

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 27591	Project Address: 515 N Schmeer Rd
Hearing Date: 3/16/22	Appellant Name: Renz Weinmann
Case No.: B-011	Appellant Phone: 14126701531
Appeal Type: Building	Plans Examiner/Inspector: Renay Radtke-Butts
Project Type: commercial	Stories: 1 Occupancy: S-1 Construction Type: 5-B
Building/Business Name: Prologis Meadows	Fire Sprinklers: Yes - Entire building
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 20-210977-REV-01-CO
Plan Submitted Option: pdf [File 1]	Proposed use: S-1 Storage

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 508.2.3

Requires The code requires that an accessory occupancy cannot exceed 10% of the floor area in which they are located, and cannot exceed the tabular values for non-sprinklered buildings in Table 506.2 for each such accessory occupancy. The Tabular area in this case for Type 5B construction is 6,000 SF.

Code Modification or Alternate Requested Due to the tenant program requirements, the Breakroom exceeds the tabular limit of 6,000 SF by 671 SF so we are therefor requesting approval of this added square footage to this accessory occupancy within this Unlimited Area building considering we have taken steps to protect the additional occupants as outlined below.

Proposed Design To compensate for the excess square footage, we will separate the Breakroom space from the adjacent spaces by providing a 1 hour fire rated partition from floor to underside of roof deck, will be constructed using a UL tested assembly consisting of 5/8" Type X gypsum board on structurally sized metal studs. Door openings in this partition will be rated to 45 minutes.

Reason for alternative The Code allows up to 6,000 SF of unseparated A-2 Assembly accessory occupancy within the building per 508.2.4. By exceeding this area limit by 671 square feet we acknowledge that there will e additional occupants in the space and we propose to remedy this by providing a 1 hour fire rated partition to separate the Breakroom from the Warehouse which will provide the Life Safety protections to allow for the added time required for the additional staff to exit the space. There are 3 exits from the space, one of which exits directly to the exterior.

Appeal item 2

Code Section 2019 OSSC, Table 1004.5

Requires	Plan review item #47 issued on 1/14/22 and #70 issued on 2/25/22 to calculate the occupancy load of the entrance Vestibule at 1:7 and Security Area at 1:15 as Assembly Use spaces.
Code Modification or Alternate Requested	Intent of this appeal is to consider the spaces listed above to use a less intensive Occupant Load Factor due to their intended and anticipated use, and to reduce the exacerbated affect on the plumbing fixture counts.
Proposed Design	Propose that 596 SF of A-3 Assembly Occupancy of the entrance Vestibule and 809 SF of A-3 Assembly Occupancy of the Security Area with an Occupant Load Factor of 1:20 (similar to an airport terminal use). This will yield a calculated load of 30 occupants at the Vestibule and and 40 occupants at the Security Area. The Vestibule is designed as and entrance circulation space to provide access to the Security Area which is also designed as a circulation space for employee access to the Breakroom and main Warehouse, and Office functions.
Reason for alternative	Because the entrance Vestibule is designed for the entry and egress of workers, staff, and occasional visitors, the space was not designed or intended as an Assembly space. The proximity to the Security Desk will also prohibit congregation or loitering in the Vestibule or Security Area for reasons of security, avoiding congestion of this circulation space, and company policy which enforces movement through the Vestibule space, security turnstiles, and a corridor like circulation around the security desk of the Security Area.

Appeal item 3

Code Section	2019 OSSC, 503.1.2
Requires	Plan review item #38 issued on 1/14/22 - Stand alone prefabricated Smokers Shelter as an A-3 Assembly calculated at 1:15
Code Modification or Alternate Requested	Intent of this appeal is to consider the Smokers Shelter to use a less intensive Occupant Load Factor due to their intended and anticipated use, and to reduce the exacerbated affect on the plumbing fixture counts.
Proposed Design	Propose that 150 SF of A-3 Assembly Occupancy of the Smokers Shelter with an Occupant Load Factor of 1:20 (similar to an airport terminal use). This will yield a calculated load of 8 occupants. The Smokers Shelter is more than 60 feet away from the main building an is of non-combustible construction.
Reason for alternative	The Smokers Shelter does not add additional occupants to the building and reducing its Occupant Load Factor will compensate for the staff not being inside the building while smoking and should not count toward the added plumbing fixture count contributing to excess consumption of water resource using fixtures.

APPEAL DECISION

1. Increase in the maximum tabular area of an accessory use breakroom from 6,000 s.f. to 6,671 s.f.:
Granted as proposed.
2. Reduction in occupant load factor: **Granted as proposed.**
3. Reduction in minimum number of required plumbing fixtures for smoking shelter: **Granted as proposed.**

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.
