

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 - Held over from ID 23296 (1/8/20) for additional information

Appeal ID: 23422	Project Address: 10101 NE Alderwood Rd
Hearing Date: 2/5/20	Appellant Name: Ryan Weston
Case No.: B-015	Appellant Phone: 503-224-9560
Appeal Type: Building	Plans Examiner/Inspector: Jeff Donnelly
Project Type: commercial	Stories: 1 Occupancy: S-1, F-1, B Construction Type: V-B
Building/Business Name: Eyelevel	Fire Sprinklers: Yes - Entire Space
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Warehouse and Fabrication

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2902.1.1
Requires	<p>Provide minimum plumbing fixtures per table 2902.1 based on occupancy of space.</p> <p>B occupancy - 13,771 SF</p> <p>S-1 occupancy - 52,203 SF</p> <p>F-1 occupancy - 56,773 SF</p> <p>B occupancy (138 occupant load) - 2.38 water closets per sex and 1.73 lavatories per sex</p> <p>F-1 occupancy (568 occupant load) - 2.84 water closets per sex and 2.84 lavatories per sex</p> <p>S-1 occupancy (105 occupant load) - 0.53 water closets per sex and 0.53 lavatories per sex</p> <p>Total required fixtures: 6 water closets per sex and 6 lavatories per sex.</p> <p>Reconsideration Text:</p> <p>B occupancy 10,252 SF (103 occupant load) - 2.03 water closets per sex and 1.29 lavs' per sex</p> <p>F-1 occupancy 41,063 SF (411 occupant load) - 2.06 water closets per sex and 2.06 lavs' per sex</p> <p>S-1 occupancy 71,432 SF (143 occupant load) - 0.72 water closets per sex and 0.72 lavs' per sex</p> <p>Total required fixtures: 5 water closets per sex and 5 lavatories per sex.</p>
Code Modification or Alternate Requested	We would like to propose a higher occupant load factor for the F-1 area in lieu of excluding it from the plumbing fixture counts.
Proposed Design	<p>Base the plumbing calculations on occupancy noted below.</p> <p>B occupancy - 13,771 SF</p> <p>S-1 occupancy - 108,976 SF</p>

B occupancy (138 occupant load) - 2.38 water closets per sex and 1.73 lavatories per sex.
S-1 occupancy (218 occupant load) - 1.09 water closets per sex and 1.09 lavatories per sex.

Total fixtures required: 4 water closets per sex and 3 lavatories per sex.

Existing fixtures to remain.

Provided - 8 men's water closets/urinals and 5 women's water closets.

Provided - 4 men's lavatories and 4 women's lavatories.

Reconsideration Text:

Base plumbing calculations on F-1 occupant load of 200 SF per occupant.

B occupancy 10,252 SF (103 occupant load) - 2.03 water closets per sex and 1.29 lavs' per sex

F-1 occupancy 41,063 SF (206 occupant load) - 1.03 water closets per sex and 1.03 lavs' per sex

S-1 occupancy 71,432 SF (143 occupant load) - 0.72 water closets per sex and 0.72 lavs' per sex

Total required fixtures: 4 water closets per sex and 4 lavatories per sex.

Existing fixtures to remain.

Provided - 8 men's water closets/urinals and 5 women's water closets.

Provided - 4 men's lavatories and 4 women's lavatories.

Reason for alternative The tenant has noted that their occupancy will have some fabrication and will be going through a permitting process to update their occupancy classification. They however only have 85 total employees within two shifts and as such do not feel they need additional plumbing fixtures to accommodate those employees. Their existing space already has 8 men's water closets/urinals with 4 lavatories and 5 women's water closets with 4 lavatories.

Based on the actual employee count they are well below the occupant load for their existing occupancy and proposed occupant load factors. The proposed occupancies would require the tenant to add 1 female water closet and 2 each, male and female lavatories.

