

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 22255

Appeal ID: 23417	Project Address: 1528, 1530, 1534, 1536 N Blandena St
Hearing Date: 2/5/20	Appellant Name: Paul Wolfe
Case No.: B-011	Appellant Phone: 5039543065
Appeal Type: Building	Plans Examiner/Inspector: Geoffrey Harker
Project Type: commercial	Stories: 4 Occupancy: R-1 Construction Type: V-A
Building/Business Name: Homestead at Pittman Park Hotel	Fire Sprinklers: Yes - NFPA 13 Throughout
Appeal Involves: Reconsideration of appeal, occ Change from R-2 to R-1	LUR or Permit Application No.: 19-122517-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Transient Dwelling (Hotel/Motel)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2019 OSSC 1006.3.3.5.1
Requires	Individual single-story or multistory dwelling units shall be permitted to have a single exit or access to a single exit from the dwelling unit provided that both the following criteria are met: 5.1 The dwelling unit complies with Section 1006.2.1 as a space with one means of egress.
Code Modification or Alternate Requested	For the reasons outlined in this appeal, the applicant believes the proposed 4-story R-1 units with 92' travel distance and enhanced fire protection features beyond code minimum, provide equivalent life-safety to an R-1 unit with a 75' travel distance which has been designed to the code minimum fire protection requirements.
Proposed Design	<p>Permit 14-254719-CO and 14-254723-CO established a multifamily residential project of (2) buildings with (4) 4-story units in each building. Both buildings are permitted under the commercial code and equipped throughout with NFPA 13 fire sprinkler systems. This appeal covers the western building on the site and includes addresses 1528, 1530, 1534, and 1536 N Blandena Street. The unit layout for all 4 units in this building is nearly identical.</p> <p>It is proposed that the existing (4) 4-story R-2 units be converted to R-1 occupancy for transient use.</p> <p>Please note that the conversion of these units from R-2 to R-1 will be a phased approach over the course of several permits as existing R-2 tenants run out the course of their leases. The applicant intends to utilize this appeal to apply to multiple permits as all 4 units are converted to R-1 over time. In addition to the conversion of the 4-story units to R-1, the existing garages will be converted to R-1 use; however that is of limited relevance to this appeal as the garage</p>

conversions will comply with all code requirements for R-1 and will not share means of egress with the larger 4-story units.

The existing units are 4-story and include one central stair connecting all 4 stories. A new 1-hr rated enclosure will be provided from the hallway of the second floor to the ground floor, creating an interior exit stair. The upper story of each unit includes a living area and exterior roof deck. Maximum travel distance as proposed is 90'-10" from the most remote point of the roof deck area to the door of the new 1-hr rated stair. Two exit doors are provided from the rated stair enclosure for each R-1 dwelling unit, at ground level, each exiting to a separate side of the building; one exit to the central shared drive court between buildings and one exiting to a sidewalk between the building and the east or west property line. The buildings are equipped throughout with an NFPA 13 fire sprinkler system. Each 4-story unit is separated by a 2-hr rated fire barrier.

Reason for alternative Section 1006.3.3.5 allows for multistory dwelling units to have a single exit access provided those units comply with two criteria. Section 5.2 is for the exit to be at the level of exit discharge and our proposal complies with that criterion. Section 5.1 mandates compliance with Table 1006.2.1 Spaces with One Exit. For the reasons outlined below we propose the 4-story R-1 units should be permitted to use a travel distance of 92' max. in excess of the R-1 requirements per Table 1006.2.1. Note: 92' is proposed as max. travel distance to account for minor changes to exit stair/door configuration based on as-built conditions; proposed maximum travel distance for any unit is 90'-10".

Each 4-story unit includes a 1-hr rated exit stair enclosure from the second floor to the ground floor with access to 2 exterior exit doors; lowering the total travel distance required to < 92'.

Unit separations are provided beyond the code requirements; 2019 OSSC 420.2/708.3 require 1-hr fire barriers between R-1 units. 2-hr fire barriers are provided in this proposal between the 4-story R-1 units.

Fire sprinklers are provided beyond the code requirements; 2019 OSSC 420.4/903.2.8 require NFPA 13R fire sprinklers throughout R-1 occupancies. NFPA 13 fire sprinklers are provided throughout in this proposal.

Exits are provided beyond the required quantity; 2019 OSSC 1006.3.3.5 allows for multistory dwelling units with one exit. 2 exits are provided at the level of exit discharge on each 4-story R-1 unit, each leading to a separate exterior area.

Occupants of the R-1 units will be familiar with the overall design and layout of the units. Since the units were designed and permitted as R-2, single family dwelling units, the overall layout and design, including means of egress, doors, windows, and corridor layout will be immediately familiar and understandable to any occupant.

Additionally, the means of egress system (stair) is the only means of vertical circulation within the dwelling unit, meaning that strictly by using the space, the occupants will have a familiarity with the means of egress system, making it easier to traverse in event of an emergency. There are no shared corridors or public spaces either, the R-1 unit includes the single interior stair, which leads directly to 2 exits directly to the exterior.

For the reasons outlined above, the applicant believes the proposed 4-story R-1 units with 92' travel distance provide equivalent life-safety to an R-1 unit with a 75' travel distance which has been designed to the code minimum fire protection requirements.

