

## Development Services

### From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201  
 More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



#### APPEAL SUMMARY

**Status:** Decision Renderd

<b>Appeal ID:</b> 24638	<b>Project Address:</b> 6080 NE 80th Ave
<b>Hearing Date:</b> 2/24/21	<b>Appellant Name:</b> Timothy Allred
<b>Case No.:</b> B-004	<b>Appellant Phone:</b> 503-244-0552
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Roza Malekzadeh
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> B, S-1 <b>Construction Type:</b> III-B
<b>Building/Business Name:</b> COAST	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 20-186002-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Warehouse and associated Office space

#### APPEAL INFORMATION SHEET

##### Appeal item 1

**Code Section** 1016.2.5

**Requires** Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

**Code Modification or Alternate Requested** We are looking to appeal our reviewer's interpretation of this section. We would like the interpretation to follow the intent of the code as spelled out in the Code Commentary.

**Proposed Design** The proposed design has 1st & 2nd floor office spaces egressing through the associated warehouse space as allowed by code. We are not looking for an alternate method, but rather to be allowed a method determined through the intent of the code to be compliant. A striped discernible path is provided to ensure unobstructed exit access at all times.

**Reason for alternative** We believe the interpretation being provided is not in alignment with the intent of the code. Code Commentary states, "The concern in Item 5 is that kitchens, storage rooms and similar spaces may be subject to locking or blockage of an exit access path. This is not a general provision for all Group S occupancies; therefore, it is not the intent of this provision to address the situation of egress for offices through an associated warehouse space."  
 As the intent of the code specifically addresses the condition we are providing, we would like to appeal the interpretation that intervening through storage rooms includes S-1 occupancies and is not allowed. We would like approval of egressing the office spaces through the associated warehouse space as shown on the architectural floor plans and spelled out in the code commentary as being allowed by code.

#### APPEAL DECISION

**Determination that Section 1016.2, Item 5 allows unrestricted egress from office space through a warehouse: Denied. Proposal does not provide equivalent Life Safety protection,**

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

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.

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**FIRE SPRINKLER DESIGN - BUILD NOTES**

- A. WHERE SEISMIC SEPARATION ASSEMBLY IS REQUIRED, CONTRACTOR SHALL UTILIZE A FLEX LOOP
- B. ANY UNHEATED AREAS SHALL BE PROTECTED WITH DRY/ANTI-FREEZE SYSTEM OR DRY HEADS ALL VALVE LOCATIONS SHALL BE COORDINATED WITH OTHER DISCIPLINES

**GENERAL NOTES**

- A. OPERATION CONTROLS: HANDLES, PULLS, LATCHES, LOCK AND OTHER OPERATING DEVICES ON DOORS, CABINETS, PLUMBING FIXTURES AND STORAGE FACILITIES SHALL HAVE LEVER OR OTHER SHAPE PERMITTING OPERATION BY WRIST OR ARM PRESSURE AND NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE (OSCC SECTION 1109.3.2)
- B. THE HIGHEST OPERABLE PART OF ENVIRONMENTAL AND OTHER CONTROLS, DISPENSERS, ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS AND OTHER OPERABLE EQUIPMENT SHALL BE WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTION 1109.2, AND NOT LESS THAN 36 INCHES ABOVE THE FLOOR (OSCC SECTION 1109.3.3)
- C. ACCESSIBLE ROUTES AND ACCESSIBLE SPACES SHALL HAVE CONTINUOUS COMMON FLOOR OR RAMP SURFACES. ABRUPT CHANGES IN HEIGHT GREATER THAN 1/4" INCH SHALL BE BEVELED WITH A SLOPE UNIT NO GREATER THAN 1 VERTICAL IN 2 UNITS HORIZONTAL (50 % SLOPE) (OSCC SECTION 1109.4.5)
- D. EGRESS LIGHTING: ALL HALLWAYS AND EXIT STAIRS ARE CONSIDERED PART OF THE PATH OF EGRESS FOR THE BUILDING PER OSCC 1006.3. 1 FC OF EGRESS LIGHTING IS PROVIDED ALONG ALL HALLWAYS AND EXIT STAIRS WITH ILLUMINATION UNIFORMITY RATIO NOT TO EXCEED 1:40 PER OSCC 1006.2
- E. SIGNAGE NOTES:
  - a. PER OFC 509.1, ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR CONDITIONING SYSTEMS, FIRE SPRINKLER RISERS AND VALVES OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS) SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. SIGNAGE TO BE APPROVED PRIOR TO OCCUPANCY.
  - b. PER OFC 605.3.1 AND NFPA 20: DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING "ELECTRICAL ROOM". SIGNAGE TO BE APPROVED PRIOR TO OCCUPANCY.
  - c. PER OSCC 1011.4 A SIGN STATING "EXIT" IN RAISED LETTERS AND BRAILLED AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR IN AN AREA OF REFUGE, AND EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

