

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: 22131	Project Address: 705 N Killingsworth St
Hearing Date: 11/13/19	Appellant Name: Donna Bezio
Case No.: B-010	Appellant Phone: 503-804-5059
Appeal Type: Building	Plans Examiner/Inspector: Terry Whitehill, John Butler
Project Type: commercial	Stories: 3 Occupancy: B, A-2, A-3 Construction Type: II-B
Building/Business Name: Portland Community College	Fire Sprinklers: Yes - Throughout Building
Appeal Involves: other: Modify Restrooms to Multi User	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Unchanged - Higher Ed

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2902.2 Code Guide

Requires	City of Portland BDS Code Guide defines Separate Facilities for Plumbing Systems as having full height walls and doors, overlapping jambs, occupied indicators, separate ventilation for each water closet, and lavatories within water closet room or outside of the water closets in a cluster setting.
Proposed Design	<p>This appeal is similar to an appeal that was approved for PCC SE Campus at 2305 SE 82nd Avenue to convert a women's restroom to a multi-user facility in January 2018. We feel the requested modifications at four additional locations are necessary and consistent with the intent of the code. These four requests are all the same appeal type.</p> <p>PCC requests to change signage at four restrooms to "All User" and replicate the City-approved PCC SE Campus restroom at the following PCC Locations. One restroom in each of the following buildings:</p> <p>Cascade Student Union (SU) Cascade Moriarty Arts and Humanities Building (MAHB) Cascade Technology Education Building (TEB) Sylvania Library (LIB)</p> <p>These buildings have been identified as having the highest need for this modification based on their location and student/staff population. Existing single occupancy restrooms have long lines or are located too far from where they are needed most.</p> <p>General Notes for All Restrooms in this Submittal</p> <p>Refer to attached drawings for building floor plans, enlarged restroom plans, and typical stall elevations.</p> <p>There is ample air circulation in all restrooms.</p> <p>Signage at each restroom will explain the nature of the all user multi stall restroom in multiple</p>

languages. Signage will provide clear directions to gendered restrooms within the same building. Record of any security incidents will be maintained by PCC Public Safety (no incidents have been reported at the approved SE Campus location nor our approved Rock Creek Campus in Washington County). These locations are in high traffic areas with PCC Public Safety Officers on campus.

Student Union (SU) (Appeal 22131)

The SU 2nd floor has an existing restroom with three water closets and three lavatories. Each door has an ADA approved occupancy indicator lock. The stall partitions and doors are 72" in height (top of stalls at approximately 81" AFF) with approximately 9" open space below (see attached drawings).

All corners have stainless steel hardware covering gaps the entire height of the partitions and stainless steel overlapping jambs at the doors, eliminating sight lines.

This restroom needs no work to meet prior arrangement with the City of Portland.

Reason for alternative We have a very immediate need for PCC staff and students who identify as transgender and are experiencing unacceptable difficulties with our built environment. While some single occupant all-user restrooms are available, they often have long lines. Students are missing exams and class time and experiencing health risks due to prolonged bladder control – all due to limited restroom access on campuses. These issues contradict our college's and Portland's commitment to equity. The need for appropriate facility upgrades is clear. Our primary concern is the safety of our students. Our public safety staff and student life experts agree that bullying in gendered restrooms is an issue. PCC has trained our staff for the addition of these all-user multi-stall restrooms. In 2016, PCC adopted a Restroom Policy which states, "Portland Community College does not exclude, separate, deny benefits, or otherwise treat differently on the basis of sex, gender, gender identity or gender expression. This means it allows all members of the community to access all authorized PCC spaces/facilities in accordance with their gender identity and/or gender expression." In order to implement this policy, we need to create multi-stall all-user restrooms to ensure restroom access for transgender students, faculty, and staff. In working with the city's long time expert on all-user restrooms, we have the support of Portland City Commissioner Fish:

"I appreciate Portland Community College's proactive approach to addressing the needs of all students. These restrooms are at the center of PCC's mission to honor diversity and promote inclusion. PCC is uniquely poised to support an all-gender multi-user restroom which benefits students, faculty, and staff."

