

# 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

<b>Appeal ID:</b> 15222	<b>Project Address:</b> 1704 NE 26th Ave
<b>Hearing Date:</b> 6/14/17	<b>Appellant Name:</b> Jessica Iselin
<b>Case No.:</b> B-008	<b>Appellant Phone:</b> 503-656-1942
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Geoffrey Harker
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> B <b>Construction Type:</b> III-B
<b>Building/Business Name:</b> DHS Tenant Space	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure <b>LUR or Permit Application No.:</b> 17-108622-CO	
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Office

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2902 Minimum Plumbing Facilities

**Requires** As calculated by plans examiner:  
 313 occupants  
 157 men / 157 women  
 1 per 25 wc for first 50  
 1 per 50 wc after 50  
 = 4 wc men / 4 wc women (8 total)  
  
 1 per 40 lav for first 80  
 1 per 80 lav after 80  
 = 3 lav men / 3 lav women (6 total)

**Proposed Design** We are proposing:  
 2 wc, 1 urinal men  
 2 wc women  
 2 wc family use (7 total)  
  
 2 lav men  
 2 lav women  
 2 lav family use (6 total)

**Reason for alternative** The provision of 4 wc and 3 lavs each for men and women is excessive and burdensome for the proposed use of this building and is calculated based on an unrealistic and illogical occupant load. The 313 occupant load calculation assumes maximum building capacity, with no consideration of

simultaneous use - staff members are counted multiple times as being in their offices, bathrooms, hallways, break rooms and conference rooms at the same time.

Based on the current actual use of this department as provided by DHS, there will be between 19 - 40 staff members and 5-18 visitors in the building on a typical day. If we add full usage of every conference room at the same time, it would increase the building occupancy by 52 (based on actual furniture lay-out as designed) or 117 (based on code assembly occupant load factors). This brings the total building occupancy to a maximum of 175.

An occupant load of 175 requires 3 wc and 2 lavs for men and 3 wc and 2 lavs for women, which we are exceeding.

We are proposing reducing the number of fixtures in the existing upper level restrooms in order to make these facilities ADA compliant. We could leave these non-accessible restrooms and meet the code calculated plumbing fixture requirement, but DHS would prefer to have all ADA compliant fixtures and feels that the number of proposed plumbing fixtures will be more than adequate for their needs.

OSSC 1004.1.2 allows the building official to accept alternative occupant loads. Particularly as this is not an issue of fire and life safety or accessibility, we feel that an alternate load calculation is reasonable and justifiable.

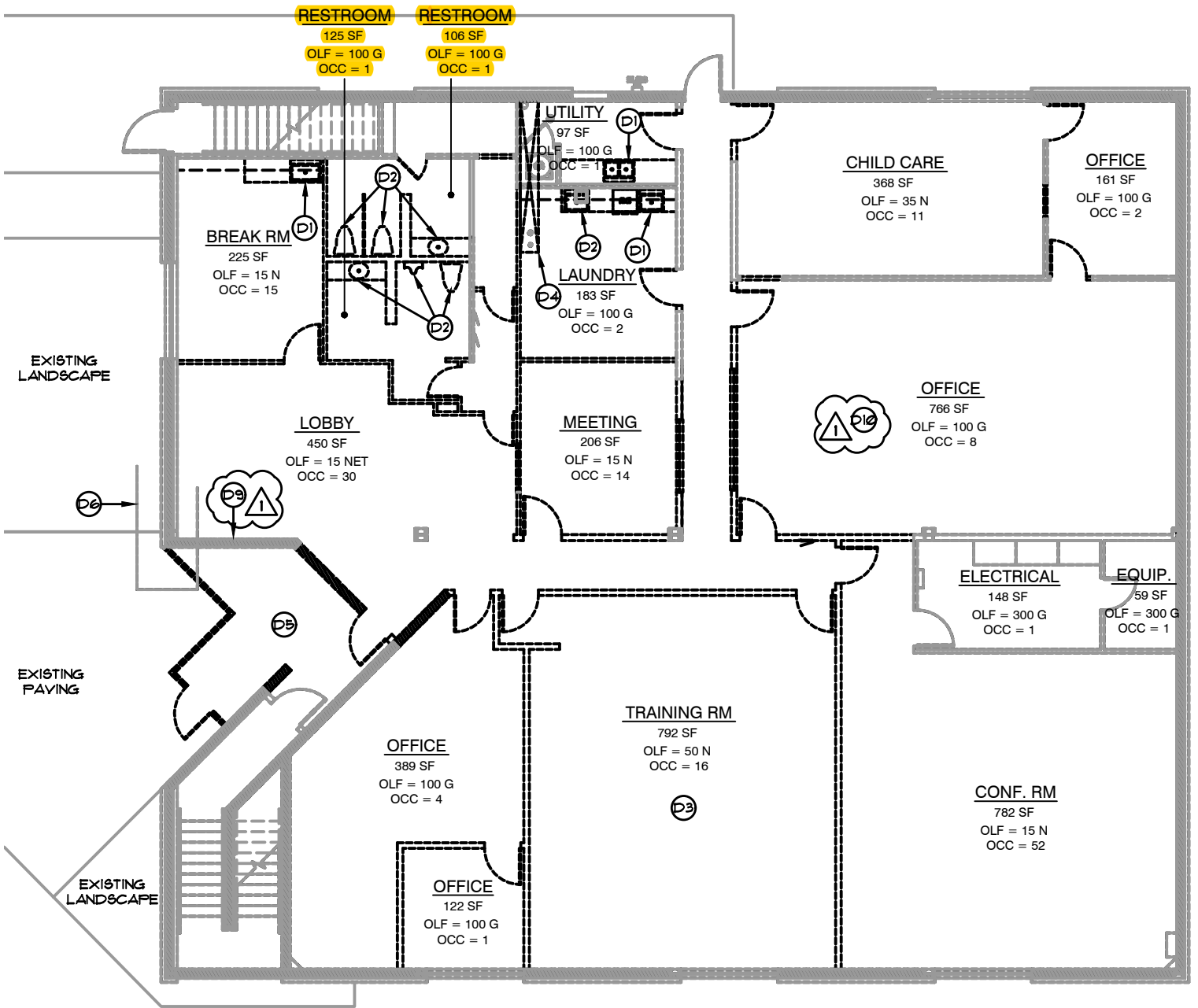
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### APPEAL DECISION

