

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15946	Project Address: 1325 NW Flanders St
Hearing Date: 10/11/17	Appellant Name: Tom Jaleski
Case No.: B-012	Appellant Phone: 5034885651
Appeal Type: Building	Plans Examiner/Inspector: Catherine Heeb
Project Type: commercial	Stories: 3 Occupancy: B, R-3 Construction Type: V-B
Building/Business Name: Armour Building	Fire Sprinklers: Yes - Basement, Exit Stair Enclosures
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 17-170180-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Office and Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1029.1

Requires 1029.1 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions:

Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.

Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.

Basements without habitable spaces and having no more than 200 square feet (18.6 m2) in floor area shall not be required to have emergency escape and rescue openings.

Proposed Design The proposed renovation includes a change of occupancy of 1,967 SF of storage space in the basement level of the Armour Building to a Group R-3 dwelling unit. The proposed design will include new partition walls, bathrooms, a great room, a kitchen, a den, and a bedroom.

The unit meets the requirements for Group R-3 occupancy except no emergency escape window will be provided. To provide equivalent protection, 2 means of egress will be provided where 1 is required, and the following additional protection measures will be included:

- Dwelling unit and 1 egress route 1-hour separated from adjacent areas in the basement.
- Dwelling unit 1-hour separated from Level 1.
- Basement and exit way fully sprinklered with an NFPA 13 system installed per OSSC 903.3.1.1.
- Sprinklers added within each of the 2 exit stair enclosures.
- Floor-level exit signs meeting the Group R-1 requirements of OSSC Section 1011.2.
- Smoke alarms interconnected within the basement.

- Doors along the path of egress from the basement dwelling unit will be operable without a key in the direction of egress.

Levels 1 through 3 will remain unsprinklered in accordance with Condition 3 of Portland City Guide IBC/9/#2.

Reason for alternative The Armour Building was constructed in 1909 and is on the National Register of Historic Places.

Fire and life safety equivalent to an emergency escape from the basement dwelling unit will be provided by two means of egress, rated separation, fire sprinklers, smoke alarms, and floor-level exit signs.

This appeal proposes to use access to two exits in lieu of a single exit and an emergency escape in this Group R-3 unit, similar to the precedent set by R-2 requirements. One means of egress is required from the new R-3 basement dwelling unit per OSSC Section 1021.2, Exception 2.

Emergency escape is required in Group R-2 occupancies that have access to a single exit. A Group R-2 with access to more than one exit is not required to have emergency escape. The two full means of egress from the unit provide additional protection over providing one means of egress and an escape window.

An NFPA 13 sprinkler system is provided in the basement and it exceeds the Portland City Guide IBC/9/#2 requirements of a 13R system. The new dwelling unit in the basement will be sprinklered while the remaining levels will remain unsprinklered in accordance with the City Guide.

Emergency escape is required only in Group R-2 and Group R-3 due to the presence of sleeping rooms and the increase in evacuation pre-movement time associated with occupants who are asleep. One reason for this is because a fire could potentially spread before occupants are aware of it and normal exits could be blocked. The rated separations and fire sprinklers will control the spread of fire and ensure 2 unobstructed egress paths.

Another reason for emergency escape is so occupants can exit directly outside and not have to travel through the building itself. If required to travel through the building, thus extending the time to egress, the occupant may encounter blocked egress routes. Rated separation and fire sprinklers will protect these egress routes.

The NE stairway serves as the primary entrance to the basement and Level 3 residential units. The only other space that opens to this vestibule in the basement is mechanical space. Queuing will not occur at this stairway during evacuation, and the egress route from the basement dwelling unit to the exit is protected through rated construction and fire sprinklers.

Providing doors that do not lock in the direction of egress travel insures evacuees will not spend valuable time trying to figure out how to operate the egress door unlocking mechanisms. To further increase the speed of escape, smoke alarms provide early warning of fire, and the floor-level exit signs will provide a clear and obvious escape route.

By providing 2 means of egress, fire control through rated construction and sprinklers, and by designing the egress system for quick escape, we believe the proposed design provides protection at least equivalent to emergency escape.

