

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: 16927	Project Address: 2318 NW Vaughn St
Hearing Date: 5/16/18	Appellant Name: Anne Karel
Case No.: B-019	Appellant Phone: 5035231102
Appeal Type: Building	Plans Examiner/Inspector: None
Project Type: commercial	Stories: 1 Occupancy: B Construction Type: III-B
Building/Business Name: adidas Action Sports Skatepark	Fire Sprinklers: No
Appeal Involves: other: Occupant Load Factor	LUR or Permit Application No.: Occupant load factor
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Business

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC Section 1004.1.2 – Areas without fixed seating.

Requires The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

Proposed Design The tenant, adidas is creating a private skatepark in this building. The space will be used as a secure development facility for testing of fabrication methods and durability of apparel and footwear specific to skateboarding. The warehouse portion of the space will include skateboarding equipment and obstacles for testing of apparel, shoes, etc. The intended function is not listed in Table 1004.1.2.

We request approval of the following:

- Since the intended function is not listed in Table 1004.1.2, we request the building official to approve the proposed occupant load factor of 300 gsf/person (accessory storage), the closest occupant load factor to the actual use/function of the space, instead of 100 gsf/person (business/industrial).
- David Remos, Director of Corporate Real Estate for adidas has provided the attached statement guaranteeing a maximum occupancy of 40 people in the facility at any time.

- The Appeals board has previously approved this approach at another warehouse adidas leases for research, reference appeal ID 13304.

Reason for alternative Being a development facility, adidas will provide extremely limited access to the space. The facility will not be occupied on a regular basis. Employees would come to this facility from adidas Village on Greeley to run tests and then return to regular office space at adidas Village. Average/typical use for entire facility will be for 5-25 people for a limited amount of time four times/week. Worst case scenario occupancy would be a maximum of 40 people in the facility at any time.

Only a few people can occupy the skatepark at a time for safety purposes.

Based on maximum actual occupant load of 40, we believe the intent of the code in providing means of egress and required plumbing fixtures to this facility is met.

APPEAL DECISION

Reduction in occupant load based on the intended function of the space: Granted as proposed for this use and occupancy only.

Note: Decision can be revoked at the discretion of the Fire Marshal where occupant load is found to be exceeded.

Events with higher occupant load may be held with a special use and occupancy permit applied for through the Fire Marshal's office.

Appellant may contact AJ Jackson (503-823-3820) for more information.

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, call (503) 823-7300 or come in to the Development Services Center.



May 11, 2018

APPEALS
City of Portland
Bureau of Development Services
1900 SW 4th Ave., Suite 5000
Portland, Oregon 97201

Re: 2318 NW Vaughn- Change of Use Appeal

To Whom it May Concern:

The 2318 NW Vaughn building that adidas Action Sports leases will have a maximum occupancy of 40 people.

adidas intends to use the space for research and development. The use of the building will be sporadic, having 5 to 25 people in the building testing footwear and apparel specific to skateboarding. There will be days throughout the week where the space will be empty. The access space will be restricted due to the sensitive nature of the research and development of new products.

If you have any questions, please contact David Remos, Director of Corporate Real Estate for Region Americas.

Thank you.

A handwritten signature in black ink, appearing to read "D. Remos", followed by a long horizontal line.

David Remos
Director, Corporate Real Estate – Region America

[illegible]

SYMBOLS

 COLUMN BOUNDLINE  ROOM REFERENCE  SECTION REFERENCE  DETAIL SECTION REFERENCE  VIEW NAME GRAPHIC SCALE  SHEET NUMBER  ELEVATION  VIEW NUMBER	 KEY NOTE  REVISION CLOUD  DETAIL ON ENLARGED PLAN  DIMENSION  DIMENSION CONTROL LINE  ALIGN  DATUM  NORTH ARROW (PROJECT NORTH IS 0° N)
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CODE REFERENCES

- 2014 A. OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 INTERNATIONAL BUILDING CODE)
- 2017 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2015 INTERNATIONAL MECHANICAL CODE)
- 2014 OREGON PLUMBING SPECIALTY CODE (BASED ON 2009 UNIFORM PLUMBING CODE)
- 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 INTERNATIONAL ENERGY CONSERVATION CODE)
- 2014 OREGON ACCESSIBILITY REFERENCE STANDARD: ICC A117.1-2009
- 2015 PORTLAND FIRE CODE (BASED ON 2011 OREGON FIRE CODE)
- ALL CITY, LOCAL CODES AND ORDINANCES

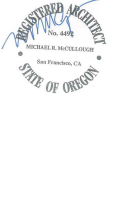
PROJECT DIRECTORY

CLIENT ALBERTA 1000 W. GRIFFIN AVE. PORTLAND, OR 97217 DAVID PEREZ (503) 244-2400 alberta@alberta-architect.com	ARCHITECT OF RECORD INTERIOR ARCHITECTS, P.C. 201 WASHINGTON, 8th FLOOR SAN FRANCISCO, CA 94111 MICHAEL B. WICKLISSON (415) 266-5300 michael@interiorarchitects.com	PROJECT CONTACT INTERIOR ARCHITECTS, P.C. 1700 PARK CIRCLE, 15th FLOOR PORTLAND, OR 97201 ANNE WILES (503) 553-1102 anne@interiorarchitect.com
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SKATEPARK

