Development Services

From Concept to Construction

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More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 16397	**Project Address:** 1122 SW Stark St
Hearing Date: 1/24/18	**Appellant Name:** Jamin Aasum
Case No.: B-006	**Appellant Phone:** 503-525-9315
Appeal Type: Building	**Plans Examiner/Inspector:** Katherine Aulwes
Project Type: commercial	**Stories:** 2 **Occupancy:** B **Construction Type:** III-B
Building/Business Name: Spencer Court Building	**Fire Sprinklers:** Yes - 100% coverage
Appeal Involves: Alteration of an existing structure,Addition to an existing structure	**LUR or Permit Application No.:**
Plan Submitted Option: pdf [File 1]	**Proposed use:** not given

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	706.1.1 Party Walls
Requires	Openings on Party walls
Proposed Design	A convenience corridor is being added to a shared lightwell between the Spencer Court Building (1122 SW Stark St.) and Mark Spencer Hotel (409 SW 11th Ave.), through their respective ground level. This addition will be part of the Mark Spencer Hotel because it will be constructed within the hotel's property line. A party wall opening will be made at the Spencer Court party wall (this wall falls on the shared property line) and the Mark Spencer Hotel party wall - under the 2018 IBC chapter section 706.1.1 exception 2, party wall openings are allowed with an ownership agreement of both buildings. These two buildings share ownership and will have an access easement agreement recorded with the County prior to issuance of the permit. The corridor addition will also include two sets of 3-hour fire rated doors - these doors are on hold-open devices and are activated by smoke detectors tied to each building's respective fire alarm system. This addition will be equipped with 100% fire sprinkler coverage, each side of the two fire rated doors will be connected to their respective fire alarm system.
Reason for alternative	The 706.1.1 section in the code has been revised in the latest adopted building code by the state of Oregon, 2018 the IBC, which includes an exception that allows openings on party walls with an owners agreement. The state of Oregon has not yet published this version of the code on their website.

Appeal item 2

Code Section	1104.3 Connected Spaces, Accessible Route

Requires	When a building or portion of a building is required to be accessible, an accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walk-ways and the public way.
Proposed Design	As explained in Appeal item 1, a new convenience corridor is being proposed between the Spencer Court (1122 SW Stark St.) ground level and Mark Spencer Hotel (409 SW 11th Ave.) lobby with a floor elevation difference of 3'-9". A 7-riser stair will be added in the existing Spencer Court corridor to reach the Hotel lobby's floor level. To make this convenience corridor accessible from the Spencer Court building (1122 SW Stark St.), we are providing a platform inclined lift (Savaria Delta, platform inclined lift - see brochure attached) at the stair, see drawings attached. This Inclined platform lift is compliant to the 2011 Oregon Elevator Specialty Code which includes the 2008 ASME A18.1 Platform Lifts and Chairlifts.
Reason for alternative	The floor area between Spencer Court and Mark Spencer Hotel is limited in size and an elevator lift or 45-foot long ramp is technically infeasible for a convenience corridor between two buildings. Reference Appeal: Appeal ID: 6626 Dated 10/14/09 Building/Business Name: Grant High School

Appeal item 3

Code Section	1009.15 Handrails
Requires	Stairways shall have handrails on each side
Proposed Design	As explained in Appeal Item: 2, an inclined stair lift will be used to make this convenience corridor accessible. Because this stair is not to be used as a means of egress, and the proposed corridor is a convenience path and holds no occupancy; we're proposing this to be permitted as a monumental stair with one handrail used on the opposite side of the inclined lift per code section 1012.9 Intermediate Handrails. The handrail will be located along the most direct path travel. The inclined platform lift when not in used, automatically folds up in compliance with section 307.2 Protruding Objects, of the 2009 ICC A117.1 Accessibility, so it is not a tripping hazard. When folded up, in its stationary position at the bottom of the stair, the clear width of the stair will be 43 inches -- more than the required 36 inches width for an occupancy load of less than 50 per Exception 1 in code section 1009.4 Stairways Width.
Reason for alternative	The floor area between Spencer Court and Mark Spencer Hotel is limited in size and an elevator lift or 45-foot long ramp is technically infeasible for a convenience corridor between two buildings.

APPEAL DECISION

1. Openings in party wall for convenience corridor: Granted provided a recorded covenant not to sell properties separately is provided prior to plan review approval of the alteration. The covenant must be reviewed and approved by BDS prior to recording. Appellant may contact Nancy Thorington (503-823-7023) for assistance.

2. Accessibility at stairs provided by inclined platform lift: Granted provided convenience corridor is not signed as an exit. Separate elevator permit required.

