

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 24514	Project Address: 3818 N Vancouver Ave
Hearing Date: 1/13/21	Appellant Name: Doug Skidmore
Case No.: B-003	Appellant Phone: 5032226580
Appeal Type: Building	Plans Examiner/Inspector: Roza Malekzadeh
Project Type: commercial	Stories: 2 Occupancy: B Construction Type: V-B
Building/Business Name: 3818 N Vancouver	Fire Sprinklers: Yes - throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 20-172914-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7]	Proposed use: B occupancy professional office building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 1006.3.3(2)
Requires	<p>MAXIMUM TRAVEL DISTANCE TO EXIT ACCESS SHALL NOT EXCEED 75' FOR 'B' OCCUPANCY WHERE THE SECOND STORY MEETS REQUIREMENTS FOR A SINGLE EGRESS ROUTE.</p>
Code Modification or Alternate Requested	<p>APPEAL IS SOUGHT TO INCREASE 1006.3.3(2) EXIT ACCESS TRAVEL DISTANCE BY 59' FOR A COMPACT TWO STORY BUILDING WITH A SMALL FOOTPRINT.</p> <p>EQUIVALENT LIFE SAFETY TO BE PROVIDED BY INSTALLATION OF AN NFPA 13 SPRINKLER SYSTEM THROUGHOUT THE BUILDING. NO EXCEPTION TO THE CRITERIA OF EGRESS FROM THE SECOND STORY IS SOUGHT.</p> <p>THE MAXIMUM TRAVEL DISTANCE TO EXIT ACCESS WOULD BE 134', WITH A SECOND EXIT OPTION AT 126'-6".</p>
Proposed Design	<p>THE PROPOSED BUILDING UTILIZES A SINGLE OPEN STAIRCASE IN COMBINATION WITH A SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING. THIS STAIR SERVES A RELATIVELY SMALL OCCUPANT LOAD OF 12 FROM ITS UPPERMOST (SECOND) STORY.</p> <p>12 OCCUPANTS IS LESS THAN 1/4 OF THE NUMBER OF OCCUPANTS THAT WOULD NORMALLY BE PERMITTED, BASED ON OCCUPANT LIMIT, FOR A SINGLE MEANS OF EGRESS FROM A STORY OR A SPACE.</p> <p>THE TRAVEL DISTANCE EXCEEDS 75' DUE TO THE NECESSITY OF THE 3-FLIGHT STAIR SYSTEM SERVING BOTH THE FIRST AND SECOND FLOORS AND THEIR RESPECTIVE MEZZANINES.</p>

A SECOND EXIT FROM THE SECOND FLOOR IS NOT REQUIRED BY OTHER SECTIONS OF OSSC 2019. ONLY THE TRAVEL DISTANCE IN TABLE 1006.3.3(2) IS THE LIMITING FACTOR. THE APPLICANT BELIEVES THE PROVISION OF THE SPRINKLER SYSTEM WOULD ADEQUATELY ADDRESS THE TRAVEL DISTANCE AND PRESERVE PROJECT VIABILITY.

Reason for alternative FITTING A SECOND MEANS OF EGRESS FROM THE UPPER STORY (IN THE FORM OF AN EXIT ACCESS STAIRCASE IN A RATED ENCLOSURE TO SHORTEN THE TRAVEL DISTANCE) INTO THIS SMALL INFILL BUILDING IS PROVING TO BE A DISPROPORTIONATE EXPENSE BOTH ECONOMICALLY AND IN TERMS OF USABLE FLOOR PLATE. THE BUILDING MASSING IS LIMITED BY PROPERTY LINES ON THE NORTH, EAST AND SOUTH, AND BY C.O.P. DESIGN REVIEW-APPROVED MASSING ON THE WEST.

THE FOLLOWING CONSIDERATIONS ARE PROPOSED AS TO EQUIVALENT HEALTH, ACCESSIBILITY, LIFE SAFETY AND FIRE PROTECTION.

SAFE AND ACCESSIBLE BUILDING CONFIGURATION:

THE PROPOSED STAIR SYSTEM IS CENTRALIZED AND EASY TO SEE. ANY OCCUPANT EXITING THE UPPERMOST REACHES OF THE BUILDING WILL AUTOMATICALLY BE USING THE EGRESS ROUTE AND WILL NOT NEED TO FIND ANOTHER ROUTE. ALL STAIR FLIGHTS ARE CONTINUOUS, I.E., EACH LANDING IS CONTIGUOUS WITH EACH SUCCESSIVE FLIGHT OF STAIRS, SO THAT EVACUATING THE BUILDING WILL BE UNCOMPLICATED AND WILL NOT REQUIRE UNDUE NAVIGATION EFFORT. BECAUSE THE OF THE WAY THE STAIR IS DESIGNED TO FLOAT FREE OF THE SURROUNDING WALLS AND GUARDRAILS, THE EXITS AT THE BOTTOM OF THE OPEN STAIR CAN BE SEEN FROM THE TOP OF THE STAIR.