**SYMBOL LEGEND**

LIGHTED EXIT SIGN ON EMERGENCY BACKUP - SEE ELECTRICAL FOR ADDITIONAL INFORMATION



DIRECTIONAL LIGHTED EXIT SIGN ON EMERGENCY BACKUP - SEE ELECTRICAL FOR ADDITIONAL INFORMATION



NOTE: FIRE EXTINGUISHER CABINET, VERIFY LOCATION WITH FIRE MARSHAL



ACTUAL TRAVEL DISTANCE PATH



**KEYNOTES**

- 1 FIRE EXTINGUISHER - MOUNTED TO WALL
- 2 FIRE EXTINGUISHER CABINET (FULLY RECESSED)
- 3 REQUIRED FLOOR CLEAR SPACE
- 4 FIRE EXTINGUISHER CABINET (SEMI-RECESSED)
- 5 KNOX BOX SURFACE MOUNTED AT ENTRY DOOR PER FIRE DEPARTMENT REQUIREMENTS

Owner:

**COAST**

Project:

**COAST  
Portland**

6080 NE 80th Ave  
Portland, Oregon 97218

Sheet Title:

**FIRE LIFE  
SAFETY  
LEVEL ONE**

Revisions:

#	Description	Date
1	Plan Check Response #1	12-11-2020
2	Plan Check Response #2	02-22-2021

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Date: 07/24/19

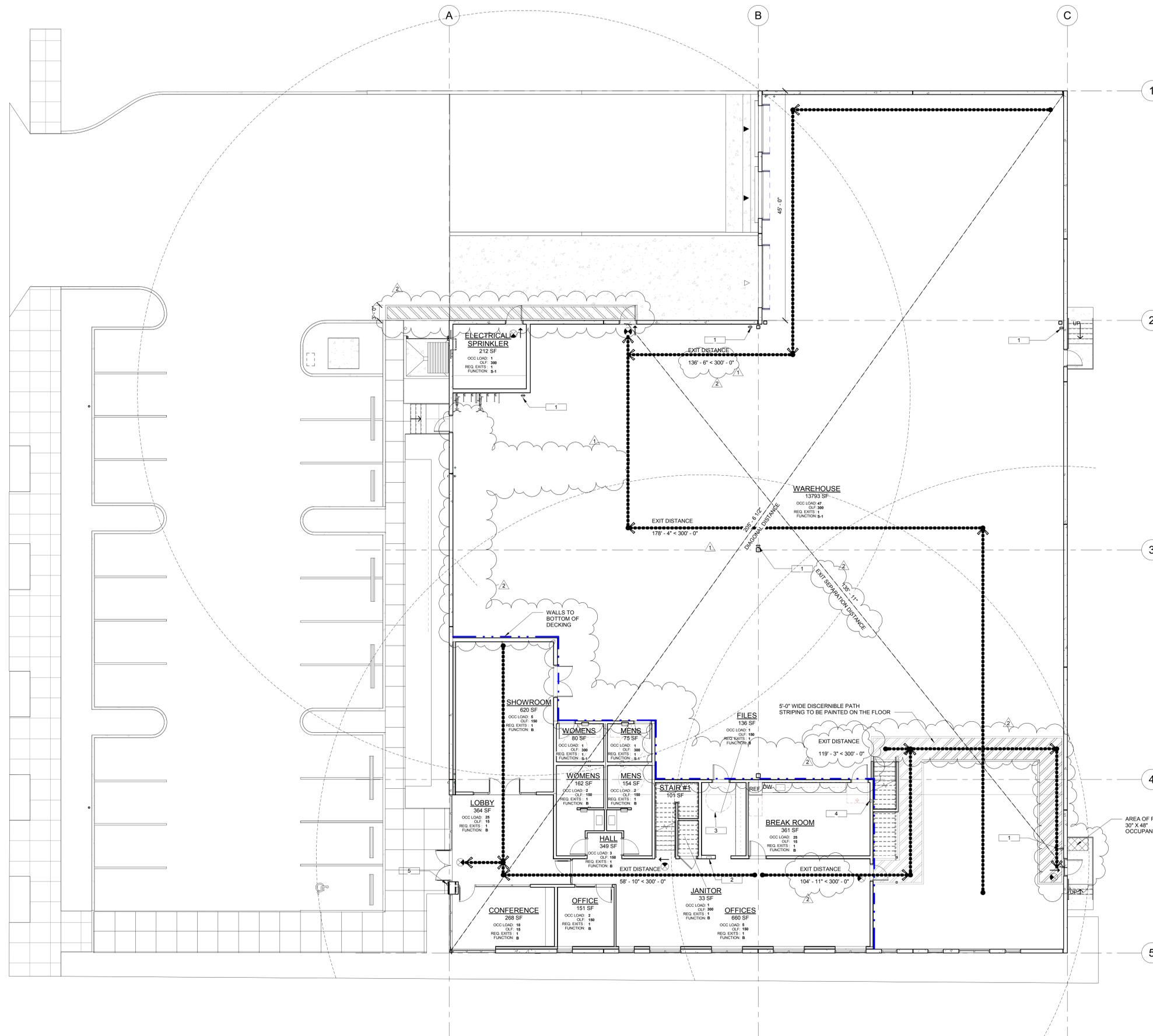
Drawn by: SMH Checked by: TQL

Job Number: 119035

Sheet

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**PERMIT SET - AUGUST 2020**



