

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: 27587	Project Address: 2020 SW 4th Ave
Hearing Date: 3/16/22	Appellant Name: A. Byron Balogh
Case No.: B-008	Appellant Phone: 503-351-1582
Appeal Type: Building	Plans Examiner/Inspector: Brian Quattlebaum, Amit Kumar
Project Type: commercial	Stories: 10 Occupancy: B, S-2 Construction Type: I-A
Building/Business Name: Jacobs Center	Fire Sprinklers: Yes - Through-out
Appeal Involves: Alteration of an existing structure, occ Change from B to A-3, other: Non-simultaneous Use	LUR or Permit Application No.: 22-112390-FA
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Office use

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 1004.5
Requires	<p>Appeal Item 1</p> <p>Section 1004.5 Areas without fixed seating.</p> <p>The number of occupants shall be calculated at the rate of one occupant per unit of the area as prescribed in Table 1004.5.</p>
Code Modification or Alternate Requested	<p>To allow flexible workspaces and non-simultaneous use areas, as defined in the City of Portland BDS Code Guide, "How to Calculate Load for Office Spaces," March 2020 draft, to compute Occupant Load for Calculations for Egress.</p>
Proposed Design	<p>The Jacobs Center at 2020 SW Fourth Avenue (formerly known as CH2M Center, and originally built as Parkside Center) is an existing high-rise building in Portland, Oregon that consists of a 10-story office tower (primarily B Occupancy) over 2-stories of below-grade parking (S-2 Occupancy), and a 3rd lower level of storage (S-2 Occupancy). This is an existing permitted building constructed in 1981 under the 1979 Uniform Building Code (UBC). The entire structure is protected with an automatic fire sprinkler system and a voice annunciated fire alarm system throughout.</p> <p>An existing tenant at Jacobs Center, named Chegg, has requested to lease and occupy the entire 5th Floor of the building. According to Wikipedia, "Chegg Incorporated, is an American education technology company based in Santa Clara, California. It provides digital and physical textbook rentals, textbooks, online tutoring, and other student services." As an online technology company, Chegg employees will occupy the 5th Floor, working in a non-traditional office setting. The primary function of the 5th Floor will provide approximately 185 workers with high-density computer workstations (similar to a data or call center) and supported by accessory areas (huddle rooms,</p>

collab rooms, conference rooms) including a 1,930 sq.ft. break room that will function as a multi-purpose accessory space for the on-site employees only. Chegg does not host events, nor invites the general public into their office space. The primary function and the accessory spaces are for employee use only.

PROPOSED:

In regards to one private tenant occupying the entire 5th Floor of the Jacobs Center, this appeal item proposes that Occupant Load Calculations for Egress shall calculate all flexible workspaces, including the 1,930 sq.ft. break room, as non-simultaneous use areas according to Paragraphs D1. through D6. of the BDS Code Guide. Flexible workspaces such Conference Rooms, Huddle Rooms, Collaboration or "Collab" Rooms, employee Break Room, and two small roof deck areas, will all be non-simultaneous use areas within the 5th Floor, used strictly by Chegg staff.

Reason for alternative Occupants of a single-floor private tenant cannot occupy two places at one time. They can either be at their assigned desk, or in one of the other flexible workspaces on that floor.

Per the proposed Code Guide, BDS has defined how to calculate occupant load for non-traditional office areas, which includes employee lounges and team huddle rooms, and provides a definition for Non-Simultaneous Use Areas and Flexible Workspaces.

We agree with this method of calculation and propose it's use in this Appeal Item.

Appeal item 2

Code Section Portland 24.85.040

Requires Appeal Item 2
City of Portland Title 24 Section 24.85.040 Change of Occupancy or Use.

Occupancy Change to a Higher Relative Hazard Classification. An occupancy change to a higher relative hazard classification will require seismic improvements based upon the factors of changes in the net floor area and the occupant load increases as indicated in Table 24.85-B.

Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade, provided the cumulative changes do not result in the addition of more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.

Code Modification or Alternate Requested To allow flexible workspaces and non-simultaneous use areas, as defined in the City of Portland BDS Code Guide, "How to Calculate Load for Office Spaces," March 2020 draft, to compute Occupant Load for Calculations for Seismic Retrofit Triggers.