THE OVERALL TRAVEL DISTANCE TO AN EXIT ACCESS WITHIN THIS BUILDING IS LESS THAN HALF THE 300' ALLOWABLE OVERALL TRAVEL DISTANCE FOR A SPRINKLERED 'B' OCCUPANCY GIVEN IN OSSC 2019 TABLE 1017.2. (THE BUILDING IS VERY SMALL).

THE TOTAL TRAVEL DISTANCE FROM THE FURTHEST EXTENT OF THE UPPERMOST MEZZANINE TO THE POINT OF EXIT OFF OF THE SECOND STORY IS 58', WHICH IS SLIGHTLY MORE THAN HALF THE MAXIMUM ALLOWABLE EXIT TRAVEL DISTANCE FOR THAT INDIVIDUAL STORY (100' IN A SPRINKLERED BUILDING). THE REMAINDER OF THE TRAVEL DISTANCE IS DUE TO TRANSVERSING THE STAIRS SERVING THE SECOND STORY AND CROSSING THE FIRST STORY FLOOR PLATE.

THE COMMON PATH OF TRAVEL WITHIN THIS BUILDING IS 99'-6" WHICH IS LESS THAN THE 100' ALLOWABLE. (THE BUILDING DOES NOT EXCEED C.P.T. LIMITS IN ANY WAY).

THE FLOOR PLATES ARE LIMITED IN SIZE WITH A TRAVEL TIME FROM ANY POINT IN THE BUILDING TO A STAIR LANDING MEASURED IN SECONDS. THE MAXIMUM DIAGONAL DISTANCE FROM ANY POINT WITHIN THE BUILDING TO THE STAIR SYSTEM IS 40'. THE AVERAGE DISTANCE IS APPROXIMATELY 20'.

THE INTERIOR USE OF THE BUILDING IS CONTIGUOUS AND OPEN, SO THAT SIGHT LINES PROVIDE EVIDENT AND UNOBSTRUCTED VISUAL ACCESS TO THE STAIR AND ENTIRE EGRESS SYSTEM FROM ALL POINTS. THERE ARE NO INTERVENING SPACES ON THE GROUND FLOOR.

THE USE OF THE BUILDING INTERIOR IS CONTIGUOUS OPEN PLAN COMMERCIAL OFFICE SPACE, WITH NO CONCENTRATED USES ON THE UPPER STORY, ADDING TO THE UNLIKELY OCCURRENCE OF EXCESS PERSONS ON THE UPPER STORY.

THE BUILDING IS A PROFESSIONAL OFFICE USE WITH RELATIVELY LOW TRANSIENT USE (E.G. LOCATED TO THE REAR OF A DEEP LOT WITH NO PARKING AND LIMITED WALK-IN TRAFFIC.)

THE STAIR MEETS THE ACCESSIBLE MEANS OF EGRESS REQUIREMENTS OF OSSC 2019 1009.3.2 EXCEPTION 1 AND OSSC 2019 1009.3.3 EXCEPTION 2, THEREBY NOT DETRACTING FROM ACCESSIBILITY MEASURES IN ANY WAY.

WAYS IN WHICH THE PROPOSAL MEETS OR EXCEEDS INTENT OF CODE:

THE SPRINKLER SYSTEM IS NOT REQUIRED TO ACHIEVE AN AREA BONUS, A HEIGHT BONUS, OR AN INCREASE IN FIRE RESISTIVE RATING FOR ANY ASSEMBLIES. NO OCCUPANCY SEPARATIONS ARE PRESENT OR REQUIRED. IN OTHER WORDS, THE SPRINKLERS ARE PROPOSED SOLELY AS A PROVISION TO ALLOW THE ADDITIONAL TRAVEL DISTANCE TO BE ACCEPTED.

THE ENTIRE PERIMETER OF THE BUILDING IS 1-HOUR RESISTIVE CONSTRUCTION, EVEN WHERE NOT REQUIRED BY FIRE SEPARATION DISTANCE, WHICH ADDS TO THE SAFETY FACTOR AND RESPONSE TIME REGARDING THE ENTIRE TRAVEL DISTANCE.

THE EXTERIOR TERRACE, LOCATED AT THE SAME ELEVATION AS THE FIRST STORY'S MEZZANINE, SERVES AS A DE FACTO ESCAPE REFUGE SHOULD IT BE NEEDED. THE LOCATION OF THIS EXTERIOR AREA CUTS THE OVERALL TRAVEL DISTANCE BY APPROXIMATELY 48'. THE FLOOR/CEILING ASSEMBLY OF THIS TERRACE CAN BE MADE 1-HOUR IF NEEDED.

