

# 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> 15356	<b>Project Address:</b> 7705 SW Capitol Hwy
<b>Hearing Date:</b> 7/12/17	<b>Appellant Name:</b> Ben Rippe
<b>Case No.:</b> B-014	<b>Appellant Phone:</b> 503-445-2105
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Cooley
<b>Project Type:</b> commercial	<b>Stories:</b> 4 <b>Occupancy:</b> A-2, R-2 above <b>Construction Type:</b> 3 floors V-A over 1 floor I-A
<b>Building/Business Name:</b> Multnomah Village Apartments	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 16-114982-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Restaurant (Mixed use with apartments above)

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	1008.1.9 Door Operations
<b>Requires</b>	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.
<b>Proposed Design</b>	Two tenant spaces will utilize shared restroom facilities by means of a shared vestibule. The egress route from the restrooms via a shared vestibule must pass through the tenant spaces (see exhibit "A"). Fail safe electric locks will be installed on the two egress doors from the vestibule so that the tenants may secure their respective spaces when the business is closed. We are proposing to install emergency door release break glass stations (see exhibit "B") at each egress door that will provide immediate unlocking at these doors. The door release is activated by breaking the glass (an aluminum rod is provided). Once the glass is broken, the door lock is released and the alarm is activated. Activation of the door release will unlock the door adjacent to the release. Panic hardware will be provided at the main entrance to each tenant space to allow egress to the right of way. Reference appeal ID 12008 where the same condition – retail tenants with shared restrooms and a common vestibule - has been approved based on the same provisions of emergency unlocking stations.
<b>Reason for alternative</b>	Both retail spaces will lock their access doors from the shared restroom vestibule into their space after business hours. In the event that a customer or cleaning staff were to use the shared restroom after business hours, the installation of access controlled egress door device will ensure that they will not be locked in the shared restroom vestibule.