3. Omission of handrail on one side of new stairway: Granted as proposed.

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.

SW STARK STREET

PUBLIC RIGHT OF WAY

SW 12TH AVENUE

PUBLIC RIGHT OF WAY

SW 11TH AVENUE

PUBLIC RIGHT OF WAY

PUBLIC RIGHT OF WAY

SW WASHINGTON STREET

PROPERTY LINE
SPENCER COURT AND
MARK SPENCER HOTEL

OPEN AIR LIGHTWELL
(DARK POCHE)

SPENCER COURT
1122 SW STARK ST. | PORTLAND, OR 97205

MARK SPENCER HOTEL
409 SW 11TH AVE. | PORTLAND, OR 97205

HOTEL LOBBY

1122 SW Stark Street, Portland OR, 97205 APPEAL SCOPE AREA

SPENCER COURT LOBBY

PROPERTY LINE
OF MARK SPENCER HOTEL
AND TELEGRAM BUILDING

PROPERTY LINE
OF SPENCER COURT AND
WASHINGTON PLAZA

WASHINGTON PLAZA
BALLROOM
A-2
1500SF

TELEGRAM
LOBBY

existing ramp

EXISTING
DOORS IN PLACE
FOR FUTURE CONNECTION

DN

1129 SW Washington Street, Portland OR, 97205 APPEAL SCOPE AREA

WP LOBBY

(E) ADMIN OFFICE

(E) BREAK ROOM

WASHINGTON PLAZA
1129 SW WASHINGTON ST. | PORTLAND, OR 97205

TELEGRAM BUILDING
419 SW 11TH AVE. | PORTLAND, OR 97205

PROPERTY LINE
WASHINGTON PLAZA
AND TELEGRAM BUILDING

LEGEND - EGRESS

- OPEN AIR LIGHTWELL
- OUT OF SCOPE AREAS
- EGRESS ROUTE
- ACCESSIBLE PATH

Skylab Architecture

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NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL.

Project
Mark Spencer Bridge Connector

Location:
409 SW 11th Ave
Portland OR 97205

Project No.:
17013

Issue:
100% Design Development

Date:
11/10/2017

Revision:

No.	Description	Date

CODE DIAGRAMS - EXISTING

G030

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Code Diagram (EXISTING)
3/32" = 1'-0"

