

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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: 16058	Project Address: 5 SE MLK Jr Blvd
Hearing Date: 11/1/17	Appellant Name: Joe Dietz
Case No.: B-009	Appellant Phone: 312-768-6236
Appeal Type: Building	Plans Examiner/Inspector: Jerry Engelhardt
Project Type: commercial	Stories: 17 Occupancy: R-2, S-2, B, M, A-3 Construction Type: Type A-1
Building/Business Name: 5 MLK	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Office, Residential, Retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1027.1 Exit Discharge

Requires	<p>"General, Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not reenter the building. The combined use of exceptions 1 and 2 shall not exceed 50% for the number and capacity of the required exits.</p> <p>Exceptions: 1. A maximum of 50 percent of the number and capacity of interior exit stair stairways and ramps is permitted to egress through areas on the level of exit discharge provided all of the following are met:</p> <p>1.1 Such enclosures egress to a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.</p> <p>1.2 The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire resistance rating for the enclosure.</p> <p>1.3 The egress path from the interior exit stairway and ramp on the level of exit discharge is protected throughout by an approved automatic sprinkler system. All portions of the level of the level of exit discharge with access to the egress path shall either be protected throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1 or 903.3.1.2 or separated from the egress path in accordance with the requirements for the enclosure of the interior exit stairways or ramps.</p>
Proposed Design	<p>The building of Type IA construction has an interior exit stairway, Stair 1, from the upper floors that egresses from the stairway through a pair of doors to the lobby and main exit discharge doors.</p> <p>The access to the lobby is provided via a 2 hour rated enclosure that meets the requirements of an exit passageway, from the stairways to the lobby. The main exit discharge doors from the lobby</p>

are immediately adjacent to the doors from the stairway passageway and meet all the requirements of OSSC 1027.1, exception 1.

Reason for alternative Stair 1 provides 50% of the number and capacity of egress from the floors above. Stair 1 discharges into a corridor meeting the protection requirements of an exit passageway for construction, openings, and penetrations. The corridor exits through a pair of doors into the lobby with the exit discharge door readily visible and easily discernable from the corridor doors. The lobby is protected and separated as required by 1027.1, exception 1.

Due to the configuration of the office space above and ground floor space, an exit discharge directly to the exterior is not feasible and also provides security for the tenants. The design is utilizing the egressing thru the lobby as a means to maintain a continuous retail space perimeter of level 1 to the east, south and western exposures. Also access thru the corridor will allow the building security to monitor access to the stair.

Typically the corridor (noted as corridor 4) will be open and be used to provide access to elevator P7 thru doors 1-15B and 1-16. Doors 1-15B and 1-16 will be held open with electromagnetic hold opens that we be tied to the fire alarm, allowing the doors to close when the building is in fire mode, providing continuity of protection of occupants from the stairs to the lobby. The route from the protected corridor to the exit discharge is along the main building entrance route, does not have any seating or other obstructions near the egress route, and meets the intent of 1027.1, exception 1.