Appeal item 2

Code Section	1022.2
Requires	<p>1022.2 Construction. Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.</p> <p>Exception: Interior exit stairways and ramps in Group I-3 occupancies in accordance with the provisions of Section 408.3.8.</p>
Proposed Design	<p>The proposed renovation includes a change of occupancy of 1,967 SF of storage space in the basement level of the Armour Building to a Group R-3 dwelling unit. The building has 2 stairways, one connecting 4 stories (SW stairway) and the other connecting a maximum of 3 stories (NE stairway).</p> <p>The proposed design is to provide additional protection for the SW stairway connecting 4 stories by making the walls of the stairway in the basement 2-hour rated assemblies. In addition, sprinklers will be added within each of the two exit stair shafts and are installed throughout the basement.</p>
Reason for alternative	<p>The SW interior exit stairway currently connects 4 stories and is an existing, permitted condition. As part of the proposed design the SW stairway will be provided with a 2-hour rating at the basement level. The existing 1-hour rating at levels 1 through 3 will remain.</p> <p>The scope of the renovation is confined to the basement level only and the 3 upper floors will remain as permitted. Levels 1 through 3 will remain unchanged except for the addition of sprinklers in each of the 2 stairway enclosures</p> <p>The addition of a 2-hour rating to the SW interior exit stairway at the basement level will minimize the spread of fire originating in the basement into the enclosure and will ensure an unobstructed egress route. The 2-hour rating will also prevent the spread of fire from the basement to upper floors through the stairway enclosure.</p> <p>Sprinklers within the exit stairways enclosures will prevent upward spread of fire, smoke, heat, and products of combustion. In addition, the stairway sprinklers will ensure a safe path of travel for evacuees and for fire department personnel.</p> <p>The NE interior exit stairway is not the subject of this appeal and the existing 1-hour rating of the stairway enclosure complies with code requirements. The NE stairway consists of two separate stairways, each of which connects less than 4 stories. One stairway connects the basement to Level 2. A separate stairway connects Level 2 to Level 3. A 1-hr rated door is provided between the two stairways.</p>

APPEAL DECISION

1. Omission of emergency escape and rescue opening: Denied. Proposal does not provide equivalent Life Safety Protection.

2. Additional protection of stair enclosure: Hold for additional information.

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, call (503) 823-7300 or come in to the Development Services Center.

LEGEND

NEW WALLS

EXISTING

WALL TYPE

NOTES

- BASEMENT LEVEL FULLY SPRINKLERED.

KEYNOTES

- BASEMENT SPRINKLER SYSTEM TO BE EXPANDED TO INCLUDE EXIT STAIR ENCLOSURES. VERIFY WITH FIRE MARSHAL'S OFFICE THE EXTENT NEEDED TO COMPLY WITH PORTLAND CODE GUIDE - FIRE SPRINKLER REQUIREMENTS FOR R OCCUPANCY IBC/9/#2.
- (E) DOMESTIC WATER SERVICE ENTRY POINT: PREMISES ISOLATION REDUCED PRESSURE ASSEMBLY (PI RPA) TO BE INSTALLED AT RISER, BEFORE BRANCHES OR RUN OF EXPOSED PIPING ON THE DOMESTIC PLUMBING SYSTEM PER WATER BUREAU REQUIREMENTS.
- (E) FIRELINE WATER SERVICE ENTRY POINT: (E) PDCDA W/ SERIAL #15666 TO BE REPLACED WITH A NEW STATE APPROVED PDCDA AND INSTALLED PER WATER BUREAU REQUIREMENTS.

