

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: 16583	Project Address: 8316 N Albina Ave
Hearing Date: 3/7/18	Appellant Name: Stephen Korbich
Case No.: B-019	Appellant Phone: 503-750-9367
Appeal Type: Building	Plans Examiner/Inspector: Peter Drake
Project Type: commercial	Stories: 2 Occupancy: F-1 Construction Type: V-B
Building/Business Name: Pot of Gold	Fire Sprinklers: Yes - Whole Building
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 17-254339-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Cannabis Production

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1017

Requires Aisles and aisle accessways serving as a portion of the exit access in the means of egress shall comply with the requirements with this section. Aisles or aisle accessways shall be provided from all occupied portions of the exit access which contains seats, tables, furnishings, displays and other similar fixtures or equipment. The required width of aisles shall be unobstructed.

Proposed Design The code official who reviewed this project made the following argument regarding the aisle access at the proposed nutrient (water) tanks shown in the Loading/Work area North of Flower Room 1:

"Aisles and aisle accessways serving as a portion of the exit access in the means of egress shall comply with the requirements with this section. Aisles or aisle accessways shall be provided from all occupied portions of the exit access which contains seats, tables, furnishings, displays and other similar fixtures or equipment. The required width of aisles shall be unobstructed.

Your response was "Aisle dimensions have been added to sheet A1. The water tanks in the loading/work area are locked in place by wood blocks (see detail 3/A8) and will remain at the location indicated in the plans". I don't see in the code that allows wood blocks to be used to isolate tanks in an aisle or accessway.

The wood blocks need to be appealed, or place the tanks in a closet similar to the CO2."

The proposed design shown in the attached floor plan, sheet A1 shows the tanks. Also shown is an aisle greater than 36" as required by 1075.5.

We would like to not build an enclosure (closet) around the tanks as requested by the reviewer.

Reason for alternative Building an enclosure around the tanks does not improve access past the tanks. In fact, the enclosure will reduce the aisle width next to the tanks.

The way the tanks are used in the process would be greatly hindered by building walls and doors here and access to the tanks will be restricted. We believe that this will be more of a hazard than just leaving the tanks secured as shown.

We do not see where in the code we are not allowed this configuration.

Please note that this permit has been issued. The change will be made as a permit revision if approved.

APPEAL DECISION

Water tank installation in corridor: Granted provided barriers are installed at each end of the tank area to define an alcove separate from the corridor.

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.

FLOOR PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSION IN FIELD. NOTIFY ARCHITECT AND OWNER OF ANY UNEXPECTED CONDITIONS.
2. ALL DIMENSIONS TO CENTER LINE OF STUD UNLESS NOTED OTHERWISE.
3. NEW HVAC SYSTEMS
THIS WILL BE A DESIGN-BUILD SYSTEM. DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY HVAC CONTRACTOR.
4. NEW ELECTRICAL SYSTEMS
CONTRACTOR SHALL VERIFY EXISTING BUILDING ELECTRICAL SERVICE AND PANEL LOCATION. CONNECT NEW ELECTRICAL SYSTEM TO EXISTING SYSTEM. THIS WILL BE A DESIGN-BUILD SYSTEM. DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
5. NEW PLUMBING SYSTEMS
CONTRACTOR SHALL VERIFY EXISTING BUILDING WATER AND SANITARY SEWER SERVICE LOCATIONS. CONNECT NEW PLUMBING FIXTURES TO EXISTING SYSTEMS. THIS WILL BE A DESIGN-BUILD SYSTEM. DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY PLUMBING CONTRACTOR.
6. CO2 WARNING SIGNS:
A WARNING SIGN SHALL BE POSTED AT HE ENTRANCE TO THE BUILDING, ROOM, ENCLOSURE OR CONFINED AREA WHERE THE CARBON DIOXIDE STORAGE TANKS, CYLINDERS, PIPING AND EQUIPMENT ARE LOCATED. THE WARNING SIGN SHALL BE AT LEAST 8 INCHES WIDE AND 6 INCHES HIGH AND STATE THE FOLLOWING: "CAUTION - CARBON DIOXIDE GAS. Ventilate the area before entering. A high carbon dioxide (CO2) gas concentration in this area can cause suffocation"
7. EMERGENCY CO2 SHUTOFFS:
EMERGENCY SHUTOFFS SHALL BE LOCATED AT HE ENTRANCE OF THE GROW ROOM AND AT HE CO2 GENERATOR, TANK, CYLINDER OR BULK SOURCE. THESE SHUTOFFS SHALL BE CLEARLY MARKED.
8. LONG TERM BICYCLE RACK
WALL MOUNTED U-LOCK COMPATIBLE STEEL BICYCLE RACK. HUNTCO "THE STIRRUP WALL MOUNTED BIKE RACK", HOT DIPPED GALVANIZED FINISH. PROVIDE BLOCKING IN WALL INSTALL RACKS AT 24" O.C., 70" ABOVE THE FLOOR TO THE TOP OF RACK. INSTALL PER MFG. GUIDELINES.
HUNTCO SITE FURNISHINGS, P.O. BOX 10385 PORTLAND OREGON 97296-0385 HUNTCO.COM, 503-224-8700

