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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 33560	Project Address: 1117 SW Harvey Milk St
Hearing Date: 11/6/24	Appellant Name: Skylar Leavitt
Case No.: B-010	Appellant Phone: (458) 278-7559
Appeal Type: Building	Plans Examiner/Inspector: Guy Altman
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: IIIB
Building/Business Name: Fairfield Apartments	Fire Sprinklers: Yes - NFPA 13 System
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 24 091688-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Multi-family, 51+ Units

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2022 Oregon Structural Specialty Code Section 1010.1.7 Door Arrangement
Requires	Space between two doors in a series shall be 48 inches minimum plus the width of a door swinging into space. Doors in a series shall swing either in the same direction or away from the space between doors.
Code Modification or Alternate Requested	An exception to the distance required between doors in a series to allow for the installation of a security gate as proposed.

Proposed Design

An out-swinging security gate is proposed at the east exit passageway alcove along SW 11th Ave. The existing depth of the alcove does not allow for the space required between two doors. The gate will be located as close to the property line as existing conditions allow in order to achieve the maximum distance between the existing door and the new gate. The gate will remain closed, but will have panic hardware and allow for egress at all times for the egress side. Both the egress door and gate will be able to be opened by actuator button that will open both in unison from inside or the exterior. This automatic opener will be hooked up to battery power so it will operate in case of loss of power. The gate will have metal mesh applied on the inside of the gate to allow for visibility as occupants exit the building while preventing exterior reach through.

Refer to the attachment drawings for proposed gate design.

Reason for alternative

The security gates are proposed to improve the safety of the space by closing off the alcoves to the public, while keeping visibility on the sidewalk. The proposed design addresses building and occupant security concerns and will prevent unauthorized access and occupation of the alcove.

The existing conditions at the east exit alcove is constrained by the existing egress door and the front facade of the building. The proposed gate will have no other impact on the existing conditions. The proposed panic hardware and actuator opener will ensure that the doors remain safe for occupants and remain accessible.

There are also alternate routes that will provide egress out of the building.

Reference similar appeal 33517 and 13017.

APPEAL DECISION**Omission of 48" space between exterior door and security gate: Granted provided security gate encroachment into ROW is approved by PBOT.**

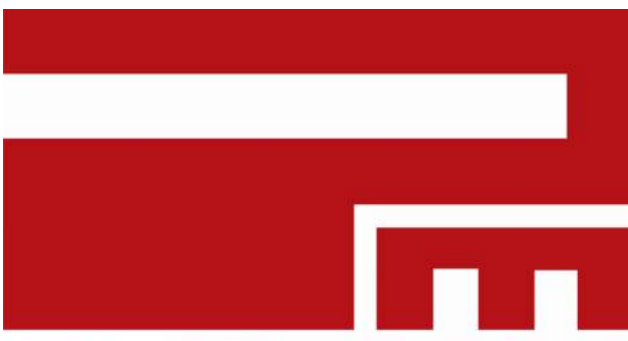
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; 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, how to file a reconsideration, and appealing to the Building Code Board of Appeal, go to <https://www.portland.gov/ppd/file-appeal/appeal-process> or email PPDAppeals@portlandoregon.gov.

