

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14938	Project Address: 2236 SE Belmont St
Hearing Date: 4/12/17	Appellant Name: Gabriel Dominek
Case No.: B-025	Appellant Phone: 5033806143
Appeal Type: Building	Plans Examiner/Inspector: Steven Mortensen
Project Type: commercial	Stories: 1 Occupancy: B Construction Type: V-B
Building/Business Name: Prism Health	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure, occ Change from to	LUR or Permit Application No.: 16-179542-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Outpatient clinic (B)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1004.1.2 Areas without fixed seating, Exception
Requires	Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in determination of the design occupant load.
Proposed Design	<p>The proposed design is for a new outpatient medical clinic in an existing building, with associated clinic offices, kitchen, and waiting areas. The building is a single tenant. The building has three (3) existing exits, located on the north and east sides of the building; no modification of existing exit locations is proposed.</p> <p>The 7,597 SF existing building has 2,824 SF of clinic area (rooms 115-132), consisting of 10 clinic rooms, open office work area, IT room, bathrooms, janitors closet, and sterilization room. The occupant load of this area, calculated at 1/100 per Table 1004.1.2 is 29 occupants. The actual number of occupants for the clinic will be lower than those calculated using Table 1004.1.2 and is proposed as follows; 26 for the clinic area for the reasons outlined below. This results in an overall reduction in occupant load of 3 occupants for the building; the new total occupant load would be 113 (previously 125).</p>
Reason for alternative	The 2,824 SF clinic area consists of 10 individual clinic rooms, each having a maximum of 2 visitors at any given time. The clinic is staffed with a maximum of 4 health care professionals, and 2 support staff at any given time (including the work stations and IT room, the latter of which is not occupied full time). The resulting occupant total (10 clinic rooms x2 occupants + 6 staff) is 26 occupants; less than the 29 as calculated per Table 1004.1.2.

Included with this appeal is a letter from the tenant and building owner, Cascade Aids Project, detailing their staffing for this area of the building. This letter supports the occupant totals provided above. At the building official's discretion, this lower occupant total may be approved.

Appeal item 2

Code Section 1004.1.2 Areas without fixed seating, Exception

Requires Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in determination of the design occupant load.

Proposed Design The proposed design is a new outpatient medical clinic use in an existing building, with associated clinic offices, kitchen, and waiting areas. The building is a single tenant. The building has three (3) existing exits, located on the north and east sides of the building; no modification of existing exit locations is proposed.

Adjacent to the clinic (in the SW corner of the building) are 3 office areas (136, 137, 139) and a staff kitchen (138). The occupant load of the 265 SF kitchen, when calculated at 1/15 per Table 1004.1.2 is 18. The actual number of occupants which will use the staff kitchen is lower than those calculated in Table 1004.1.2 and is proposed as follows; 9 for the staff kitchen for the reasons outlined below. This would result in a reduction in overall occupant load of 9 occupants for the building.

Reason for alternative The 2,824 SF clinic area is staffed with a maximum of 4 health care professionals, and 2 support staff at any given time. The reception area is staffed with a maximum of 3 people at any given time. The office areas in the SW corner of the building are for the use of the clinic staff and are not accessible to the public or the clinic patients.

An occupant load of 9 is proposed for the kitchen area (6 clinic and 3 reception staff); less than the 18 as calculated per Table 1004.1.2.

The occupant load calculated in Table 1004.1.2 counts the staff occupants 4 times, once in their work areas (clinic and reception), once in their offices, and twice in the kitchen (when calculated at 1/15). It is the applicant's opinion that a reduction of 9 occupants does not lessen the equivalent life-safety of the building. Included with this appeal is a letter from the tenant and building owner, Cascade Aids Project, detailing their staffing for this building. This letter supports the occupant totals provided above. At the building official's discretion, this lower occupant total may be approved.

Appeal item 3

Code Section 1008.1.2 Door Swing

Requires Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Proposed Design The proposed design is a new outpatient medical clinic use in an existing building, with associated clinic offices, kitchen, and waiting areas. The building is a single tenant. The building has three (3) existing exits, located on the north and east sides of the building; no modification of existing exit locations is proposed.

