

Development Services

From Concept to Construction

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 More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Renderd

Appeal ID: 24637	Project Address: 4226 NE 161st Ave
Hearing Date: 2/24/21	Appellant Name: Daniel Bramske
Case No.: B-003	Appellant Phone: 651-734-8281
Appeal Type: Building	Plans Examiner/Inspector: Roza Malekzadeh
Project Type: commercial	Stories: 2 Occupancy: S-1, B Construction Type: V-B
Building/Business Name: Elite Electrical	Fire Sprinklers: Yes - fully sprinklered
Appeal Involves: Alteration of an existing structure, occ Change from S-1 to B	LUR or Permit Application No.: 20-225881-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Electrical contractor offices and warehouse

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 1016.2 Egress Through Intervening Spaces
Requires	Egress through intervening spaces shall comply with this section... Sec. 5 Egress shall not pass through kitchens, storage rooms, closets, or spaces used for similar purposes.
Code Modification or Alternate Requested	The intent of this appeal is to seek approval to allow one of the two stairs from the new second floor office to exit through the existing warehouse to the existing egress door.
Proposed Design	The building contains two floors of office space, adjacent to a two-story warehouse. One of two exit stairs from the second floor of the offices will exit onto the warehouse floor, approximately 52 feet from the existing exit door in the warehouse. The floor area along the egress path at the warehouse will be marked with a minimum 4'-0" wide area, in yellow paint, with "EXIT PATH". The proposed occupant load upstairs is only 9 occupants, and with the combination of a fully sprinklered building, two exits from the second floor, and a clearly marked egress path at the warehouse, we believe this to be an acceptable design that protects life safety.
Reason for alternative	Due the configuration of existing bathrooms, utilities, and finished spaces while still allowing the required separation of the staircases from the second floor, there is no reasonable alternative location for placing the proposed exit stairs. Additionally, creating an enclosed hallway would limit the effective use of the existing warehouse and loading dock.

APPEAL DECISION

Egress through intervening space: Granted provided the 2nd level is limited to employees only.
Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov 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.

CODE SUMMARY

SITE AND ZONING

ADDRESS: 4226 NE 161ST AVENUE
PORTLAND, OR 97230

PROPERTY ID: 1N2E24DA-00900

ZONING: IG2 - GENERAL INDUSTRIAL 2

OVERLAYS: H,K,S,X - AIRCRAFT LANDING, PRIME INDUSTRIAL, SCENIC RESOURCE, PDX AIRPORT NOISE IMPACT

PLAN DISTRICT: SS - COLUMBIA SOUTH SHORE PLAN DISTRICT

SITE AREA: 1.02 ACRES
BUILDING AREA: 18,066 SF GROSS
BUILDING FOOTPRINT: 18,066 SF

BUILDING CODE

EXISTING BUILDING
BUILT 2007
TYPE VB CONSTRUCTION
2 STORIES

SPRINKLERED: FULLY SPRINKLERED

OSSC TABLE 506.2 - ALLOWABLE BUILDING HEIGHTS AND AREAS

OCCUPANCY	AREA DESIGN	ALLOWABLE AREA	RATIO
S-1	15,608 SF	21,000 SF	0.74
B	3,801 SF	27,000 SF	0.14
TOTAL			0.88

PER 508.4.2 SUM OF RATIOS OF EACH OCC SHALL NOT EXCEED 1

OSSC TABLE 508.4 OCCUPANCY SEPARATION
B, S-1 - NO SEPARATION REQUIRED

OSSC TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

STRUCTURAL FRAME	BEARING WALLS	EXT.	INT.	NONBEARING WALLS	FLOOR CONSTRUCTION	ROOF CONSTRUCTION
0-HR	0-HR	0-HR	0-HR	0-HR	0-HR	0-HR

