

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: Hold for Additional Information

Appeal ID: 16548	Project Address: 1500 NE Irving St
Hearing Date: 2/28/18	Appellant Name: Erik Winter
Case No.: B-004	Appellant Phone: 503-236-6000
Appeal Type: Building	Plans Examiner/Inspector: Jeff Donnelly
Project Type: commercial	Stories: 5 Occupancy: B, A, S-1 Construction Type: II-A
Building/Business Name:	Fire Sprinklers: Yes - Throughout Basement + means of egress on flrs 1-5
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Reconfiguring Conference Room and New Fitness Room in existing basement

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1015.2.1
Requires	<p>Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit access doorways.</p> <p>With NFPA 13 sprinklers the required separation is 1/3 of the diagonal distance.</p>
Proposed Design	<p>The proposed design will involve partial reconfiguration of room layout and uses within an existing basement where the existing building, which was constructed in 1964, utilizes a means of egress configuration that does not comply with the current requirements of OSSC section 1015.2.1.</p> <p>The proposed design will not increase the occupant load or exit access travel distance from that originally permitted (and maintained through Oct 1, 2004 as it relates to Title 24.85).</p> <p>See attached for preliminary proposed layout of basement. Final design may vary slightly as design is still underway but concept would remain as proposed.</p>
Reason for alternative	<p>The existing building utilizes two separate but interlocking concrete stairs with exit access doors spaced 24'-8" apart (center to center).</p> <p>The alternate is required because the exit access doors cannot be separated any further due to the existing exit and concrete shear wall configuration.</p>

The entire basement is sprinklered, as are the common means of egress areas of the above grade floors.

(Other previous appeals related to this buildings existing exit configuration include:
9256 (dated 11-14-12), 8 (3-27-91), 7 (5-29-91), 4 (3-1-95), B-8 (11-21-01) which have been granted

APPEAL DECISION

Existing exit separation to remain: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.

NOTE: SITE PLAN SHOWN FOR
REFERENCE AND CONTEXT ONLY.

NE IRVING STREET

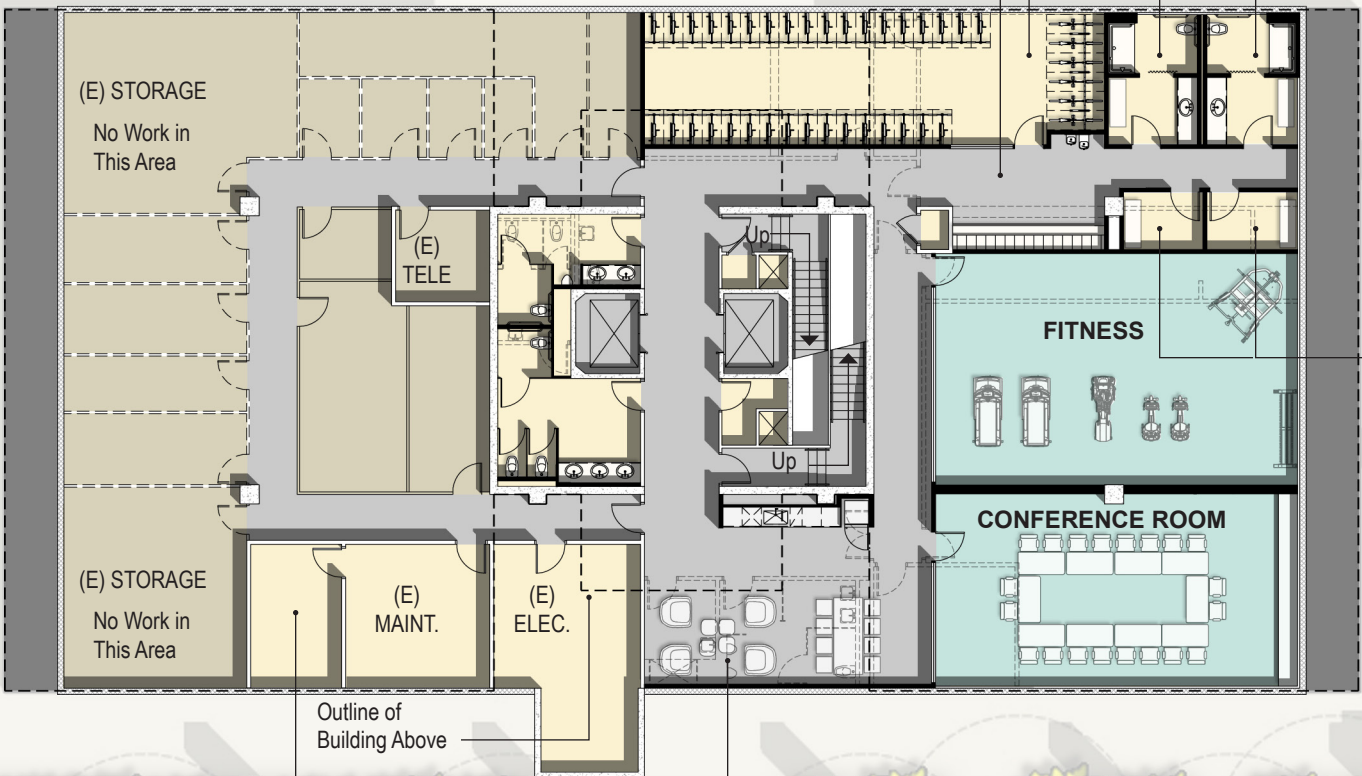
NE 15TH AVENUE

- NEW LOCKER ROOM
- NEW BICYCLE STORAGE ROOM (~39 bicycle parking stalls)
- NEW GENDER NEUTRAL SHOWER ROOM(S)

NE 16TH AVENUE

NEW PRIVATE CHANGING ROOM(S)

COLLABORATION AREA

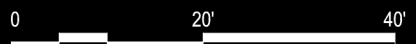


NOTE: PARKING ABOVE SHOWN FOR REFERENCE ONLY.

1500 NE IRVING - Proposed Basement Level Renovation Floor Plan Concept

No. 170850

Portland, Oregon
1"=20'-0"
February 8, 2018



620 SW 5th Avenue, Suite 500
Portland, Oregon 97204
503.236.6000
www.myhregroup.com

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