

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 22163	Project Address: 1525 SW Park Ave
Hearing Date: 12/11/19	Appellant Name: Amy Ely
Case No.: B-002	Appellant Phone: 503-243-1109
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: residential	Stories: 12 Occupancy: R-2 Construction Type: A
Building/Business Name: Southpark Square Apartments	Fire Sprinklers: Yes - Apt interiors,
Appeal Involves: Correction of a violation	LUR or Permit Application No.: Tax ID 27-1776065
Plan Submitted Option: mail [File 1]	Proposed use: Multi-Family Housing/Commercial Space

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1008 1.9.8

Requires	<p>Requires Access-controlled egress doors. The entrance doors in a means of egress in buildings with an occupancy in Group A, B, E, M, I-2, R-1, or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, M, I-2 R-1, and R-2 are permitted to be equipped with an approved entrance and egress access control system listed in accordance with UL294 which shall be installed in accordance with all of the following criteria:</p> <p>A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.</p> <p>The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches vertically above the floor within 5 feet of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock — independent of the access control system electronics — and the doors shall remain unlocked for a minimum of 30 seconds.</p> <p>Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked for a minimum of 30 seconds.</p> <p>Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.</p> <p>Entrance doors in buildings with an occupancy in Group A, B, E, or M shall not be secured from the egress side during periods that the building is open to the general public.</p>
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Proposed Design Alternative exits without controlled access fobs are available to non-residents.

Reason for alternative The building owner has a need to secure the building entrances in the parking garage. This is important to ensure the safety of the residents against potential intruders who may cause harm or damage to the residents or to the building. Egress from the parking garage area is also required.

Controlled egress locks at doors in the parking levels leading to the elevators discourage intruders from entering the building. Egress is provided through the use of the manual unlocking device described in condition 3 of OSSC section 1008.1.9.8. A building occupant has the ability to exit the parking garage by activating the manual unlocking device, which unlocks doors, allowing for free egress into the building.

Egress from the parking garage is provided due to loss of power to the access control system, activation of the fire alarm, activation of the fire sprinkler system. Additionally, there are alternative exits allowing for egress from the parking garage that do not have controlled access and provide egress to the exterior of the building and does not jeopardize the security of the residents.

Condition 1 of OSSC section 1008.1.9.8, which requires a motion sensor on the egress side of the door, does not apply to this case. If a motion sensor or emergency release button were installed on the egress side of doors it would override the card reader and allow potential intruders to enter the building. A motion sensor on the egress side of these doors would render the controlled egress locks and manual unlocking devices useless. Condition 1 of OSSC section 1008.1.98 would not provide a greater level of fire and life safety in this particular condition. It would eliminate any possibility of providing security for the residents of the building. Therefore we believe that motion sensors should not be required on the egress side of the exit doors.

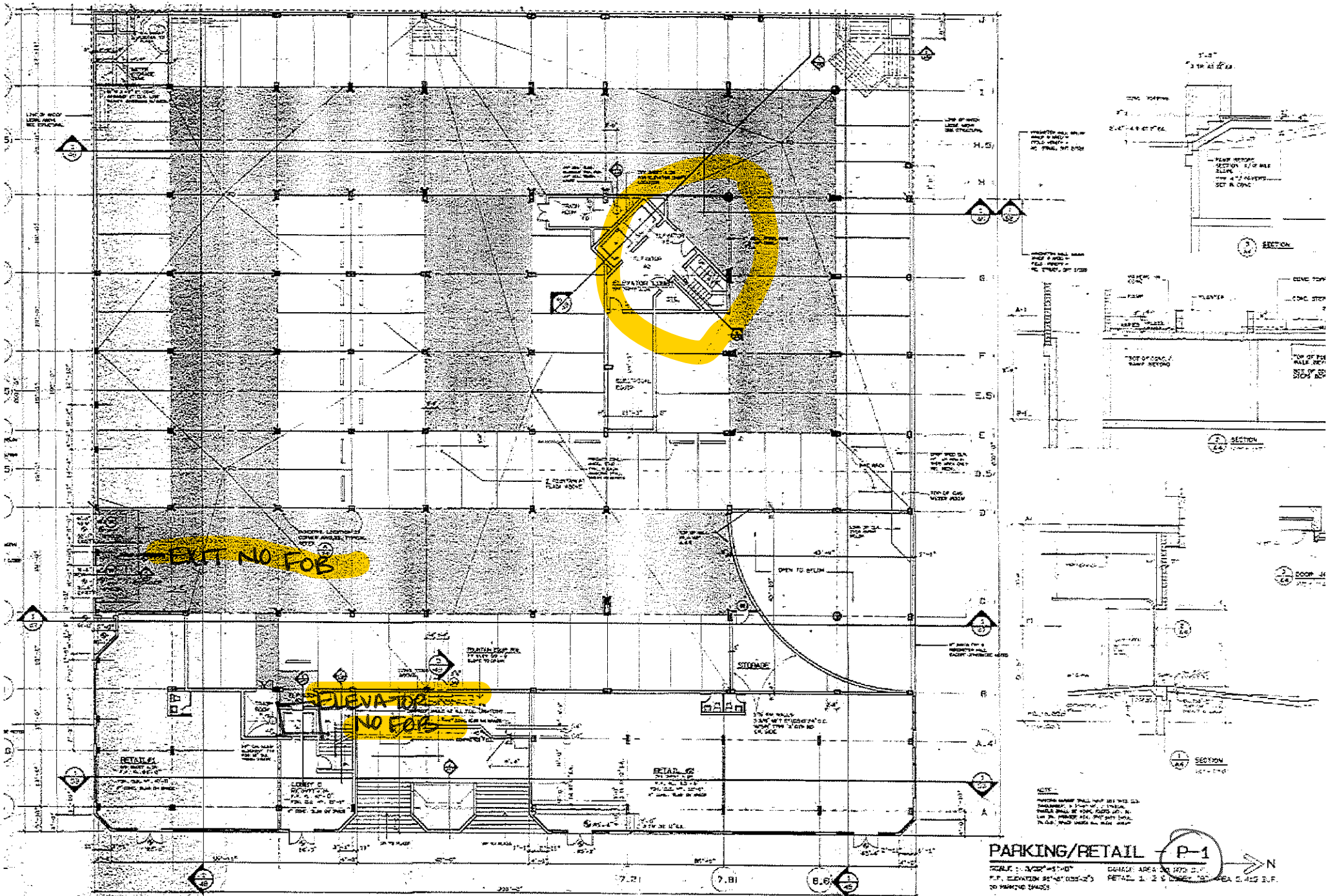
An unsecured building entrance would be a less safe condition for the occupants of the building due to the harm or damage that could be caused by intruders who have no barriers to entering the building.