THE PROPOSED OPEN STAIR IS HEAVY TIMBER CONSTRUCTION WITH NON-COMBUSTIBLE (STEEL) TREADS, WHICH PROVIDES HIGHER PERFORMANCE IN AN EMERGENCY THAN OTHERWISE REQUIRED.

WITHIN THE 59' OF EXTRA TRAVEL DISTANCE SOUGHT, THERE IS A CHOICE OF THREE EXITS, WHICH EXCEEDS THE NUMBER OF EXITS REQUIRED FOR THE BUILDING (TWO EXITS). THERE IS ALSO AN ADDITIONAL EXIT FROM THE CONFERENCE ROOM. BECAUSE OF THIS DESIGN, AN OCCUPANT ARRIVING ON THE GROUND FLOOR WILL ENCOUNTER AN EXIT WITHIN SECONDS IN ANY DIRECTION.

TWO OF THE GROUND FLOOR EXITS ARE A "STRAIGHT SHOT" FROM THE BOTTOM OF THE OPEN STAIR. ONE OF THESE EXITS IS 27' FROM THE BOTTOM OF THE OPEN STAIR, AND THE OTHER EXIT IS 34' FROM THE BOTTOM OF THE OPEN STAIR, SO THAT THE FINAL TRAVEL SEGMENT ACROSS THE FIRST FLOOR PLATE IS LESS THAN THE OVERALL INCREASE SOUGHT.

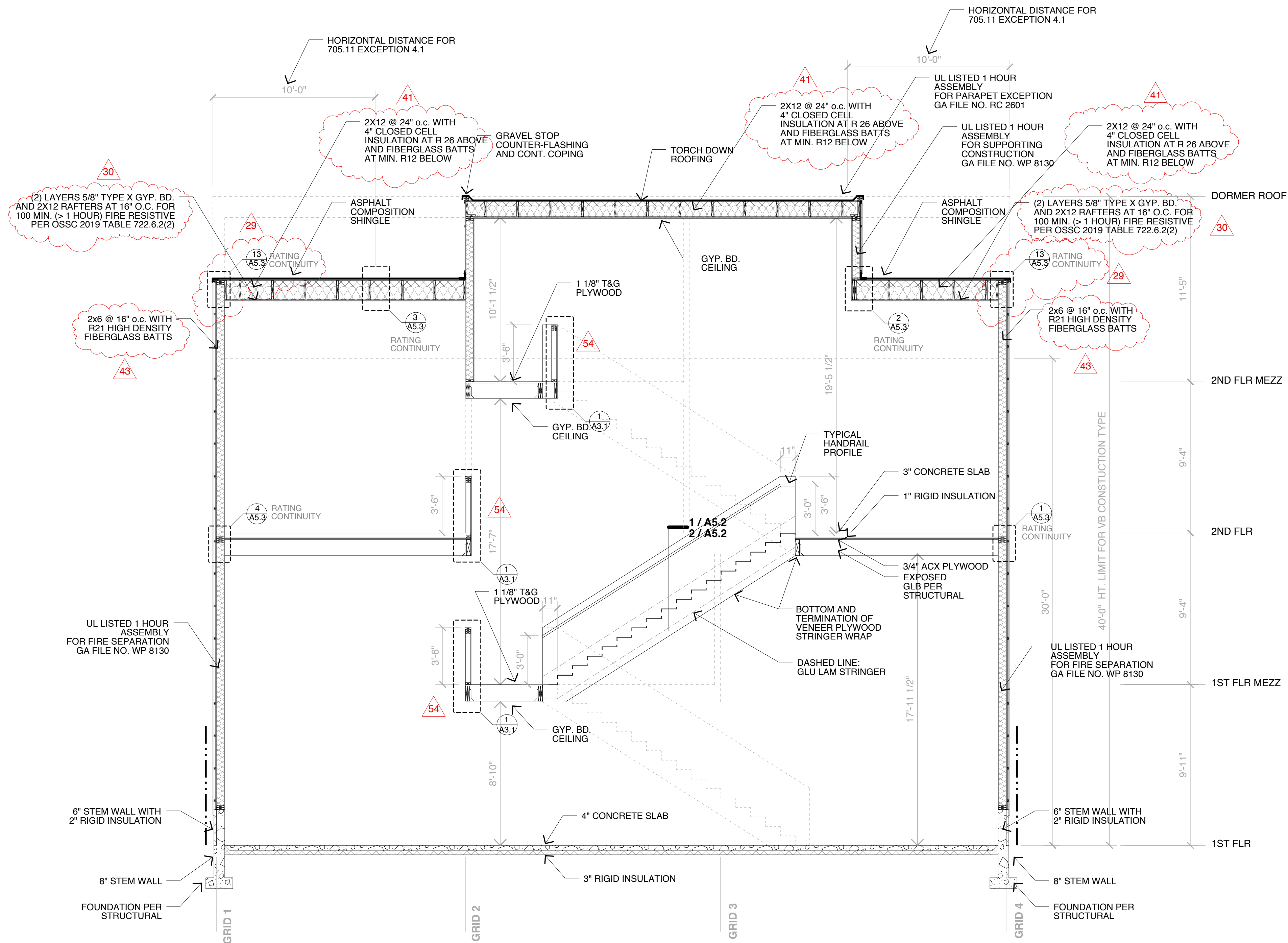
APPEAL DECISION

Increase maximum allowable common path of travel from 75 feet to 127 feet: Hold for additional information.