APPEAL DECISION

Increase in maximum allowable exit access travel distance in all 4 units: Granted provided a monitored alarm system is installed that includes smoke detection in the stairs at the 1st and 2nd levels and 1 notification device in the stairs at levels 1, 2, 3 and 4 and provided no bathroom opens into the stair enclosure, and provided there is no storage in stair enclosure and provided space below stairs is not

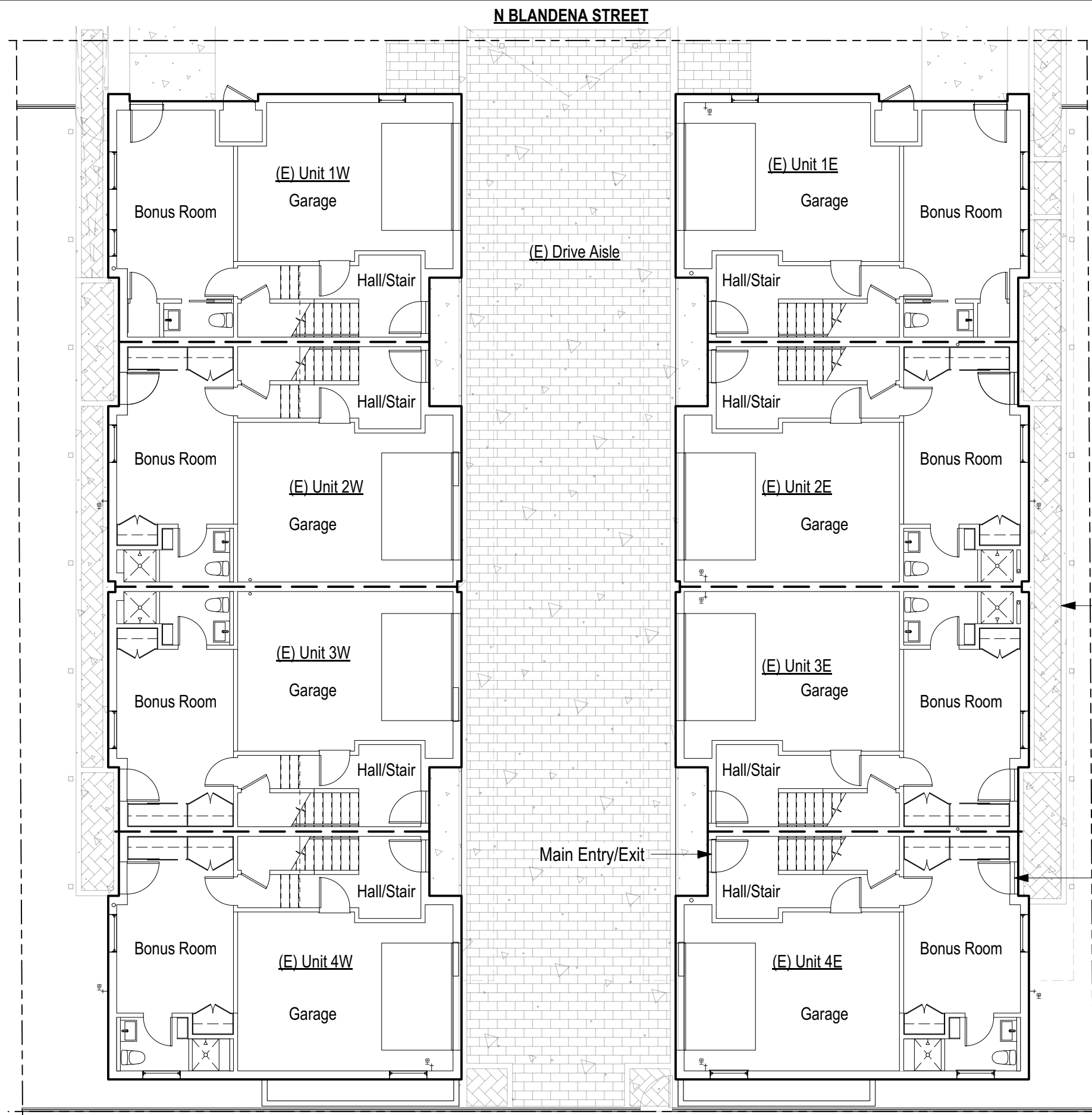
accessible.

Appellant may contact Nate Takara (503-823-3724) with questions regarding the alarm requirements.

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



Existing Conditions Plan

Current project configuration is a 2-building, 4-story 8 unit R-2 apartments permitted under the commercial code (2014 OSSC). Each unit includes a ground floor garage and bonus room w/ full or 1/2 bath.

-- -- Existing 2-hr Unit Separations

Appeal ID 10784 allows for 4-story R-2 units with 2 exits on the ground floor (exempting the units from the second floor second exit requirements of 2010 OSSC 1021.1.4.1 (Code at time of appeal). Unit 4E has the exits for this typical approved condition noted.

