

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: 27752

Project Address: 545 SW Taylor St

Hearing Date: 5/11/22

Appellant Name: Doug Brecht

Case No.: B-016

Appellant Phone: 5032202671

Appeal Type: Building

Plans Examiner/Inspector: James Bryant

Project Type: commercial

Stories: 20 **Occupancy:** R-1 **Construction Type:** Metal Stud Concrete

Building/Business Name: The Duniway Hotel

Fire Sprinklers: Yes - Fully Sprinklered

Appeal Involves: occ Change from R1 Hotel/Motel to B - Business, Education day use only

LUR or Permit Application No.:

Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7] **Proposed use:** Business

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Not Applicable

Requires Not Applicable

Code Modification or Alternate Requested This is a temporary change in use only to apply to the dates of 7/1/22 to 11/10/22.

The Duniway Hotel has the opportunity to host a software upgrade training program for the Veterans Affairs offices in the Portland Metro area. Training is conducted by Cerner Corporation and requires 40 rooms for 6 people each for a 4 month time frame. We are proposing to convert hotels guestrooms temporarily into small training rooms for this purpose.

Dates: July 5, 2022 to November 4, 2022.

Program: Software training for VA hospital/offices in the area administered by Cerner Corporation

Requirements: 40 training rooms for 6 ppl per room plus an instructor

Location: the Duniway Hotel located at 545 SW Taylor St.

Proposal:

We are proposing the group use converted guest rooms (R1) on the 14th (37 rooms) and 15th (7 rooms) of the Duniway Hotel into training rooms (B). The 14th floor will be only training rooms (33 plus 4 restrooms). The 15th floor will be mixed use R1 and B with 7 rooms being training and 30 staying as traditional hotel guestrooms. Floors 16 to 20 will remain as R1 hotel rooms. The 30 guestrooms on 15 could be occupied by the instructors for the training (there will be one instructor per training room) if that would help reduce occupancy.

We will remove all guestroom furniture for ease of mobility around the room and evacuation purposes from the rooms. We will replace it with (2) 6 foot x 32 inch tables and 6 chairs. The instructor will use the existing wall mounted TV for presentations. Students will be using laptops.

Training schedule is variable (combination of full and partial days) all between 8am and 5pm which happen in 3 week tracts (a new group every 3 weeks). Training sessions will be Monday to Friday, which is inverse to our overnight guests pattern who are traditionally offsite from the hotel 8am to 5pm Monday – Friday.

Instructors will sleep at the hotel in designated guestrooms (not the converted training rooms). The students will drive into downtown each day from around the Portland Metro area for day use only of the facility.

The Veterans Affairs office will be monitoring/securing access to the training rooms and floors so it'll be a very secure environment. This is part of the reason we have are consolidating the training rooms to just two floors, to make it easier on them to monitor (cc TV, security officers etc..)

Proposed Design	No construction will be performed.
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Reason for alternative	This is a temporary change to the hotel. There will be no building modifications to the hotel.
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The requirements for a training such as this are hard to find – 40 classrooms for 4 months with the infrastructure (internet, AV, restrooms, staff, central access location, parking, F&B options, sleeping rooms for instructors etc...) are difficult to find. Hotel meeting rooms are not available continuously and 40 individual rooms is more than any hotel in the state of Oregon has to offer.

Temporarily converting guestrooms into training rooms is a good alternative solution for this purpose.

Typical hotel usage is in the evening/overnight - 6pm to 7am, when guests are not at their work or purpose for visiting from out of town. Training rooms will be Monday to Friday, 8am to 5pm which is inverse to the hotels typical occupancy pattern. This should offset any overload on capacity of the hotels systems.

There will be no building modifications to the hotel.

