

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 16061	Project Address: 3029 SE 82nd Ave
Hearing Date: 11/1/17	Appellant Name: Erin Dickerhoff
Case No.: B-016	Appellant Phone: 5102925399
Appeal Type: Building	Plans Examiner/Inspector: preliminary
Project Type: commercial	Stories: 2 Occupancy: B, S-2 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: office and warehouse

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 1021.2(2) Stories with one exit or access to one exit for other occupancies.
Requires	A second story with Group B shall have a maximum of 29 occupants and a maximum exit access travel distance of 75 feet.
Proposed Design	This appeal is for a tenant improvement project to an existing building. Existing permits include 05-111440-CO. The conditions stated in this appeal are existing. The small second story of this building (736 sf) has access to one exit stairway. The second floor is existing S-2 occupancy, proposed to remain S-2 occupancy, with the new construction of two small offices (B). The code calculated occupants for the second floor is 5 occupants. The space will be used for light storage and employee offices. The offices on the second floor are ancillary to the main office on the ground floor, and are intended to provide privacy for a one-on-one meeting or more privacy for a single phone call. Almost all of the time, all the employees will be on the ground level. Once the occupants reach the bottom of the stair they are at the level of exit discharge. 22'-10" further from the stair, the occupants have traveled 92'-7" and have reached a point where they have a choice of three exits. The nearest exit is the south exit. The south exit is reached in 112'-9" from the furthest point on the second level.
Reason for alternative	The second story access to one exit stairway is a pre-existing situation, permitted in 2005 when the second level design was submitted for permit. The primary occupancy on the second level is not changing from its current use, and it is very low -- 5 occupants (per code load factors). These occupants will be employees and owners -- people who are very familiar with the building and its exits. The travel distance from the far corner of the second story to the top of the stairs is 54'-4". At 92'-7" the occupants are on the level of exit discharge and have more than one exit. We believe these conditions make the situation less dangerous to the life and safety of the occupants. Additionally, Banton Engineering and Design is doing a full structural analysis of the existing

condition, including the second floor, and including a voluntary seismic strengthening design. We feel that though there is only one exit from the second story, the use, occupants, small area of the second story, and the structural calculations and improvements being made to the building pose such a minimal risk to the life-safety of the occupants that permitting one exit in this situation is reasonable.

APPEAL DECISION

Single exit from 2nd floor with travel distance exceeding 75 feet: Denied. Proposal does not provide equivalent 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, call (503) 823-7300 or come in to the Development Services Center.