(E) Walkways; Typ. along PL

Second Exit

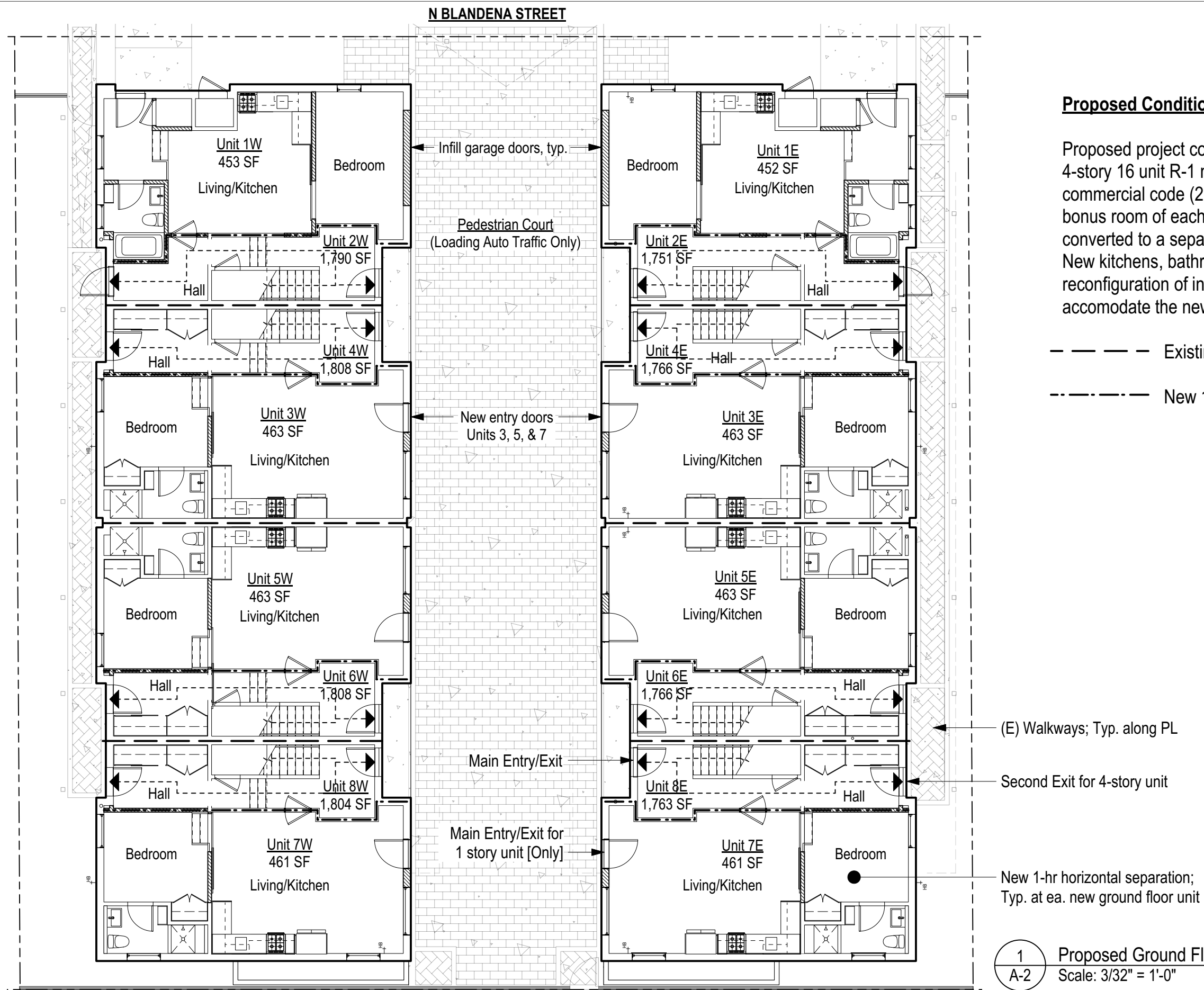
1
A-1

Existing Ground Floor

Scale: 3/32" = 1'-0"



NORTH



Proposed Conditions Plan

Proposed project configuration is a 2-building, 4-story 16 unit R-1 motel permitted under the commercial code (2019 OSSC). The garage + bonus room of each existing unit (8x) will be converted to a separate 1-bedroom R-1 unit. New kitchens, bathroom modifications, and reconfiguration of interior partitions will accommodate the new units.