OSSC TABLE 602 - FIRE RESISTANCE RATING REQ. ON EXTERIOR WALLS

5 ≤ X < 10	B, S-1	1-HR
10 ≤ X < 30	B, S-1	1-HR
X ≥ 30	ALL	0-HR

OSSC TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE

5 ≤ X < 10	UP, S	25%
15 ≤ X < 20	UP, S	75%

OSSC 903 SPRINKLERS
REQ'D FOR B OR S-1 OCC. > 12,000 SF

OSSC 907 FIRE ALARM & DETECTION
NOT REQUIRED

OSSC TABLE 1004 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

1ST FLOOR	2ND FLOOR
BUSINESS, OFFICES - 150 GROSS WAREHOUSE - 500 GROSS	BUSINESS, OFFICES - 150 GROSS
2,458 SF / 150 = 17 OCC 15,608 / 500 = 32 OCC	1,343 / 150 = 9 OCC
TOTAL = 58 OCCUPANTS	

OSSC 1005 - MEANS OF EGRESS SIZING
OCCUPANT LOAD x 0.2 INCH/OCCUPANT
MAX LOAD @ DOOR = 58 OCC x 0.2 = 11.6". ALL DOORS TO BE A MIN. OF 34" WIDE CLEAR.

OSSC 1006 - EGRESS & EXITING
B, S-1 OCC, SPRINKLERED
(2) EXITS PROVIDED, SEPARATED BY MIN 1/3 TOTAL DIAGONAL DISTANCE OF TENANT SPACE

OSSC 1008 - MEANS OF EGRESS ILLUMINATION
EGRESS LIGHTING REQUIRED ALONG THE EGRESS PATH TO THE RIGHT OF WAY PER SECTION 1008.1.

PERFORMANCE REQUIREMENTS:
AVERAGE OF 1fc WITH A MINIMUM OF 0.1fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL.
LIGHT LEVEL MAY DECLINE TO AVERAGE OF 0.6fc WITH A MINIMUM OF 0.06fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL AFTER 90 MINUTES OF OPERATION ON EMERGENCY POWER.
MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
POWER PROVIDED BY BATTERY INVERTERS (EMERGENCY GENERATOR) (REFERENCE ELECTRICAL DOCUMENTS)

OSSC 1011 - STAIRWAYS
STAIRWAYS SERVING LESS THAN 50 SHALL HAVE A WIDTH OF NO LESS THAN 36 INCHES ENCLOSURES UNDER INTERIOR STAIRWAYS MUST HAVE 1-HR RATED CONSTRUCTION

OSSC 1013.1 - ILLUMINATED EXIT SIGNS:
REQUIRED PER 1013.1

OSSC TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE
B OCCUPANCY, 300 FEET W/ SPRINKLER
S-1 OCCUPANCY, 250 FEET W/ SPRINKLER

ACCESSIBILITY
ALTERATIONS TO THE TENANT SPACE TO BE ACCESSIBLE AS REQUIRED BY OSSC CHAPTERS 10 AND 34, COMPLYING WITH ICC A117.1 2009

OSSC TABLE 2902 PLUMBING FIXTURE CALC

OCCUPANCY	# OCC	W.C RATIO (M)	W.C. RATIO (F)	LAV PER GENDER	DRINKING FTN.
B	1 PER 25	1 PER 25	1 PER 25	1 PER 40	N/A
OFFICES	26 (13M / 13F)	52	52	2	0
S-1	1 PER 100	1 PER 100	1 PER 100	1 PER 100	N/A
WAREHOUSE	32 (16M / 16F)	.16	.16	.16	0
TOTAL REQ'D (ROUNDED UP)		1	1	1	0
FIXTURES PROVIDED		(2) SINGLE OCCUPANT RR EXISTING & (1) NEW ADA UNISEX			0

ZONING CODE

PORTLAND ZONING CODE TABLE 266 - PARKING SPACES BY USE

ZONING	MIN. REQ'D	MAX REQ'D
WAREHOUSE	1 PER 750 SF NET BLDG. AREA 1 PER 3,500 SF > 3,000 SF	1 PER 500 SF OF NET BLDG. AREA 1 PER 2,500 SF > 3,000 SF
OFFICE	15,608 SF = 8 SPACES 1 PER 500 SF NET BLDG. AREA 3,801 SF / 500 = 8 SPACES	15,608 SF = 13 SPACES 1 PER 294 SF NET BLDG. AREA 3,801 SF / 294 = 13 SPACES
TOTAL REQ'D	MIN. REQ'D = 16 SPACES	MAX REQ'D = 26 SPACES
TOTAL ADA REQ'D	1 (STANDARD) / 1 (VAN)	

BICYCLE PARKING SPACES BY USE

ZONING	LONG-TERM SPACES REQ'D	SHORT-TERM SPACES REQ'D
WAREHOUSE	(2)	(2)

OSSC TABLE 1106 - ACCESSIBLE PARKING SPACES

TOTAL PKNG IN SHARED LOT	MIN. ACCESSIBLE SPACES	# OF VAN ACCESSIBLE SPACES
25	1 REQ'D	1 REQ'D

ENERGY CODE SUMMARY

BUILDING ENVELOPE REQUIREMENTS FOR CLIMATE ZONE 4C
PER ASHRAE 90.1-2016.