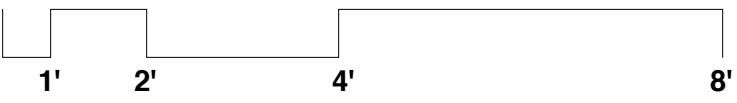
Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

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.



CROSS SECTION B-B
1/4" = 1'-0"



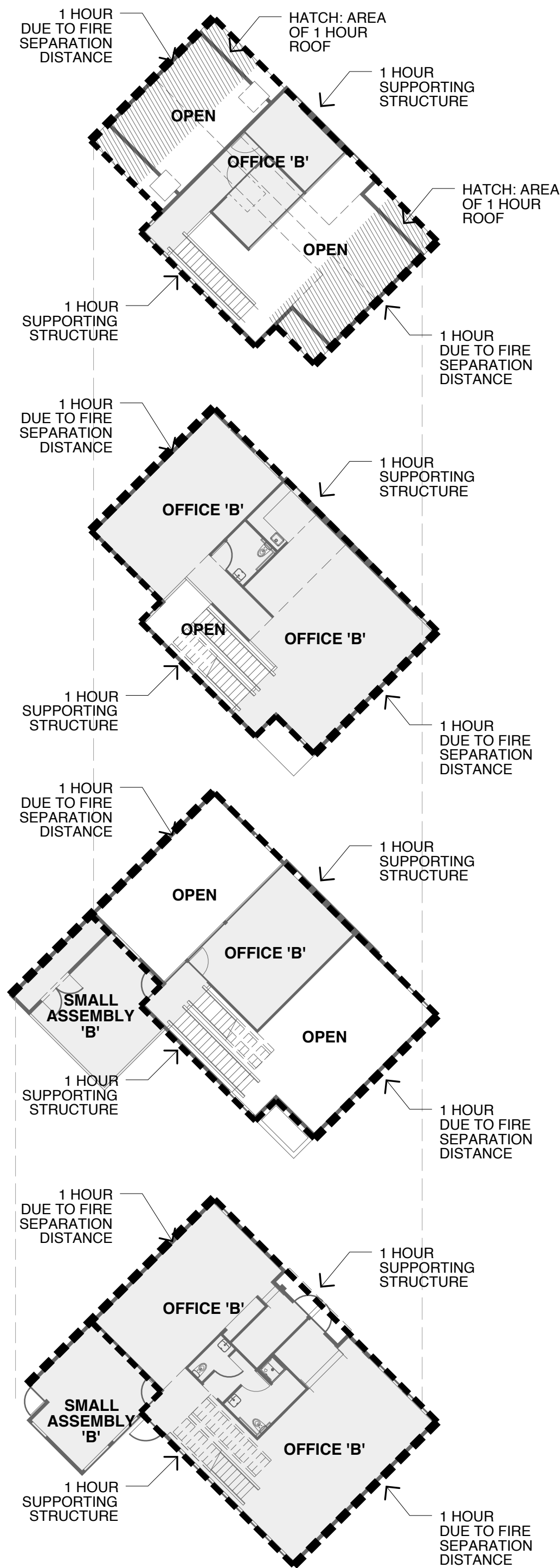
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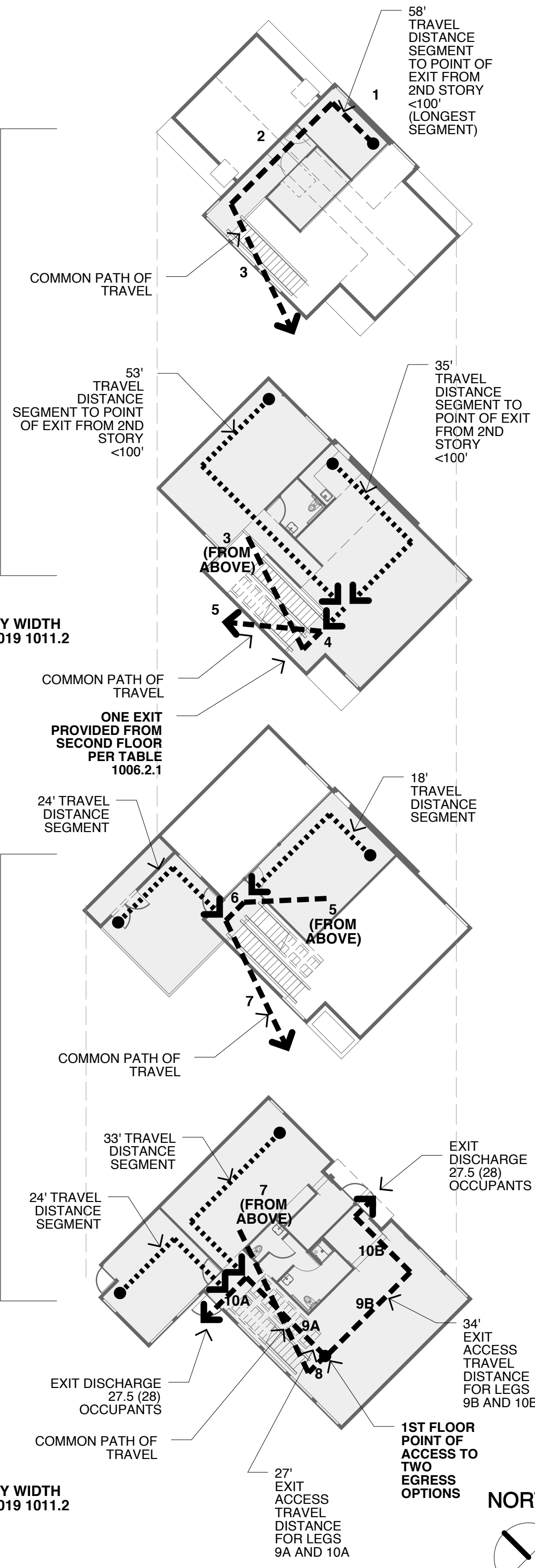
**CODE SUMMARY DIAGRAM -
RATED ASSEMBLIES / OPENINGS**
1/16" = 1'-0"

