

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: 14945	Project Address: 375 NE Holladay St
Hearing Date: 4/12/17	Appellant Name: Terrance A. Gruenhagen
Case No.: B-008	Appellant Phone: 612-373-4656
Appeal Type: Building	Plans Examiner/Inspector: Jody Orrison
Project Type: commercial	Stories: 14 Occupancy: R-1, A-3, A-2, B Construction Type: I-A
Building/Business Name:	Fire Sprinklers: Yes - fully sprinklered
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 16-279653-STR-01-MG
Plan Submitted Option: mail [File 1] [File 2]	Proposed use: commercial - hotel with even & meeting space

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Section 1004.1.2 Design occupant load, Chapter 10 - means of egress
Requires	In reference to the 2014 Oregon Structural Specialty Code - Chapter 10 Means of Egress Section 1004.1.2 Design Occupant Load - Areas without fixed seating - Exception
Proposed Design	<p>On floor level 2 of the hotel, the design team requests approval by the Building Code Official to utilize an occupant load slightly less than the tabular load of 7 sf per occupant for a concentrated use assembly space without fixed seats for the following meeting rooms (by Room Number on the Floor Plan):</p> <p>Meeting Room 225 - Net Floor Area = 662 sf Proposed Max. Occupancy - 75 Ref. Net Area/Occ. = 8.8 sf</p> <p>Meeting Room 226 - Net Floor Area = 662 sf Proposed Max. Occupancy - 75 Ref. Net Area/Occ. = 8.8 sf</p> <p>Meeting Room 227 - Net Floor Area = 662 sf Proposed Max. Occupancy - 75 Ref. Net Area/Occ. = 8.8 sf</p> <p>Meeting Room 228 - Net Floor Area = 636 sf Proposed Max. Occupancy - 49 Ref. Net Area/Occ. = 12.9 sf</p> <p>Meeting Room 233 - Net Floor Area = 603 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.6 sf</p> <p>Meeting Room 234 - Net Floor Area = 603 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.6 sf</p> <p>Meeting Room 234A - Net Floor Area = 603 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.6 sf</p>

Meeting Room 235- Net Floor Area = 624 sf Proposed Max. Occupancy - 70 Ref. Net Area/Occ. = 8.9 sf

Reason for alternative On the 2nd floor level of the hotel the intermediate sized Meeting Rooms on the east side are designed to function either with table and chair seating or rows of seats in a seminar or classroom style set-up. Using a "seminar or classroom" style arrangement yields a higher occupant load. Based on actual furniture layout studies as shown for reference on drawing A0.8 enclosed, most of the Meeting Rooms sized at between 600 and 675 sf have an actual seating capacity between 50 and 60 occupants (i.e. using an actual number of occupants approach).

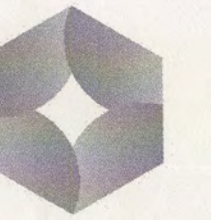
We request the Building Code Official formally approve a maximum occupant load based on actual number for each of these intermediate meeting rooms as listed above. This is allowable pending approval per the Exception under 1004.1.2.

APPEAL DECISION

Maximum occupant loads to be based on furniture layout for multipurpose assembly rooms: Granted as proposed for the rooms indicated. Final furniture layouts to be approved by the fire marshall's office.

The Administrative Appeal Board finds 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.



HYATT
REGENCY

Mortenson
construction

esg

REGISTERED ARCHITECT
TERENCE A. GRUENHAGEN
MINNEAPOLIS, MN
LICENSE #6487
EXPIRES: 12/31/2017

GENERAL NOTES:

TOTAL OCCUPANT LOAD THIS FLOOR = 2,776

TOTAL EXIT CAPACITY AT LEVEL 2 = 2,880

Note: As requested by Hyatt, we are designing a small AV closet providing services to the meeting rooms at the east side of the building - this modification is reducing the size of Meeting Room 228 to 636 net sq. ft.