TRADE OFF METHOD CHOSEN FOR ENVELOPE COMPLIANCE

ENVELOPE COMPONENTS:

INSULATION AT ATTIC: R-49
INSULATION AT EXTERIOR WALLS: R-21
SLAB-ON-GRADE, UNHEATED: NO INSULATION, EXISTING

STOREFRONT WINDOWS AT EXTERIOR: U-0.29; SHGC-0.39
VINYL WINDOWS AT WAREHOUSE: U-0.20; SHGC-0.14
OPAQUE DOORS AT WAREHOUSE: U-0.37

LIFE SAFETY GENERAL NOTES

- DOORS PROVIDED ALONG EGRESS PATH ARE 36" MIN. WIDE WITH 32" MIN CLEAR OPENING WIDTH, MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. LATCH SIDE STOP CAN REDUCE CLEAR WIDTH 5/8" MAX. ALL NEW DOORS SHALL HAVE ADA MANUEVERING CLEARANCES AND EGRESS COMPLIANT HARDWARE BETWEEN 34-48" AFF. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQ'D TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
- PER OSSC 1010.1.3, THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS SHALL NOT EXCEED 5 POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DIENAGUE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE.
- PROVIDE EMERGENCY EGRESS LIGHTING FOR THE EGRESS PATH IN ALL PUBLIC SPACES. MINIMUM INTENSITY SHALL NOT BE LESS THAN 1 FOOTCANDLE AT FLOOR LEVEL ALONG THE ENTIRE LENGTH OF THE PATH. CONNECT TO BUILDING ELECTRICAL SYSTEM.
- PROVIDE EXIT SIGNAGE. EXIT SIGNAGE SHALL BE CONNECTED TO BUILDING POWER SUPPLY WITH BATTERY BACK-UP FOR MIN. 1-1/2 HOUR DURATION.

EGRESS SCHEDULE

PATH	EXIT ACCESS TRAVEL DISTANCE (EATD)
1ST FLOOR MAX EXIT	118' - 8 3/8"
2ND FLOOR MAX EXIT	166' - 0 13/16"

EGRESS KEY

- TRAVEL DISTANCE
- EXIT SIGN
- DIRECTIONAL EXIT SIGN
- EGRESS PATH
- SMOKE DETECTOR DEVICE
- F.E. FIRE EXTINGUISHER, CLASS B EXTRA HAZARD CLASS, 50' SPACING, MIN. UL RATING 10-A-80-B-C OR AS DIRECTED BY FIRE OFFICIAL
- F.E. FIRE EXTINGUISHER, CLASS B ORDINARY HAZARD CLASS, 50' MIN. SPACING, IN UL RATING 10-BC OR AS DIRECTED BY FIRE OFFICIAL. PROVIDE AND INSTALL IN WALL CABINET.
- EP SIGN ON DOOR "ELECTRIC PANEL INSIDE"
- FDC FIRE DEPARTMENT CONNECTION
- FSR SIGN ON DOOR "FIRE SPRINKLER RISER INSIDE"
- 1-HR WALL