Reconsideration Text:

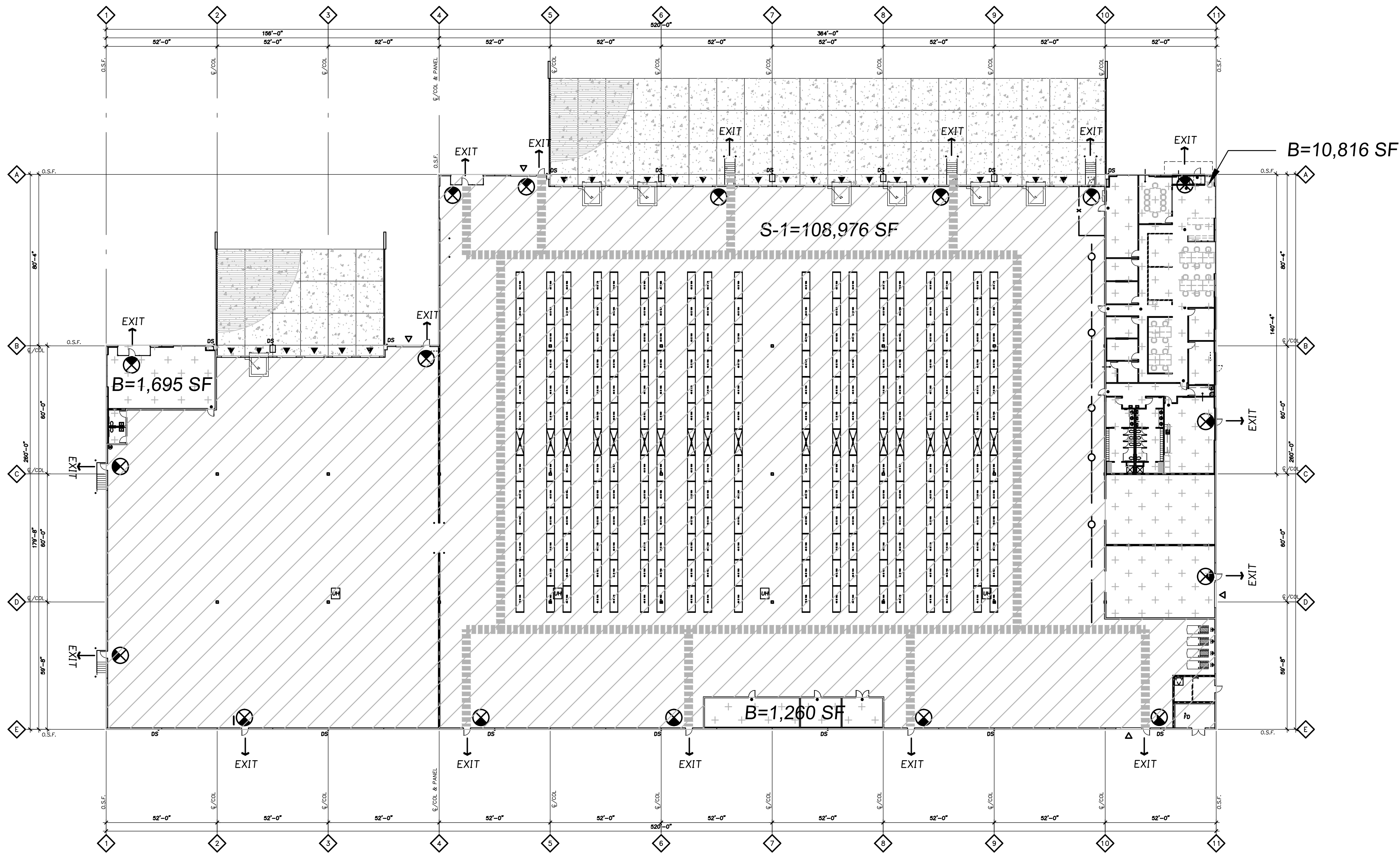
Based on further discussions with the tenant and layout of their facility the manufacturing areas were reduced, see attached EX 1-Model rev_1.24.20.pdf showing the revised layout and production areas. The tenant also further explained that there is no equipment used for their production, just assembling furniture and display pieces with basic hand tools; since these are large pieces limited tables are used and typically just done on the floor. The PDF shows the different production areas which helped define the MFR area. With the larger foot print of the product pieces we would like to propose a higher occupant load factor for the F-1 area in lieu of excluding it from the plumbing fixture counts.

