

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: 17023	Project Address: 1315 SE 20th Ave
Hearing Date: 6/13/18	Appellant Name: David York
Case No.: B-004	Appellant Phone: 5036885353
Appeal Type: Building	Plans Examiner/Inspector: David Bartley
Project Type: commercial	Stories: 2 Occupancy: A-B Construction Type: III-A
Building/Business Name: Hinson Annex	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 18-152248-CO
Plan Submitted Option: pdf [File 1]	Proposed use: sanctuary with coffee ministry

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 303.1; 903.2.1.2

Requires

303.1 Assembly Group A. Assembly Group A includes ...use of a building...for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption...

303.1.2 Small assembly spaces room or space less than 50 persons also less than 750 sq ft and accessory to another occupancy.

303.3 Assembly Group A-2 Assembly uses intended for food and/or drink consumption...

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for group A-2 where one of the following conditions exists:

- fire area greater than 5000 sf
- fire area greater than 100 occupant load
- fire area located on a floor other than level of exit discharge.

Proposed Design

We propose that the addition of the new coffee counter in the existing lobby/foyer connected to the sanctuary that is an assembly occupancy A-3 be classified as unchanged, and part of the existing use. The existing A-3 is presently under utilized and is not sprinklered until future phases. We request that the same be applied to the addition of the coffee counter. The intent of the lobby improvements attract use is to increase building utilization to increase interest in building occupancy that will help fund building upgrades.

Reason for alternative The existing building is a concrete structure, the lobby is the main exit discharge of the building and therefore has ample direct, street-level exiting. The buildings existing primary use is "assembly" with two ancillary wings occupied by office use and as such the 2014 OSSC A-3 fire area requires the addition of sprinklers that was not required in the previous code.

The new coffee counter ministry will have limited hours (probably 10 to 4) on selected days. The adjacent sanctuary use has been limited to Sunday mornings evening lectures but has not been occupied for a number of years. The lobby coffee ministry and the assembly uses will not conduct separate uses at the same time as the sanctuary.

APPEAL DECISION

Coffee ministry counter in sanctuary foyer: Granted provided signage is posted "Maximum Occupant Load 49".

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

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.

PROJECT INFO / ZONING

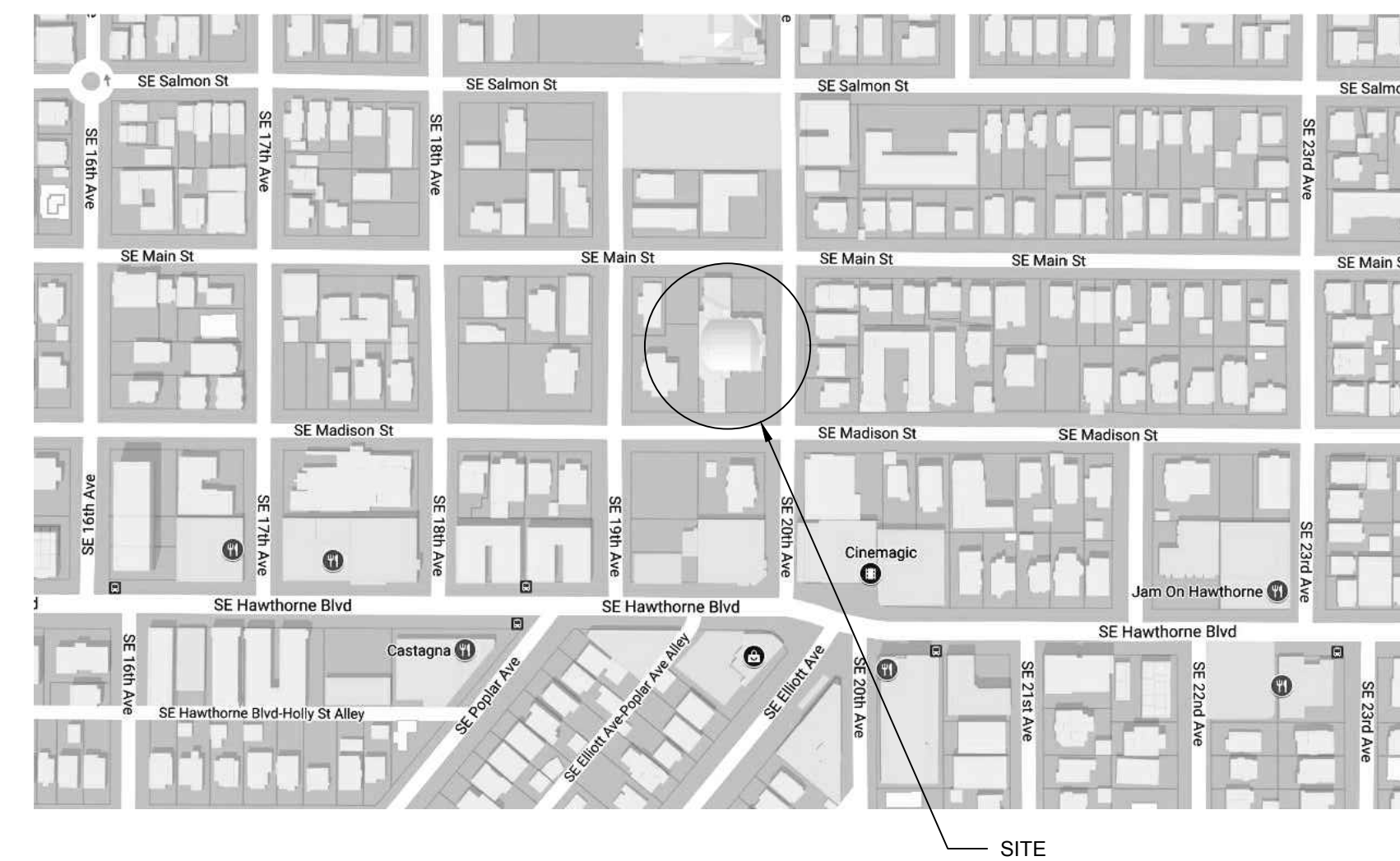
BUILDING ADDRESS: 1315 SE 20TH AVE
 COUNTY: MULTNOMAH
 PROPERTY ID: R196902
 ZONING DESIGNATION: R1
 LOT SIZE: 20,000 SF
 BUILDING AREA: 28,716 SF