SECOND FLOOR + MEZZANINE
COMBINED OCCUPANT LOAD = 12
ONE EXIT PROVIDED PER OSSC 2019
TABLE 1006.2.1

NOTE: STAIRWAY WIDTH
36" PER OSSC 2019 1011.2
EXCEPTION 1

FIRST FLOOR + MEZZANINE
COMBINED OCCUPANT LOAD = 43
CUMULATIVE OCCUPANT LOAD = 55
TWO EXITS PROVIDED PER OSSC 2019
TABLE 1006.2.1

NOTE: STAIRWAY WIDTH
36" PER OSSC 2019 1011.2
EXCEPTION 1



CODE SUMMARY

SCOPE OF WORK: NEW OFFICE BUILDING

BUILDING CODE EDITION: OSSC 2019

DATE OF ORIGINAL CONSTRUCTION: N/A

USE: COMMERCIAL OFFICE

OCCUPANCY CLASSIFICATION(S): B

OCCUPANCY SEPARATION REQUIREMENTS: NONE

NUMBER OF STORIES: 2

GROSS FLOOR AREA PER FLOOR: OCCUPANT LOAD PER FLOOR:

FIRST FLOOR = 2308 S.F. 24 + 19 (MEZZANINE) = 43

SECOND FLOOR = 1476 S.F. 9 + 3 (MEZZANINE) = 12

TOTAL = 3784 S.F. TOTAL = 55

CONSTRUCTION TYPE: V-B

FIRE SPRINKLER: NFPA 13 PROVIDED THROUGHOUT

FIRE ALARM STATION PROVIDED: YES

FIRESTOPPING NOTE:

PARKING SPACES REQUIRED

ACCESSIBLE = NONE

STANDARD = NONE

PLUMBING FIXTURES REQUIRED:

W.C. = 2

LAV = 1

DRINKING FOUNTAIN = NONE

PLUMBING FIXTURES PROVIDED:

W.C. = 3

LAV = 3

SHOWER = 1

DRINKING FOUNTAIN = NONE

KITCHENETTE SINK = 2

DISHWASHERS = 2

BUILDING CODE APPEALS: PENDING

PERTINENT OSSC SECTIONS:

1104.4 EXCEPTION 1 (ELEVATOR NOT REQUIRED WHEN THE BUILDING IS FEWER THAN 3 STORIES AND LESS THAN 3000 S.F. PER STORY.)

502.2.3 EXCEPTION 1 (MEZZANINES NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THEY ARE LOCATED IF THEIR OCCUPANT LOAD IS LESS THAN 10.)