APPEAL DECISION

Reduction in minimum required number of plumbing fixtures: 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, call (503) 823-7300 or come in to the Development Services Center.



B=13,771 SF

S-1=108,976 SF

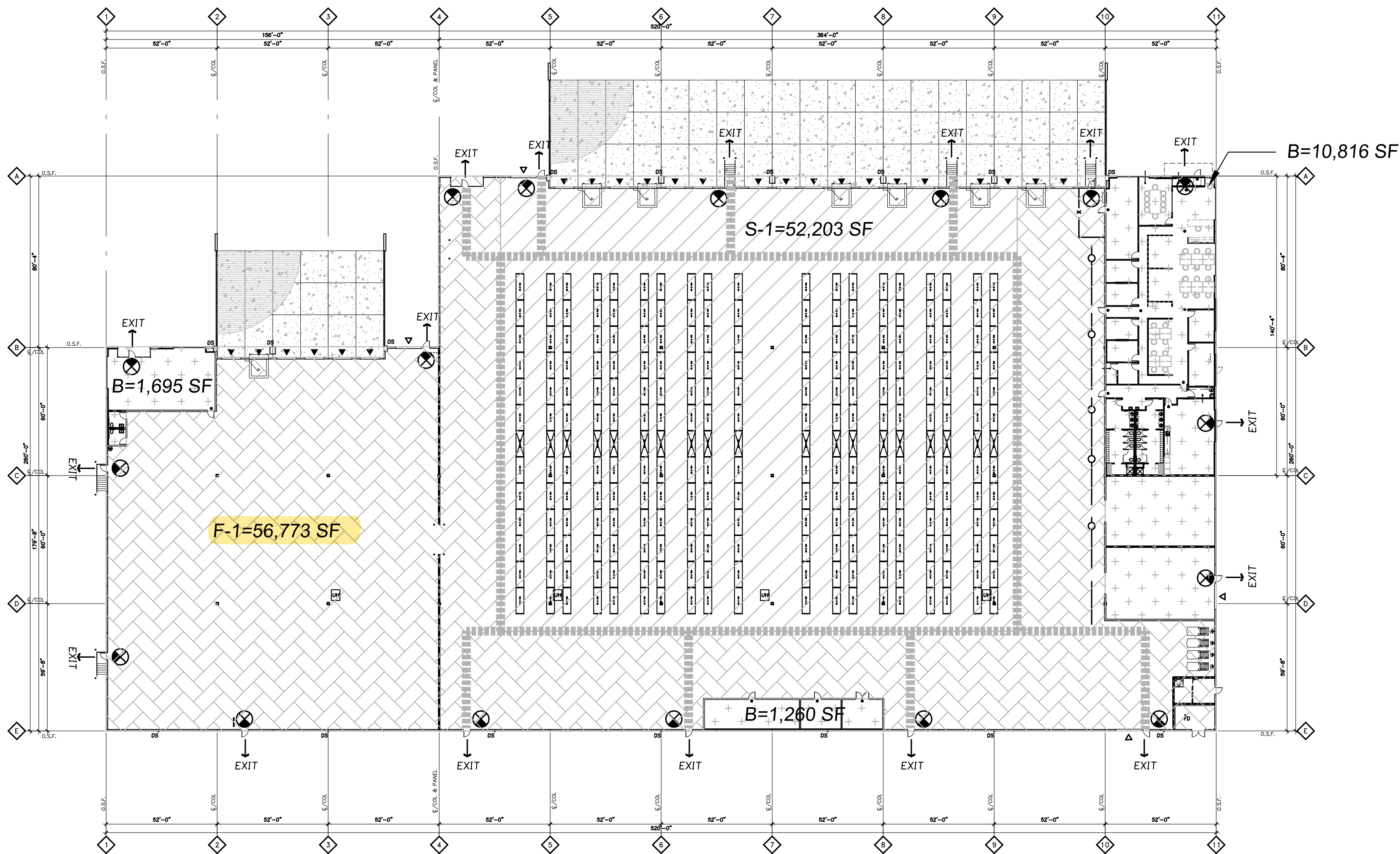
F-1=0 SF

PLUMBING FIXTURE CALCULATIONS

OCCUPANCY					WATER CLOSETS				LAVATORIES				
USE	OCCUPANCY TYPE	LOAD FACTOR 1004.1.2	AREA	OCCUPANCY LOAD	RATIO	MEN'S WATER CLOSETS	WOMEN'S WATER CLOSETS	UNISEX WATER CLOSETS	RATIO	MEN'S LAVATORIES	WOMEN'S LAVATORIES	UNISEX LAVATORIES	DRINKING FOUNTAINS
MAIN					1 PER 25 ≤ 50, 1 PER 50 REMAINDER				1 PER 40 ≤ 80, 1 PER 80 REMAINDER				
OFFICE	B	100	13,771.00	138		2.38	2.38	-		1.73	1.73	-	N/A
STORAGE (Existing)	S-1	500	108,976.00	218	1 PER 100	1.09	1.09	-	1 PER 100	1.09	1.09	-	N/A
SUBTOTALS						3.47	3.47	-		2.82	2.82	-	-
REQUIRED TOTALS			122,747.00			4	4	-		3	3	-	-
PROVIDED						*8	5	-		4	4	-	2

*INCLUDES 3 URINALS

EXISTING OCCUPANY
