Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Mixed Decision: Items1, 2, 3, 4, 5, 6, 8, 10: Decision Rendered. Items 7, 9: Hold for Additional Information

Appeal ID: 22155	**Project Address:** SW 6th Ave and SW Sheridan St
Hearing Date: 11/20/19	**Appellant Name:** Joshua Klyber
Case No.: B-017	**Appellant Phone:** 5034885651
Appeal Type: Building	**Plans Examiner/Inspector:** Suzan Poisner
Project Type: commercial	**Stories:** 9 **Occupancy:** R-2, S-2 **Construction Type:** I-A
Building/Business Name: Parkview at Terwilliger Plaza	**Fire Sprinklers:** Yes - Throughout
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:**
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7] [File 8] [File 9]	**Proposed use:** Independent Senior Living

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 2902.1 and Table 2902 Minimum Plumbing Facilities
Requires	2902.1 Minimum number of fixtures Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code. 2902.3.2 Location of Toilet Facilities in Occupancies Other than Malls In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities, and the path of travel to such facilities shall not exceed a distance of 500 feet.
Proposed Design	The A-2 occupancy roof deck is accessory to the R-2 occupancy of the building and is an amenity space for residents. Potable water will be provided by a bar type sink located in the BBQ area. The entire building is Independent Senior Living, and as such, the vast majority of the people using amenity spaces will be the residents, who have access to restroom facilities within their living units, accessible via elevators. In addition to each residence having their own private bathrooms, we have provided single-user fully accessible restrooms by the elevator lobby on each floor of the building for “public” guests including on the floor below the roof deck (people invited by tenants and prospective tenants) Those are located on Level 1 and Level 2 for a total of 11 single-user facilities in the building. Additional multi-user restrooms are provided on level 6. The aggregate of the above-mentioned restrooms covers the required count plumbing fixtures of the total occupant in the building.

Reason for alternative	We are not providing plumbing fixtures on the A-2 Roof Deck. The rationalization is: Due to building height restrictions per zoning code IBC 2901.1.2 allows for single-user toilet facilities to contribute to the total number of required plumbing fixtures for a building. We have provided the total required number of fixtures for the building. (17 water closets & 10 Lavatories) The roof is connected with elevators that connects to the lower levels each at least having one single user toilet starting from level 9 (level directly below the roof deck) all the way to level 1 Roof deck will be used by residents and their families only, it is not open to the public, and each resident has their own restroom inside their units which is connect to the roof deck with elevators as well Restroom on floor below roof deck is allowed per Section 2902.3.2. We believe that this meets the code intent and that appeal have been granted in the past.

Appeal item 2

Code Section	OSSC 403 and 3008
Requires	403.6.1 Fire service access elevator In buildings with an occupied floor more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, not fewer than two fire service access elevators, or all elevators, whichever is less, shall be provided in accordance with Section 3007. Each fire service access elevator shall have a capacity of not less than 3,500 pounds (1588 kg) and shall comply with Section 3002.4. 403.6.2 Occupant evacuation elevators Where installed in accordance with Section 3008, passenger elevators for general public use shall be permitted to be used for occupant self-evacuation. 3008.1 General Not less than one elevator in each bank shall be designated for occupant evacuation. Not less than two shall be provided in each occupant evacuation elevator lobby where more than one elevator opens into the lobby. Signage shall be provided to denote which elevators are available for occupant evacuation. 3008.6 Occupant evacuation elevator lobby Occupant evacuation elevators shall open into an enclosed elevator lobby in accordance with Sections 3008.6.1 through 3008.6.6. Egress is permitted through the elevator lobby in accordance with Item 1 of Section 1016.2. 3008.6.1 Access to interior exit stairway or ramp The occupant evacuation elevator lobby shall have direct access from the enclosed elevator lobby to an interior exit stairway or ramp. Exceptions: Access to an interior exit stairway or ramp shall be permitted to be through a protected path of travel that has a level of fire protection not less than the elevator lobby enclosure. The protected path shall be separated from the enclosed elevator lobby through an opening protected by a smoke and draft control assembly in accordance Section 716.2.2.1.

	Elevators that only service an open parking garage and the lobby of the building shall not be required to provide direct access.
Proposed Design	The occupant evacuation elevators are connected to the egress stair component (Stair #1) from the Roof Level to Level 1 which is the level of discharge to the public right of way. For the R-2 occupancy portion of Level P2 with residential units, we have provided two (2) direct exits to the public way. Portion of Level 2 and Level P3 are S-2 occupancy providing parking only, therefore no connection from the elevator to the stair will be provided. An Area of Refuge is provided within the elevator lobby enclosure meeting requirements with Section 3008.6.1 through 3008.6.6 which includes a two-way communication system in case of emergency.
Reason for alternative	Project is voluntarily electing to provide the occupant evacuation elevator component as an additional safety measure for the special considerations of the age and abilities of the R-2 building residents. The rationalization is: The building height is 107'-6" above the lowest level of fire department vehicle access (on 5th and Sheridan corner) so occupant evacuation elevator requirements are not required per 403.6.1. The building is equipped throughout with an automatic sprinkler system per 903.3.1.1. The elevator complies otherwise with the requirements of Sections 3008.1 through 3008.10. The elevator lobby meets the requirements of 3008.6.1 through 3008.6.6. On the lowest levels the lobby is provided with a 2-way communication system and are sized to the area of refuge required to be a safe waiting area until help comes.

Appeal item 3

Code Section	OSSC 403.3.2 Water Supply to Required Fire Pumps
Requires	Required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate. Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through no fewer than one of the connections.
Proposed Design	The building is a 9-story high-rise independent senior living residence building protected on all floors throughout with an NFPA 13 automatic fire sprinkler system. The proposed design includes an onsite fire water tank (below P3 basement level) supplied by a single connection to the water main on SW 6th Street. A 6-inch fire service line is to be installed by City of Portland Water Bureau under separate permit. The fire pump will be supplied from the fire water tank with refill by the use of the 6-inch city main. The Fire sprinkler system will be supplied by a single connection to the public water main with additional onsite water provided by a fire water storage tank which is sized to meet sprinkler flow requirements as required by the Portland Fire Design Manual and 11.2.3.1.1 of NFPA 13. The connection will be designed to refill the tank at a rate of at least equal to most demanding sprinkler or standpipe design requirements, including hose allowances, per the Portland Fire Design Manual. Standpipe System Requirements:

	Standpipe design is 500 GPM at most remote standpipe plus 250 GPM at additional standpipes per NFPA 14 7.10. Duration is 30 minutes per NFPA 14 Section 9.2 and Portland Fire Design Manual Standpipe total water demand = 750 GPM x 30 Min = 22,500 Gallons Sprinkler System Requirements is Extra Hazard (Generator Room at Level B1): 0.30 gpm/sf x 780 sf (remote area) = 234 gpm + 25% Safety Factor + 100 gpm inside hose Portland Fire Design Manual and NFPA 13 = 392.5 gpm Duration is 90 minutes per NFPA 13 Sprinkler System Water Demand = 392.5 GPM x 90 min = 35,325 gal Fire Water Storage Tank Capacity: Fire tank is sized to accommodate 45,000 useable gallons. Tank refill rate to be 750 GPM.
Reason for alternative	The fire pump is supplied from the fire water tank. The tank is sized to accommodate the largest of the sprinkler system or standpipe demand for the duration specified in NFPA 13 and/or the Portland Fire Design Manual. The tank is automatically refilled to the maximum of the sprinkler system or standpipe requirements. This arrangement provides redundant water supplies from the city main (primary supply) and the fire tank (secondary supply). A single connection to a public water source has been allowed by Portland Fire when it is sized per the Portland Fire Design Manual. It would provide sufficient redundancy and protection for buildings less than 420' in height. This Appeal is similar in intent as to past granted appeals.

Appeal item 4

Code Section	OSSC 913.2.1 Protection of Fire Pump Rooms
Requires	Requires fire pumps to be located in rooms that are separated from all other areas of the building by 2-hour fire barriers constructed in accordance with Section 707 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both. Exceptions: In other than high-rise buildings, separation by 1-hour fire barriers constructed in accordance with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711, or both, shall be permitted in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. Separation is not required for fire pumps physically separated in accordance with NFPA 20.
Proposed Design	The proposed design is an 9-story Independent Senior living high-rise building, of Type I-A construction, the building will be equipped throughout with an automatic sprinkler system. The fire pump room is located at Garage level P3. The proposed design does not provide a continuous rated direct connection to an interior exit stairway. The fire pump room enclosure is 3-hour rated, located within a 2-hour rated parking enclosure and the nearest exit stair enclosure is 2-hour rated. The path of travel between the fire pump room and the enclosed exit stairway measures 78 feet in length and will have OH2 sprinklers along the route from the stair to the pump room.

	See attached Exhibits.
Reason for alternative	The fire pump room will be provided with more protection than required by code. Since the building is sprinklered and a high-rise, the pump room is only required to be 2-hour rated, but the proposed design provides a 3-hour pump room enclosure. Access from the pump room to the exterior is through a 2-hour rated stair enclosure, and a clearly posted directional stair signage in the direct sightline from the fire pump room door. Clear signage will be provided at the pump room and the stair enclosure. This pathway will be protected with the higher OH2 density sprinklers, which provides additional protection to the required OH1 sprinklers for the parking garage. This path is within the Type I-A concrete parking garage, and measures 78 feet from door to door. In essence, this fire pump room is 3 hours rated sitting in a 2-hour rated larger box [the parking garage] that is also fire sprinklered. We believe the proposed design provides equivalent level of life safety as is required by code.