FAIRFIELD APARTMENTS

1117 SW HARVEY MILK ST, PORTLAND, OR 97205

PERMIT SET OCTOBER 18, 2024



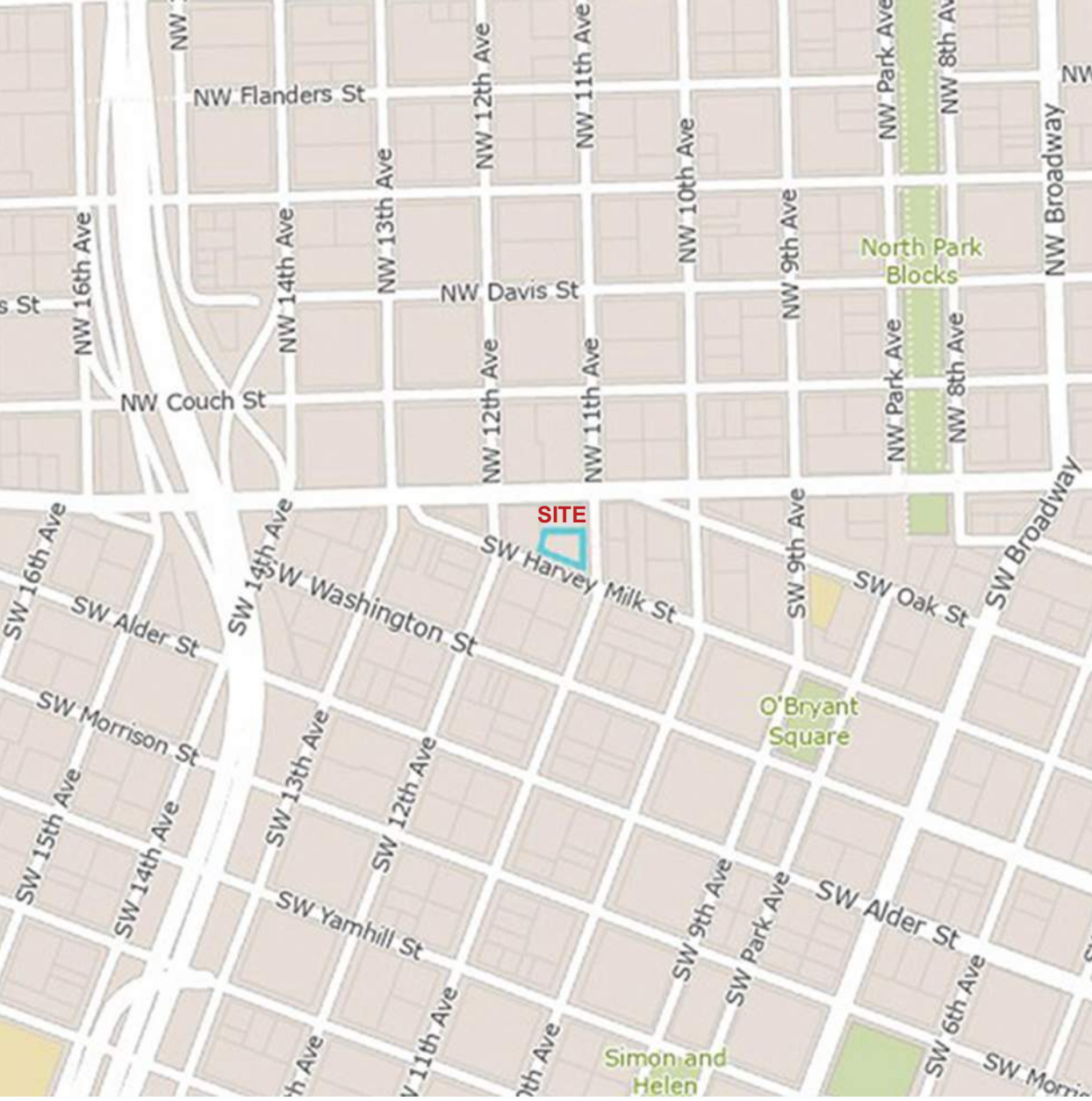
2232 SE Clinton Street
Portland, OR 97202
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:



Key Map:



LOCATION PLAN



AERIAL PLAN

PROJECT DIRECTORY

OWNER/TENANT	Home Forward 135 SW Ash St. Portland, OR 97204 Contact: Robert Dell Phone: (503) 943-8646 E-Mail: robert.dell@homeforward.org
CONTRACTOR	Walsh Construction 2505 SW 1st Ave. Portland, OR 97201 Contact: Bennett Barnwell Phone: (503) 416-3876 Email: bbarnwell@walshconstruction.com
ARCHITECT	Peter Meijer Architect, PC 2232 SE Clinton Street, Portland, OR 97202 Contact: Skyle Leavitt Phone: (503) 517-0283 E-Mail: skylea@pmapdx.com

SHEETS

GENERAL	Project Info & Code - Alcove Gates
G-001	
G-002	Plans & Details - Alcove Gates

SYMBOL LEGEND

	NORTH ARROW
	PROPERTY LINE
	LEVEL HEAD
	SPOT ELEVATION
	REVISION TAG
	DETAIL TAG
	DRAWING TITLE

HATCH LEGEND

	INDICATES (N) NEW
	INDICATES (E) EXISTING

CODE SYMBOL LEGEND

	1/2 HOUR FIRE SEPARATION
	1 HOUR FIRE PARTITION
	2 HOUR FIRE BARRIER
	EXIT ACCESS (EA)
	COMMON PATH (CP)
	DEAD END CORRIDOR
	EXIT SIGN - SHADED FACES REPRESENT LIGHTED SIDES, ARROWS INDICATE DIRECTION
	CEILING MOUNTED EXIT SIGN
	WALL MOUNTED EXIT SIGN
	SMOKE AND CO DETECTOR
	SMOKE DETECTOR
	OCCUPANT COUNT
	EGRESS ILLUMINATION - 1FC AT WALKING SURFACE, 44" WIDTH - 90 MIN EMERGENCY POWER SUPPLY
	EXIT PASSAGEWAY
	ROOM NUMBER ROOM NAME
	ROOM AREA OCCUPANCY GROUP
	OCCUPANT FACTOR OCCUPANTS
	ACCESSORY INCIDENTAL

PROJECT INFORMATION

ADDRESS:	1117 SW HARVEY MILK ST. PORTLAND, OR 97205	BASE ZONING:	CX - CENTRAL COMMERCIAL
SITE AREA:	0.18 ACRES (7,780 SQFT)	OVERLAY:	d - DESIGN
DESCRIPTION:	MULTI-FAMILY, 51+ UNITS	COMP PLAN:	n/a
OCCUPANCY:	R-2 (NO CHANGE)	PLAN DISTRICT:	CC - CENTRAL CITY WEST END
CONSTRUCTION TYPE:	III-B	BUSINESS DISTRICT:	
PROPERTY ID:	R246179	URBAN RENEWAL DISTRICT:	RIVER DISTRICT
BUILDING HEIGHT (FT):	65	HISTORIC DISTRICT:	n/a
STORIES:	4 + BASEMENT	RESOURCE TYPE:	n/a
AREA (SQFT):	32,336		

