

# 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

**Appeal ID:** 15736

**Project Address:** 727 SE Grand Ave

**Hearing Date:** 8/23/17

**Appellant Name:** Mildred White

**Case No.:** B-013

**Appellant Phone:** (503) 253-4283

**Appeal Type:** Building

**Plans Examiner/Inspector:** Stewart White

**Project Type:** commercial

**Stories:** 2 **Occupancy:** A-2 **Construction Type:** V-B

**Building/Business Name:**

**Fire Sprinklers:** No

**Appeal Involves:** other: removal of fire escape

**LUR or Permit Application No.:** Fire Inspection Report

**Plan Submitted Option:** pdf [File 1] [File 2]

**Proposed use:** BAR

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** OSSC 1003.3

**Requires** Protruding objects shall comply with the requirements of Sections 1003.3.1 through 1003.3.4. The existing counterbalance stair blocks the west exit from the 1st floor egress when it is deployed.

**Proposed Design** Current site conditions place a 2nd story fire escape that, when deployed, directly blocks an egress door on the first floor of the West side of the Bit House Saloon, located at 727 SE Grand Ave. Pursuant to the intention of the Portland Fire Code, it is proposed that the fire escape counterbalance ladder from ground floor to second floor be removed. The existing fire platform will be extended above the existing bathroom structure over to the property line, providing clear access for fire personnel and equipment.

**Reason for alternative** The proposed revision to the existing conditions is required in order to provide safe egress from the existing exit door at the first floor.

Each condition of FIR-2.08, subsection G: Requests for Removal of Counterbalance Stairs, is met with exception of condition 1A: Automatic Sprinkler System Installed. All other requirements are met.

Proposed solution allows for safe egress of occupants on both ground and second floors, and safety of movement for fire control personnel.

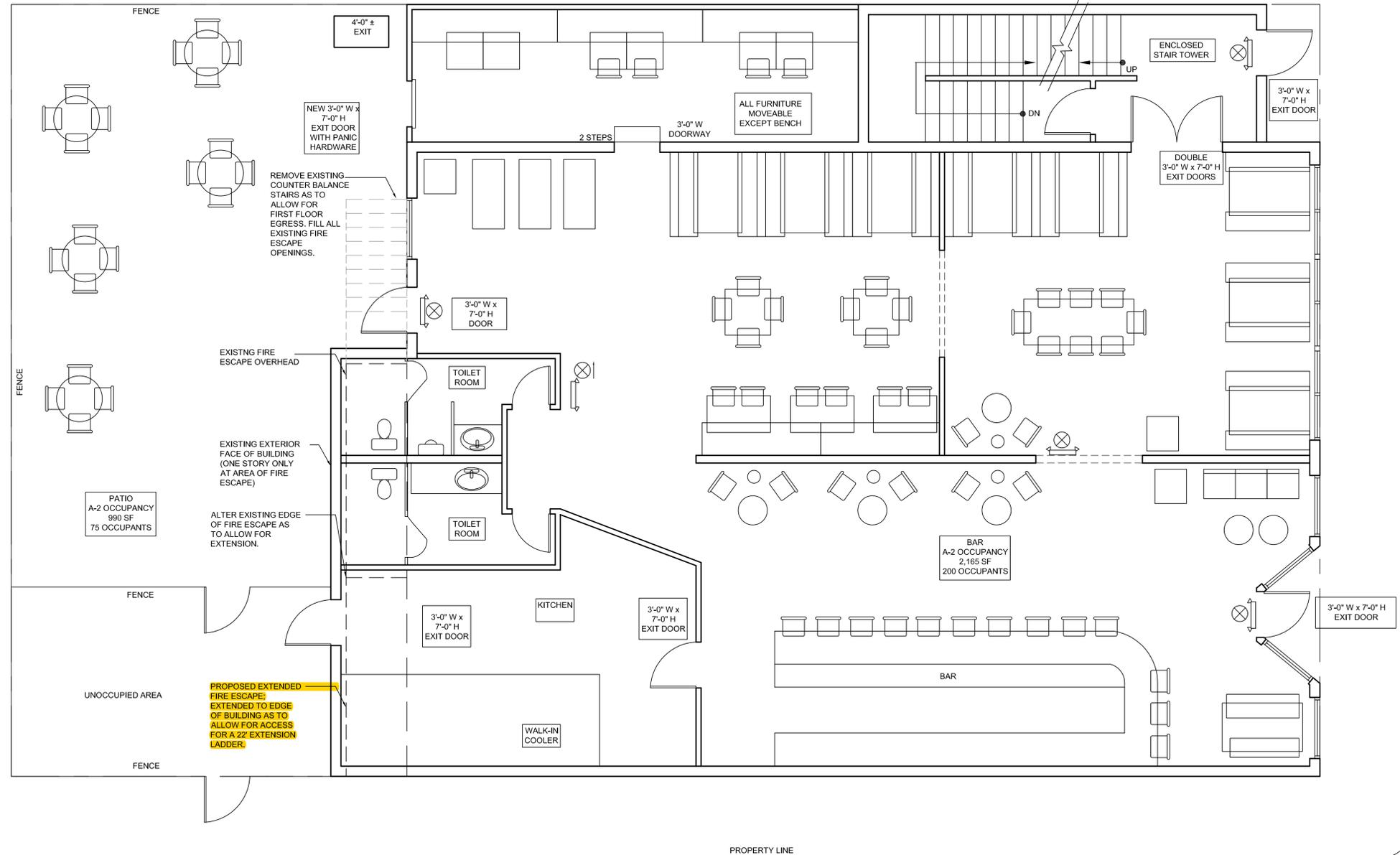
### APPEAL DECISION

**Removal of fire escape counterbalance / ladder with egress to grade provided by Fire Dept. rescue ladder: Denied. Proposal does not provide equivalent Fire / Life Safety protection.**