ACCESSIBILITY UPGRADES

TOTAL PROJECT VALUATION: \$100,000
 ACCESSIBILITY UPGRADES (x0.25): \$25,000

TOTAL PROJECT \$125,000

VICINITY MAP



GENERAL NOTES

- All work shall be governed by 2014 OSSC and all applicable rules, standards, laws and codes.
- All dimensions and the locations and sizes of all building elements including but not limited to walls, windows, doors, columns, and beams are approximate. Users of this document must measure and substantiate all dimensions and locations of building elements prior to performing any work at this property.
- Contractor shall field-check all dimensions, conditions and materials and must report all deviations to the architect.
- DO NOT MEASURE THESE DOCUMENTS.
- Acceptable quality standard for all work within this scope shall be Best Practices unless otherwise noted or agreed to in writing signed by both owner and architect.
- Adjustments, alterations and revisions to these documents shall be submitted to the architect for review and approval, approved by the owner and integrated into revision set for resubmission to permitting jurisdictions.
- Any and all work that has been rejected, falls below the best practices standard or has been installed without approvals will be subject to removal and replacement at the contractor's cost.
- The general contractor will fully supervise the work of all subs and trades.
- The architect is the sole interpreter of these documents and applicable scope of work.

PROJECT TEAM

OWNER
 Hinson Memorial Baptist Church, Inc.
 1315 SE 20th Ave
 Portland OR, 97214
 Contact: Mark Whitcomb

