

# 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

<b>Appeal ID:</b> 26153	<b>Project Address:</b> 3075 NE Sandy Blvd
<b>Hearing Date:</b> 9/22/21	<b>Appellant Name:</b> Emma Survis
<b>Case No.:</b> B-001	<b>Appellant Phone:</b> 5032249560
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Joe Thornton
<b>Project Type:</b> commercial	<b>Stories:</b> 4 <b>Occupancy:</b> B <b>Construction Type:</b> 1-A, 3-B
<b>Building/Business Name:</b> Lexus of Portland	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 19-141261-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Auto Dealership

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	OFC 3450
<b>Requires</b>	3405.4 Distance from lot lines and buildings  Tire storage piles shall be located not less than 50'-0" from lot lines and buildings.
<b>Code Modification or Alternate Requested</b>	Allow a storage pile of discarded tires in the location as currently shown on sheet G1.10.
<b>Proposed Design</b>	A maximum of 50-60 discarded tires is proposed to be stored in the location shown on G1.10. This is approximately 850 – 1,100 SF area. The building user has confirmed that the tires are removed often and can be removed every day.
<b>Reason for alternative</b>	<p>As can be seen by the overall site plan, this is a very constricted site. The proposed location for the short term tire storage pile is in an open air and unenclosed area on the site. A fire apparatus roadway is 60'-0" away. The building wall at this location is a 3-hour fire rated wall per OSSC 722.2.1.1 This proposed location provides easy access to the area for fire protection, service garage, and access to haul away the tires.</p> <p>Per the most recent revised drawings, (see G1.10), a dry sprinkler system will be provided on at least two of the walls to fully cover the proposed tire storage area.</p> <p>As the minimal amount of tires stored will be removed often, are located in an area to minimize view from offsite, is equipped with fire protection access to the area, a fire rated building wall, and has an automatic fire protection system, we respectfully request approval of this appeal.</p>

### APPEAL DECISION

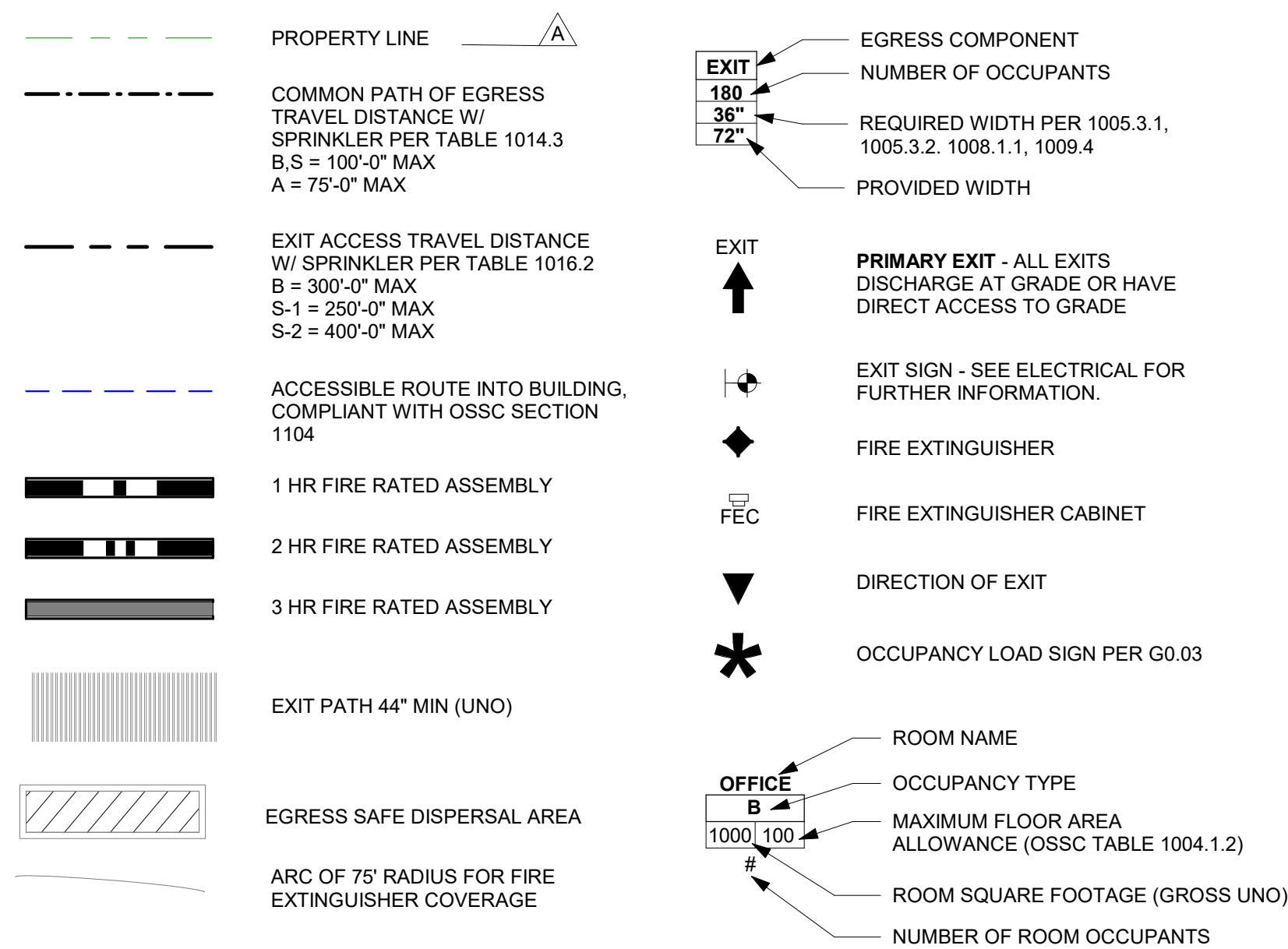
**Short term storage of up to 60 tires within 50 feet of lot lines and other buildings: Granted as proposed.**  
**Note: Decision can be revoked at the discretion of the Fire Marshal where conditions of appeal are found to be violated.**

