

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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 - Held over from ID 16720, item #2, for additional information

<b>Appeal ID:</b> 16741	<b>Project Address:</b> 3401 SE 17th Ave
<b>Hearing Date:</b> 4/11/18	<b>Appellant Name:</b> Daniel Bramske
<b>Case No.:</b> B-006	<b>Appellant Phone:</b> 971-256-3748
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Preliminary
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> S-1, B <b>Construction Type:</b> III-B
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure, occ Change from A-3 to S-1	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> mail [File 1]	<b>Proposed use:</b> warehouse and offices

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	OSSC 1014.2 Egress Through Intervening Spaces
<b>Requires</b>	Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.
<b>Proposed Design</b>	The building contains two floors of office space, adjacent to a two-story warehouse. One of two exit stairs from the second floor of the offices will exit onto the warehouse floor, adjacent to the existing exit door in the warehouse. The floor area along the egress path at the warehouse will be marked with a minimum 4'-0" wide area, in yellow paint, with "EXIT PATH". This configuration will shorten the existing distance between stairway and exit door from 29' to 14' in length, thus providing a more direct route to the exit.
<b>Reason for alternative</b>	The existing exit door is directly adjacent to an existing loading dock that needs to be maintained, thus not allowing the construction of a fire-rated barrier between the two doors. Additionally, due to the change in grade at the building's exterior and adjacency to the right-of-way at the east side of the building, the exit stair at the warehouse must be maintained in order to provide separation of exits at the second floor. This configuration also allows for the simplest exit path for both the warehouse and office without adding doors or hallways. This configuration will offer a more direct route from the second floor office to the exit door.

### APPEAL DECISION

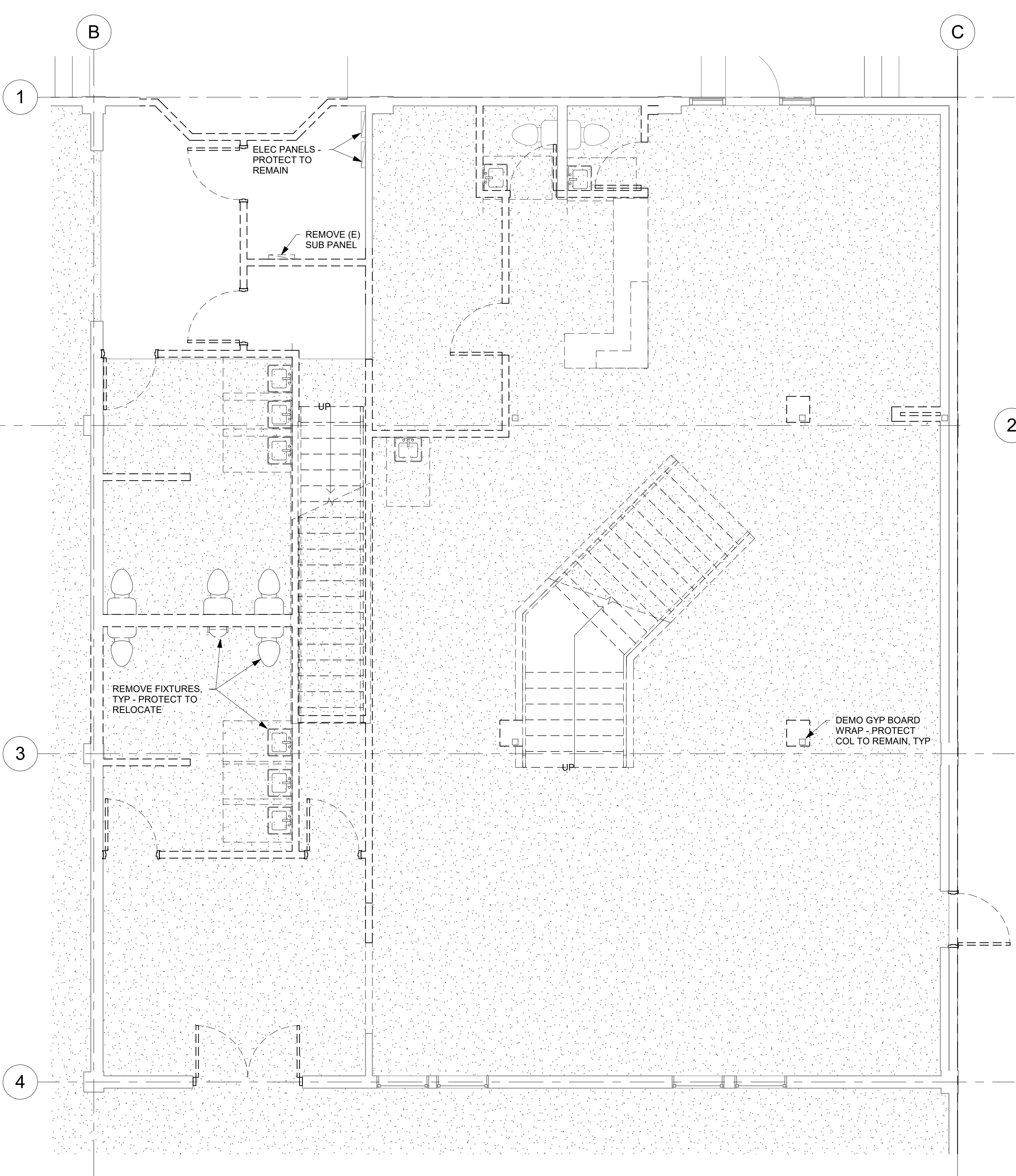
**Egress from office through warehouse: Granted as proposed.**