APPEAL DECISION

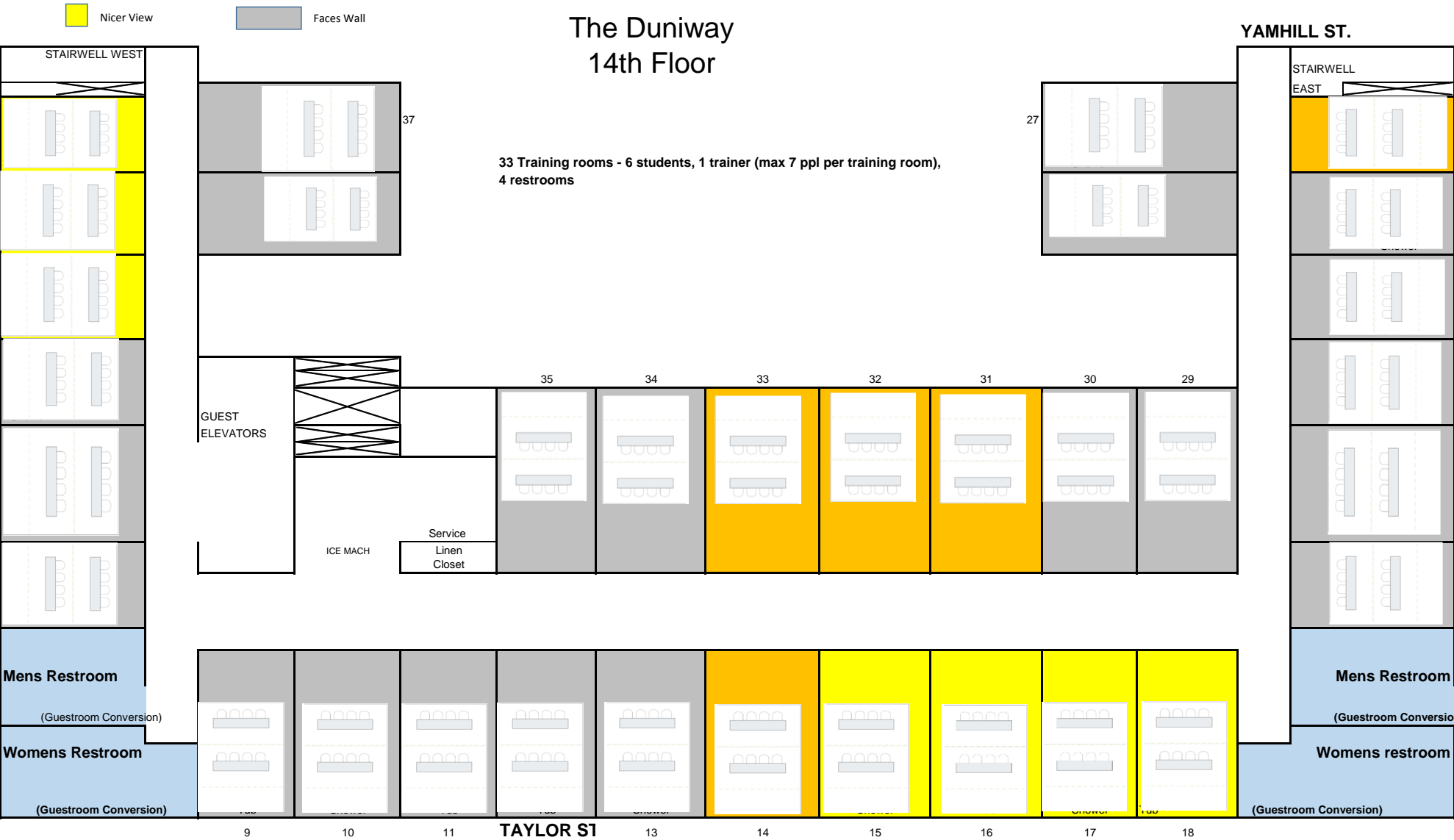
Temporary change of occupancy of 40 hotel guest rooms from R1 to B: Granted as proposed.

Note: Decision can be revoked at the discretion of the Fire Marshal where conditions of appeal and applicable Fire / Life Safety requirements are found to be violated.

Please contact Fire Marshal Michael Silva at 503-793-4641 prior to event to schedule a preliminary walkthrough to verify initial compliance.

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.

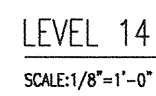
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



TAYLOR ST.

5TH





13

OF 28

SIEMENS

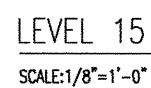
Fire Safety

Siemens Building Technologies, Inc.
3025 SW Corbett Ave., Suite B
Portland, OR 97201