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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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## LEGEND



## EGRESS OCCUPANCY TABLE - LOWER LEVEL

NAME	AREA	OCCUPANCY TYPE	OCCUPANT LOAD	OCCUPANT COUNT	COMMENTS
LOWER LEVEL					
WOMEN'S LOCKER	236 SF	B	50	5	
BREAKROOM	525 SF	B	15	35	
MEN'S LOCKER	451 SF	B	50	10	
PARTS COUNTER	163 SF	B	100	2	
OFFICE	202 SF	B	100	3	
STAIR 1	235 SF	B	100	3	
ELEV	92 SF	B	100	1	
DISPATCH	188 SF	B	100	2	
TRASH ENCLOSURE S-1: 11	2093 SF			61	
SHOP	16448 SF	S-1	100	165	
WET BAY	445 SF	S-1	100	5	
DRY BAY	446 SF	S-1	100	5	
CAR WASH (FULLY MECHANIZED)	1481 SF	S-1	300	5	
ELECTRICAL ROOM	369 SF	S-1	300	2	
PARTS WAREHOUSE	2832 SF	S-1	300	10	
LOADING BAY	477 SF	S-1	100	5	
COVERED DRIVE AISLE	3859 SF	S-1	200	20	
COMPRESSOR ROOM	210 SF	S-1	300	1	
FSR	162 SF	S-1	300	1	
TRASH ENCLOSURE S-1: 11	537 SF	S-1	200	3	
TRASH ENCLOSURE S-1: 11	27266 SF			222	
HELIX RAMP LOWER LEVEL S-2: 1	4263 SF	S-2	0	0	NOT INCLUDED IN PLUMBING FIXTURE COUNT
LOWER LEVEL: 20	4263 SF			0	
LOWER LEVEL: 20	33622 SF			283	

## LOWER LEVEL EGRESS SIZING

1005.3.1 STAIRWAYS: CAPACITY FACTOR 0.3

138x0.3=41.4" **TOTAL WIDTH REQ'D**

41.4/2 EXITS PROVIDED=20.7" MIN WIDTH REQ'D AT EACH STAIR.

