

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14717	Project Address: 2448 NW 28th Ave
Hearing Date: 3/8/17	Appellant Name: Amy Perenchio
Case No.: B-007	Appellant Phone: 5038632463
Appeal Type: Building	Plans Examiner/Inspector: David Bartley
Project Type: commercial	Stories: 1 Occupancy: F-2, B, S-2 Construction Type: V-B
Building/Business Name: NW 28th, Brewery TI	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 17-110183-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Brewery

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC Table 2902.1

Requires "Minimum number of fixtures: Plumbing fixtures shall be provided for the type of occupancy or use of space in relation to Table 2902.1 and in the minimum number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the building official and shall reflect the use of the space being served by the fixtures. The number of occupants shall be determined by this code. Occupancy classification and use of space shall be determined in accordance with Chapter 3."

Proposed Design The proposed design divides an existing warehouse into two spaces. The work associated with this permit is for the west space, which will be used as the operations and brew house for a brewery (F-2 occupancy). Included is a new office and breakroom (B occupancy) for the employees that work in the brewery and a new utility room that houses the electrical, plumbing, and fire protection equipment to serve the building (S-2).

We seek approval to calculate the required plumbing fixtures with the understanding that the office (B) and utility rooms (S-2) will be used by the same employees already accounted for in the brewery (F-2) occupant loads.

Per Table 2902.1, the required number of fixtures for F-2 is two toilets and two lavatories. This is what we propose to provide.

Reason for alternative As stated above, the office and utility room will be used by the same employees of the F-2 brew house operations space. Since the office and utility rooms will not be adding additional occupants, the additional plumbing fixtures required for these areas are unnecessary. We believe the number of plumbing fixtures shown on the plan and in the plumbing fixture calculations provides an equivalent level of health to that required by the code.

APPEAL DECISION

Plumbing Fixture Count based on simultaneous use: Granted as proposed for this use and configuration.

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 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

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