

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: 22134	Project Address: 12000 SW 49th Ave
Hearing Date: 11/13/19	Appellant Name: Donna Bezio
Case No.: B-013	Appellant Phone: 503-804-5059
Appeal Type: Building	Plans Examiner/Inspector: Terry Whitehill, John Butler
Project Type: commercial	Stories: 2 Occupancy: B Construction Type: II
Building/Business Name: PCC SY LIB	Fire Sprinklers: Yes - Throughout Building
Appeal Involves: other: Modify Restroom Signage	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.

Sylvania Campus Library (LIB)

The Library 1st floor has an existing restroom with six water closets and four 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.

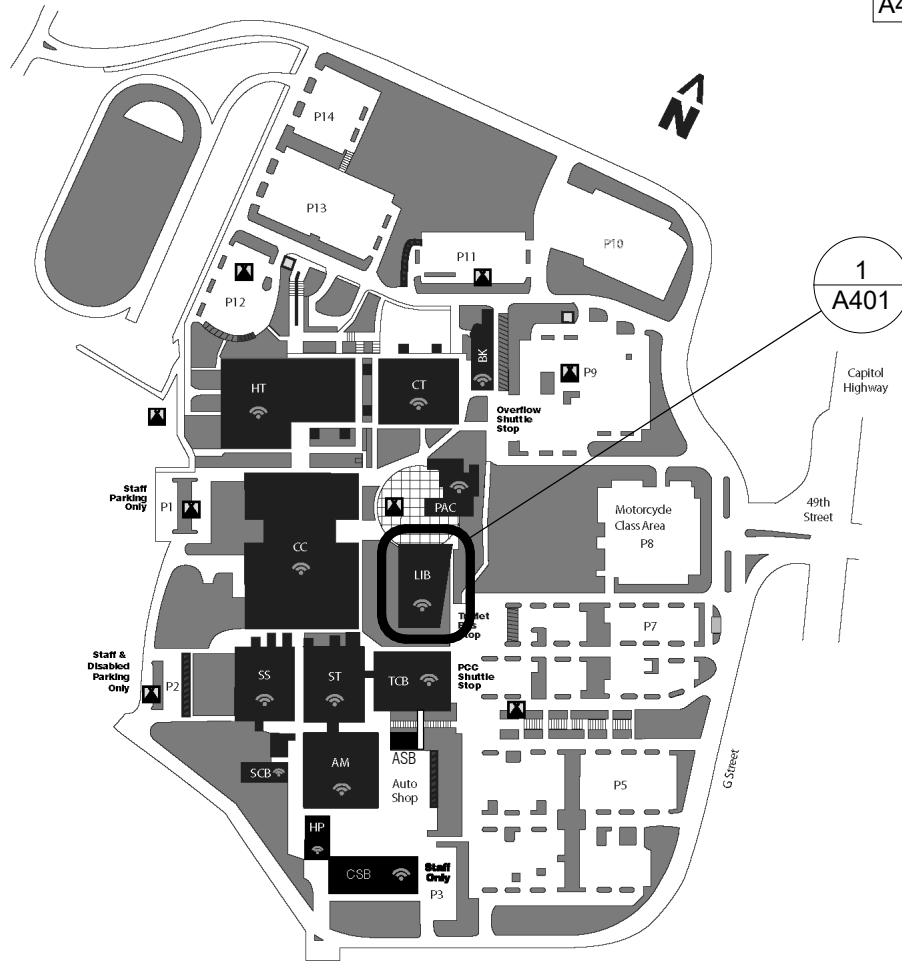
Reason for alternative We have a very immediate need for PCC staff and students who identify as transgender and are experiencing unacceptable difficulties with our built environment. While some single occupant all-user restrooms are available, they often have long lines. Students are missing exams and 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.