--- Existing 2-hr Unit Separations

... New 1-hr Unit Separations

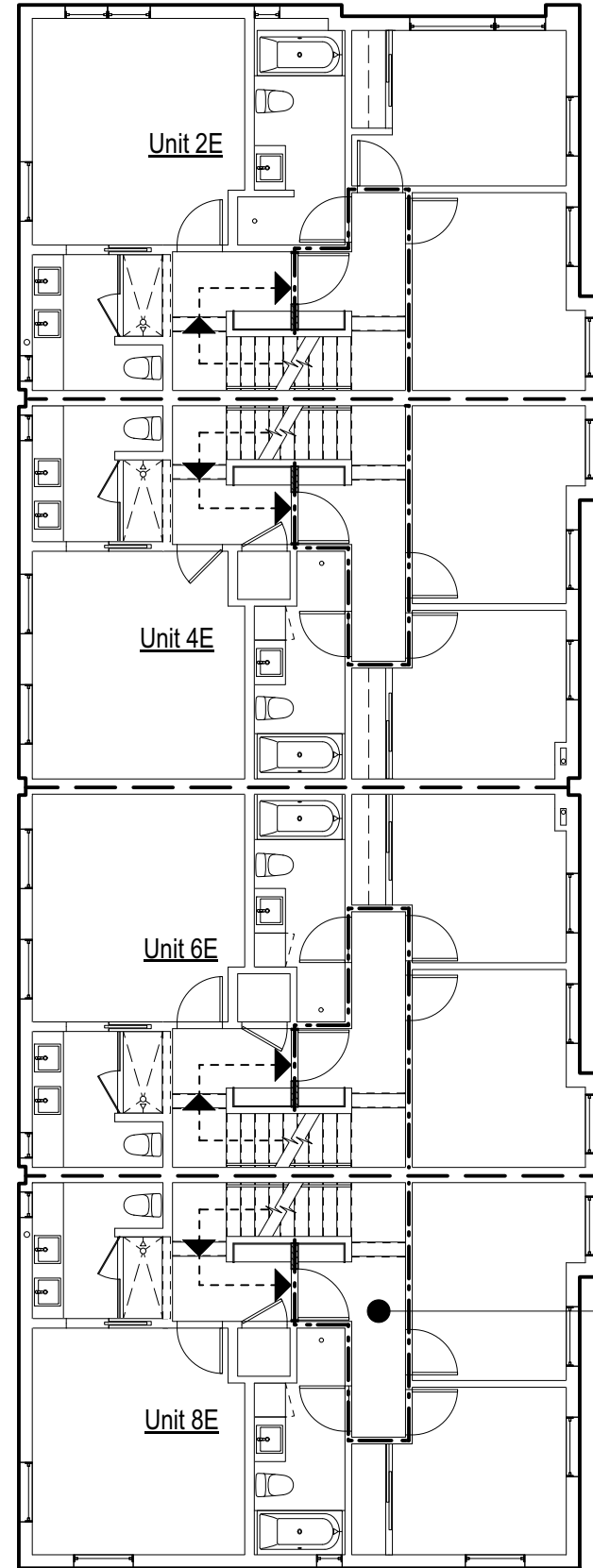
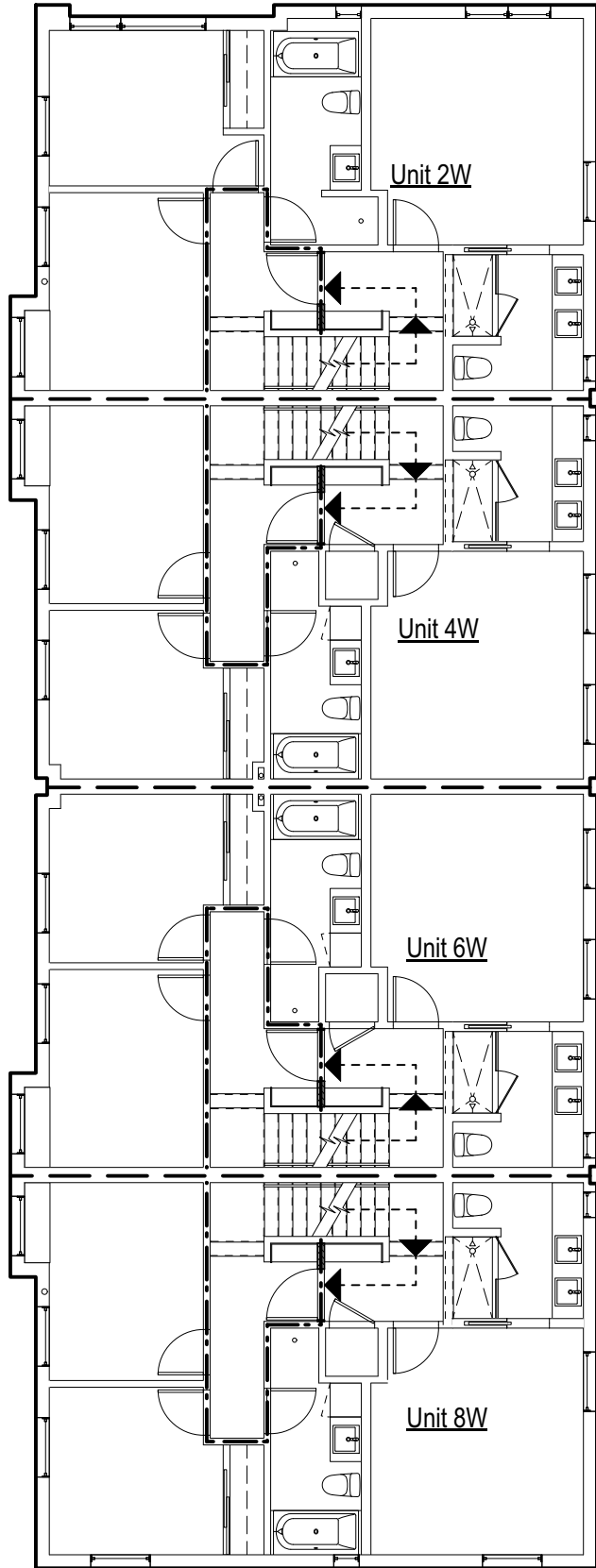
(E) Walkways; Typ. along PL

Second Exit for 4-story unit

New 1-hr horizontal separation;
Typ. at ea. new ground floor unit

1
A-2 Proposed Ground Floor Plan
Scale: 3/32" = 1'-0"





Proposed Conditions Plan

New 1-hr rated stair enclosure from the mid-point of the second floor down to the ground floor exits.