Portland Branch Office
CSBJ 133041

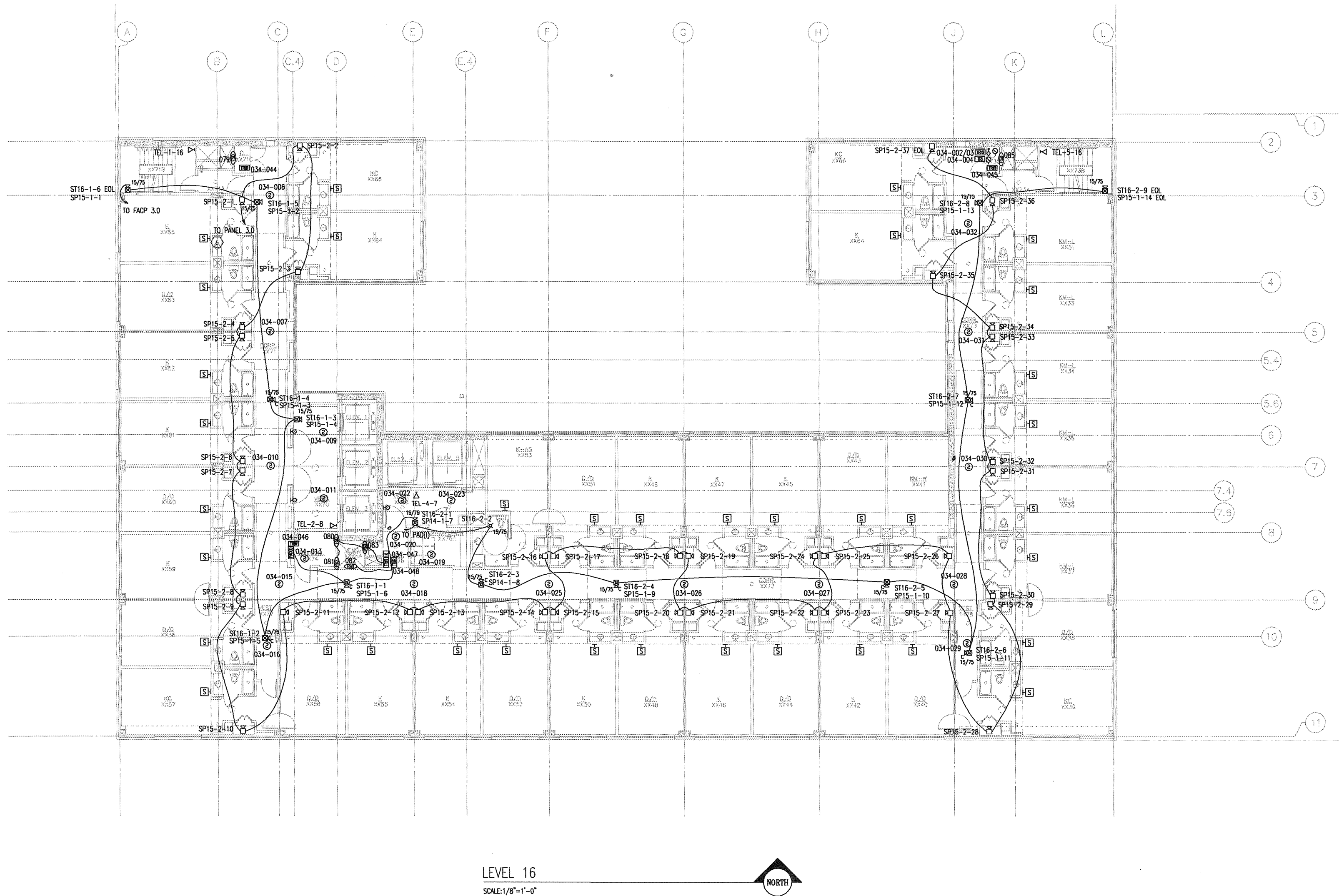
Tel: (503) 221-0989
Fax: (503) 221-0553

DOWNHILL PREPARED FOR
PORTLAND HILTON EXECUTIVE TOWER
S.W. TAYLOR STREET
PORTLAND, OR.
LEVEL 14



 = STAND ALONE DETECTOR (PROVIDED BY OTHERS).
ADA ROOMS PROVIDED BY SIEMENS.

14



LEVEL 16
SCALE: 1/8" = 1'-0"