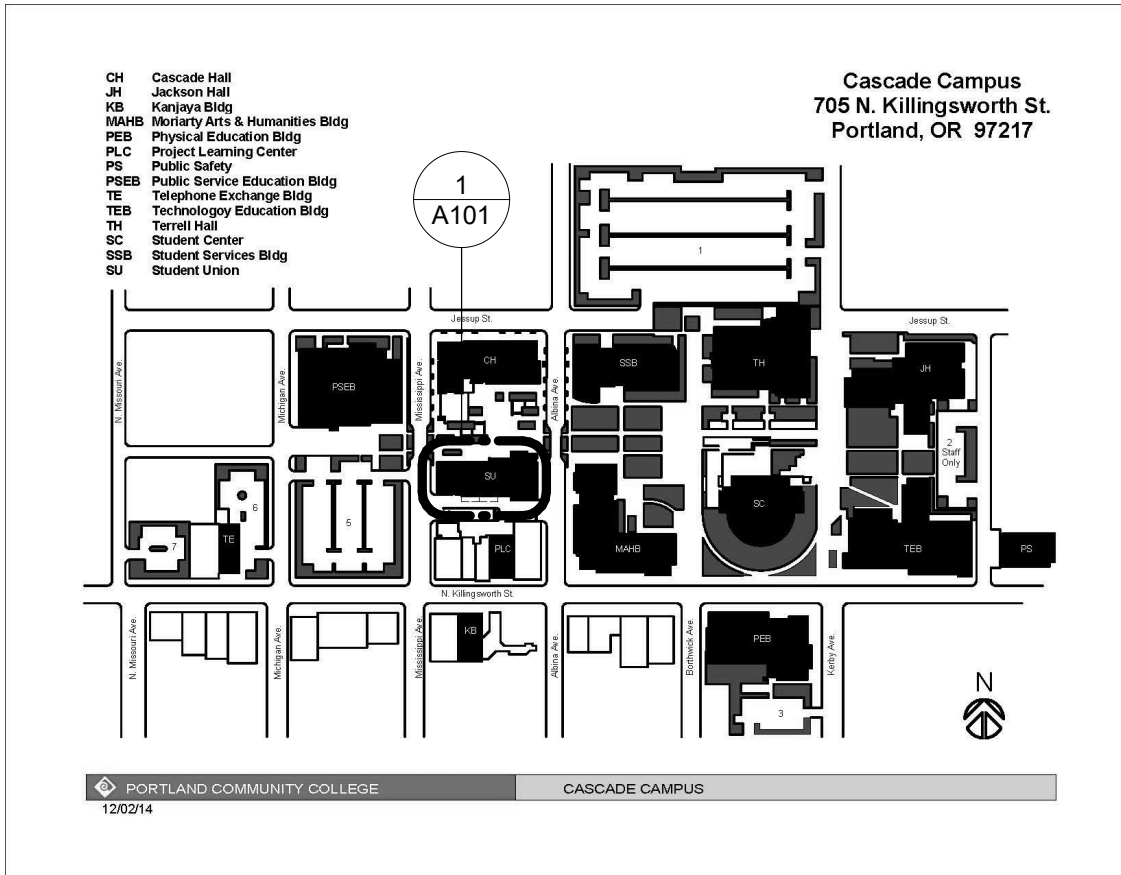
-Nick Fish, Portland City Commissioner

APPEAL DECISION

Conversion of existing women's restroom in Student Union Building to all user facility: 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.



1 CA Campus Plan - SU
No Scale

Sheet List - SU

Number	Name
A100	Cover Sheet- SU
A101	SU Floor Plan, Level 1
A102	SU Floor Plan, Level 2
A103	SU Floor Plan, Level 3
A104	SU Enlarged Plan, Level 2
A105	Typical Elevations - SU

PCC - Cascade Campus
705 North Killingsworth
Portland, OR 97217

Student Union

All User Restrooms

705 North Killingsworth
Portland, OR 97217

NUM	DATE	DESC
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scale:
12" = 1'-0"