705.8.1 EXCEPTION 2 (BUILDINGS WHOSE EXTERIOR WALLS... AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS)

705.11 EXCEPTION 4.1 (PARAPETS NOT REQUIRED WHERE ROOF FRAMING IS PARALLEL TO WALLS IF ROOF FRAMING FOR 10' FROM INTERIOR FACE AND SUPPORTING FRAMING IS 1-HOUR FIRE RESISTANCE RATED CONSTRUCTION)

COMMON PATH OF TRAVEL DISTANCE

SEGMENT	LENGTH	NOTE
1	9'-6"	
2	25'-0"	
3	17'-0"	PARALLEL TO STAIR
4	5'-0"	
5	17'-0"	PARALLEL TO STAIR
6	5'-0"	
7	17'-0"	PARALLEL TO STAIR
8	4'-0"	

TOTAL = 99'-6" < 100' PER TABLE 1006.2.1 (SPRINKLERED)

9A	19'-0"	9B	19'-6"
10A	8'-0"	10B	15'-0"

MINIMUM TOTAL TRAVEL DISTANCE TO EXIT ACCESS = 134'-0"
SUBJECT TO APPEAL OF OSSC 2019 TABLE 1006.3.3(2) (75' MAXIMUM WITH NO SPECIFIC BONUS FOR SPRINKLERS)

ALLOWABLE OVERALL TRAVEL DISTANCE
PER OSSC 2019 TABLE 1017.2 (SPRINKLERED) = 300'-0"

CODE SUMMARY DIAGRAM - EGRESS

1/16" = 1'-0"



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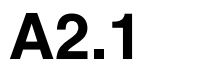
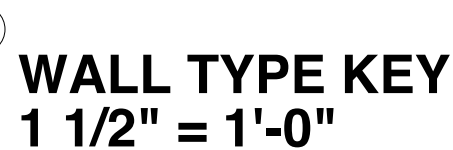
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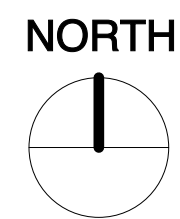
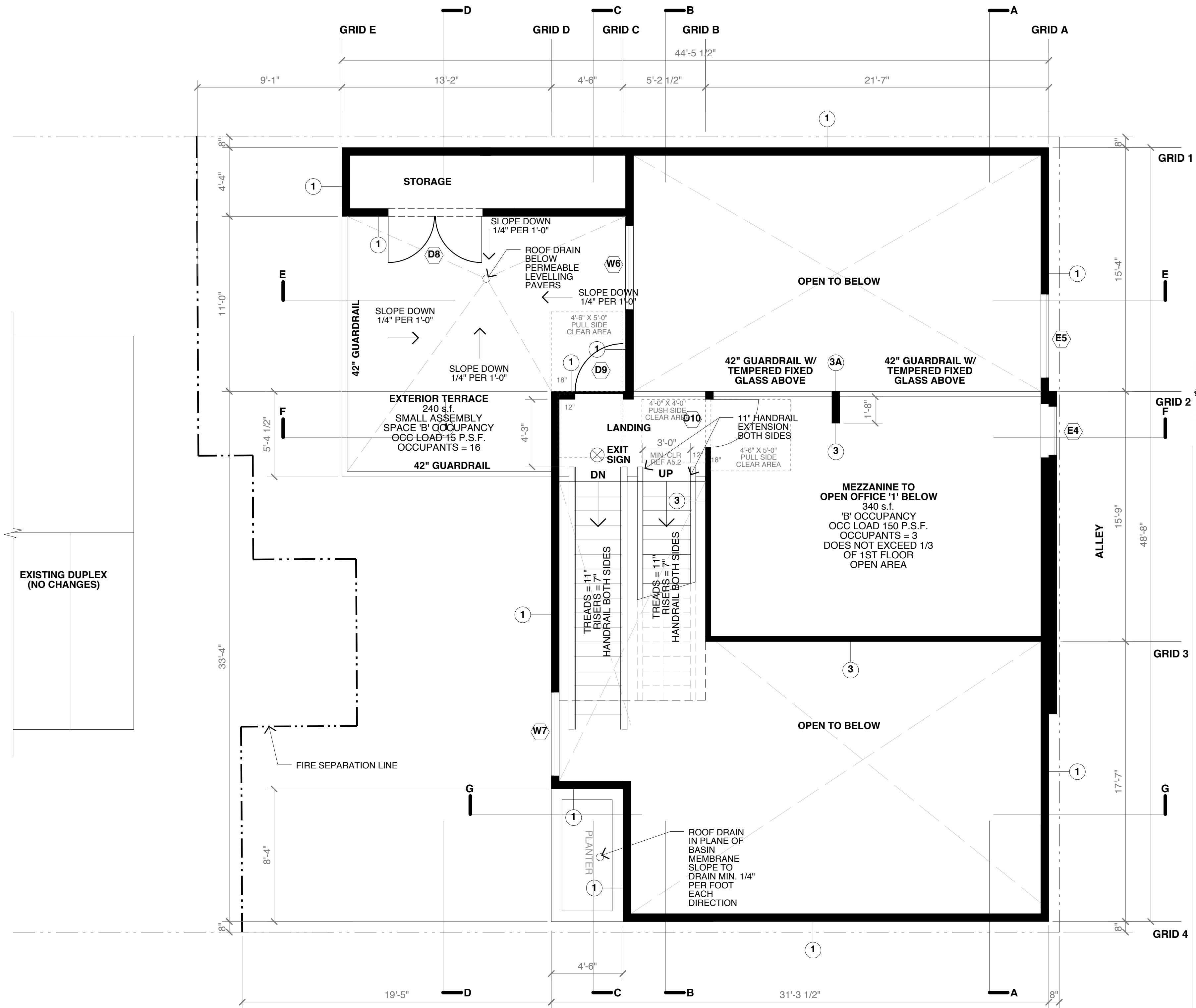
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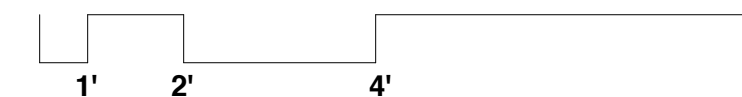
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**FLOOR PLAN
FIRST FLOOR MEZZANINE
1/4" = 1'-0"**



