

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: 28191	Project Address: 5305 NE MLK Jr Blvd, 5329 NE MLK Jr Blvd, 5411 NE MLK Jr Blvd
Hearing Date: 11/23/22	Appellant Name: Mary Andrea Matthews
Case No.: B-015	Appellant Phone: 9712016089
Appeal Type: Building	Plans Examiner/Inspector: Terry Whitehill, Michael Silva, Kim Kosmas
Project Type: commercial	Stories: 1 Occupancy: M Construction Type: III-B
Building/Business Name: Walnut Park Shelter	Fire Sprinklers: No
Appeal Involves: other: Use of Building as Shelter	LUR or Permit Application No.: Temporary Conditional Use Permit
Plan Submitted Option: pdf [File 1]	Proposed use: Shelter

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC/34/#4/B
Requires	<p>OSSC/34/#4/B Time Limit</p> <p>Occupancies other than Residential group R-1 (transient residential housing) may be used as a temporary shelter for a maximum of 180 days within a calendar year (January to January). Temporary shelters operating in excess of 180 days within a calendar year require an appeal through the BDS administrative appeals process.</p>
Code Modification or Alternate Requested	<p>Allow the shelter to operate until the end of the declared Housing Emergency, per City of Portland Ordinance 190756, https://www.portland.gov/council/documents/ordinance/passed/190756.</p> <p>The shelter will continue to be subject to regular Fire Department walkthroughs to verify Fire and Life Safety of the building and its operation.</p>
Proposed Design	The shelter meets all the requirements of OSSC/34/#4.
Reason for alternative	Given the current housing emergency and upcoming inclement weather it is critical to continue operation of existing shelters while the City and County work together to expand affordable housing and capacity of our shelter system.

APPEAL DECISION

Extension of temporary shelter use beyond the 180-day limitation of COP Code Guide OSSC/34/#4, Use of Buildings as Temporary Shelters: Granted provided the extension is limited to 180 days with further extension requested by way of a new building code appeal.

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

PRELIMINARY
NOT FOR
CONSTRUCTION



KARLSTON HART ARCHITECTS P.C.
410 NE 15TH AVENUE, SUITE 200, PORTLAND, OREGON 97232
503.281.3300

**WALNUT PARK
EMERGENCY SHELTER**

5329 NE MLK JR BLVD
PORTLAND, OR 97211

Mark	Date	Description of Revision	By

Consultant Project No: 16020-WALNUT PARK
CAD DWG File: Drawn By:
Checked By: Approved By:
M.C. Bldg # - Proj #
WALNUT PARK COMPLEX

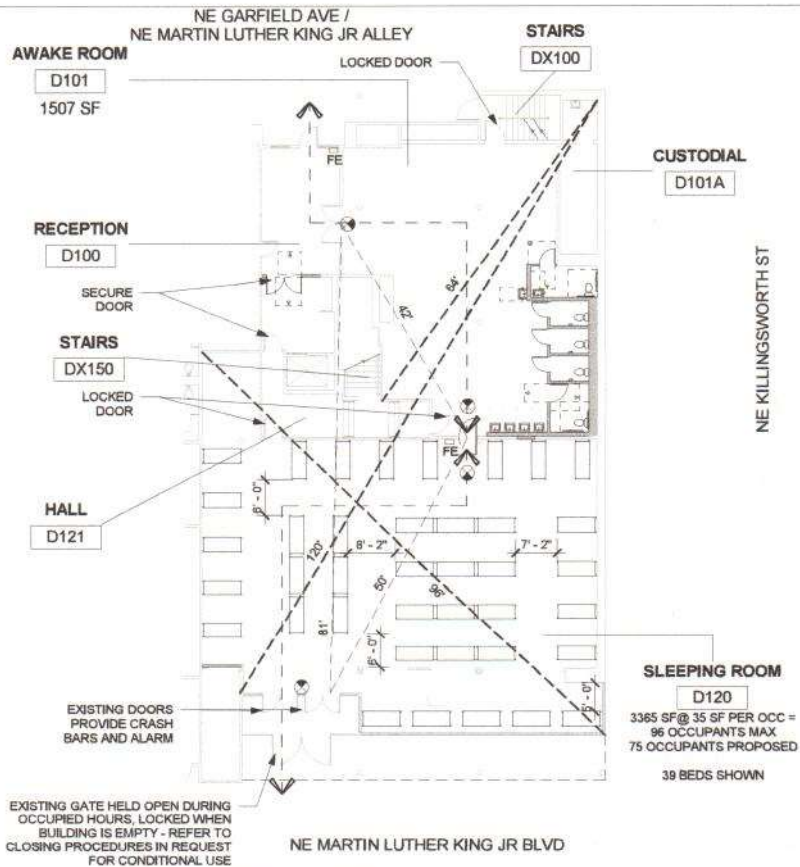
Sheet Title
**CONDITIONAL
USE PLAN**

Date: 10/02/2018

G2.01
Sheet of

ENTER PROJECT STATUS HERE

10/02/2018



LEGEND

- OVERALL DIAGONAL DIMENSION OF AREA SERVED
- EXIT ACCESS DOORWAY SEPARATION: > 1/2 MAX OVERALL DIAGONAL DISTANCE
- ➔ PATH OF EGRESS OR EXIT DISCHARGE, AS NOTED
- ⦿ INDICATED LIGHTED EXIT SIGN
- FE FIRE EXTINGUISHER

**CONDITIONAL USE
FLOOR PLAN - LEVEL 1**

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

