Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

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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.

1 PROJECT DESCRIPTION	10 FIR	E RESISTANCE RATINGS	16
THE PROJECT IS A WAREHOUSE RENOVATION TO BE LOCATED ON NW 28TH AVE, NORTH OF NICHOLAI STREET, IN NORTHWEST PORTLAND. THE PARCEL IS LOCATED IN THE NORTHWEST INDUSTRIAL DISTRICT. THIS PROJECT WILL BE	OSSC; TABLE 601		OSSC CHAPTER 11, CHAPTER 34, & ANSI 1 SECTION 1109
DIVIDED AS TWO SEPARATE SPACES. THE LEASABLE SPACE HAS BEEN RENTED OUT TO A LOCAL BREWERY TO EXPAND THEIR OPERATIONS AND OPEN UP	REQUIRED FIRE RESISTIVELY OF STRUCTURAL E PRIMARY STRUCTURAL FRAME:	LEMENTS FOR CONSTRUCTION TYPE VB	EACH TOILET ROOM SHALL BE ACCESSIB IN EACH ACCESSIBLE TOILET ROOM SHAL
DISTRIBUTION OPPORTUNITIES. THIS WORK WILL GET THEM INTO THE BUILDING WITH AN OFFICE SPACE AND NEW RESTROOM FACILITIES, AS WELL AS UPDATED UTILITIES. THE SPACE WILL INCLUDE AN UPGRADE TO THE EXISTING	BEARING WALLS (EXTERIOR):	0 HOUR	25% VALUE OF WORK = NEW RESTROOM
LOADING RAMP. THE SPACE IN THE BACK WILL NOT BE INCLUDED IN THIS PERMIT.	BEARING WALLS (INTERIOR):	0 HOUR	
THIS PROJECT WILL MAINTAIN THE CHARACTER OF THE EXISTING WAREHOUSE AND WILL UPGRADE THE FACILITIES	NONBEARING WALLS AND PARTITIONS (EXTERIO		
TO MEET THE NECESSARY AND APPLICABLE CODES.	NONBEARING WALLS AND PARTITIONS (INTERIOF FLOOR CONSTRUCTION AND SECONDARY MEMB	, ,	
THE BUILDING WILL INCORPORATE AUTOMATIC FIRE DETECTION AND AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT THE BUILDING. DURING AN EMERGENCY THE BUILDING WILL HAVE A SEPARATE VOICE/ALARM COMMUNICATION SYSTEM. ALL THE ABOVE LIFE SAFETY SYSTEMS WILL BE PROVIDED WITH BACK-UP POWER FROM	ROOF CONSTRUCTION AND SECONDARY MEMBE		
THE PROJECT'S EMERGENCY GENERATOR.	INTERIOR EXIT STAIRWAY	2 HR: PER OSSC, SECTION 1022.2 AND IN ACCORDANCE WITH OSSC, TABLE 707.3.2	
2 APPLICABLE CODES	EXIT CORRIDOR	1/2 HR FIRE PARTITION: PER R OCCUPANCY AND	
	_	SPRINKLERS (OSSC, TABLE 1018.1)	17
FEDERAL REGULATIONS OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)	ELECTRICAL ROOM SEPARATION:	1 HR	OSSC ; CHAPTER 10
U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS (EPA) AMERICANS WITH DISABILITIES ACT GUIDELINES ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	FIRE PUMP ROOM SEPARATION: FIRE RESISTIVE RATING OF FIRE BARRIER OPEN		NOTE: THIS PROJECT ONLY INCLUDES MO
	DOORS IN 2 HOUR FIRE BARRIER: 1 ½ HOURS DOORS IN 1 HOUR FIRE BARRIER: 34 HOUR	NG FROILCHON.	PER SECTION 1001.4.2 EXCEPTION 4 OF T DURING CONSTRUCTION ARE NOT REQUINATION ARE NOT REQUINATION OF THE REPORT OF
OREGON STATE BUILDING CODE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH OREGON AMENDMENTS IN THE 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)	OTHER RATED ASSEMBLIES: REFER TO LIFE SAF	ETY PLANS	1. THE EXISTING 6" WOOD CAVITY ON THE