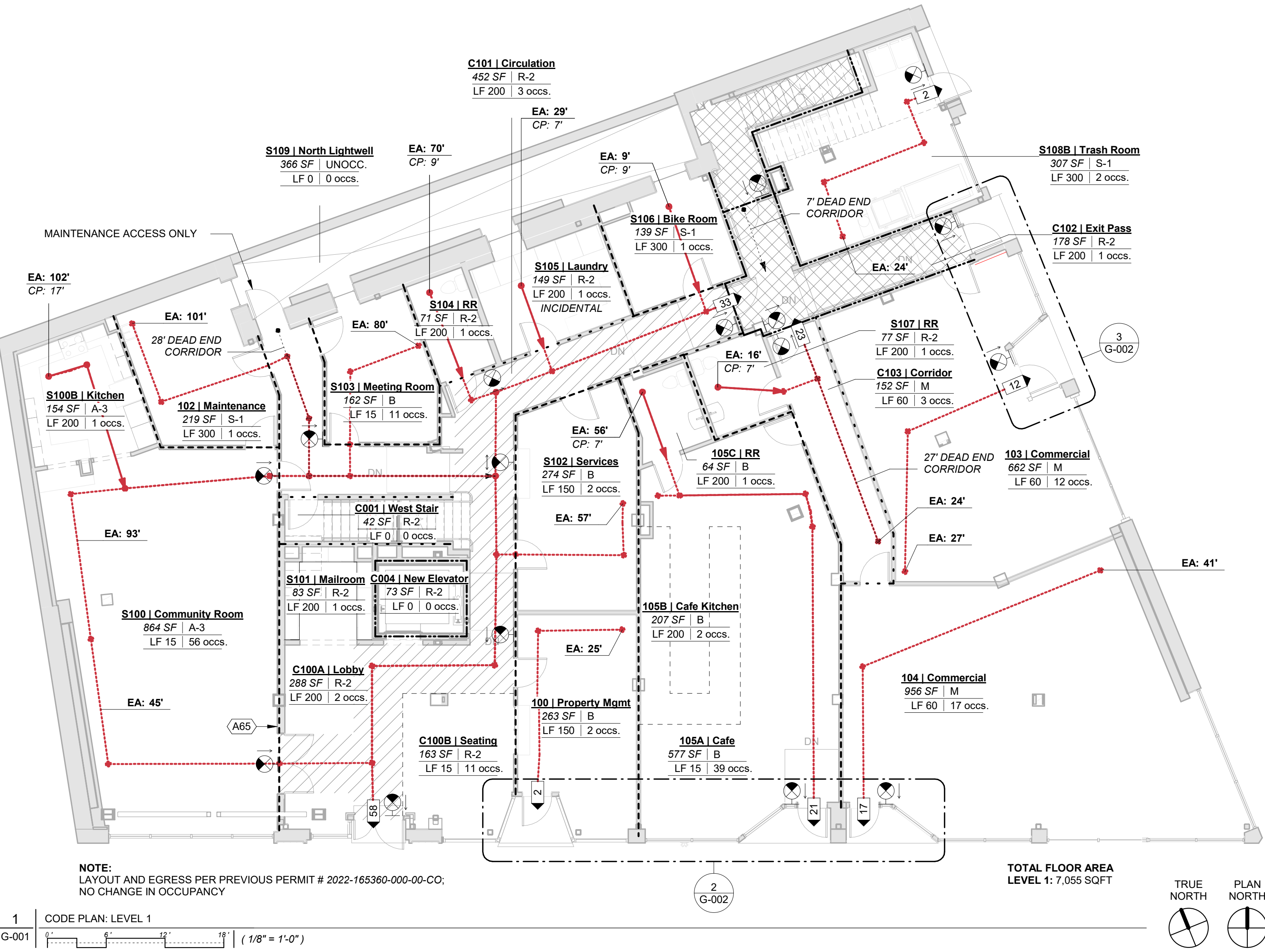
SUMMARY OF WORK:
INSTALL SCISSOR-STYLE ALCOVE GATES AT (4) ENTRY ALCOVES
INSTALL HINGED DOOR SWING-STYLE GATE WITH PANIC BAR AND ACTUATOR AT NORTH-MOST ALCOVE SERVICING EXIT PASSAGE

APPLICABLE CODES:
BUILDING:
2022 - OREGON STRUCTURAL SPECIALTY CODE (OSSC) BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)
2021 - OREGON EXISTING BUILDING CODE (OEB) BASED ON THE 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2017 - OREGON ACCESSIBILITY CODE (OAC) BASED ON THE A117.1

FIRE:
2023 PORTLAND FIRE CODE BASED ON THE 2021 INTERNATIONAL FIRE CODE AND THE 2022 OREGON FIRE CODE

INSPECTIONS:
INSPECTIONS ARE REQUIRED AT VARIOUS STAGES OF CONSTRUCTION AND WORK MAY NOT BE COVERED UNTIL APPROVED.
REFER TO SECTIONS 110.3.9 AND CHAPTER 17 FOR SPECIAL INSPECTIONS.