Proposed Design The Jacobs Center at 2020 SW Fourth Avenue (formerly known as CH2M Center, and originally built as Parkside Center) is an existing high-rise building in Portland, Oregon that consists of a 10-story office tower (primarily B Occupancy) over 2-stories of below-grade parking (S-2 Occupancy), and a 3rd lower level of storage (S-2 Occupancy). This is an existing permitted building constructed in 1981 under the 1979 Uniform Building Code (UBC). The entire structure is protected with an automatic fire sprinkler system and a voice annunciated fire alarm system throughout.

The existing 5th Floor is entirely a B Occupant Group (see attached code plans).

An existing tenant at Jacobs Center, named Chegg, has requested to lease and occupy the entire 5th Floor of the building. According to Wikipedia, "Chegg Incorporated, is an American education technology company based in Santa Clara, California. It provides digital and physical textbook rentals, textbooks, online tutoring, and other student services." As an online technology company, Chegg employees will occupy the 5th Floor, working in a non-traditional office setting. The primary

function of the 5th Floor will provide approximately 185 workers with high-density computer workstations (similar to a data or call center) and supported by accessory areas (huddle rooms, collab rooms, conference rooms) including a 1,930 sq.ft. break room that will function as a multi-purpose accessory space for the on-site employees only. Chegg does not host events, nor invites the general public into their office space. The primary function and the accessory spaces are for employee use only.

The proposed 1,930 sq.ft. break room will effectively change the existing B Occupant area to an A-3 Occupant area.

PROPOSED:

In regards to one private tenant occupying the entire 5th Floor of the Jacobs Center, this appeal item proposes that Occupant Load Calculations for Seismic Retrofit Triggers shall calculate all flexible workspaces, including the 1,930 sq.ft. break room, as non-simultaneous use areas according to Paragraphs E1. through E6. of the BDS Code Guide. Flexible workspaces such Conference Rooms, Huddle Rooms, Collaboration or "Collab" Rooms, employee Break Room, and two small roof deck areas, will all be non-simultaneous use areas within the 5th Floor, used strictly by Chegg staff.

Reason for alternative Occupants of a single-floor private tenant cannot occupy two places at one time. They can either be at their assigned desk, or in one of the other flexible workspaces on that floor.

Per the proposed Code Guide, BDS has defined how to calculate occupant load for non-traditional office areas, which includes employee lounges and team huddle rooms, and provides a definition for Non-Simultaneous Use Areas and Flexible Workspaces.

We agree with this method of calculation and propose it's use in this Appeal Item.

Appeal item 3

Code Section	OSSC 2902.1
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Requires	Appeal Item 3 2019 OSSC Section 2902.1 Minimum Plumbing Fixtures.
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Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space.

Code Modification or Alternate Requested	To allow flexible workspaces and non-simultaneous use areas, as defined in the City of Portland BDS Code Guide, "How to Calculate Load for Office Spaces," March 2020 draft, to compute Occupant Load for Calculations for Plumbing Fixtures.
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Proposed Design	The Jacobs Center at 2020 SW Fourth Avenue (formerly known as CH2M Center, and originally built as Parkside Center) is an existing high-rise building in Portland, Oregon that consists of a 10-story office tower (primarily B Occupancy) over 2-stories of below-grade parking (S-2 Occupancy), and a 3rd lower level of storage (S-2 Occupancy). This is an existing permitted building constructed in 1981 under the 1979 Uniform Building Code (UBC). The entire structure is protected with an automatic fire sprinkler system and a voice annunciated fire alarm system throughout.
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PROPOSED:

In regards to one private tenant occupying the entire 5th Floor of the Jacobs Center, this appeal item proposes that Occupant Load Calculations for Plumbing Fixtures shall calculate all flexible workspaces, including the 1,930 sq.ft. break room, as non-simultaneous use areas according to Paragraphs E1. through E6. of the BDS Code Guide. Flexible workspaces such Conference Rooms, Huddle Rooms, Collaboration or “Collab” Rooms, employee Break Room, and two small roof deck areas, will all be non-simultaneous use areas within the 5th Floor, used strictly by Chegg staff.

