

# 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 - Reconsideration of ID 15133

**Appeal ID:** 16059

**Project Address:** 1001 N Schmeer Rd

**Hearing Date:** 11/1/17

**Appellant Name:** Robert G. Hayden

**Case No.:** B-005

**Appellant Phone:** 503-680-1087

**Appeal Type:** Building

**Plans Examiner/Inspector:** Geoff Harker

**Project Type:** commercial

**Stories:** 1 **Occupancy:** U to R-2 **Construction Type:** V-A

**Building/Business Name:**

**Fire Sprinklers:** Yes - residential rooms

**Appeal Involves:** Alteration of an existing structure, occ  
Change from 4 to R-2

**LUR or Permit Application No.:** 17-186624-CO

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

**Proposed use:** Congregant lodging; rest room, kitchen

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** OSSC 310.4

**Requires** Residential congregant occupancies, Portland Title 29 Congregant living

**Proposed Design** The intent of the project is the conversion of a section of existing horse barn (10 stalls) into single room residential accommodations and the upgrade of a separate, existing bath building to meet ADA standards.

These accommodations are intended specifically for handlers, trainers and other caretakers of race horses to enable those caretakers to be in close proximity to the horses at all times. The accommodations are not intended for and will not be available to the general public.

Initially we intended to permit these as R-I: Transient single room occupancies but this would require individual bath rooms for each unit (OSSC Table 2902.1). The owner has also determined that the residential stay may exceed 30 days.

**Reason for alternative** Therefore, we believe that our best path is to permit the project as Occupancy R-2: Congregant living

Facilities with the following code adjustments:

- Per Title 29.30.290 (Special Standards for Single Room Occupancy Housing), this will require a communal kitchen which we will provide as a separate space in the bath building.
- Per OSSC 310.4, R2: Congregant Living is for 16 or more occupants. Therefore this appeal is to allow the R2: congregant living occupancy for 10 occupants.

We have been working with Geoff Harker on this and we appear to be in alignment that there is a gap in the code for this project

"Unfortunately, there's an occupancy gap in the code and to be considered as congregate living (nontransient), more than 16 occupants are required, and that would be classified as R-2. Of course, it may be possible to appeal this as well to have {10} sleeping units reconsidered as congregate living.

If the owner would like to rent sleeping units for 30 days or less, the R-1 is still the applicable occupancy classification for OSSC. I think it would be straight forward to appeal the restroom requirements by referring to R-4 with 16 or fewer persons and citing the fixture ratios from Table 2902.1.."

Please note that we are not appealing any direct life/safety issues, only the number of units required in the OSSC.

---

## APPEAL DECISION

**Occupancy classification of converted stalls to congregate living with 10 occupants and separate kitchen and sanitary facilities: Granted provided occupancy is either R3 congregate living facility with less than or equal to 16 occupants, or occupancy is R2 dormitory.**

**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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

# 1001 N. SCHMEER RD., PORTLAND OR 97217

## DESCRIPTION OF WORK:

TEN EXISTING HORSE STALLS TO BE CONVERTED TO GUEST ROOMS, AND EXISTING RESTROOMS TO BE MADE ACCESSIBLE FOR GUEST USE. PROJECT INVOLVES OCCUPANCY CHANGE.

SEPARATE MECHANICAL, PLUMBING & ELECTRICAL PERMITS REQUIRED

## GENERAL NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS, CONTACT ARCHITECT IF THEY VARY FROM THESE DRAWINGS.

## BUILDING CODES:

2014 OSSC, OEESC, OMSC, OPSC, & OEESC

## DRAWINGS:

- A0 - TITLE SHEET
- A1 - FLOOR PLAN - OVERALL
- A2 - FLOOR PLAN - NORTH END
- A3 - BUILDING SECTION & DETAILS
- A4 - TYPICAL GUEST ROOM PLAN
- A5 - RESTROOM PLANS - EXISTING & PROPOSED
- A6 - DETAILS

PROPERTY DAMAGE SOLUTIONS

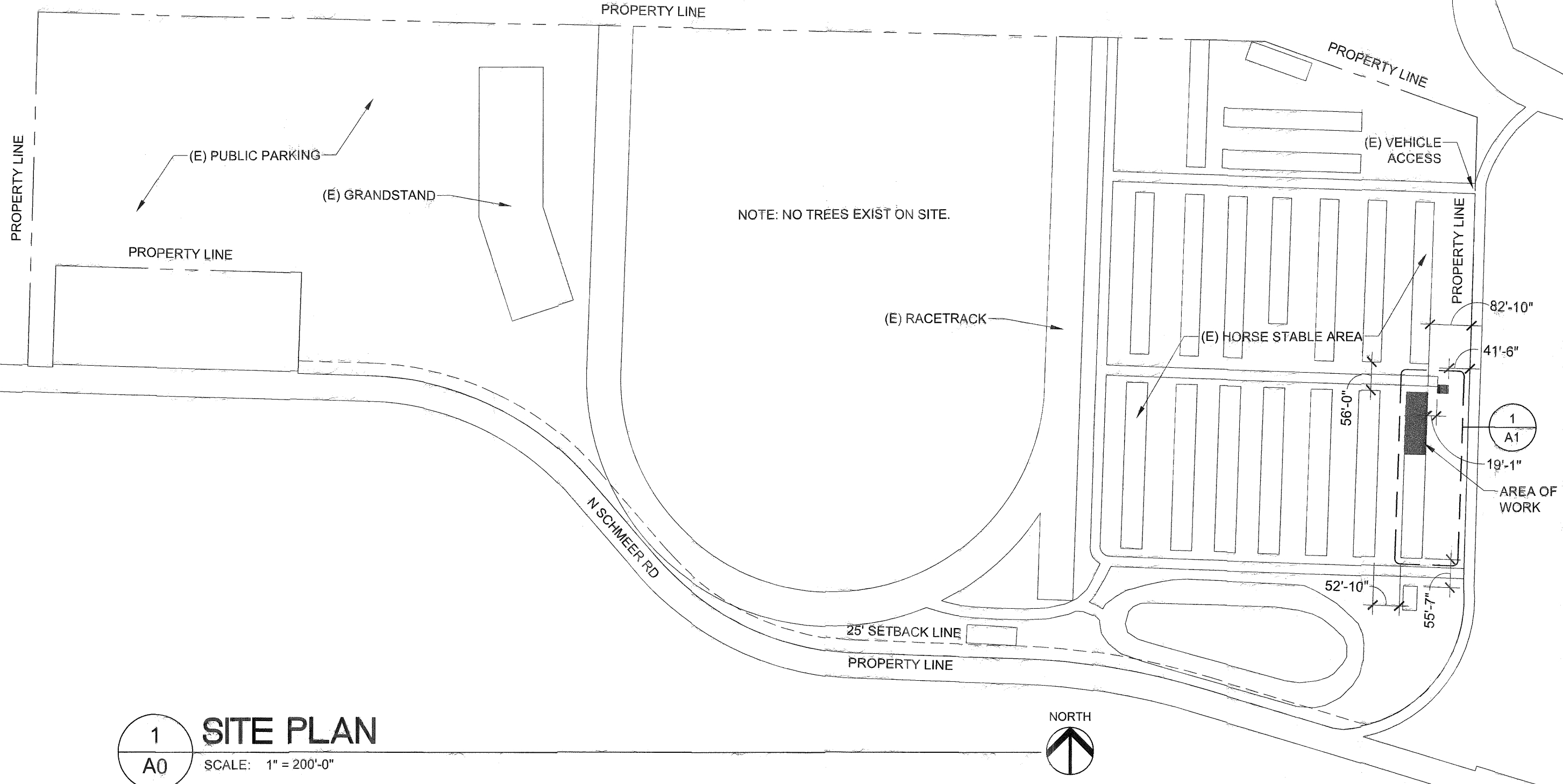
2850 SW CEDAR HILLS BLVD. SUITE 106  
BEAVERTON, OREGON 97005-1354  
CONTACT: CHRISTOPHER NESTLERODE  
PHONE: 503-341-6801 EM: CNDESIGNS@COMCAST.NET