date:
11/08/19

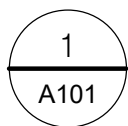
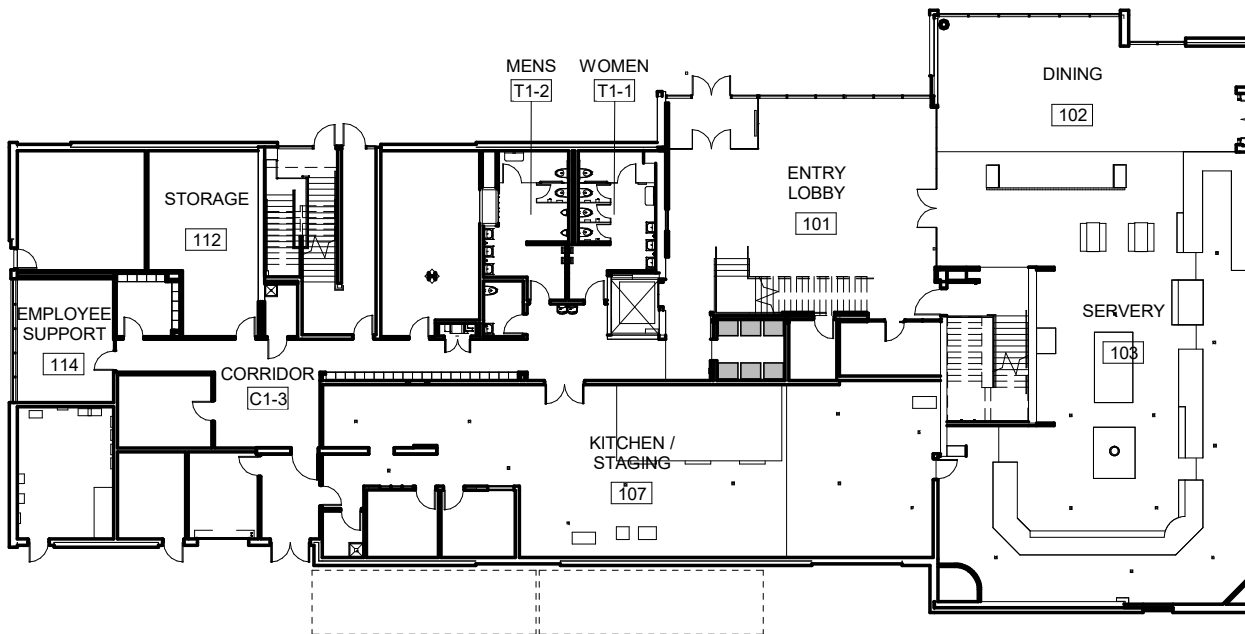
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sheet name:
Cover Sheet- SU

sheet number:
A100



Portland Community College
Facilities Management Services
12000 SW 49th Avenue
Portland, Oregon 97219



SU Key Plan, Level 1

1" = 30'-0"

PCC - Cascade Campus
705 North Killingsworth
Portland, OR 97217

Student Union

All User Restrooms

705 North Killingsworth
Portland, OR 97217

NUM	DATE	DESC
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scale:
1" = 30'-0"

date:
11/08/19

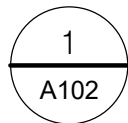
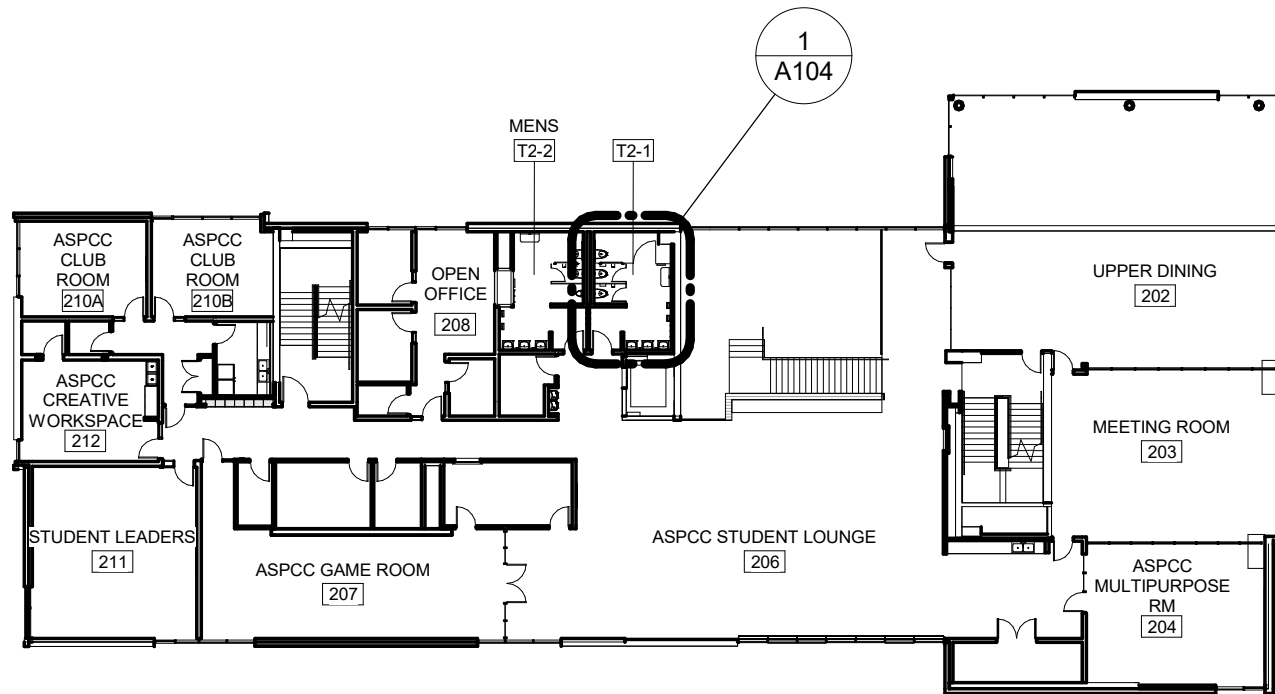
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SU Floor Plan, Level 1