CODE TAG AND PATTERN LEGEND

CODE DOOR TAG

DOOR NUMBER
DOOR WIDTH
DOOR FIRE RATING/LABEL

CODE ROOM TAG

OCCUPANCY GROUP
AREA
OCCUPANT LOAD FACTOR
OCCUPANT LOAD

CODE WALL RATING PATTERNS

1 HOUR FIRE
2 HOUR FIRE
3 HOUR FIRE

1 HOUR FIRE AND SMOKE
REFER TO A10 SERIES DRAWINGS FOR FIRE RATED PARTITION TYPES AND U.L. DESIGN REFERENCES

PERMIT SUBMISSION #1
FOUNDATION AND
VERTICAL STRUCTURE
DEC. 5, 2016

ORIGINAL ISSUE: 12/5/2016

REVISIONS

No.	Description	Date
1	PLAN CHECK #1	Feb. 20, 2017

212312
PROJECT NUMBER

Author: _____
Checked by: _____

Hyatt Regency Portland

FIRE AND LIFE SAFETY PLAN -
LEVEL 02

A0.8

2 THIRD LEVEL MEETING ROOM SEATING PLAN

A0.8 1/16" = 1'-0"

3 SECOND LEVEL MEETING ROOM SEATING PLAN

A0.8 1/16" = 1'-0"

OCCUPANCY TYPE PATTERN LEGEND

A-3
B
F-1
S-1

1 FIRE AND LIFE SAFETY PLAN - LEVEL 2

A0.8 1/16" = 1'-0"

APPEAL ID: 13744
HEARING DATE: 1/21/16

DESCRIPTION:
THE PROJECT IS REQUESTING THE INSTALLATION OF UP TO (5) 40 FOOT DEEP STORM WATER DRYWELL(S) WITHIN THE LOADING DOCK OF THE LOWER LEVEL TO DISPOSE ONSITE SURFACE STORMWATER.

APPEAL DECISION:
THE ADMINISTRATION APPEAL BOARD FINDS 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.

APPEAL ID: 14065
HEARING DATE: 10/12/16

DESCRIPTION:
1. DUE TO THE ONSITE WATER TANK EXCEEDING THE DEMAND OF THE MOST DEMANDING HYDRAULIC CALCULATION INCLUDING 100 GALLONS PER MINUTE OF INSIDE HOSE FOR A DURATION OF 40 MINUTES AS PRESCRIBED BY NFPA-19 WE REQUEST THAT ONLY ONE SUPPLY BE REQUIRED.

APPEAL DECISION:
GRANTED AS PROPOSED

2. SPRINKLER COVERAGE AND PROXIMITY RESTRICTIONS AT LOWERED OPENINGS IN LIEU OF RATED OPENINGS AT 2 HOUR GENERATOR ENCLOSURE.

APPEAL DECISION:
HOLD FOR ADDITIONAL INFORMATION

3. OMISSION OF PREFUNCTION AREAS FROM CALCULATION OF DESIGN OCCUPANT LOAD

APPEAL DECISION:
GRANTED AS PROPOSED

APPEAL ID: 14485
HEARING DATE: 01/16/17

DESCRIPTION: FOLLOW UP TO ITEM 2 ABOVE REGARDING SPRINKLER COVERAGE.

APPEAL DECISION:
GRANTED AS PROPOSED

APPEALS

12" = 1'-0"