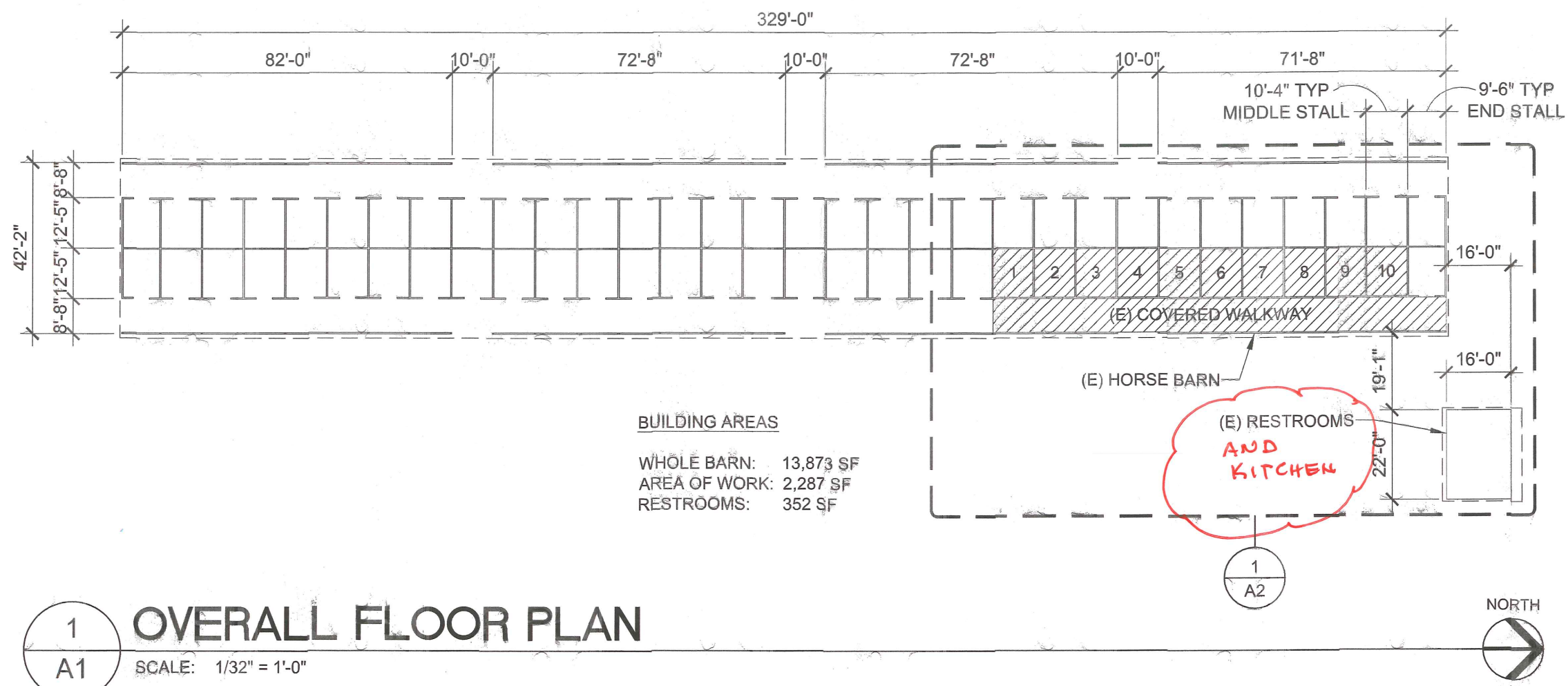
PORTLAND MEADOWS  
HORSE BARN 8 RENOVATION  
1001 N. SCHMEER RD., PORTLAND OR 97217

