

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: Mixed Decision: Item 1: Decision Rendered. Item 2: Hold for Additional Information

Appeal ID: 16398	Project Address: 1129 SW Washington St
Hearing Date: 1/24/18	Appellant Name: Jamin Aasum
Case No.: B-007	Appellant Phone: 503-525-9315
Appeal Type: Building	Plans Examiner/Inspector: Kathy Aulwes
Project Type: commercial	Stories: 5 Occupancy: A-2 Construction Type: II-B
Building/Business Name: Washington Plaza 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: commercial

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	706.1.1 Party Walls
Requires	Openings on Party walls
Proposed Design	<p>A convenience corridor is being added to a shared lightwell between the Washington Plaza building (1129 SW Washington St.) and the Telegram Building (419 SW 11th Ave.), through their respective ground level. A party wall opening will be made at both the Washington Plaza Building party wall and the Telegram Building 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.</p> <p>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.</p>
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
---------------------	-------------------------

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

The Washington Plaza Building's (1129 SW Washington St.) existing ground level is a split level between the lobby and event space room, this room currently has a ramp that is not code compliant -- making it inaccessible. The Telegram building's (419 SW 11th Ave.) existing lobby (adjacent to Washington Plaza Building) accommodates an accessible path to Mark Spencer Hotel (409 SW 11th Ave.) through the use of an elevator which serves all levels of the Telegram Building and interconnects to the lobby level of the hotel. This connection will act as an accessible horizontal exit for the event space room in the Washington Plaza Building.

The convenience corridor explained in Appeal Item 1, will have a code compliant ramp and will served as the accessible horizontal access and exit for the event space room in the Washington Plaza Building.

Accessible signage will be added to the entrance of the Washington Plaza Building, directing to the accessible Telegram Building Entrance. New signage will be added to the Telegram Building designating the accessible path to the Washington Plaza event space. The Washington Plaza event space and its hallway will include directional signage, including an illuminated accessible exit sign at the Horizontal Exit into the Telegram Building lobby.

Both buildings are equipped with 100% fire sprinkler coverage and addressable fire alarms.

Reference Appeal:

Appeal ID: 5723 Dated 10/29/08 Building/Business Name: Mark Spencer Hotel

Reason for alternative

We are providing a code compliant accessibility to the event space which currently it does not have. A ramp or platform lift due to the limitation of the space and raised concrete floor at the Washington Plaza Lobby is not technically feasible within the Washington Plaza Building.

The Telegram lobby provides a direct, fully compliant accessible path, both as an accessible entrance and horizontal exit.

APPEAL DECISION

1. Egress through adjacent building on separate property: 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. Accessible egress route from Washington Plaza Building via Telegram Building: Hold for Additional information.

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.