The following is the configuration of the exits and the rooms served by them;

Staff Kitchen 138, Offices 136, 137, 139 – Served by Exit 133A ONLY

Clinic Rooms 115-132 – Served by Exits 101A, 101C, and 133A

Waiting Area 101, 102, restrooms 102, 103, reception 105, therapy rooms 108-114, and blood draw room 135 – Served by Exits 101A, and 101C ONLY

Exit door 133A is serving the clinic area (115-132), staff kitchen (138), offices (136, 137, 139), and laboratory (134) only. The occupant load for these spaces combined is 46 pending approval of appeal items #1 and #2. The future pharmacy space (107, no occupancy under this permit) is not served by exit 133A. Additionally the waiting room areas (101, 102), therapy rooms (108-114), blood draw room (135), public restrooms (103, 104), and reception (105) are not served by exit 133A. A revised egress plan showing the delineation of areas served has been included with this appeal.

Reason for alternative As outlined in the proposed design, the occupant load served by exit door 133A is 46 pending approval of appeal items #1 and #2. This results in a total area served by door 133A with an occupant load of less than 50, which would allow an in-swinging door per 1008.1.2, as included in the original approved permit drawings.

APPEAL DECISION

1. Reduction of occupant load based on use: Denied. Proposal does not provide equivalent Life Safety protection.

2. Reduction of occupant load based on use: Denied. Proposal does not provide equivalent Life Safety protection.

3. In-swing door based on reduced occupant load: Denied. Proposal does not provide equivalent Life Safety protection.

Appellant may contact John Butler (503-823-7339) with questions.

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.

EGRESS PLAN KEY

Common Path of Travel / Travel Distance (as labeled)



1-HOUR Rated Assembly



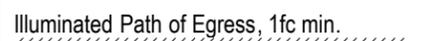
All Exit Signs, Egress & Emergency Lighting per Design-Build Contractor
3-HOUR Rated Assembly - No openings permitted in these walls



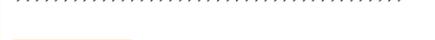
Exit Sign Per Electrical (Design Build)



160 Exit showing Cumulative Load at Exit



Illuminated Path of Egress, 1fc min.



Area Served by Exit Door 133A ONLY [Ref. Floor Plan for Door Numbers]

Area Served by Exit Doors 101A and 101C ONLY [Ref. Floor Plan for Door Numbers]

Area Served by Exit Doors 101A, 101C, and 133A [Ref. Floor Plan for Door Numbers]

Notes

- Areas are calculated as Gross Floor Area from Outside Face of Building Envelope and exclude Shafts and Courts
- Provide Fire-Rated Doors in all Fire Rated Assemblies (where applicable), ref. Door Schedule for additional door information.
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- Egress lighting shall be provided with emergency power supplies to illuminate to require 1fc/sf minimum for 90 minutes at the following: All corridors, exit enclosures, exit passageways, interior and exterior exit discharge elements per 2014 OSSC 1006.3.
- Rated walls to be full height partitions, extend to underside of structural roof sheathing; Typ. all locations where rated, reference 3/G0.4 for additional information.

Existing C.I.P. concrete assembly
4-1.1 per 2014 OSSC Table 721.1(2), Typ. All exterior walls

Infill existing wall openings w/ CMU 1-hour rated assembly min., Assembly 3-1.1 per 2014 OSSC Table 721.1(2), typ. at all existing openings along South and West walls, contractor to V.I.F.