OCCUPANCY LOAD					OCCUPANCY LOAD				
NAME	OCCUPANCY TYPE	AREA	LOAD FACTOR	OCCUPANT LOAD	NAME	OCCUPANCY TYPE	AREA	LOAD FACTOR	OCCUPANT LOAD
LEVEL 00 - LOWER LEVEL					MEETING ROOM 234	B	603 SF	Actual Number	70 max
ADMINISTRATIVE AREAS	B	1,668 SF	100	17	MEETING ROOM 225	B	662 SF	Actual Number	75 max
ADMINISTRATIVE OFFICES	B	1,718 SF	100	18	MEETING ROOM 226	B	662 SF	Actual Number	75 max
BACK OF HOUSE	S-1	883 SF	300	3	MEETING ROOM 227	B	662 SF	Actual Number	75 max
CIRCULATION	B	2,215 SF	100	23	MEETING ROOM 224	A-3	1,413 SF	7	202
EMPLOYEE OFFICE FACILITIES	B	1,899 SF	60	38	MEETING ROOM 228	B	638 SF	Actual Number	45 max
ENGINEERING	S-1	404 SF	300	2	MEETING ROOM 225	B	624 SF	Actual Number	70 max
MEP UTILITY AREA	S-1	452 SF	300	2	MEETING ROOM 233	B	606 SF	Actual Number	70 max
MEP UTILITY AREA	S-1	2,669 SF	300	9	MEETING SEATING GROUP	A-3	932 SF	15	63
NURSING	B	92 SF	100	1	MEETING SEATING GROUP	A-3	426 SF	15	29
OFFICE	B	96 SF	100	1	OUTDOOR TERRACE	A-3	389 SF	15	28
OFFICE	B	204 SF	100	3	PANTRY	F-1	373 SF	200	2
OFFICE	B	161 SF	100	2	PRE-FUNCTION TERRACE	A-3	634 SF	7	91
RETAIL	M	1,554 SF	30	52	SMALL BOARD ROOM	B	292 SF	15	20
SOILED LINEN ROOM	S-1	504 SF	300	2	STORAGE	S-1	244 SF	300	1
STORAGE	S-1	877 SF	300	3	STORAGE	S-1	684 SF	300	3
STORAGE	S-1	955 SF	300	4					2770
STORAGE	S-1	466 SF	300	2	LEVEL 03				
STORAGE AND MEP UTILITY AREA	S-1	1,365 SF	300	5	BOARD ROOM	B	421 SF	15	29
TRASH/RECYCLING	S-1	722 SF	300	3	CLUB	A-2	2,423 SF	15	162
				190	FITNESS CENTER	A-3	1,924 SF	50	39
LEVEL 01					GUESTROOMS	R-1	10,722 SF	200	54
BAR	F-1	528 SF	200	3	MEETING ROOM	A-3	1,095 SF	0	80
BAR AND RESTAURANT	A-2	3,087 SF	15	206	MEETING ROOM	B	592 SF	0	45
BAR/PANTRY	A-2	216 SF	300	3	MEETING ROOM	B	538 SF	0	45
CIRCULATION	B	3,701 SF	100	38	MEETING ROOM	A-3	1,095 SF	0	80
COAT CHECK	S-1	197 SF	300	1	MEETING ROOM	A-3	1,095 SF	0	80
ELECTRICAL ROOMS	A-2	216 SF	300	1	OUTDOOR TERRACE	A-2	724 SF	15	49
EMPLOYEE DINING AND KITCHEN	A-2	1,158 SF	15	78	STORAGE	S-1	252 SF	300	1
FRONT DESK ADMIN	B	877 SF	100	4					664
FRONT DESK QUEUING	A-3	605 SF	5	121	LEVEL 04				
FUNCTION STORAGE	S-1	786 SF	300	3	GUESTROOMS	R-1	25,602 SF	200	129
GROUP CHECK-IN QUEING	A-3	255 SF	5	51					129
GROUP CHECK-IN DESK	B	197 SF	100	2	LEVEL 05				
JR BALLROOM	A-3	4,959 SF	7	709	GUESTROOMS	R-1	25,602 SF	200	129
KITCHEN	F-1	309 SF	300	2					129
LOBBY SEATING AREA 1	A-3	866 SF	15	58	LEVEL 06				
LOBBY SEATING AREA 2	A-3	860 SF	15	58	GUESTROOMS	R-1	25,602 SF	200	129
LOBBY SEATING AREA 3	A-3	312 SF	15	21					129
LUGGAGE STORAGE	S-1	423 SF	300	2	LEVEL 07				
MAIN AND SHOW KITCHEN	F-1	5,108 SF	200	26	GUESTROOMS	R-1	25,602 SF	200	129
MARKET	M	1,023 SF	30	35					129
MARKET	F-1	859 SF	300	3	LEVEL 08				
MEETING ROOM	A-3	1,302 SF	7	186	GUESTROOMS	R-1	25,602 SF	200	129
OFFICE	B	150 SF	100	2					129
OFFICE	B	331 SF	100	4	LEVEL 09				
OFFICE	B	159 SF	100	2	GUESTROOMS	R-1	25,602 SF	200	129
OFFICES	B	542 SF	100	6					129
OUTDOOR DINING	A-2	1,310 SF	15	88	LEVEL 10				
OUTDOOR TERRACE	A-3	396 SF	15	27	GUESTROOMS	R-1	25,602 SF	200	129
STORAGE	S-1	987 SF	300	4					129
STORAGE	S-1	510 SF	300	2	LEVEL 11				
				1744	GUESTROOMS	R-1	25,602 SF	200	129
LEVEL 02									129
AV / ELEC ROOM	S-1	347 SF	300	2	LEVEL 12				
BANQUET KITCHEN	F-1	1,495 SF	200	8	GUESTROOMS	R-1	25,602 SF	200	129
COAT CHECK	S-1	314 SF	300	2					129
ELEC / TELE	S-1	227 SF	300	1	LEVEL 13				
FUNCTION STORAGE	S-1	389 SF	300	2	GUESTROOMS	R-1	25,602 SF	200	129
FUNCTION STORAGE	S-1	56 SF	300	1					129
LOUNGE SEATING AREA	A-3	534 SF	15	36	LEVEL 14				
MAIN BALLROOM	A-3	12,131 SF	7	1733	GUESTROOMS	R-1	25,602 SF	200	129
MEETING ROOM 234A	B	603 SF	Actual Number	70 max					129
					ROOF				
					MECHANICAL MEZZANINE		5,553 SF	300	19
									19