INTERIOR EXIT STAIR #1 = 48" WIDE

**TOTAL WIDTH PROVIDED:48"**

1005.3.2 OTHER EGRESS COMPONENTS: CAPACITY FACTOR 0.2

138x0.2=27.6" **TOTAL WIDTH REQ'D**

27.6/2 EXITS=13.8" **MIN WIDTH REQ'D AT EACH PROVIDED EXIT DOOR.**

138x0.2=27.6" **TOTAL WIDTH REQ'D**

STAIR #1: 33" (ASSUMED EXIT DOOR WIDTH FOR 36" DOOR)

STAIR #1: 33" (INTERIOR EXIT STAIR EXIT DOOR WIDTH) (ASSUMED WIDTH FOR 36" DOOR)

**TOTAL WIDTH PROVIDED:66"**

138 FLOOR OCCUPANTS TO BE DISTRIBUTED EQUALLY AMONGST THE 2 PROVIDED EXITS

## FIRE EXTINGUISHER CALCULATION

2014 OREGON FIRE CODE (OFC)  
SECTION 906 PORTABLE FIRE EXTINGUISHERS

LOWER LEVEL

**GROUP B OCCUPANCY CONSIDERED LIGHT OR LOW HAZARD**

MAXIMUM FLOOR AREA PER UNIT OF A = 3,000 SQFT  
MAXIMUM FLOOR AREA FOR FIRE EXTINGUISHER = 11,250 SQFT

1,958 SQFT / 6,000 SQFT = .326 ROUND UP TO 1 EXTINGUISHERS REQUIRED (MIN)

**GROUP S-1 OCCUPANCY CONSIDERED MODERATE HAZARD**

MAXIMUM FLOOR AREA PER UNIT OF A = 1,500 SQFT  
MAXIMUM FLOOR AREA FOR FIRE EXTINGUISHER = 11,250 SQFT

26,997 SQFT / 3,000 SQFT = 9 EXTINGUISHERS REQUIRED (MIN)

**14 EXTINGUISHERS PROVIDED DUE TO 75'-0" MAX TRAVEL DISTANCE REQUIREMENT**

EXTINGUISHER TYPE PROVIDED = 2A-10B-C

## KEYNOTES

00-08 LOWER LEVEL STRUCTURE TO BE 3-HR RATED PER  
OSSC TABLE 601.

00-11 VEE COLUMNS TO BE RATED PER OSSC TABLE 601.  
SEE DETAILS S/A5.02, 10/A5.02 & 7/A5.10.  
TRANSFORMER PER MEP.