RECENT PERMITS:
2023-028490-000-00-FS: FIRE SPRINKLER ALTERATIONS
2023-037909-000-00-FS: FIRE ALARM ALTERATIONS
2022-165360-000-00-CO: VOLUNTARY SEISMIC UPGRADE AND LIFE SAFETY IMPROVEMENTS



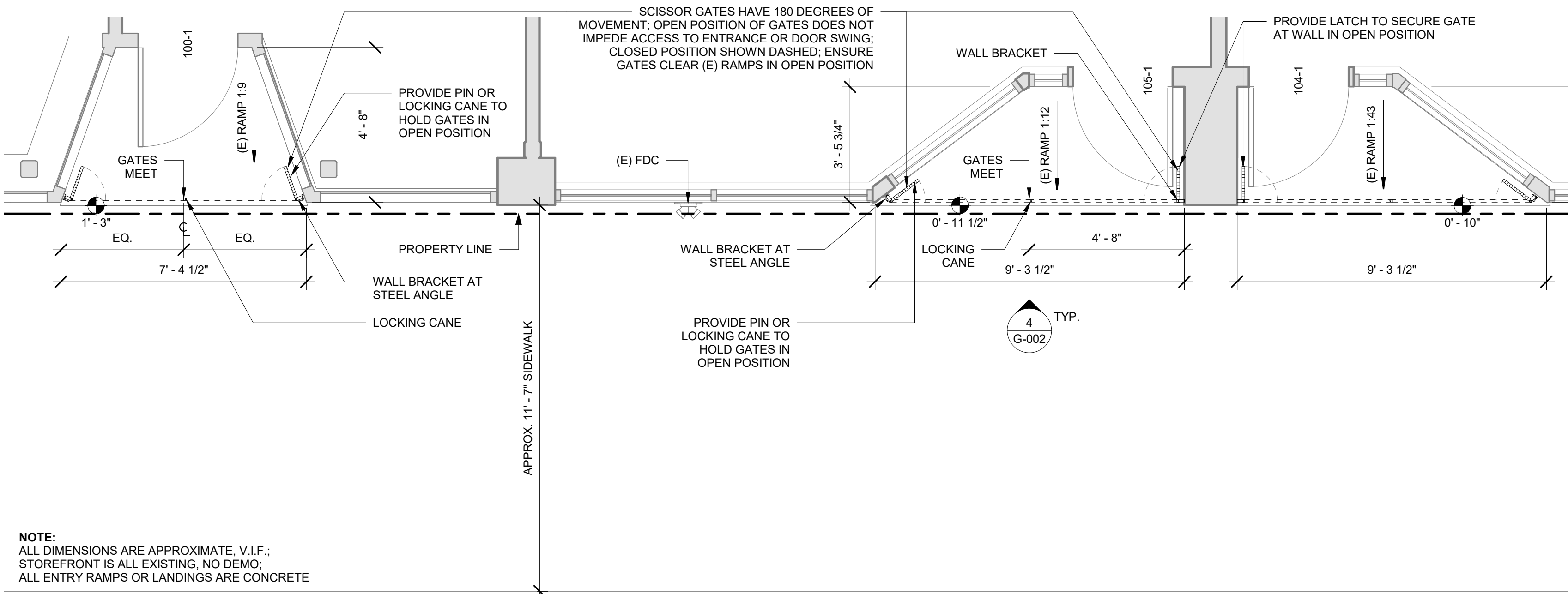
GENERAL NOTES

1. WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF BUILDING PERMIT ISSUANCE.
2. THE CONTRACTOR, SUBCONTRACTORS, ASSOCIATED VENDORS AND SUPPLIERS MUST READ, UNDERSTAND AND COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT.
3. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE JOB PRIOR TO PROCEEDING WITH THE WORK.
4. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES FOUND AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
5. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
6. REPETITIVE FEATURES ARE NOT INDICATED IN THE DRAWINGS. EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL. NOT ALL OCCURRENCES OF A FEATURE ARE NOTED IN EVERY CASE.
7. DO NOT SCALE DRAWINGS; REQUEST CLARIFICATION FOR DIMENSIONS THAT ARE NOT APPARENT.