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

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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1  
A1.1  
SCALE: 1/4" = 1'-0"  
**FIRST FLOOR PLAN**

**FLOOR PLAN LEGEND**

- ⊗ EXIT SIGN IN ACCORDANCE WITH IBC SECTION 1011.
- ☐ FE 2A-10BC FIRE EXTINGUISHER. MUST BE WITHIN 75 FEET OF TRAVEL DISTANCE THROUGHOUT.
- ↔ EMERGENCY EGRESS LIGHT WITH (2) LED BUG EYES AND WITH MIN 90 MINUTE BATTERY BACK UP PER OSSC 1006.3. EGRESS LIGHT SHALL PROVIDE A MIN OF 1 FOOTCANDLE AT THE WALKING SURFACE.

**BUILDING CONSTRUCTION AND OCCUPANCY**

TYPE OF CONSTRUCTION (OSCC CHAPTER 6): VB  
 OCCUPANCY (OSCC CHAPTER 3): A-2  
 MAX TRAVEL DISTANCE ALLOWED (TABLE 1016.2): 250 FEET  
 MAX ACTUAL TRAVEL DISTANCE: 110 FEET

ALL FURNITURE IS NOT FIXED EXCEPT FOR THE BAR

NOTE: SMOKE DETECTORS PROVIDED THROUGHOUT ALL CORRIDORS

NOTE: EXISTING FIRE ESCAPE IS STRUCTURALLY SOUND AND ADEQUATELY MAINTAINED. PLEASE SEE FIRE ESCAPE AND FIRE BALCONY AFFIDAVIT.

NOTE: BUILDING HAS NO PREVIOUS APPEALS OR AGREEMENTS WITH CITY REGARDING FIRE ESCAPE.

**BAMA**  
 Architecture and Design  
 1631 NE Broadway St. #754  
 Portland, Oregon 97232  
 Ph: 503.253.4283  
 Email: admin@bamadesign.com



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**Bit House**  
 SE Grand Ave.

727 SE Grand Ave.  
 Portland OR,  
 97214

Proj # 201632

REVISIONS:

Occupant Load Sign:  
 October 11, 2016

SHEET NO.  
**A1.1**  
 FIRST FLOOR PLAN



**CITY OF PORTLAND**  
Portland Fire & Rescue  
1300 SE Gideon Street  
Portland OR 97202



**FIRE ESCAPE AND FIRE BALCONY AFFIDAVIT**

DATE: 3-23-2015

TO: Fire Marshal, Fire Prevention Division

I certify that I have inspected the exterior fire escapes, bridge, steel, concrete, or wooden stairways, or egress balcony(s) connected to the building have been inspected and evaluated as required by FIR-2.08 (Fire Escape Issues). The building is located at:

7272 SE Grand Ave., Portland, Oregon  
Site Address

Bob Hunt FACILITY I.D. 10691  
Property Owner

365 N Lotus Beach Drive Portland OR 97217  
Owner Address City State Zip

To the best of my knowledge, information and belief, this egress component is in conformity with the provisions of the Oregon Revised Statutes, Oregon Structural Specialty Code, and Portland City Code Title 31.

Certification is required every five (5) years by a Registered Design Professional or other qualified testing agency acceptable to the Fire Marshal and under the direction of a Registered Design Professional.

Carlson Testing, Inc.  
Testing Agency License Number

Andrew Leichty, P.E., S.E. (Miller Consulting Engineers, Inc.) 65401PE  
Registered Design Professional License Number

9570 SW Barbur Blvd., #100, Portland, OR 97219 503-246-1250  
Address Phone Number

State of Oregon  
Multnomah County

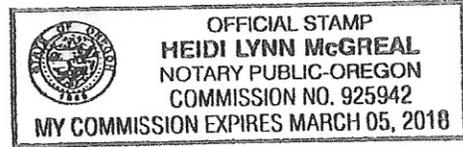
Then personally appeared the above named: Andrew Leichty  
And made oath that the above statement by him/her is true.

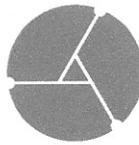
Before me: Heidi Lynn McGreal

Date: 03/30/2015

My commission expires on: 03/05/2018

Heidi Lynn McGreal  
Notary Public





MILLER  
CONSULTING  
ENGINEERS

## FINAL SUMMARY LETTER

March 23, 2015

Bob Hunt  
365 N Lotus Beach Dr.  
Portland, OR 97217

**Subject: Special Inspection/Structural Observation**  
**Project Name: Eastbank Saloon Fire Escape Evaluation**  
**Project Address: 727 SE Grand Avenue, Portland, Oregon**  
**Permit No.: 2014-225146-000-00-CO**  
**MCE File No.: 140812**

Dear Mr. Hunt:

Based on our limited site observations, and the testing reports provided by Carlson Testing, Inc., to the best of our knowledge the work is completed and is in compliance with the plans and specifications as prepared by this office.

This includes all of the items noted in prior memorandums, both to the owner and the city of Portland.

Respectfully,

**Miller Consulting Engineers, Inc.**

Andrew Leichty, P.E., S.E.  
Principal



EXPIRES: 12 - 31 - 2016