

# 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:** 22235

**Project Address:** 2600 SE 9th Ave

**Hearing Date:** 12/18/19

**Appellant Name:** Mary Fierros Bower

**Case No.:** B-006

**Appellant Phone:** 503.265.1572

**Appeal Type:** Building

**Plans Examiner/Inspector:** Robert Keal

**Project Type:** commercial

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

**Building/Business Name:** NWW Portland Resource Center **Fire Sprinklers:** No

**Appeal Involves:** Erection of a new structure

**LUR or Permit Application No.:** 19-185999-CO

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

**Proposed use:** Spoils / Storage Bldg

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2014 OSSC 2902.3.2

#### Requires

Distance to toilet facilities

2014 OSSC, 2902.3.2 Location of toilet facilities in occupancies other than malls

Exception: 2. The location and maximum travel distances to required employee facilities in factory and industrial occupancies are permitted to exceed that required by this section, provided that the location and maximum travel distance are approved.

#### Proposed Design

Per 2014 OSSC, 2903.2, Exception 1, for a S-1 occupancy, the code maximum travel distance to toilet facilities is 300 feet. The distance provided from the closest point (entry door) in the Enclosed Spoils / Storage (Vehicle Storage Garage) building to a restroom in the office building exceeds the maximum travel distance of 300 feet at a distance of 322'-9". See Sheet A001 for overall site plan and Sheet A121 for site building code analysis.

Per 2014 OSSC, 2903.2, Exception 2, since the building use is an industrial occupancy and is just slightly greater than 300 feet, NW Natural is requesting that the distance be permitted to exceed that required by this code section.

The Spoils / Storage (Vehicle Storage Garage) building is not intended to be an occupied building. The Open Spoils shed is used to house sand and gravel spoils, the Enclosed Vehicle Storage Garage is intended to store temperature sensitive NW Natural vehicles only and the Open Pipe Storage shed is used to store pipe material on racks.

**Reason for alternative** The applicant is seeking relief of the requirements of this code section for the following reasons:

Because the building is intended for storage of equipment and is not intended to be occupied by staff

To avoid additional project costs in constructing an additional restroom  
Approval of the proposed appeal for relief of the requirements of this code section will still maintain equivalent health, accessibility, structural capacity, energy conservation and life safety to what the code requires.

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## APPEAL DECISION

### **Increase in toilet room travel distance: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



## PARKING & LANDSCAPE TOTALS

### STAFF PARKING

QUANTITY: (35) 10X20 PARKING STALLS  
- 2 CARPOOL  
- 4 MOTORCYCLE  
(2) ADA PARKING STALLS  
(1) VAN SPACE NOTED AS "WHEELCHAIR USER ONLY"  
(1) STANDARD ACCESS

LANDSCAPE REQUIREMENTS: L2 @ PERIMETER WITH 45 SF PER STALL OF INTERIOR LANDSCAPE = 1,575 SF INTERIOR LANDSCAPE REQ.

PROPOSED LANDSCAPE: L2 AT STAFF PARKING PERIMETER & 1,718 SF INTERIOR LANDSCAPE

### FLEET PARKING

QUANTITY: (34) 10X20 PARKING STALLS  
(3) 12X40 DRIVE-THRU STALLS  
(2) 12X50 DRIVE-THRU STALLS  
(6) 12X60 DRIVE-THRU STALLS