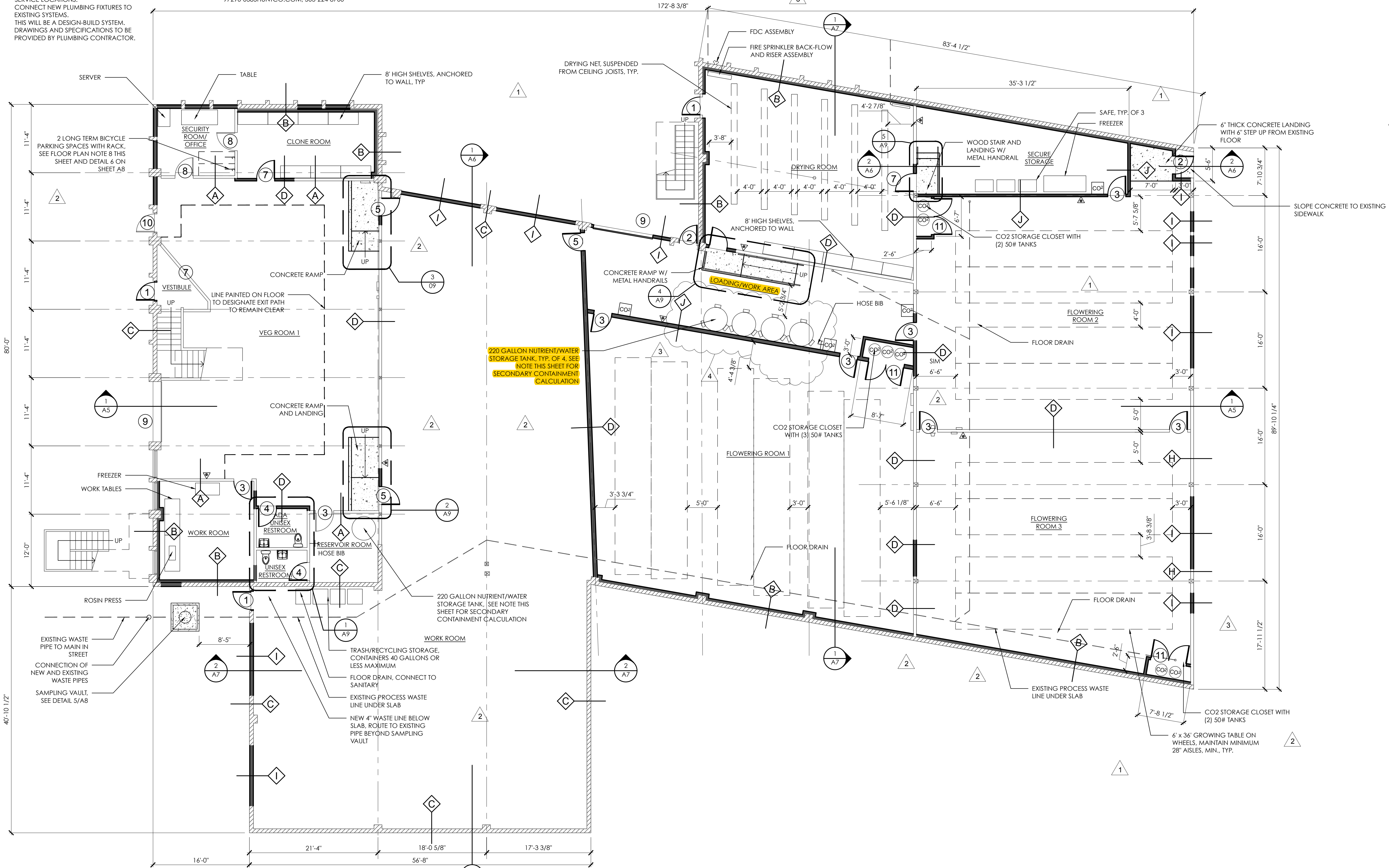
FLOOR PLAN LEGEND:

- | | | | |
|--|---|--|--|
| | EXISTING WOOD FRAMED WALL/ CONSTRUCTION | | NEW DOOR |
| | EXISTING MASONRY WALL | | OVERHEAD |
| | EXISTING CAST IN PLACE CONCRETE WALL | | DOOR MARK, SEE DOOR SCHEDULE SHEET A8 |
| | EXISTING DOOR | | PORTABLE FIRE EXTINGUISHER 2A-10BC MOUNTED AT 42" A.F.F. |
| | NEW WALL | | WALL TYPE, SEE 1/A8 |
| | NEW 1 HOUR WALL | | 50 LB (5.98 GALLON) CO2 TANK, CHAINED TO WALL |
| | NEW 3 HOUR FIRE BARRIER | | CO2 WARNING SIGN, SEE NOTE 6 |

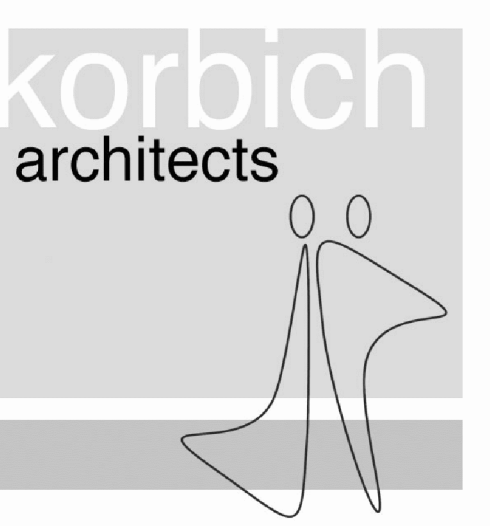
SECONDARY CONTAINMENT CALCULATION:

CALCULATION BASED ON NEW NUTRIENT 220 GALLON DOUBLE WALLED MIXING TANK (PEABODY 220 GALLON GEMINI)

THE LARGEST TANK IS 220 GALLONS (INNER TANK). EACH TANK IS DOUBLE WALLED AND IS PROTECTED BY A 281.5 GALLON OUTER TANK WHICH IS GREATER THAN 110% (242 GALLONS).



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Korbich Architects
2235 NE Klickitat Street
Portland, OR 97212
T: 503-750-9367
E: Skorbich@korbicharchitects.com



- 4 CHECK SHEET02/22/2018
- 3 CHECK SHEET01/24/2018
- 2 CHECK SHEET 12/26/2017
- 1 CHECK SHEET 11/17/2017

PERMIT SET

Project Name and Address
POT OF GOLD
CANNABIS PRODUCTION AND
PROCESSING FACILITY
8315 N BORTHWICK
PORTLAND, OR 97217

Project Number 8315 BRTWK	Sheet A1
Date 10.06.2017	
Scale VARIES	