

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15370

Project Address: 2720 SW Moody Ave

Hearing Date: 7/12/17

Appellant Name: Eric Wilson

Case No.: B-004

Appellant Phone: 503-222-1917

Appeal Type: Building

Plans Examiner/Inspector: Brian McCall

Project Type: commercial

Stories: 7 **Occupancy:** B, A-3, A-2, S-2 **Construction Type:** I-A

Building/Business Name:

Fire Sprinklers: Yes - throughout

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 15-144944-CO

Plan Submitted Option: pdf [File 1]

Proposed use: University Research Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 1001.9 DOOR OPERATIONS

Requires 1008.1.9 Door operation. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Proposed Design The building design includes exterior balconies for use by building occupants during building hours. There are 3 different conditions all with a slightly different usage and purpose as such the hardware approach for each is slightly different to address egress and building security while providing equivalent accessibility and life safety. The approach at the L2-L5 Balconies and the L6 Terrace were previously approved as Appeal #9. This is a proposal to address the L1 Terrace.

L1 Terrace - This area is for the building population as well as general public use. This area is exposed to the North and is anticipated to become an enclosed courtyard in the future. Being on the first floor this egress door proposes a building security risk until the courtyard becomes enclosed. For security we are proposing to add a cylinder lock, keyed on the interior to allow this door to be secured after building operating hours. This key operated cylinder would be secured by security personnel during building shut down each day. We are installing a security phone that dials to campus security adjacent to the terrace egress door.

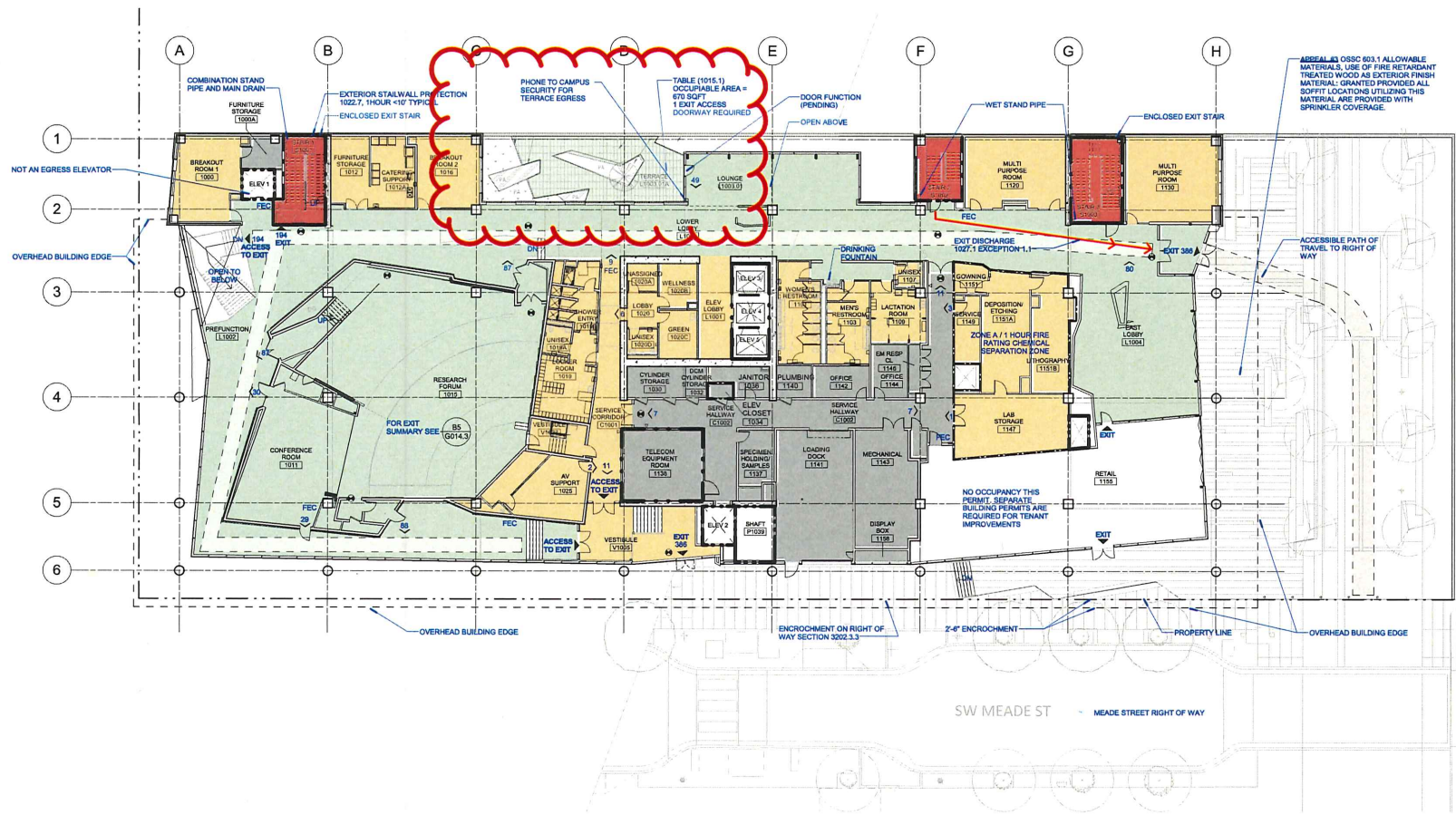
Reason for alternative The alternative is requested as a way to provide outdoor space for building occupants and a method to secure the building when it is not occupied in off hours. Lock will be manually key operated by security personnel during building shut down sweep. This allows a physical inspection by security personnel of the terrace prior to securing the door. The security phone provides an equivalent level of safety in the off chance someone is somehow left on the terrace.

APPEAL DECISION

Key lock deadbolt at patio egress door with security phone: Granted as proposed.

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.



L1 TERRACE

Appeal #9.1 Door Operations
06/20/2017