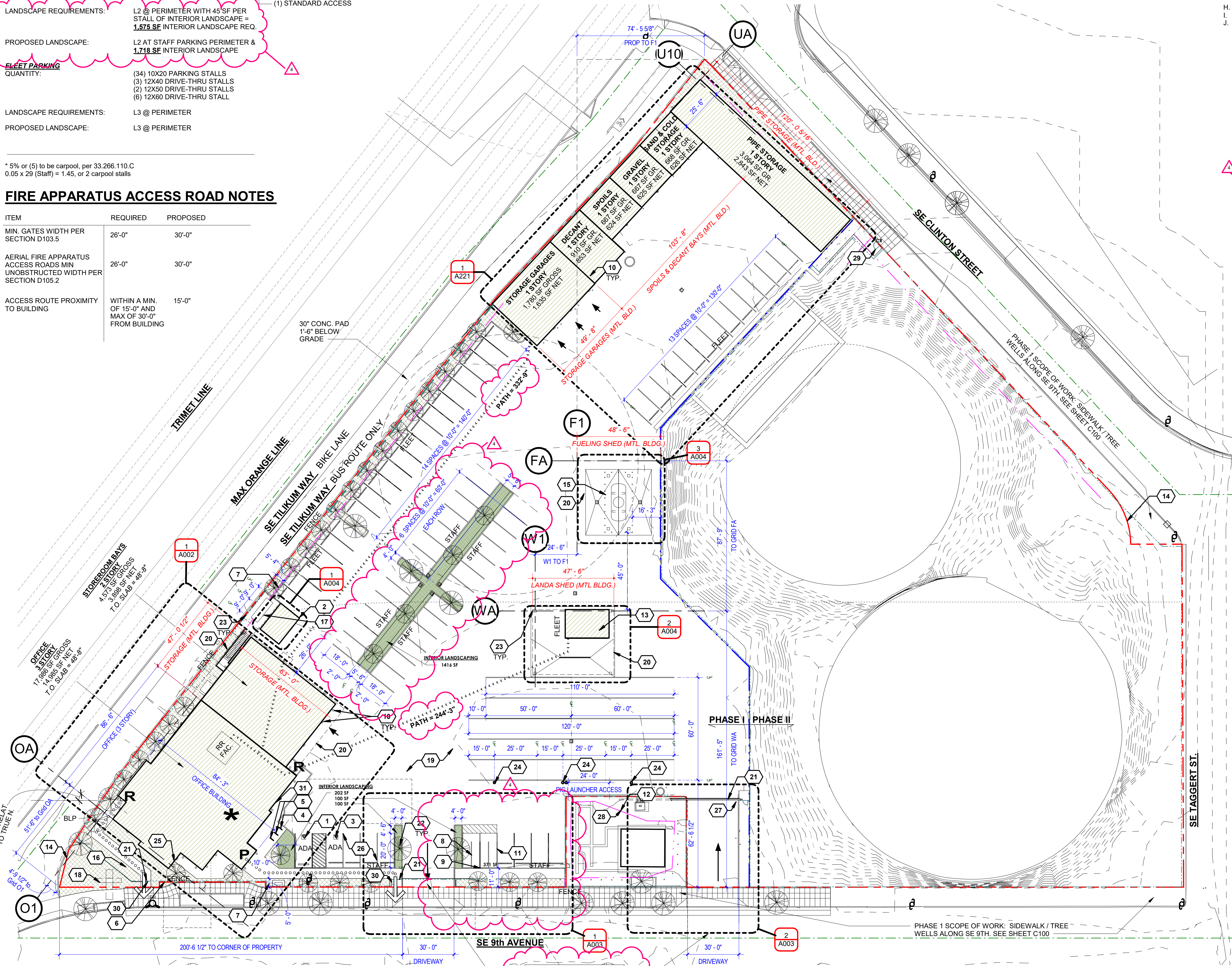
LANDSCAPE REQUIREMENTS: L3 @ PERIMETER

PROPOSED LANDSCAPE: L3 @ PERIMETER

\* 5% or (5) to be carpool, per 33.266.110.C  
0.05 x 29 (Staff) = 1.45, or 2 carpool stalls

## FIRE APPARATUS ACCESS ROAD NOTES

ITEM	REQUIRED	PROPOSED
MIN. GATES WIDTH PER SECTION D103.5	26'-0"	30'-0"
AERIAL FIRE APPARATUS ACCESS ROADS MIN UNOBSTRUCTED WIDTH PER SECTION D105.2	26'-0"	30'-0"
ACCESS ROUTE PROXIMITY TO BUILDING	WITHIN A MIN. OF 15'-0" AND MAX OF 30'-0" FROM BUILDING	15'-0"



### 1 Overall Site Plan

SCALE: 1" = 30'-0"