— — — — Existing 2-hr Unit Separations

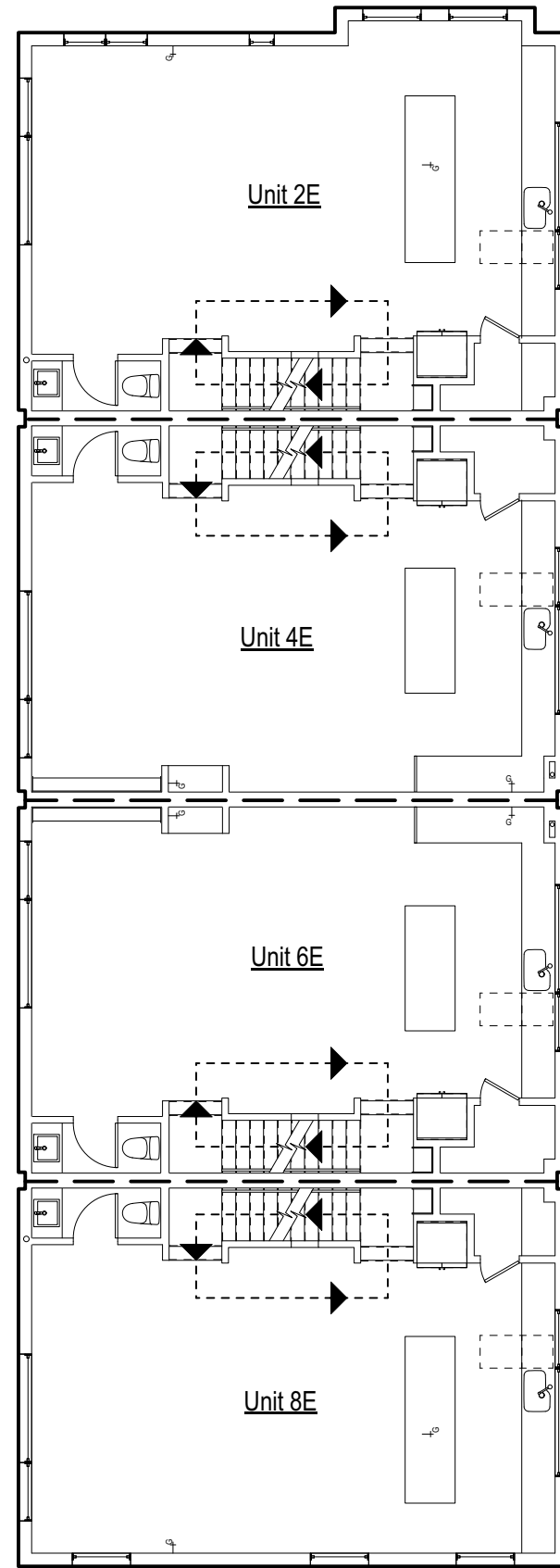
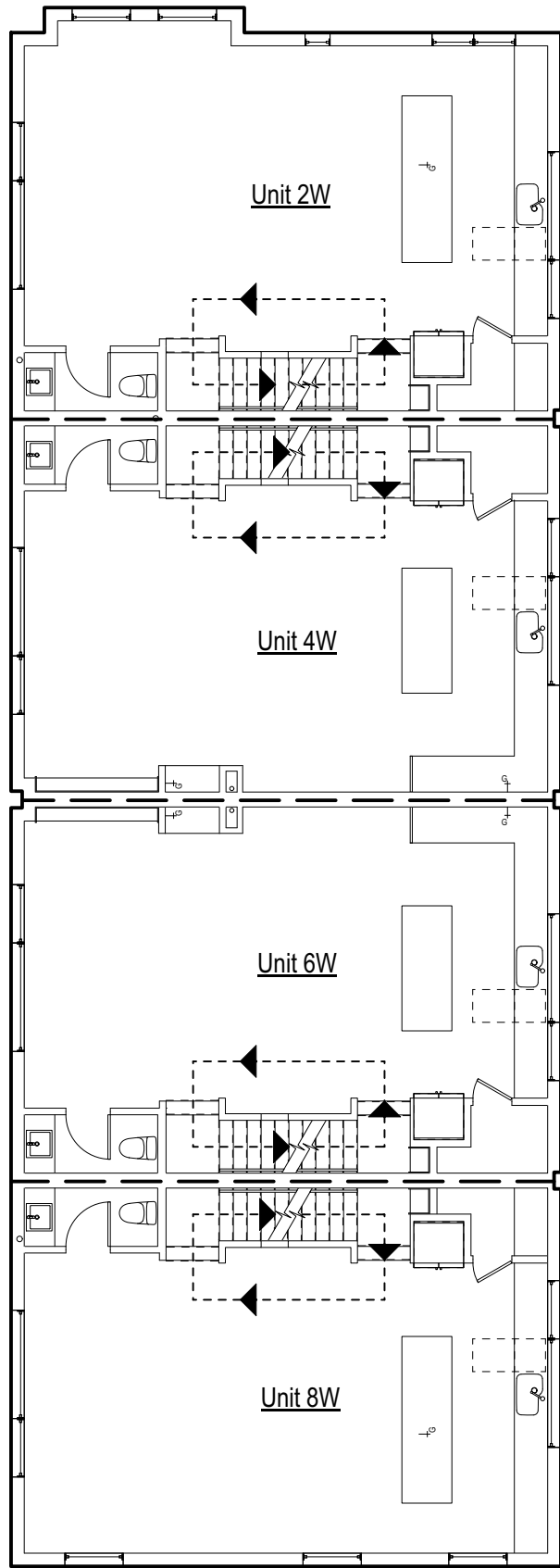
..... New 1-hr Unit Separations

New 1-hr rated exit stair enclosure; typ. to ground floor

1
A-3

Existing/Proposed Second Floor Plan
Scale: 3/32" = 1'-0"





Existing/Proposed Conditions Plan

No changes are proposed to the second, third, and fourth floors of the existing units.

1
A-4

Existing/Proposed Third Floor Plan
Scale: 3/32" = 1'-0"