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Per the proposed Code Guide, BDS has defined how to calculate occupant load for non-traditional office areas, which includes employee lounges and team huddle rooms, and provides a definition for Non-Simultaneous Use Areas and Flexible Workspaces.

We agree with this method of calculation and propose it's use in this Appeal Item.

APPEAL DECISION

1. Reduction in calculated occupant load with use of draft code guide for calculation of occupant load in office spaces for purpose of egress: Denied. Proposal does not provide equivalent Life Safety protection.

2. Reduction in calculated occupant load with use of draft code guide for calculation of occupant load in office spaces for purpose of seismic retrofit triggers. Denied. Proposal does not provide equivalent Life Safety protection.

3. Reduction in calculated occupant load with use of draft code guide for calculation of occupant load in office spaces for purpose of reducing the minimum number of required plumbing fixtures: Denied. Proposal does not provide equivalent level of sanitary protection.

Appellant may contact John Butler (503 865-6427) or e-mail at 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, call (503) 823-7300 or come in to the Development Services Center.



CONSULTANT:

PROJECT NUMBER: 221134

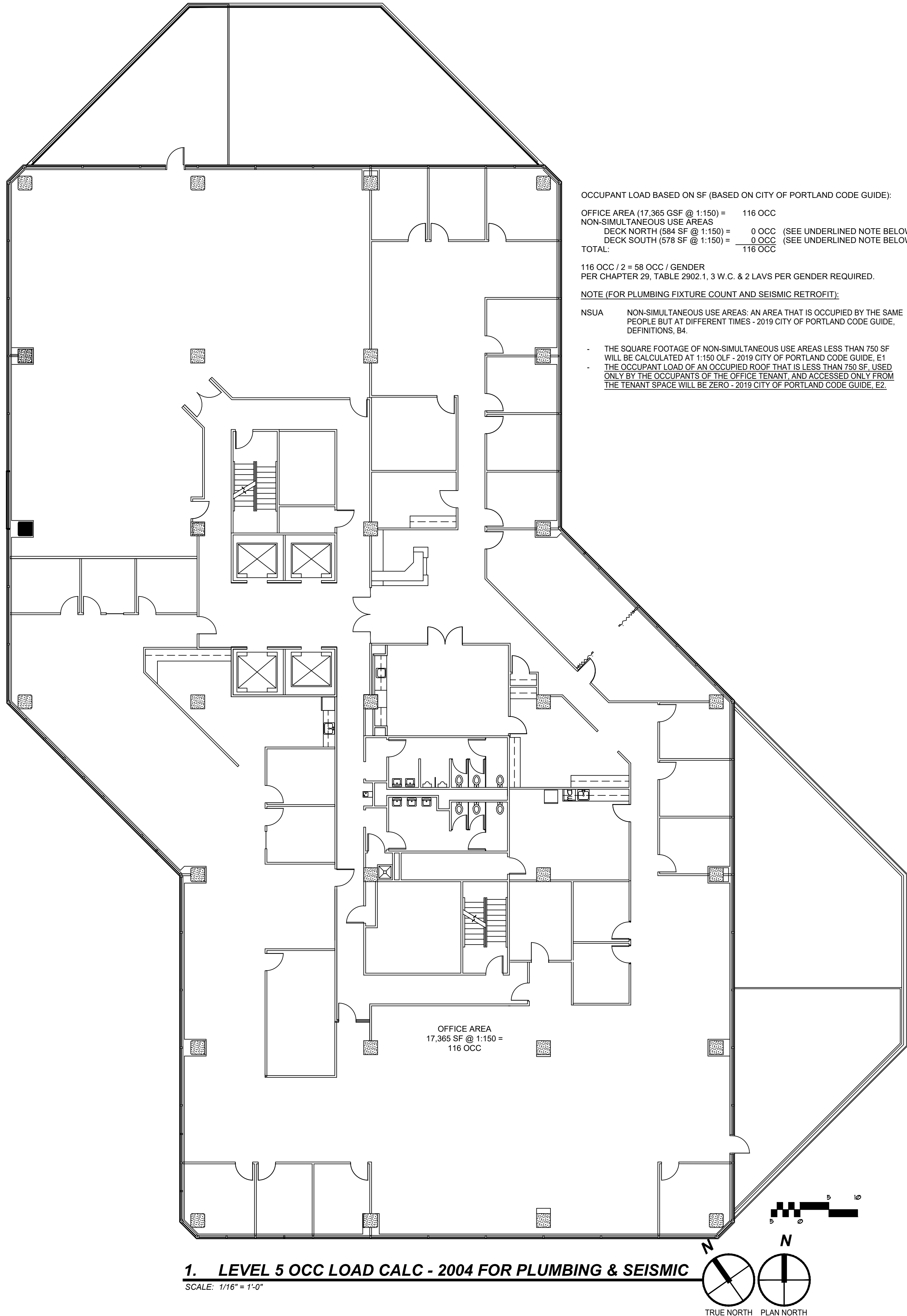
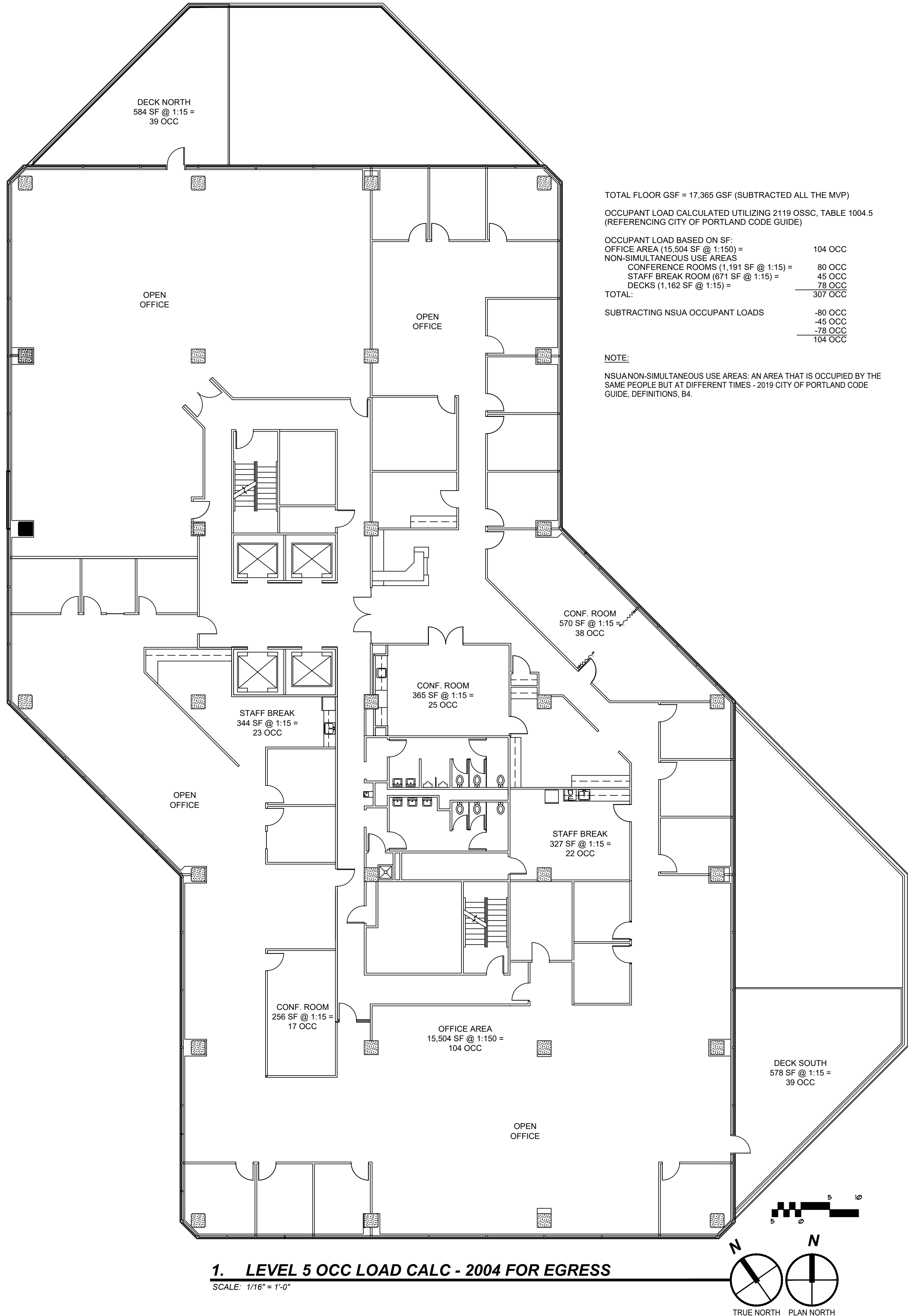
**Jacobs Center -
Chegg T.I.**

