

# 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 Rendered

<b>Appeal ID:</b> 26441	<b>Project Address:</b> 309-319 SW Broadway
<b>Hearing Date:</b> 1/26/22	<b>Appellant Name:</b> Al Gabay
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 206-902-5485
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Preliminary
<b>Project Type:</b> commercial	<b>Stories:</b> 14 <b>Occupancy:</b> B <b>Construction Type:</b> Type 1
<b>Building/Business Name:</b> Benson Hotel	<b>Fire Sprinklers:</b> Yes - throughout
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Hotel

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	2016 PFC Section 504.3 and 1009.14 and PCC Title 31, 31.20.080 Fire Escape maintenance and Removal Standards
<b>Requires</b>	2016 Portland Fire Code (PFC) Section 504.3-Signage and 1009.14-Ships Ladders  Removal of existing vertical Fire Ladder
<b>Code Modification or Alternate Requested</b>	2019 Oregon Structural Specialty Code (OSSC) IEBC 507.1 Historic Buildings Portland City Code (PCC) Title 31, 31.20.080-Fire Escape Maintenance and Removal Standards:  Removal of existing Vertical Ladder and provide an equivalent Means of Access
<b>Proposed Design</b>	<p>The Proposed Design removes the exterior vertical ladder due to unauthorized and dangerous use/access noting safety concerns, vandalism, security issues and trespassing, and would also introduce unwanted litigious concerns for Owner.</p> <p>Due to the removal of the ladder, the proposed alternate method is to provide a safer way to gain access to the roof for fire department personnel with the addition of a roof hatch and wall mounted ladder, located at the upper exterior landing of the South stair. This roof hatch would be located at the underside of the stair's roof as shown per the attached drawings and would include a railing system above the roof hatch for additional safety.</p>
<b>Reason for alternative</b>	<p>This appeal is intended to address the proposed removal of the fire department's exterior mounted vertical roof access ladder as referenced above. Presumably, this ladder was a requirement at a point in time from it's original opening date of 1913.</p> <p>The vertical ladder is a potential access point for unwelcome visitors to gain internal access and conduct vandalism within the property, and compromise the safety of the guests within the hotel itself.</p> <p>Additionally, any individuals climbing the ladder without authorization are putting themselves and</p>

potentially others at risk of injury and would likely involve ownership in unwanted litigation. The ladder is not required for occupant exiting as it is intended for Fire department use only. The proposed design provides access to the roof in a much safer manner for Fire Department to access the roof level via roof hatch and wall mounted ladder at the uppermost landing of the egress stair on the South side. This location is also a much safer location in providing access to the roof while also maintaining full access to the fire riser standpipe within the same stairwell. Note that this stair also has direct access to the exterior south side on the street level for access. A Knox box, or equivalent, would be provided at this location if required.

We therefore request that our appeal for the ladder removal be granted and that the proposed roof hatch be strongly considered as a reasonable equivalent life/safety and fire protection alternative.

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## APPEAL DECISION

**Removal of existing Vertical Ladder: Granted provided a roof hatch is provided with minimum dimensions of 36 inches x 48 inches.**

**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto: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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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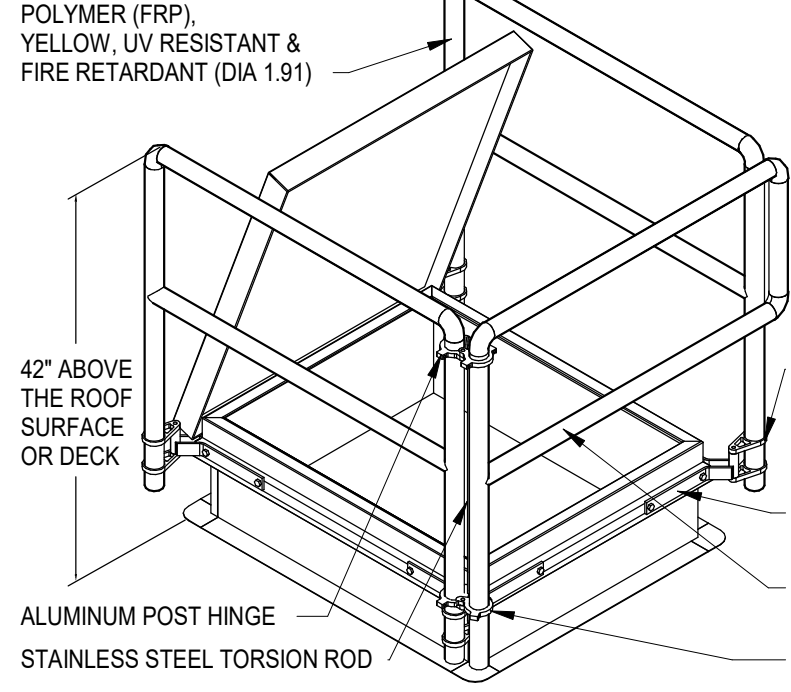