**2318 NW VAUGHN ST.
PORTLAND, OREGON**



1
APPEAL
5/14/2018

Date	Issue	Description	Date
IA INTERIOR ARCHITECTS, P.C. SAN FRANCISCO 500 SANSOME STREET, 8TH FLOOR SAN FRANCISCO, CA 94111 TEL 415-434-3305			

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Author	Checker	
Drawn	Check	Owner Approval
PROJECT # 02		DATE: 5-1-18
JOB NO.		SHEET



SKATEPARK

2318 NW VAUGHN ST.
PORTLAND, OREGON



1 APPEAL 5/14/2018
Date Issue Description Date

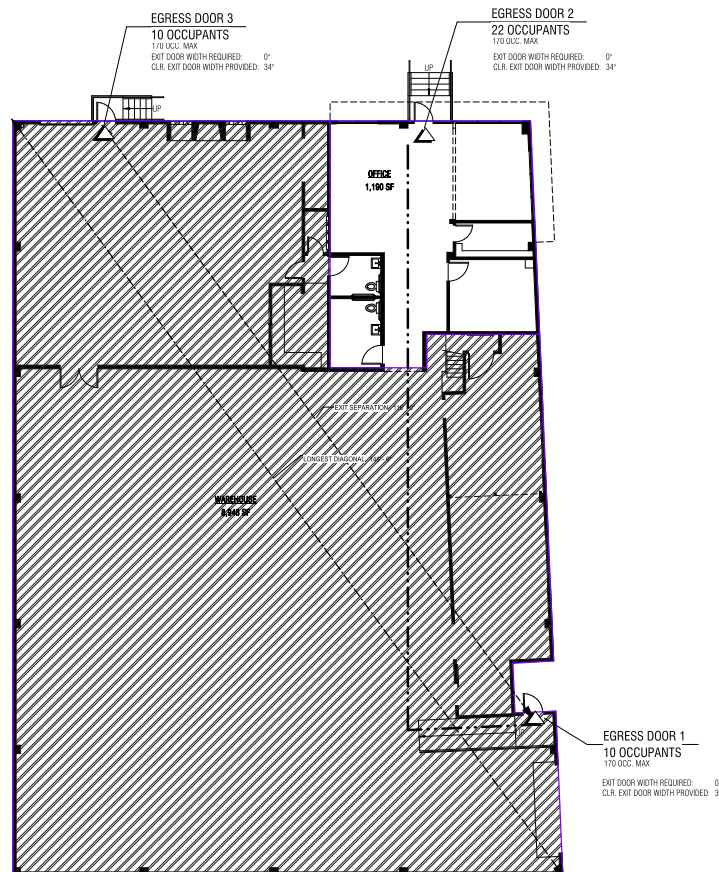
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Author: Designer: Checker: Owner Approval: Project # 2018-001 Scale: Job No. 1/8" = 1'-0"

EXITING DIAGRAM
Title: AN-4.0
Sheet



2318 NW VAUGHN OCCUPANCY PLAN
1/8" = 1'-0"

OCCUPANCY SCHEDULE - BY FUNCTION							
OCCUPANCY	NAME	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	DOOR EXIT WIDTH FACTOR	REQ. EXIT WIDTH FACTOR	REQ. EXIT STAIR WIDTH
B	WAREHOUSE	6,546 SF	300	21.8	0.2	5.0	8.0
B	OFFICE	1,100 SF	100	11.0	0.2	2.2	2.0
Grand total		10,138 SF		41.7		6.35	12.52

PLUMBING FIXTURE REQUIREMENT

B OCCUPANCY: 42 OCCUPANTS

REQUIRED	PROVIDED
TOILETS: 2	TOILETS: 2
LAVATORIES: 2	LAVATORIES: 2

SPACE FUNCTION LEGEND



SHEET NOTES

- WHERE EXITING RATED CONSTRUCTION IS SHOWN TO REMAIN, CONCEALED CONDITIONS ARE OFTEN ENCOUNTERED PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR IS REQUESTED TO CONFORM TO BEST PRACTICES AND AS NECESSARY, SHOULD UPGRADE TO EXISTING RATED ASSEMBLIES AS REQUIRED. CONTRACTOR TO INFORM ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
- SEE REFLECTED CEILING PLAN AND PLUMBING FIXTURE SCHEDULE LOCATIONS.
- SEE POWER & SIGNAL / ELECTRICAL ENGINEERING DRAWINGS FOR CARD READER LOCATIONS.

EXITING LEGEND