Appeal item 5

Code Section	Portland Code Guide - IBC/4/#5 Parking Garage Headroom Clearance.
Requires	Wall mounted shelves, storage surfaces, cabinets, piping or ductwork located at the head of a parking space may encroach into the required 7' - 0" vertical headroom clearance required in a parking garage under the following conditions: The shelving, storage surface, cabinet, piping or ductwork does not project more than 24" into a parking space. The shelving, storage surface, cabinet, piping or ductwork has a minimum of 48" vertical clearance above the floor. In buildings of Type I or Type II construction the shelving, storage surface, cabinet, piping or ductwork shall be of noncombustible material or shall be protected by automatic sprinklers as required by the Fire Marshal's Office. No obstruction by shelving, storage surface, cabinet, piping or ductwork shall be permitted in spaces and aisles designated for van accessible parking. No obstruction by shelving, storage surface, cabinet, piping or ductwork shall be permitted into pedestrian circulation areas or into vehicular drive lanes or maneuvering areas. All piping or ductwork projecting into vehicle parking spaces shall be protected against damage by vehicle contact in a manner approved by the Bureau of Development Services.
Proposed Design	There are 3 compact parking stalls out of 172 stalls that have reduced head height at the nosing. The reduction is not caused by the allowed shelving, storage surface, cabinet, piping or duct work, but rather a concrete flow through planter that protrude into their spaces 24” max. and head height reduced to 48” minimum. One (1) of these 3 stalls has a 4-1/4” by 4’-6 1/4” triangle (0.81 square feet) of nosing in additional to the 24” stated above with height reduced to 4’ see hatched area in the attached sketches. The building is type IA construction and protected with automatic fire sprinklers throughout.
Reason for alternative	The project is providing a flow through planter that need to be lower than the courtyard level to serve the courtyard storm water management system which will protrude into their spaces with 24”

max. and head height 48” minimum, given the construction is a Type IA and is protected with an automatic fire sprinkler system.

We believe the proposed design provides equivalent level of life safety as is required by the code guide.

Appeal item 6

Code Section	City Code Guide IBC/27/#1, City Code Guide NEC/7/#1, OSSC 716.5 Opening Fire Protection Assemblies, Ratings and Markings
Requires	City Code Guide IBC/27/#1 & NEC/7/#1: Where an emergency power generator is installed inside a building, the equipment shall be located in an enclosure capable of providing a two-hour occupancy separation from all other occupancies and uses, including mechanical equipment. Table 716.5: Openings in fire barriers having a fire resistance rating of 2 hours are required to be protected by a fire door or fire shutter assembly with a minimum 1-1/2-hour fire rating.
Proposed Design	The generator is located in the northwest corner of the P2 level parking garage in an enclosure separating the generator from adjacent occupancies by a two-hour separation. The generator provides emergency power to the egress lighting throughout the building, powers the egress occupant evacuation elevator and powers the elevator shaft pressurization mechanical unit. Air intake and exhaust openings for make-up/combustion air and ventilation of waste heat from the radiator are required for operation of the generator. Fire-smoke dampers, required by OSSC Table 716.5, would prevent combustion air from entering the generator enclosure thus disabling the generator. The proposed design is to bring clean/cool air from the garage into the generator enclosure through a 6’ x 3’ louvered opening on the southeast side of the enclosure. This air will provide the required combustion and radiator cooling air for the generator. Air from the generator radiator exhaust will discharge directly into the parking garage at the southwest side of the enclosure through a 7’ x 8’ louvered opening. There will be a duct from the radiator to the louvered opening in the wall of the enclosure. A dedicated fire sprinkler head on each side of the two louvered openings, located between 4 and 24 inches from the opening, will be provided. Please see the attached exhibits.
Reason for alternative	The emergency generator provides power to life-safety devices and emergency egress lighting. Because the cooling and combustion airflow is required for generator operation, it is critical that there are no devices in the intake or discharge air path which could restrict or prevent airflow. Because a mechanical fire/smoke damper would prevent airflow, we have proposed the alternative solution for garage transfer air intake and exhaust above. The enhanced sprinkler coverage provides continuity of the fire rated occupancy separation. We feel the above method will provide an equivalent level of protection to fire dampers while allowing the emergency power generator to function as required in the event it is necessary.

Appeal item 7

Code Section	OSSC 1004.1.2 – Areas without Fixed Seating

Requires	The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function n of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function. Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less those determined by calculation, shall be permitted to be used in the determination of the design occupant load.
Proposed Design	The proposed design is to limit the occupant load of the auditorium to 248 occupants, which is less than the calculated occupant load. This reduced occupant load will be posted per §1004.3 and will be enforced by the supervisory staff of the facility.
Reason for alternative	The calculated occupant load for the auditorium is significantly larger than the actual occupant load. A reduced occupant load of 248 occupants is being requested to better reflect the actual conditions. The auditorium is located within a senior living facility and will serve only the tenants of the facility, employed staff, and occasionally their guests. The auditorium is not open to the public nor will there be held any public events. The tenants of the senior living facility will all be elderly with the average age of 84 years. A large percentage of the tenants will be using wheelchairs, walkers, or other mobility aids. Due to the size and limited maneuverability of the mobility aids, additional space is required for each tenant in attendance. This reduces the total number of occupants that can occupy the space. The senior living facility is managed on a 24 hour basis, including the auditorium. The posted occupant load will be strictly adhered to and supervised by the staff of the facility.

Appeal item 8

Code Section	OSSC 1018.1 – Corridor Construction
Requires	Corridors shall be fire-resistance rated in accordance with Table 1018.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions. Exceptions: A fire-resistance rating is not required for corridors in an occupancy in Group E where each room that is used for instruction has at least one door opening directly to the exterior and rooms for assembly purposes have at least one-half of the required means of egress doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level. A fire-resistance rating is not required for corridors contained within a dwelling or sleeping unit in an occupancy in Group I-1 and Group R. A fire-resistance rating is not required for corridors in open parking garages. A fire-resistance rating is not required for corridors in an occupancy in Group B which is a space requiring only a single means of egress complying with Section 1015.1. Corridors adjacent to the exterior walls of buildings shall be permitted to have unprotected openings on unrated exterior walls where unrated walls are permitted by Table 602 and unprotected openings are permitted by Table 705.8.

	From Table 1018.1: Corridors with an occupant load greater than 30 must have a fire resistance rating of 30 minutes.
Proposed Design	The corridor in question is located on the 2nd floor of a 9-story senior living facility of Type I-A construction. The corridor is required to be 30 minute rated per Table 1018.1. All portions of the corridor will meet the ½ hour fire resistance rating via a listed assembly except for a small portion. Three conference rooms, each less than 300 square feet, will be separated from the corridor by full height tempered glass. In accordance with §404.6 Exception 1– Enclosure of Atriums: The glass walls will form a smoke partition Automatic sprinklers are provided along both sides of the glass walls and doors Sprinklers will be located between 4 and 12 inches away from the glass at intervals not greater than 6 feet No horizontal mullions will be provided so that the entire surface of the glass is wet upon activation The glass will be installed in a gasketed frame The glass doors will be self-closing
Reason for alternative	Corridors in residential facilities are required to be ½ hour rated. By providing closely spaced sprinklers washing the full height windows, an equivalent fire resistance rating to a one hour fire barrier is provided. Per section 404.6 Exception 1, in atriums, glass walls with closely spaced sprinklers are allowed as a substitute for a 1-hour rated fire barrier. By using this equivalent provision, the ½ hour requirement for corridor walls is being exceeded. The three conference rooms present a low level of fire hazard. They are very small as compared to the other spaces on the floor; each conference room is less than 320 square feet. The senior living facility is fully staffed and monitored 24 hours-a-day. The conference rooms will be monitored such that no storage or other excessive fuel load will be present in the conference room. The transparent glass walls will allow easier monitoring of the situation within each conference room. Due to the 1-hour fire rating equivalence, the 24 hour monitoring and the small size of the conference rooms, we ask that this proposal be considered equivalent or better to the prescriptive requirements.

Appeal item 9

Code Section	OSSC 1023.3 – Exit Passageway Construction
Requires	Exit passageway enclosures shall have walls, floors, and ceilings of not less than 1-hour fire-resistance rating, and not less than that required for any connecting interior exit stairway or ramp. Exit passageways shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.
Proposed Design	The exit passageway in question is located on the north side of Level P2 of a 9-story senior living facility of Type I-A construction. The exit passageway is connected to a 2-hour rated stair enclosure and is required to be 2-hour rated. The exit passageway will be separated from the corridor by full height tempered glass. Tyco model WS window-wall sprinklers will be provided on each side of the window per ICC ESR-2397, providing a 2-hour fire-resistance rating to the windows.

Reason for alternative	As evaluated by the International Code Council (ICC), the Tyco Model WS window sprinklers are intended for use as part of a wet-pipe fire suppression system to provide 2-hour fire resistance rating to an interior non-load-bearing fire barrier. As described in the ICC ESR-2397 report (attached), the sprinklers are designed to wet the entire surface of the glazed opening on the fire side of the glass to provide the required level of fire resistance. The proposed assembly will be designed to meet the specifications of Section 4 of the ICC ESR-2397 report. The fixed glazed assembly will not have intermediate horizontal mullions that would interfere with uniform distribution of water. All combustible materials will be kept a minimum of 2 inches from the face of the glass, such that complete coverage of the glass by the sprinklers is not impeded. Therefore, it is requested that glazing protected by Tyco sprinklers on both sides installed in accordance with ICC ESR-2397 be provided to meet the §1018.1- Corridor Construction requirements of the fire barrier wall as evaluated by the International Code Council.