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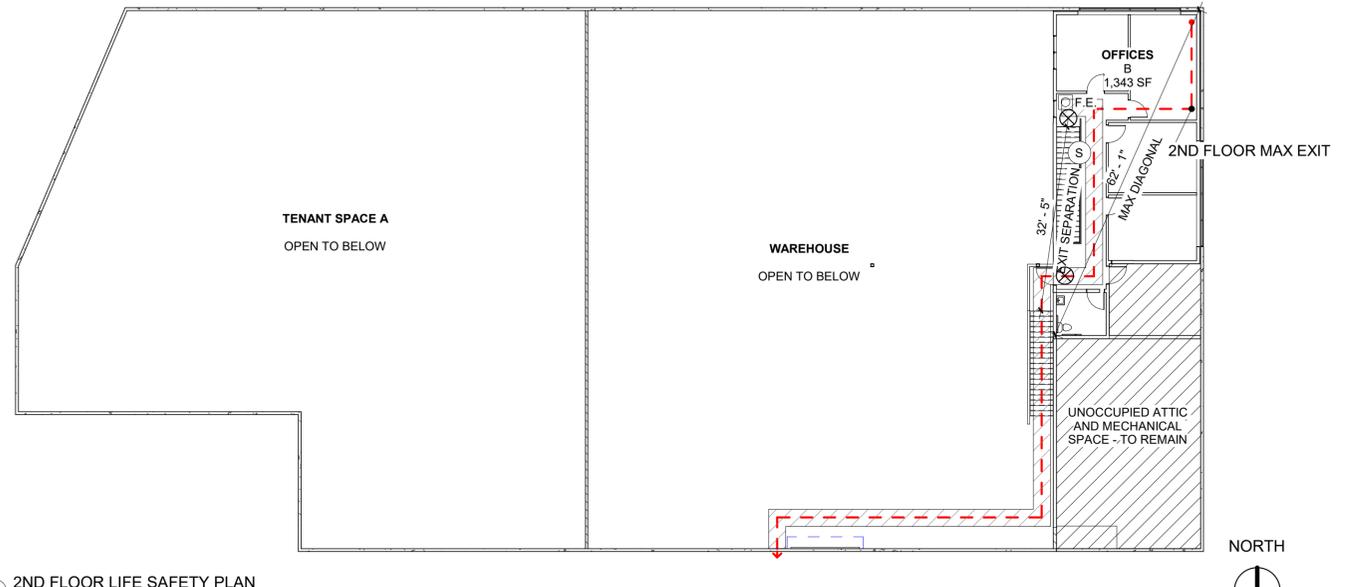
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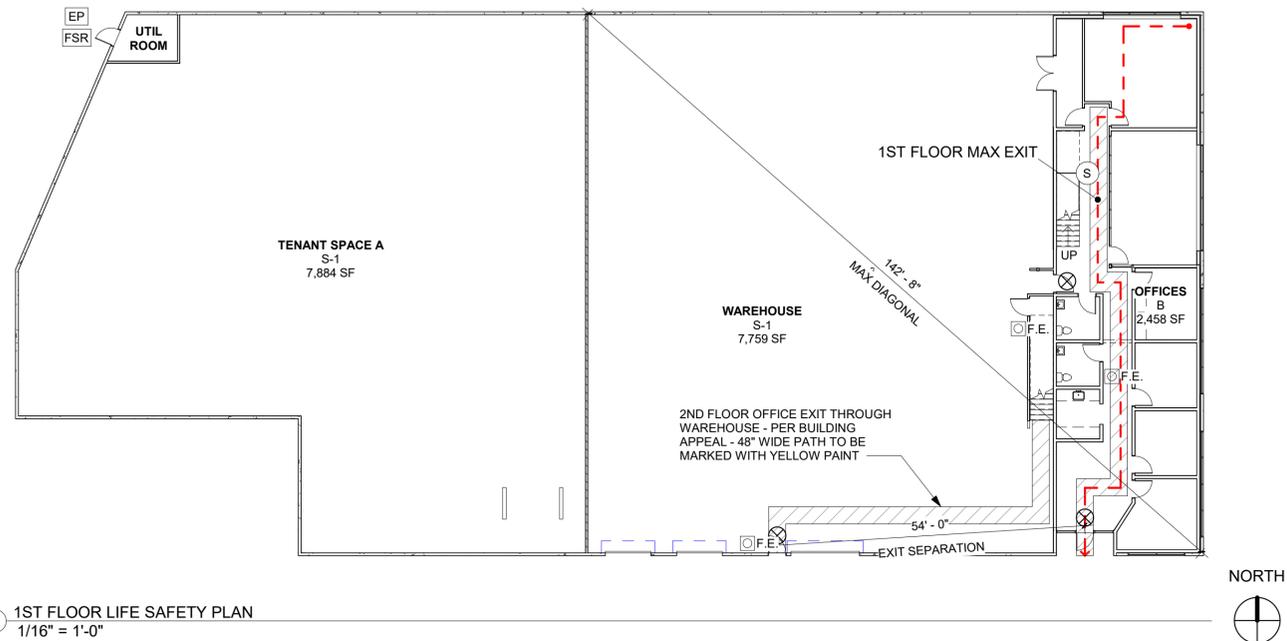
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LIFE SAFETY