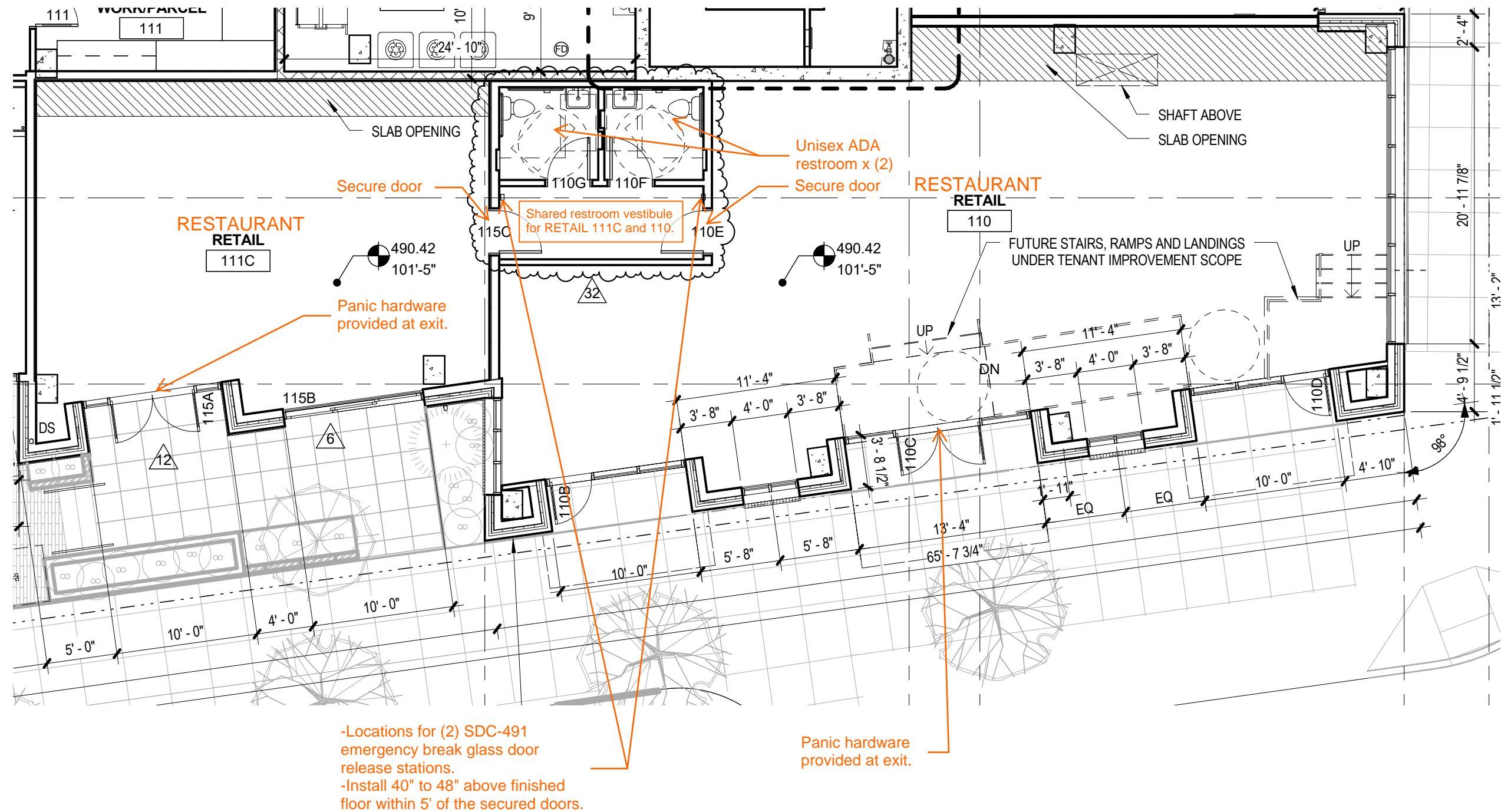
### APPEAL DECISION

**Egress from restroom vestibule shared by two tenants: 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.

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## EXHIBIT "A"

1/8" = 1'-0"

1

SERA

ISSUING DOC:

ISSUE DATE: 06/28/2017

PROJ. NO.: 1503021 DRAWN BY:

REF SHEET(s): A101

**MULTNOMAH VILLAGE  
APARTMENTS**

# EXHIBIT "B"

## 490 Emergency Door Release Series

### 491 Emergency Door Release Break Glass Emergency Exit

The SDC 491 Emergency Door Release Break Glass Station provides immediate unlocking of perimeter doors or interior doors that are equipped with fail-safe electric locks. The 491's built in alarm may be used as a local door annunciator.

The SDC 491 is specifically designed for emergency door release and may influence the approval of an electric locking system. This type of Emergency Door Release may be preferred over a pull station since greater commitment is required to break the glass.



#### FEATURES


- Aluminum rod Blue housing with easy to read activation instructions avoids confusion with red fire alarm stations.
- The SDC 491 may initiate the release of an individual door or all doors on the same circuit.
- The SDC 491 may be mounted in a 2" deep single gang back box or double gang box with plaster ring cover. The SDC 491 may be surface mounted with a 491-BB surface mount back box.

#### SPECIFICATIONS

<b>Contacts</b>	2-SPDT 10 Amp Contacts; 1-SPDT for lock release and 1-SPDT auxiliary contact for remote monitoring, CCTV activation or alarm activation
<b>Aluminum Rod</b>	For striking the glass is included. (Not required to break the glass)
<b>Replacement Glass Plates</b>	2 Replacement glass plates included
<b>Dimensions</b>	5.5" H x 3.5" W x 1.375" D


#### ACCESSORIES

 **491-GL4** Four Replacement Glass Plates

 **491-BB** Blue Surface Mount Back Box  
Dimensions: 5.25" H x 3.25" W x 1.5" D



#### MODEL

 **491** Break Glass Emergency Door Release with Siren 3V-28VDC, 18mA  
(2 replacement glass pieces included)