**Plumbing fixture count based on non-simultaneous use of areas within tenant space: Granted as proposed for this use and configuration only.**

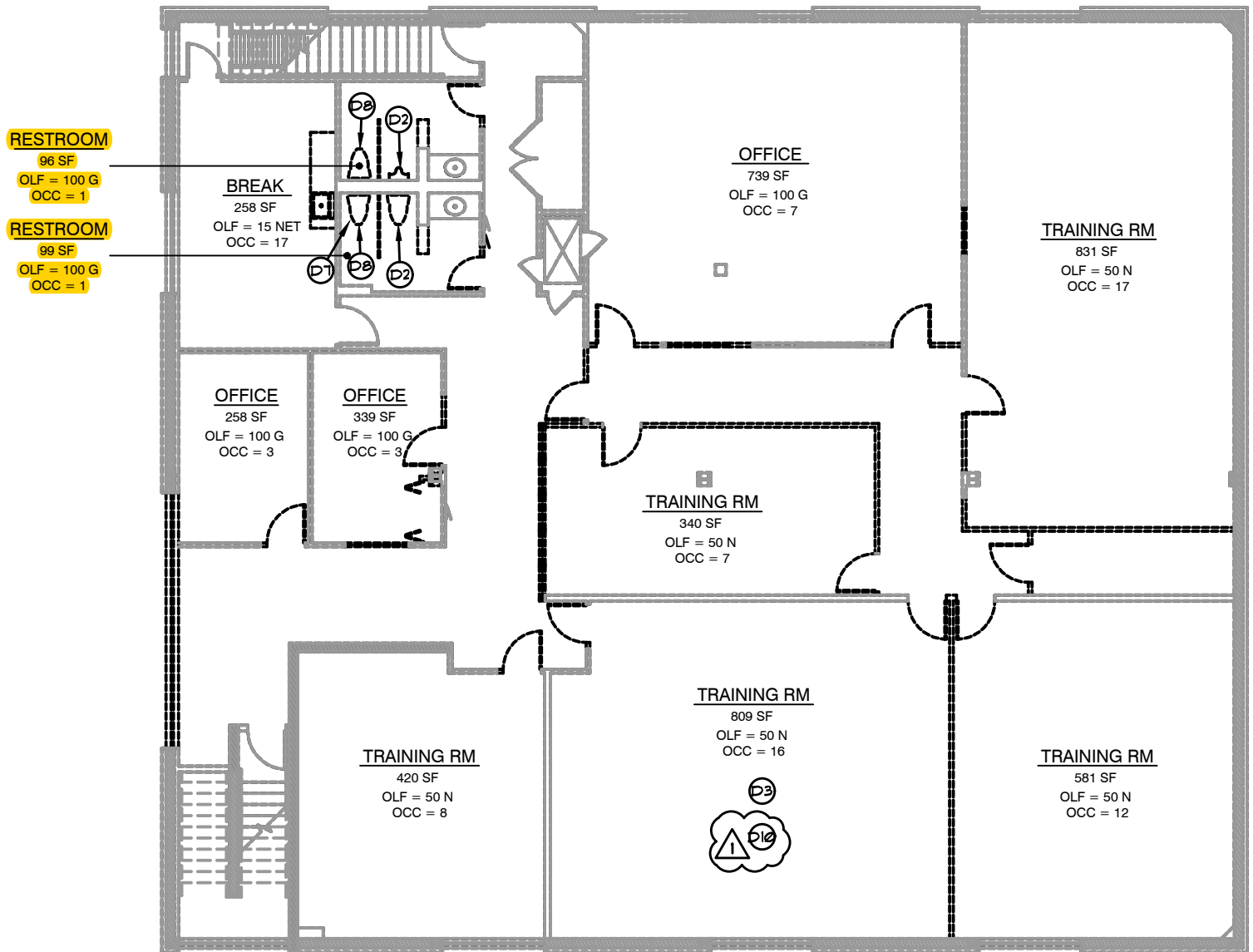
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