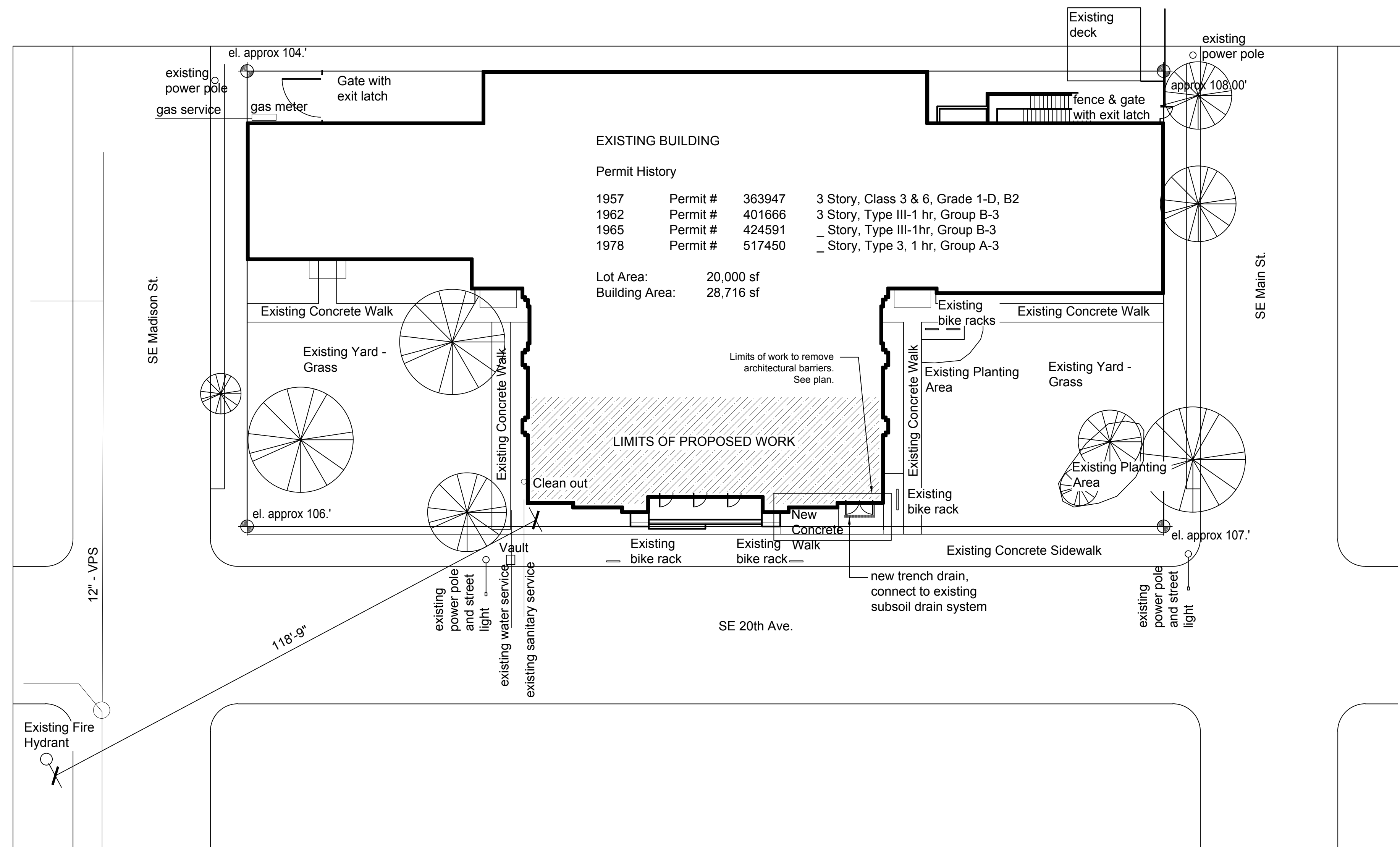
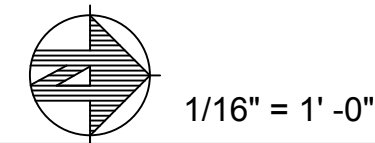
ARCHITECT
 David York, Architect, LLC
 9725 Beaverton-Hillsdale HWY, suite 210C
 Beaverton OR, 97005
 503.688.5353
 Contact: David York

CONTRACTOR
 TBD

STRUCTURAL ENGINEER
 VLMK
 3933 SW Kelly
 Portland OR, 97239
 Contact: Kevin Kaplan

NOTE:

SITE PLAN



	PLUMBING FIXTURE SCHEDULE A3 and B Occupancies											
	WC			LAV			DF			Service Sink		
	reqd	exstg	need	reqd	exstg	need	reqd	exstg	need	reqd	exstg	need
Male	5	2	3	3	5	0	2	0	2	2	2	0
urinal*	1	3	<1>									
F/Unisex	7	1	4	6	5	1						
TOTAL	12	8	3*	9	10	0	2	0	2*	2	2	0

*A3 occupancy load is too low to receive urinal substitution. B occupancy load receives 1 (one)
 **These fixtures are not required for proposed addition and will be added during future phases.