D1

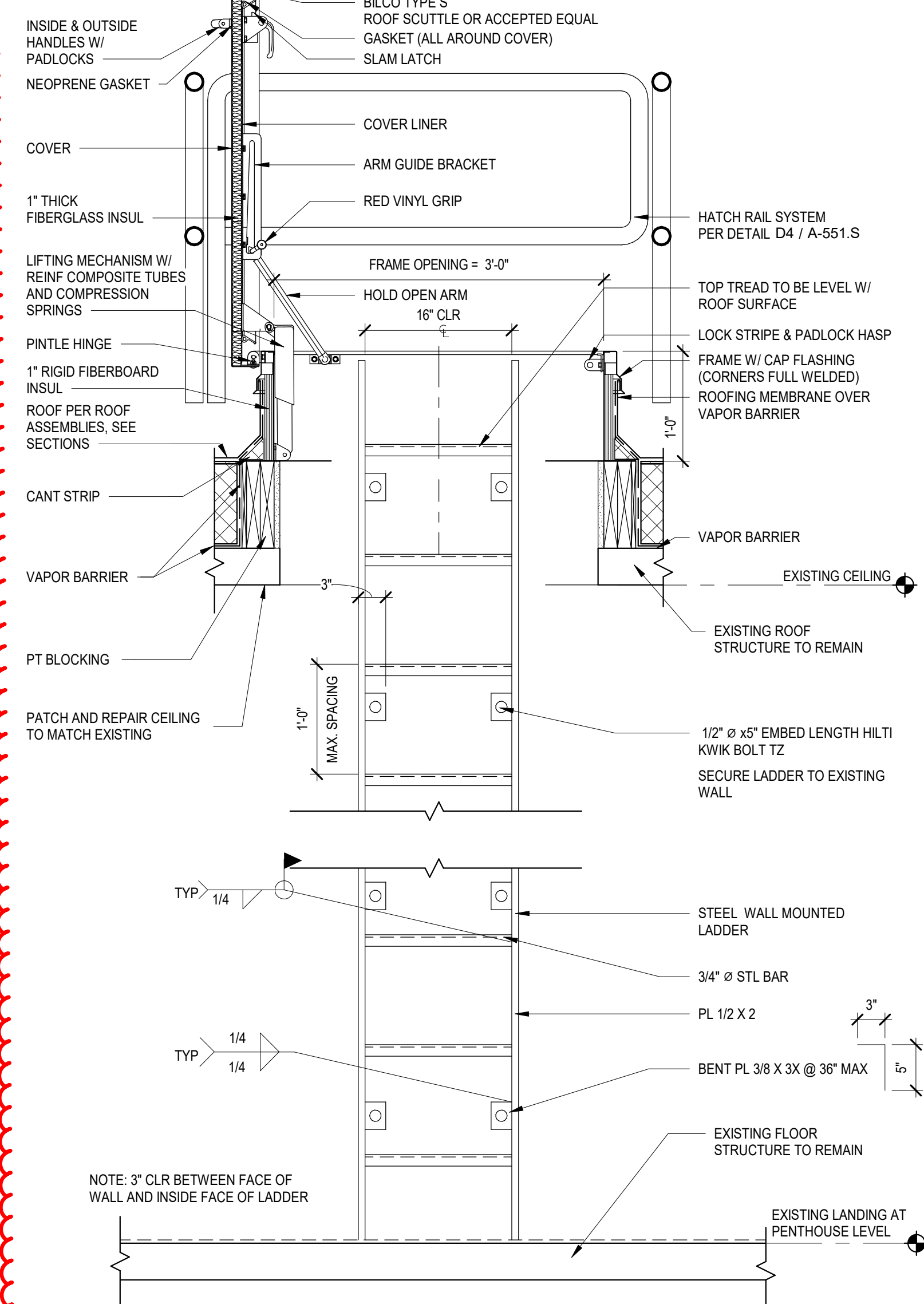


D2

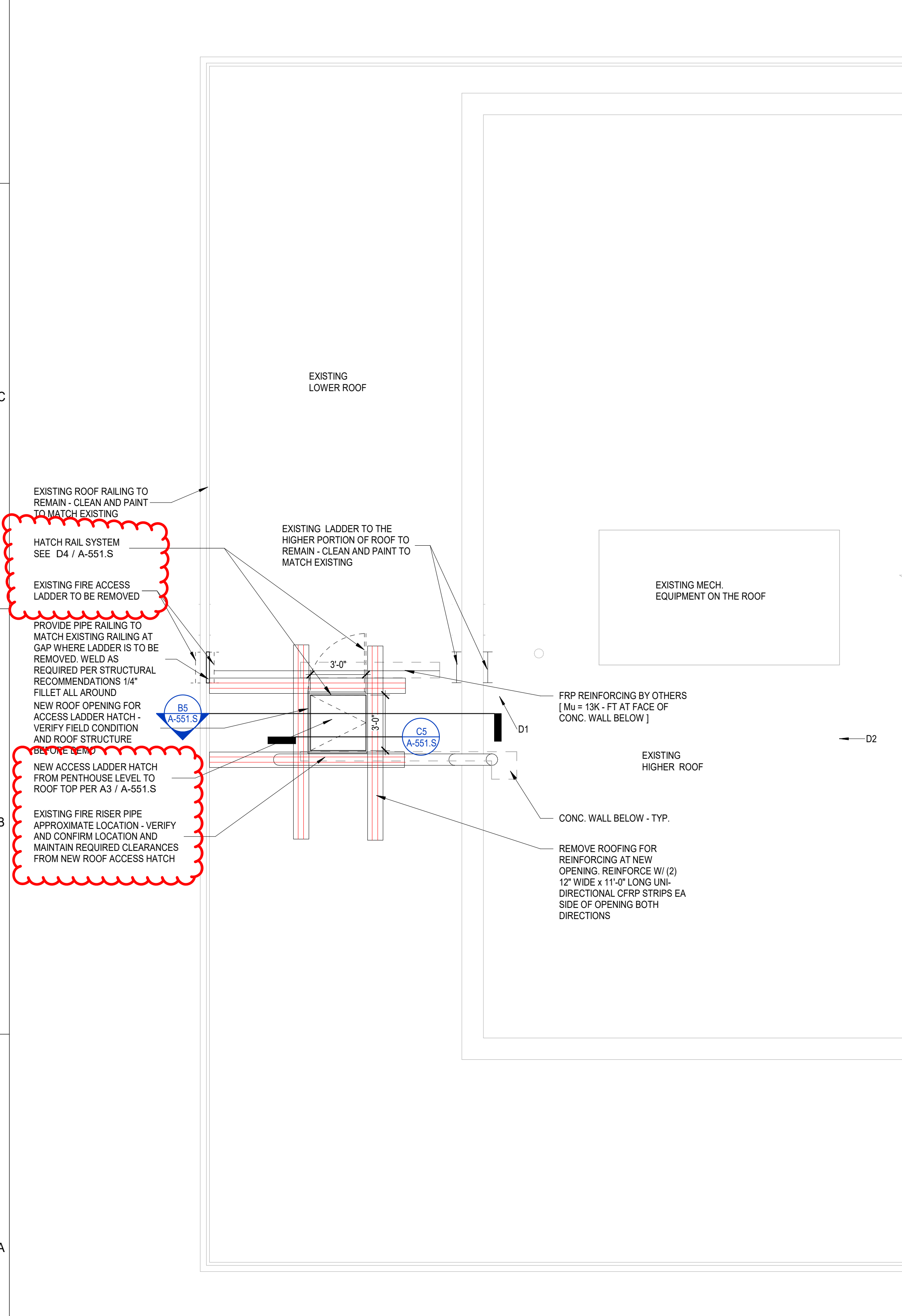
NOTE:  
FOR REFERENCE ONLY.  
SEE PLANS FOR HATCH & RAIL CONFIGURATION.



