Development Services

From Concept to Construction







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Status: D	ecision R	Rendered - I	Reconsiderati	ion of ID 15534
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Appeal ID: 15733	Project Address: 8649 N Lombard St
Hearing Date: 8/23/17	Appellant Name: Laurie Simpson
Case No. : B-011	Appellant Phone: 503-367-8057
Appeal Type: Building	Plans Examiner/Inspector: Connie Jones
Project Type: commercial	Stories: 1 Occupancy: E Construction Type: V-N
Building/Business Name: Meadow Day School	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure,occ Change from F-1 to E	LUR or Permit Application No.: life safetyy meeting
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Preschool

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1004.1 Design occupan	t load exception, a	and 907.2.3 exception 1
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Requires

1004.1 Design occupant load exception requires: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

907.2.3 exception 1 requires that a manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less

Proposed Design

In determining the design occupant load for the new classrooms, the school proposes to use the actual number of occupants -as shown in the attached floor plan- only as it applies to the requirement for fire alarms. At full occupancy, and during the most heavily attended event, the school will have no more than 50 occupants in the building. Max occupancy signs will be posted throughout the school and smoke detection will be provided. This will also be policed by a fire inspector that does a routine fire inspection every year. Emergency lighting and panic hardware will also be installed. Exits are direct and obvious. The tenant plans to install fire alarms in 5 years.

Reason for alternative Given the state requirements for number of restrooms per child, the facility will be licensed to serve less than 50 occupants. The school focuses on experiential learning and hands on activities including a curriculum infused with art, music, science and play - this style of learning requires more square footage per student than a traditional classroom. The school rents a facility in St. John's for events. The only events that occur in the classroom serve one age group at a time. The school will not have more than 4 events a year, none will exceed 50 participants. Please refer to the attached letter from the school.

APPEAL DECISION

Occupant load based on actual number of students and staff: Granted provided Fire Alarm is installed prior to 08-23-2022.

Appellant may contact John Butler (503-823-7339) with questions.

The Administrative Appeal Board finds with the conditions noted, 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.

PROJECT ADDRESS: 8649 N. LOMBARD ST., PORTLAND, OREGON BUILDING CODE ADDITION 2014 EXISTING OCCUPANCY = F-1 TENANT: STEPHANIE HINKLE, MEADOWDAY PRESCHOOL 8444 N. IVANHOE, PORTLAND, OREGON 98807 503-422-1346 hinkle-stephanie@gneil.com OSSC Section 306.5.2, exception - childrane facilities for children under the age of 2.12 may be considered an Excoupancy when there are fewer than 100 children less than 2.12 years of age located on the level of epit discharge where the classrooms have a directed door directly to the extender-base beam ref. OWNER: LINDA MWEBB 2835 N WILLAMETTE BLVD., PORTLAND, OREGON 97217 0 TYPE OF CONSTRUCTION: V(B)

MAX. ALLOW, HEISHT: 40 FEET, ACTUAL HEIGHT: APPROX. 17 FEET

MAX. ALLOW, AREA (GROUP E: 9500 SF', ACTUAL BUILDING AREA: 2800 GSF' BASE AREA WITHOUT FRONTAGE INCREASE ARCHITECT:
LAURIE J. SIMPSON, CONNECT ARCHITECTURE
4072 N. WILLIAMS, SUITE A, PORTLAND, OREGON 97212
503-367-8057 laurie@connectarchisclure.us (E) TREE -FIRE RESISTANCE REQUIREMENTS (OSSC TABLE 601 & 602) Primary Structural Frame: Exterior Bearing Walls at North & South: Exterior Bearing Wals at North & South: Other Exterior and Interior Bearing Wals Other Exterior Nonbearing Walls & Partition Interior Nonbearing Walls and Partitions Floor and Secondary Members Roof and Secondary Members BLDG. DESCRIPTION AND SCOPE: 5,787 SF SITE: SINGLE STORY CONG. & CMU BLDG W/ WD. ROOF STRUCTURE, BUILT 1920 W/ CMU ADDITION, S.O.S.: COULD QUALIFY AS A TYPE III CONSTRUCTION. CHANGE OF OCCUPANCY FROM 15-11 TO 12", SERVING AGES 0 TO 5 YRS. WORK INCLUDES: NEW FINISHES, 4" H FENCE, PANIC HARDWARE, EMERGENCY LISHTING, ILLUMINATED EXIT SIGNS. NONSEPARATED OCCUPANCIES
The building complies with OSSC section 508.3. No separation required between 'B' (office & adjacent tenant) & 'E' (classroome)' ZONING: CSd. STOREFRONT COMMERCIAL W/ DESIGN OVERLAY SCHOOLS & DAYCARE ALLOWED OUTRIGHT BY PORTLAND TITLE 33,130,100.
PLAN DISTRICT: ST. JOHNS. U.R.A: INTERSTATE CORRIDOR FIRE PROTECTION: SPRINKLERS: NOT REQUIRED SPRINGERS NOT REQUIRED SINCE ACTUAL COC LOAD UNDER 50 (REF APPEAL)
FIRE EXTHINUSHERS TWO 20 A 18 C WITHIN 17 OF EATH, SMOKE DETECTIONALS REQUIRED
THE EXTHINUSHERS TWO 20 A 18 C WITHIN 17 OF EATH, SMOKE DETECTIONALS PROUPED
THE WIN. FIRE RESERVANCE OF OPERIORS IN EXTERIOR WAILS IN 50 PTERMITTED LESS THAN 9, AND PROTECTED LESS THAN
10. THE MIN. YARD IS 30', SO ALL EXISTING EXTERIOR OPENINGS MAY BE LAPROTECTED. DESIGN REVIEW NOT REQUIRED, NO EXTERIOR ALTERATION PROPOSED OTHER THAN 4 H FENCE, NOT VISIBLE FROM STREET. COST OF WORK IS UNDER \$159,400.