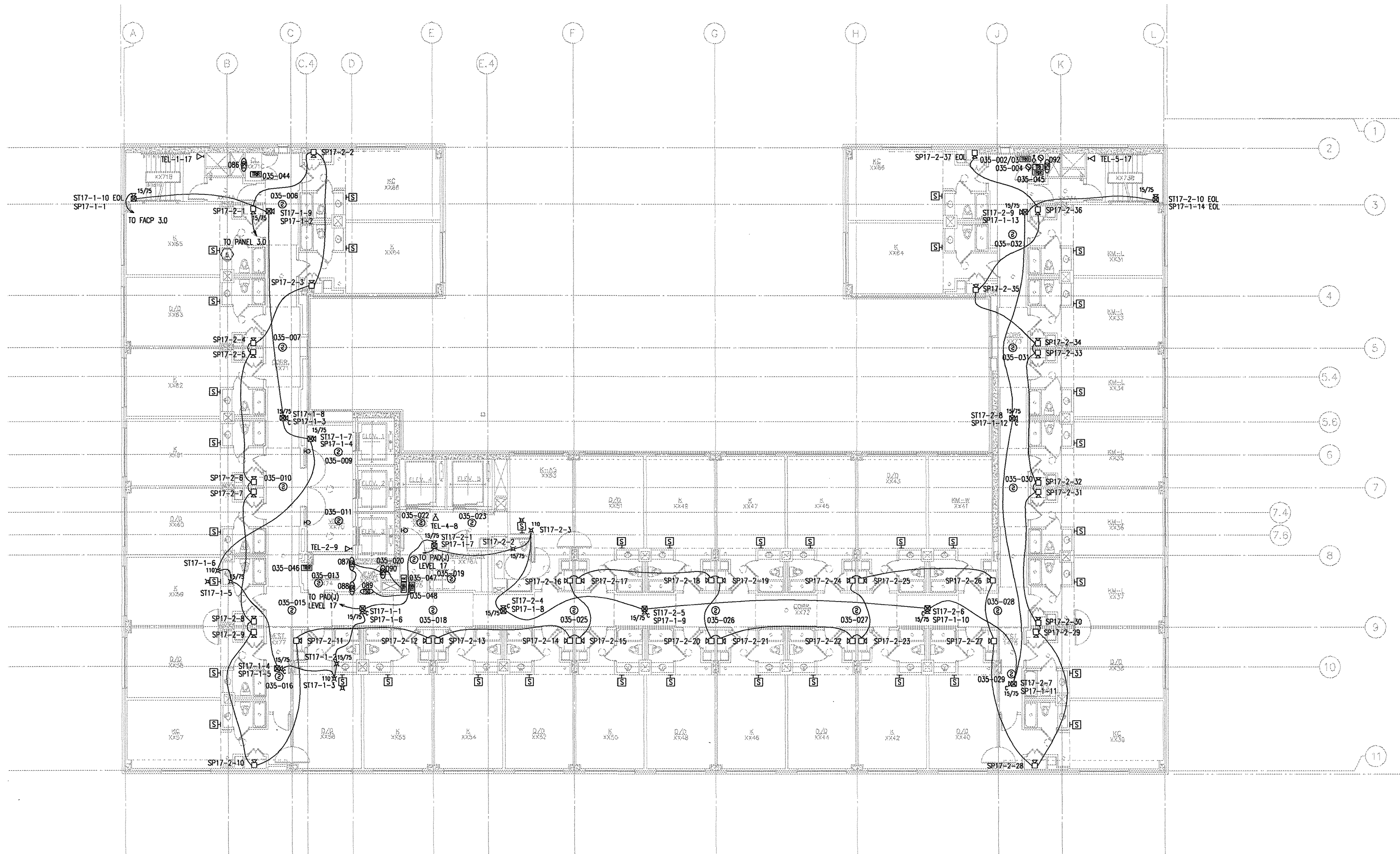


NOTE:

 = STAND ALONE DETECTOR (PROVIDED BY OTHERS).
ADA ROOMS PROVIDED BY SIEMENS.

SHEET NO.	CHECKED BY: MIKE S.	JOB NO: 211001	DATE: 11/03/00	SCALE: AS SHOWN	DRAWN BY: TM	DRAWINGS PREPARED FOR PORTLAND HILTON EXECUTIVE TOWER S.W. TAYLOR STREET PORTLAND, OR. LEVEL 16	SIEMENS Siemens Building Technologies, Inc. Portland Branch Office 3025 SW Corbett Ave., Suite B Portland, OR 97201 CCB# 133041 Tel: (503) 221-0289 Fax: (503) 221-0553	THIS DRAWING AND DESIGN INFORMATION IS TO BE PROVIDED TO OTHERS FOR INFORMATION OR RECORD ONLY. NO OTHER DISSEMINATION, REPRODUCTION OR REUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF SIEMENS BUILDING TECHNOLOGIES INC. ALL RIGHTS ARE RESERVED. DATE: 01/27/02 THE NOTICE	NO. -- -- -- B 6 6/15/02 2/27/02 REVISION DESCRIPTION RECORD DRAWING REVISED PER CHAIRMAN ORDER #3

RECORD



LEVEL 17
SCALE: 1/8" = 1'-0"

NORTH

NOTE:

[S] = STAND ALONE DETECTOR (PROVIDED BY OTHERS).
ADA ROOMS PROVIDED BY SIEMENS.

RECORD

REVISION		NO.	DATE	DESCRIPTION
		1		
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Fire Safety	Siemens Building Technologies, Inc. Portland Branch Office 3025 SW Corbett Ave., Suite B Portland, OR 97201 Tel: (503) 221-0399 Fax: (503) 221-0553

DRAWINGS PREPARED FOR	PORTLAND HILTON EXECUTIVE TOWER
BY	S.W. TAYLOR STREET
DATE	PORTLAND, OR.
JOB NO.	LEVEL 17
CHECKED BY:	
MIKE S.	
SHEET NO.	

DATE	11/03/00
JOB NO.	211001
CHECKED BY:	MIKE S.
SHEET NO.	16

FILE	211001\211001-16
XREF	X12-18
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