

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 15705

Appeal ID: 15732	Project Address: 685 SE Belmont St
Hearing Date: 8/23/17	Appellant Name: Brian Cobb
Case No.: B-010	Appellant Phone: 503-445-7322
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 Option: pdf [File 1]	Proposed use: Apartments

APPEAL INFORMATION 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 but not a voice/alarm communications system per 907.5.2.2.
Reason for alternative	<p>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.</p> <p>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.</p> <p>The two doors in question are the last door in the interior egress path system of the building at the two exit stairs, see exhibit A. Both these doors would be over capacity, when utilizing the standard 0.2" factor for doors, due to the convergence of occupants from the second floor residents, first floor residents, and the basement level parking. Hence, the current permitted documents utilized the exception for reduced egress widths throughout the building and thus required the use of sprinklers and a voice/alarm system. However, as previously noted only the two doors under consideration require use of the reduced egress widths. As such we feel the voice/alarm</p>

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 emergency 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.

STAIR 2 (PARKING)	
STAIR OCCUPANT LOAD:	87
REQUIRED WIDTH:	87'.3" = 26.1"
PROVIDED WIDTH:	53"
PROVIDED STAIR CAPACITY:	176.6

DOOR IN QUESTION

DOOR OCCUPANT LOAD:	186
REQUIRED DOOR WIDTH:	186' 0.15" = 27.9"
PROVIDED DOOR WIDTH:	34"
PROVIDED DOOR CAPACITY:	226.666667
L2 + PARKING LOAD GOVERNS DOOR WIDTH	

STAIR 2 (L1 - L6)	
STAIR OCCUPANT LOAD:	145
REQUIRED WIDTH:	145'.3" = 43.5"
PROVIDED WIDTH:	53"
PROVIDED STAIR CAPACITY:	176.6
L6 LOAD GOVERNS STAIR WIDTH	

use of reduced factor at this door w/o voice/alarm

DOOR OCCUPANT LOAD:	203
REQUIRED DOOR WIDTH:	203' 0.15" = 30.45"
PROVIDED DOOR WIDTH:	34"
PROVIDED DOOR CAPACITY:	226.666667
L1 + L2 + PARKING LOAD GOVERNS DOOR WIDTH	

STAIR 1 (L1 - L6)	
STAIR OCCUPANT LOAD:	145
REQUIRED WIDTH:	145'.3" = 43.5"
PROVIDED WIDTH:	53"
PROVIDED STAIR CAPACITY:	176.6
L6 LOAD GOVERNS STAIR WIDTH	

STAIR 1 (PARKING)	
STAIR OCCUPANT LOAD:	87
REQUIRED WIDTH:	87'.3" = 26.1"
PROVIDED WIDTH:	53"
PROVIDED STAIR CAPACITY:	176.6

RETAIL TRASH
AREA: 309 SF
OT: S-2
OLF: 300
OCC: 2

NON-COMBUSTABLE
STAIRS FROM P1 TO L2

SHELL SPACE ONLY - NO OCCUPANCY
AS PART OF THIS PERMIT: SEPARATE T.I.
PERMIT REQUIRED PRIOR TO
OCCUPANCY OF RETAIL SPACE

BIKE STORAGE
AREA: 2160 SF
OT: S-2
OLF: 200
OCC: 11

UNIT
AREA: 1045 SF
OT: R-2
OLF: 200
OCC: 6

UNIT
AREA: 522 SF
OT: R-2
OLF: 200
OCC: 3

UNIT
AREA: 520 SF
OT: R-2
OLF: 200
OCC: 3

UNIT
AREA: 520 SF
OT: R-2
OLF: 200
OCC: 3

UNIT
AREA: 524 SF
OT: R-2
OLF: 200
OCC: 3

FIRE EXTINGUISHER AREA, TYP
R 75' - 0"

STORAGE
AREA: 86 SF
OT: S-2
OLF: 300
OCC: 1

FITNESS
AREA: 1211 SF
OT: R-2
OLF: 50
OCC: 25

Per Section 303.1.2, Exception 2, Assembly spaces that are accessory to the primary occupancy (R-2) that have an occupant load of less than 50 persons can be classified as B occupancy or part of the primary occupancy (R-2). Page 3-4, column 2 of the Code Commentary clearly states conditions meeting this exception are not required to be less than 10% of the area of the story on which the space(s) are located.

FIRE RATED GLAZING AREA: 20.29% = GLAZING 91.23 SF** / TOTAL WALL 449.53 SF
**(INCLUDES DOOR AS PART OF GLAZING)

FIRE RATED GLAZING AREA: 22.71% = GLAZING 30.14 SF** / TOTAL WALL 132.72 SF
**(INCLUDES DOOR AS PART OF GLAZING)

STORAGE
AREA: 46 SF
OT: S-2
OLF: 300
OCC: 1

ADDITIONAL SPRINKLER COVERAGE
IN THESE AREAS PER APPEAL

FIRE RATED GLAZING AREA: 18.60% = GLAZING 37.68 SF** / TOTAL WALL 202.54 SF
**(INCLUDES DOOR AS PART OF GLAZING)

R-2 ACC (MAIL)
AREA: 245 SF
OT: R-2 (ACC)
OLF: 100
OCC: 3

DOOR OCCUPANT LOAD:	71
REQUIRED DOOR WIDTH:	71'.2" = 14.2"
PROVIDED DOOR WIDTH:	68"
PROVIDED DOOR CAPACITY:	340.0

S-2 ACC
AREA: 66 SF
OT: S-2
OLF: 300
OCC: 1

CORRIDOR
AREA: 614 SF
OT: R-2
OLF: 200
OCC: 4

TRASH
AREA: 70 SF
OT: S-2
OLF: 300
OCC: 1

DAS CLOSET
(2HR RATED BARRIER)

LOBBY
AREA: 2856 SF
OT: R-2 (ACC)
OLF: 100
OCC: 29

WORK
AREA: 163 SF
OT: B
OLF: 100
OCC: 2

MANAGER
AREA: 190 SF
OT: B
OLF: 100
OCC: 2

FIRE RATED GLAZING AREA: 44.84% = GLAZING 54.26 SF** / TOTAL WALL 121.00 SF
**(INCLUDES DOOR AS PART OF GLAZING)

ADDITIONAL SPRINKLER COVERAGE ON BOTH
SIDES OF THIS WALL IN THIS AREA PER APPEAL

"KNOXBOX" LOCATION
PER FIRE MARSHAL

OCC LOAD FACTOR PLAN - LEVEL 1

1/16" = 1'-0"

2

MODERA BELMONT APARTMENTS

BELMONT FLATS VENTURE, LLC
685 SE BELMONT ST PORTLAND, OR 97214

EXHIBIT A
8/11/17