SCOPE OF WORK FOR THE REMOVAL OF ARCHITECTURAL BARRIERS	
DESCRIPTION	COST (loaded cost, contingency, insurance, P&O)
1. Site work: excavation, planter removal, rough grading	\$ 1500
2. Demolition, materials handling, disposal,	2500
3. Site work, trench drain, civil work, connections	3500
4. Concrete apron, form-work, concrete, finishing	4500
5. Storefront doors, relites and hardware	8500
6. Transitions, materials and finishes	4500
TOTAL COST OF WORK	\$ 25,000

SUMMARY OF WORK

DESCRIPTION
 Proposed new foyer primary function: coffee ministry
 Proposed scope of work approximate cost: \$100,000, removal of architectural barriers work approximate cost: \$25,000

- Revisions alterations and additions are limited to in and around the existing church foyer increasing existing foyer area by moving the existing wall into and decreasing the existing sanctuary area. These alterations result in a net **DECREASE** in occupant load and exiting requirements to the existing assembly (A3) occupancy.
- The work consists of the installation of new flooring materials, ceiling materials removal and exposure of laminated wood framed balcony structure above (burn rate calculations attached), new wall finishes, addition of seating and lounge furniture, new general area and task lighting, addition of coffee service counter, addition of sink fixtures and appliances required for service.
- The work includes the removal of architectural barriers per ORS 447.241 by the addition of new accessible storefront doors with accessible apron to sidewalk. The addition of a double door **INCREASES** the available exit width of the assembly (A3) occupancy.
-

BY SEPARATE PERMIT

ELECTRICAL under separate cover
 E1.0 ELECTRICAL PLAN, FIXTURE SCHEDULE
PLUMBING under separate cover
 P1.0 PLUMBING PLAN

DRAWING INDEX

ARCHITECTURAL
 CS VICINITY MAP, SITE PLAN, SCOPE
 A1.0 CODE INFO, OCCUPANCY/EGRESS PLANS
 A2.0 DEMO PLANS
 A2.1 FLOOR PLAN, PROPOSED
 A2.2 RCP, ELEVATIONS, DETAILS
 A2.3 SECTION, DETAILS
 A4.0 COFFEE SHOP DETAIL, ELEVATIONS

