

# Development Services

## From Concept to Construction

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



### APPEAL SUMMARY

**Status:** Hold for Additional Information - Held over from ID 22095 (11/6/19) for additional information

**Appeal ID:** 22125

**Project Address:** 1723 NW 24th Ave

**Hearing Date:** 11/20/19

**Appellant Name:** Nathan Cox

**Case No.:** B-003

**Appellant Phone:** 503-525-9315

**Appeal Type:** Building

**Plans Examiner/Inspector:** John Cooley

**Project Type:** commercial

**Stories:** 1 **Occupancy:** M **Construction Type:** V-B

**Building/Business Name:** 24\_Thurman

**Fire Sprinklers:** No

**Appeal Involves:** Alteration of an existing structure, Reconsideration of appeal

**LUR or Permit Application No.:** 19-126989-REV-01-CO

**Plan Submitted Option:** pdf [File 1]

**Proposed use:** Mercantile

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** OSSC 2902

#### Requires

Reconsideration of Appeal 22095

\*Previous attachments included, now with existing as-permitted plumbing fixture calculation worksheet as requested\*

OSSC Section 2902 (specifically Table 2902.1) requires the minimum amount of plumbing fixtures provided to be based on load factors applied individually to occupant loads, and allows the building official to consider actual uses.

#### Proposed Design

This appeal is related to the Life Safety Checklist for permit #19-126989-REV-01-CO (IVR# 4446428) issued by John Cooley and dated October 10 2019. This permit is currently under review for modifications to the unoccupied tenant space 101. The building is single story (with mezzanines), primarily 'M' mercantile use, comprised of five tenants who share two toilet rooms and other support space via a common corridor.

Per checklist item #5, an overall analysis of the existing building with regards to plumbing fixture calculations was requested. We have researched previously approved permits and have determined that two tenant spaces have severely exaggerated occupant loads in relation to their actual uses.

Therefore, we are requesting that more accurate and actual occupant loads as outlined in the following attachments can be used in responding to this checklist.

Attachments:

Overall building ground level plan with current and proposed occupant loads by tenant space

Occupancy plan from permit #18-152926 (Tenant 102) - mark-up showing actual uses with proposed occupant loads

Occupancy plan from permit #18-124399 (Tenant 104-5) - mark-up showing actual uses with proposed occupant loads

Overall summary worksheet with proposed occupant loads based on actual uses

\*\*Additional information for reconsideration:

Overall building worksheet showing existing as-permitted plumbing fixture calculations

**Reason for alternative** After reviewing and analyzing the approved permit documents for the existing tenants, these are the primary inaccuracies found:

Permit #18-152926 (Tenant 102). This space is occupied by a small wellness clinic with 2 full-time practitioners and an occasional part-time lab assistant. Due to the size-limited nature of the business, there are never more than 3-4 employees and patients total in the space at a given time, so the application of 16 'B' occupants on the mezzanine level is excessive and unnecessary. It appears this was revised by hand at the permit counter by the applicant and/or reviewer. We are proposing to leave the 'M' portion of the space (at the front where health-related products are sold) as currently permitted.

Permit #18-124399 (Tenant 104-5). This space consists of a jewelry merchant with in-house fabrication space at ground level, with several small private / open offices on the mezzanine(s). Two separate spaces were combined and connected at the mezzanine level as part of this permit. We are proposing that the mezzanine level offices to remain 'B' as permitted, but the ground level shipping (accessory to the 'F' occupancy) and small kitchenette room to be revised as indicated. The shipping area is directly adjacent / open to the fabrication space which it serves, while the kitchenette room consists mostly of built-in cabinetry, and therefore should not have an assembly-unconcentrated load or 'B' occupancy applied to it. We are proposing to leave the 'M' portion of the space (at the front where products are sold) as currently permitted.