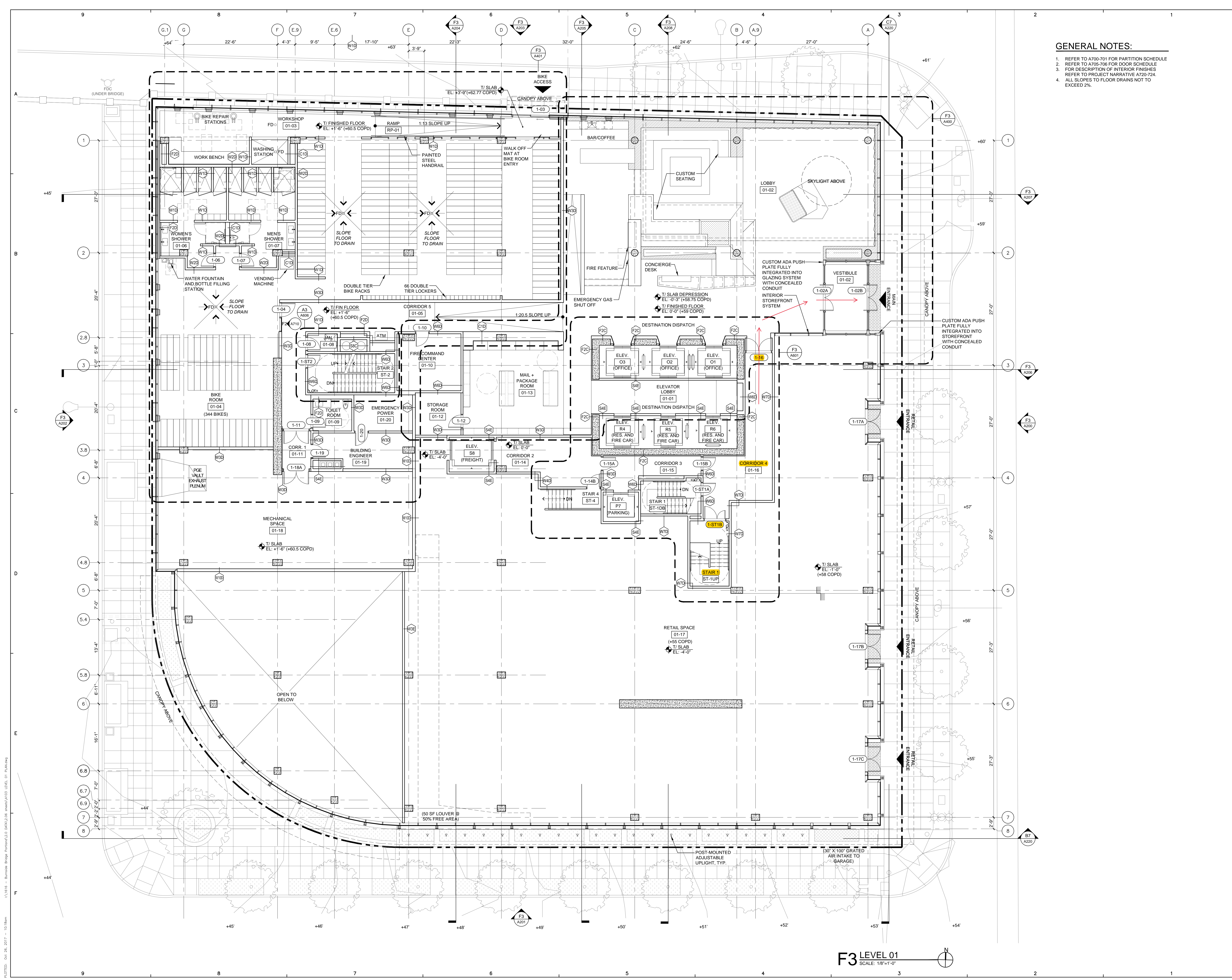
APPEAL DECISION

Exterior exit door not readily visible from point of exit enclosure termination: Granted provided the extension from the interior exit stairway is constructed as and clearly identified on the plans as an exit passageway.

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.



GENERAL NOTES:

1. REFER TO A700-701 FOR PARTITION SCHEDULE
2. REFER TO A705-706 FOR DOOR SCHEDULE
3. FOR DESCRIPTION OF INTERIOR FINISHES REFER TO PROJECT NARRATIVE A720-724.
4. ALL SLOPES TO FLOOR DRAINS NOT TO EXCEED 2%.

BUILDING DEPT STAMP

PROJECT TEAM

GREC Architects

OWNER
GERDING EDLEN
ARCHITECT
GREC ARCHITECTS
CIVIL ENGINEER
KPF CONSULTING ENGINEERS
STRUCTURAL ENGINEER
KPF CONSULTING ENGINEERS
MEPFP ENGINEER
CLUMAC
LANDSCAPE ARCHITECT
PLACE
VERTICAL TRANSPORTATION
LERCH BATES
WATER FEATURE
STO DESIGN GROUP

NOTES

1. THIS DOCUMENT, ALONG WITH THE ACCOMPANYING DRAWINGS, SPECIFICATIONS AND PROJECT MANUAL, DESCRIBES THE GENERAL SCOPE OF THE PROJECT AND DESIGN CONCEPT IN TERMS OF THE INTERIOR DESIGN, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THESE DOCUMENTS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF THE SCOPE INDICATED, DESCRIBED OR INFERRED, THE CONTRACTOR SHALL DETERMINE AND INCLUDE ALL ITEMS NECESSARY TO PROVIDE THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONFIRM ANY EXISTING SITE CONDITIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO BEGINNING WORK.

NOT FOR CONSTRUCTION

ISSUANCES

07	INTERIOR BID PACKAGE	09-15-2017
06	FOUNDATION PERMIT	08-11-2017
05	50% CD/GMP	06-30-2017
04	DESIGN DEVELOPMENT	04-07-2017
03	PRELIM. LIFE SAFETY REVIEW	01-05-2017
02	REVISED SCHEMATIC DESIGN	12-16-2016
01	SCHEMATIC DESIGN	08-12-2016
NO.	ISSUED FOR	DATE

