

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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 - Held over from ID 15324 (7/5/17) for additional information

<b>Appeal ID:</b> 15352	<b>Project Address:</b> 1120 SE Madison St
<b>Hearing Date:</b> 7/12/17	<b>Appellant Name:</b> Jessamyn Griffin
<b>Case No.:</b> B-010	<b>Appellant Phone:</b> 503-545-9289
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> David Bartley
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> A-2, B, S-1 <b>Construction Type:</b> VB
<b>Building/Business Name:</b> AltSource	<b>Fire Sprinklers:</b> Yes - Entire Building
<b>Appeal Involves:</b> Alteration of an existing structure, Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 17-172474-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Industrial Office

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 505.2.1 (Mezzanines) Area Limitation

**Requires** 505.2.1 Area Limitation

The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located.

Exception #2 (for reference only)

The aggregate area of mezzanines in buildings and structures of Type I or II construction shall be not greater than one-half of the floor area of the room in buildings and structures equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1 and approved emergency voice/alarm communication system in accordance with Section 907.5.2.2.

**Proposed Design** We are requesting approval to build (2) separate 202 SF mezzanine office structures that will be above (2) separate 404 sf office spaces. The proposed mezzanine structures are one-half (50%) of the floor area of the spaces they are located in (16.6% increase from one-third of the floor area allowed by the OSSC).

The proposed use of the TI space is private office with no public access. The total number of occupants for the proposed mezzanines is 2 occupants per each mezzanine. The building construction type is VB. The building is fully sprinklered per NFPA as part of the approved Core & Shell permit.

**Reason for alternative** Tennant Reason for Alternate

Small offices with internal mezzanines were developed to support the tenants work groups. Because of minimal size and occupant load, these "lofts" meet the intent of the code defined mezzanine.

The occupants of the mezzanines will be AltSource employees. There will be no public access to the mezzanines. In the event of an emergency, occupants on the mezzanine will be familiar with the space and have an understanding of how to egress the mezzanine and building.

#### Floor Area Investigation

The proposed office (B) use mezzanine structures would increase the floor area of the mezzanine from one-third (33%) to one-half (50%) of the floor area of the room the mezzanine is located.

Area calculations are as follows:

Lower office space (main space) 404 SF

1/3 of main office space (compliant mezzanine) 135 SF

1/2 of main office space (proposed mezzanine) 202 SF

Difference in floor area (proposed – compliant) 67 SF (16.6% increase)

Egress distance requirements met:

The maximum egress travel distance for B occupancy w/ sprinklers = 300'-0"

Proposed max egress travel distance of new mezzanine = 114'-0

Additional measurements to ensure safety of the building's occupants:

Approved Core & Shell seismic structural upgrade to existing unreinforced masonry. Entire building to be retrofitted. Reference permit number 16-234074-CO.

Full NFPA compliant sprinklers & alarms throughout the entire building as part of the Core & Shell approved permit. Permit # 16-234074

If this appeal is approved, the tenant will install additional and/or high flow sprinkler heads in the areas of the mezzanines and/or their egress paths as directed by the Fire Marshal.

#### RECONSIDERATION TEXT – ADDITIONAL INFO PROVIDED AS REQUESTED

Additional drawings provided as requested showing additional locations of smoke detectors and horns / strobe alarms per NFPA & ICC A117.1-2009 at both the main and mezzanine levels.