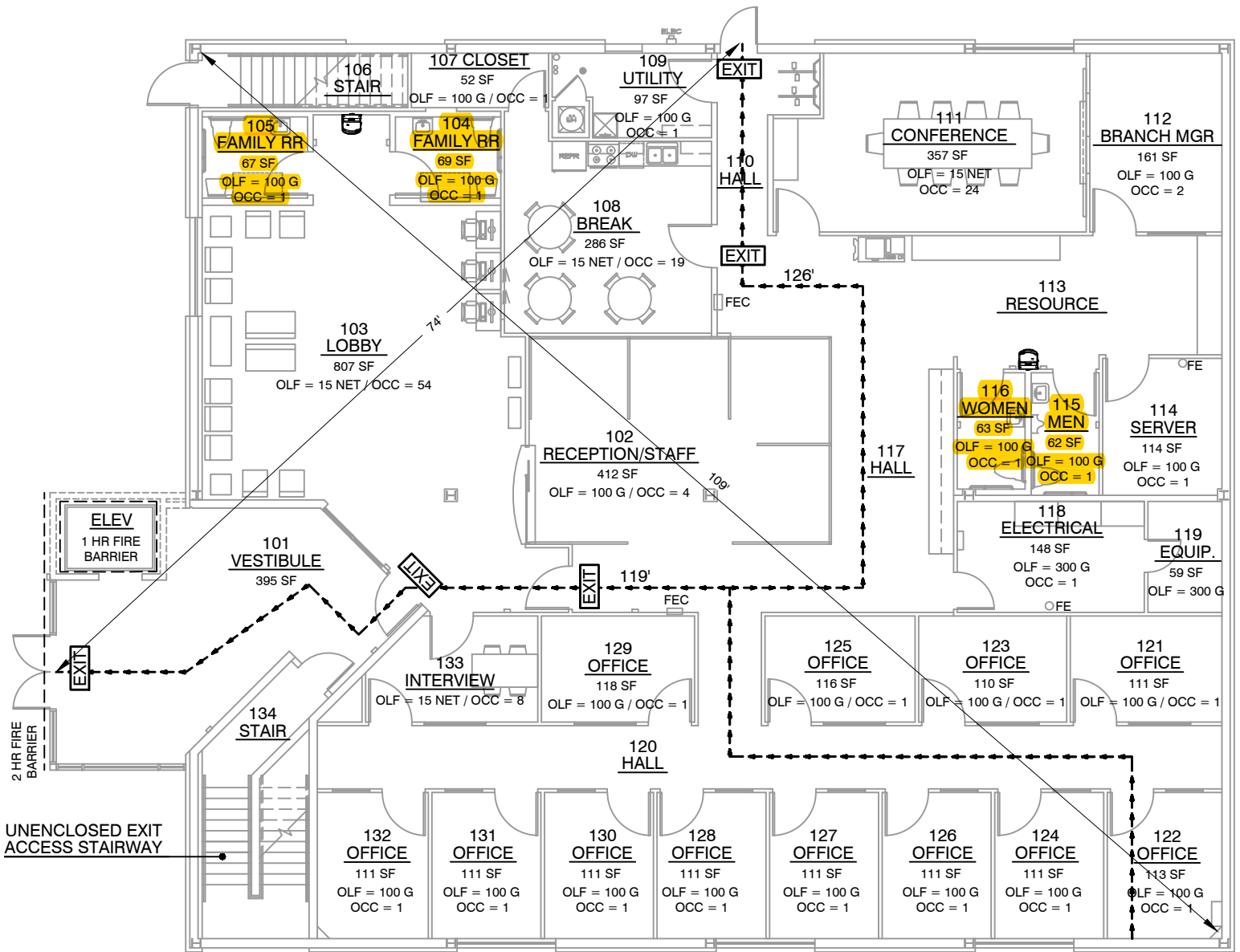
## MAIN LEVEL DEMOLITION PLAN (EXISTING CONDITIONS)