Appeal item 10

Code Section	OSSC 3104.5 - Fire Barriers Between Pedestrian Walkways and Buildings
Requires	Walkways shall be separated from the interior of the building by not less than 2-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. This protection shall extend vertically from a point 10 feet above the walkway roof surface or the connected building roof line, whichever is lower, down to a point 10 feet below the walkway and horizontally 10 feet from each side of the pedestrian walkway. Openings within the 10-foot horizontal extension of the protected walls beyond the walkway shall be equipped with devices providing a 3/4-hour fire protection rating in accordance with Section 715. Exception: The walls separating the pedestrian walkway from a connected building and the openings within the 10-foot horizontal extension of the protected walls beyond the walkway are not required to have a fire-resistance rating by this section where any of the following conditions exist: The distance between the connected buildings is more than 10 feet. The pedestrian walkway and connected buildings, except for open parking garages, are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. The wall is capable of resisting the passage of smoke or is constructed of a tempered, wired or laminated glass wall and doors subject to the following: 1.1. The wall or glass separating the interior of the building from the pedestrian walkway shall be protected by an automatic sprinkler system in accordance with Section 903.3.1.1 and the sprinkler system shall completely wet the entire surface of interior sides of the wall or glass when actuated; 1.2. The glass shall be in a gasketed frame and installed in such a manner that the framing system will deflect without breaking (loading) the glass before the sprinkler operates; and 1.3. Obstructions shall not be installed between the sprinkler heads and the wall or glass.

	The distance between the connected buildings is more than 10 feet and both sidewalls of the pedestrian walkway are not less than 50 percent open with the open area uniformly distributed to prevent the accumulation of smoke and toxic gases. Buildings are on the same lot in accordance with Section 503.1.2. Where exterior walls of connected buildings are required by Section 705 to have a fire-resistance rating greater than 2 hours, the walkway shall be equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. The previous exception shall apply to pedestrian walkways having a maximum height above grade of three stories or 40 feet, or five stories or 55 feet where sprinklered.
Proposed Design	The proposed new building is a 9-story Type I-A building that has a pedestrian walkway at the 6th Floor. This pedestrian walkway is located approximately 60 feet over a public right-of-way to an existing building on the adjacent block to the west. Both buildings will be owned and operated as a single senior living facility. The pedestrian walkway will be separated from the interior of the building by a 2-hour rated wall with 90 minute rated doors. All exterior wall assemblies within 10 feet of the pedestrian walkway will also be 2-hour rated. The proposed design for the new building has windows located within 10 feet of the pedestrian walkway. There are two bathroom windows, one located on the story above (7th Floor) and one located on the story below (5th Floor). These two windows will be fixed and 45 minute fire rated per §3104.5. There are also full height tempered glass windows within 10 feet of the pedestrian walkway. These windows will be provided with Tyco Model WS sprinklers on each side of the window per ICC ESR-2397 to provide equivalency to a 2-hour fire-resistance rating, which exceeds the requirement for 45 minute fire rated opening protection.
Reason for alternative	As evaluated by the International Code Council (ICC), the Tyco Model WS window sprinklers are intended for use as part of a wet-pipe fire suppression system to provide 2-hour fire resistance rating to an interior non-load-bearing fire barrier. As described in the ICC ESR-2397 report (attached), the sprinklers are designed to wet the entire surface of the glazed opening on the fire side of the glass to provide the required level of fire resistance. The proposed assembly will be designed to meet the specifications of Section 4 of the ICC ESR-2397 report. The fixed glazed assembly will not have intermediate horizontal mullions that would interfere with uniform distribution of water. All combustible materials will be kept a minimum of 2 inches from the face of the glass, such that complete coverage of the glass by the sprinklers is not impeded. Therefore, it is requested that glazing protected by Tyco sprinklers on both sides installed in accordance with ICC ESR-2397 be accepted within 10 feet of the pedestrian walkway.

APPEAL DECISION

1. Reduction in minimum required plumbing fixtures for tenant only rooftop amenity spaces: Granted as proposed.

2. Omission of direct access from the occupant evacuation elevator lobby to the interior exit stairway:

Granted as proposed.

3.Single connection to water main with onsite water supply tank in lieu of connection to 2 water mains: Granted as proposed.
Note: The proposed capacity of the secondary on-site water supply is subject to review under the building permit submittal.
Appellant may contact Nate Takara at (503-823-3724) for more information.

4. Omission of 2 hour fire rated passageway connecting fire pump room to exit: Granted as proposed.

5. Reduction in headroom at 3 parking stalls to minimum 4 feet: Granted as proposed.

6a. Emergency generator with intake air from within parking garage and exhaust air discharge into parking garage: Denied. Proposal does not provide equivalent Life Safety protection.
6b. Emergency generator with intake and exhaust louvers in two hour enclosure with sprinkler head on each side in lieu of fire damper: Denied. Proposal does not provide equivalent Life Safety protection.

7. Reduction in calculated occupant load in auditorium: Hold for additional information.

8.Type 13 water curtain sprinkler protection at non-fire rated glazed openings located in interior 1/2 hour corridor: Granted provided sprinklers are spaced not more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on both sides of the opening. A separate permit from the Fire Marshal's Office is required.

9. Exit passage way glazing with 2 hour protection provided by Tyco WS sprinklers: Hold for additional information.

10. Pedestrian walkway with glazing within 10 feet and 2 hour protection provided by Tyco WS sprinklers: Granted provided Tyco WS sprinklers installed in accordance to ICC ESR-2397.
Appellant may contact John Butler (503 823-7339) with questions.

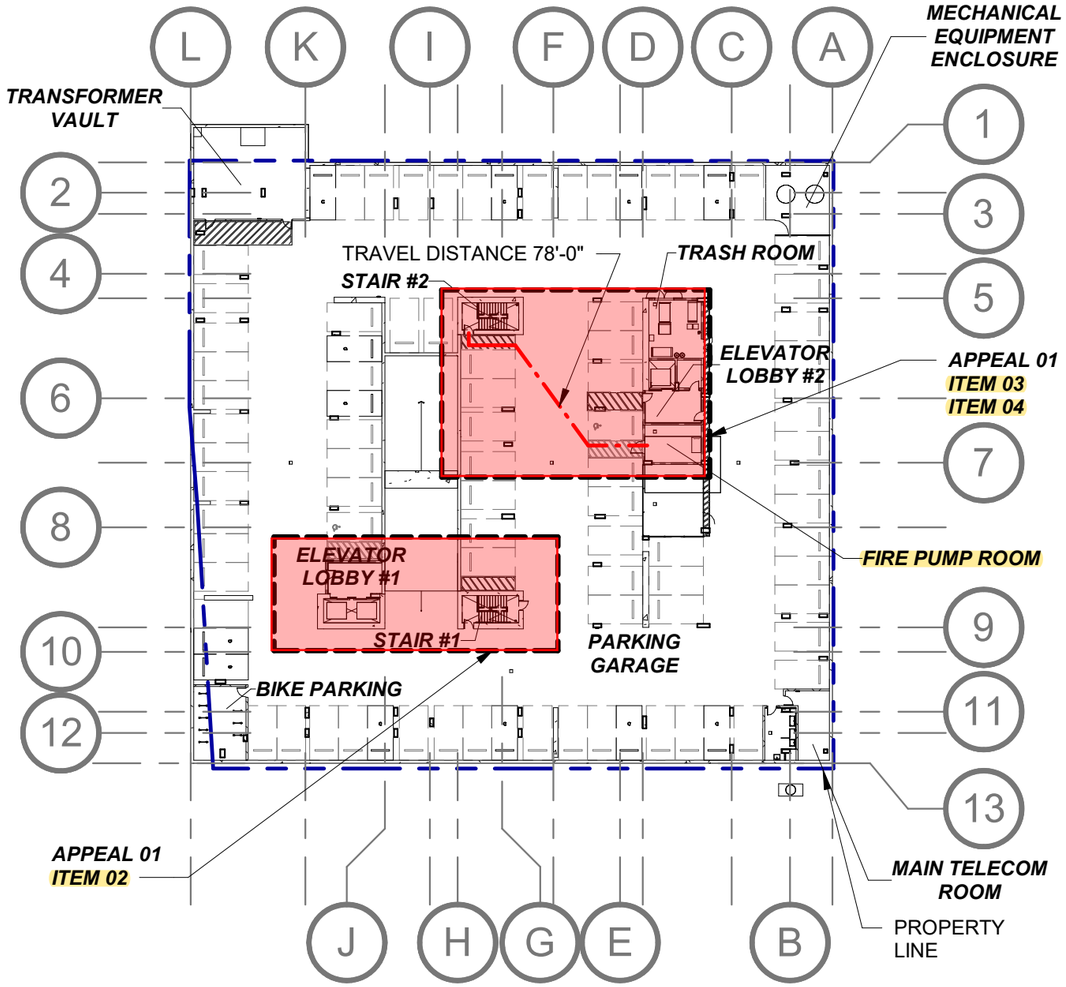
For items 1, 2, 3, 4, 5, 6, 8, 10: The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, 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.