The Administrative Appeal Board finds 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.

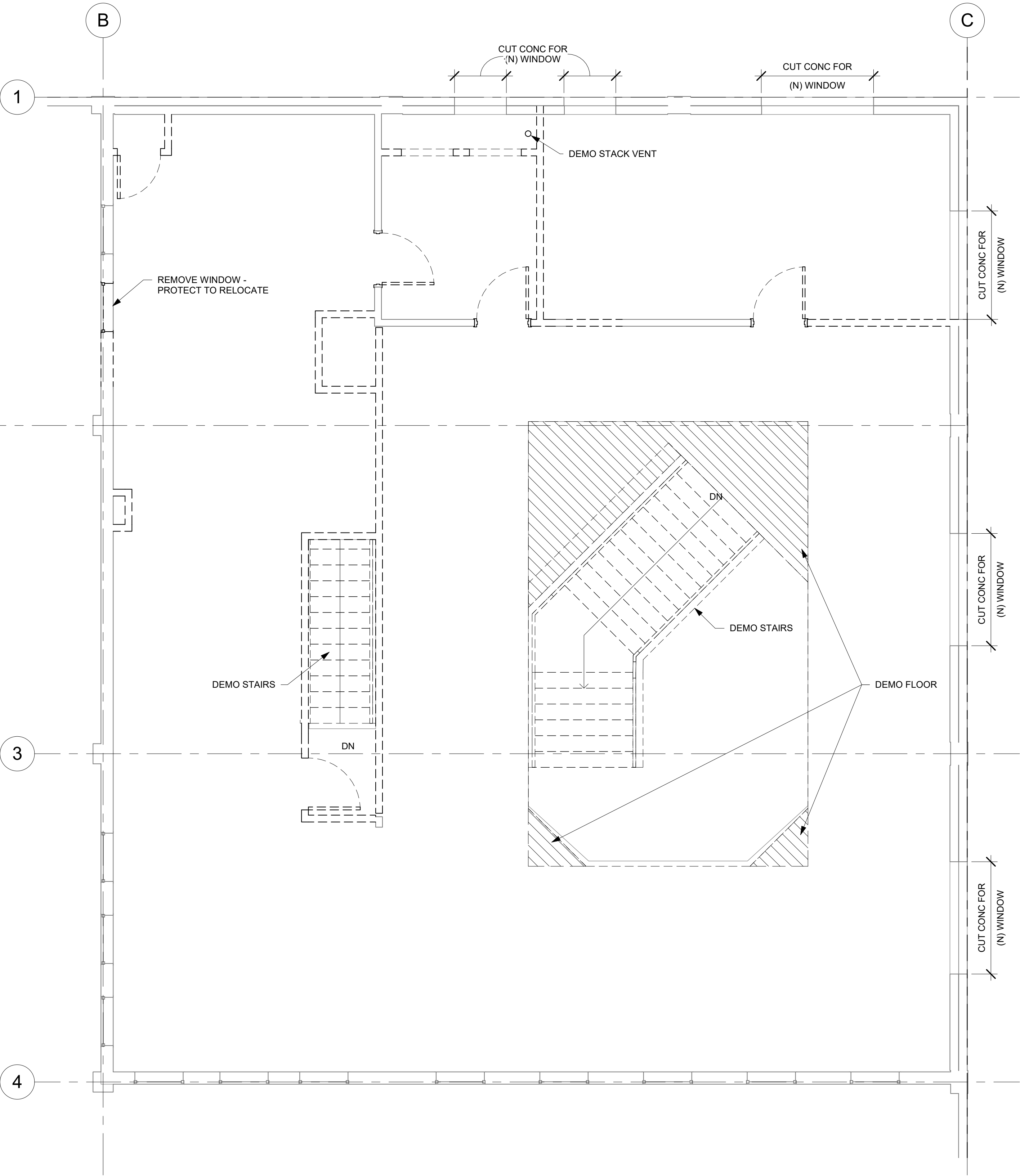
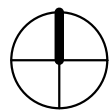
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center