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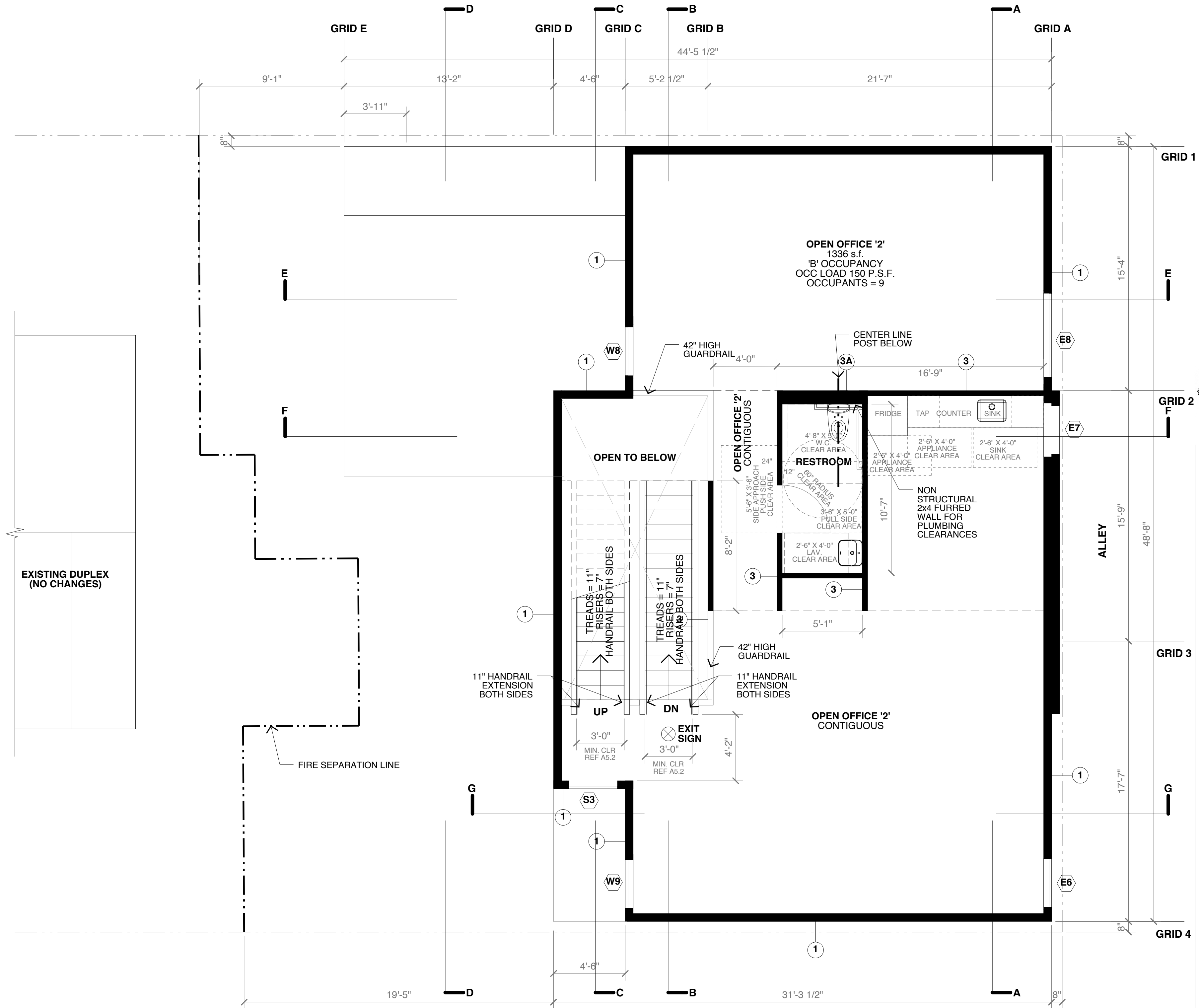
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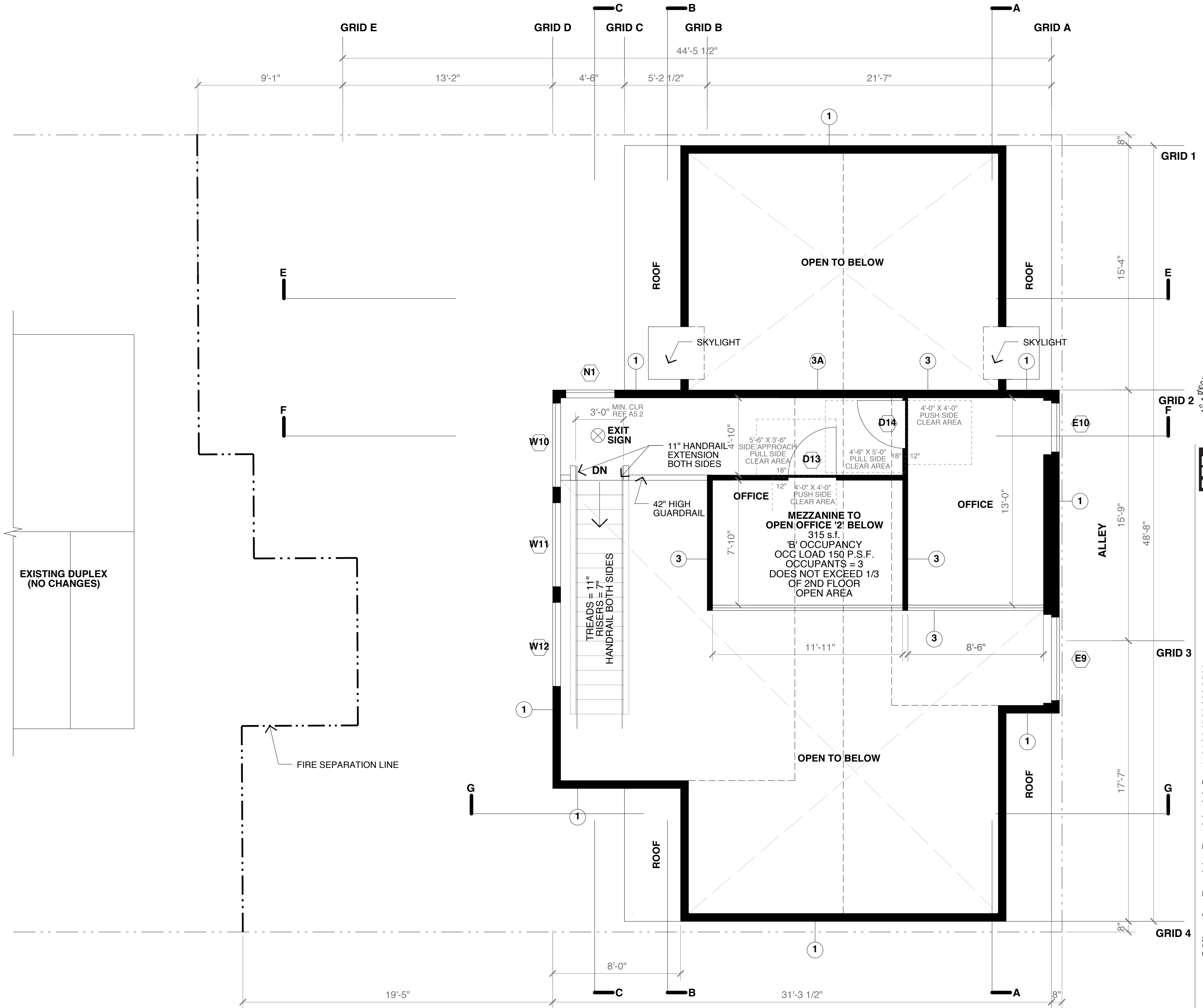
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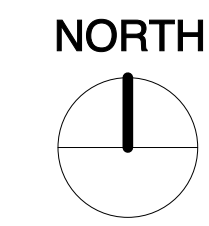
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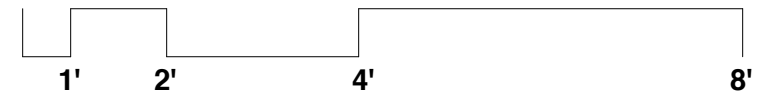


EXISTING DUPLEX
(NO CHANGES)

FIRE SEPARATION LINE



**FLOOR PLAN
SECOND FLOOR MEZZANINE**
1/4" = 1'-0"



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