NORTH

DRAWING SET

Appeal - Reconsideration

PROJECT

Homestead at Pittman Park Hotel
1518 N Blandena Street, Portland, OR 97217

ISSUE DATE

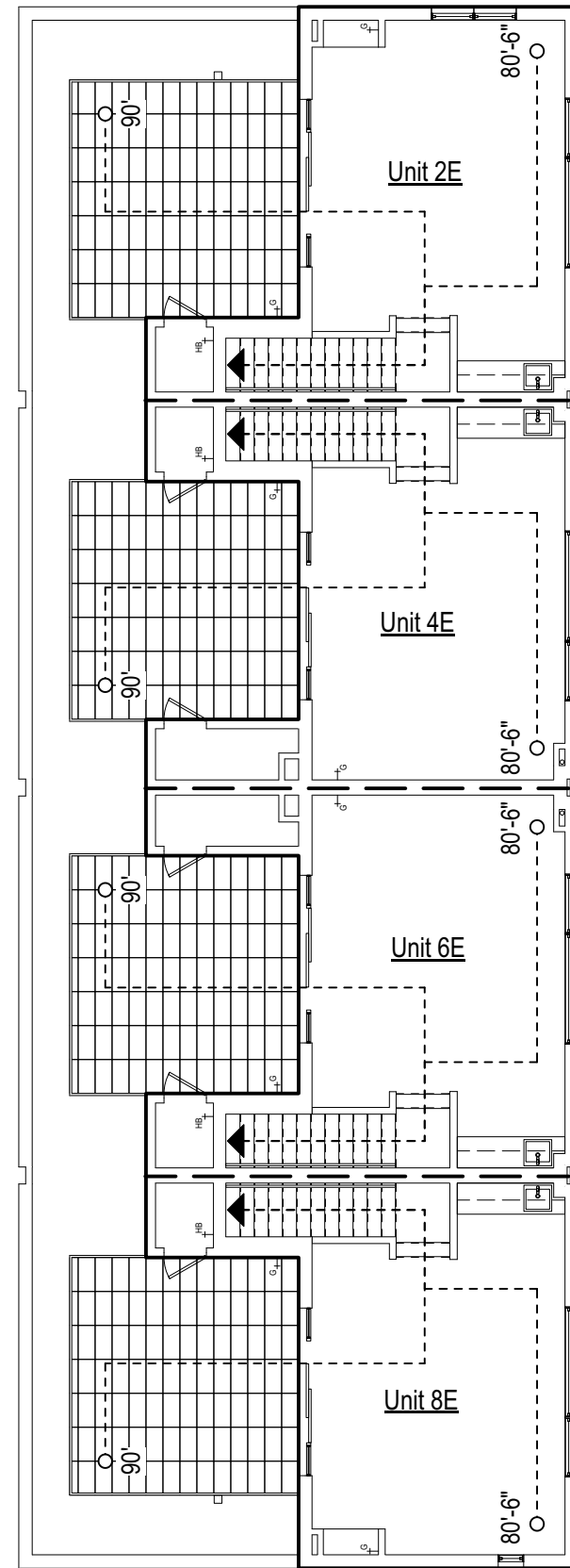
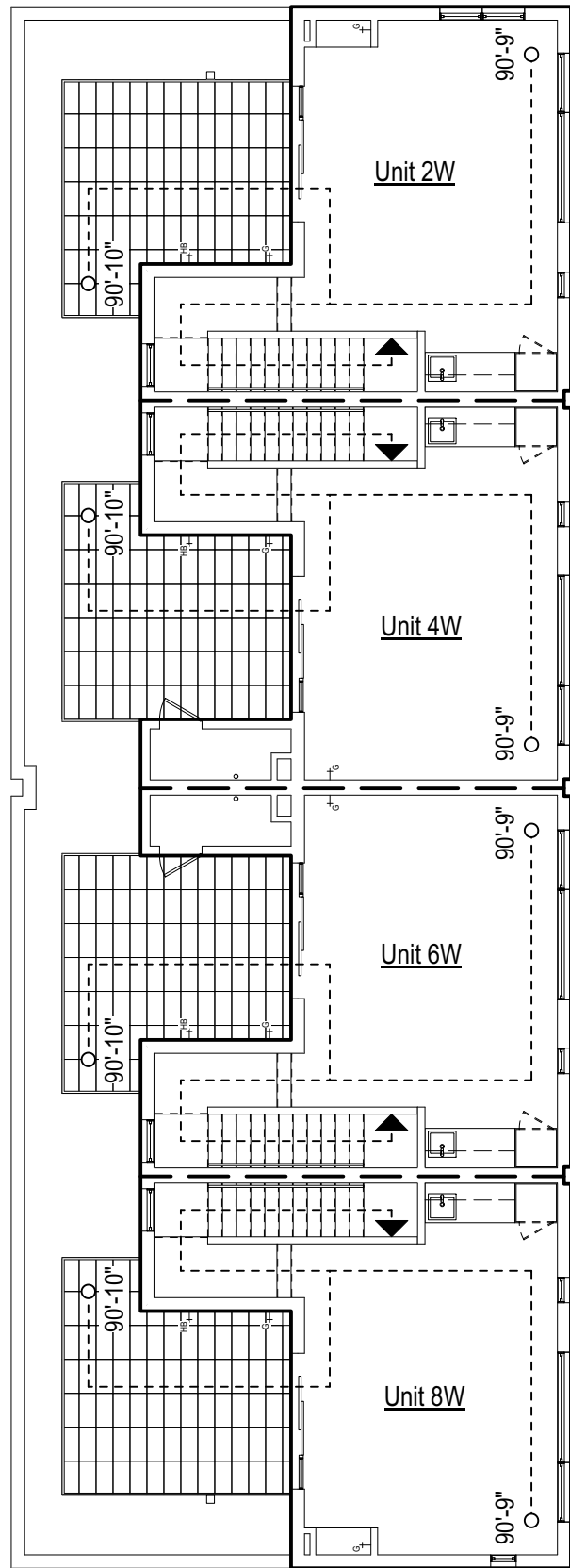
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DRAWING:

A-4



Existing/Proposed Conditions Plan

No changes are proposed to the second, third, and fourth floors of the existing units.