2020 SW 4th Ave,
Suite 500
Portland, Oregon 97201

SHEET TITLE:
**2004 OCC. LOAD
CALCULATION**

DRAWN BY: PMK
DATE ISSUED:
PERMIT REVIEW SET 08.25.21
PERMIT REVIEW SET #2 10.22.21
PERMIT REVIEW SET #3 11.01.21
BID SET 11.10.21
BID SET REV 01 12.06.21
BID SET REV 02 01.20.22
PERMIT SET 02.08.22
PERMIT REVISION SET 03.XX.22

SHEET: **A110a**
LRS Architects, Inc. © 2022



(SEE EGRESS DIAGRAM & OCCUPANT LOAD CALC. BELOW)

* NOTE:
ACTUAL # OF FULL-TIME STAFFS = 185 OCC
185 OCC X 0.3 = 55.5" TOTAL EGRESS WIDTH / 2 EXITS = 27.75" PER EXIT
2 EXISTING EXITS, 36" EACH, TOTALING 72" > 55.5"

OCCUPANT LOAD BASED ON SF:	
OFFICE AREA (7,029 SF @ 1:150) =	47 OCC
STORAGE AREA (218 SF @ 1:300) =	1 OCC
HIGH DENSITY OFFICE AREA (7,138 SF @ 1:50) =	143 OCC
NON-SIMULTANEOUS USE AREAS	
CONFERENCE ROOMS (1,049 SF @ 1:15) =	70 OCC
STAFF BREAK ROOM (1,930 SF @ 1:15) =	129 OCC
DECKS (1,162 SF @ 1:15) =	78 OCC
TOTAL:	<u>468 OCC</u>

SUBTRACTING NSUA OCCUPANT LOADS

$$\begin{array}{r} -129 \text{ OCC} \\ -78 \text{ OCC} \\ \hline 191 \text{ OCC} \end{array}$$

191 OCC X 0.3 = 57.3" TOTAL EGRESS WIDTH / 2 EXITS = 28.65" PER EXIT
2 EXISTING EXITS, 36" EACH, TOTALING 72" > 57.3"

FEC BUILDING STANDARD RECESSED/SEMI-RECESSED
FIRE EXTINGUISHER CABINET (EXACT LOCATION
TO BE DETERMINED BY FIRE MARSHALL). RATING
OF NOT LESS THAN 2A 10B/C FOR EACH 1,500 S.F.
OF FLOOR AREA OR FRACTION THEREOF

X
OCCUPANCY OCCUPANCY GROUP

X Occ ROOM OCCUPANT LOCATIONS
SECTION 1004

EXIT SIGN W/ INTEGRATED
DIRECTIONAL ARROW. PROVIDE
EXITS, EVERY 100' IN CORRIDOR
PER SECTION 1011 IN SPACES
OR MORE ARE REQUIRED. SEE
ELECTRICAL DRAWINGS.

START
● — — — — —▶ EGRESS PATH (44" WIDE, UNO)

E➔ REQUIRED EXIT EGRESS

NSUA NON-SIMULTANEOUS USE AREAS: AN AREA THAT IS OCCUPIED BY THE SAME PEOPLE BUT AT DIFFERENT TIMES - 2019 CITY OF PORTLAND CODE GUIDE, DEFINITIONS, B4.

(PER TABLE 2902.1)

TOTAL OCCUPANT LOAD BASED ON ACTUAL # OF FULL-TIME STAFFS = 185 OCC
 185 OCC / 2 = 93 OCC / GENDER
 PER CHAPTER 29, TABLE 2902.1, 3 W.C. & 3 LAVS PER GENDER REQUIRED.