2012 INTERNATIONAL FIRE CODE (IFC) WITH OREGON AMENDMENTS IN THE 2014 OREGON FIRE CODE (OFC) 2014 INTERNATIONAL MECHANICAL CODE (IMC) WITH OREGON AMENDMENTS IN THE 2014 OREGON	SMOKE CONTROL SYSTEM REQUIREMENTS: N/A		INSULATION. ALTHOUGH WE ARE NOT (IMPROVE THERMAL PERFORMANCE. 2.WE ARE ADDING CAVITY INSULATION TO
MECHANICAL SPECIALTY CODE (OMSC) 2014 OREGON PLUMBING SPECIALTY CODE (OPSC) BASED ON THE 2006 UNIFORM PLUMBING CODE 2014 ORECON ELECTRICAL SPECIALTY CODE (OFSC) BASED ON THE 2008 NATIONAL ELECTRICAL CODE (NEC)			ARE ALSO ADDING A NEW WOOD STUD EXISTS. THIS WILL BE A MINIMUM R-13 \
2014 OREGON ELECTRICAL SPECIALTY CODE (OESC) BASED ON THE 2008 NATIONAL ELECTRICAL CODE (NEC) 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE	11 EX	TERIOR WALL RATINGS	BETWEEN SEMI-CONDITIONED SPACE A
PORTLAND CITY CODE AND ADMINISTRATIVE RULES	OSSC; TABLE 602		ARE EXEMPT FROM OEESC 2014 REQUIR
	_		
3 APPEALS	CONSTRUCTION TYPE VB, EXTERIOR WALLS FOR		18
APPEAL TO BE FILED: PLUMBING FIXTURE COUNT BASED ON NON-SIMULTANEOUS USE OF AREAS WITHIN TENANT SPACE	EXTERIOR WALL	FIRE RATING	OSSC, CHAPTER 29, TABLE 2902.1
THE OFFICE WILL BE USED BY SAME EMPLOYEES OF THE INDUSTRIAL AREAS. THEREFORE, PROVIDING ADDITIONAL PLUMBING FIXTURES FOR THE OFFICE AREA AS IF THEY HAD ADDITIONAL OCCUPANTS BEYOND THOSE IN THE SPACES	WEST (28TH FRONTAGE) NORTH A (AT LOADING DOCK)	NONE	BUSINESS (B) OCCUPANCY
THEY SERVE IS UNNECESSARY. WE BELIEVE THE NUMBER OF FIXTURES THAT WE HAVE PROVIDED (2 UNISEX - SEE PLUMBING CALCULATIONS) PROVIDES AN EQUIVALENT LEVEL OF HEALTH TO THAT REQUIRED BY CODE.	NORTH B (AT EXISTING STORAGE)	2 HOUR	WATER CLOSETS 1 PER 25 FOR THE FI 1 PER 50 FOR THE RE
	EAST (AGAINST PROPERTY LINE)<SOUTH (AGAINST PROPERTY LINE)	5' = 2 HOUR, 5' <x<10' 1="" =="" hour<br="">2 HOUR</x<10'>	LAVATORIES 1 PER 40 FOR THE FI 1 PER 80 FOR THE RE
			FACTORY INDUSTRIAL (F-1 & F-2) OCCU
	12 EX	FERIOR WALL OPENINGS	WATER CLOSETS 1 PER 100
			LAVATORIES 1 PER 100
	OSSC; TABLE 705.8		STORAGE (S-1 & S-2) OCCUPANCY WATER CLOSETS 1 PER 100
4 SEPARATE PERMITS & DEFERRED SUBMITTALS	EXTERIOR WALL	ALLOWABLE AREA OF OPENINGS PER STORY	LAVATORIES 1 PER 100
SEPARATE PERMIT: ELECTRICAL DEFERRED SUBMITTALS:	WEST (28TH FRONTAGE) NO	LIMIT	
PERMITS TO BE OBTAINED FROM THE FIRE • BREWING EQUIPMENT AND ASSOCIATED MARSHAL'S OFFICE: • UTILITIES		LIMIT F PERMITTED	
FIRE SPRINKLERS CODE REQUIRED SIGNAGE FIRE ALARM SYSTEMS FIRE PUMPS CODE REQUIRED SIGNAGE PENETRATION FIRE STOPPING ACOUSTICAL CEILING SUSPENSION SYSTEMS		O LESS THAN 5' SEPARATION, SPRINKLERED = 15%	FIRE - 1 HR FIRE - 2 HR FIRE - 3 HR
FIXED EXTINGUISHING SYSTEMS ACOUSTICAL CEILING SUSPENSION SYSTEMS		O LESS THAN 10' SEPARATION, SPRINKLERED = 25%	
5 BUILDING AREA AND NUMBER OF STORIES			
	_		
BUILDING AREA, AS DEFINED IN OSSC 202 IS THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS EXCLUSIVE OF VENT SHAFTS AND COURTS.	13 VERT	CAL AND ROOF EXPOSURE	
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TOTAL AREA 33802 GSF			(PRIV