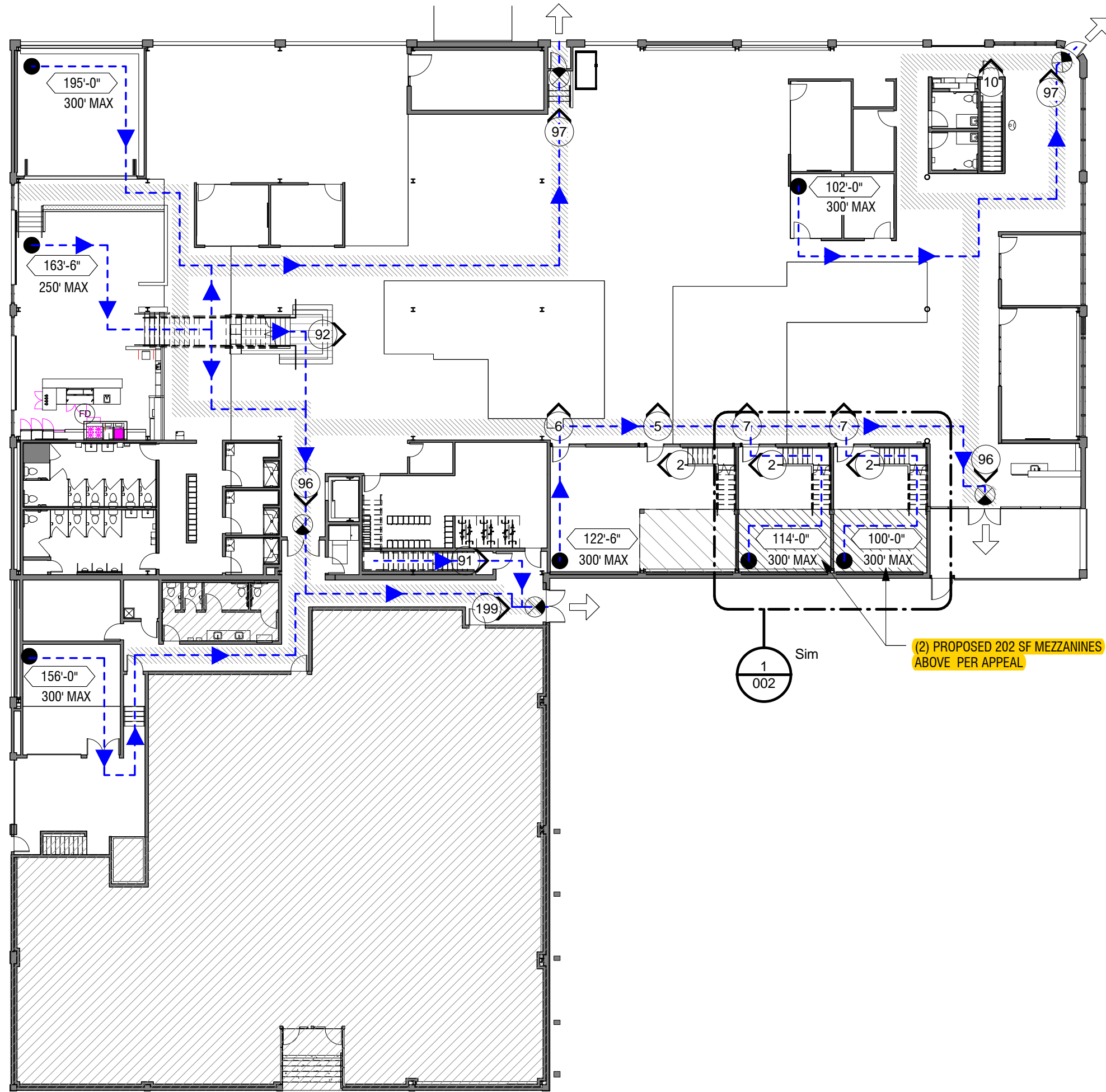
---

## APPEAL DECISION

### **Two mezzanines with 50 percent floor area of the space they are open to: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



LEVEL 1 EGRESS PLAN 1  
1" = 20'-0"