PROJECT

5 MLK
5 SE MARTIN LUTHER
KING JR BLVD.
PORTLAND, OR 97214

DRAWING

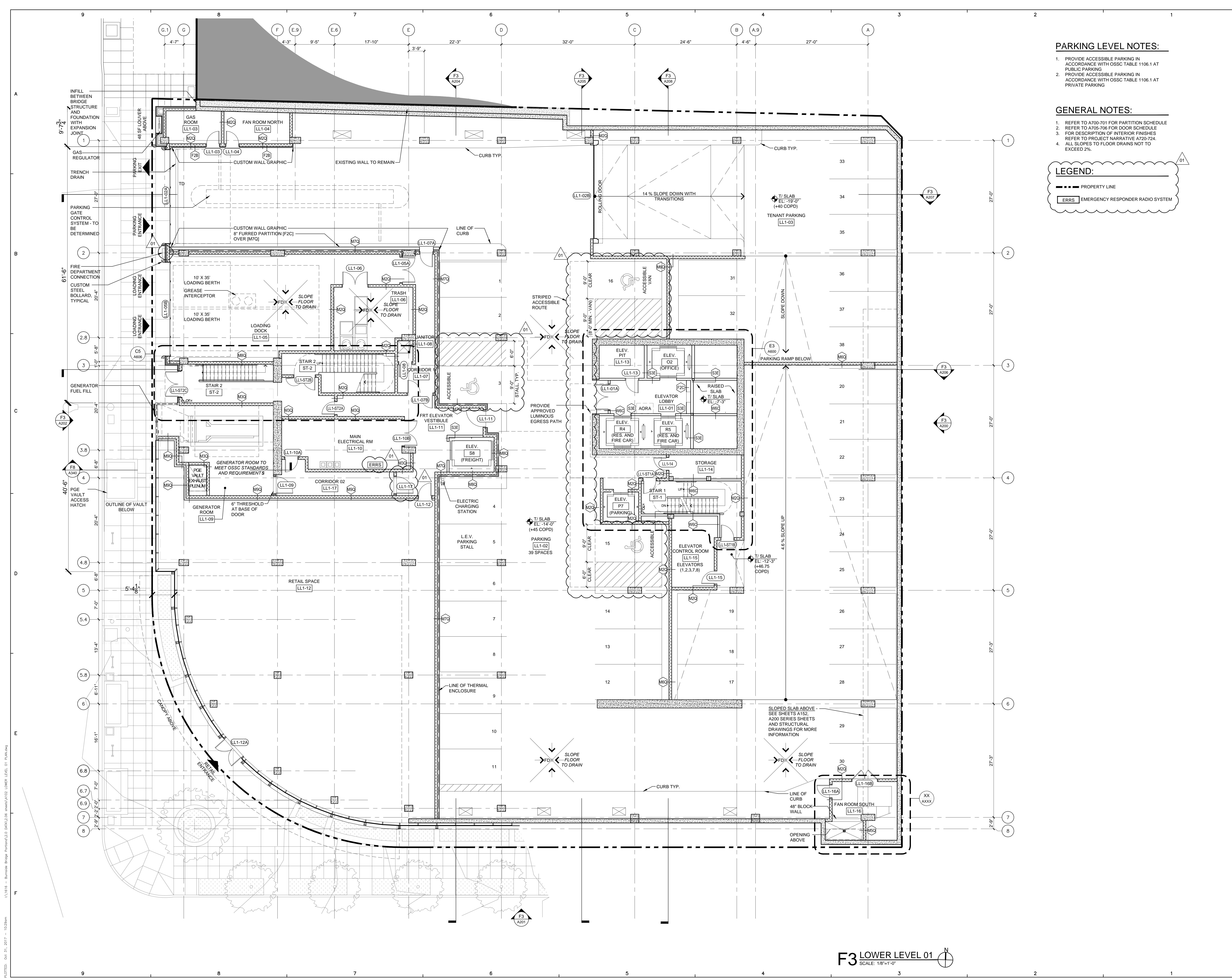
LEVEL 01 PLAN

DATE
10-26-2017

PROJ. NO.
1616

A103

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PARKING LEVEL NOTES:

1. PROVIDE ACCESSIBLE PARKING IN ACCORDANCE WITH OSSC TABLE 1106.1 AT PUBLIC PARKING
2. PROVIDE ACCESSIBLE PARKING IN ACCORDANCE WITH OSSC TABLE 1106.1 AT PRIVATE PARKING

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4. ALL SLOPES TO FLOOR DRAINS NOT TO EXCEED 2%.

LEGEND:

- PROPERTY LINE
- ERRS EMERGENCY RESPONDER RADIO SYSTEM

BUILDING DEPT STAMP

PROJECT TEAM

GREC Architects

OWNER
GERDING EDLEN

ARCHITECT
GREC ARCHITECTS

CIVIL ENGINEER
KPF CONSULTING ENGINEERS

STRUCTURAL ENGINEER
KPF CONSULTING ENGINEERS

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LANDSCAPE ARCHITECT
PLACE

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NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

ISSUANCES

NO.	DESCRIPTION	DATE
08	FND. PERMIT CORRECTIONS 1	11-01-2017
07	INTERIOR BID PACKAGE	09-15-2017
06	FOUNDATION PERMIT	08-11-2017
05	50% CD/GMP	06-30-2017
04	DESIGN DEVELOPMENT	04-07-2017
03	PRELIM. LIFE SAFETY REVIEW	01-05-2017
02	REVISED SCHEMATIC DESIGN	12-16-2016
01	SCHEMATIC DESIGN	08-12-2016
NO.	ISSUED FOR	DATE

PROJECT

5 MLK

5 SE MARTIN LUTHER KING JR BLVD.
PORTLAND, OR 97214

DRAWING

LOWER LEVEL 01 PLAN

DATE
10-31-2017

SHEET
A102

PROJ. NO.
1616

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