SEAL



ARMOUR BLDG.
BASEMENT
RENOVATION

1325 NW FLANDERS ST.
PORTLAND, OREGON

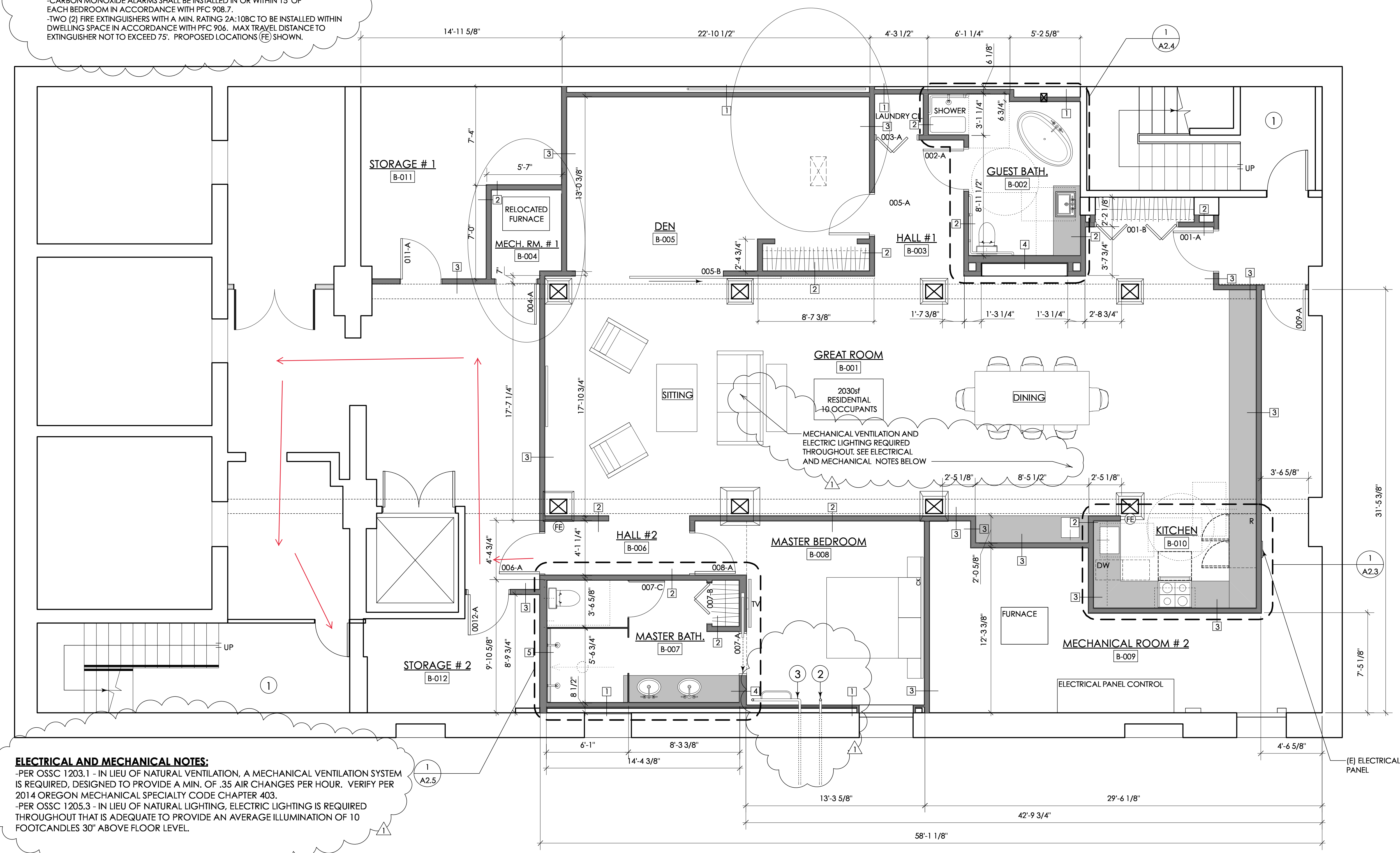
RBA PROJECT #16026	
DESCRIPTION	DATE
PERMIT SET	2017.05.09
PERMIT - CHECKSHEET REVS 1	2017.09.XX

PROPOSED
BASEMENT FLOOR
PLAN

A1.1

FIRE PROTECTION SYSTEMS NOTES:

- INTERCONNECTED SMOKE ALARMS TO BE INSTALLED IN EACH ROOM USED FOR SLEEPING PURPOSES AND OUTSIDE EACH SLEEPING AREA IN ACCORDANCE WITH PORTLAND FIRE CODE (PFC) 907.2.1.1.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN OR WITHIN 15' OF EACH BEDROOM IN ACCORDANCE WITH PFC 908.7.
- TWO (2) FIRE EXTINGUISHERS WITH A MIN. RATING 2A:10BC TO BE INSTALLED WITHIN DWELLING SPACE IN ACCORDANCE WITH PFC 906. MAX TRAVEL DISTANCE TO EXTINGUISHER NOT TO EXCEED 75'. PROPOSED LOCATIONS (FE) SHOWN.



ELECTRICAL AND MECHANICAL NOTES:

- PER OSSC 1203.1 - IN LIEU OF NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM IS REQUIRED, DESIGNED TO PROVIDE A MIN. OF .35 AIR CHANGES PER HOUR. VERIFY PER 2014 OREGON MECHANICAL SPECIALTY CODE CHAPTER 403.
- PER OSSC 1205.3 - IN LIEU OF NATURAL LIGHTING, ELECTRIC LIGHTING IS REQUIRED THROUGHOUT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES 30" ABOVE FLOOR LEVEL.

1 PROPOSED BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"