# **Development Services**

## From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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



#### APPEAL SUMMARY

Status: Decision Rendered

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

#### APPEAL INFORMATION SHEET

### Appeal item 1

**Code Section** OFC 3450

Requires 3405.4 Distance from lot lines and buildings

Tire storage piles shall be located not less than 50'-0" from lot lines and buildings.

**Code Modification or Alternate Requested** 

Allow a storage pile of discarded tiles in the location as currently shown on sheet G1.10.

**Proposed Design** 

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.

Reason for alternative 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.

> 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.

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.

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, call (503) 823-7300 or come in to the Development Services Center.

LEGEND	EGRESS OCCUPANCY TABLE - LOWER LEVEL	LOWER LEVEL EGRESS SIZING	FIRE EXTINGUISHER CALCULATION	KEYNOTES  00-08 LOWER LEVEL STRUCTURE TO BE 3-HR RATED PER
— — — PROPERTY LINEA  EXIT NUMBER OF OCCUPANTS	NAME AREA TYPE LOAD COUNT COMMENTS	1005.3.1 STAIRWAYS: CAPACITY FACTOR 0.3 138x0.3=41.4" TOTAL WIDTH REQ'D	2014 OREGON FIRE CODE (OFC) SECTION 906 PORTABLE FIRE EXTINGUISHERS	OSSC TABLE 601.  00-11 VEE COLUMNS TO BE RATED PER OSSC TABLE 601. SEE DETAILS 5/A5.02, 10/A5.02 & 7/A5.10.
COMMON PATH OF EGRESS TRAVEL DISTANCE W/ SPRINKLER PER TABLE 1014.3  EXIT NUMBER OF OCCUPANTS  REQUIRED WIDTH PER 1005.3.1, 1005.3.2. 1008.1.1, 1009.4	LOWER LEVEL WOMEN'S LOCKER 236 SF B 50 5	41.4/2 EXITS PROVIDED=20.7" MIN WIDTH REQ'D AT EACH STAIR.	LOWER LEVEL  GROUP B OCCUPANCY CONSIDERED LIGHT OR LOW HAZARD	26-02 TRANSFORMER PER MEP.
B,S = 100'-0" MAX A = 75'-0" MAX  PROVIDED WIDTH	BREAKROOM         525 SF         B         15         35           MEN'S LOCKER         451 SF         B         50         10	INTERIOR EXIT STAIR #1 = 48" WIDE  TOTAL WIDTH PROVIDED:48"	MAXIMUM FLOOR AREA PER UNIT OF A = 3,000 SQFT MAXIMUM FLOOR AREA FOR FIRE EXTINGUISHER = 11,250 SQFT	GENERAL NOTES
EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER PER TABLE 1016.2 B = 300'-0" MAX EXIT PRIMARY EXIT - ALL EXITS DISCHARGE AT GRADE OR HAVE	PARTS COUNTER         163 SF         B         100         2           OFFICE         202 SF         B         100         3           STAIR 1         235 SF         B         100         3	1005.3.2 OTHER EGRESS COMPONENTS: CAPACITY FACTOR 0.2	1,958 SQFT / 6000 SQFT = .326 ROUND UP TO 1 EXTINGUISHERS REQUIRED (MIN)	1. ALL STRUCTURAL ELEMENTS ON THE LOWER LEVEL SHALL BE RATED PER THE MINIMUM REQUIREMENT FOR CONTSTRUCTION TYPE IB ACCORDING TO OSSC TABLE 601. SEE ADDITIONAL NOTES ON G1.00.