sheet number:
A101

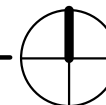


Portland Community College
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SU Key Plan, Level 2

1" = 30'-0"



PCC - Cascade Campus
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Portland, OR 97217

Student Union

All User Restrooms

705 North Killingsworth
Portland, OR 97217

NUM	DATE	DESC
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scale:
1" = 30'-0"

date:
11/08/19

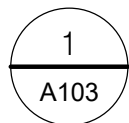
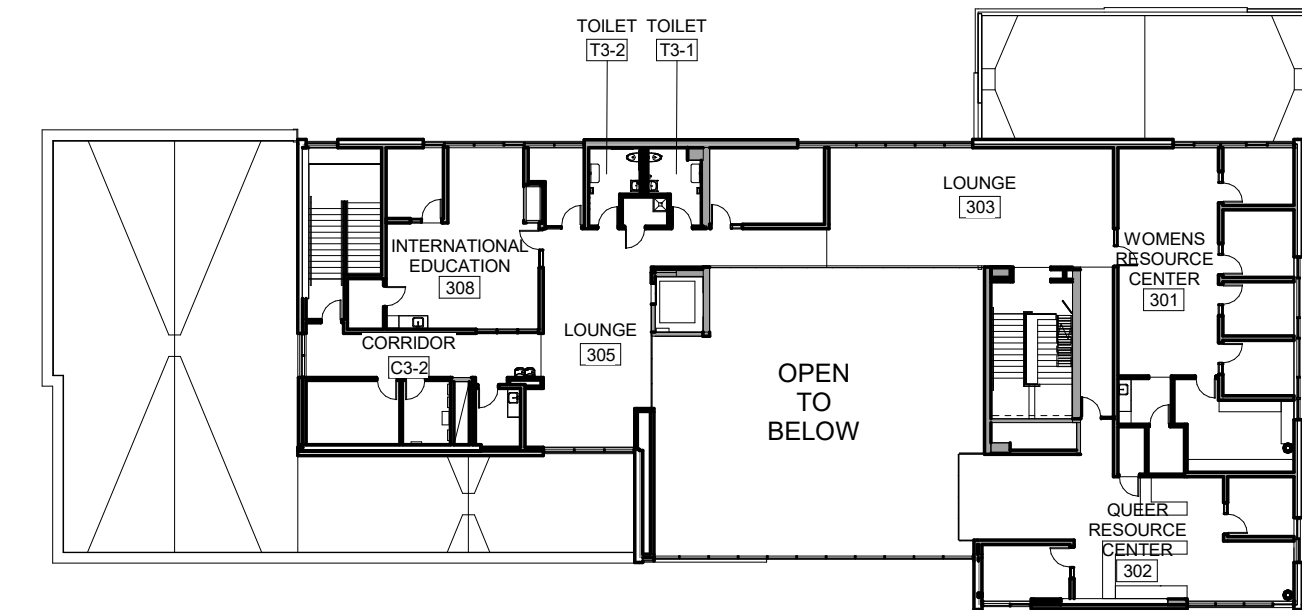
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SU Floor Plan, Level 2

sheet number:
A102

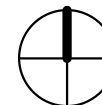


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SU Key Plan, Level 3

1" = 30'-0"