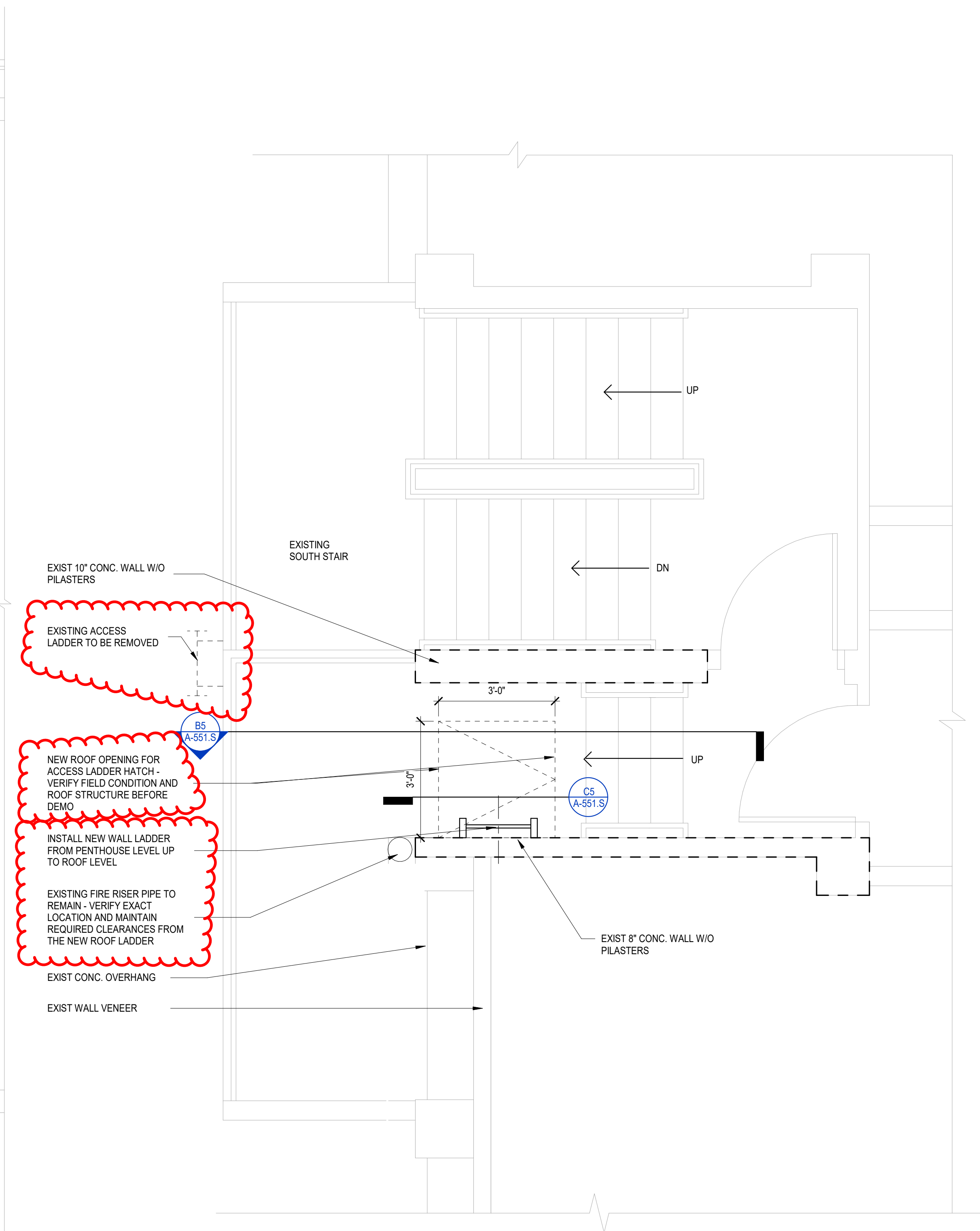
D4 HATCH RAIL SYSTEM  
1" = 1'-0"