1/32"=1'-0"



B=13,771 SF

S-1=52,203 SF

F-1=56,773 SF

PLUMBING FIXTURE CALCULATIONS

OCCUPANCY					WATER CLOSETS				LAVATORIES				
USE	OCCUPANCY TYPE	LOAD FACTOR 1004.1.2	AREA	OCCUPANCY LOAD	RATIO	MEN'S WATER CLOSETS	WOMEN'S WATER CLOSETS	UNISEX WATER CLOSETS	RATIO	MEN'S LAVATORIES	WOMEN'S LAVATORIES	UNISEX LAVATORIES	DRINKING FOUNTAINS
MAIN					1 PER 25 ≤ 50, 1 PER 50 REMAINDER				1 PER 40 ≤ 80, 1 PER 80 REMAINDER				
OFFICE	B	100	13,771.00	138	2.38	2.38	-	1.73	1.73	-	N/A		
Manufacturing	f-1	100	56,773.00	568	1 PER 100	2.84	2.84	-	1 PER 100	2.84	2.84	-	N/A
STORAGE (Existing)	S-1	500	52,203.00	105	1 PER 100	0.53	0.53	-	1 PER 100	0.53	0.53	-	N/A
SUBTOTALS						5.75	5.75	-		5.10	5.10	-	-
REQUIRED TOTALS						6	6	-		6	6	-	-
PROVIDED			122,747.00			*8	5	-		4	4	-	2

*INCLUDES 3 URINALS

PROPOSED OCCUPANCY
1/32"=1'-0"

Original proposed floor plan

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
OCCUPANCY
AND PLUMBING
FIXTURE
EXHIBIT