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

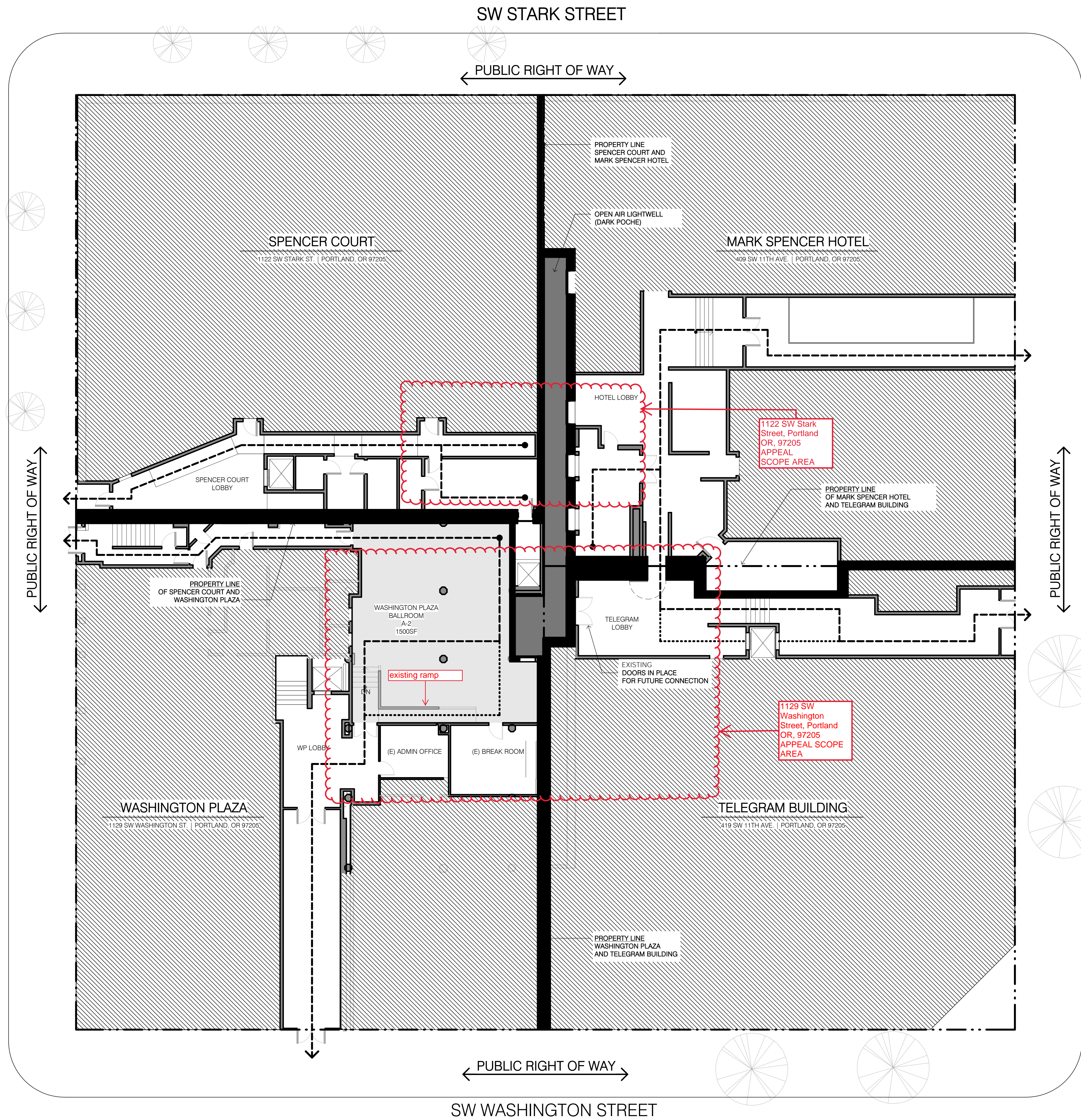
Date:
11/10/2017
Revision:

No.	Description	Date
-----	-------------	------

CODE DIAGRAMS - EXISTING

G030

© 2017 Skylab Architecture. This document is an Instrument of Service and the property of the Architect and may not be duplicated, displayed, or reproduced without the written consent of Skylab Architecture.