MARK	DATE	DESCRIPTION
1	6/22/17	Plan check

DATE:	June 22, 2017
JOB:	1115
FILE:	Hinson 6.16.2017
DRAWN:	DY
CHECKED:	DY

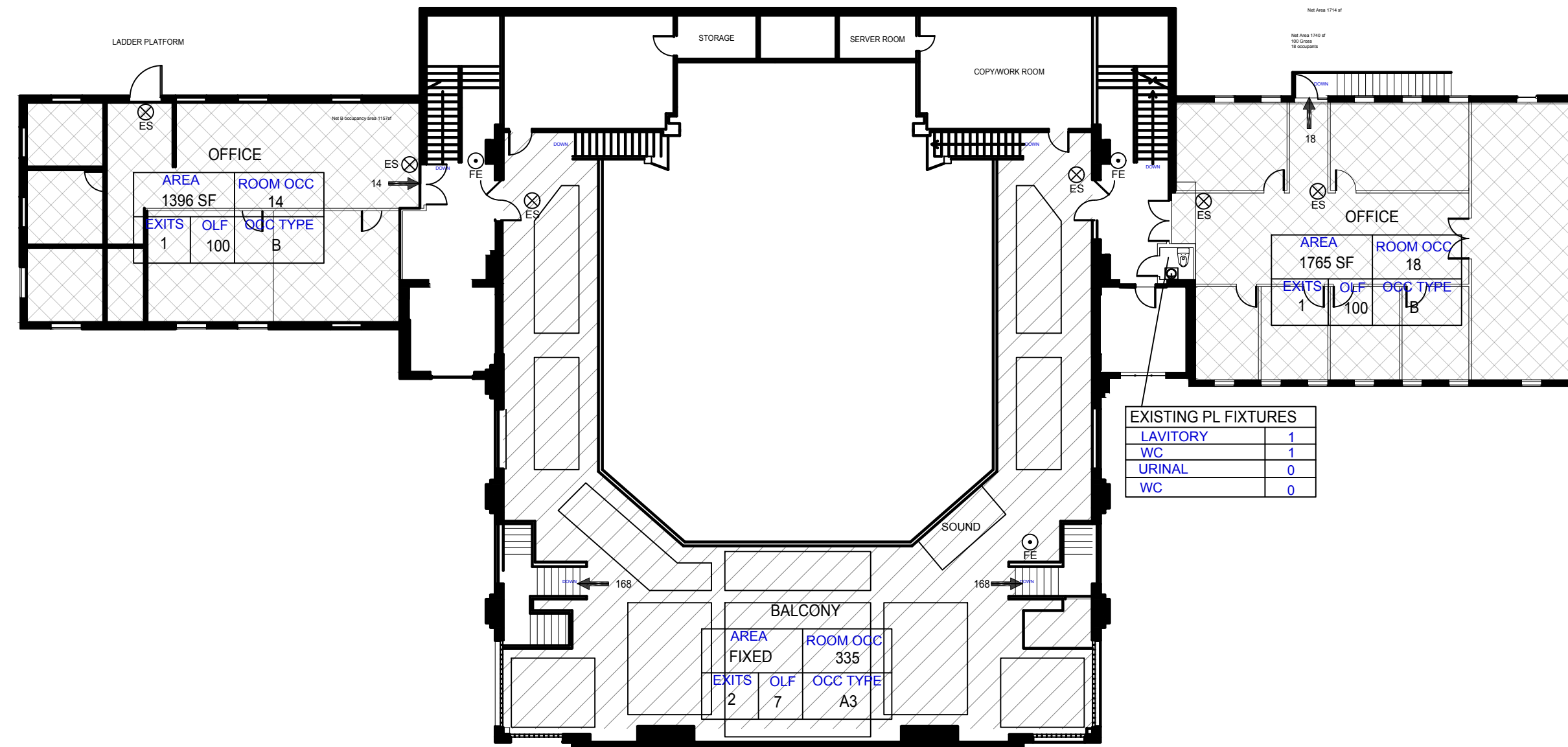
CODE INFO

APPLICABLE CODES:	2014 OSSC
BUILDING AREA:	28,716 SF
BUILDING HEIGHT:	25'
CHAPTER 3 EXISTING OCCUPANCY:	X
TOTAL OCCUPANTS:	X
CHAPTER 5 MIXED USE & OCCUPANCY: (SECTION 508)	X
GENERAL BLDG. HEIGHTS & AREAS:	X
CHAPTER 6 CONSTRUCTION TYPE:	X
FIRE RESISTIVE REQUIREMENTS:	X
FIRE SEPARATION DISTANCE:	X
FIRE RESISTIVE EXTERIOR WALLS:	X