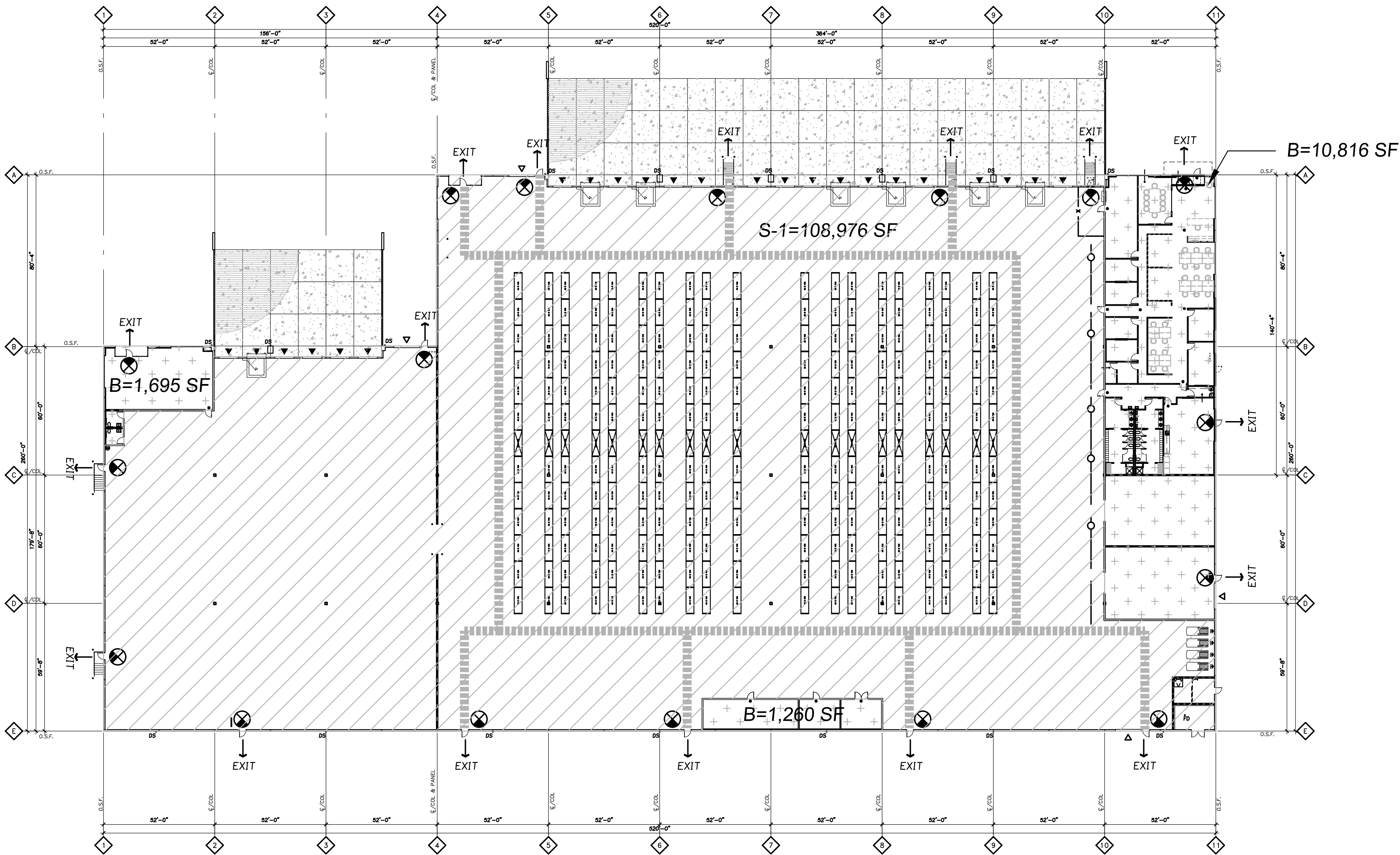
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CHECKED BY: REV