26-02

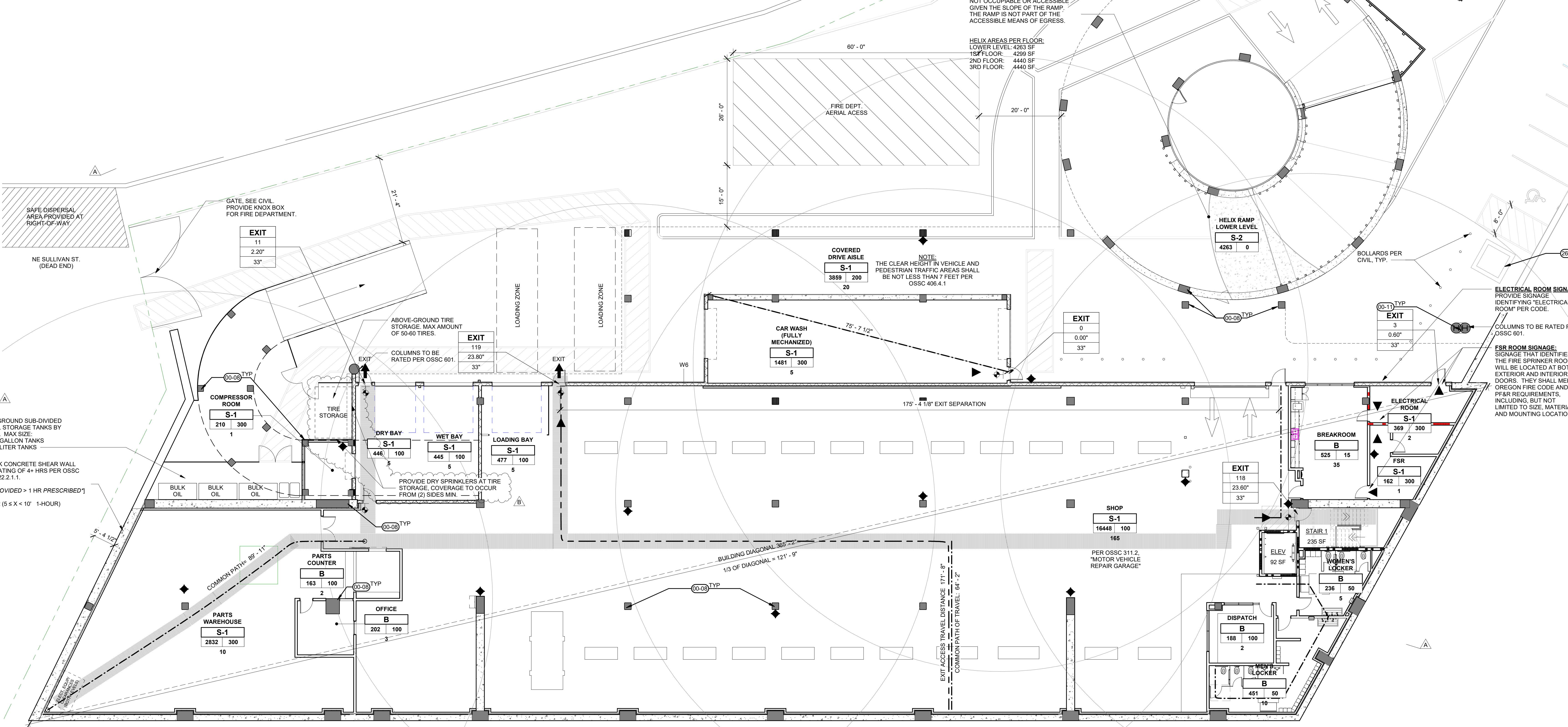
## GENERAL NOTES

- ALL STRUCTURAL ELEMENTS ON THE LOWER LEVEL SHALL BE RATED PER THE MINIMUM REQUIREMENT FOR CONSTRUCTION TYPE IB ACCORDING TO OSSC TABLE 601. SEE ADDITIONAL NOTES ON G1.00.
- COLUMNS SHALL BE RATED 3-HR FIRE RESISTANCE, UNO.

## EGRESS LIGHTING REQUIREMENTS

1006.3.1 EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED.

1011.1 EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.



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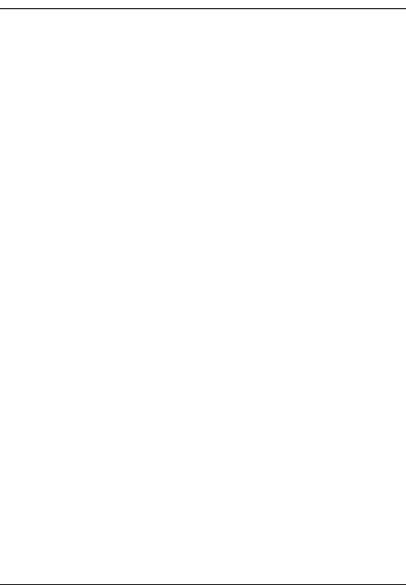
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Revision Schedule

Revision Delta	Issue Date
A	06/03/2021
B	08/27/2021

Revision Schedule

Revision Delta	Issue Date
A	06/03/2021
B	08/27/2021

SHEET TITLE:  
**CODE  
ANALYSIS  
LOWER LEVEL**

DRAWN BY: MJB, CMV

CHECKED BY: DXW

SHEET

G1.10

PLANCHECK RESPONSE 08/27/2021  
ADDENDUM #1 07/28/21

JOB NO. 2160592.00

BIM 360://Lexus of Portland/692-Lexus of Portland-V20-NEW-B.rvt 8/27/2021 11:11:52 AM As indicated

1 CODE ANALYSIS LOWER LEVEL  
G1.10 3/32" = 1'-0"