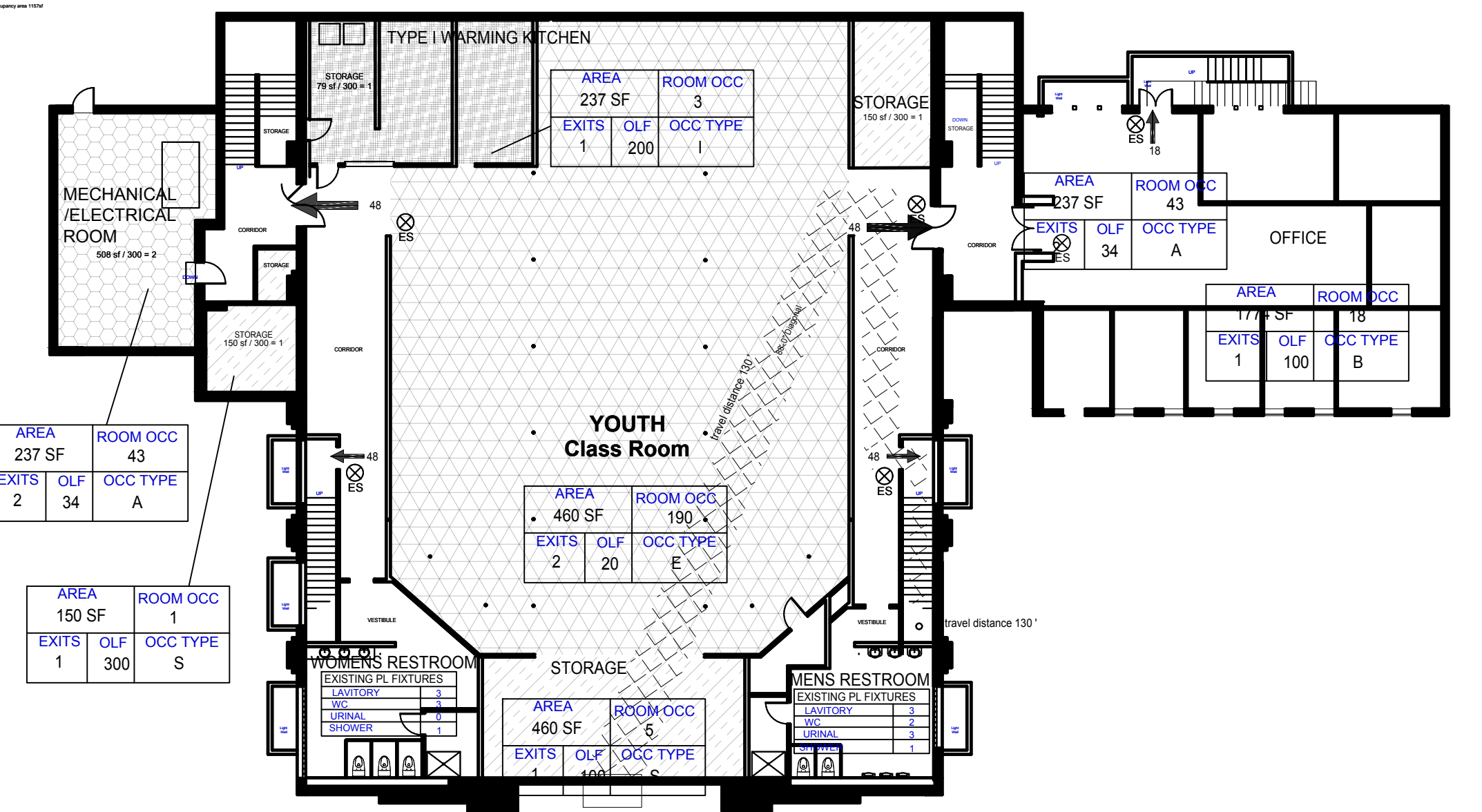
CHAPTER 7 FIRE & SMOKE PROTECTION:	X
CHAPTER 9 FIRE ALARM PROTECTION SYSTEMS:	X
CHAPTER 10 MEANS OF EGRESS:	X
MEANS OF EGRESS ILLUMINATION (SECTION 1006):	X