1/8" = 1'-0"



# UPPER LEVEL DEMOLITION PLAN (EXISTING CONDITIONS)

1/8" = 1'-0"

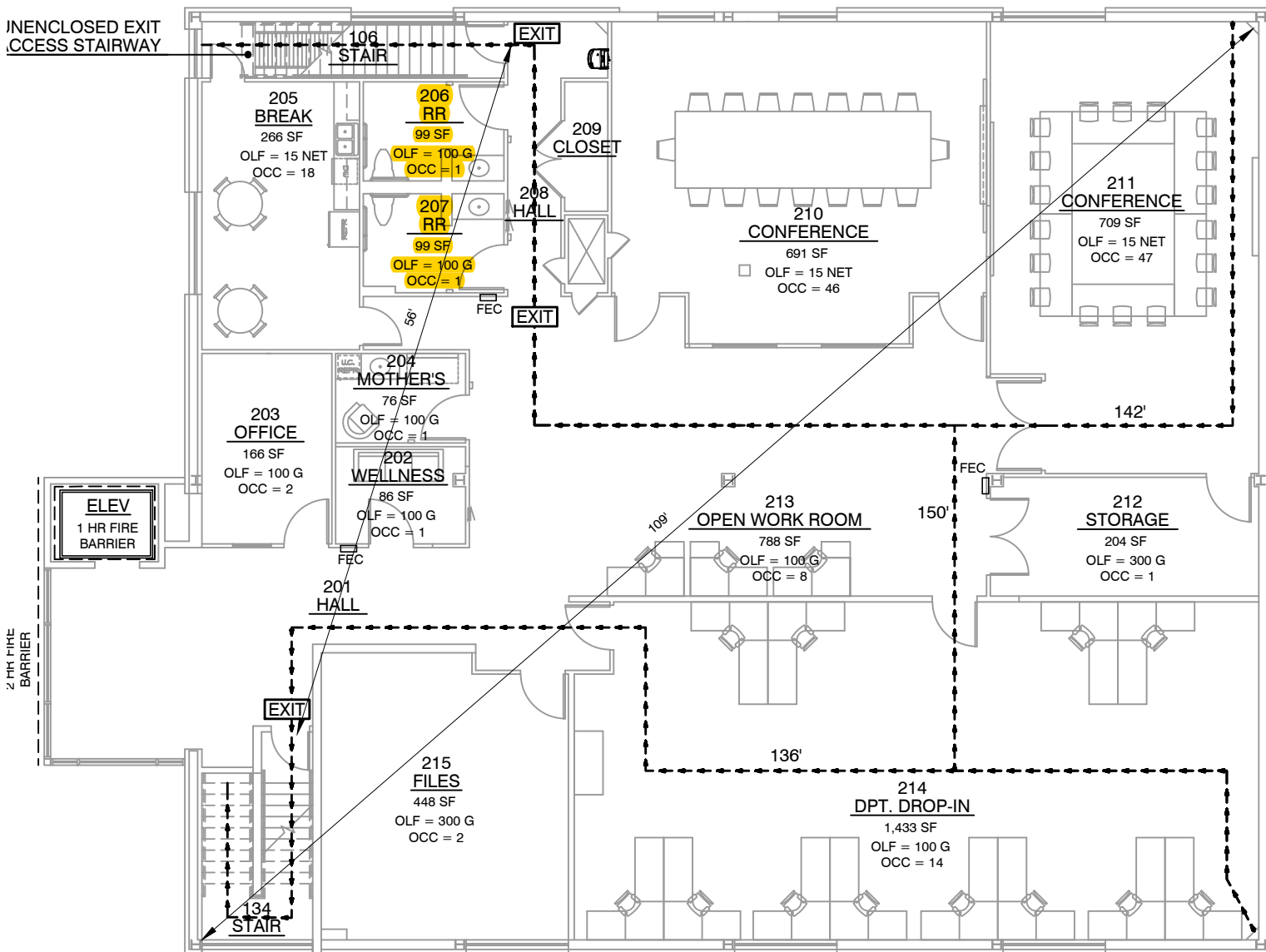


## MAIN LEVEL FIRE & LIFE SAFETY PLAN

REF. DEMOLITION/EXISTING CONDITIONS PLANS FOR PREVIOUS OCCUPANT LOADS/AREAS

1/8" = 1'-0"

UNENCLOSED EXIT  
ACCESS STAIRWAY



## UPPER LEVEL FIRE & LIFE SAFETY PLAN

REF. DEMOLITION/EXISTING CONDITIONS PLANS FOR PREVIOUS OCCUPANT LOADS/AREAS

1/8" = 1'-0"

**BUILDING CODE SUMMARY** 2014 OSSC (MODIFIED 2012 IBC)

BUILDING SQUARE FOOTAGE	EXIST'G	NEW	TOTAL
MAIN LEVEL FLOOR AREA	6,233 SF	305 SF	6,538 SF
UPPER LEVEL FLOOR AREA	6,290 SF	197 SF	6,487 SF
TOTAL	12,523 SF	502 SF	13,025 SF

NO. OF STORIES	2
OCCUPANCY	B, OFFICE
CONSTRUCTION TYPE	III-B (EXISTING MASONRY, CONCRETE FLOORS & ROOF, METAL STUDS)
ALLOWABLE HEIGHT	3 STORIES
ALLOWABLE AREA	19,000 SF PER STORY
SPRINKLERS	NONE
OCCUPANCY SEPARATION	NONE REQUIRED
FIRE RESISTIVE RATINGS	
STRUCTURAL FRAME	NON-RATED
EXTERIOR BEARING WALLS	PER TABLE 602 2 HOUR WEST WALL NON-RATED NORTH & SOUTH WALLS (X ≥ 30)
OPENINGS IN RATED WALLS	PER TABLE 705.8 WEST WALL FIRE SEPARATION OF 28' 70% UNPROTECTED, NON-SPRINKLERED ALLOWED 40% PROPOSED
NON-BEARING EXTERIOR WALLS	NON-RATED
NON-BEARING INTERIOR WALLS	NON-RATED
ELEVATOR SHAFT	1 HOUR