PCC - Cascade Campus
705 North Killingsworth
Portland, OR 97217

Student Union

All User Restrooms

705 North Killingsworth
Portland, OR 97217

NUM	DATE	DESC
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scale:
1" = 30'-0"

date:
11/08/19

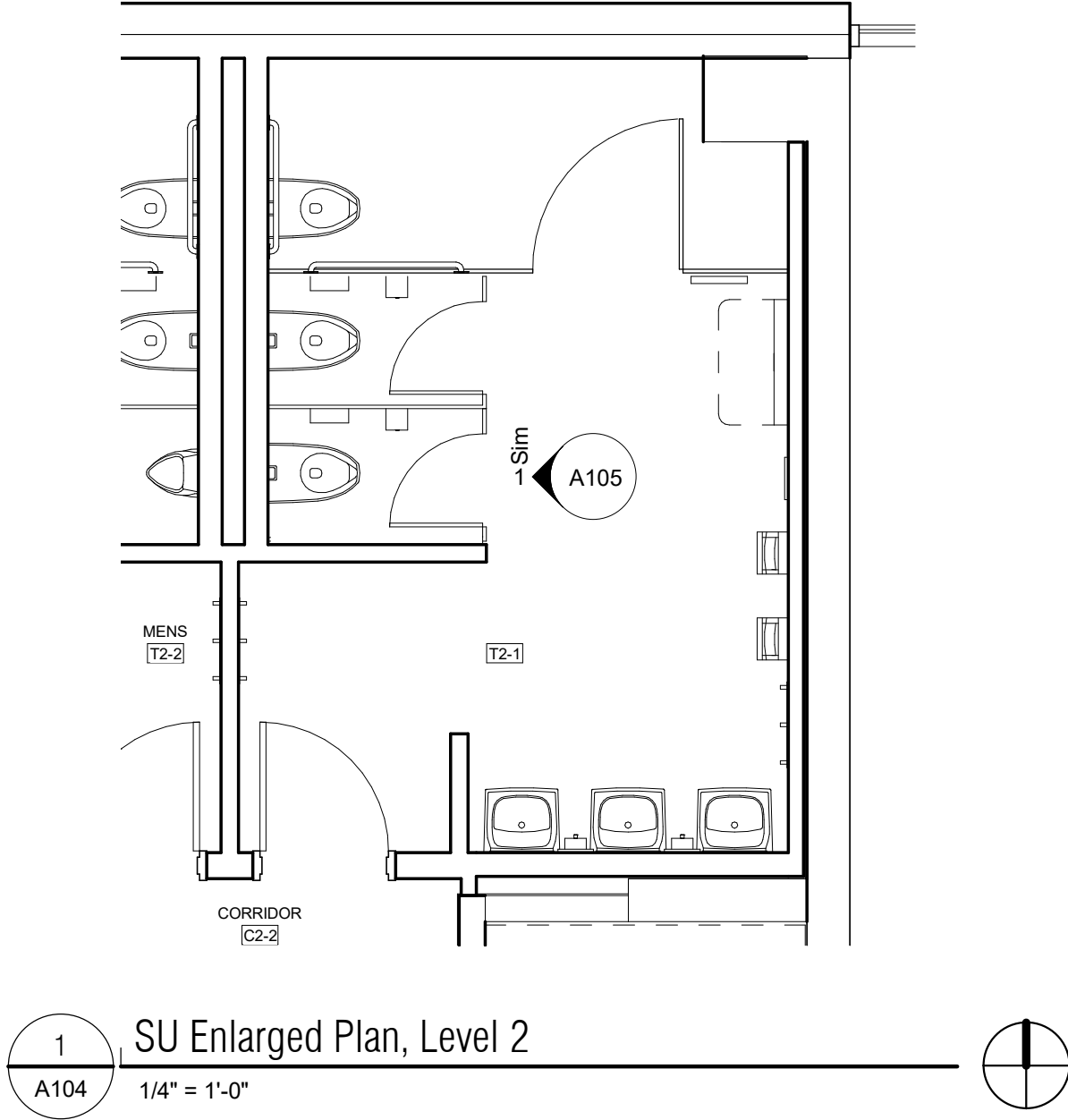
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SU Floor Plan, Level 3

sheet number:
A103



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PCC - Cascade Campus
705 North Killingsworth
Portland, OR 97217

Student Union

All User Restrooms

705 North Killingsworth
Portland, OR 97217

NUM	DATE	DESC
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scale:
1/4" = 1'-0"

date:
11/08/19

revised date:

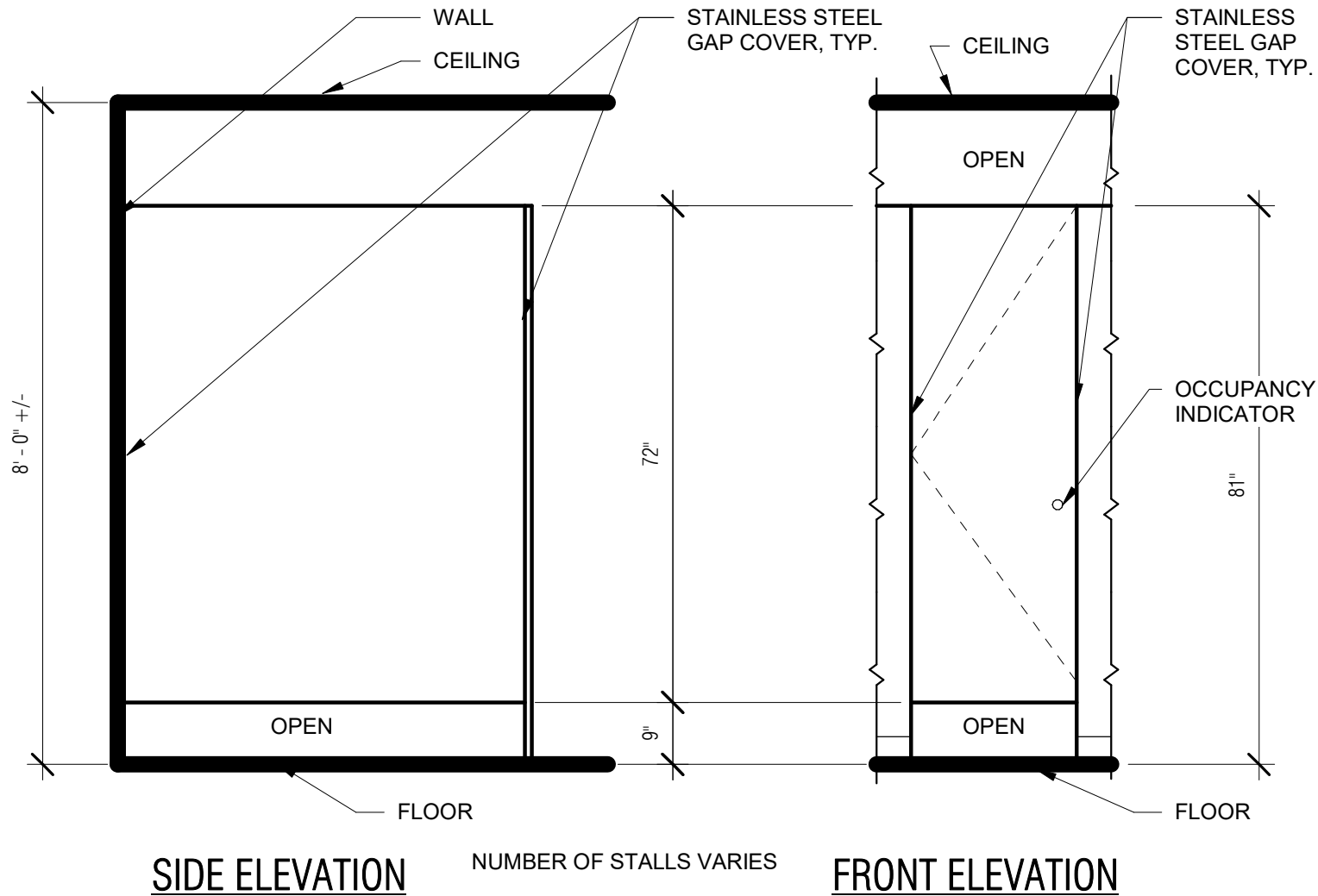
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SU Enlarged Plan, Level 2

sheet number:
A104



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11/8/2019 11:48:59 AM
H:\ArchRes\Current Projects\FMS Projects\District Wide\All User Restrooms\01 Drawings\2019 CA RR Appeal\CA All User RR 2019.rvt



SIDE ELEVATION

NUMBER OF STALLS VARIES

FRONT ELEVATION

1
A105

Typ. Toilet Partition Elevations - SU

1/2" = 1'-0"

PCC - Cascade Campus
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Portland, OR 97217

Student Union

All User Restrooms

705 North Killingsworth
Portland, OR 97217

NUM	DATE	DESC

scale:
1/2" = 1'-0"

date:
11/08/19

revised date:

sheet name:
Typical Elevations - SU

sheet number:
A105



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