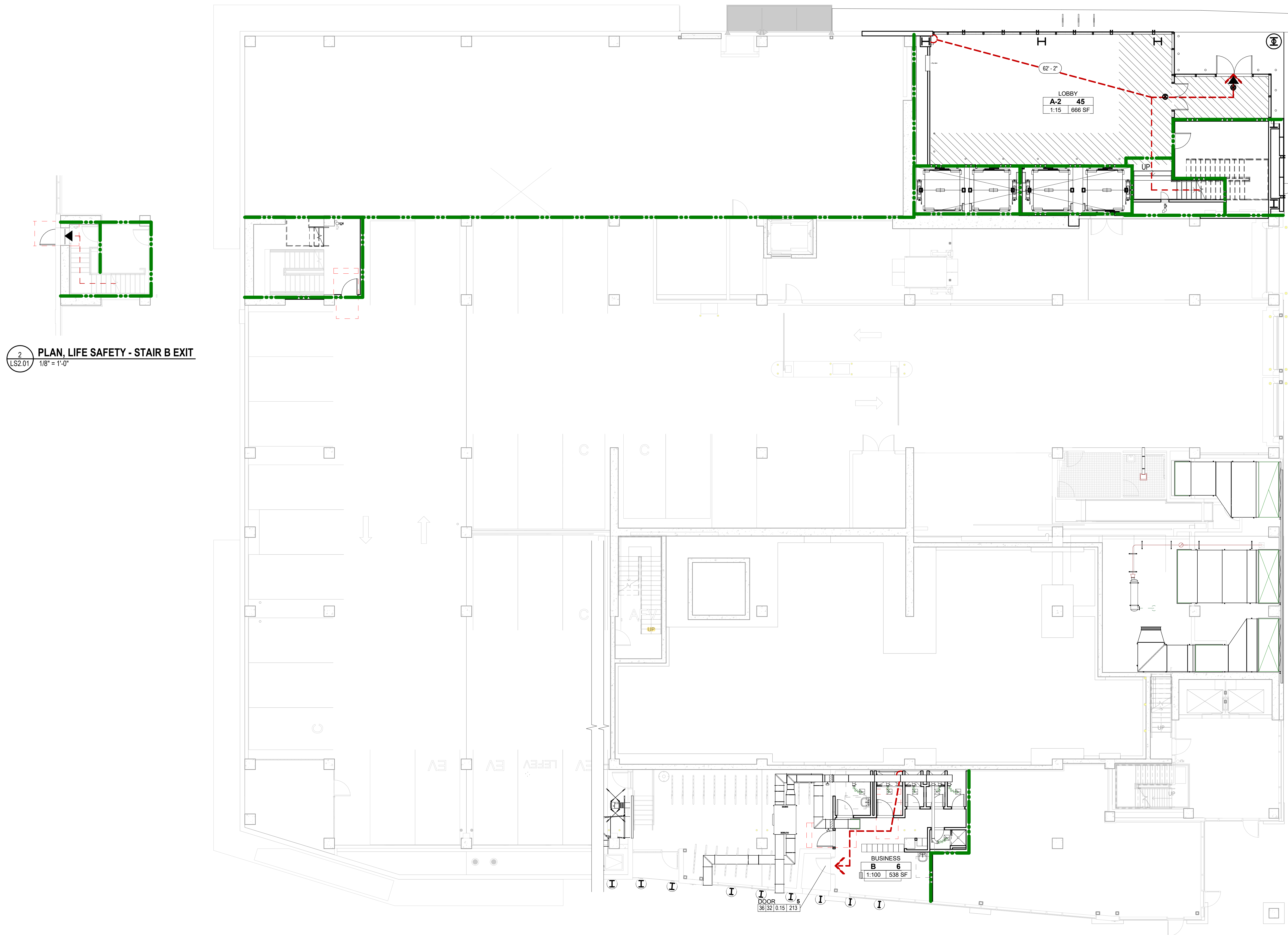
Drawn By: Author

Checked By: Checker

Drawing No. _____

LS2.01

0% CONSTRUCTION
CUMENT PROGRES



2 PLAN, LIFE SAFETY - STAIR B EXIT
LS2.01 1/8" = 1'-0"

1 PLAN, LIFE SAFETY - LEVEL 1
LS2.01 1/8" = 1'-0"