FLOOR	NON-RATED
ROOF	NON-RATED

EGRESS	
EGRESS LIGHTING	REFER TO REFLECTED CEILING/LIGHTING PLANS

**OCCUPANCY LOAD:****PROPOSED USE**

ROOM	AREA	OLF	OCC LOAD	EXITS REQ'D	EXITS PROV.
101 VESTIBULE	395 SF	15 NET	26	1	1
102 RECEPTION	412 SF	100 G	4	1	1
103 LOBBY	737 SF	15 NET	49	1	1
104 FAMILY RESTROOM	69 SF	100 G	1	1	1
105 FAMILY RESTROOM	67 SF	100 G	1	1	1
106 STAIR	79 SF	100 G	1	1	1
107 CLOSET	52 SF	100 G	1	1	1
108 BREAK ROOM	286 SF	15 NET	19	1	1
109 UTILITY	97 SF	100 G	1	1	1
110 HALL	163 SF	100 G	1	1	1
111 CONFERENCE	357 SF	15 NET	23	1	1
112 BRANCH MANAGER	161 SF	100 G	2	1	1
113 HALL	332 SF	100 G	3	1	1
114 SERVER	114 SF	100 G	1	1	1
115 MEN'S RESTROOM	62 SF	100 G	1	1	1
116 WOMEN'S RESTROOM	63 SF	100 G	1	1	1
117 HALL	314 SF	100 G	3	1	1
118 ELECTRICAL	148 SF	300 G	1	1	1
119 EQUIPMENT	59 SF	300 G	1	1	1
120 HALL	470 SF	100 G	4	1	1
121 OFFICE	111 SF	100 G	1	1	1
122 OFFICE	113 SF	100 G	1	1	1
123 OFFICE	110 SF	100 G	1	1	1
124 OFFICE	111 SF	100 G	1	1	1
125 OFFICE	116 SF	100 G	1	1	1
126 OFFICE	111 SF	100 G	1	1	1
127 OFFICE	111 SF	100 G	1	1	1
128 OFFICE	111 SF	100 G	1	1	1
129 OFFICE	118 SF	100 G	1	1	1
130 OFFICE	111 SF	100 G	1	1	1
131 OFFICE	111 SF	100 G	1	1	1
132 OFFICE	111 SF	100 G	1	1	1
133 INTERVIEW ROOM	119 SF	15 NET	8	1	1