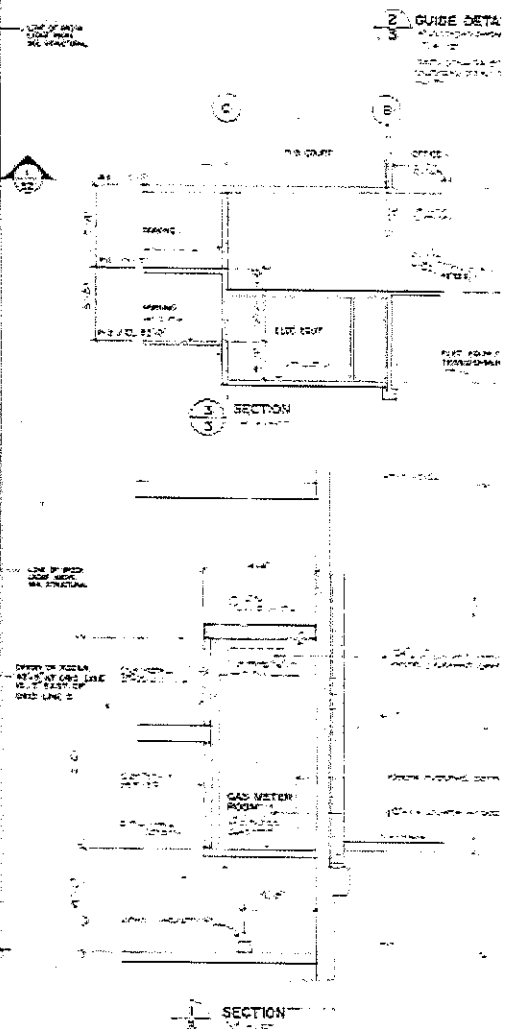
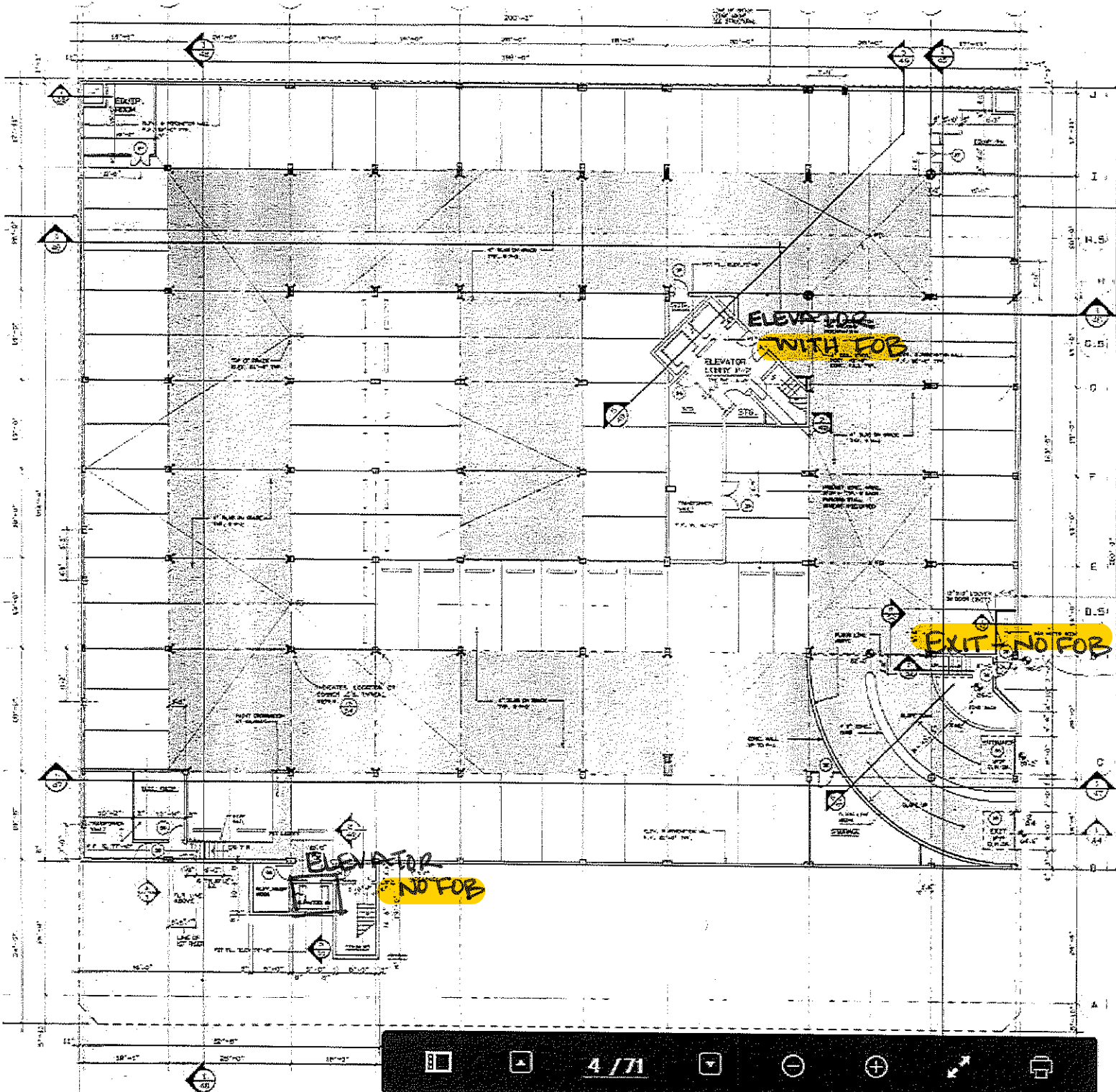
APPEAL DECISION