3, OR 3-1/2, W.C. AND 2 LAVS ARE PROVIDED.
PLUS, 1 ADDITIONAL SINGLE-USE UNISEX RESTROOM FACILITY WITH 1 W.C. AND 1 LAV PROVIDED
ADDITIONAL ACCESSIBLE RESTROOM FACILITIES ARE AVAILABLE ON THE FIRST FLOOR.

* NOTE:
EXISTING ADA-COMPLIANT DRINKING FOUNTAIN TO REMAIN.

OCCUPANT LOAD BASED ON SF (BASED ON CITY OF PORTLAND CODE GUIDE):

OFFICE AREA (15,435 GSF @ 1:150) =	103 OCC	
NON-SIMULTANEOUS USE AREAS		
STAFF BREAK ROOM (1,930 @ 1:15) =	129 OCC	
DECK NORTH (584 SF @ 1:150) =	0 OCC	(SEE UNDERLINED NOTE BELOW)
DECK SOUTH (578 SF @ 1:150) =	0 OCC	(SEE UNDERLINED NOTE BELOW)
TOTAL:	232 OCC	

SUBTRACTING NSUA OCCUPANT LOADS	-129 OCC
	<u>103 OCC</u>

103 OCC / 2 = 52 OCC / GENDER
PER CHAPTER 29, TABLE 2902.1, 3 W.C. & 2 LAVS PER GENDER REQUIRED.

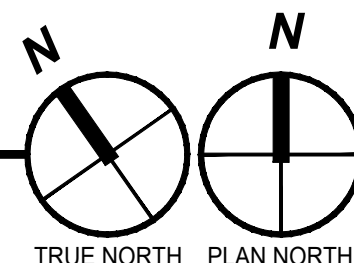
NOTE (FOR PLUMBING FIXTURE COUNT AND SEISMIC RETROFIT):

NSUA NON-SIMULTANEOUS USE AREAS: AN AREA THAT IS OCCUPIED BY THE SAME PEOPLE BUT AT DIFFERENT TIMES - 2019 CITY OF PORTLAND CODE GUIDE, DEFINITIONS, B4.

- THE SQUARE FOOTAGE OF NON-SIMULTANEOUS USE AREAS LESS THAN 750 SF WILL BE CALCULATED AT 1:150 OLF - 2019 CITY OF PORTLAND CODE GUIDE, E1
- THE OCCUPANT LOAD OF AN OCCUPIED ROOF THAT IS LESS THAN 750 SF, USED ONLY BY THE OCCUPANTS OF THE OFFICE TENANT, AND ACCESSED ONLY FROM THE TENANT SPACE WILL BE ZERO - 2019 CITY OF PORTLAND CODE GUIDE, E2.

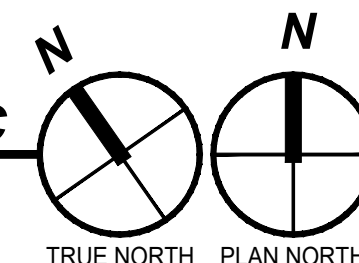
1. LEVEL 5 OCC LOAD CALC - 2019 FOR EGRESS

SCALE: 1/16" = 1'-0"



1. LEVEL 5 OCC LOAD CALC - 2019 FOR PLUMBING & SEISMIC

SCALE: 1/16" = 1'-0"



PROJECT NUMBER: 221134

**Jacobs Center -
Chegg T.I.**

**2020 SW 4th Ave,
Suite 500
Portland, Oregon 97201**

SHEET TITLE:

CODE ANALYSIS PLAN

DRAWN BY: NWUDTKE

DATE ISSUED:	
PERMIT REVIEW SET	08.25.21
PERMIT REVIEW SET #2	10.22.21
PERMIT REVIEW SET #3	11.01.21
BID SET	11.10.21
BID SET REV 01	12.06.21
BID SET REV 02	01.20.22
PERMIT SET	02.08.22
PERMIT REVISION SET	03.XX.22

SHEET:

A110