

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 25016 (7/28/21) for additional information

Appeal ID: 25047	Project Address: 820 NW 12th Ave
Hearing Date: 8/11/21	Appellant Name: John Burgard
Case No.: B-005	Appellant Phone: 971 334 0644
Appeal Type: Building	Plans Examiner/Inspector: John Butler
Project Type: commercial	Stories: 6 Occupancy: Residential Construction Type: Concrete, Brick, Steel
Building/Business Name: Riverstone Condos	Fire Sprinklers: Yes - Riser room
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Residential Condo

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1010.1.9
Requires	Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
Code Modification or Alternate Requested	Add Electric locks to stairwell doors on egress side.
Proposed Design	Add Access control to stairwell doors using electric lever sets with emergency door release pull station with tamper cover that will be integrated with the fire alarm system for release on alarm for free egress. "Reconsideration Text": Add access control to stairwell doors using electric lever sets with emergency door release pulls with tamper covers on the Egress side of door ,but with free passage from stairwell side of door, all electric lever sets will be integrated with the fire alarm control panel for release on alarm for free egress from either direction of the doors.
Reason for alternative	The Building is having issues with vagrants and homeless getting into garage and lobby areas and then accessing upper floors that are the residential units that have become a safety concerns and a thief issue.

APPEAL DECISION

Electromagnetic lock at egress door of four garage level interior exit stair enclosures with hardware not operable from garage side: Granted provided a pull station with signage is provided at the door and the electro-magnetic lock is tied into the fire alarm system such that activation of the fire alarm system or loss of power will unlock this door.

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.