For Items 7, 9: 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.

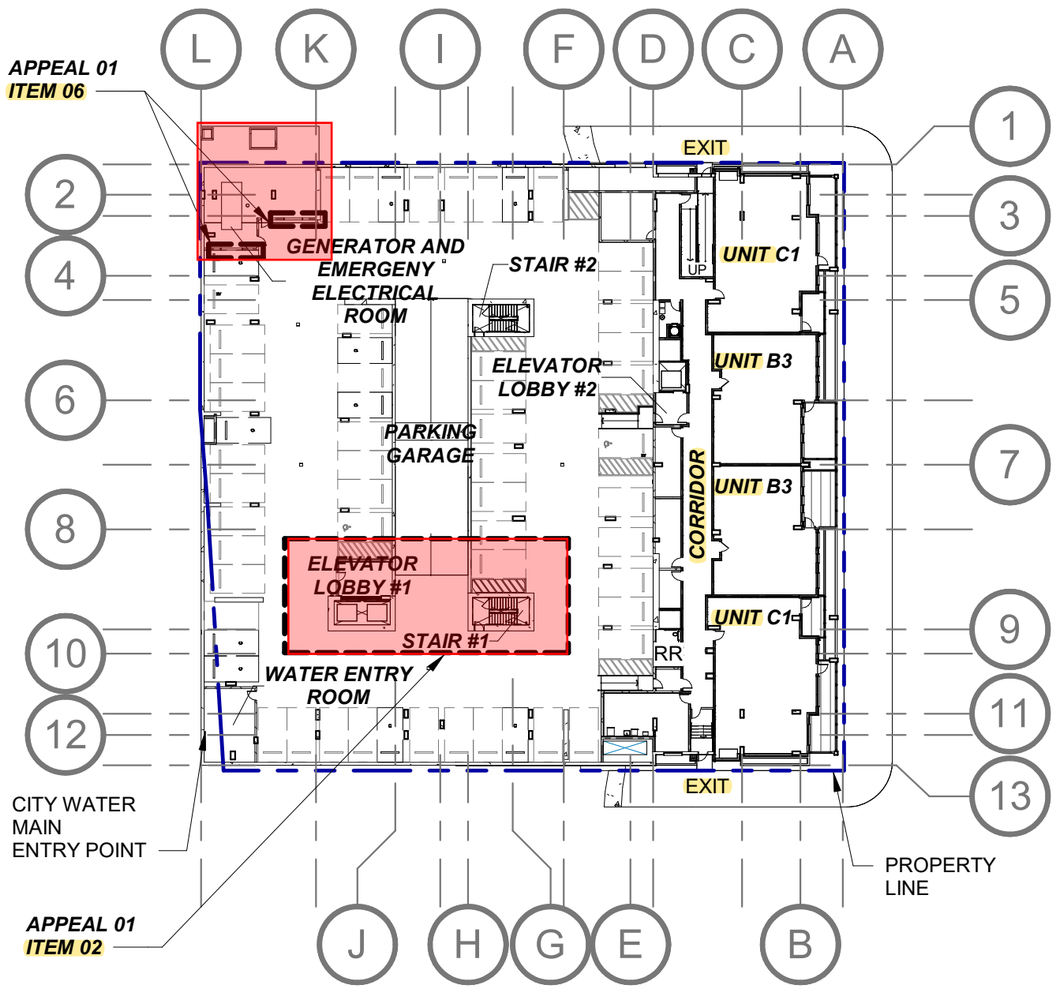
Overall Plans Level P3 and Level P2 - Key

APPEAL 01 - PAGE 1



1. LEVEL P3 PLAN

SCALE: 1" = 50'-0"



2. LEVEL P2 PLAN

SCALE: 1" = 50'-0"

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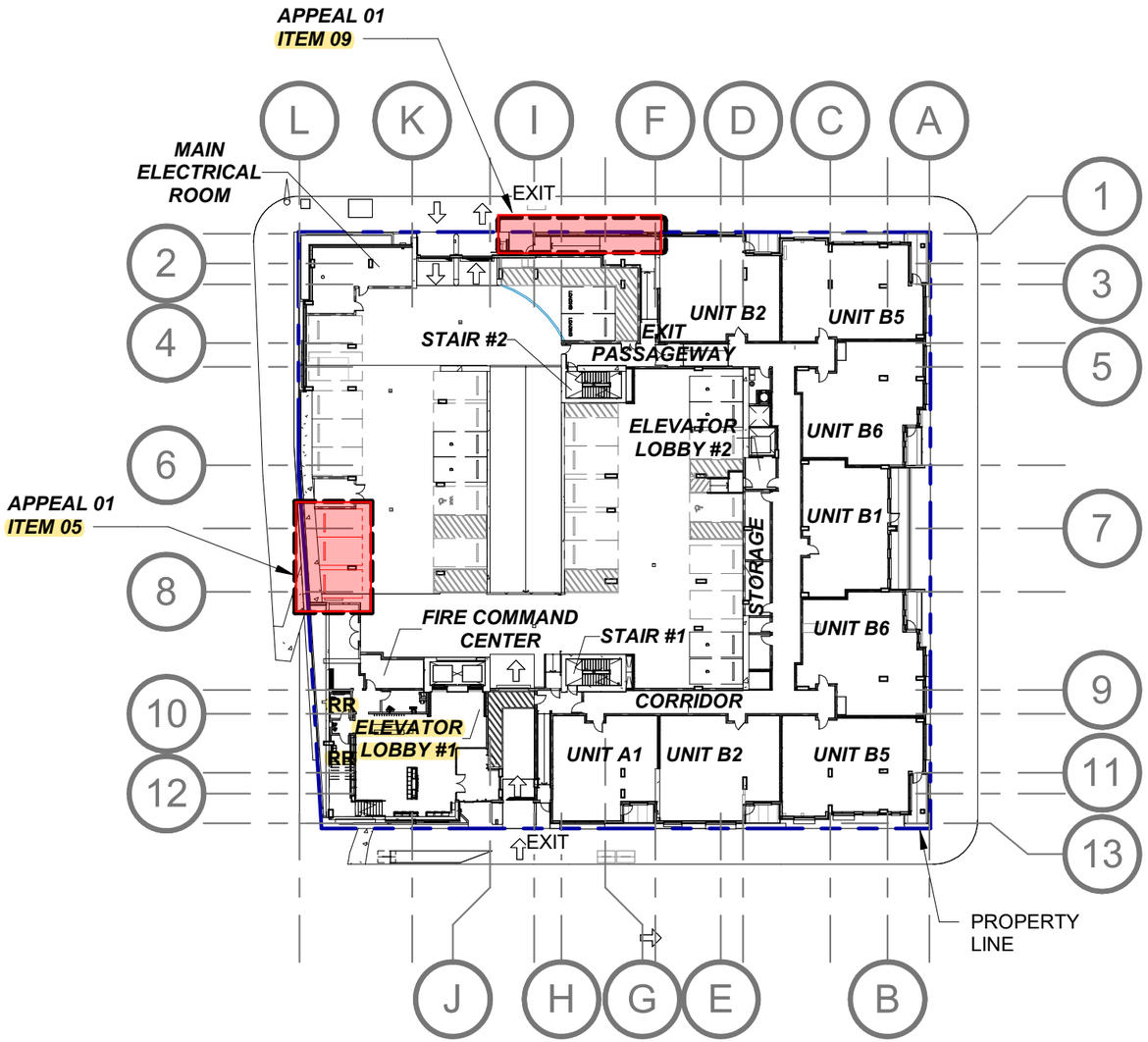
PLAN

