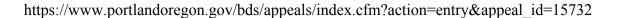
Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201 More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

Status: Decision Ren	dered - Reconsideration of ID 15705	
Appeal ID: 15732 Hearing Date: 8/23/17		Project Address: 685 SE Belmont St Appellant Name: Brian Cobb
Appeal Type: Building		Plans Examiner/Inspector: Brian McCall
Project Type: commercial		Stories: 6 Occupancy: R-2, M, B, S-2 Construction Type: I-A, III-A
Building/Business Name: Modera Belmont		Fire Sprinklers: Yes -
Appeal Involves: Reconsideration of appeal		LUR or Permit Application No.:
Plan Submitted Optic	n: pdf [File 1]	Proposed use: Apartments
APPEAL INFORM	ATION SHEET	
Appeal item 1		
Code Section	Section 907.5.2.2	
Requires	907.5.2.2 – Emergency voice/alarm communications systems. Emergency voice/alarm communications systems required by this code shall be designed and installed in accordance with NFPA 72	
Proposed Design	Two exit doors will utilize reduced egress width factors for occupant capacity. The Building will be sprinkled and utilized standard alarm system utilizing 907.5.2.1, 907.5.2.3, etc. where required bu not a voice/alarm communications system per 907.5.2.2.	
Reason for alternativ	 Permitted documents utilize the egress width exceptions in OSSC 1005.3 for reduced capacity factors of 0.2" at stairs and 0.15" at doors/other. These exceptions also requires emergency voice/alarm communications system per 907.5.2.2. Current building egress, as shown in permit under 15-208951-CO, is able to comply with standard 	
	egress component factors of 0.3"/occ for stairs & 0.2"/occ for other component throughout the entire building except for the door from each stair to the exterior, total of 2 doors.	
	two exit stairs, see exhibit A. Both 0.2" factor for doors, due to the co floor residents, and the basement the exception for reduced egress v sprinklers and a voice/alarm syste	last door in the interior egress path system of the building at the these doors would be over capacity, when utilizing the standard nvergence of occupants from the second floor residents, first level parking. Hence, the current permitted documents utilized widths throughout the building and thus required the use of m. However, as previously noted only the two doors under iduced egress widths. As such we feel the voice/alarm







Appeals | The City of Portland, Oregon

communication system becomes a burdensome requirement on the building as it is only required for two doors which are at the end of the egress system.

In summary, we are requesting that the emergency voice/alarm communication systems be removed as a requirement for the use of the reduced door egress width, i.e. 0.15"/occ, at the two doors in question. The remaining doors & stairs within the building will be calculated using the standard 0.3/occ & 0.2/occ factors which don't require sprinklers or voice/alarm communications.

We believe this request will not adversely affect the life safety systems for the following reason;

All doors and stair egress widths comply with standard egress width requirements except the two doors being appealed.

The doors in question egress directly to the exterior, one of which is direct to the ROW sidewalk. Doors in question require the reduced egress factor primarily due to parking level occupant load. However, the parking level is primarily transient in nature (160 occupants in parking area out of 174 occupants on the entire level). The parking level is also for residents only meaning they know the building and can't be on the parking level and on the upper floors.

Emergency voice/alarm communication systems would be a burdensome requirement on the entire building for only two doors at the end of the egress system.

The building has smoke alarm systems within the corridor providing additional event notification and detection.

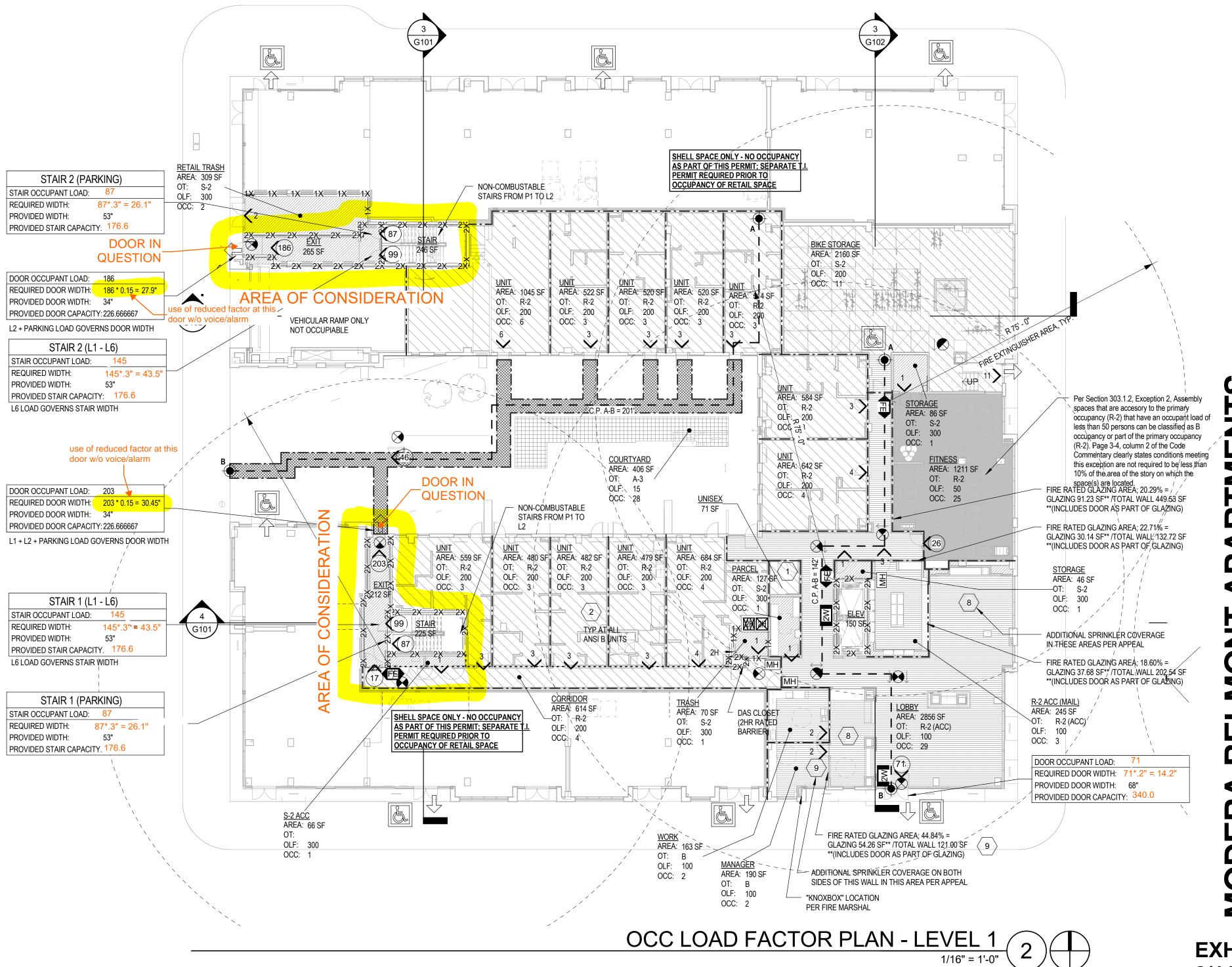
See Exhibit A: Level One Egress Plan

APPEAL DECISION

Omission of emergeny voice / alarm communications system as a condition of reduced width at two egress doors: 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.



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