DATE: 07/25/2017  
DRAWN BY: DRT  
JOB #: 1703103  
SHEET: A0

SITE PLAN

A0





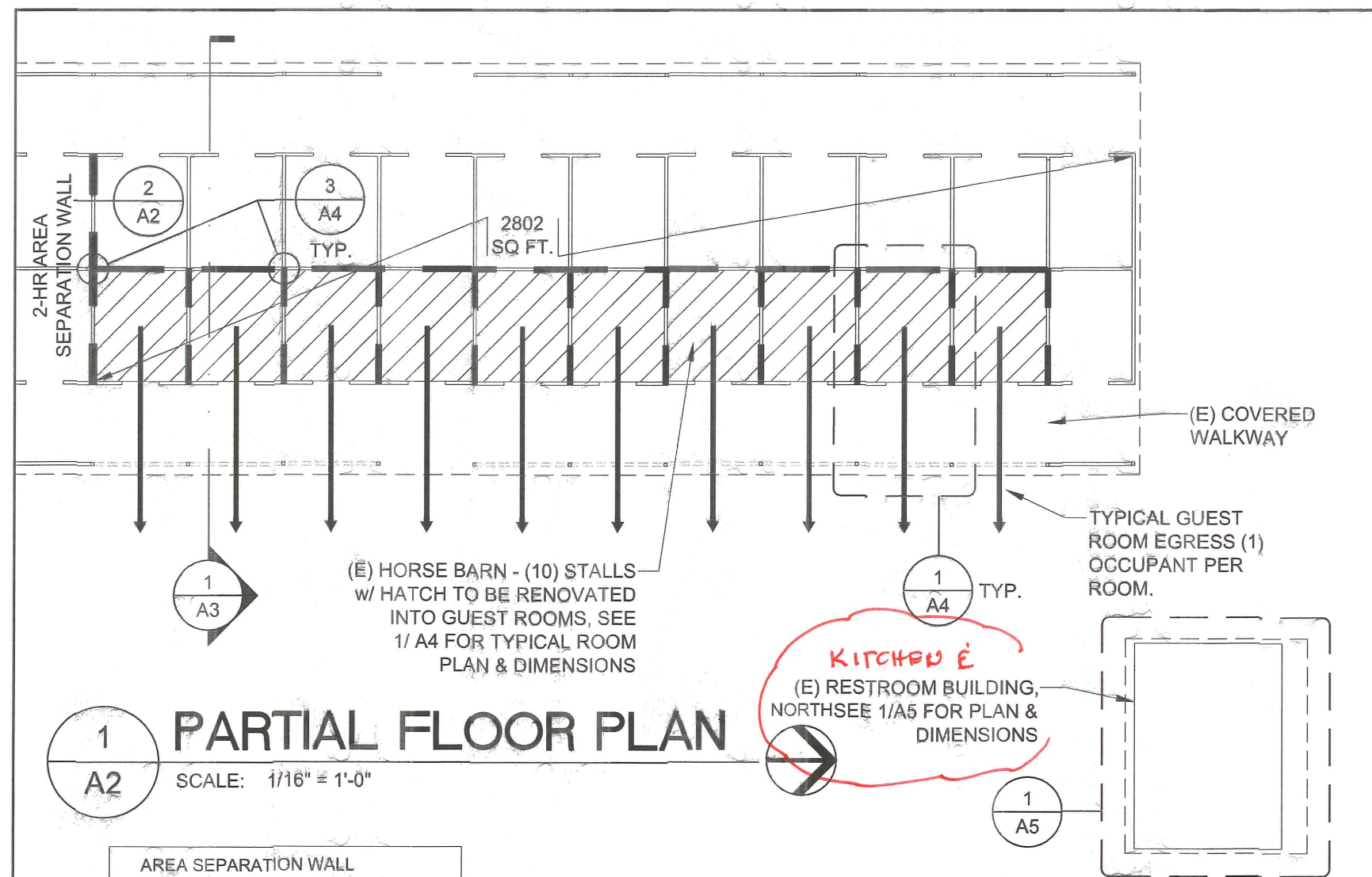
PORTLAND MEADOWS  
HORSE BARN 8 RENOVATION  
1001 N. SCHMEER RD., PORTLAND OR 97217

DATE: 07/25/2017  
DRAWN BY: DRT  
JOB #: 1703103  
SHEET: A1

FLOOR PLAN - OVERALL

A1

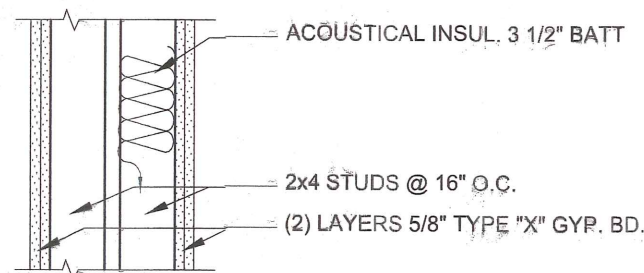




## PARTIAL FLOOR PLAN

SCALE: 1/16" = 1'-0"

### AREA SEPARATION WALL



BASE: ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2X4 WOOD STUDS 16" O.C. ON SEPARATE PLATES 1" APART WITH 6d COATED NAILS, 1 5/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C.

FACE: ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE.

SOUND TESTED WITH 3 1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 6" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD BEARING)

## 2-HR AREA SEPARATION WALL

SCALE: 1" = 1' - 0"

GA FILE No.: WP 3820

## OCCUPANCY LOADS

PER TABLE 1004.1.2

AREA OF 'U' OCCUPANCY BEFORE CONVERSION: 2,179 SF GROSS  
OCCUPANT LOAD FACTOR FOR AGRICULTURAL BUILDING: 300 GROSS SF/OCCUPANT  
2,179/300 = 8 OCCUPANTS

AREA OF 'R-1' OCCUPANCY AFTER CONVERSION: 10 GUEST ROOMS OF 117 SF EACH  
OCCUPANT LOAD FACTOR FOR RESIDENTIAL: 200 GROSS SF/OCCUPANT  
117/200 = 1 OCCUPANT PER ROOM  
10 TOTAL OCCUPANTS

## ENERGY CODE COMPLIANCE

TABLE N1101.2 EXISTING BUILDING COMPONENT REQUIREMENTS

WALL INSUL	R-21
FLAT CLG INSUL	R-49
UNDER FLOOR INSUL > 10 IN. NOMINAL JOIST DEPTH	R-30
UNDER FLOOR INSUL > 8 IN. NOMINAL JOIST DEPTH	R-25
SLAB EDGE PERIMETER INSUL	R-15
WINDOW GLASS	U=0.35
SKYLIGHT GLASS	U=0.60
EXTERIOR DOORS	U=0.20
EXTERIOR DOORS w/ > 2.5 SF. GLAZE	U=0.40
FORCED AIR DUCT INSUL	R-8

## BUILDING CODE INFORMATION

BUILDING CODES: 2014 OREGON STRUCTURAL SPECIALTY CODE  
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE

CHAPTER 3: EXISTING OCCUPANCY IS U, NEW OCCUPANCY IS R-1

CHAPTER 4:

420.2 DWELLING UNIT SEPARATION WALLS SHALL BE FIRE PARTITIONS.

420.3 DWELLING UNIT SEPARATION FLOORS SHALL BE HORIZONTAL ASSEMBLIES.

CHAPTER 5: HEIGHT IS (1) STORY, CONVERTED AREA IS 2,287 SQ. FT. 7000 SQ. FT. ALLOWED.

CHAPTER 6: EXISTING CONSTRUCTION TYPE V-N, CONVERTED AREA TO BE V-B, ALL LOAD BEARING WALLS OF RATED LIDS 1-HR.