S-1 = 250'-0" MAX S-2 = 400'-0" MAX	ELEV         92 SF         B         100         1           DISPATCH         188 SF         B         100         2	TWO EXITS ARE REQUIRED. TWO EXITS ARE BEING PROVIDED  138x0.2=27.6" TOTAL WIDTH REQ'D	GROUP S-1 OCCUPANCY CONSIDERED MODERATE HAZARD	2. COLUMNS SHALL BE RATED 3-HR FIRE RESISTANCE, UNO.
— — — — ACCESSIBLE ROUTE INTO BUILDING, COMPLIANT WITH OSSC SECTION  EXIT SIGN - SEE ELECTRICAL FOR FURTHER INFORMATION.	B: 8 2093 SF 61  SHOP 16448 SF S-1 100 165	27.6/2 EXITS=13.8" MIN WIDTH REQ'D AT EACH PROVIDED EXIT DOOR.  EXIT: 33" (ASSUMED EXIT DOOR WIDTH FOR 36" DOOR)	MAXIMUM FLOOR AREA PER UNIT OF A = 1,500 SQFT MAXIMUM FLOOR AREA FOR FIRE EXTINGUISHER = 11,250 SQFT	
1104 FIRE EXTINGUISHER  1 HR FIRE RATED ASSEMBLY	WET BAY 445 SF S-1 100 5 DRY BAY 446 SF S-1 100 5	STAIR #1: 33" (INTERIOR EXIT STAIR EXIT DOOR WIDTH) (ASSUMED WIDTH FOR 36" DOOR)  TOTAL WIDTH PROVIDED:66"	26,997 SQFT / 3000 SQFT = 9 EXTINGUISHERS REQUIRED (MIN)	
FEC FIRE EXTINGUISHER CABINET  2 HR FIRE RATED ASSEMBLY	CAR WASH (FULLY MECHANIZED)         1481 SF         S-1         300         5           ELECTRICAL ROOM         369 SF         S-1         300         2	138 FLOOR OCCUPANTS TO BE DISTRIBUTED EQUALLY AMONGST THE 2 PROVIDED EXITS	14 EXTINGUISHERS PROVIDED DUE TO 75'-0" MAX TRAVEL DISTANCE REQUIREMENT	
3 HR FIRE RATED ASSEMBLY	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		EXTINGUISHER TYPE PROVIDED = 2A-10B:C	
OCCUPANCY LOAD SIGN PER G0.03  EXIT PATH 44" MIN (UNO)	COMPRESSOR ROOM         210 SF         S-1         300         1           FSR         162 SF         S-1         300         1			
ROOM NAME	TRASH ENCLOSURE         537 SF         S-1         200         3           S-1: 11         27266 SF         222			
EGRESS SAFE DISPERSAL AREA  OFFICE OCCUPANCY TYPE  MAXIMUM FLOOR AREA ALLOWANCE (OSSC TABLE 1004.1.2)	HELIX RAMP LOWER LEVEL   4263 SF   S-2   0   NOT INCLUDED IN PLUMBING FIXTURE COUNT  S-2: 1			
ARC OF 75' RADIUS FOR FIRE EXTINGUISHER COVERAGE  ROOM SQUARE FOOTAGE (GROSS UNO)	LOWER LEVEL: 20 33622 SF 283			
NUMBER OF ROOM OCCUPANTS				
			BOLLARDS, TYP.	
			BOLLANDO, TTT:	
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				TRASH ENCLOSURE
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		NOTE: THE AREA OF THE RAMP IS		537 200
UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED.  1011.1		CALCULATED AS PART OF THE TOTAL BUILDING AREA. HOWEVER, THE		
EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.		RAMP HAS BEEN ASSIGNED WITH ZERO (0) OCCUPANTS. THE RAMP IS NOT OCCUPIABLE OR ACCESSIBLE COVEN THE SLOPE OF THE BAMB		
		GIVEN THE SLOPE OF THE RAMP.  THE RAMP IS NOT PART OF THE  ACCESSIBLE MEANS OF EGRESS.		
		60' - 0"  HELIX AREAS PER FLOOR: LOWER LEVEL: 4263 SF		