ENERGY CODE INFO

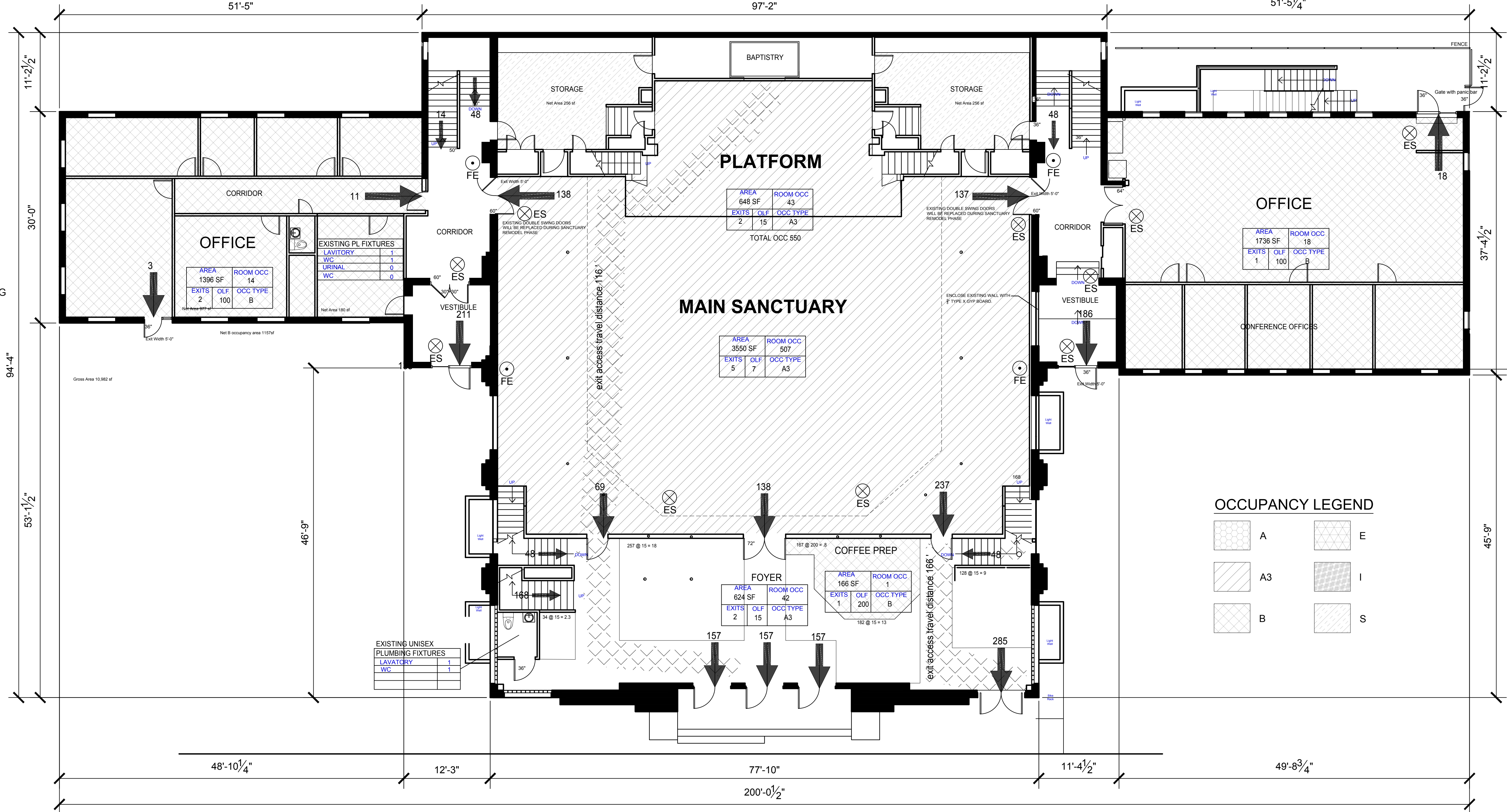
EXTERIOR WALLS ADJACENT TO WORK:	REQUIRED: R-21 PROVIDED: EXISTING
EXTERIOR MAN-DOOR U-VALUE:	REQUIRED: U-0.70 PROVIDED: X



2 SECOND FLOOR OCCUPANCY/EGRESS



1 BASEMENT OCCUPANCY/EGRESS



3 FIRST FLOOR OCCUPANCY/EGRESS

OCCUPANCY LEGEND

	A		E
	A3		I
	B		S

YORKAIA
Architecture. Envelope. Consulting

David York Architect, LLC
9725 Beaverton Hillsdale Hwy,
Ste 210C
Beaverton, OR 97005
503.688.5353