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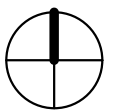
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1 EXISTING FIRST FLOOR - OFFICE  
1/4" = 1'-0"



2 - EXISTING SECOND FLOOR - OFFICE  
1/4" = 1'-0"



**PLAN LEGEND**

- (E) WALL TO REMAIN
- - - DEMO

**DEMOLITION GENERAL NOTES**

- COORDINATE BUILDING COMPONENT AND FUTURE SALVAGE AND PROTECTION WITH OWNER.
- PROVIDE ADEQUATE TEMPORARY SHORING, BRACING, AND SUPPORT PRIOR TO REMOVING EXISTING STRUCTURAL ELEMENTS.
- WHEN REMOVING EXISTING FRAMING MEMBERS, USE CARE AND PROTECT FRAMING TO REMAIN.
- REMOVE ELECTRICAL AND PLUMBING FIXTURES AND LINES AS NEEDED TO ALLOW FOR NEW WORK.
- REMOVE INTERIOR FLOOR, WALL, AND CEILING FINISHES AS NEEDED TO ALLOW FOR NEW WORK.
- ALL MATERIALS TO BE REMOVED SHALL BE RECYCLED TO THE GREATEST EXTENT POSSIBLE.



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**GROWLERWERKS**

3401 SE 17TH AVENUE, PORTLAND, OR 97202

CONSTRUCTION /  
PERMIT SET