**Project Location**  
1120 SE Madison Street  
Portland OR 97293

**THESE DRAWINGS ARE FOR CONSTRUCTION BY JEAN-PIERRE VEILLET SITEWORKS, INC. ONLY**

**Date:** 6.30.2017

**Drawn By:** ATC

**Phase:** Appeal

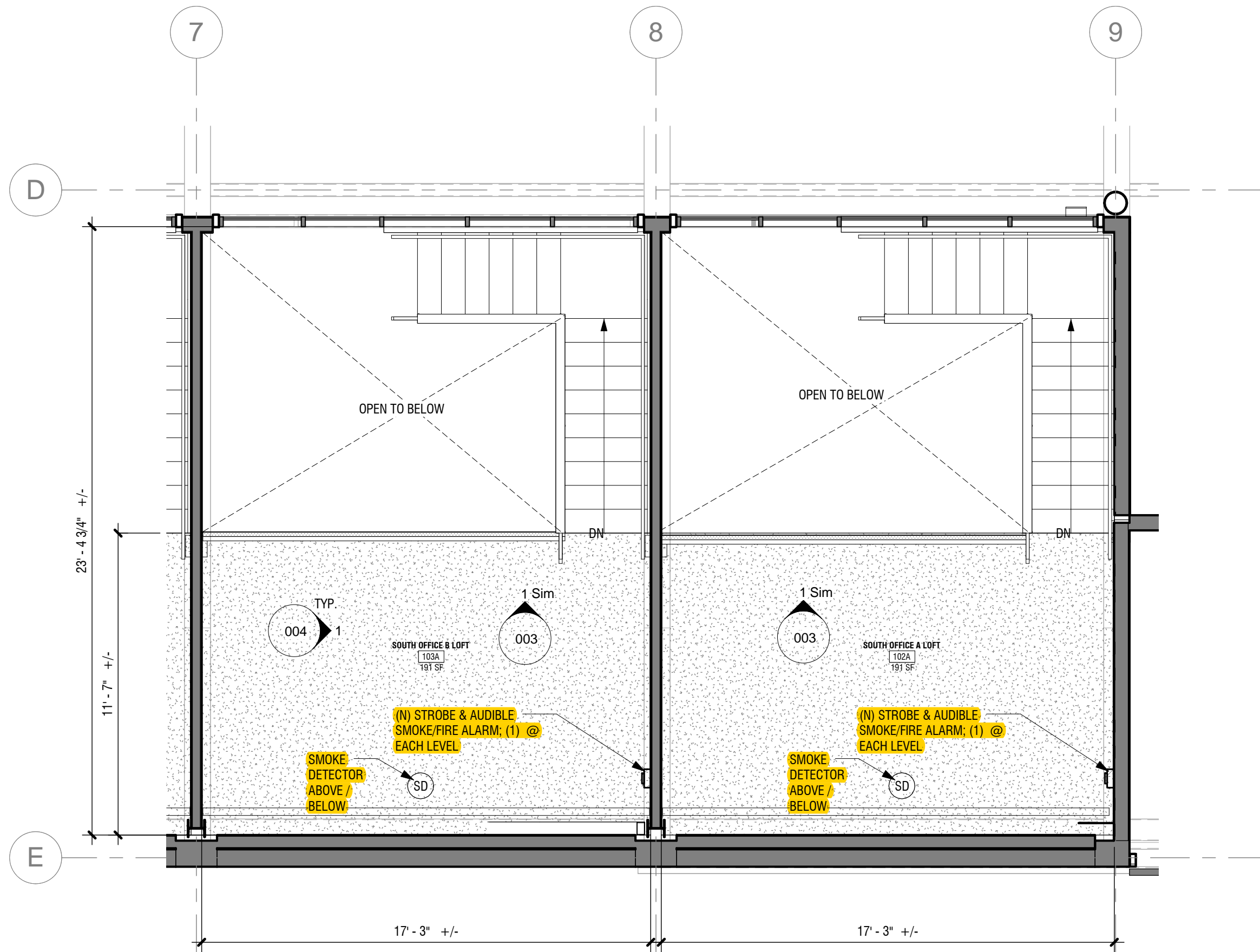
**Revisions:**

Number	Description	Date
--------	-------------	------

**Sheet Name**  
MEZZANINE APPEAL

**Sheet No.**

001



OFFICE MEZZANINE FLOOR PLAN 1

1/4" = 1'-0"