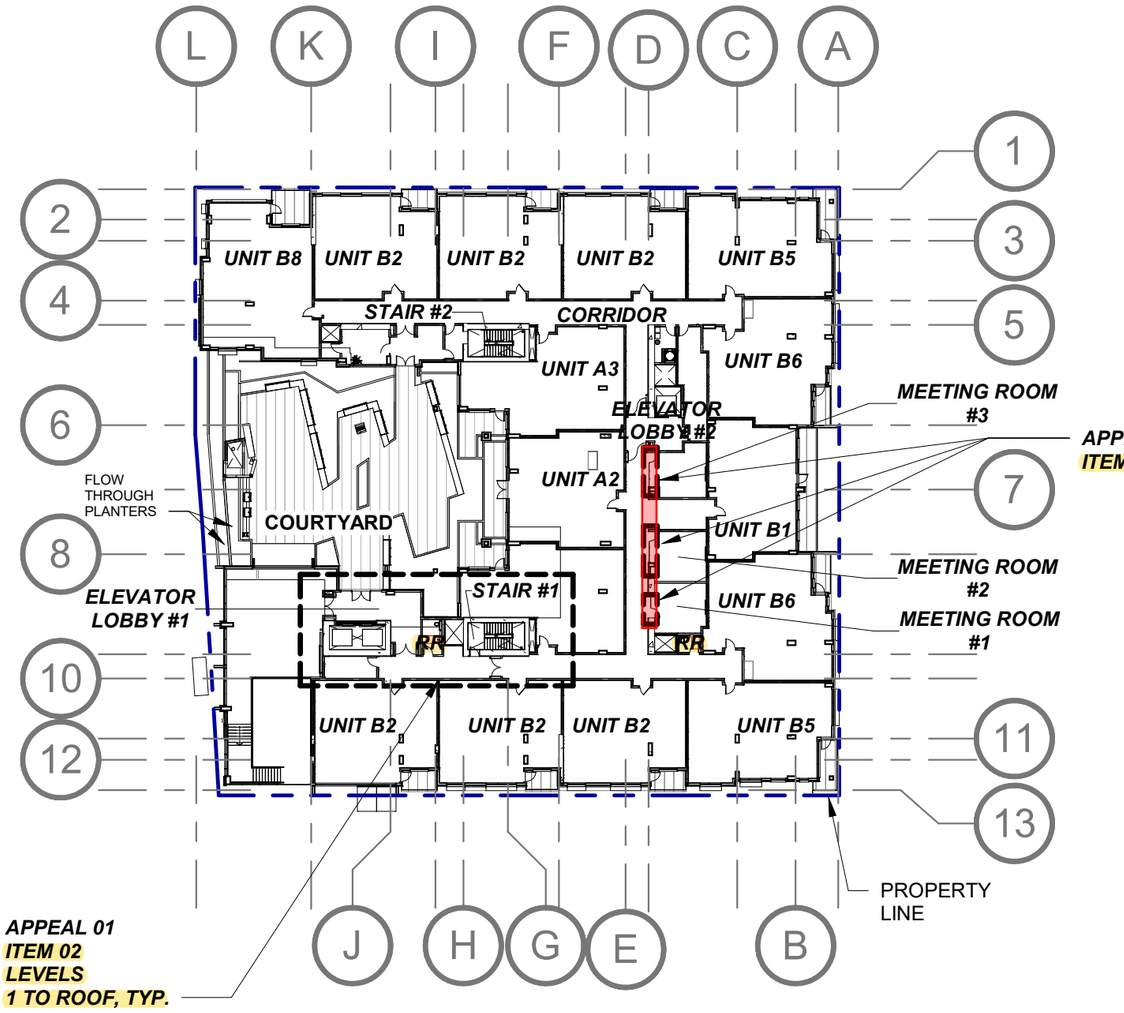
Overall Plans Level 1 and Level 2 - Key

APPEAL 01 - PAGE 2



1. LEVEL 1 PLAN

SCALE: 1" = 50'-0"



2. LEVEL 2 PLAN

SCALE: 1" = 50'-0"

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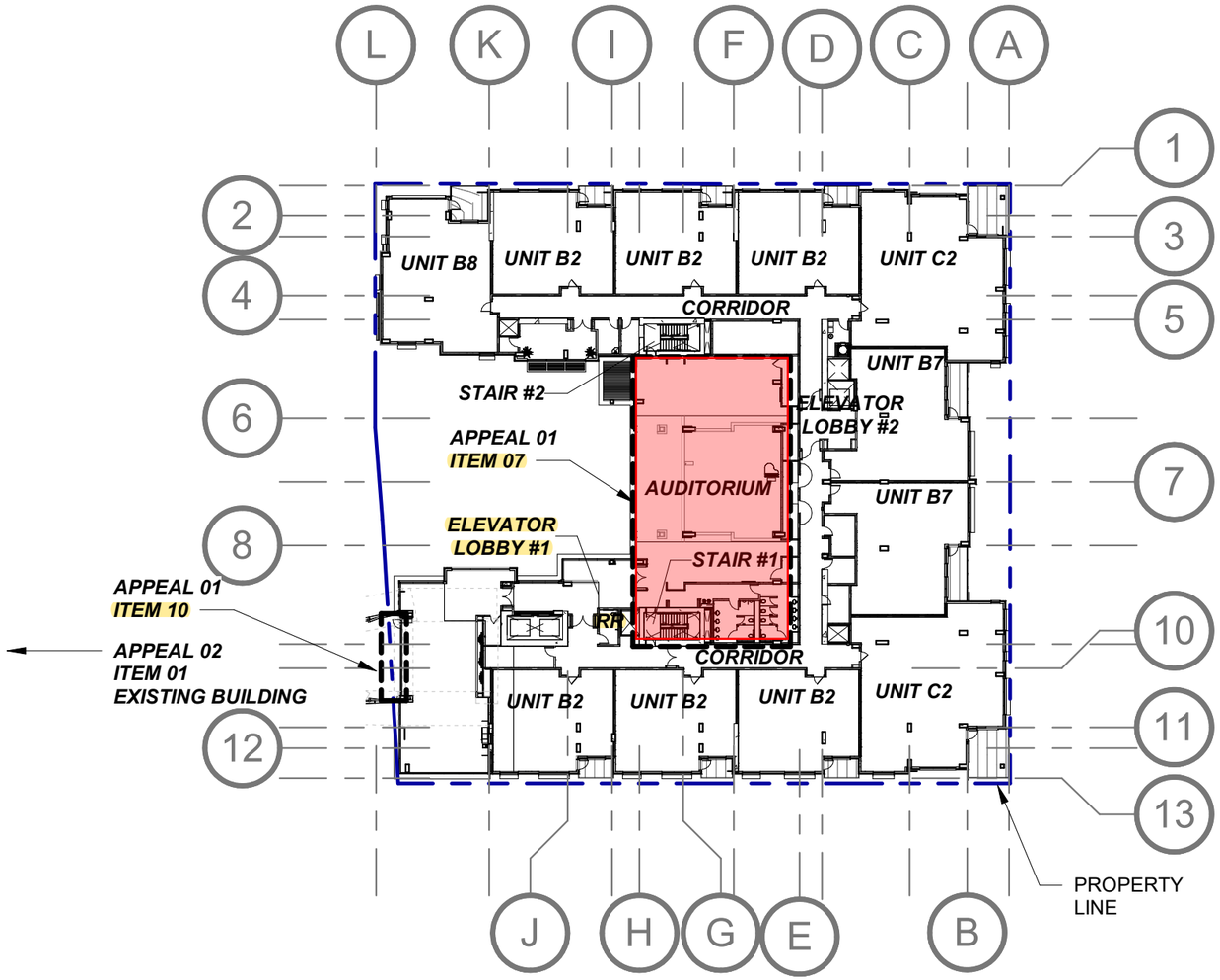
PLAN

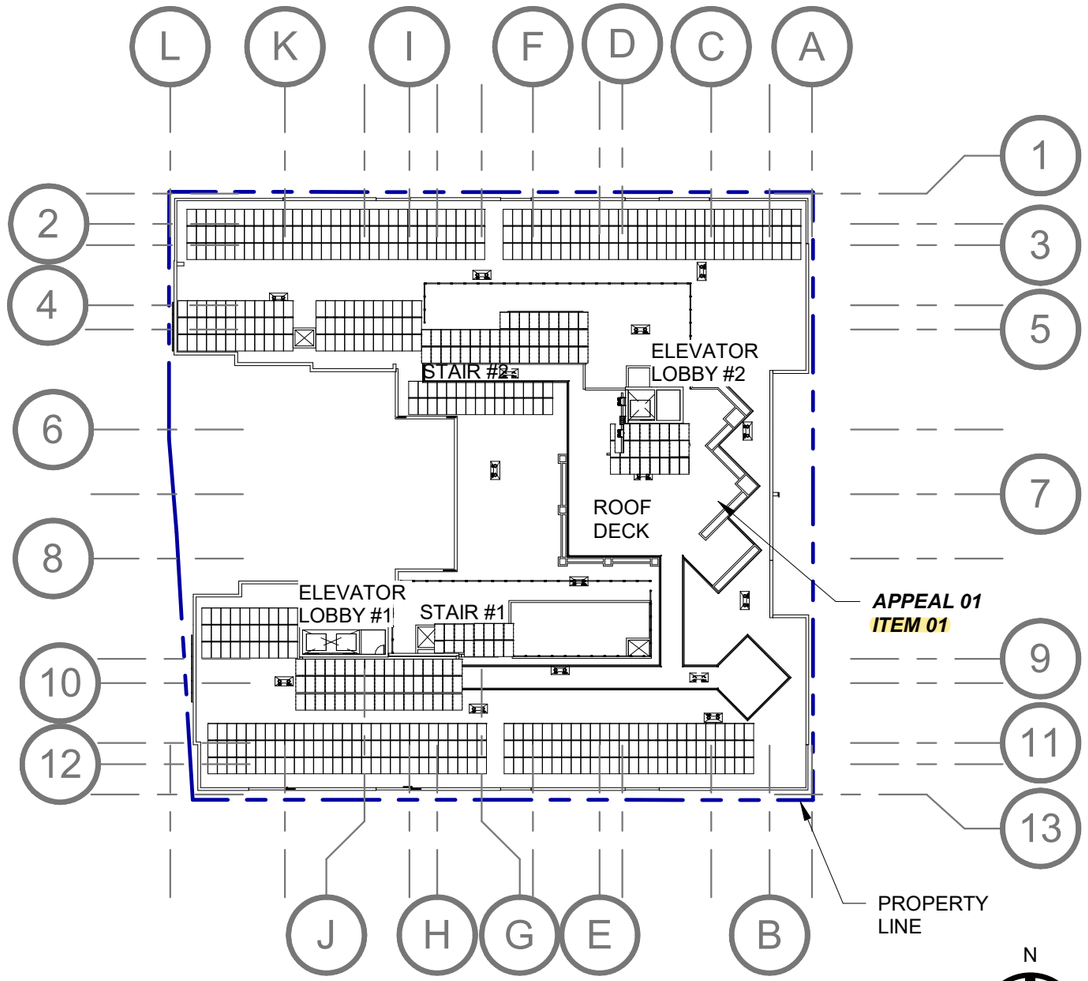
Overall Plans Level 6

APPEAL 01 - PAGE 3



1. LEVEL 6 PLAN

SCALE: 1" = 50'-0"