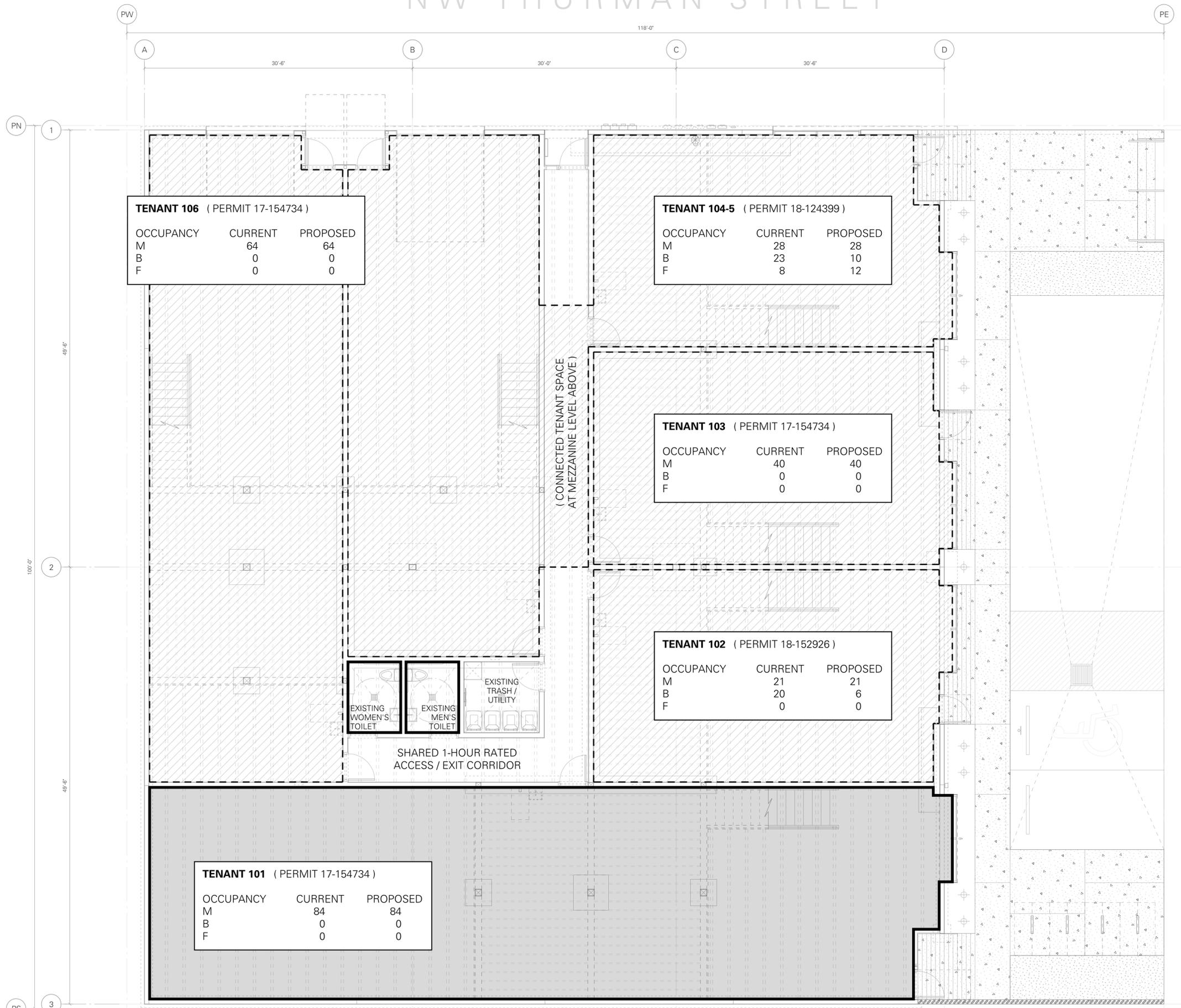
## APPEAL DECISION

**Reduction in minimum required plumbing fixture count: Hold for additional information.**

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

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. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.