## GENERAL NOTES:

- SITE INFORMATION IS BASED ON OWNERS SURVEY DATED 01/11/18 by Westlake Consulting, Inc.
- ALL SURVEY INFORMATION INDICATING ALL EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY.
- SEE A100 FOR STANDARD ACCESSIBILITY REQUIREMENTS.
- ALL PARKING SPACE DIMENSIONS ARE TO ASPHALT SIDE OF CURB. PARKING SPACES ARE 10'-0" OC UNO.
- STREET, PARKING, DRIVE CUTS, AND/OR PUBLIC RIGHT OF WAY INFORMATION ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR DETAILED INFORMATION.
- DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL LAYOUT OF THE BUILDINGS AND SITE ELEMENTS.
- REFER TO THE LEGAL SURVEY (PROVIDED BY OTHERS) FOR PROPERTY LINE DIMENSIONS AND EXACT LOCATIONS OF EXISTING SITE ELEMENTS.
- SEE CIVIL FOR TYPICAL DIMENSIONS UNO.
- TYPICAL CURB RADIUS IS 3'-0" AT ASPHALT SIDE OF CURB UNO.
- REVIEW ALL PLAN AND PROJECT SPECIFICATIONS PRIOR TO ANY CONSTRUCTION WORK. NOTIFY ARCHITECTS OF ANY DISCREPANCIES BETWEEN WORK SHOWN ON PLAN OR SPECIFICATIONS AND ACTUAL SITE CONDITIONS PRIOR TO START OF WORK.

## LEGEND

- SITE EASEMENTS
- SITE SETBACKS
- SITE PROPERTY BOUNDARY
- 7'-0" SECURITY FENCE
- PHASE 1/ PHASE 2 DIVIDING LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- LANDSCAPE PER LANDSCAPE PLANS
- INTERIOR LANDSCAPE AT STAFF PARKING
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- SITE EGRESS PATH TO RIGHT OF WAY
- ACCESSIBLE PATH TO NEAREST RESTROOM FACILITY
- ENTRY/EXIT ACCESS TO ACCESSIBLE MEANS OF EGRESS
- RESTRICTED ENTRY NOT ON ACCESSIBLE ROUTE
- PUBLIC ENTRY ON ACCESSIBLE ROUTE
- OVERHEAD ROLLING DOOR FOR VEHICLE ACCESS.
- BLP
- BUILDING LOCATION POINT

## KEYNOTES

- ACCESSIBLE PARKING STALLS W/ SIGNAGE. SIGNAGE PER STATE STANDARDS. SEE C401.
- TRASH/RECYCLE ENCLOSURE
- VAN ACCESSIBLE PARKING STALL WITH SIGNAGE PER STATE STANDARDS. SEE CIVIL DRAWINGS SHEET SEE C401.
- BICYCLE RACK, LONG TERM. SEE 1/L401
- BICYCLE RACK, SHORT TERM. SEE 1/L401
- R.O.W. DEDICATION.
- 5'-0" SETBACK
- MOTORCYCLE PARKING STRIPING
- MOTORCYCLE SIGNAGE.
- WALL MOUNTED LIGHT FIXTURE. TYP. SEE LIGHTING PLAN.
- CONCRETE SLAB ON GRADE. SEE STRUCTURAL
- EXISTING PIG LAUNCHER AND ASSOCIATED UTILITIES
- TRUCK WASH STRUCTURE, WASH PAD. SEE CIVIL.
- EXISTING PROPERTY LINE.
- GAS & DIESEL FUELING TANK AREA & CANOPY ON CONCRETE PAD.
- FLAG POLE. TYP. SEE LANDSCAPE DETAIL 7/L401.
- EMERGENCY GENERATOR ON CONCRETE PAD
- TRANSFORMER ON CONCRETE PAD
- AC PAVING (TYP.).
- LINE OF ROOF ABOVE, TYP.
- KNOX BOX AND CARD READER.
- NEW TREE. TYP. SEE LANDSCAPE PLANTING PLAN.
- 6" CONCRETE FILLED BOLLARDS. TYP.
- CREW TRUCK ONG DISPENSER. STANCHIONS ON CONCRETE PEDESTAL. STUD CONDUIT & PROVIDE CONCRETE BASE FOR FUTURE USE. SEE DETAIL 1/A901.
- EXTERIOR WALL MOUNTED, NEMA RATED ELECTRICAL PANEL.
- CAR POOL PARKING DEDICATION WITH SIGNAGE PER STATE STANDARDS.
- PROVIDE FENCE-MOUNTED ICE-ALERT SIGN TO FACE TRAFFIC ENTERING SITE.
- NWN TO CLEAN PIG LAUNCHER AREA.
- MANGATE WITH IN-SWING. PROVIDE CARD READER.
- MANGATE AS MEANS OF EGRESS. HARDWARE GROUP 23.
- WALL MOUNTED KNOX BOX