3/28/18

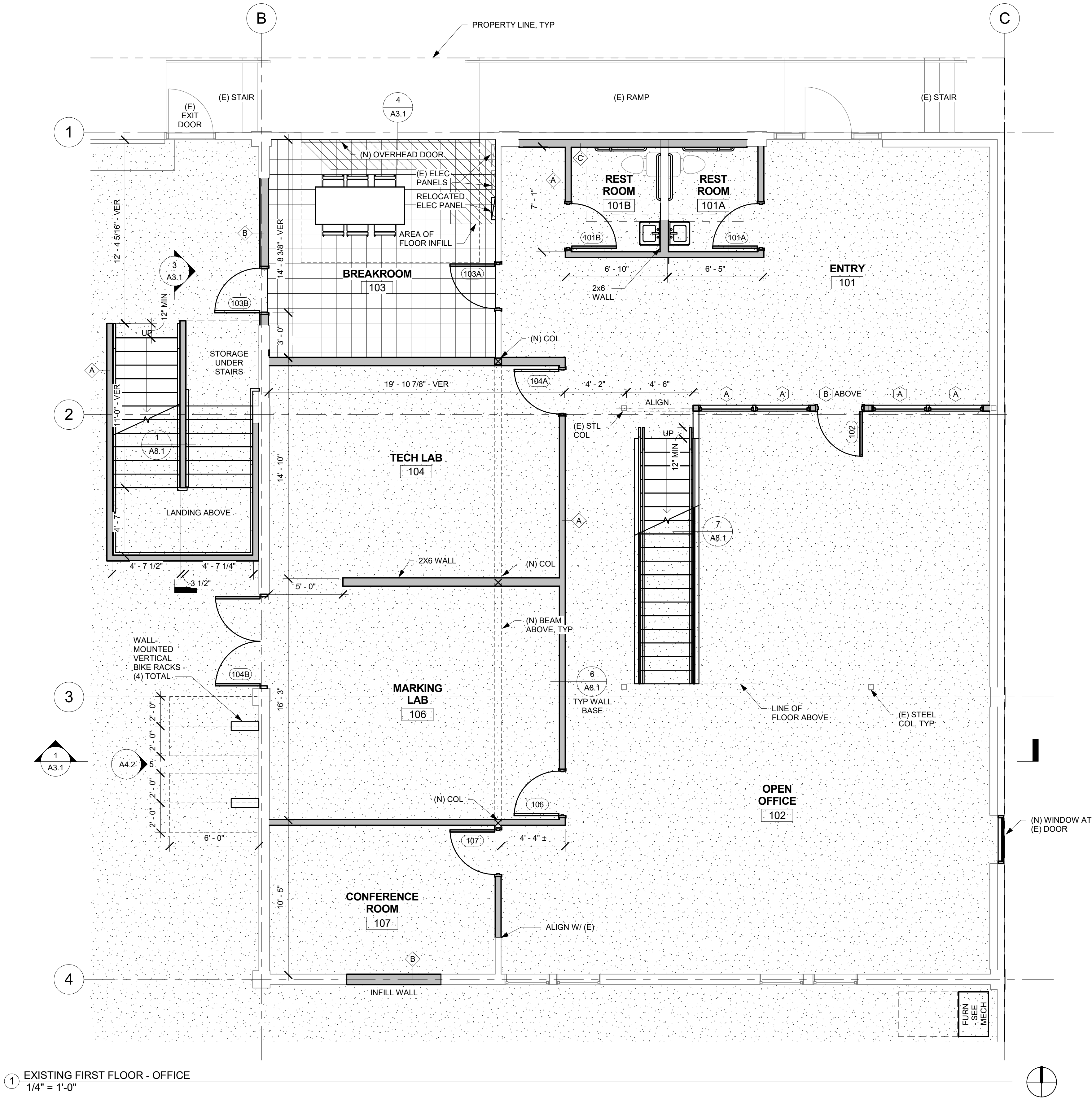
No.	Date

EXISTING/DEMO  
BUILDING PLANS

**A1.2**



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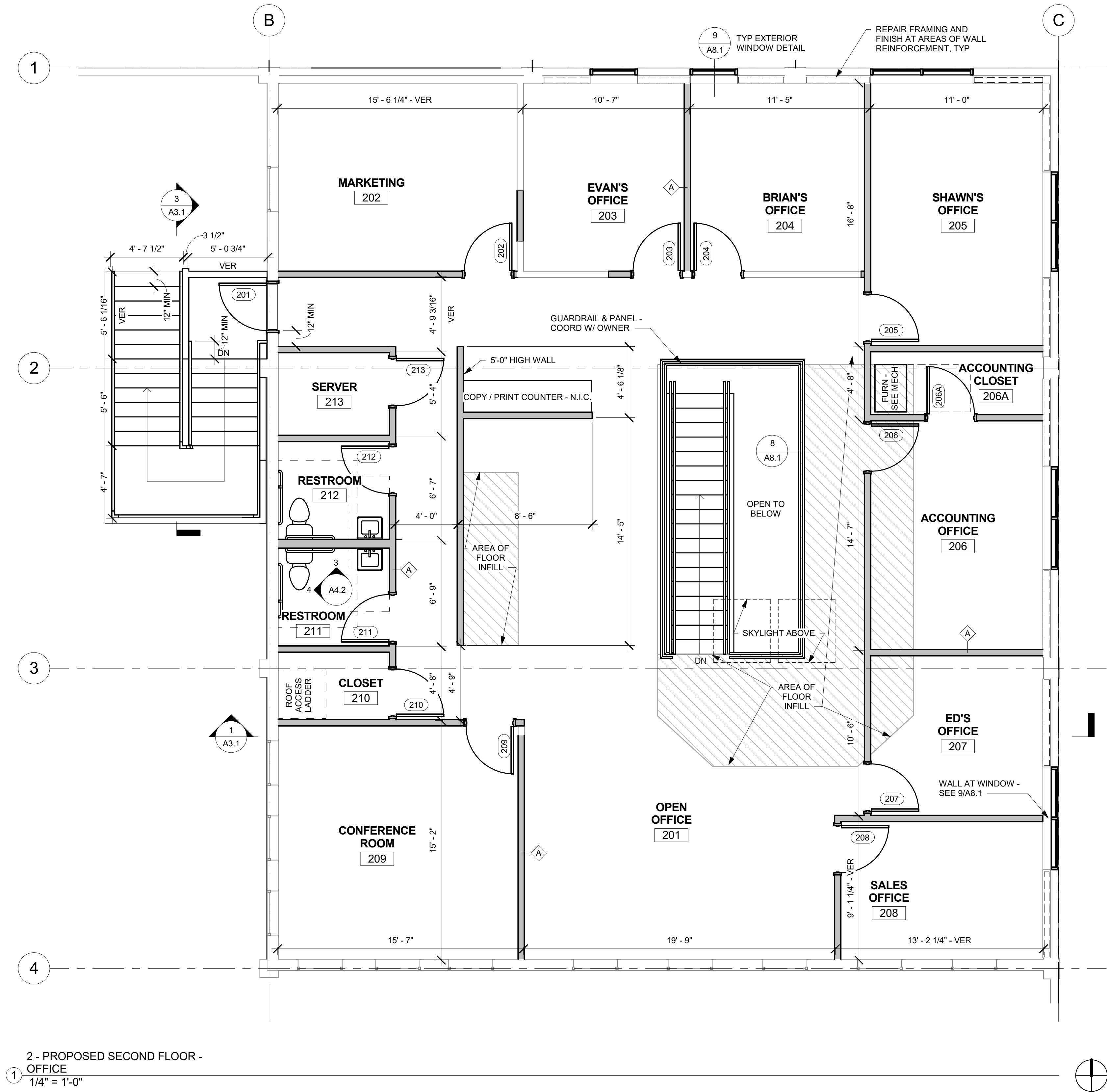
CONSTRUCTION /  
PERMIT SET

3/28/18

No.	Date

PROPOSED OFFICE  
FIRST FLOOR PLAN

A2.1



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**GROWLERWERKS**

3401 SE 17TH AVENUE, PORTLAND, OR 97202

CONSTRUCTION / PERMIT SET

3/28/18

No.	Date

PROPOSED OFFICE  
SECOND FLOOR  
PLAN

A2.2