GATE SCHEDULE

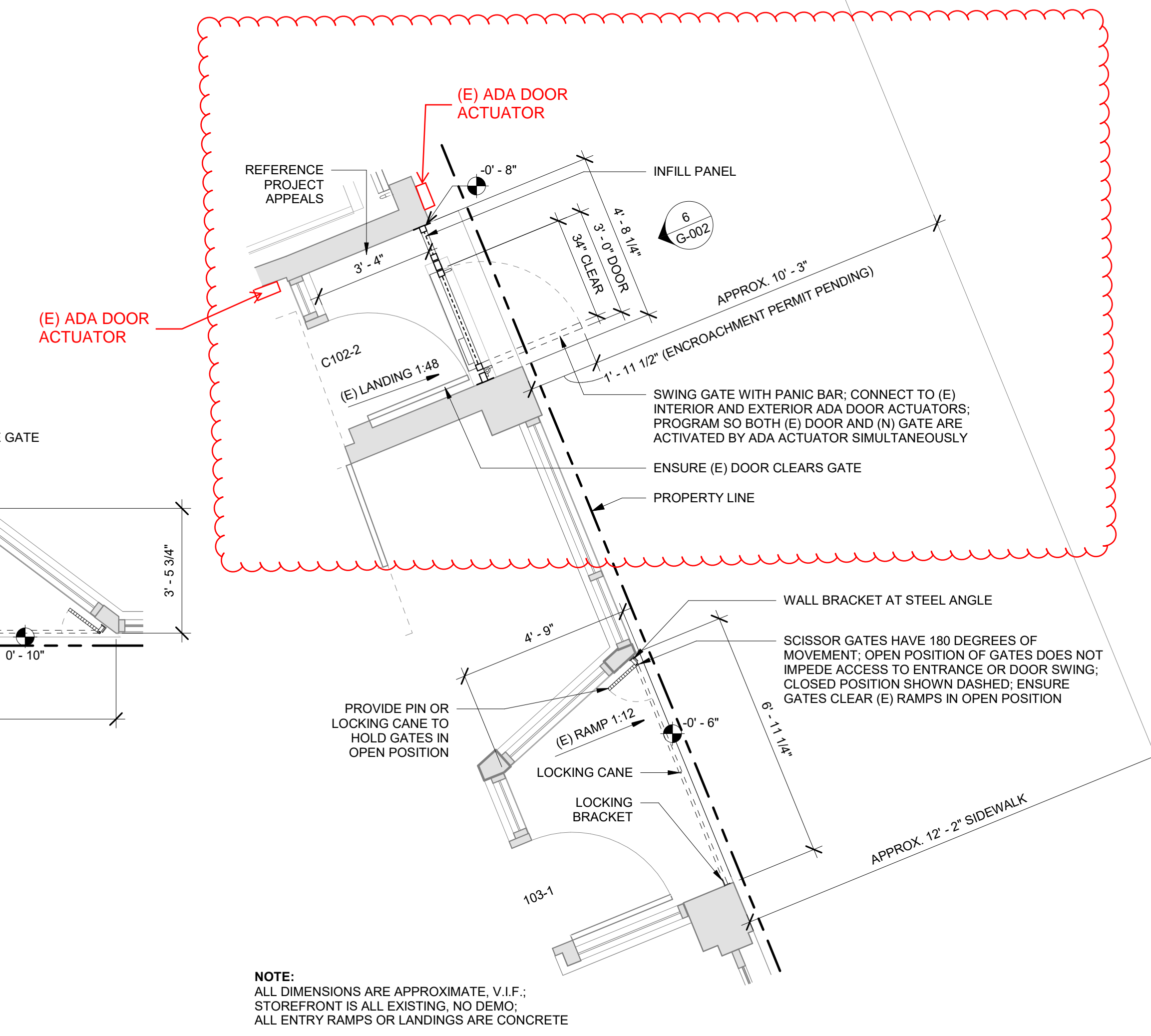
GATE #	DOOR #	STYLE	MANUFACTURER	TYPE	MODEL #	FINISH	GATE WIDTH (OPEN)	GATE WIDTH (CLOSED)	GATE HEIGHT	OPENING WIDTH	OPENING HEIGHT
100-1		SCISSOR	ULINE	DOUBLE	H-3695	STANDARD	6'-0"	11"	7'-0"	7'-4 1/2"	8'-11"
105-1		SCISSOR	ULINE	DOUBLE	H-2830	STANDARD	10'-0"	11"	7'-0"	9'-3 1/2"	9'-5"
104-1		SCISSOR	ULINE	DOUBLE	H-2830	STANDARD	10'-0"	11"	7'-0"	9'-3 1/2"	9'-5"
103-1		SCISSOR	ULINE	SINGLE	H-6373	STANDARD	8'-0"	11"	7'-0"	6'-11 1/4"	10'-11"
102-2		SWING	TURNSTILES US	N/A	HS336-ADA-MS	TERRA BROWN (POWDER COAT)	34" (CLEAR)	36" (DOOR)	7'-7"	4'-8 1/4"	10'-7"

*ENSURE SWING GATE IS IN COMPLIANCE WITH THE 2017 OREGON ACCESSIBILITY CODE SECTION 404.3.4, EXCEPTION 1 OR 2.