CHAPTER 7: SEPARATION WALLS 1HR. CONTINUE TO UNDERSIDE OF RATED ASSEMBLY OR TO ROOF SHEATHING ABOVE NON-RATED CEILING PER 708.4.

CHAPTER 8: INTERIOR FINISHES TO BE CLASS C.

CHAPTER 9: SPRINKLERS REQUIRED IN R1. (DEFERRED SUBMITTAL)

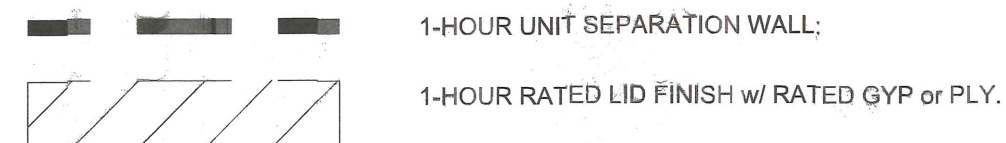
CHAPTER 10: (1) OCCUPANT PER ROOM. OCCUPANTS EXIT DIRECTLY FROM ROOMS TO COVERED WALKWAY TO EXTERIOR.

CHAPTER 11: ALL SLEEPING UNITS ARE ACCESSIBLE.

CHAPTER 12: SEPARATION WALLS AND FLOORS SHALL MEET STC 50 MIN.

CHAPTER 13: 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE CHAPTER 5.

## LEGEND



**PROPERTY DAMAGE SOLUTIONS**  
2850 SW CEDAR HILLS BLVD, SUITE 106  
BEAVERTON, OREGON 97005-1354  
CONTACT: CHRISTOPHER NESTLERODE  
PHONE: 503-341-6801 EM. CNDDESIGNS@COMCAST.NET

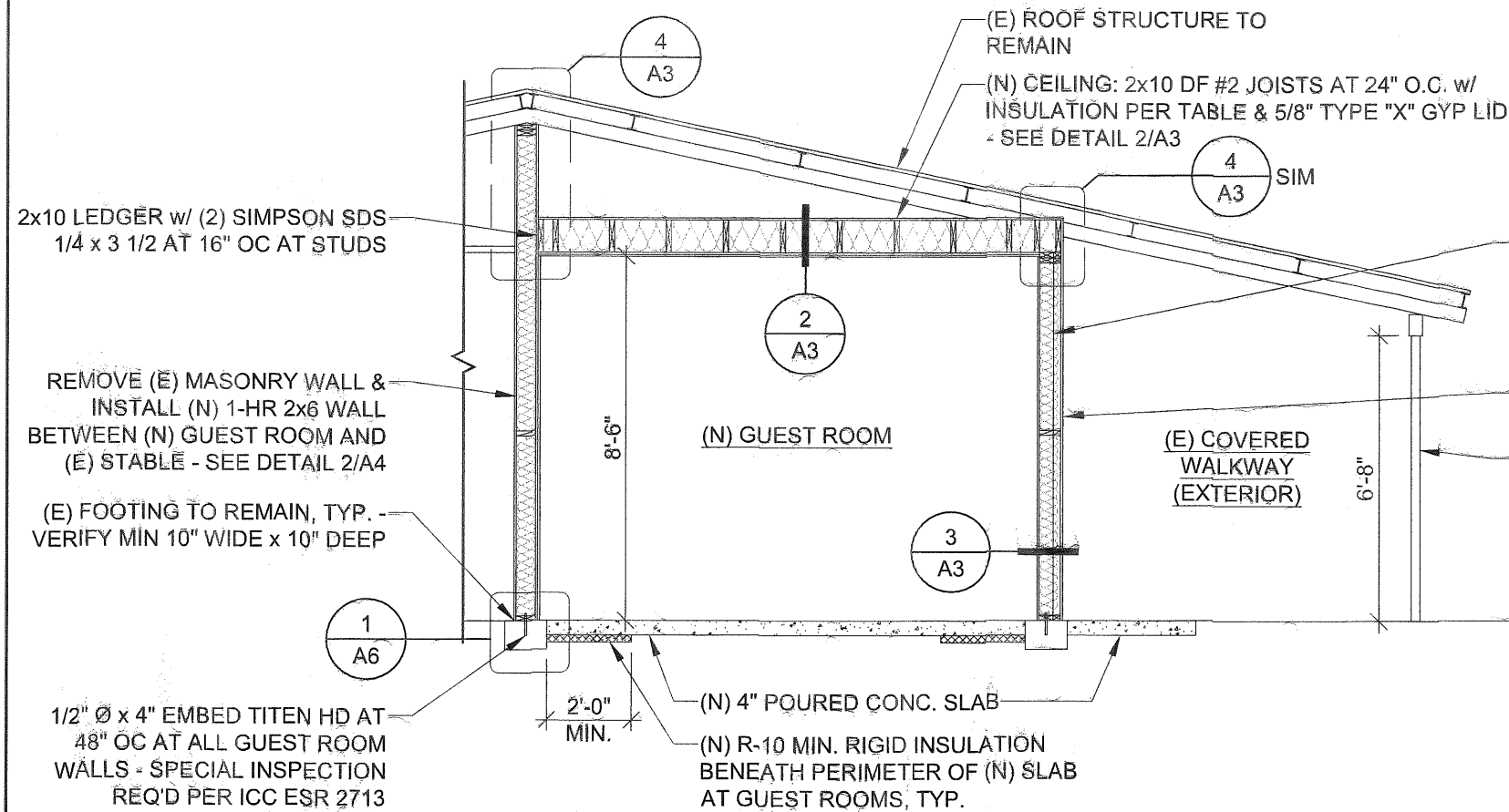
PORTLAND MEADOWS  
HORSE BARN 8 RENOVATION  
1001 N. SCHMEER RD., PORTLAND OR 97217