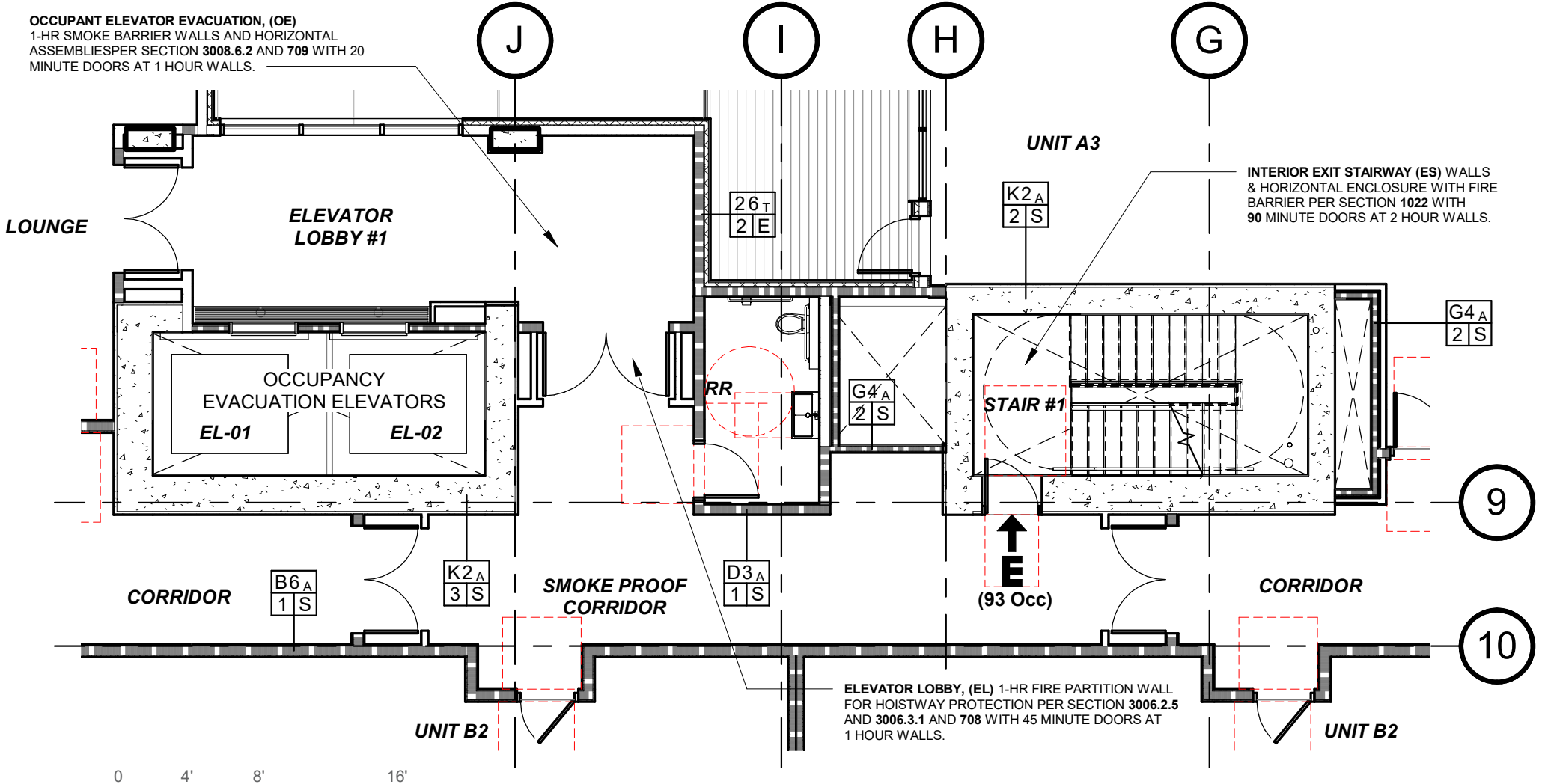


2. ROOF PLAN

SCALE: 1" = 50'-0"

Appeal 01 Item 02 Exhibit A

Occupant Evacuation Elevators - LEVEL 1 to ROOF



0 4' 8' 16'

Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

LRS ARCHITECTS

218058 | PARKVIEW AT TERWILLIGER PLAZA |
CODE APPEAL GRAPHICS
11/13/19

PARK VIEW at Terwilliger Plaza

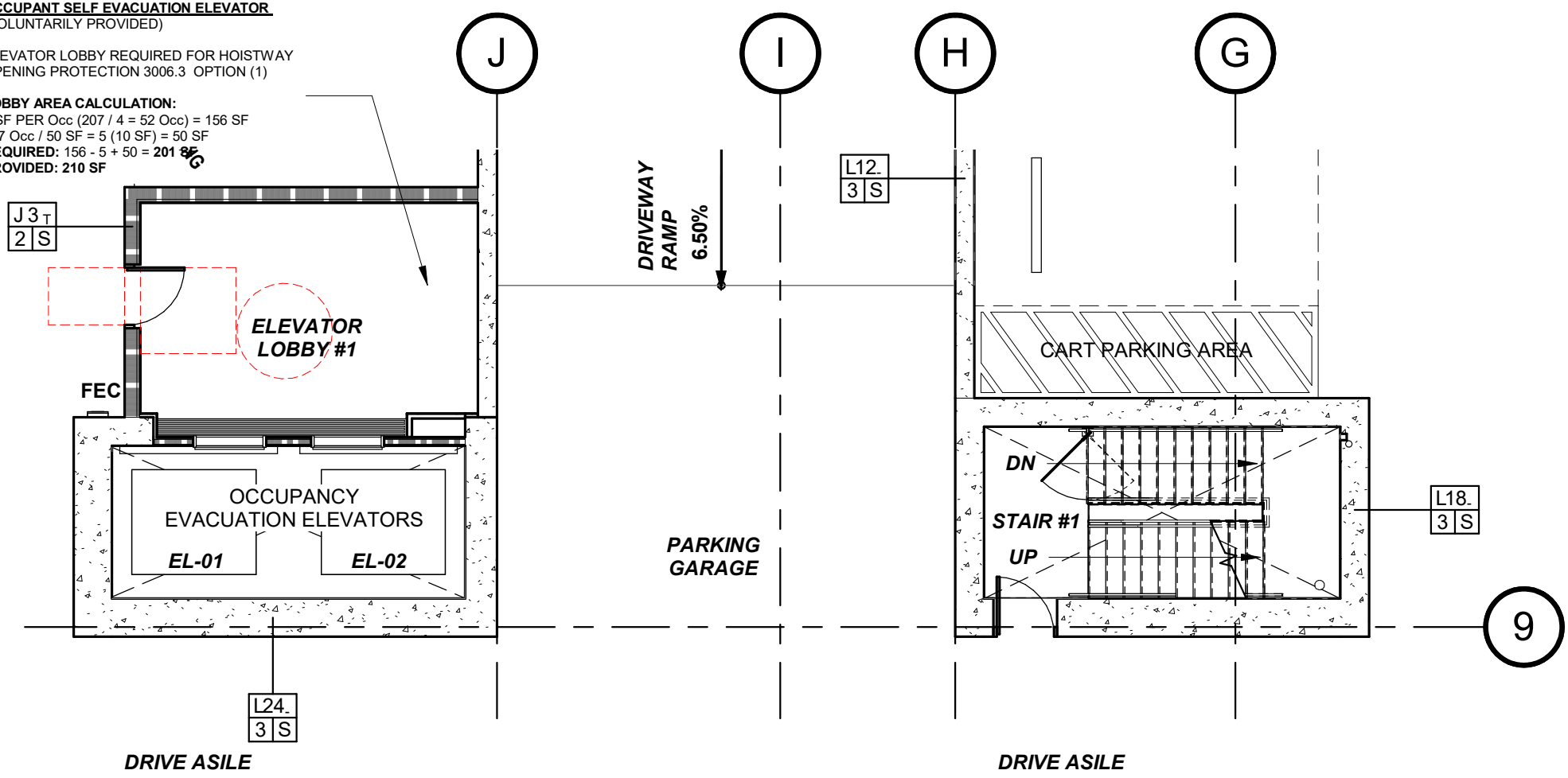
Appeal 01 Item 02 Exhibit B

Occupant Evacuation Elevators - LEVEL P3 & P2

OCCUPANT SELF EVACUATION ELEVATOR
(VOLUNTARILY PROVIDED)

ELEVATOR LOBBY REQUIRED FOR HOISTWAY OPENING PROTECTION 3006.3 OPTION (1)

LOBBY AREA CALCULATION:
3 SF PER Occ (207 / 4 = 52 Occ) = 156 SF
207 Occ / 50 SF = 5 (10 SF) = 50 SF
REQUIRED: 156 - 5 + 50 = **201 SF**
PROVIDED: 210 SF



0 4' 8' 16'

Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

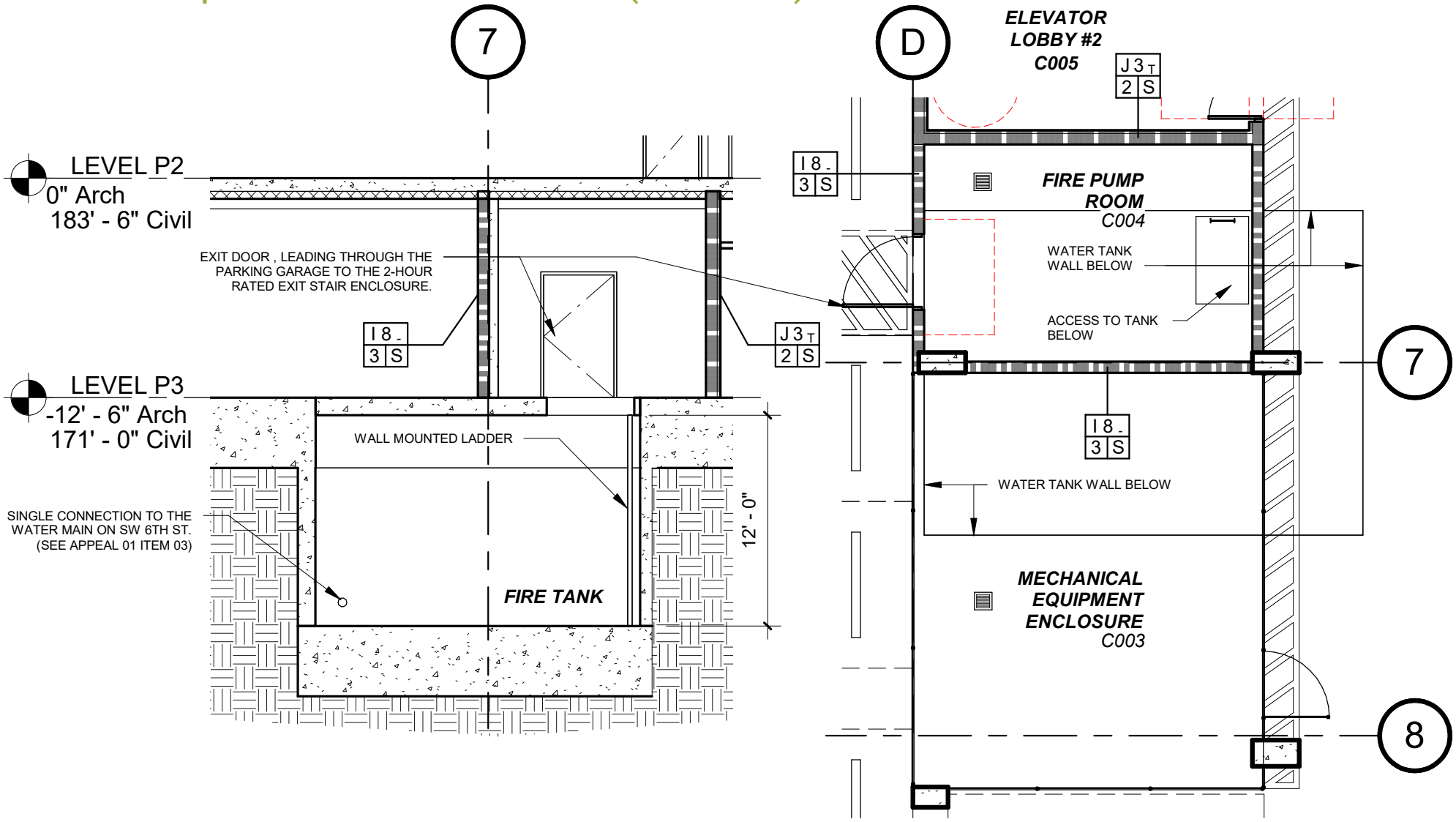
LRS ARCHITECTS

218058 | PARKVIEW AT TERWILLIGER PLAZA |
CODE APPEAL GRAPHICS
11/13/19

PARK VIEW at Terwilliger Plaza

Appeal 01 Item 04 Exhibit A

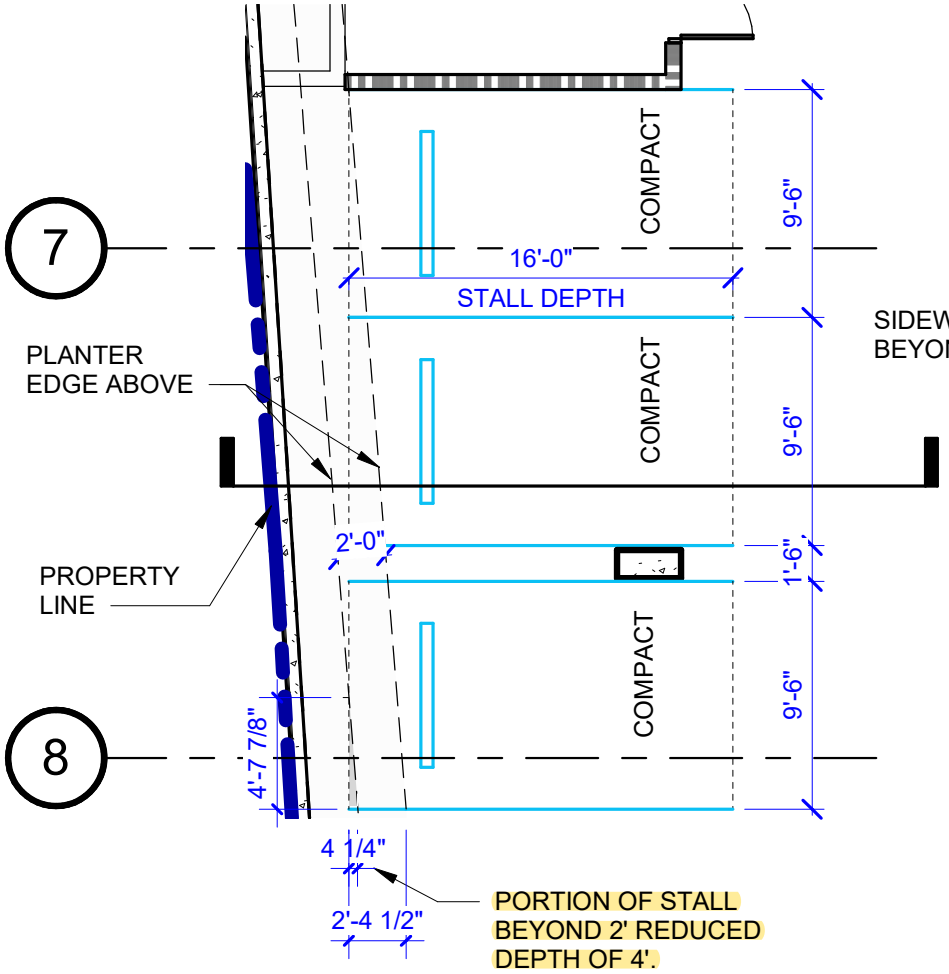
Fire Pump Room Protection - LEVEL P3 (AND Below)



NOT FOR CONSTRUCTION

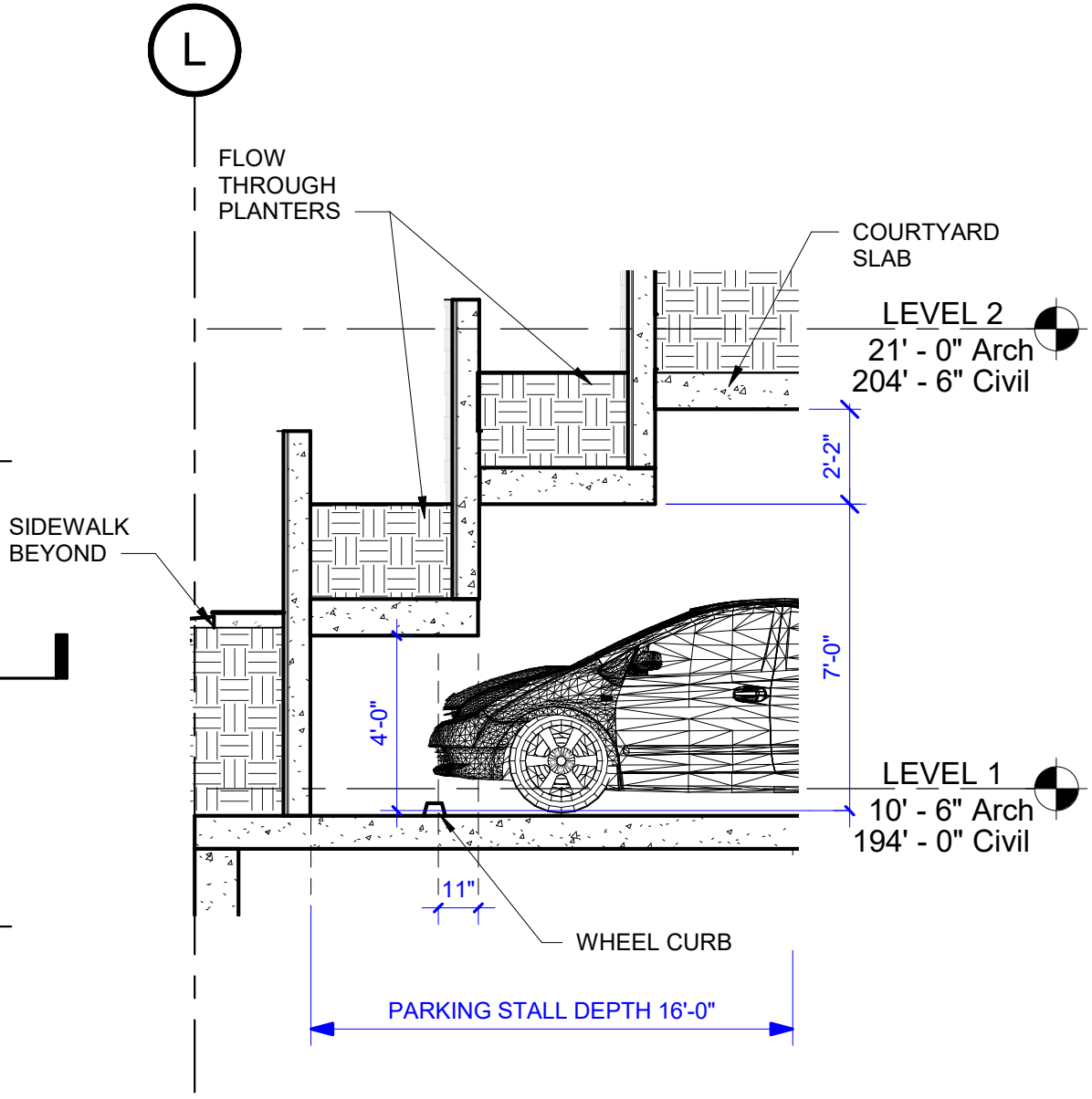
Appeal 01 Item 05 Exhibit A

Floor Height at Parking Stall - LEVEL 1



1. LEVEL 1 - PLAN VIEW

SCALE: 1/8" = 1'-0"