## FENCE DIAGRAM

### EXISTING SITE PLAN

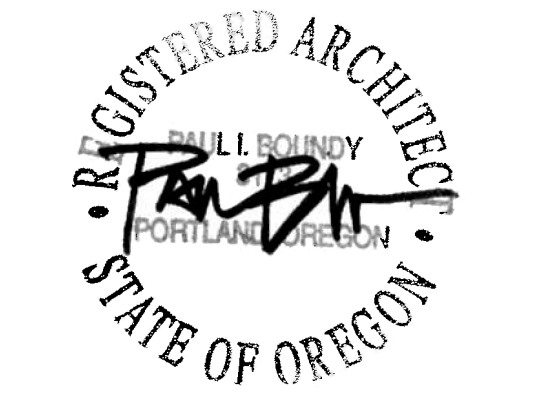
- FENCE LINE TO REMAIN
- FENCE TO BE REMOVED AND STORED, INSPECTED FOR REUSE AS FENCE TYPE 1

### PROPOSED SITE PLAN

- FENCE LINE TO REMAIN
- NEW FENCE TYPE 1 - GALVANIZED 7'-0"
- NEW FENCE TYPE 2 - PVC COATED 7'-0"

**LRS**  
ARCHITECTS

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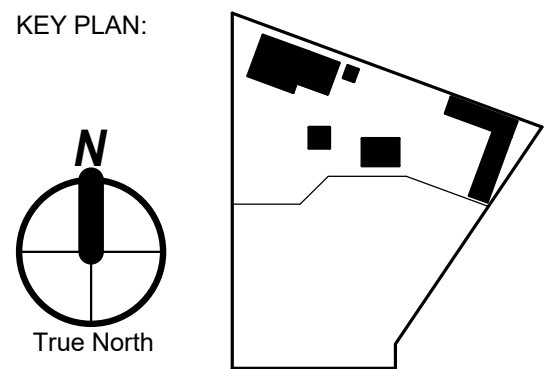
CONSULTANT:

PROJECT NUMBER: 216319



**NW Natural**  
NWN Portland  
Resource Center

904 SE Division St.  
Portland, OR 97202



SHEET TITLE:  
**ARCHITECTURAL  
SITE PLAN**

DRAWN BY: Author  
DATE CREATED: 06/28/19

1 Addendum 1 07/23/19  
3 CHECKSHEET 1 09/19/19  
4 CHECKSHEET 2 11/13/19

SHEET:  
**A001**  
Issue for Permit Set  
June 28th, 2019  
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BUILDING CODE SUMMARY

SEE CODE ANALYSIS PLANS FOR ACCOMPANYING INFORMATION, CODE INFORMATION INDICATED BELOW ONLY LISTS SOME SPECIFIC REQUIREMENTS BUT DOES NOT LIST ALL BUILDING CODE REQUIREMENTS.

OCCUPANCY GROUP: (CHAPTER 3) SEE CODE ANALYSIS PLANS

PIPE STORAGE BUILDING = S-1  
VEHICLE STORAGE = S-1  
SPOILS AND DECANT BAYS = S-1  
FUEL CANOPY = U  
TRUCK WASH = U

CONSTRUCTION TYPE: (SEC 602)

REQUIRED VB  
PROPOSED VB  
VEHICLE STORAGE GARAGE, NON-SPRINKLERED = VB  
SPOILS AND DECANT BAYS, NON-SPRINKLERED = VB  
PIPE STORAGE BLDG, NON-SPRINKLERED = VB  
FUEL CANOPY, NON-SPRINKLERED = VB  
TRUCK WASH, NON-SPRINKLERED = VB

BASIC ALLOWABLE FLOOR AREA: (TABLE 503, SEC. 503):

S-1: 9,000 SF / 1 STORY

TOTAL ACTUAL BUILDING AREA:

S-1: 7,756 SF < 9,000 SF OK

BUILDING HEIGHT:

ALLOWABLE: (SEC 503, 504)  
S-1 40'

ACTUAL:

24' < 40' OK

NUMBER OF STORIES ALLOWABLE: (TABLE 503)

S-1 TYPE V-B = 1 STORY

ACTUAL NUMBER OF STORIES:

1 STORIES = 1 STORIES OK

OCCUPANT LOAD: (SEC. 1004 & TABLE 1004.1.1)  
SEE CODE ANALYSIS PLANS

TYPE OF CONSTRUCTION: FIRE RESISTIVE REQUIREMENTS (TABLE 601)

