

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of IDs 15261 and 15327

Appeal ID: 15372	Project Address: 4525 NE Fremont St
Hearing Date: 7/12/17	Appellant Name: Tim Richard
Case No.: B-006	Appellant Phone: 503-449-7326
Appeal Type: Building	Plans Examiner/Inspector: Jody Orrison
Project Type: commercial	Stories: 4 Occupancy: B, R-2, S-1, S-2 Construction Type: I-A, V-A
Building/Business Name:	Fire Sprinklers: Yes - throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 15-281993-CO
Plan Submitted Option: mail	Proposed use: Mixed use

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Chapter 10, Section 1014.3, Chapter 10, Section 1015.1.2, Chapter 10, Section 1008.1.9.7
Requires	<p>(Table 1014.3.d) Common path of egress travel in a Group S-2 open parking garage shall not be more than 100'.</p> <p>{1015.1.2} 2 Exits are required from parking garages where the common path of egress travel exceeds one of the limitations of Section 1014.3</p> <p>(1008.1.9.7) Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E and H occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, provided that the doors unlock in accordance with Items 1 through 6 below. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an exit.</p> <p>The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.</p> <p>The doors unlock upon loss of power controlling the lock or lock mechanism.</p> <p>The door locks shall have the capacity of being unlocked by a signal from the fire command center</p> <p>.</p> <p>The initiation of an irreversible process which will release the latch in not more than 15 seconds when a force of not more than 15 pounds is applied for 1 second to the release device. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking shall be by manual means only.</p> <p>Exception: Where approved, a delay of not more than 15 seconds is permitted.</p>

A sign shall be provided on the door located above and within 12 inches of the release device reading: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 (30) SECONDS.
Emergency lighting shall be provided at the door.

Proposed Design

Reconsideration of Appeal 15261 and 15327

A second exit from the parking garage is proposed to pass through the secured open air elevator lobby. The open air elevator lobby is secured from the parking garage with a locking gate with access control hardware. An emergency release button will be mounted on the wall directly right of the access gate. Pushing this emergency release button with no more than 15 pounds force for 1 second, will initiate an irreversible process which will release the latch in not more than 30 seconds, activate an audible alarm, allowing the gate to freely swing into the elevator lobby/ exit . Relocking of door will be by manual means. The egress path passes through the lobby to the public way. Electrified latch will fail safe upon actuation of the automatic sprinkler system or automatic fire detection system, upon loss of power controlling the lock mechanism, or by signal from the fire command center. A sign will be provided above the emergency release button reading: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 30 SECONDS. Emergency lighting is provided. See attached floor plan and elevation.

Proposed Release Button: Green with 'PUSH TO EXIT' message, 2 ¾" large mushroom button. Schlage 620/631 Series, 525, GR-EX, 30 Second Delay. See attached hardware cutsheet.

Previous Appeal was denied based on the 30 second delay requested. Revised Appeal revises exit delay to the code allowed 15 seconds. The only issue now being appealed is the proposed alternate release push button.

Reason for alternative Access gate from parking garage to elevator lobby has access control hardware. Current approved design incorporates Emergency Release Panic Hardware to provide the second exit from parking garage as required by Section 1014.3 and 1015.1.2 . The building owner is concerned that the panic hardware will be frequently/ accidentally activated by residents and guests, setting off the alarm, disturbing businesses and residents, and creating a management issue. To minimize accidental activation, we are requesting the approval of a separate activation button located directly adjacent to the egress gate including signage that clearly instructs activation of the gate release.

APPEAL DECISION

2nd exit from parking garage with 15 second delayed egress lock and separate lock release button: 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.