GO.1



2 2ND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



1 1ST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

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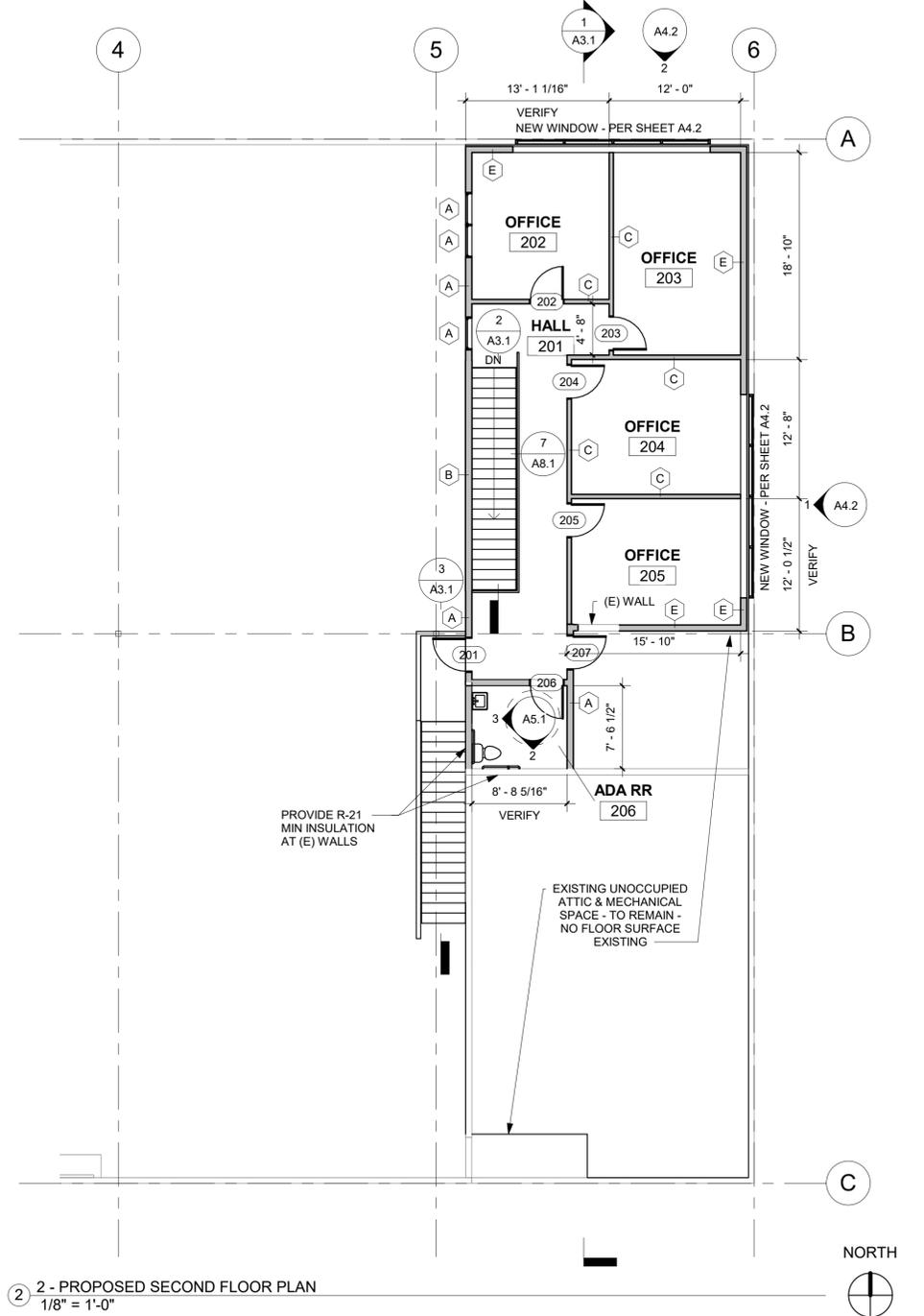