NO AUTO PARKING PROPOSED. (2) BIKE RACKS LOCATED INSIDE BULLDING. SEISMIC THE BUILDING HAS BEEN VOLUNTARILY UPGRADED TO AS REQUIREMENTS. REF. PERMIT OCCUPANT LOAD EXISTING OCCUPANTS: EXIST. SOUTH ELEVATION 2880 / 100 = 29 OCCUPANTS 66:45 (NO FIRE ALARMS PER APPEAL) 37:45 16-232270-CO, DRAWINGS ATTACHED. STRUCTURAL PLANS EXAMINER IN ATTENDANCE AT LIFE SAFETY MEETING CONFIRMED NO ADDITIONAL BEISING WORK REQUIRED FOR "E" OCCUPANCY. PROPOSED OCCUPANTS: TOTAL ADDITIONAL OCCUPANTS: N.T.S. NO CHANGES EXITING / OCCUPANT LOAD: EXIT & EXIT ACCESS: EXERGY CODE
EXISTING 2X4 ACOUSTIC CEILING & 2X4 FLOURESCENT LIGHT FIXTUR, AND FURRED OUT, INSULATED 1015 6 DAY CARE MEANS OF EGRESS WHERE MORE THAN 10 CHILDREN AGES 2. LOD LESS SHALL HAVE ACCESS TO NOT LESS THAM 2 EXITS. THERE WILL NOT BE MORE THAM 10 CHILDREN AGES 2 FOR LESS IN EITHER CLASSRIM OR IN FENCED PLAY AREA 1 EXIT REQUIRED OUT OF EA. CLASSRIM, SINCE UNDER 49 OCCUPANTS APPEALS ????? PENDING.
ITEM 1: FIRE ALARM NOT REQUIRED BASED ON ACTUAL OCCUPANT LOAD.
ITEM 2: EXIST. FIRE WALLS TO QUALIFY AS FIRE WALLS TO SEPARATE BUILDINGS. EXIT WIDTH: 31 Y 2 = 6.1° MINI = 44° TRAVEL DISTANCE = 200 MAY COMMON PATH OF TRAVEL = 79 EXIT THROUGH INTERVENING SPACES ALLOWED @ ACCESSORY RESTROOMS & OFFICE <u>PERMIT HISTORY:</u>
THERE ARE NO HISTORIC DRAWINGS OR PERMIT CARDS ON FILE EXCEPT 1 DRAWING OF CMU ADDIN DOORS & HARDWARE
EXISTING RESTROOM DOORS - 3'-0' X 5'-3'. LEVER HANDLES, OCCUPIED INDICATOR, NO GLAZING
EXISTING EXIST DOORS (EAST & WEST) = 3'-5' X 7'-0', PANC HARDWARE, ALUM, STOREFRONT FULLY GLAZED THE FOLLOWING WERE FOUND ON LINE: PERMIT 2017-170186-000-00-CO CHANGE OF OCCUPANCY FROM F-1 TO A2, THIS PROJECT IS DEAD EXIT SIGNS FAMIC HARDWARE
EXIT SIGNS A RUDHINATED EXIT SIGNS ARE NOT REQUIRED IN ROOMS THAT REQUIRE ONLY ONE EXIT. ILLUMINATED EXIT
SIGNS ARE NOT REQUIRED HERE BUT ONE IS PROVIDED IS EA. EXIT DOOR, PANIC HARDWARE IS REQUIRED AT BOTH EXIT
DOORS SINCE THE DESIGN OCCUPANT LOAD IS GREATER THAN 90. PERMIT 2016-104076-000-00-MT PERMIT LOUIS-INGUI-RUCKORMI INSTALL (2) AT & 3T DAIKIN SPILT SYSTEMS WI FAN COILS & ASSOCIATED DUCTWORK SEE ATTACHED COPY OF PERMIT DIWGS. ELESSICIVATION NO.