SW STARK STREET

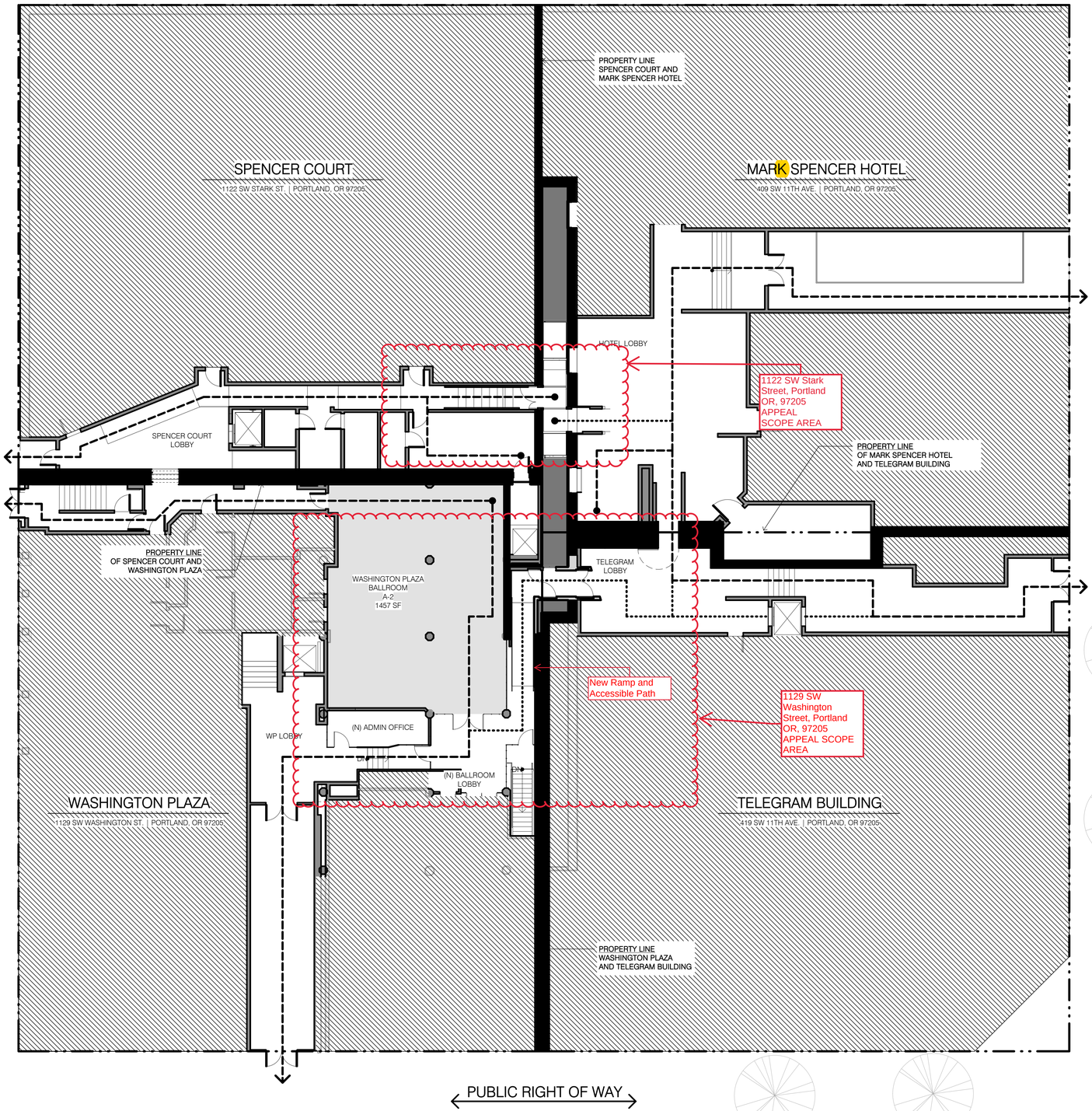
PUBLIC RIGHT OF WAY

SW 12TH AVENUE

PUBLIC RIGHT OF WAY

SW 11TH AVENUE

PUBLIC RIGHT OF WAY



PUBLIC RIGHT OF WAY

SW WASHINGTON STREET

Code Diagram (PROPOSED)
3/32" = 1'-0"

1

LEGEND - EGRESS

- OPEN AIR LIGHTWELL
- OUT OF SCOPE AREAS
- EGRESS ROUTE
- ACCESSIBLE PATH

Skylab Architecture

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Date:
11/10/2017

Revision:

No.	Description	Date

CODE DIAGRAM - PROPOSED

G040

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PROPERTY LINE

5'-1/4"
shared lightwell

OUT OF SCOPE

0' - 5 1/2"

MARK SPENCER
HOTEL LOBBY
(409 SW 11th Ave.)

SPENCER COURT
BUILDING
(1122 SW Stark St.)

OUT OF SCOPE

1122 SW START ST.
APPEAL
ENLARGED PLAN

SLOPE
SLOPE
SLOPE
1/4" / 1'-0"
0' - 4 1/2"
4' - 3 1/4"
0' - 4 1/2"

5' - 6"
STAIR: 7 RISERS AT 6-3/4"
0' - 11" 0' - 11" 0' - 11" 0' - 11" 0' - 11" 0' - 11" 0' - 11"
6' - 2"
5' - 0"
1' - 3 1/2"

101
NORTH
CONNECTOR

65' - 0"
4' - 7 3/4"
LIFT IN
FOLDED
POSITION
3' - 7 1/4"
1' - 5 1/2"
DN
4' - 9 3/4"
68' - 9"
3' - 0"
1' - 6"

0' - 3 1/2"
0' - 6"
68' - 9"
4' - 4"
0' - 6"

PLATFORM LIFT TRACK
HANDRAIL
IN BETWEEN
LIFT TRACK

SPENCER COURT
TRASH ROOM
(OUT OF SCOPE)

1/4" / 1'-0"
SLOPE
SLOPE
SLOPE
6' - 4 1/2"
IRRIGATED PLANTERS

C
B
A
1

savaria®

DELTA

Straight Inclined Platform Lift

PLANNING GUIDE

Applicable Codes:

ASME A17.1

ASME A18.1

CAN/CSA B355

CAN/CSA B613

19-m09-2017
Part No. 000817

Accessibility to overcome the barrier of stairs

Models for straight stairs, as well as curved, turning, multi-level stairs and stairs with intermediate landings

Unobtrusive designs with hideaway options for easy access on demand

Savaria® Inclined Platform Lifts

SPACE-SAVING, EASY ACCESS

Providing barrier-free access does not have to involve major construction when you choose a Savaria inclined platform lift. Built to transport a wheelchair passenger on a platform that glides over the stairs, the lift folds up when not in use leaving unobstructed access to the stairs.

The **Savaria Delta** model is designed for use with a single level of straight stairs, while the **Savaria Omega** model handles multiple levels, turning stairs, curved stairs or stairs with intermediate landings.