DATE: 07/25/2017  
DRAWN BY: DRT  
JOB #: 1703103  
SHEET: A2

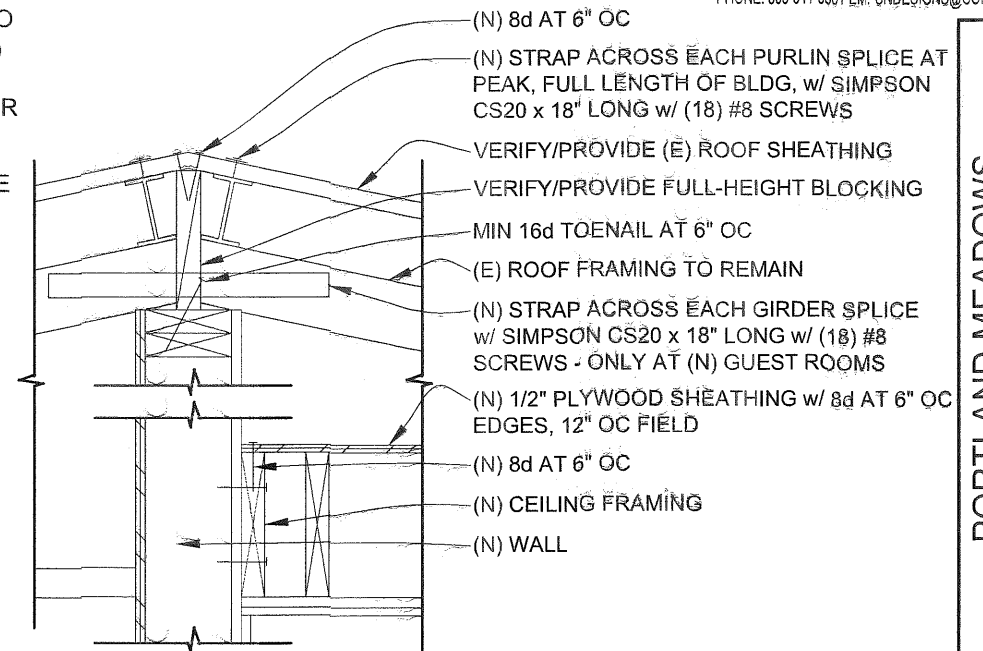
FLOOR PLAN - NORTH END

A2



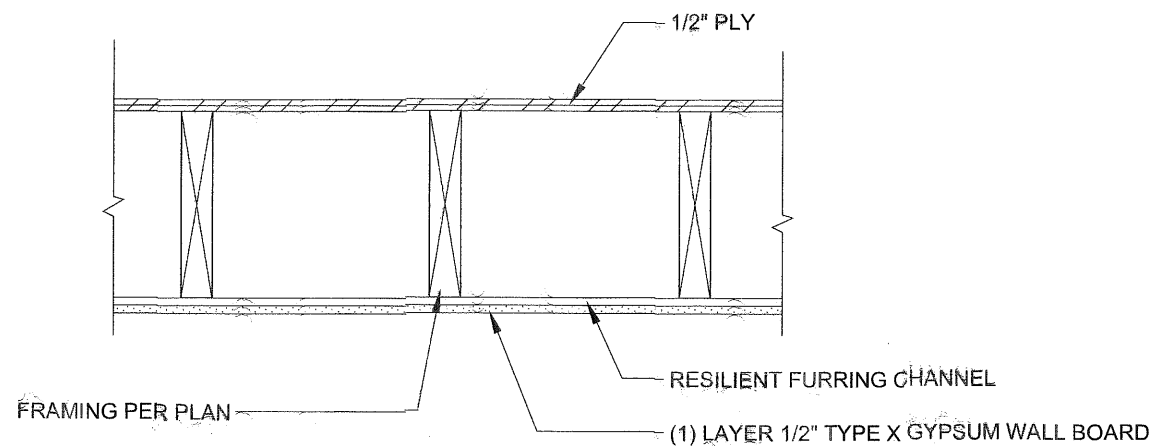


(E) EXTERIOR 2x4 WALLS TO REMAIN, TYP. - REMOVE (E) FINISHES & INSTALL (N) INSULATION & FINISHES PER DETAIL - SEE DETAIL 3/A3  
 FURR OUT (E) WALL 2\" - SEE DETAIL 3/A3  
 (E) 4x4 POSTS TO REMAIN - REMOVE (E) PARTITIONS BETWEEN POSTS, TYP.



**1 TYPICAL GUEST ROOM SECTION**  
 SCALE: 1/4" = 1'-0"

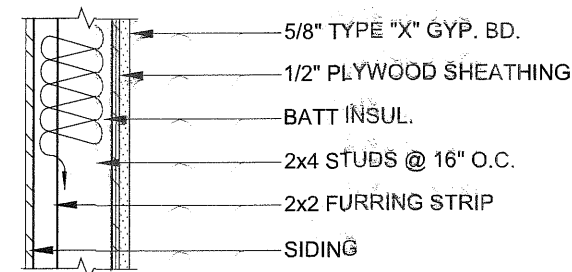
**4 CENTER WALL AT CEILING**  
 SCALE: 1" = 1' - 0"



(1) LAYER OF 1/2" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT ENDS AND 12" O.C. AT INTERMEDIATE FURRING CHANNELS. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNEL 64" LONG WITH SCREWS 8" O.C. RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2x10 WOOD JOISTS 16" O.C. WITH 6d COATED NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS TWO PER JOIST. WOOD JOISTS SUPPORTING 1/2" INTERIOR PLYWOOD WITH EXTERIOR GLUE SUBFLOOR AND 3/8" PARTICLE BOARD, 1.5 psf. 3 1/2" GLASS FIBER INSULATION BATTS, 0.7 psf, FRICTION FIT IN JOIST CAVITIES.

**2 1 HR. CEILING ASSEMBLY**  
 SCALE: 1" = 1' - 0"

GA FILE NO. FC 5120  
 50-54 STC REQUIRED



2"x4" WOOD STUDS @ 16" O.C. WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE;

**INTERIOR**  
 INTERIOR SIDE COVERED WITH 5/8" TYPE "X" GYPSUM WALLBOARD, 4' WIDE, APPLIED HORIZONTALLY UNBLOCKED, AND FASTENED WITH 2-1/4" TYPE "S" DRYWALL SCREWS, SPACED 12" O.C., WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND, FASTENER HEADS COVERED WITH JOINT COMPOUND.

**EXTERIOR**  
 COVERED WITH A MINIMUM 3/8" WOOD STRUCTURAL PANELS, APPLIED VERTICALLY, HORIZONTAL JOINTS BLOCKED AND FASTENED WITH 6d COMMON NAILS (BRIGHT) - 12" O.C. IN THE FIELD, AND 6" O.C. PANEL EDGES. CAVITY TO BE FILLED WITH 3-1/2" MINERAL WOOL INSULATION.