APPEAL DECISION

Conversion of existing women's restroom in the Library 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 SY Campus Plan
No Scale

Sheet List - LIB

Number	Name
A400	Cover Sheet - LIB
A401	LIB Floor Plan, Level 1
A402	LIB Floor Plan, Level 2
A403	LIB Enlarged Plan, Level 1
A404	Typical Elevations - LIB

PCC - Sylvania Campus
12000 SW 49th Ave.
Portland, OR 97219

Library

All User Restrooms

705 North Killingsworth
Portland, OR 97217

NUM	DATE	DESC
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scale:
3/8" = 1'-0"

date:
11/08/19

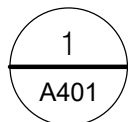
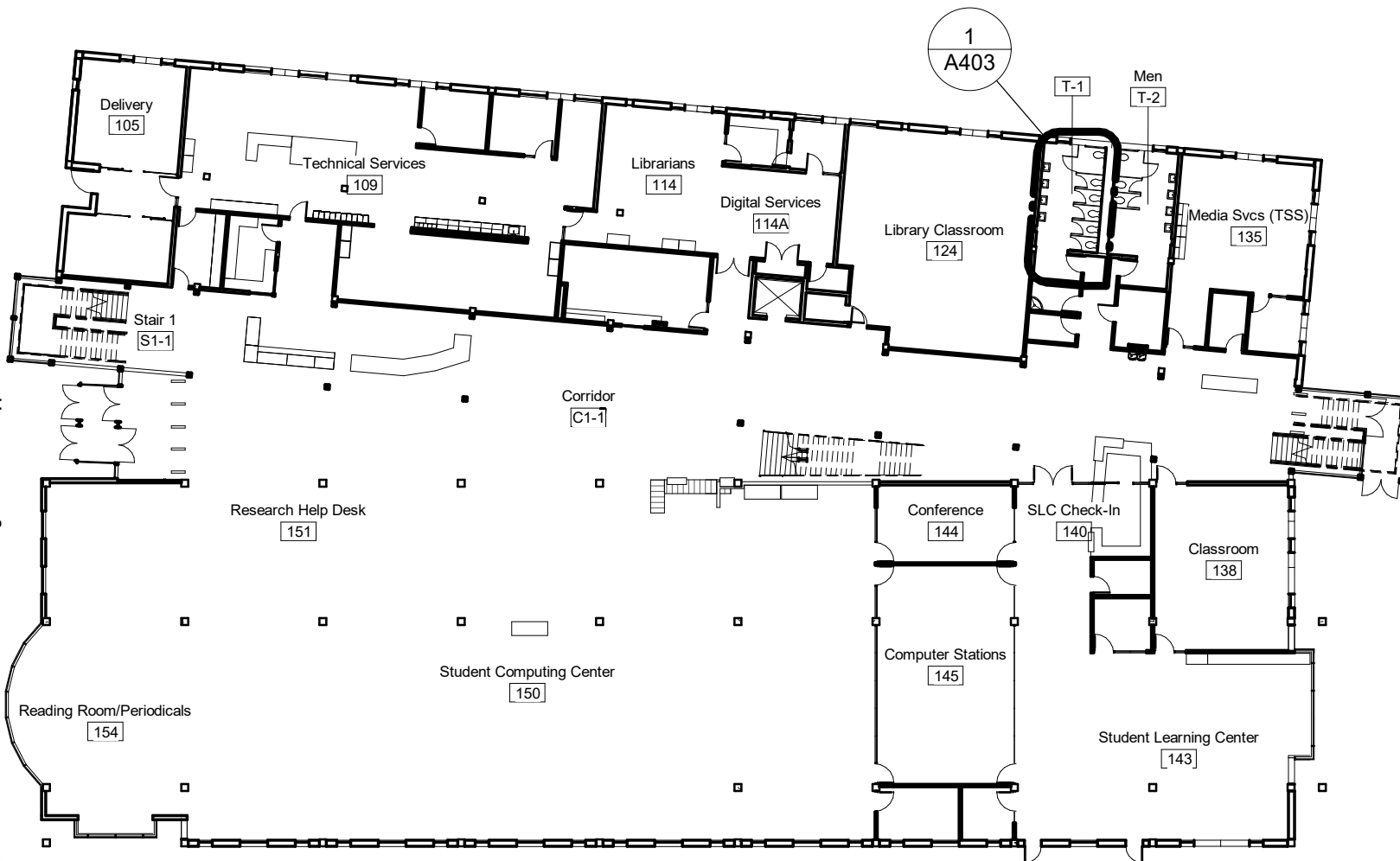
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sheet name:
Cover Sheet - LIB

sheet number:
A400

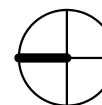


Portland Community College
Facilities Management Services
12000 SW 49th Avenue
Portland, Oregon 97219



LIB Key Plan, Level 1

1" = 30'-0"