SHEET

EX 1

JOB NO. 2140428.15



B=13,771 SF

S-1=108,976 SF

F-1=0 SF

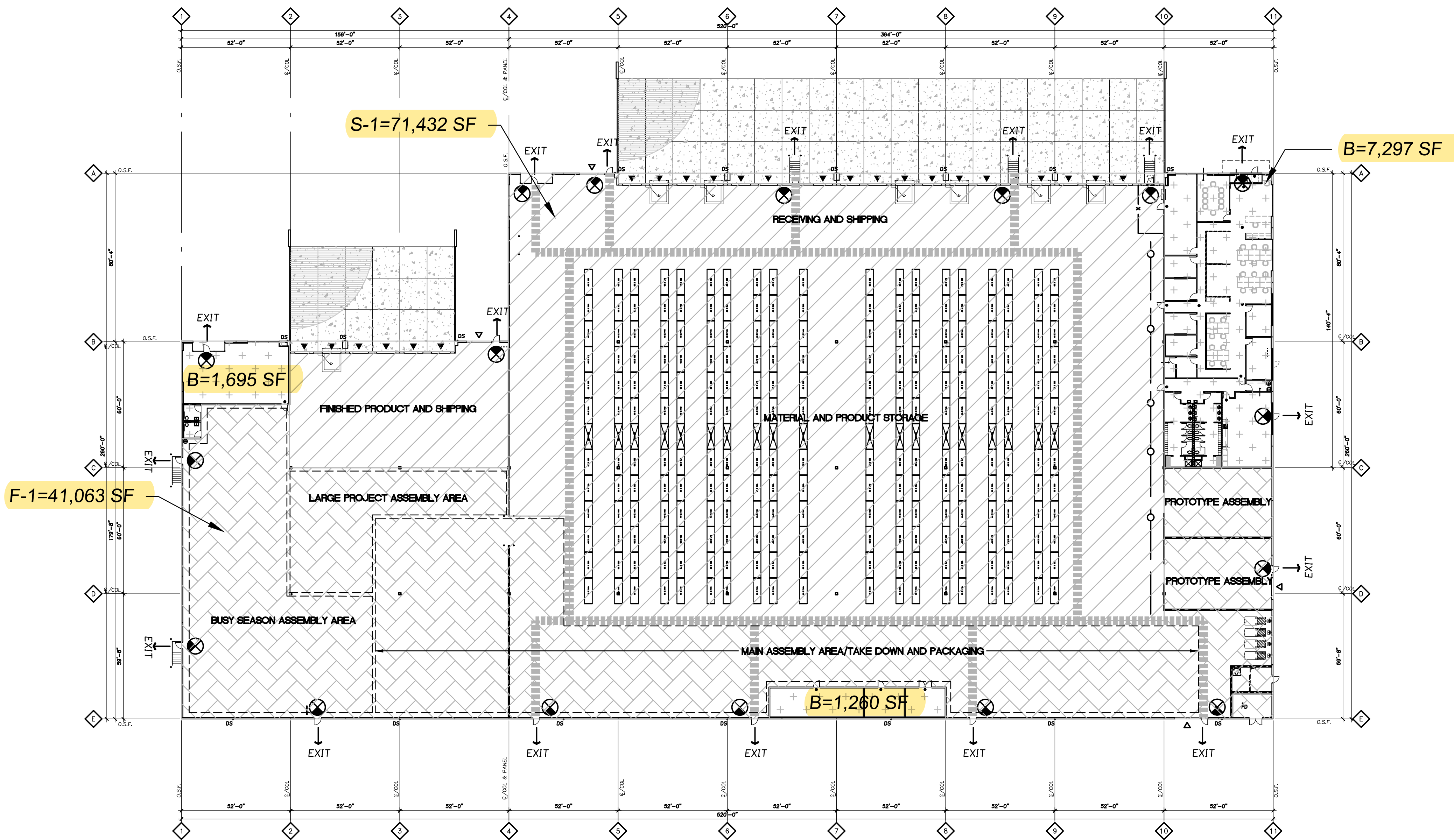
PLUMBING FIXTURE CALCULATIONS

OCCUPANCY					WATER CLOSETS				LAVATORIES				
USE	OCCUPANCY TYPE	LOAD FACTOR 1004.1.2	AREA	OCCUPANCY LOAD	RATIO	MEN'S WATER CLOSETS	WOMEN'S WATER CLOSETS	UNISEX WATER CLOSETS	RATIO	MEN'S LAVATORIES	WOMEN'S LAVATORIES	UNISEX LAVATORIES	DRINKING FOUNTAINS
MAIN					1 PER 25 ≤ 50, 1 PER 50 REMAINDER				1 PER 40 ≤ 80, 1 PER 80 REMAINDER				
OFFICE	B	100	13,771.00	138		2.38	2.38	-		1.73	1.73	-	N/A
STORAGE (Existing)	S-1	500	108,976.00	218	1 PER 100	1.09	1.09	-	1 PER 100	1.09	1.09	-	N/A
SUBTOTALS						3.47	3.47	-		2.82	2.82	-	-
REQUIRED TOTALS			122,747.00			4	4	-		3	3	-	-
PROVIDED						*8	5	-		4	4	-	2

*INCLUDES 3 URINALS

EXISTING OCCUPANY

1/32"=1'-0"



B=10,252 SF

S-1=71,432 SF

STORAGE WITHIN THE EYELEVEL SPACE ENCOMPASSES RACKING STORAGE OF PRODUCT PIECES AND FINISHED PRODUCT AS WELL AS CIRCULATION FOR FORK TRUCKS

F-1=41,063 SF

EYELEVEL DESIGNS, CREATES, AND ASSEMBLES PRODUCT DISPLAYS/SHELVING FOR RETAIL CUSTOMERS. THEIR PRODUCT ASSEMBLY HAS MINIMAL TABLES/EQUIPMENT; TAKING PRODUCT AND ASSEMBLING IT AROUND THE MANUFACTURING FLOOR SPACE. THE PRODUCT IS LARGER IN NATURE AND TABLES/EQUIPMENT IS NOT UTILIZED. PRODUCT ASSEMBLY ENCOMPASSES FURNITURE ASSEMBLY, MATERIAL FINISHING