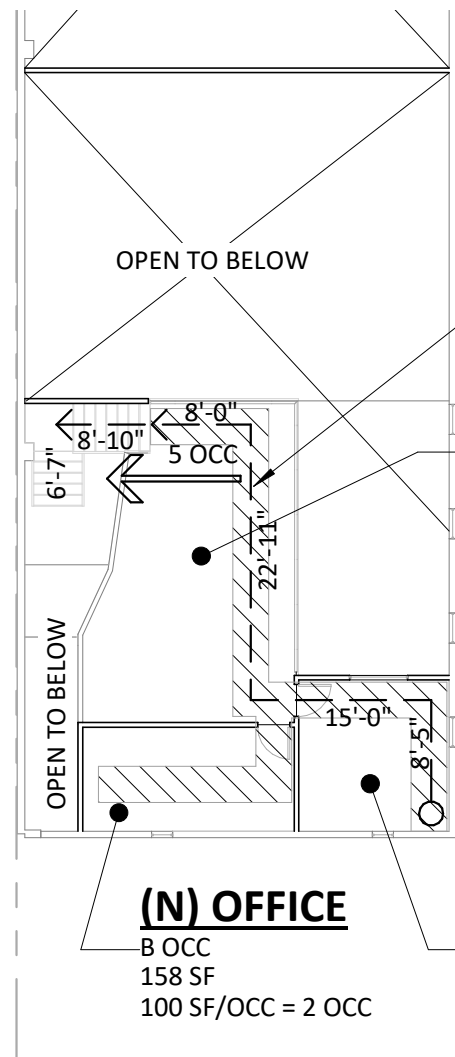
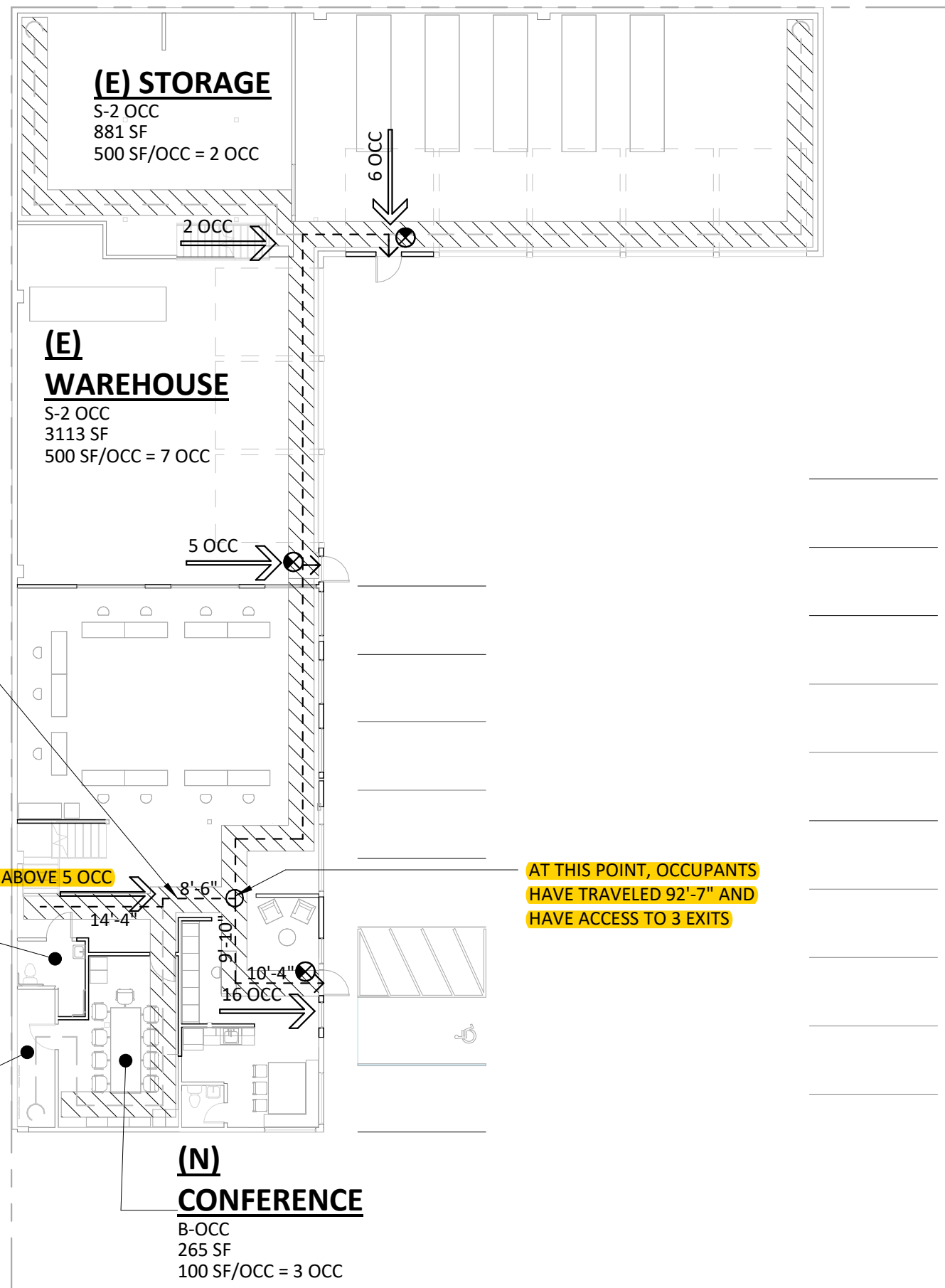


TABLE 1021.2(2): STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES.
A SECOND STORY WITH GROUP B SHALL HAVE A MAXIMUM OF 29 OCCUPANTS AND A MAXIMUM EXIT ACCESS TRAVEL DISTANCE OF 75 FEET.

APPEAL: MAX ALLOWABLE EXIT ACCESS TRAVEL DISTANCE = 75'; 112'-9" ACTUAL

1 LEVEL 02 FLOOR PLAN
1/16" = 1'-0"



2 GROUND LEVEL FLOOR PLAN
1/16" = 1'-0"