NE 80TH AVE

**1 FIRE LIFE SAFETY FIRST FLOOR PLAN**

1/8" = 1'-0"



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Project:

**COAST  
Portland**

6080 NE 80th Ave  
Portland, Oregon 97218

Sheet Title:

**FIRE LIFE  
SAFETY  
LEVEL  
TWO**

Revisions:

#	Description	Date
2	Plan Check Response #2	02-22-2021

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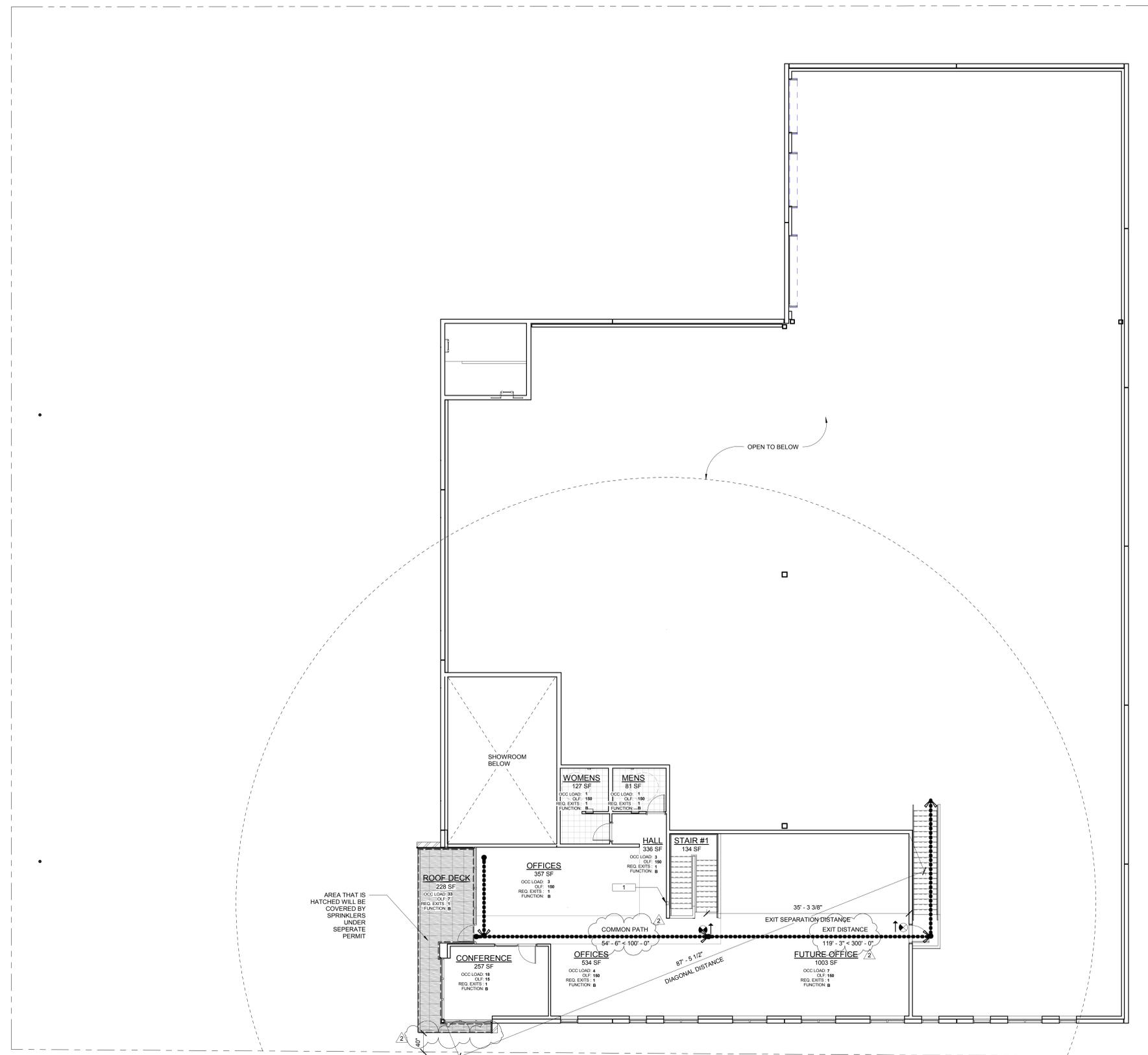
Date: 07/30/19

Drawn by: SMH Checked by: TQL

Job Number: 119035

Sheet

**A0.5**



**1 FIRE LIFE SAFETY SECOND FLOOR PLAN**

1/8" = 1'-0"