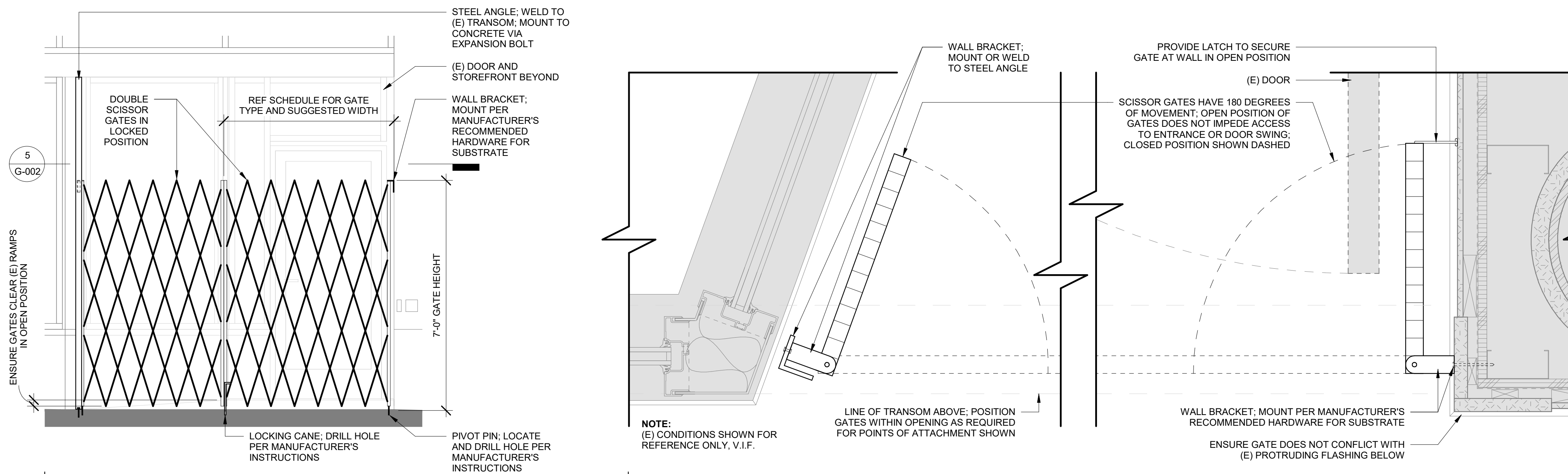


2 FLOOR PLAN: LEVEL 1 - SOUTH ALCOVE GATES
G-002 (3/8" = 1'-0")

Egress Gate Appeal

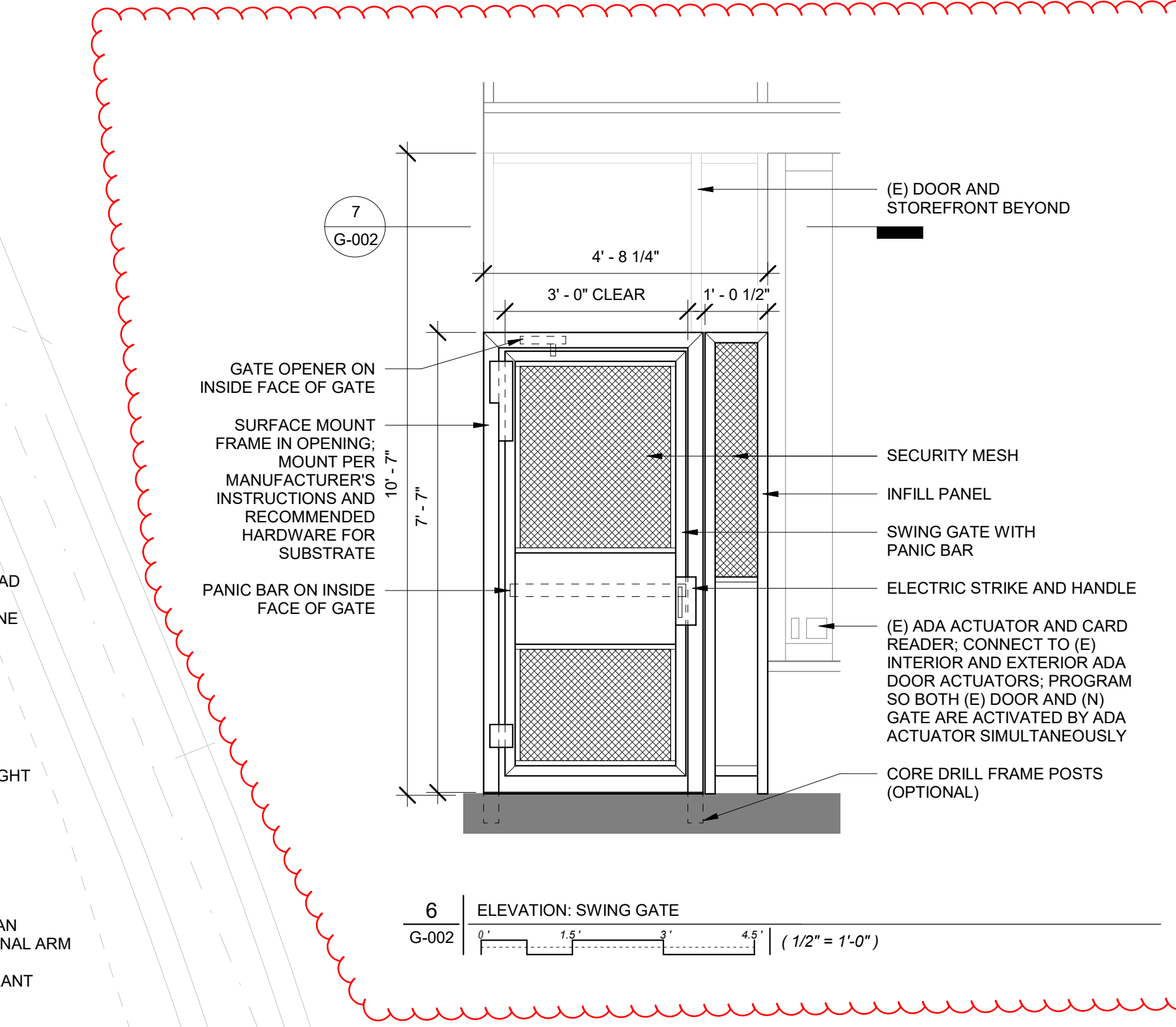


3 FLOOR PLAN: LEVEL 1 - EAST ALCOVE GATES
G-002 (3/8" = 1'-0")

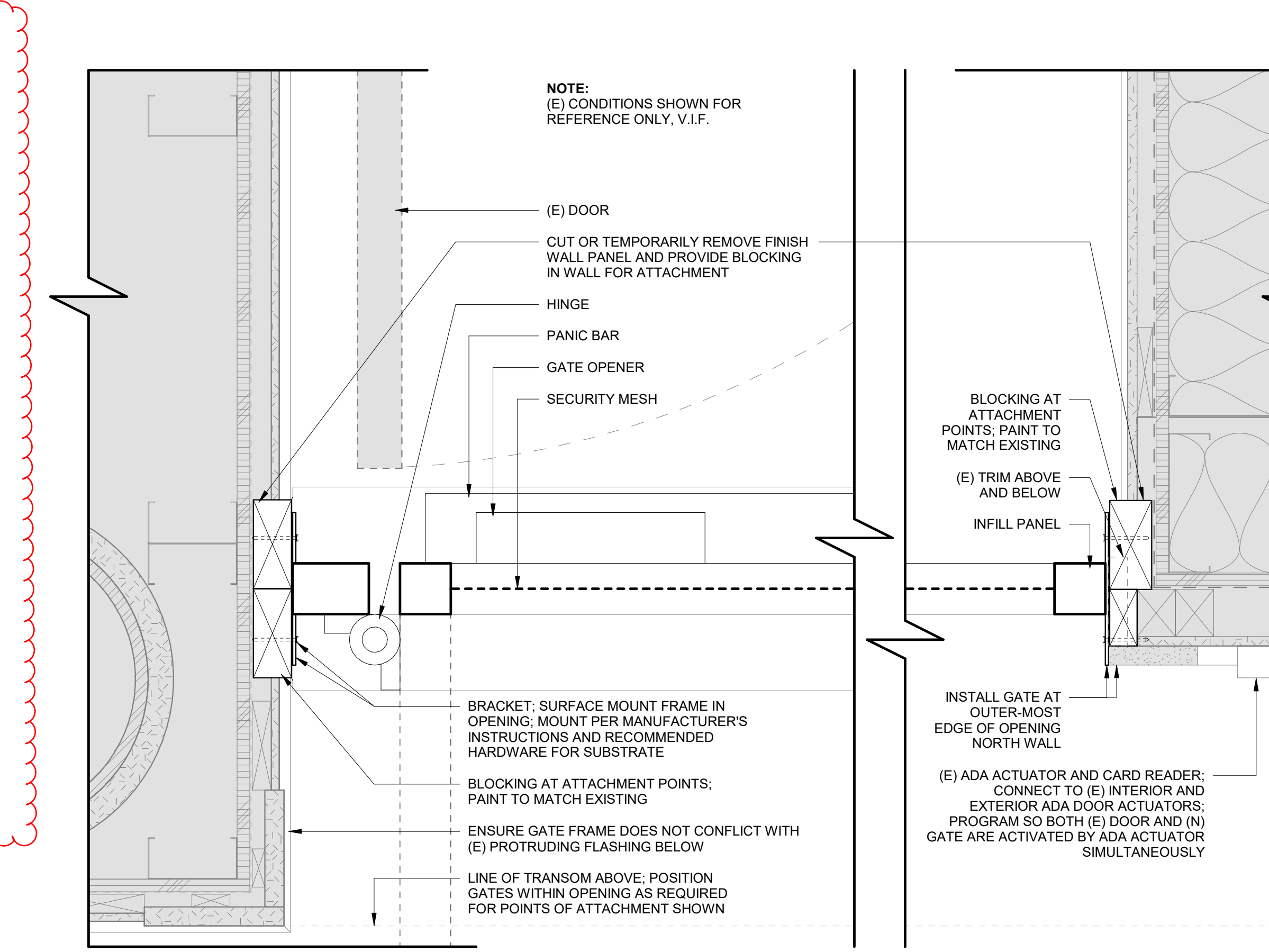


4 ELEVATION: TYP. SCISSOR ALCOVE GATE