**Project Location**  
1120 SE Madison Street  
Portland OR 97293

THESE DRAWINGS ARE FOR  
CONSTRUCTION BY  
JEAN-PIERRE VEILLET  
SITEWORKS, INC. ONLY

Date: 6.30.2017

Drawn By: Author

Phase: Appeal

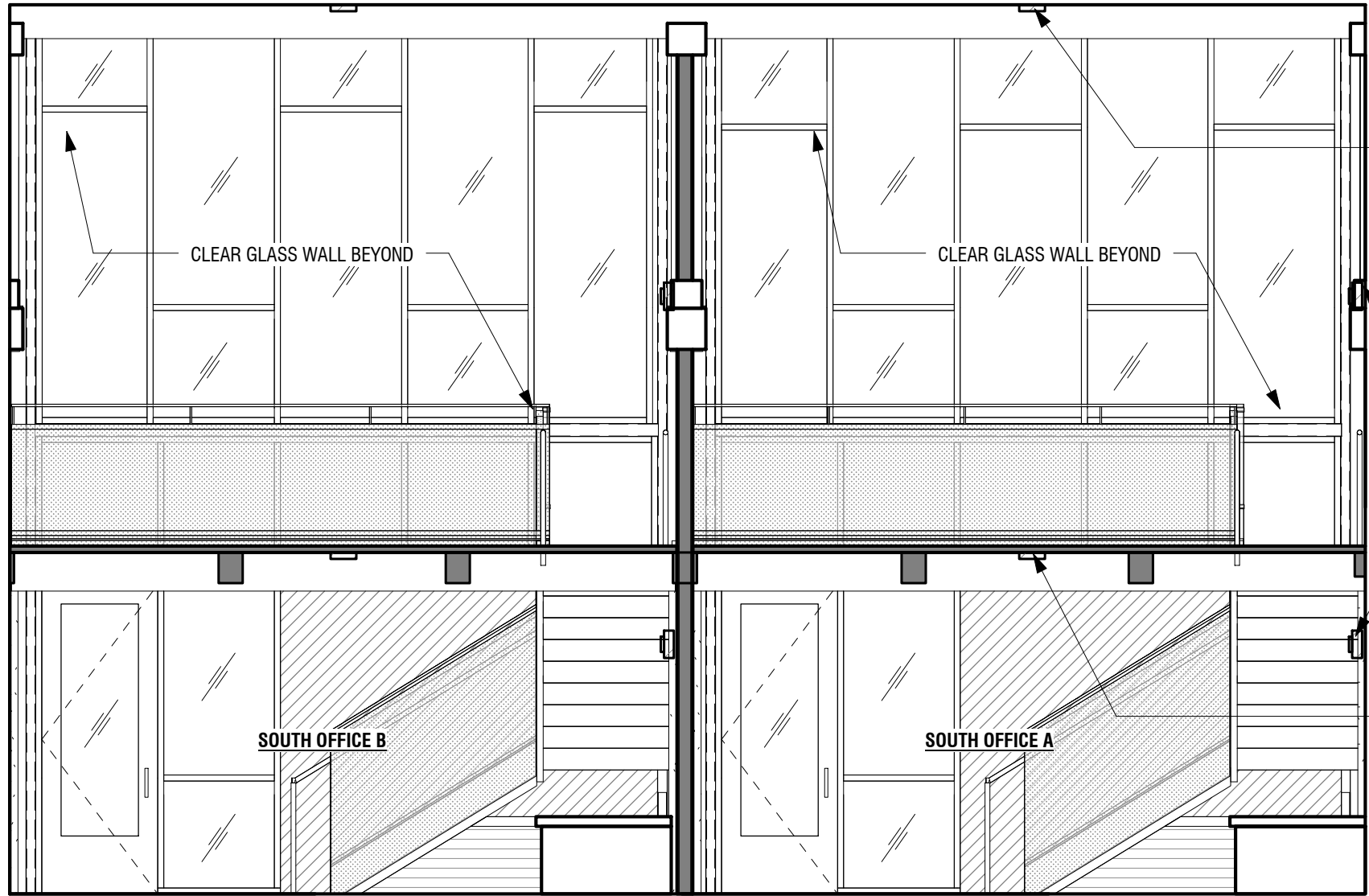
Revisions:

Number	Description	Date

Sheet Name  
MEZZANINE APPEAL

Sheet No.

002



SOUTH OFFICES - ELEVATION LOOKING NORTH

1/4" = 1'-0"