**3 1HR. EXT. 3 1/2" WOOD W/ SIDING**  
 SCALE: 1" = 1' - 0"

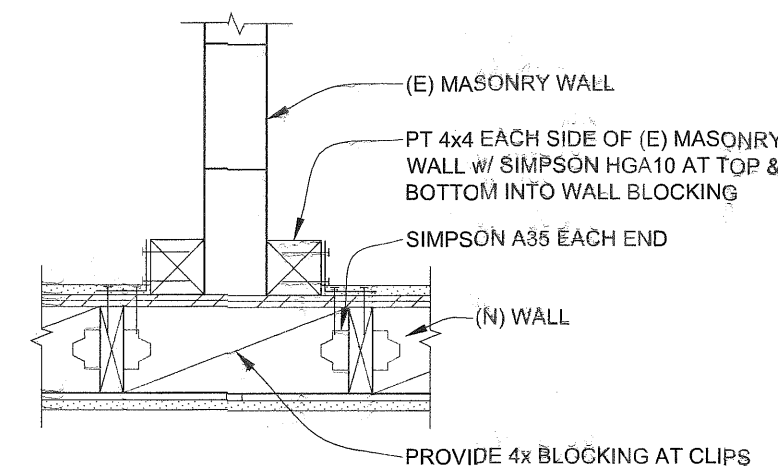
TABLE 721.1(2) ITEM NUMBER 16-1.1

# LEGEND:

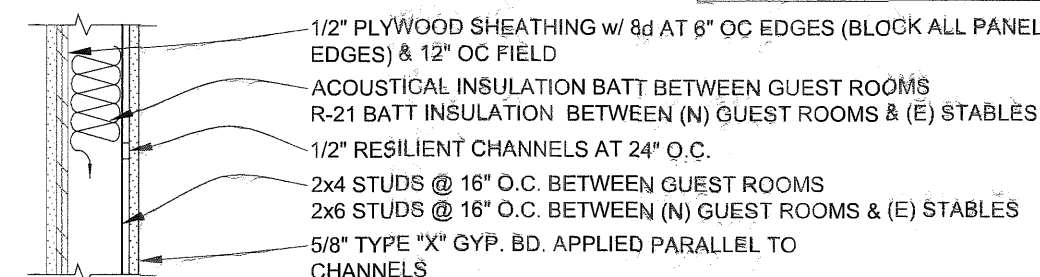
- EXISTING WALLS
- NEW WALLS AS NOTED
- (N) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- 110 V CONV DUPLEX OUTLET, 12" A.F.F.
- CEILING SURFACE-MOUNTED LIGHT FIXTURE
- HD - SIMPSON HDU2 HOLD-DOWN, SEE DETAIL 1/A6

## PLAN NOTES

- INSTALL NEW SPRINKLER SYSTEM IN NEW GUEST ROOMS.
- PROVIDE PLYWOOD SHEATHING ON ALL NEW WOOD WALLS, TYPICAL.



**3 PLAN DETAIL**  
 SCALE: 1" = 1' - 0"



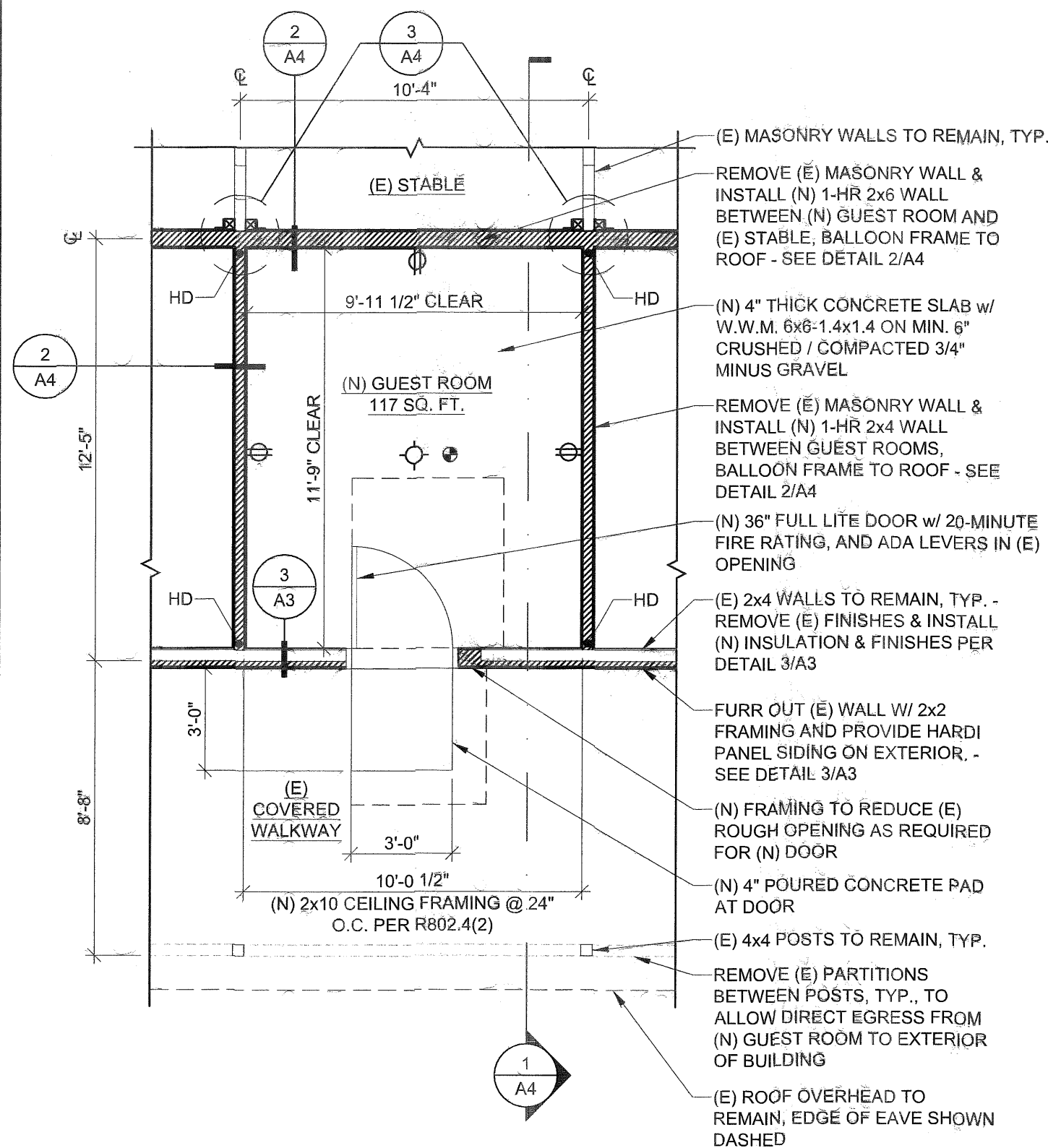
RESILIENT CHANNELS @ 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2x4 WOOD STUDS @ 16" O.C. W/ 1 1/4" TYPE S DRYWALL SCREWS. ONE LAYER 5/8" PROPRIETARY TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO CHANNELS WITH 1" TYPE "S" DRYWALL SCREWS @ 12" O.C. END JOINTS BACKBLOCKED W/ RESILIENT CHANNEL. 3" MINERAL FIBER INSULATION, 2.0 OR 2.3 PCF, IN STUD SPACE.