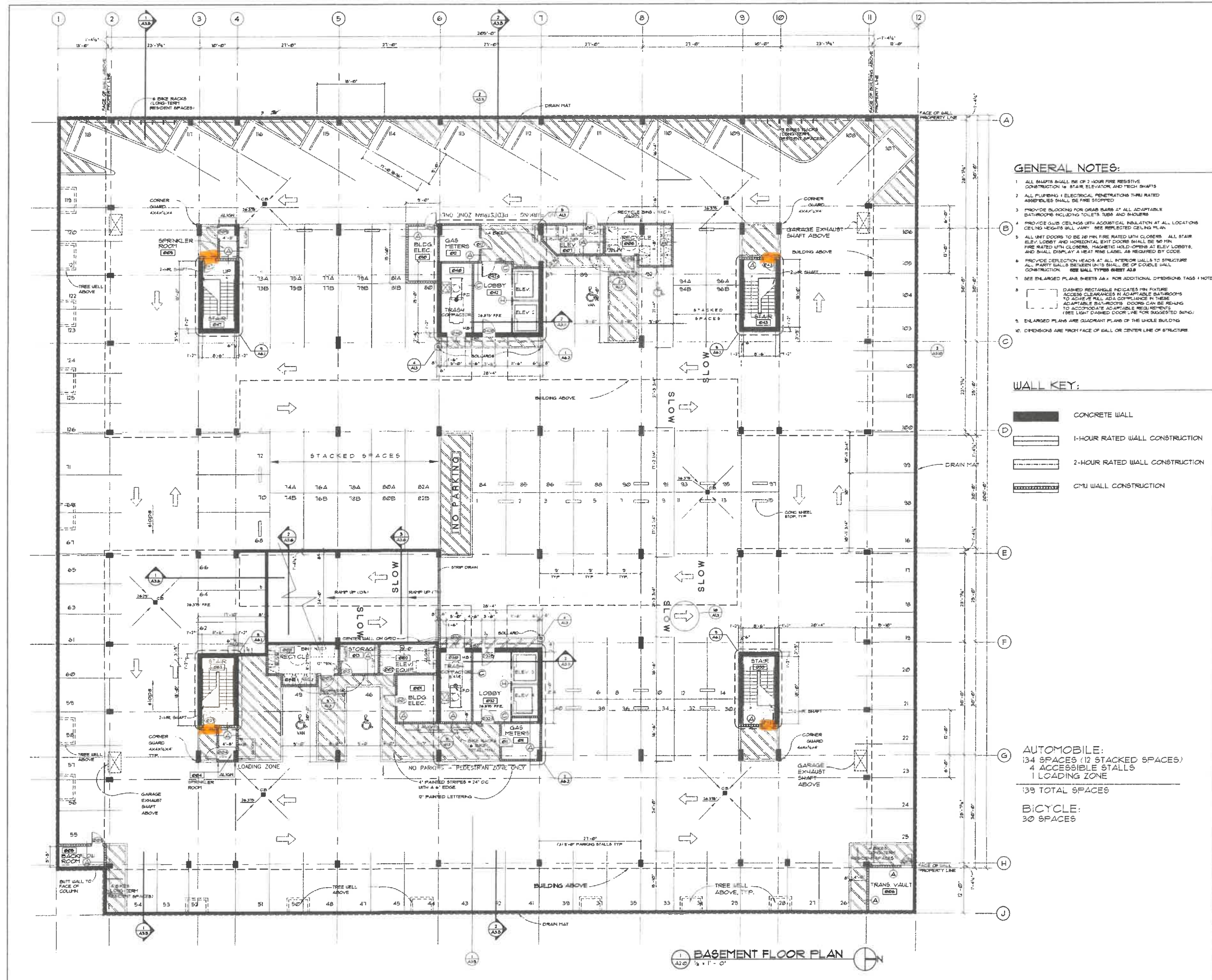
ANKOM MOISAN
ASSOCIATED ARCHITECTS

HOYT STREET PROPERTIES
PORTLAND, OREGON

BASEMENT FLOOR PLAN

REVISION
G/P SET 7/26/97
DATE MAY 8 1997
JOB NO. 94-000
DRN. CLK

A2.0



GENERAL NOTES:

1. ALL SHAFTS SHALL BE OF 2 HOUR FIRE RESISTIVE CONSTRUCTION 16" STAIR ELEVATOR AND TECH SHAFTS
2. ALL PLUMBING & ELECTRICAL PENETRATIONS THRU RATED ASSEMBLIES SHALL BE FIRE STOPPED
3. PROVIDE BLOCKING FOR GRAB BARS AT ALL ADAPTABLE BATHROOMS INCLUDING TOILETS, TUBS AND SHOWER
4. PROVIDE GUS COLUMNS WITH ACoustICAL INSULATION AT ALL LOCATIONS CEILING HEIGHTS WILL VARY SEE REFLECTED CEILING PLAN
5. ALL UNIT DOORS TO BE 20 MIN FIRE RATED WITH CLOSERS. ALL STAIR ELEV. LOBBY AND HORIZONTAL EXIT DOORS SHALL BE 90 MIN FIRE RATED WITH CLOSERS. MAGNETIC HOLD-OPENERS AT ELEV. LOBBY, AND SHALL DISPLAY A HEAT RISE LABEL AS REQUIRED BY CODE.
6. PROVIDE DEFLECTION HEADS AT ALL INTERIOR WALLS TO STRUCTURE ALL PARTY WALLS BETWEEN UNITS SHALL BE OF CONCRETE WALL CONSTRUCTION. SEE WALL TYPES SHEET A2.8
7. SEE ENLARGED PLANS, SHEETS A2.8 & A2.9 FOR ADDITIONAL DIMENSIONS, TAGS & NOTES
8. DASHED RECTANGLE INDICATES MIN FUTURE ACCESS CLEARANCES IN ADAPTABLE BATHROOMS TO ACCOMMODATE FULL ADA COMPLIANCE IN THESE ADAPTABLE BATHROOMS. DOORS CAN BE REHUNG TO ACCOMMODATE ADAPTABLE REQUIREMENTS (SEE LIGHT DASHED DOOR LINE FOR SUGGESTED HINGE)
9. ENLARGED PLANS ARE QUADRANT PLANS OF THE WHOLE BUILDING
10. DIMENSIONS ARE FROM FACE OF WALL OR CENTER LINE OF STRUCTURE

WALL KEY:

- CONCRETE WALL
- 1-HOUR RATED WALL CONSTRUCTION
- 2-HOUR RATED WALL CONSTRUCTION
- CMU WALL CONSTRUCTION

AUTOMOBILE:
134 SPACES (12 STACKED SPACES)
4 ACCESSIBLE STALLS
1 LOADING ZONE
139 TOTAL SPACES
BICYCLE:
30 SPACES

BASEMENT FLOOR PLAN

1/8" = 1' - 0"