1

SMOKE DETECTOR PER  
NFPA @ BOTH LEVELS;  
TYP. EACH SEPARATE  
OFFICE / MEZZANINE

HORN / STROBE PER  
NFPA @ BOTH LEVELS;  
TYP. EACH SEPARATE  
OFFICE / MEZZANINE

SMOKE DETECTOR PER  
NFPA @ BOTH LEVELS;  
TYP. EACH SEPARATE  
OFFICE / MEZZANINE

**Project Location**  
1120 SE Madison Street  
Portland OR 97293

THESE DRAWINGS ARE FOR  
CONSTRUCTION BY  
JEAN-PIERRE VEILLET  
SITEWORKS, INC. ONLY

**Date:** 6.30.2017

**Drawn By:** Author

**Phase:** Appeal

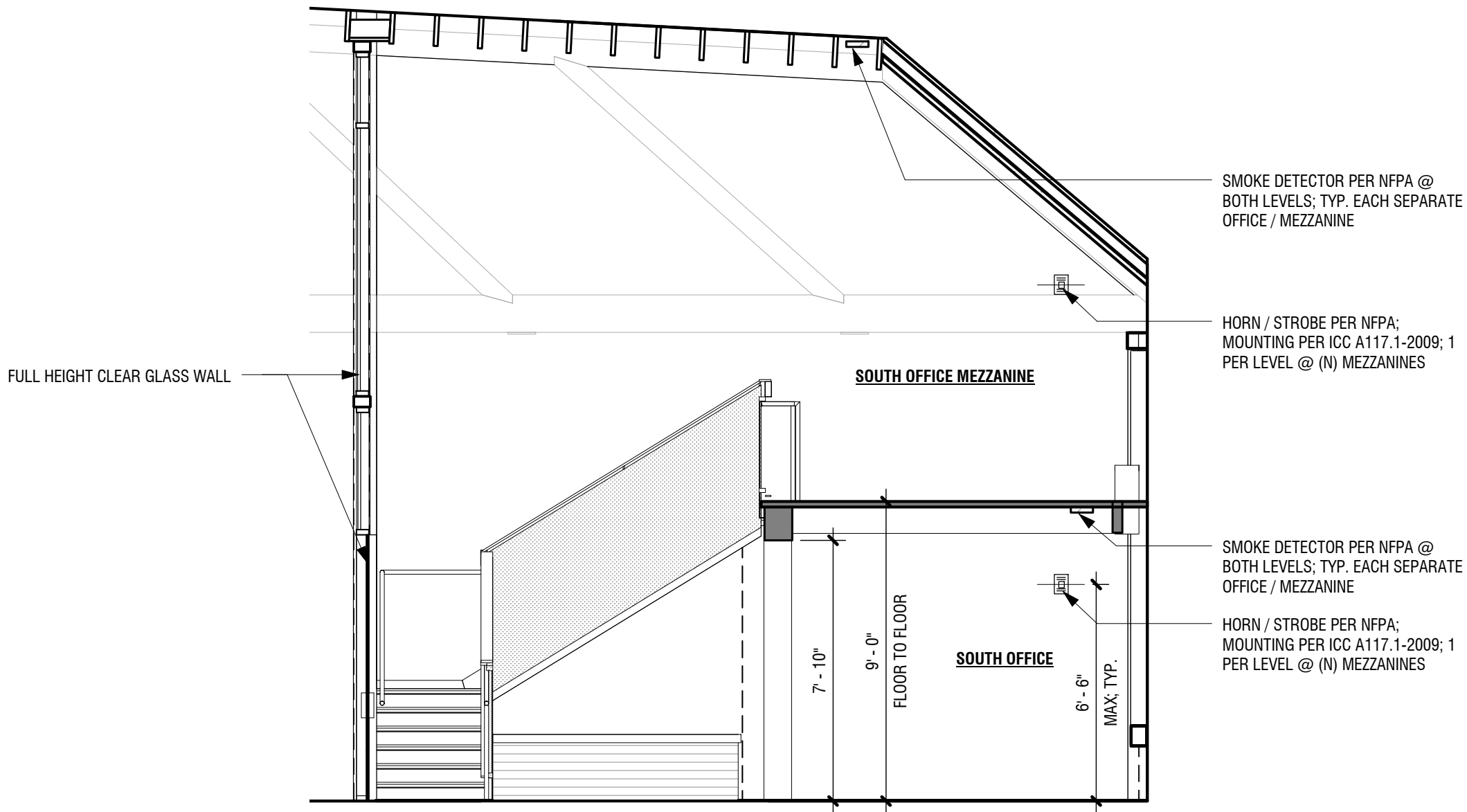
**Revisions:**

Number	Description	Date
--------	-------------	------

**Sheet Name**  
MEZZANINE APPEAL

**Sheet No.**

003



SOUTH OFFICES - ELEVATION LOOKING EAST

1/4" = 1'-0"

1

**Project Location**  
1120 SE Madison Street  
Portland OR 97293

**THESE DRAWINGS ARE FOR CONSTRUCTION BY JEAN-PIERRE VEILLET SITEWORKS, INC. ONLY**

**Date:** 6.30.2017

**Drawn By:** Author

**Phase:** Appeal

**Revisions:**

Number	Description	Date
--------	-------------	------

**Sheet Name**  
MEZZANINE APPEAL

Sheet No.

004