OPPOSITE SIDE: ONE LAYER 5/8" PROPRIETARY TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS W/ 1 1/4" TYPE "W" DRYWALL SCREWS 12" O.C.

VERTICAL JOINTS STAGGERED 48" ON OPPOSITE SIDES. SOUND TESTED W/ STUDS 16" O.C. AND OPEN FACE OF MINERAL FIBER INSULATION BLANKETS TOWARD RESILIENT CHANNEL-SIDE OF STUD SPACE.

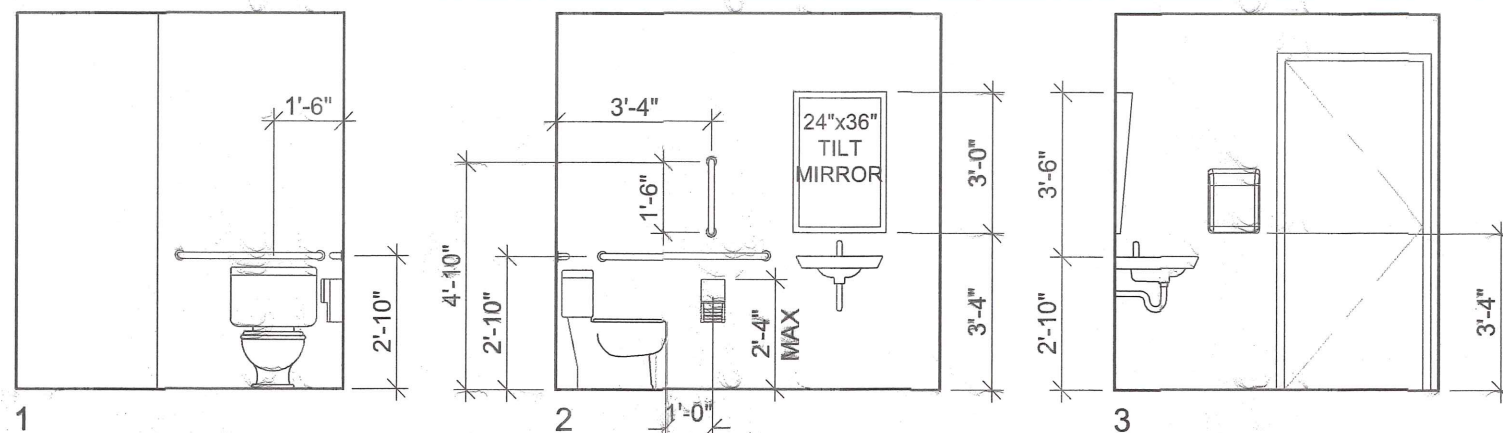
**2 1 HR. INT. WALL**  
 SCALE: 1" = 1' - 0"