PCC - Sylvania Campus
12000 SW 49th Ave.
Portland, OR 97219

Library

All User Restrooms

705 North Killingsworth
Portland, OR 97217

NUM	DATE	DESC

scale:
1" = 30'-0"

date:
11/08/19

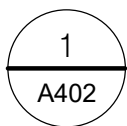
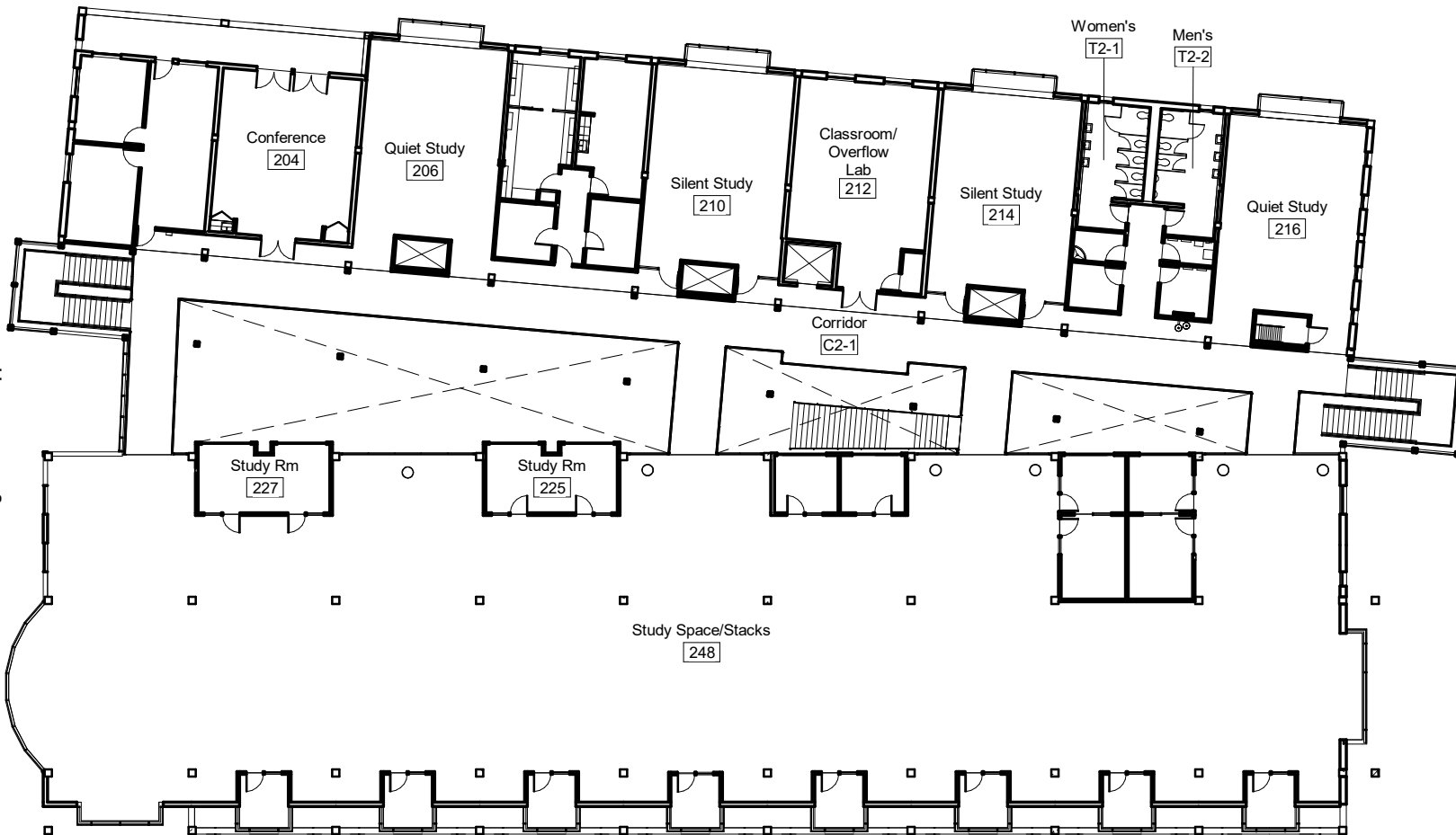
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sheet name:
LIB Floor Plan, Level 1

sheet number:
A401

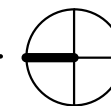


Portland Community College
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LIB Key Plan, Level 2