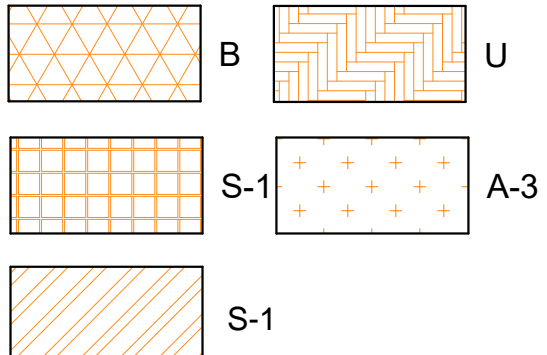
STRUCTURAL FRAME 0 HR  
EXTERIOR BEARING WALLS 0 HR  
INTERIOR BEARING WALLS 0 HR  
EXT. NONBEARING WALLS TABLE 602  
INTERIOR NONBEARING WALLS 0 HR  
FLOOR / CEILING 0 HR  
ROOF / CEILING 0 HR

PENETRATIONS: (SEE PENETRATION DETAILS AND MECHANICAL PLANS FOR LOCATIONS)  
ALL WALLS, SHAFTS AND FLOOR AND ROOF / CEILING ASSEMBLIES

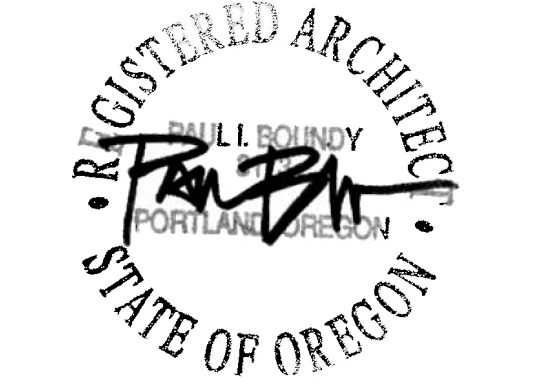
SMOKE DETECTION AND FIRE ALARMS:  
PROVIDED PER IBC SECTION 907

Occupant Load Schedule						
Level	Name	Actual Area (Net)	Group Type	Net or Gross	Occupant Load Factor	Occupant Load
FIRST FLOOR	TRASH ENCLOSURE	198 SF	U	Gross	300 SF	1
FIRST FLOOR	OPEN COLD PATCH BIN	313 SF	S-1	Gross	300 SF	2
FIRST FLOOR	OPEN SAND BIN	313 SF	S-1	Gross	300 SF	2
FIRST FLOOR	ENCLOSED TRUCK WASH EQUIPMENT ROOM	373 SF	U	Gross	300 SF	2
FIRST FLOOR	OPEN SPOILS BIN	624 SF	S-1	Gross	300 SF	3
FIRST FLOOR	OPEN GRAVEL BIN	625 SF	S-1	Gross	300 SF	3
FIRST FLOOR	OPEN DECANT BIN	852 SF	S-1	Gross	300 SF	3
FIRST FLOOR	ENCLOSED VEHICLE STORAGE GARAGE	1635 SF	S-1	Gross	300 SF	6
FIRST FLOOR	OPEN PIPE STORAGE	2843 SF	S-1	Gross	300 SF	10

OCCUPANCY LEGEND



OCCUPANCY LEGEND NOTE:  
MEANS OF EGRESS AREAS SUCH AS STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

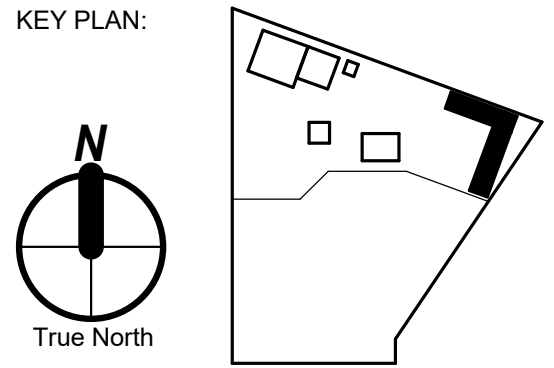


CONSULTANT:

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SHEET TITLE:  
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PLAN- SITE BUILDINGS

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DATE CREATED: 06/28/19

3 CHECKSHEET 1 09/19/19  
4 CHECKSHEET 2 11/13/19

SHEET:  
A121  
Issue for Permit Set  
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