Plumbing Facility Requirements based on 2014 Oregon Structural Specialty Code Table 2402.1															
Type of Occupancy (Area of the bldg.)	Total OL	Occupant Load Factor		Water Closet Factor		Water Closets		Urinals	Lavatory Factor		Lavatories		Bathrooms or Showers	Drinking Fountains	
		Male	Female	Male	Female	Male	Female		Male	Female	Male	Female			
Lower Level															
Administration and Employee Facilities - B	85	43	43	1/25	1/25	1.1	1.1	*	1/40	1/40	1.1	1.1	-	-	
Storage and Mech / Elec / Plumbing Utility Areas - S2	40	20	20	1/100	1/100	0.4	0.4	*	1/100	1/100	0.4	0.4	-	-	
Sub-total Lower Level	125	63	63			2.1	2.1	*			1.5	1.5		-	
Level One															
Lobby Bar, Restaurant, Outdoor Dining, Front Desk, Hotel Lobby, Employee Dining and Commercial Kitchen - A2	473	231	231	1/15	1/15	3.2	3.2	*	1/200	1/200	1.2	1.2	-	1 PER FLOOR	
Jr Ballroom, Meeting Rooms, Front Desk, Group Check In and Lobby Seating Area - A3	1,230	615	615	1/125	1/65	4.1	4.5	*	1/200	1/200	3.1	3.1	-	1 PER FLOOR	
Front Office and Group Check-In - B	17	9	9	1/25	1/25	0.3	0.3	*	1/40	1/40	0.2	0.2	-	-	
Market - M	50	25	25	1/500	1/500	0.1	0.1	*	1/150	1/150	0.0	0.0	-	-	
Back of House Storage Areas and MEP Rooms - S2	15	8	8	1/100	1/100	0.1	0.1	*	1/100	1/100	0.1	0.1	-	-	
Sub-total Level One	1,785	904	904			8.6	19.2	*			4.6	4.6		1 PER FLOOR	
Level Two															
Banquet Kitchen & Pantry - A2	14	7	7	1/15	1/15	0.1	0.1	*	1/200	1/200	0.0	0.0	-	1 PER FLOOR	
Main Ballroom, Meeting Rooms and Outdoor Terraces - A3	2,315	1,158	1,158	1/125	1/65	4.3	17.8	*	1/200	1/200	5.8	5.8	-	1 PER FLOOR	
Meeting Rooms - B	364	182	182	1/125	1/65	1.5	2.8	*	1/200	1/200	0.9	0.9	-	1 PER FLOOR	
Back of House Storage Areas and MEP Rooms - S2	15	8	8	1/100	1/100	0.1	0.1	*	1/100	1/100	0.1	0.1	-	-	
Sub-total Level Two	2,708	1,355	1,355			11.0	20.8	*			6.8	6.8		1 PER FLOOR	
Level Three															
Regency Club Lounge - A2	192	96	96	1/15	1/15	1.3	1.3	*	1/200		0.5	0.5	-	1 PER FLOOR	
Meeting Rooms, Board Room and Fitness - A3	547	274	274	1/125	1/65	2.2	4.2	*	1/200		1.4	1.4	-	1 PER FLOOR	
Hotel Guestrooms - R1	NA	NA	NA	**	**	**	**	NA	**	1/200	**	**	1 PER SLEEPING UNIT	-	
Sub-total Level Three	846	430	430			3.5	5.5	*		1/200	1.9	1.9		1 PER FLOOR	
Levels Four - Fourteen															
Hotel Guestrooms	NA	NA	NA	**	**	**	**	NA	**	**	**	**	1 PER SLEEPING UNIT	-	
Total Required						25.2	41.6				14.8	14.8		6	
Total Provided						19*	42	12*			19	22		6	
* - Urinals can substitute for up to 50% of required water closets per Section 414.2 of the International Plumbing Code.															
** - One per sleeping unit per Table 2402.1 for hotel rooms.															

PLUMBING FIXTURE CALCULATION

12" = 1'-0"

Section 403.2 and 403.2.1 - The fire resistance rating for type 1A construction shall be allowed to be reduced to type 1B - sprinkler control valves are to be equipped with supervisory initiating devices and water flow initiating devices for each floor are required.

Section 403.3 - The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.3.1 and a secondary water supply where required by Section 403.3.5.

Section 403.4.1 - A smoke detection is required and is to be provided in accordance with Section 407.2.13.1.