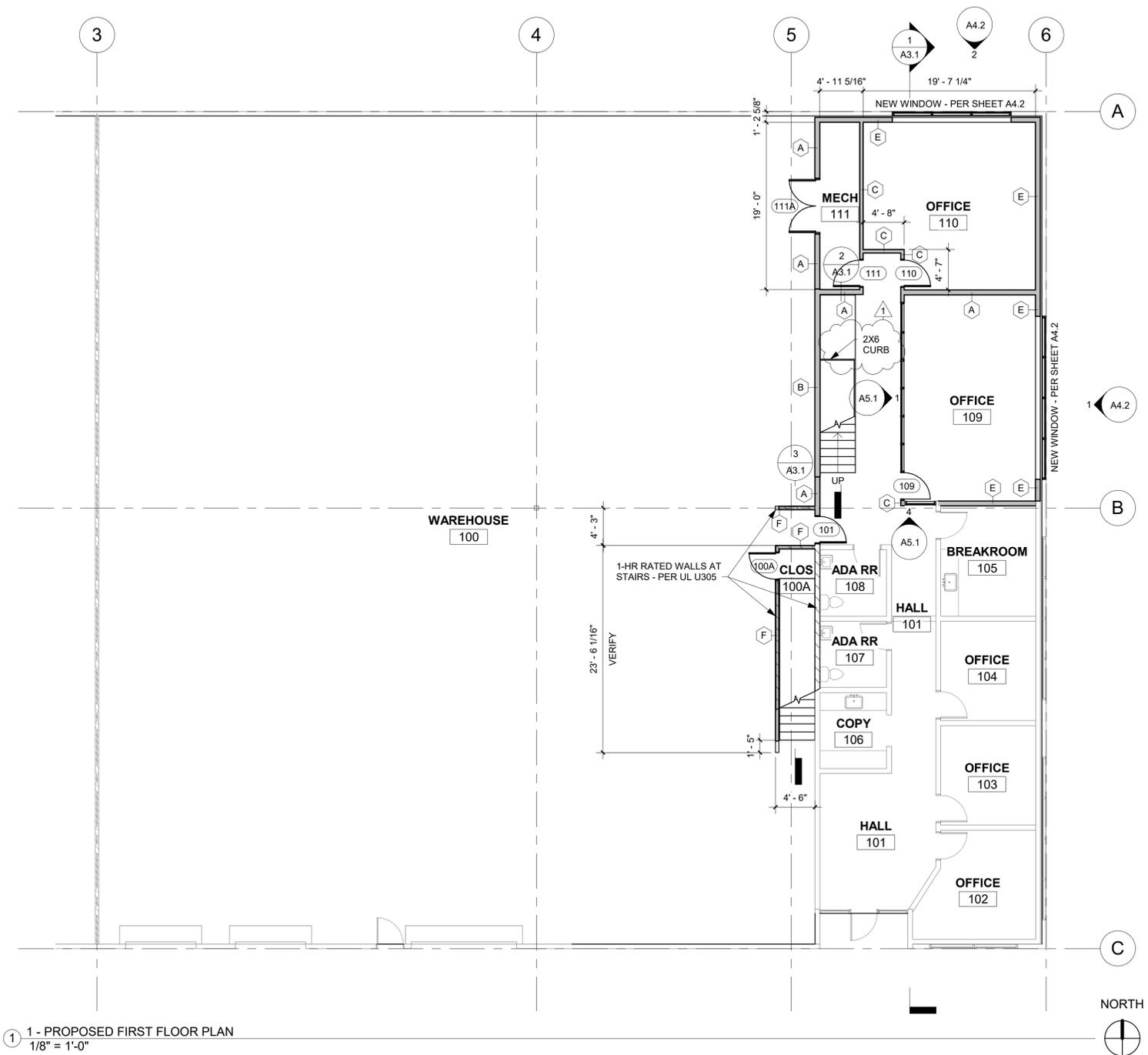
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PROPOSED FLOOR PLANS

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