1" = 30'-0"



PCC - Sylvania Campus
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Portland, OR 97219

Library

All User Restrooms

705 North Killingsworth
Portland, OR 97217

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

date:
11/08/19

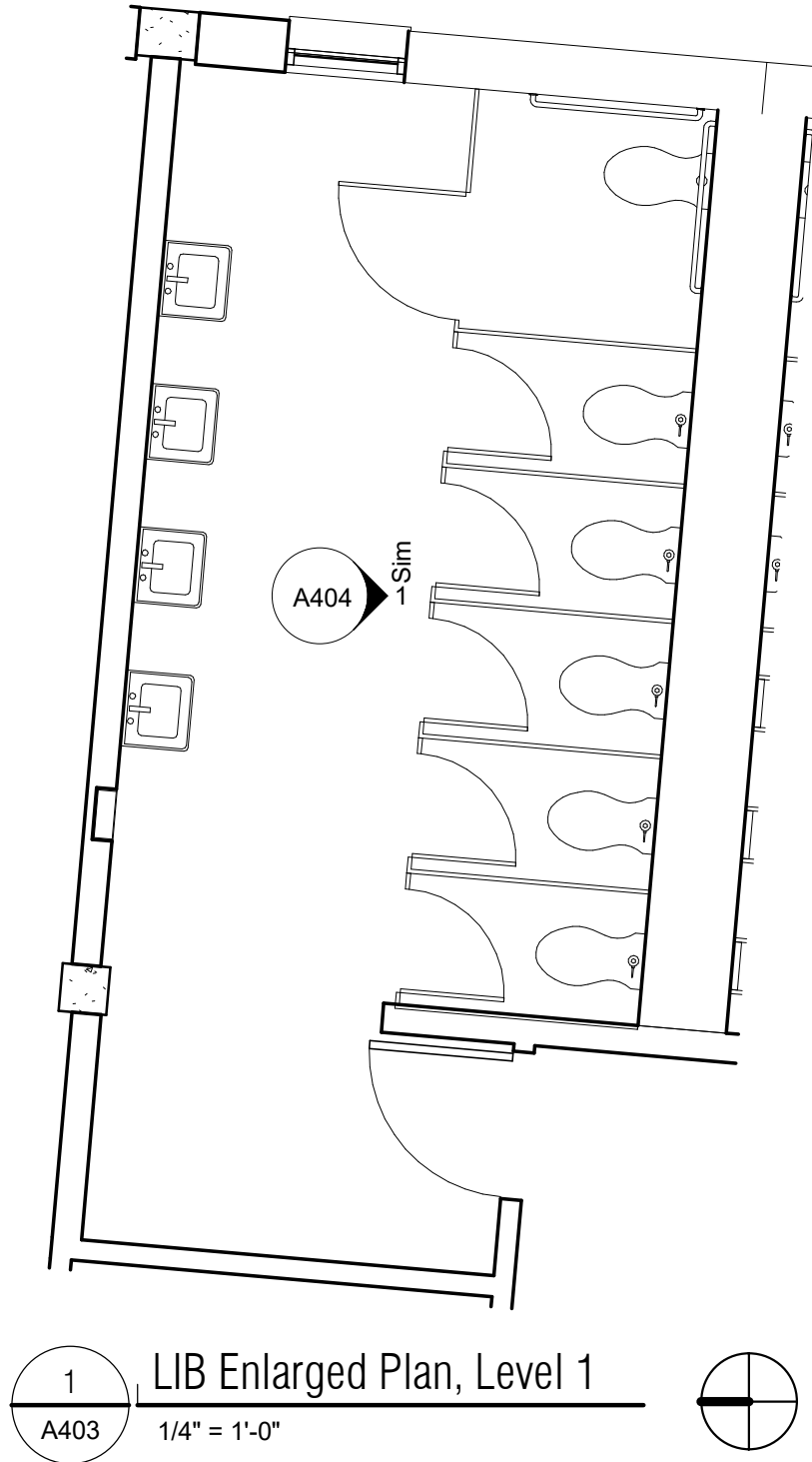
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sheet name:
LIB Floor Plan, Level 2

sheet number:
A402



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Portland, OR 97219

Library

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:

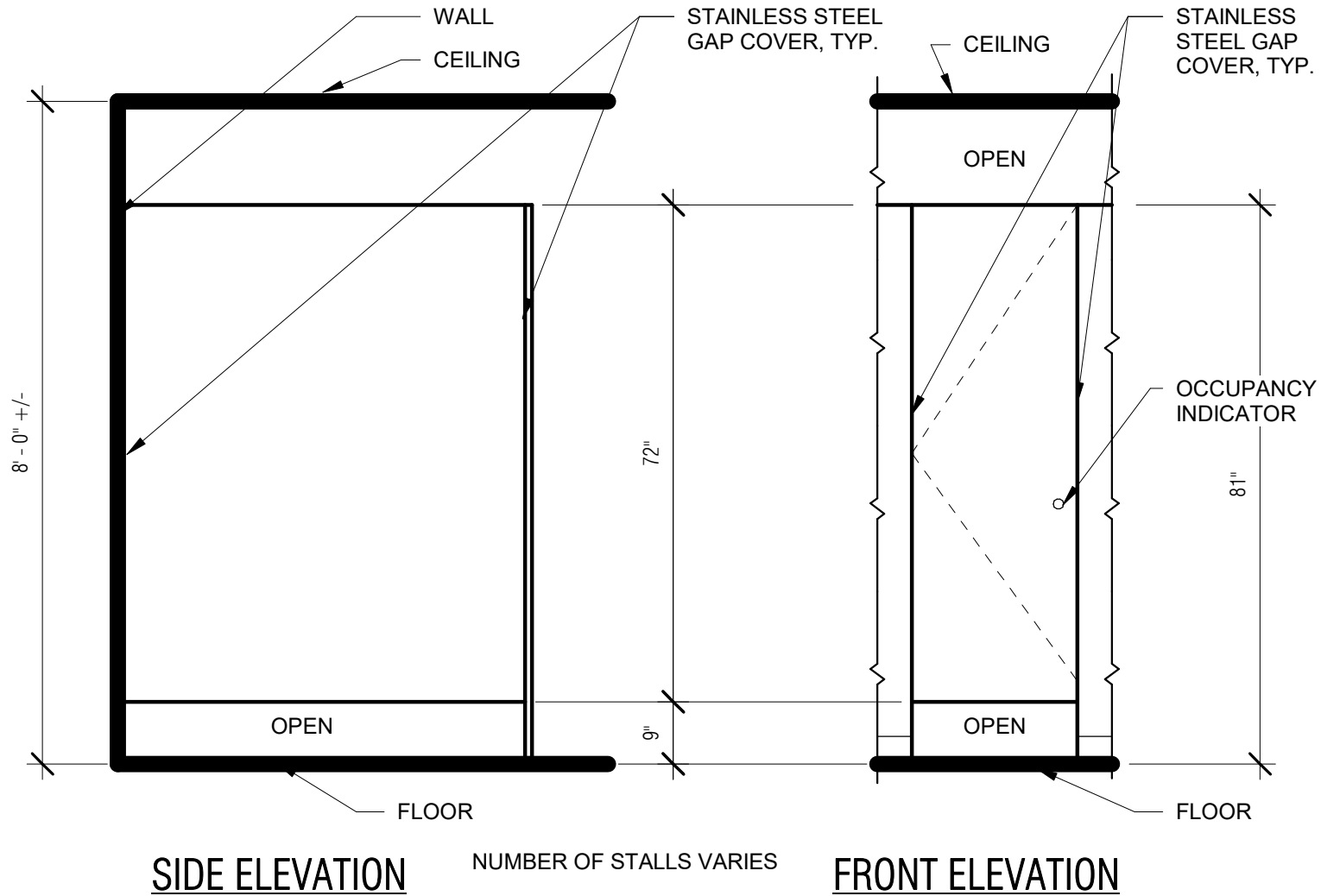
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LIB Enlarged Plan, Level 1

sheet number:
A403



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

11/8/2019 11:47:01 AM
H:\ArchRes\Current Projects\FMS Projects\District Wide\All User Restrooms\01 Drawings\2019 CA RR Appeal\CA All User RR 2019.rvt



1
A404

Typ. Toilet Partition Elevations - LIB

1/2" = 1'-0"

PCC - Sylvania Campus
12000 SW 49th Ave.
Portland, OR 97219

Library

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 - LIB

sheet number:
A404



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