MAIN LEVEL SUB-TOTAL 164

201 HALL	470 SF	100 G	4	1	1
202 WELLNESS	86 SF	100 G	1	1	1
203 OFFICE	166 SF	100 G	2	1	1
204 MOTHER'S ROOM	76 SF	100 G	1	1	1
205 BREAK ROOM	266 SF	15 NET	18	1	1
206 RESTROOM	99 SF	100 G	1	1	1
207 RESTROOM	99 SF	100 G	1	1	1
208 HALL	212 SF	100 G	2	1	1
209 CLOSET	42 SF	100 G	1	1	1
210 CONFERENCE	691 SF	15 NET	46	1	2
211 CONFERENCE	709 SF	15 NET	47	1	1
212 STORAGE	204 SF	300 G	1	1	1
213 OPEN WORK ROOM	788 SF	100 G	8	1	2
214 DEPT. DROP-IN	1,433 SF	100 G	14	1	2
215 FILES	448 SF	300 G	2	1	1

UPPER LEVEL SUB-TOTAL 149  
TOTAL 313

ACCESSIBILITY COMPLETELY ACCESSIBLE W/ ELEVATOR ADDITION

**PLUMBING SYSTEMS**

REQUIRED 313 OCCUPANTS (157 MEN / 157 WOMEN)  
1 WC / PER 25 FOR THE FIRST 50  
THEN 1 PER 50 ADDITIONAL  
= 4 WC MEN / 4 WC WOMEN

1 LAVATORY / FIRST 40 THEN  
1 LAVATORY / EVERY 80 OCCUPANTS  
= 3 LAV MEN / 3 LAV WOMEN

PROVIDED MEN - 2 WC, 1 URINAL, 2 LAV  
WOMEN - 2 WC, 2 LAV  
FAMILY - 2 WC, 2 LAV

SPECIAL INSPECTIONS REF STRUCTURAL

**PREVIOUS BUILDING CODE APPEALS**

08/07/1996 #12	CHANGE OF OCCUPANCY - (DELETE ELEVATOR, CHANGE OF OCCUPANCY)
10/16/1996 #13	CHANGE OF OCCUPANCY
10/23/1996 #16	CHANGE OF OCCUPANCY - (EXIT CONFIGURATION, CORRIDOR CONSTRUCTION)
03/02/1997 #20	CHANGE OF OCCUPANCY - (CORRIDOR CONSTRUCTION CLARIFICATION)
03/19/1997 #M1	ALTERATIONS/ADDITION - (HOOD REQUIREMENT)

**PREVIOUS USE**

ROOM	AREA	OLF	OCC LOAD
LOBBY	450 SF	15 NET	30
BREAK RM	225 SF	15 NET	15
RESTROOM	125 SF	100 G	1
RESTROOM	106 SF	100 G	1
UTILITY	97 SF	100 G	1
LAUNDRY	183 SF	100 G	2
MEETING	206 SF	15 NET	14
CHILD CARE	368 SF	35 NET	11
OFFICE	161 SF	100 G	2
OFFICE	766 SF	100 G	8
EQUIPMENT	59 SF	300 G	1
ELECTRICAL	148 SF	300 G	1
CONF. RM	782 SF	15 NET	52
TRAINING RM	792 SF	50 NET	16
OFFICE	389 SF	100 G	4
OFFICE	122 SF	100 G	1
MAIN LEVEL SUB-TOTAL			160
TRAINING RM	420 SF	50 NET	8
OFFICE	258 SF	100 G	3
OFFICE	339 SF	100 G	3
BREAK ROOM	258 SF	15 NET	17
RESTROOM	96 SF	100 G	1
RESTROOM	99 SF	100 G	1
OFFICE	739 SF	100 G	7
TRAINING RM	831 SF	50 N	17
TRAINING RM	340 SF	50 N	7
TRAINING RM	581 SF	50 N	12
TRAINING RM	809 SF	50 N	16
UPPER LEVEL SUB-TOTAL			92
TOTAL			252