Whether you need a lift for your home, school or any public building, Savaria inclined platform lifts feature space saving designs, reliable performance and user-friendly operation.

savaria®

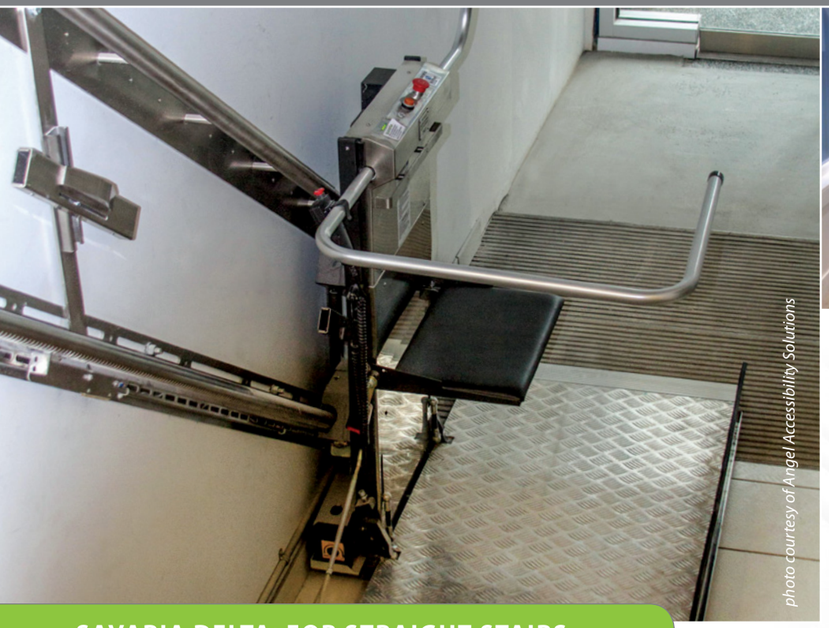


photo courtesy of Angel Accessibility Solutions

SAVARIA DELTA: FOR STRAIGHT STAIRS

Suitable for either indoor or outdoor* applications, the Savaria Delta can be installed over a constant gradient, straight flight of stairs. The traveling rail is installed along a side wall or can be optionally installed with self-supporting stanchions. The lift can be factory-built for left- or right-side rail installations as well as front or side access configurations. The lift travels at a comfortable 20 ft/min (.1 m/s) with on-board controls made easily accessible with the handheld, hard-wired pendant. This system is battery powered allowing it to operate through a power failure. Charging stations at the top and bottom ensure the lift is always ready to go.

** Suitability for outdoor applications varies by region and environmental conditions, please consult Savaria for details.*

photo courtesy of Mobility Elevator & Lift Co.

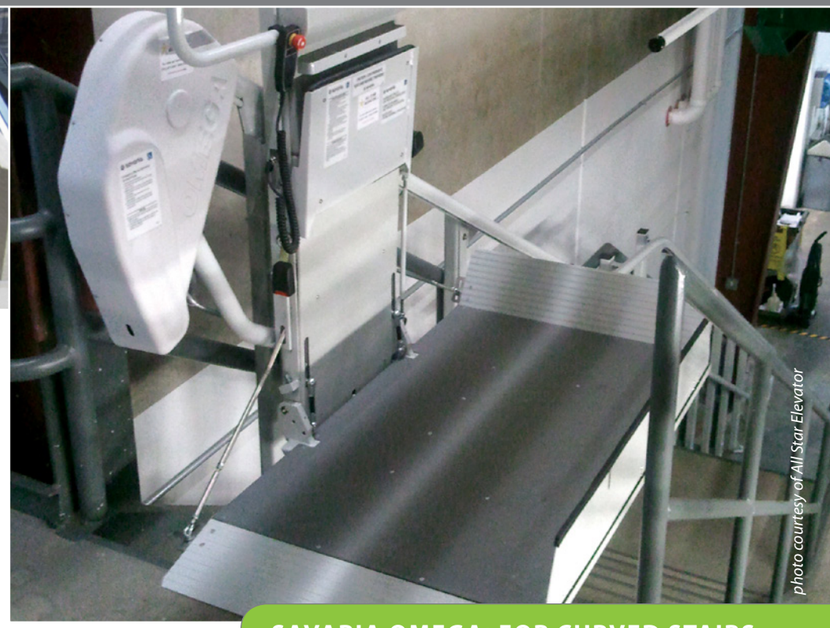
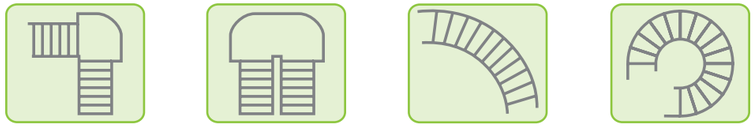