REQUIRED A LEXTENDR LANDINGS, NOT REQUIRED ANYWHERE ELSE SINCE NO CORRIDORS, EXIT STARS, PAMPS, OR EXIT PASSICIENTS, ELERGERICH UIGHTNIG PROVIDED (§ 1.F.C. WIBATTER'S BACKUP ALONG EXIT PATS SYMMHATCHED. PERMIT 2016-232270-000-00-00 PERMIT 2016-2322/00/00/00/00
VOLUNTRAY SEISMIC UPGRADE OF CIP & CMU BLDG. TO BPON STANDARD AS REQD BY TITLE 24.85
SEE ATTACHED COPY OF PERMIT DWGS. PERMIT 2015-202016-000-00-00-00 A REVOI FURR OUT INTERIOR PERMINETER WALLS & CLG. DEMO WALLS & REBULD FOR EXIST. BATHROOM. ADD WALLS TO CREATE HEY BATHROOM. HOW WIRDOWS IN SMALLER OPENINGS ON FACADE, SHELL PERMIT ONLY - NO OCCUPANCY. SEE ATTACHED COPY OF PERMIT DIVISS. PLUMBING FIXTURES: 38.2 = 1 LAV & 1 WC PER GENDER REQUIRED, 2 UNISEX RA'S PROVIDED DINNING FOUNTAIN NOT REQUIRED. ADE
ALD LOOPS ARE A WINL OF SYMDE WY ADA HARDWARE.
RESTROOMS HEET CURRENT HACESBULLY CODE. HEE PREMIT IS-2020 HARDVING. HOUPGRADES REQUIRED SHICE
BUILDING MEETS ACCESSIBLITY REQUIREMENTS - HO PARKING PROVIDED. YERFY THRESHOLDS & DOOR CLEARANCES MEET
REQUIREMENTS AS SHOWN. PERMIT 15-205842-000-00-CO REROOFING- MECHANICAL AND ENERGY CODE INFO ALSO LISTED SEE ATTACHED COPY OF PERMIT DWGS PERMIT 2015-282242-000-00-PT WATER SERVICE PROJECT INFO & CODE SUMMARY EXIST. NORTH ELEVATION N.T.S. NO CHANGES 14'-9 3/8" 15'-4 7/8" 13'-8" 11'-10' EVE CHILIWA LAW PARKEPT ADJACENT BUILDING, 5,393 SF, 8641 N. LOMBARD, M. OCCUPANCY (E) PREMISE -ISOLATION REDUCED. PRESURE BACKFLOW ASEMBLY, VERIFY PER PERMIT 15-282242 PT PROPERTY LINE 118" dadalosiadendadelosiadendalosiadelosiade JES CYNYTICHIA ADA, MANEUVERING ARBA TO REMAIN CLEAR FOR EXITING, STRIPING AS SHOWN CLEARANCE, FLR. SDQPE <2% (VERNEY) -(E) 8" CIP CONC WALL W/ FORMERLY STORAGE 71 / 100 = .75 (E) INSULATED STI (E) ASPHALT PAVING TO REMAIN PARAPET TYP 3'-0" X 4' H GATE W ADA HARDWARE — (E) INSULATED STL. STUD WALL, TYP. 'B' OCC. LONG TERM BIK T.O. CONC. 7 - (E) PANIC HARDWARE, NEW - 4" H WD. FENCE ILLUMINATED EXIT SIGN W EMERGENCY LIGHTING (E) 8" CONC WAL ADA MANEUMERING - EMERGENCY LIGHT CLEARANCE, FLR. SLOPE <2% (VERIFY) FF ELEV. = 0'-0" CLASSROOM A 1006 SF / 35 = 28.7 ADA MANEUVERING ACTUAL = 23 OR LESS AGES 0-5 YRS. W/ NO MORE THAN CLEARANCE, FLR. SLOPE <2% (VERIFY) CLASSROOM B 10 UNDER THE AGE OF 2 2 YRS. - EGRESS PATH (HATCED) TO ADA MANEUVERING REMAIN 1300 SF / 35 = 37 ENCLOSED PLAY AREA ACTUAL = 25 OR LESS AGES 0-5 YRS, W/NO MORE REMAIN CLEAR AT ALL TIMES & ILLUMINATED TO 1 CLEARANCE, FLR. SLOPE <2% (VERIFY) (E) ADA RESTROOM 1.250 SF / 35 = 35.7 OCC 'E' OCCUPANCY AGES 0-5 YRS. W/ NO MORE THAN E.C.W/BATTERY BACKUE THAN 10 OCC. UNDER THE 10 UNDER THE AGE OF $2\frac{1}{2}$ YRS. PREVIOUSLY F-1 AGE OF 21 YRS. /EVCAN LIGHTS (ACCESSORY TO BUILDING - (E) 8" CMU WALL ACCESSIBLE LAV. PER ICC/ANSI OCCUPANTS) 'E' OCCUPANCY 17 1 & 606.2, EXCEPTION 1 PANIC HARDWARE, (E) OVERHEAD DOOR PREVIOUSLY F-1 8649 N. LOMBARD ILLUMINATED EXIT SIGN V KITCHENETTE W/ SINK, UPPER-Œ TYP REF PERMIT CLR. RESTROOM EMERGENCY LIGHTING ACCESSIBLE LAV. PER ICCIANSI ACCESSIBLE EXIST, 2880 SF CABINETS & UNDER COUNTER TRASH & RECYCLE STORAGE A117.1 8 606.2, EXCEPTION 4 EE ELEV = mm = SINGLE STORY COUNTER @ 2'-10" AFF (E) INSULATED STL. STUD WALL, TYP. **VB CONSTRUCTION** ADA MANEUVERING REF PERMIT 15-209215 CO FOR R.R. ADA CLEARANCES 606.2, EXCEPTION CLEARANCE, FLR. SLOPE 9 HALL (E) 8" CMITWALL W/ PARAPET (2-HR FIRE WALL) (E) 8" CIP CONC. WALL W PARAPET (2-HR FIRE WALL) (E) INSULATED STI CHANGING STATION, TYP (E) TREE -ELEC PANEL PROPERTY LINE 139.4" GENERAL NOTES:

1. THE PROPOSED LAYOUT IS CONSISTANT WITH THE LAST PERMITTED LAYOUT (2015-28/21/REV-1-00), NO LAYOUT CHANGES PROPOSED. THERE ARE NO PERMIT CARDS ON RECORDS ONLY A SINGLE DRAWNING ON NICKOOPISCH (ATTA-CHE). COPIES OF NIONE RECENT PERMIT DRAWNINGS (ON-LIVE) HAVE BEEN MICLORED WITH THIS SUBMITTED. RECENCES AUGUSTATIVE TRANSMITTED TO THE COPIES AND ARE SCREED AS USE ON COLUMNATO. ADJACENT BUILDING, 3,820 SF, 8703-8709 N. LOMBARD, B'OCCUPANCY (E) ACUACENT EXTERIOR WALL, 6YP & STL, STUDS OVER CHU & BRICK FOR THE BUILDING BUT, ACCORDING TO THE OWNER. THE PREVIOUS TENANT WAS A GLASS COMPANY, PRIMARILY EXIST. MEZZANINE CODE PLAN RETAIL. HOWEVER, THE ASSUMPTION IS F-1 @ 100 GSF / OCCUPANT. REF. CODE SUMMARY, 'EXIST. OCC LOAD' 2. IN CASE OF INNACURACIES, VERIFY ALL INFORMATION, INCL. DIMENSIONS, PRIOR TO STARTING WORK. PLAN NORTH

3/16" = 1'-0"

3. ALL ITEMS IN THE CLASSROOMS ARE MOVEABLE AND BELOW 4'H, U.N.O.



Learning For Change Holdings, LLC 5315 NE Mallory Ave Portland, OR 97211

City of Portland

Bureau of Development Services

As operator of Meadow Day School, I am writing to provide more information about our program for our appeal at our new facility at 5649 N. Lombard. We are intending to open a day care program that will serve less than 25 children this school year. Because of state child care facilities licensing rules, related to bathrooms, we will only be able to serve 50 children or fewer under this configuration. While the state rules on childcare facilities allow a square footage rate of 35 sq. ft. per child, we find that this is not adequate space and generally work to provide more space for young children. Unlike school age children, infant through preschool age children require more indoor space in our raining climate.

While there may be some concern about occupant load during drop off and events, we can address those issues in a couple of ways. First, we host our parent events at a venue elsewhere. Traditionally, we rent a ballroom facility that is in St. Johns that has plenty of room for our functions that include family members. We only have a couple of functions per year that draw all of our families. We sometimes have a classroom event that only serves one age group at a time. We will have no more than 4 events each year and none will exceed 50 participants.

We will add a fire alarm system within 5 years.

Stephanie Hindice

I hope this clarifies concerns about building occupancy.

Thank you,

Stephanie Hinkle