Electro-magnetic lock at Egress Doors from Parking Garage into tenant spaces: Granted provided signage is posted at locked doors identifying location of exits.
Appellant may contact John Butler (503 823-7339) with questions.

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.





PARKING

P-2



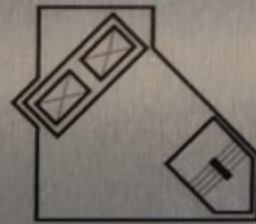
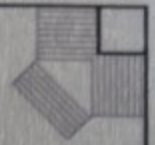
SCALE: 3/32"=1'-0"
SS PARKING SPACES
SS 20' D.F.
F.F. ELEVATION RE=0' (126'-0")



EXIT

WARNING

Moving Gate Can Cause
Serious Injury or Death
Do not attempt to open or close
the gate manually. Always use
the emergency release device.
If the gate does not close
properly, contact the
manufacturer for assistance.
Do not use the gate as a
storage area for equipment or
materials.



P1 PARKING LEVEL



IN CASE OF FIRE, USE STAIRWAY TO EXIT - DO NOT USE ELEVATOR



SOUTHPARK SQUARE
1511 SW PARK AVE
PORTLAND, OREGON

P1 PARKING LEVEL



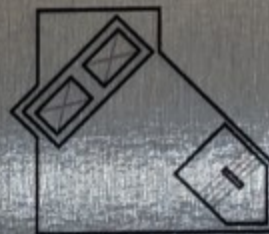
YOUR
LOCATION

EXIT

EXIT

NO
PARKING

SOUTH
SQUARE



P2 PARKING LEVEL



IN CASE OF FIRE, USE STAIRWAY TO EXIT - DO NOT USE ELEVATOR



SOUTHPARK SQUARE
1511 SW PARK AVE
PORTLAND, OREGON
P2 PARKING LEVEL



YOUR
LOCATION