139 Open Office
415 sf | B
Business - 1/100
5 occ - 1 Exit

138 Office Kitchen
265 sf | B
Appealed
9 occ - 1 Exit

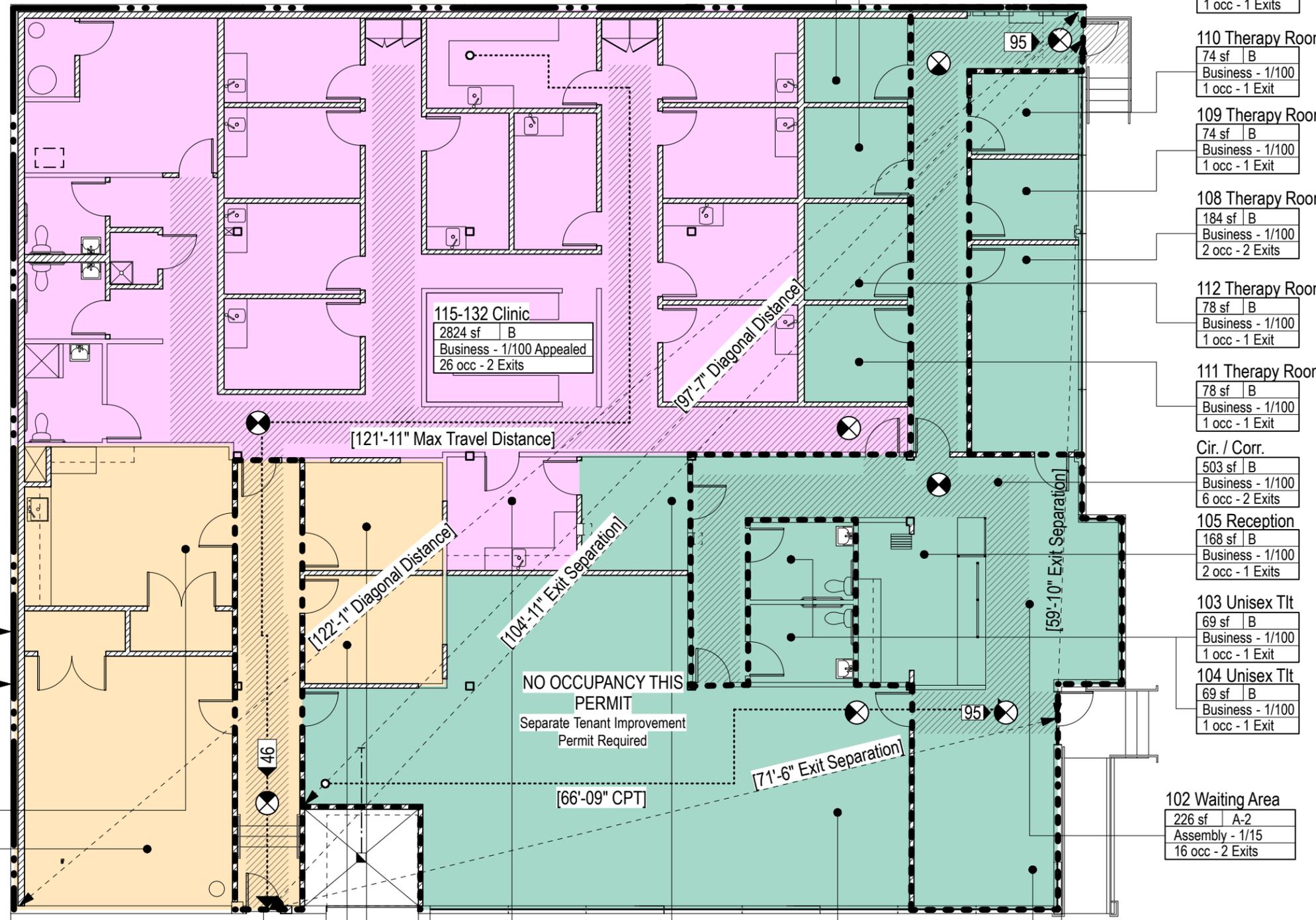
NG SUMMARY

	OCCUPANCY TYPE	AREA [SF]	TOTAL OCCUPANTS
or			
ic + Office	B [1:100]	6318 SF	101
ire Pharmacy	B [1:100]	1179 SF	12
		7,597 SF	113

ditions have been provided in accordance with 2014 OSSC Table 508.4

No Separation Required

Floor Plan / Egress Plan for individual room areas tabulations



1 Egress Plan
G0.3 Scale: 3/32" = 1'-0"

April 10, 2017

Bureau of Development Services
1900 SW 4th Ave #5000
Portland, OR 97201

To Whom It May Concern:

This letter is to outline, for the purpose in obtaining appeals related to the door swing on 23rd Avenue and the facility's final occupancy, the permanent staffing requirements and patient load for the clinic area at Prism Health, located at 2236 SE Belmont Street.

The maximum occupancy for the clinic portion of the premise will not exceed 40 persons at any one time. The daily occupancy at full capacity will average 31 persons or less for the following area: clinic offices, workstations, IT room, laboratory, reception, and sterilization room.

In particular, we are projecting the following staffing and patient use:

- 4 health care professionals including doctors and/or nurses
- 3 reception staff
- 4 support staff (IT, laboratory technician, insurance enroller, and support personnel)
- 20 patients (2 patients per clinic room at any given time)

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Peter Parisot

-/s/-

Peter Parisot
Director of Strategic Development
503-278-3850