photo courtesy of All Star Elevator

SAVARIA OMEGA: FOR CURVED STAIRS

For stairs with landings, directional changes, multiple levels, or most curved staircases, the Savaria Omega can be an ideal solution. Installed along the side of the stairs with its own rail system and stanchions, the modular design can be installed for any number of levels. Flexible for installation on either inside or outside curves, the Savaria Omega can be installed in many different settings including installations with a very tight turning radius. Because this lift handles turns, it can also be built with hideaway parking when not in use.



NO MAJOR RENOVATIONS REQUIRED

Generally, a Savaria inclined platform lift does not require significant building renovations. Securely installed along stanchions or a side wall*, the platform glides along its rail when in use and folds up when idle. When an elevator or vertical lift is not easily accommodated for cost or construction concerns, a Savaria inclined platform lift is an excellent option for accessibility, with space and cost savings.

** installation methods are determined based on the lift model and your existing building structure*

HIGH CAPACITY, ADA-COMPLIANT OPTION

With a weight capacity of 660 lb (550 lb for Canada) and an optional large ADA-compliant platform, these lifts are ideal for public accessibility requirements.

EASY OPERATION

Savaria inclined platform lifts feature simple-to-use controls for lift operation including optional motorized folding, unfolding and motorized ramps. Constant pressure buttons move the lift up and down so even first-time users should find the lift easy to use.

UNOBTRUSIVE DESIGN

With sleekly finished traveling rails, a foldaway design and optional out-of-the-way parking, a Savaria inclined platform lift delivers access on demand and harmonizes with your current building design.

The motor is housed on board the Delta lift for simplicity of installation. On the Omega, the motor is unobtrusively installed at the top landing, with the controller located remotely keeping the visible components to a minimum.

MODULAR DESIGN

Both lifts are built with modular rail systems that are ordered to fit your project needs. The Savaria Omega lift is custom built using drawings and specifications for landings, turns and optional parking stations. A skilled Savaria dealer installs your factory-built lift on site and helps ensure that your lift meets local and national requirements for installation.

STANDARD SAFETY FEATURES

A sensor system on the platform will stop the lift when it meets an obstruction. The platform is non-skid with side safety flaps. Two automatic safety arms lower prior to the lift moving, and one arm opens to allow a safe exit. Also included is an overspeed governor and manual lowering device. Call stations can incorporate keyed access to prevent unintended use of the lift and an emergency stop button is provided on board the lift.

PUBLIC BUILDING OPTIONS

Savaria inclined platform lifts can be ordered to comply with public building installations including a pedestrian warning light and movement alarm to advise others that the lift is in operation. Units may also be ordered with a fold-down seat with 150 kg (330 lb) capacity and attached seatbelt.

Savaria® Inclined Platform Lifts

SPACE SAVING, EASY ACCESS

	Savaria Delta	Savaria Omega
Stair types	Straight, constant gradient stairs	Multiple levels of straight stairs, stairs with intermediate landings, stairs with turns
Power supply	24 volts DC (battery system) 110 or 220 volts for charger, single-phase	240 volts, single-phase
Platform sizes	26.5" x 36" (673 x 914 mm) 28.3" x 35.4" (720 x 900 mm) 28.5" x 44" (724 x 1117 mm) 30.5" x 49.2" (775 x 1250 mm)	28.3" x 35.4" (720 x 900 mm) 30.5" x 49.2" (775 x 1250 mm)
Capacity	550 lb (optional 660 lb in USA	660 lb (550 lb for Canada)
Maximum travel	60' (18 m)	164' (50 m)
Straight nominal speed	20 ft/min (0.1 m/s)	12 ft/min (0.071 m/s)
Motor	.66 hp (0.5 kW)	1 hp (0.75 kW), 3hp (2.2kW) over 30 m
Gradient	Constant, 25˚ to 45˚	Changing, with or without landings and turns, up to 55˚
Finish options	Light grey (standard), optional galvanized (outdoor), optional stainless steel platform and/or rail (indoor only)	

For complete specifications, options and compliance to local code requirements, please contact your local authorized Savaria dealer. To locate a dealer near you, visit our web site or call us.

Contact your local Savaria dealer to find out how a Savaria lift can add access to your home or public building, without major construction.

Authorized Savaria dealer:

savaria®

www.savaria.com

2 Walker Drive, Brampton, ON L6T 5E1 Canada

tel: 800.661.5112 **fax:** 905.791.2222