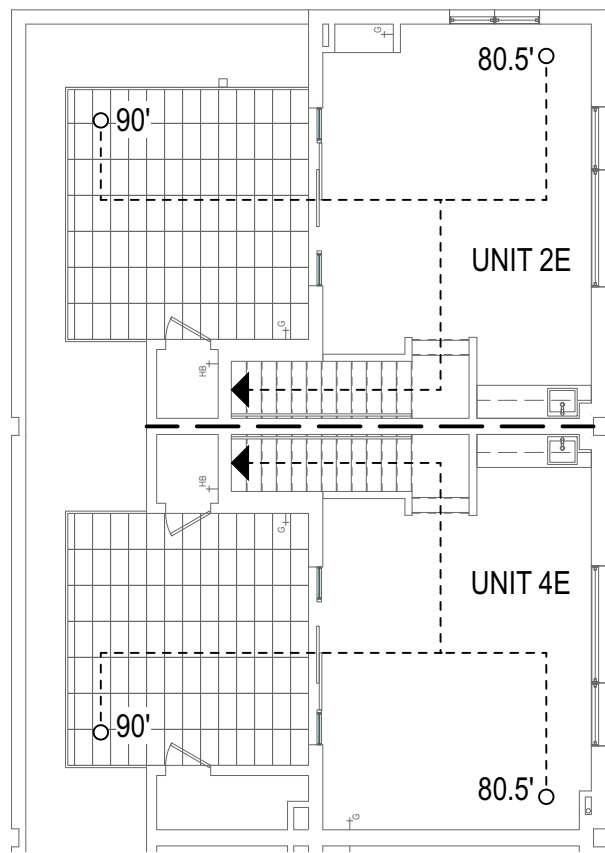
Travel distance shown from points denoted by circle icon.

1
A-5

Existing/Proposed Fourth Floor Plan
Scale: 3/32" = 1'-0"



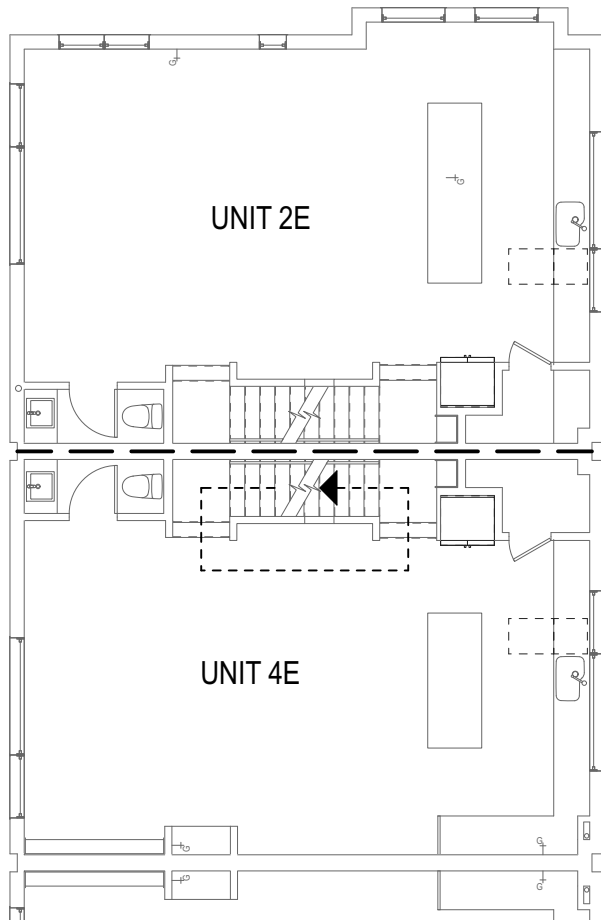
NORTH



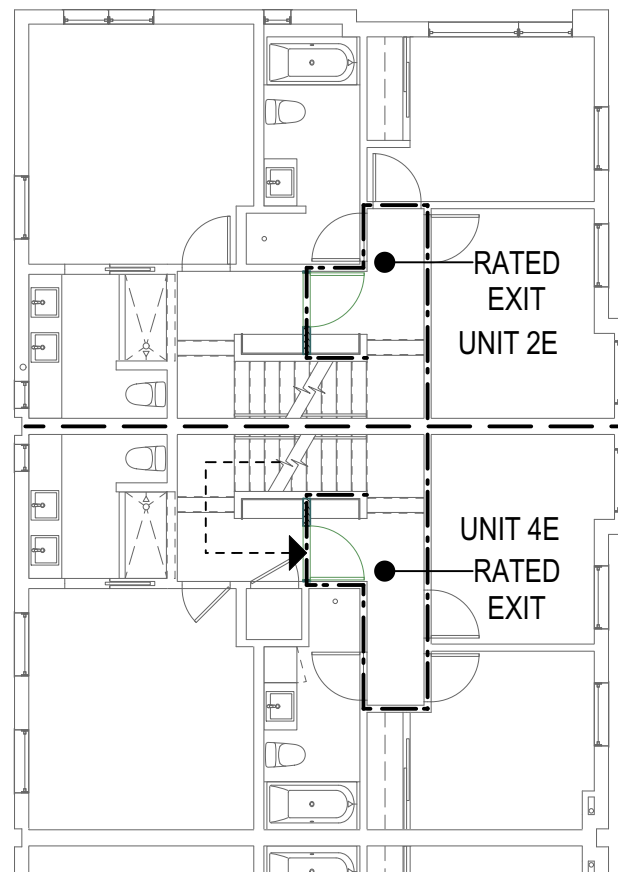
FOURTH FLOOR

NOTES:

- Max Travel Distance - 90' @ Building A (shown)
- 90'-10" @ Building B



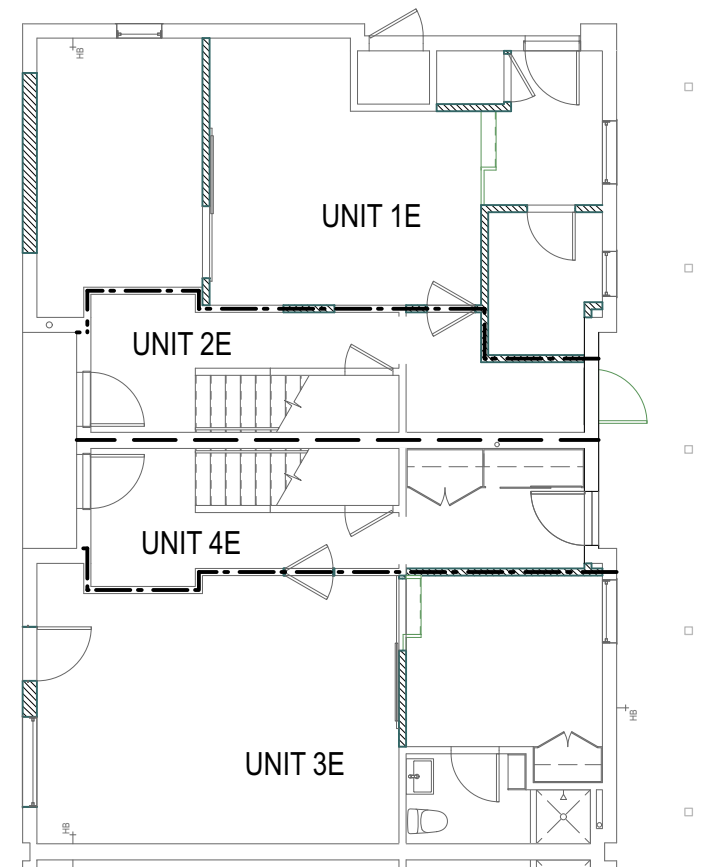
THIRD FLOOR



SECOND FLOOR

NOTES:

- Existing Stair to be 1-hr rated from mid-second floor down to exterior exit doors on ground floor. The newly rated stair will have a door on a magnetic hold-open tied to the fire sprinkler system on the second floor.
- Upgrades will be made to existing doors and walls/ceilings to ensure full 1-hr rating.
- No change to (E) 2-hr demising walls



FIRST FLOOR

NOTES:

- 2 ground floor Exits from 4-story R-1 units.
- Communicating Hotel-style rated doors between 4-story and 1-story units; doors to facilitate multi-unit rental - locked from ea. side.

1 Enlarged Typical Unit Floor Plans
A-6 Scale: 3/32" = 1'-0"



UNIT AREA SUMMARY

	Unit 1W	Unit 2W	Unit 3W	Unit 4W	Unit 5W	Unit 6W	Unit 7W	Unit 8W
Ground Floor	413.3	209.2	462.7	188.8	462.7	188.8	461.3	188.8
Second Floor		634.2		645		645		644
Third Floor		649.7		635.7		635.7		634.2
Fourth Floor		337		338		338		337
Total	413.3	1830.1	462.7	1807.5	462.7	1807.5	461.3	1804
	Unit 1E	Unit 2E	Unit 3E	Unit 4E	Unit 5E	Unit 6E	Unit 7E	Unit 8E
Ground Floor	412	210.4	462.7	188.8	462.7	188.8	461.3	188.8
Second Floor		634.2		645		645		644
Third Floor		649.3		635		635		633.6
Fourth Floor		296.7		297		297		296.7
Total	412	1790.6	462.7	1765.8	462.7	1765.8	461.3	1763.1

CODE ANALYSIS

BUILDING CODE

PROJECT NAME:	Homestead at Pittman Park Hotel	
ADDRESS:	1532 N Blandena St., Portland, OR 97217	
LOCATION:	100' west of Interstate Ave on Blandena St.	
TAX LOT NUMBER(S):	R158278	
LEGAL DESCRIPTION:	Lots 9 + 10, Block 2, Erwin + Watson's Addition situated in the northeast one-quarter of Section 21, Township 1 North, Range 1 East, Willamette Meridian, City of Portland, Multnomah County, Oregon	
CODE:	2019 Oregon Structural Specialty Code	
JURISDICTION:	City of Portland	
CONSTRUCTION TYPE:	Type V-A	
OCCUPANCY:	R-2 Existing / R-1 Proposed	
SPRINKLERS:	Provided per NFPA 13	
SMOKE DETECTION:	Provided per 907.2.9	
ALARM:	Provided per 907.2.9	
MAX. ALLOWABLE BUILDING HEIGHT/AREA [TABLE 503]		
MAX. HEIGHT:	50'-0" / 3 Stories	
MAX. AREA:	12,000 sf	
PROPOSED BUILDING HEIGHT/AREA		
HEIGHT:	40'-0" / 4 Stories*	
AREA:	3,100 sf/floor max.	
*APPEAL	Appeal ID #10781 and #10784	
BUILDING AREAS	Building A	Building B
GROSS BUILDING AREAS:	10,807 sf	10,917 sf
NET LIVING AREA:	7,693 sf	7,860 sf
NEW LIVING AREA (CONVERTED GARAGE):	1,193 sf	1,193 sf
FIRE PARTITIONS:	1HR required per OSSC 420.2/708.3 for all R-1 units 2HR Fire Barrier provided between 4-story R-1 units 1HR between 1-story R-1 units (garage conversion) and 4-story R-1 units	

DRAWING SET

Appeal - Reconsideration

PROJECT

Homestead at Pittman Park Hotel
1518 N Blandena Street, Portland, OR 97217

ISSUE DATE

01.28.2020

DRAWING REF:

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DRAWING:

A-7



1 Building/Site Section
A-8 Scale: 1/8" = 1'-0"