AND ATTACHMENT TO FURNITURE. DUE TO THE LARGE SPACE REQUIRED FOR ASSEMBLY WE ARE REQUESTING THAT THE OCCUPANT LOAD FACTOR FOR THIS F-1 SPACE BE CALCULATED WITH 200 SF/PER OCCUPANT BETTER MATCHING THE ACTUAL EMPLOYEE COUNT AND PLUMBING FIXTURES NEEDED.

PLUMBING FIXTURE CALCULATIONS

OCCUPANCY					WATER CLOSETS				LAVATORIES				
USE	OCCUPANCY TYPE	LOAD FACTOR 1004.1.2	AREA	OCCUPANCY LOAD	RATIO	MEN'S WATER CLOSETS	WOMEN'S WATER CLOSETS	UNISEX WATER CLOSETS	RATIO	MEN'S LAVATORIES	WOMEN'S LAVATORIES	UNISEX LAVATORIES	DRINKING FOUNTAINS
MAIN					1 PER 25 ≤ 50, 1 PER 50 REMAINDER				1 PER 40 ≤ 80, 1 PER 80 REMAINDER				
OFFICE	B	100	10,252.00	103		2.03	2.03	-		1.29	1.29	-	N/A
Manufacturing	F-1	200	41,063.00	206	1 PER 100	1.03	1.03	-	1 PER 100	1.03	1.03	-	N/A
STORAGE (Existing)	S-1	500	71,432.00	143	1 PER 100	0.72	0.72	-	1 PER 100	0.72	0.72	-	N/A
SUBTOTALS						3.78	3.78	-		3.04	3.04	-	-
REQUIRED TOTALS			122,747.00			4	4	-		4	4	-	-
PROVIDED						*8	5	-		4	4	-	2

*INCLUDES 3 URINALS

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:

OCCUPANCY
AND PLUMBING
FIXTURE
EXHIBIT

DRAWN BY: REV

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SHEET

EX 1

JOB NO. 2140428.15

REVISED APPEAL EXHIBIT
214042815DRAWINGSARCHITECTURALEX 1.DWG REV 01/24/20 14:07 1:384.00

PROPOSED OCCUPANCY

1/32"=1'-0"

Reconsideration floor plan