GA FILE No.: WP 3241

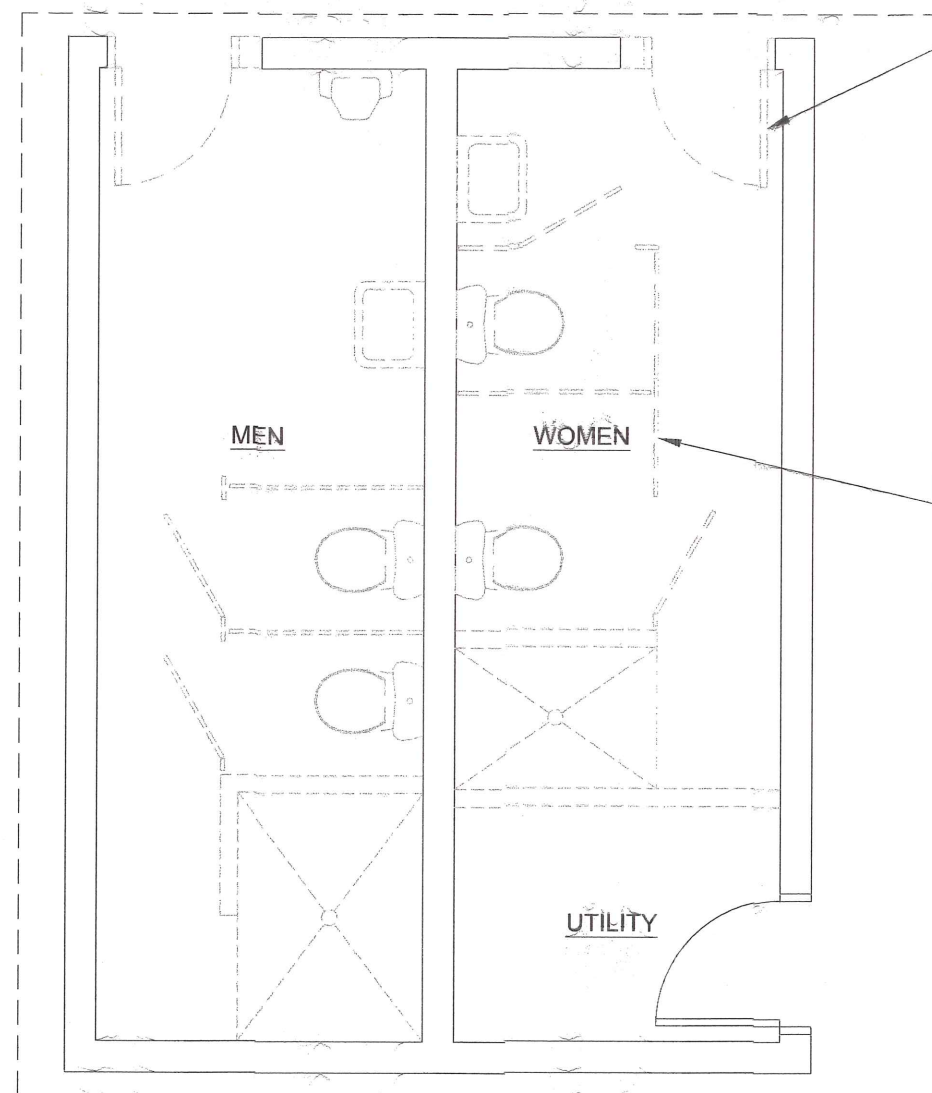


**1 TYPICAL GUEST ROOM PLAN**  
 SCALE: 1/4" = 1' - 0"



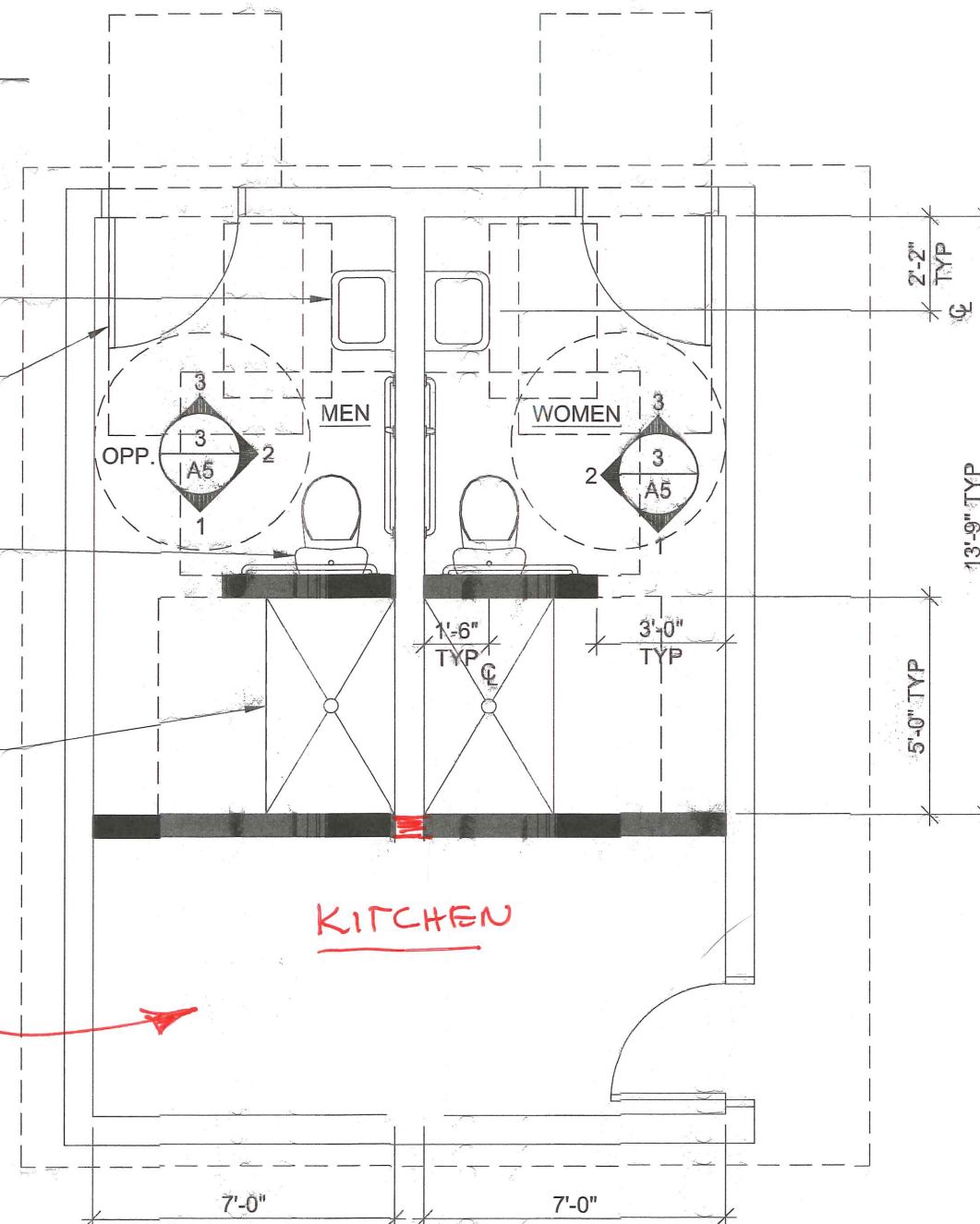


**3 ADA RESTROOM INTERIOR ELEVATIONS**  
 SCALE: 1/4" = 1'-0"



- DEMO (E) DOOR & PORTION OF (E) WALL, TYP. EACH SIDE
- (N) LAV w/ 30"x48" CLEAR SPACE, TYP
- (N) 36" DOOR w/ 48" x 48" CLEAR SPACE ON PUSH SIDE & 54" x 60" CLEAR SPACE ON PULL SIDE, TYP
- (N) TOILET w/ 56"x60" CLEAR SPACE, TYP
- DEMO ALL EXISTING PLUMBING FIXTURES, PARTITIONS, & INTERIOR WALLS, TYP.
- (N) ROLL-IN SHOWER w/ 30"x60" CLEAR SPACE, TYP

THIS AREA TO BECOME COMMUNAL KITCHEN



**1 EXISTING RESTROOM PLAN**  
 SCALE: 1/4" = 1'-0"



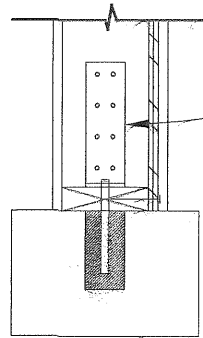
**2 PROPOSED RESTROOM PLAN**  
 SCALE: 1/4" = 1'-0"







2850 SW CEDAR HILLS BLVD, SUITE 106  
BEAVERTON, OREGON 97005-1354  
CONTACT: CHRISTOPHER NESTLERODE  
PHONE: 503-341-6801 EM: CNDESIGNS@COMCAST.NET



HOLD-DOWN WHERE SHOWN ON PLAN W/  
5/8" Ø x 6" EMBED W/ SIMPSON SET XP  
EPOXY - SPECIAL INSPECTION REQ'D PER  
ICC ESR 2508

1  
A6

## CENTER WALL AT FOOTING

SCALE: 1" = 1' = 0"

PORTLAND MEADOWS  
HORSE BARN 8 RENOVATION  
1001 N. SCHMEER RD., PORTLAND OR 97217

DATE: 07/25/2017  
DRAWN BY: DRT  
JOB #: 1703103  
SHEET: A6

DETAILS

A6