TOTAL AREA 33802 GSF PROJECT CONSISTS OF ONE STORY ABOVE GRADE.	OSSC; SECTION 705.8.6.2		2
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EXTERIOR WALL	FIRE RATING
WEST (28TH FRONTAGE)	NONE
NORTH A (AT LOADING DOCK)	NONE
NORTH B (AT EXISTING STORAGE)	2 HOUR
EAST (AGAINST PROPERTY LINE)	<5' = 2 HOUR, 5' <x<10' 1="" =="" hour<="" td=""></x<10'>
SOUTH (AGAINST PROPERTY LINE)	2 HOUR

EXTERIOR WALL	ALLOWABLE AREA OF OPENINGS PER STORY	
WEST (28TH FRONTAGE)	NO LIMIT	
NORTH A (AT LOADING DOCK)	NO LIMIT	
NORTH B (AT EXISTING STORAGE)	NOT PERMITTED	
EAST (AGAINST PROPERTY LINE)	3' TO LESS THAN 5' SEPARATION, SPRINKLERED = 15% 5' TO LESS THAN 10' SEPARATION, SPRINKLERED = 25%	
SOUTH (AGAINST PROPERTY LINE)	NOT PERMITTED	

ACCESSIBILITY	19	EXIT AND EXIT ACCESS
	OSSC	CHAPTER 10
AST ONE OF EACH TYPE OF FIXTURE ELEMENT, CONTROL OR DISPENSER ESSIBLE	AREA OF REFUGE NOT REQUIRED BY OSSC, SECTION 1007.3 EXCEPTION 2 IN BUILDINGS EQUIPPED V AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH OSSC, SECTION 903.3.1.1 OR 903	
S, KEEPING OF EXISITNG ENTRANCE AND RAMP		CT EXITING CALCULATIONS ARE BASED ON IBC; SECTION 1003, TABLE 1004.1.2 AND TABLE 1018 RATED ON THE FOLLOWING LIFE SAFETY DRAWING SHEETS.
	ACCES MECHA BUSIN	UM FLOOR AREA PER OCCUPANT:SSORY STORAGE AREAS,ANICAL EQUIPMENT ROOM:300 GROSSESS AREAS:100 GROSSTRIAL AREAS:100 GROSS
	EGRES BUILDI	<u>SS WIDTH AT EGRESS STAIRS:</u> 0.2 INCH PER OCCUPANT SERVED BY EACH EGRESS STAIRWAY. F SS COMPONENTS EXIT WIDTH TO BE 0.15 INCH PER OCCUPANT SERVED. (PER OSSC 1005.3.1 EX NGS EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLERS AND EMERGENCY VOICE/AL UNICATION SYSTEM).
		<u>CCESS TRAVEL DISTANCE (SPRINKLERED BUILDING) PER OSSC TABLE 1016.2:</u> PANCY F-1 AND S-1 = 250 FEET MAXIMUM ALLOWABLE
ENERGY CODE		PANCY B = 300 FEET MAXIMUM ALLOWABLE PANCY F-2 = 400 FEET MAXIMUM ALLOWABLE
ONS TO EXISTING WALL AND ROOF ELEMENTS		<u>ON PATH OF TRAVEL (SPRINKLERED BUILDING) PER OSSC TABLE 1014.2:</u> PANCY B = 100 FEET PANCY F = 100 FEET THERS = 75 FEET
SSC, WALLS AND ROOFS WHERE THE EXISTING CAVITY IS EXPOSED E BROUGHT UP TO THE CURRENT CODE PROVIDED THAT THESE		DORS (SPRINKLERED BUILDING): NO RATING REQUIRED AT B, F, & S OCCUPANCIES PER TABLE
CT HAS TWO SCENARIOS:	IN B, F	, AND S OCCUPANCY THE DEAD-END CORRIDOR SHALL NOT EXCEED 50 FEET (CORRIDOR EXCE
E ALTERING THE ROOF, WE WILL FILL THIS 6" CAVITY WITH INSULATION TO		TAIR ENCLOSURE REQUIREMENT AT EGRESS STAIR: EXIT ACCESS STAIRWAYS THAT SERVE OF SPHERICALLY COMMUNICATE BETWEEN ONLY TWO STORIES ARE NOT REQUIRED TO BE ENCLO
TING WOOD STUD WALL CAVITY WHERE NO INSULATION IS CURRENTLY. WE A FEW INSTANCES WHERE NO INSULATION AND NO CAVITY CURRENTLY SO MEETINGS THE REQUIREMENTS OF OEESC SECTION 101.5.2 FOR WALLS XTERIOR.		TION 1). EXIT ACCESS STAIRWAYS WITHIN AN ATRIUM COMPLYING WITH THE PROVISIONS OF S EQUIRED TO BE ENCLOSED.
CE OF THE ASSEMBLY WILL REDUCED. AS A RESULT, BOTH ASSEMBLIES		