**TENANT 106** ( PERMIT 17-154734 )

OCCUPANCY	CURRENT	PROPOSED
M	64	64
B	0	0
F	0	0

**TENANT 104-5** ( PERMIT 18-124399 )

OCCUPANCY	CURRENT	PROPOSED
M	28	28
B	23	10
F	8	12

**TENANT 103** ( PERMIT 17-154734 )

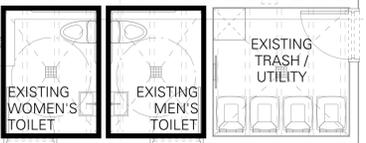
OCCUPANCY	CURRENT	PROPOSED
M	40	40
B	0	0
F	0	0

**TENANT 102** ( PERMIT 18-152926 )

OCCUPANCY	CURRENT	PROPOSED
M	21	21
B	20	6
F	0	0

**TENANT 101** ( PERMIT 17-154734 )

OCCUPANCY	CURRENT	PROPOSED
M	84	84
B	0	0
F	0	0



SHARED 1-HOUR RATED ACCESS / EXIT CORRIDOR

CONNECTED TENANT SPACE AT MEZZANINE LEVEL ABOVE

NW 24TH AVENUE

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315  
+1 503 525 0028  
www.skylabarchitecture.com

**Not for Construction**

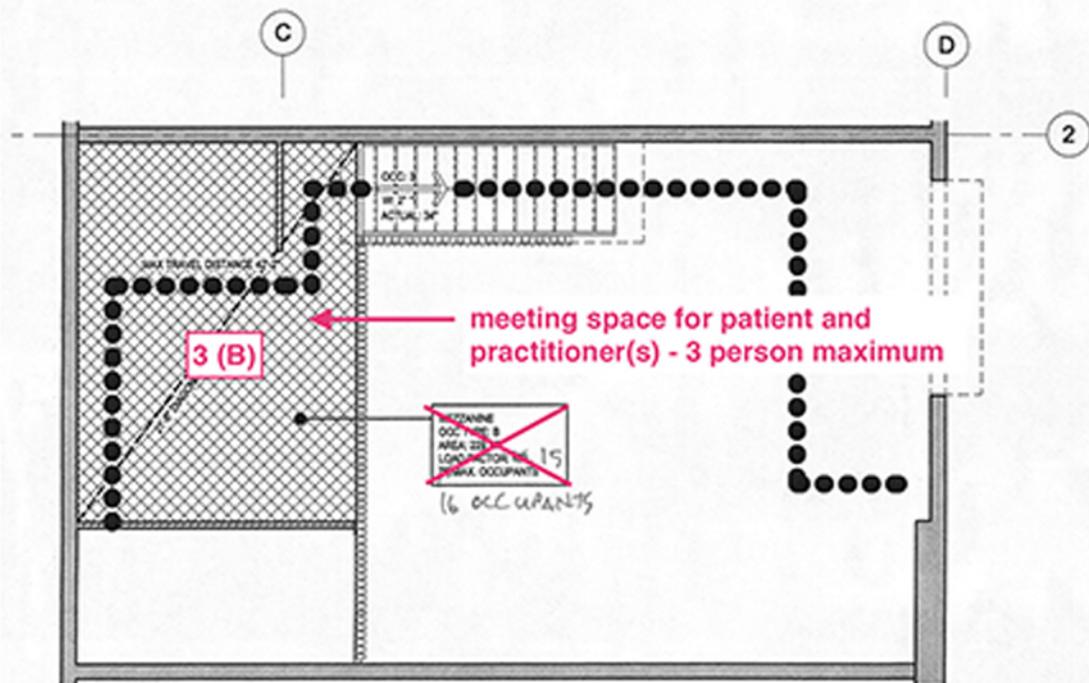
**24\_Thurman**  
Renovation+Improvements  
Location:  
1723 NW 24th Avenue  
Portland OR 97210  
Project No.:  
160426  
Issued for:  
Code Appeal  
Date:  
November 4 2019  
Revision:

**PERMIT #19-126989-REV-01**  
**Plumbing Fixture Code Appeal**  
**November 4, 2019**

Floor Plans  
**A211**

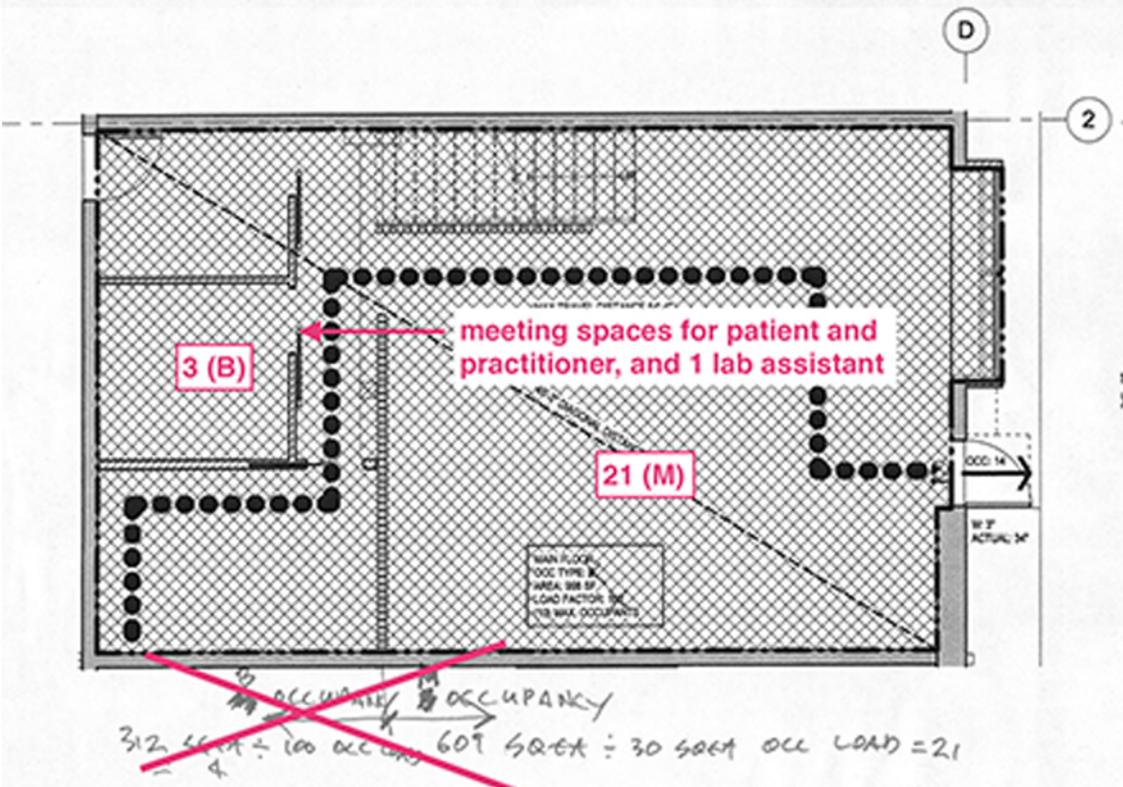
Floor Plan: Ground Level  
3/16"=1'-0" **01**

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③ LIFE SAFETY PLAN - MEZZANINE  
1/4" = 1'-0"

PERMIT #18-152926 (TENANT 102)  
PROPOSED OCCUPANT LOADS BASED ON ACTUAL USES  
\*provided for code appeal informational purposes, November 4 2019



③ LIFE SAFETY PLAN - LEVEL 01  
1/4" = 1'-0"

PERMIT #18-152926 (TENANT 102)  
PROPOSED OCCUPANT LOADS BASED ON ACTUAL USES  
\*provided for code appeal informational purposes, November 4 2019