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

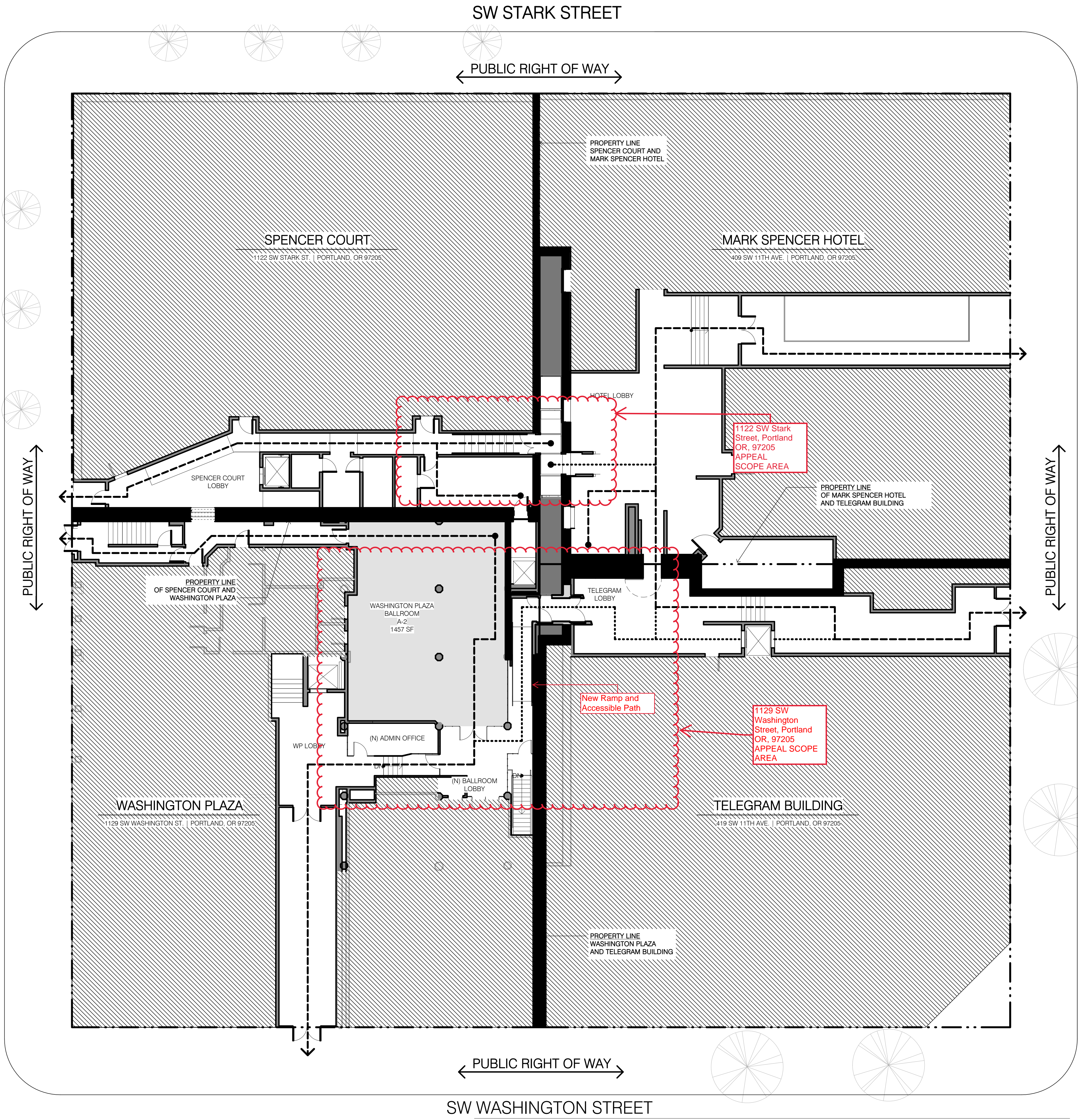
Date:
11/10/2017
Revision:

No.	Description	Date
-----	-------------	------

CODE DIAGRAM -
PROPOSED

G040

© 2017 Skylab Architecture. This document is
an Instrument of Service and the property of the
Architect and may not be duplicated, displayed,
or reproduced without the written consent of
Skylab Architecture.



[illegible]



DELTA

Straight Inclined Platform Lift

PLANNING GUIDE

Applicable Codes:

ASME A17.1

ASME A18.1

CAN/CSA B355

CAN/CSA B613



**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.



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.*



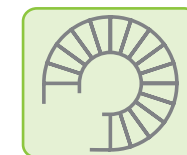
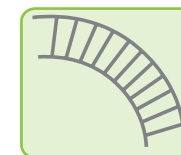
photo courtesy of Mobility Elevator & Lift Co.



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