Section 403.4.2 - A fire alarm system shall be provided in accordance with Section 407.2.13.

Section 403.4.3 - A high rise building shall be equipped with a standpipe system as required by Section 403.3.

Section 403.4.4 - Emergency voice / alarm communication system shall be provided in accordance with 407.5.2.2.

Section 403.4.5 - Emergency responder radio coverage shall be provided in accordance with Section 510 of the Fire Code.

Section 403.4.6 - A fire command center complying with Section 911 shall be provided in a location approved by the fire department.

Section 403.4.7 - To facilitate smoke removal in post-fire salvage and overhaul operations, buildings and structures shall be equipped with natural or mechanical ventilation for removal of products of combustion in accordance with one of the following:

1. Easily identifiable, manually operated windows or panels shall be distributed around the perimeter of each floor at not more than 50-foot intervals. The area of operable windows or panels shall be not less than 40 s.f. per 500 linear ft of perimeter.

Exceptions:

1. In group R-1 occupancies, each sleeping unit or suite having an exterior wall shall be permitted to be provided with 2 s.f. of venting area in lieu of the area specified in Item 1.

2. Windows shall be permitted to be fixed provided that glazing can be cleared by fire fighters.

3. Mechanical air handling equipment providing one exhaust air change every 15 minutes for the area involved. Return and exhaust air shall be moved directly to the outside without recirculation to other portions of the building.

3. Any other approved design that will produce equivalent results

Section 403.4.8 - A stand-by power system complying with Chapter 27 and Section 3009 shall be provided for standby power loads specified in 403.4.8.2. Where elevators are provided in a high rise building for accessible means of egress, fire service access or occupant self-evacuation, the standby power system shall also comply with sections 1007.4, 3007 or 3009, as applicable.

Section 403.4.9 - If the standby system is a generator set inside the building, the system shall be located in a separate room equipped with 2-hour fire barriers or horizontal assemblies. Fire supervision with manual start and transfer features shall be provided at the fire command center.

Section 403.4.10 - Standby power loads are power and lighting for the fire command center, ventilation and automatic fire detection equipment for smokeproof enclosures and elevators.

Section 403.4.11 - An emergency power system complying with Chapter 27 shall be provided for emergency power loads specified in Section 403.4.11.

Section 403.4.12 - The following are classified as emergency power loads: Exit signs and means of egress illumination, elevator car lighting, emergency voice/alarm communications systems, automatic fire detection systems, fire alarm systems and electrically powered fire pumps.

Section 403.5.1 - Required interior exit stairways need to be separated per this section

Section 403.5.3 - Stairway doors shall be permitted to be locked from stairway side as per this section. A stairway communication system would need to be provided as per section 403.5.3.1.

Section 403.5.4 - Every required exit stairway shall be smokeproof enclosure.

Section 403.5.5 - Luminous egress path markings shall be provided in accordance section 1024.

Section 403.6.1 - In buildings with an occupied floor more than 120 feet above the lowest level of fire department vehicle access, no fewer than two fire service access elevators, or all elevators, whichever is less, shall be provided in accordance with section 3007.1.

Section 1007.2.5 - Stairways to be pressurized as required in the building code.

Section 1022.10 - Interior exit stairways shall be smokeproof enclosures pressurized stairways in accordance with 404.20.

HIGH RISE REQUIREMENTS

12" = 1'-0"

This is a summary of applicable codes relative to a new high rise Hyatt Regency hotel near the Oregon Convention Center in Portland, OR. This summary is intended to illustrate highlights of requirements to be met and is not intended to illustrate all requirements to be met.

Applicable codes and regulations

- 2014 Oregon Structural Specialty Code (based on the 2012 International Building Code)
- 2014 OSBC Accessibility referenced standard - ICC ANSI A117.1 - 2004
- 2010 Oregon Energy Efficiency Specialty Code
- 2007 Portland Fire Code (based on 2007 Oregon Fire Code)
- 2014 Oregon Plumbing Specialty Code
- 2011 Oregon Electrical Specialty Code (based on 2011 NFPA 70 NEC)
- 2011 Oregon Mechanical Specialty Code
- 2014 Oregon Energy Efficiency Specialty Code (based on 2004 IECC)
- City of Portland, Oregon Charter and Code
- Americans with Disabilities Act (ADA)
- National Fire Alarm and Signaling Code (NFPA)
- Portland Fire & Rescue - Fire and Life Safety Requirements for fire dept. access and water supplies
- Portland Fire & Rescue - Fire Design Manual
- Hyatt ERM
- Hyatt DRMS