G-002 (1/2" = 1'-0")

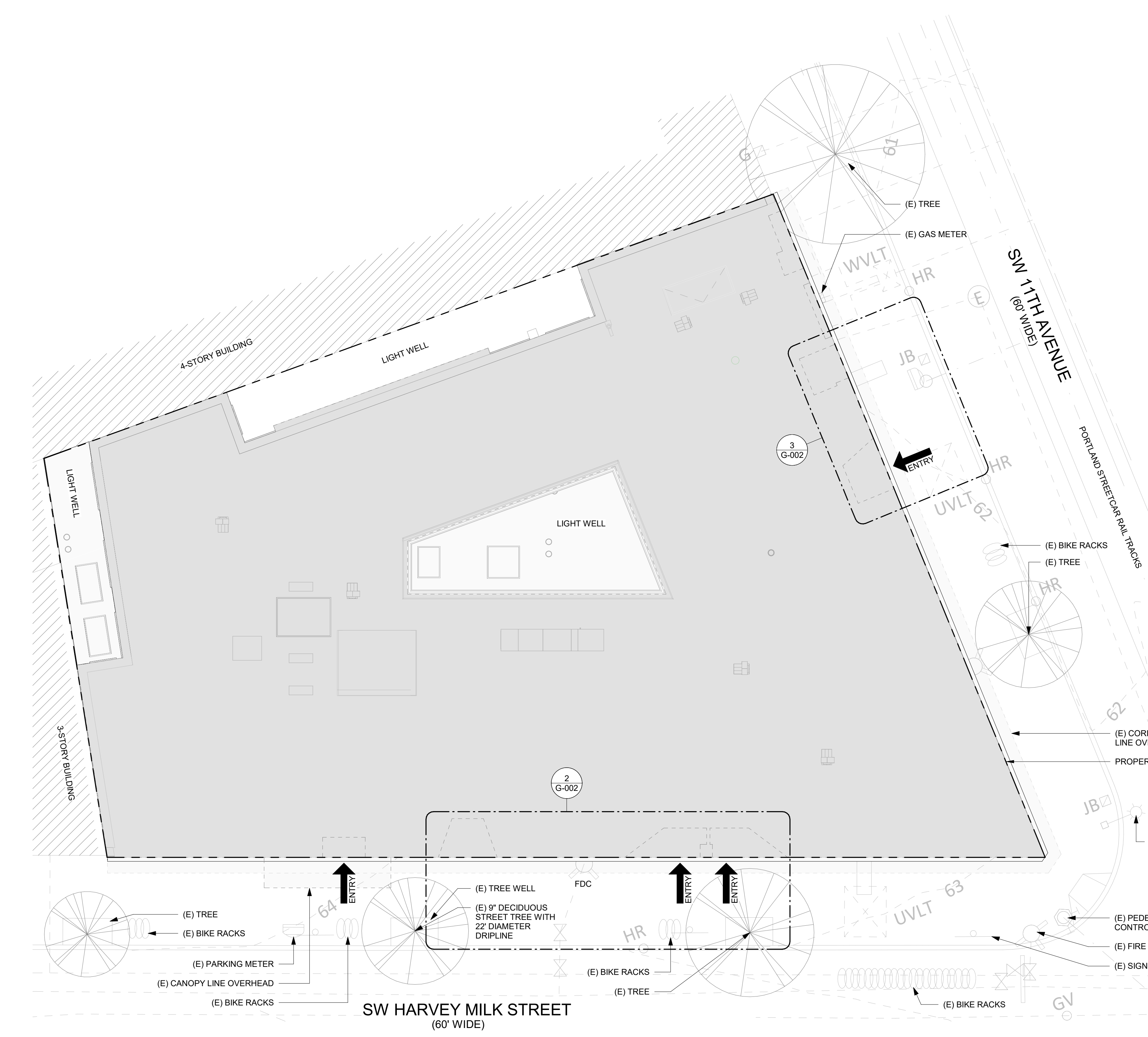
5 DETAIL: TYP. SCISSOR GATES JAMBS
G-002 (3" = 1'-0")



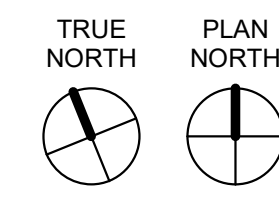
6 ELEVATION: SWING GATE
G-002 (1/2" = 1'-0")



7 DETAIL: SWING GATE JAMBS
G-002 (3" = 1'-0")



1 PLAN: SITE
G-002 (1/8" = 1'-0")



Fairfield Apartments

1117
SW HARVEY MILK ST.
PORTLAND, OR 97205
Owner:
Home Forward
135 SW Ash Street, Portland, OR 97204

Revisions:
No. Description Date

Project Number:
24-012

Issuance:
PERMIT SET
Issue Date:
10/18/2024

Drawn By:
SL
Checked By:
PM

Sheet Title:
PLANS & DETAILS -
ALCOVE GATES

Sheet Number:

G-002