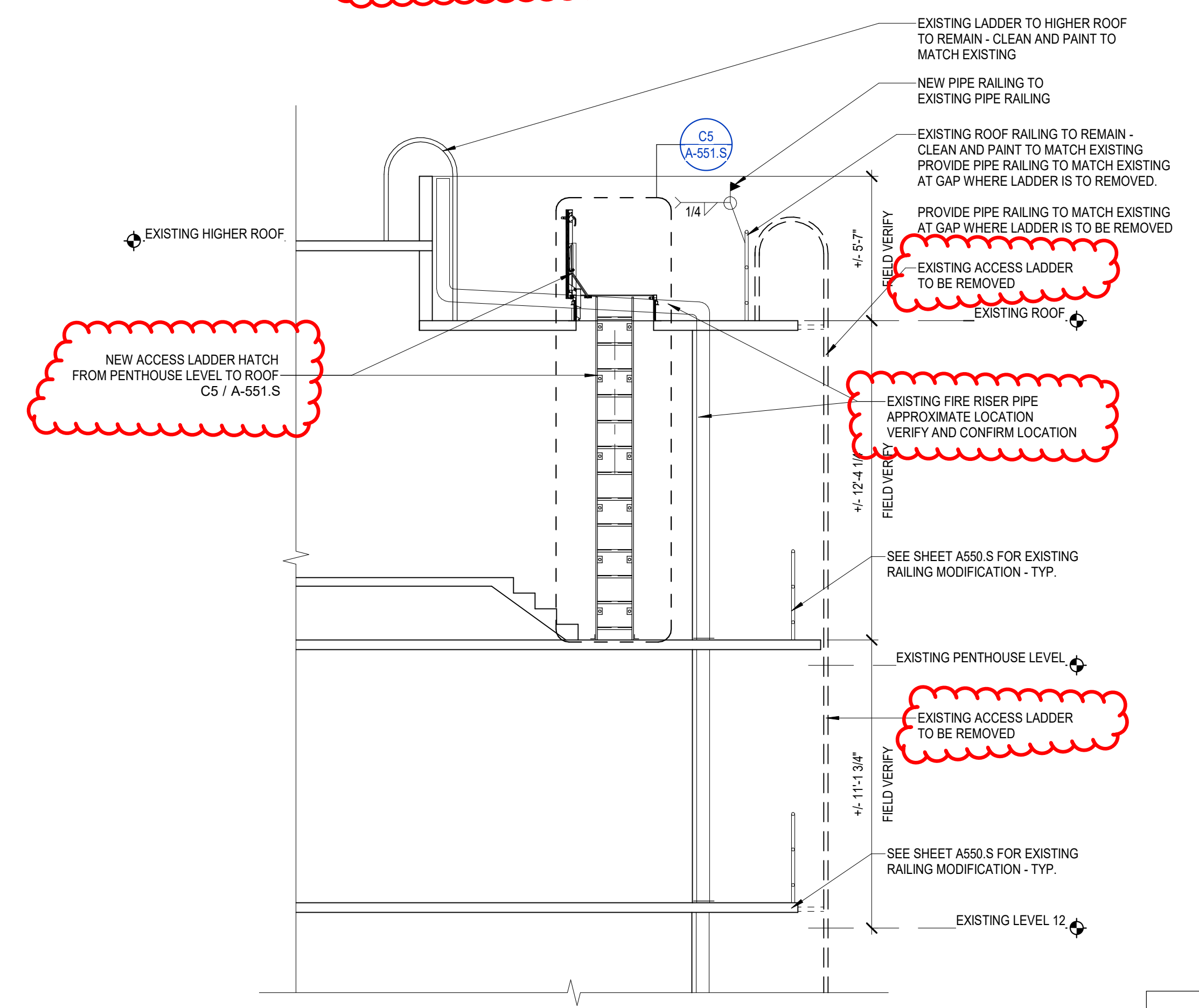
C5 ROOF HATCH SECTION  
1" = 1'-0"



A1 EXISTING SOUTH STAIR - ROOF PLAN  
1/4" = 1'-0"



A3 EXISTING SOUTH STAIR - PENTHOUSE FLOOR PLAN  
1/2" = 1'-0"



B5 SECTION AT ROOF  
1/4" = 1'-0"

GGLO  
DESIGN

1301 First Avenue, Suite 301  
Seattle, WA 98101  
http://www.gglo.com

PROJECT:  
THE BENSON HOTEL  
RENOVATION  
PORTLAND, OR

PROJECT ADDRESS:  
309 SW Broadway  
Portland, OR 97205

OWNER:  
Coast Hospitality  
600 Stewart St  
Suite 1920  
Seattle, WA 98101

MARK	DATE	DESCRIPTION
B	12/11/2019	MEETING ROOMS 95% CD SET
2	11/6/2019	MEETING ROOMS PROGRESS
1	3/20/2019	MEETING ROOMS PROGRESS
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: 2021057.01  
GGLO PRINCIPAL IN CHARGE: James Bradley  
GGLO PROJECT MANAGER: Meaghan McDonald  
OWNER APPROVAL:

SHEET TITLE  
SOUTH STAIR ROOF  
ACCESS LADDER

SHEET NO.  
A-551.S

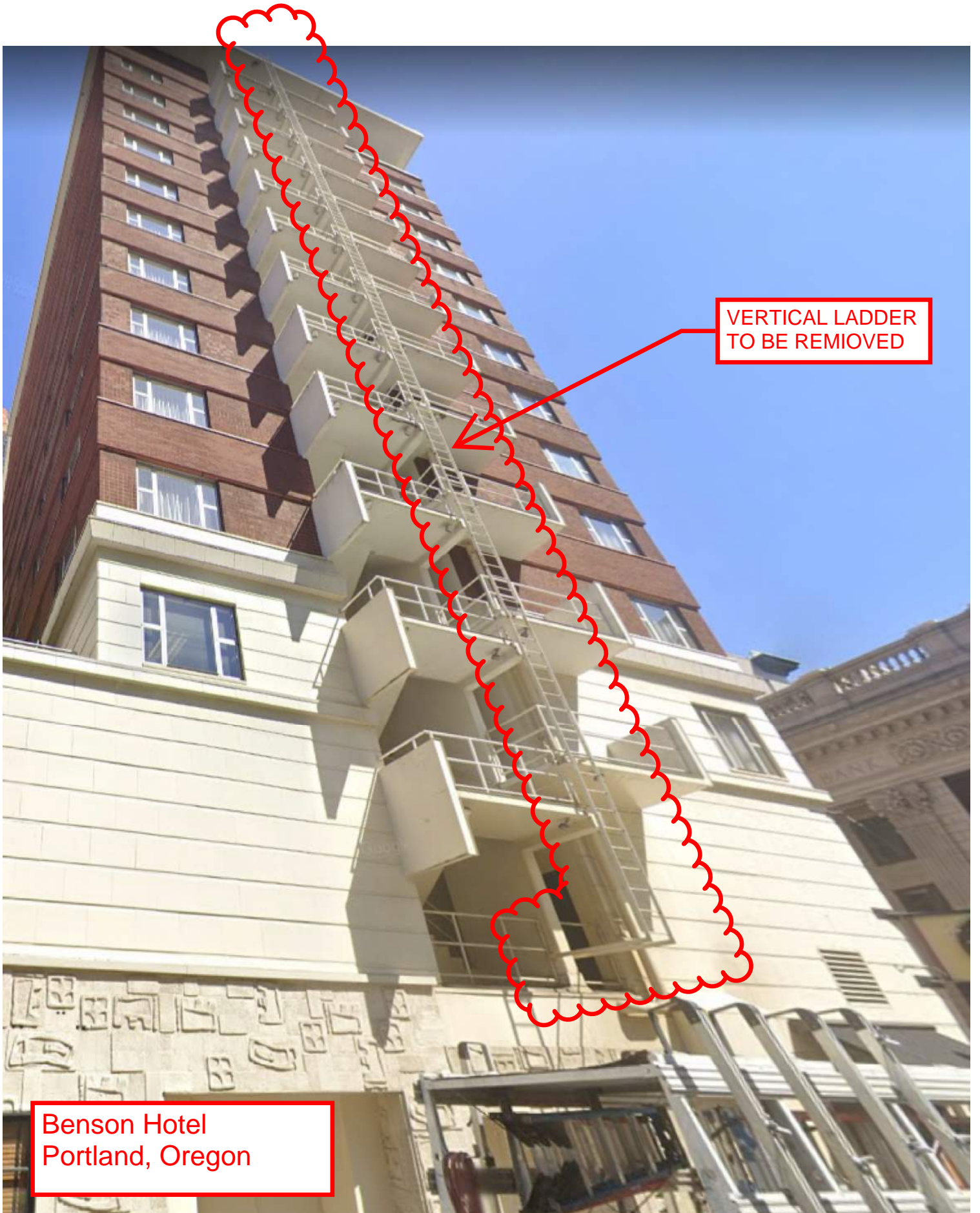
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ORIGINAL SHEET SIZE IS 30"x42"



FIRE RISER TO  
REMAIN

VERTICAL LADDER  
TO BE REMOVED

Benson Hotel  
Portland, Oregon



VERTICAL LADDER  
TO BE REMOVED

Benson Hotel  
Portland, Oregon



Benson Hotel  
Portland, Oregon

VERTICAL LADDER  
TO BE REMOVED