		60' - 0"  LOWER LEVEL: 4263 SF  1ST FLOOR: 4299 SF  2ND FLOOR: 4440 SF  3RD FLOOR: 4440 SF		
		SRD FLOOR. 4440 SF		
	6	FIRE DEPT.		
	26'-0	AERIAL ACESS 20' - 0"		
GATE, SEE CIVIL. PROVIDE KNOX BOX	27' - 4"			
AREA PROVIDED AT FOR FIRE DEPARTMENT.			HELIX RAMP LOWER LEVEL	
EXIT 11		COVEDED	S-2 4263 0	
NE SULLIVAN ST. (DEAD END)		COVERED DRIVE AISLE NOTE: THE CLEAR HEIGHT IN VEHICLE AND DEDECTRIAN TRAFFIC ARE AS SHALL	The state of the s	BOLLARDS PER CIVIL, TYP.
		PEDESTRIAN TRAFFIC AREAS SHALL  BE NOT LESS THAN 7 FEET PER  OSSC 406.4.1		ELECTRICAL POOM SIGNAGE:
				PROVIDE SIGNAGE  IDENTIFYING "ELECTRICAL  ROOM" PER CODE.
	ABOVE-GROUND TIRE STORAGE. MAX AMOUNT CAR WASH	75'-71's	00-08 TYP	EXIT  3  COLUMNS TO BE RATED PER
	OF 50-60 TIRES.  EXIT  MECHANIZED)	0.00"		0.60" /4 OSSC 601.
EXIT	COLUMNS TO BE RATED PER OSSC 601. 23.80" EXIT W6 THE RATED PER OSSC 601. 33"			WILL BE LOCATED AT BOTH
00-08 TYP	5			EXTERIOR AND INTERIOR DOORS. THEY SHALL MEET OREGON FIRE CODE AND
COMPRESSOR		175' - 4 1/8" EXIT SEPARATION		PF&R REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO SIZE, MATERIAL
E-GROUND SUB-DIVIDED OIL STORAGE TANKS BY				S-1  369 300  AND MOUNTING LOCATION.
RS. MAX SIZE: 00 GALLON TANKS 00 LITER TANKS	-1		BREAKROOM	
ICK CONCRETE SHEAR WALL RATING OF 4+ HRS PER OSSC	100   S-1		525 15 35	FSR S-1
722.2.1.1.  BULK BULK BULK BULK	PROVIDE DRY SPRINKLERS AT TIRE  — STORAGE, COVERAGE TO OCCUR		118 23.60"	S-1 162 300
// OIL   OIL	— FROM (2) SIDES MIN. —		33" 33" SHOP	
	D-08 TYP		S-1 5448 100 STAIR 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
3 1/2 / 1/2	NAGONAL 365'-2"		165 235 SF	
PARTS COUNTER	BUILDING DIAGONAL = 121' - 9"	PER "MO" REPA	PAIR GARAGE"	
COMMON P 163 100 00-08 TYP	(00-08) TYP	E   171	B 236 50	
OFFIC	ICE I I I I I I I I I I I I I I I I I I	STANC STANC STANC STANC		
PARTS WAREHOUSE B	100	WEL DI 1 OF TH	DISPATCH	
2832 300		LSS H Z L L L L L L L L L L L L L L L L L L	188 100 2	A
		OMMO OMMMO		
			B B	
			451 50	

LOWER LEVEL EGRESS SIZING

EGRESS OCCUPANCY TABLE - LOWER LEVEL

**LEGEND** 

1 CODE ANALYSIS LOWER LEVEL

G1.10 3/32" = 1'-0"

**Architecture - Interiors** 

**KEYNOTES** 

FIRE EXTINGUISHER CALCULATION

**Portland, OR** 503.224.9560 **Vancouver, WA** 360.695.7879

Planning - Engineering

**Seattle, WA** 206.749.9993 www.mcknze.com MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

6675 Westwood

Boulevard, Suite 140 Orlando, FL 32821

Project

**HOLMAN** 

**LEXUS OF PORTLAND** 3075 NE Sandy **Boulevard** Portland, OR 97232

Mechanical/Electrical SAZAN 111 SW 5TH AVE, SUITE 2120 PORTLAND, OR 97204

MACKENZIE
2021 ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER,
WITHOUT PRIOR WRITTEN PERMISSION **Revision Schedule** 

06/03/2021 08/27/2021

SHEET TITLE: CODE ANALYSIS **LOWER LEVEL** 

DRAWN BY: MJB, CMV CHECKED BY: DXW

G1.10