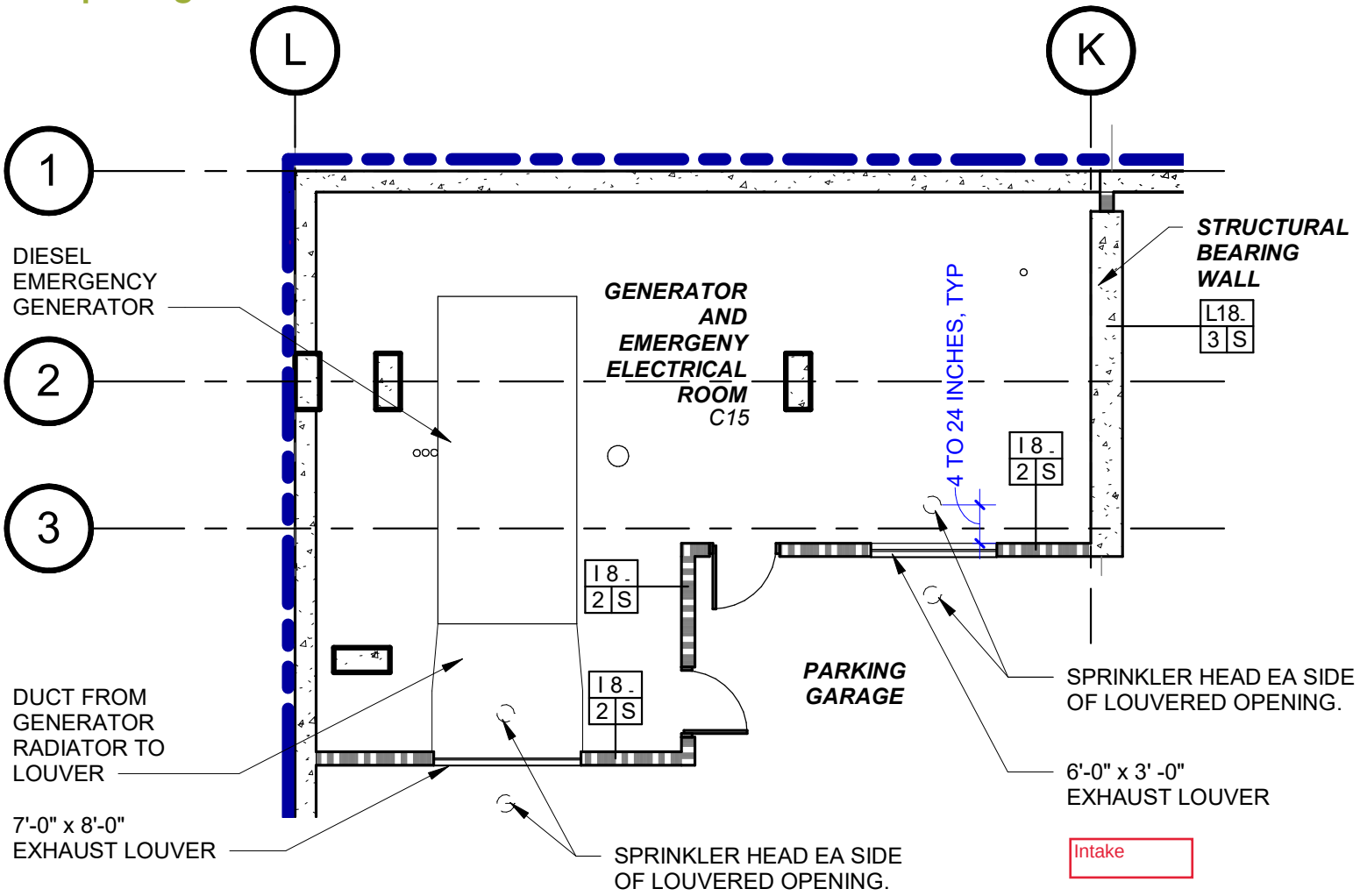


2. PARKING SECTION

SCALE: 1/4" = 1'-0"

Appeal 01 Item 06 Exhibit A

Louvered Openings in 2 Hour Rated Wall - LEVEL P3



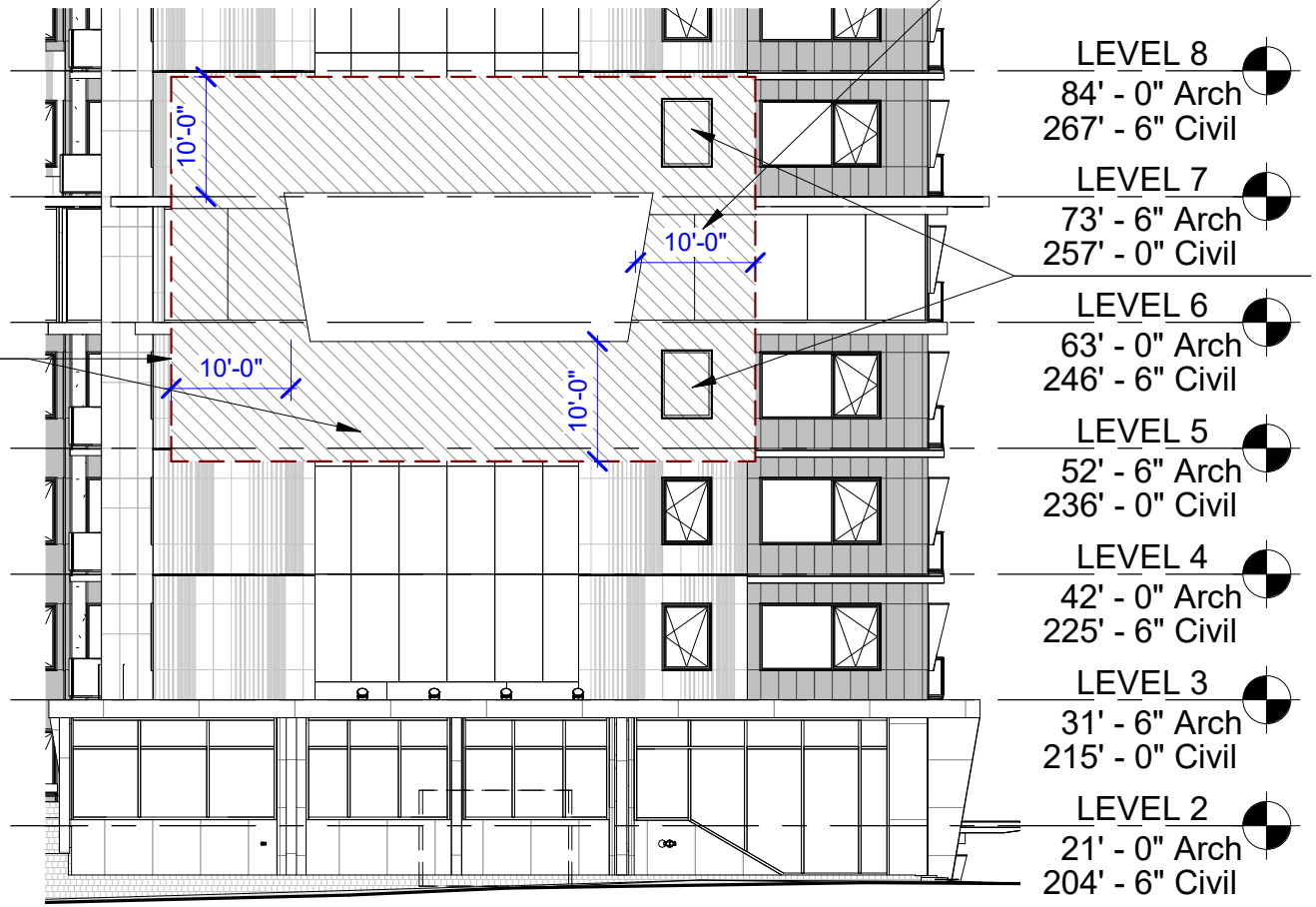
0 4' 8' 16'

Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

Appeal 01 Item 10 Exhibit A

2 HR Rating at Sky Bridge Connection at NEW BLDG. - LEVEL 6



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