Hinson Annex
1315 SE 20th Avenue
Portland, Oregon 97214

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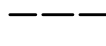
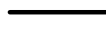
DAVID YORK ARCHITECT, LLC
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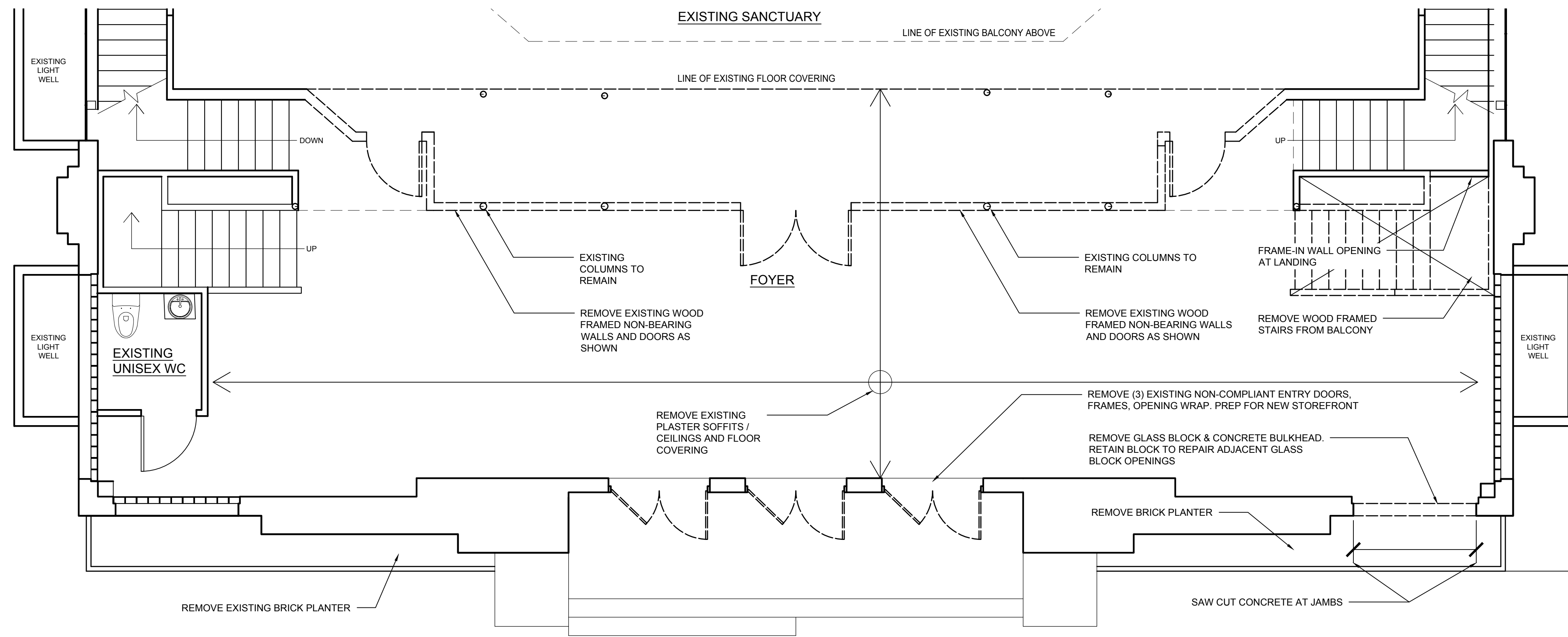
OCCUPANCY/
EGRESS
PLANS

A1.0

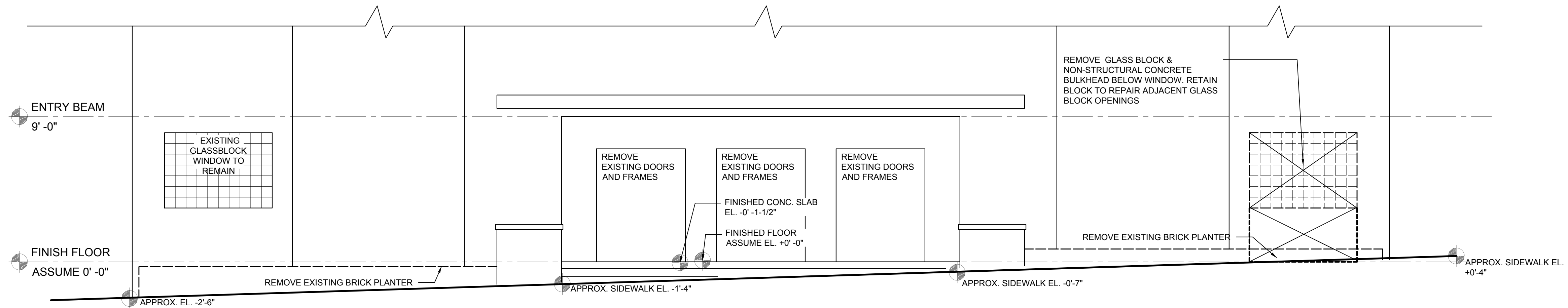
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 BY: RENDRING WORK\DAVID YORK\HINSON COFFEE BARY.12.2 UPDATES
 FINAL COUNTER\4.5_2018 UPDATES

NOTE:
ALL DIMENSIONS AND THE LOCATIONS AND SIZES OF ALL BUILDING
ELEMENTS INCLUDING BUT NOT LIMITED TO WALLS, WINDOWS,
DOORS, COLUMNS, AND BEAMS ARE APPROXIMATE. USERS OF THIS
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LEGEND	
	EXISTING NON-BEARING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN



1
A2.0
FIRST FLOOR, DEMO PLAN
1/4" = 1'-0"



2
A2.0
DEMO ELEVATION
1/4" = 1'-0"

Hinson Annex
1315 SE 20th Avenue
Portland, Oregon 97214
Owner:

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1	6/22/17	Plan check

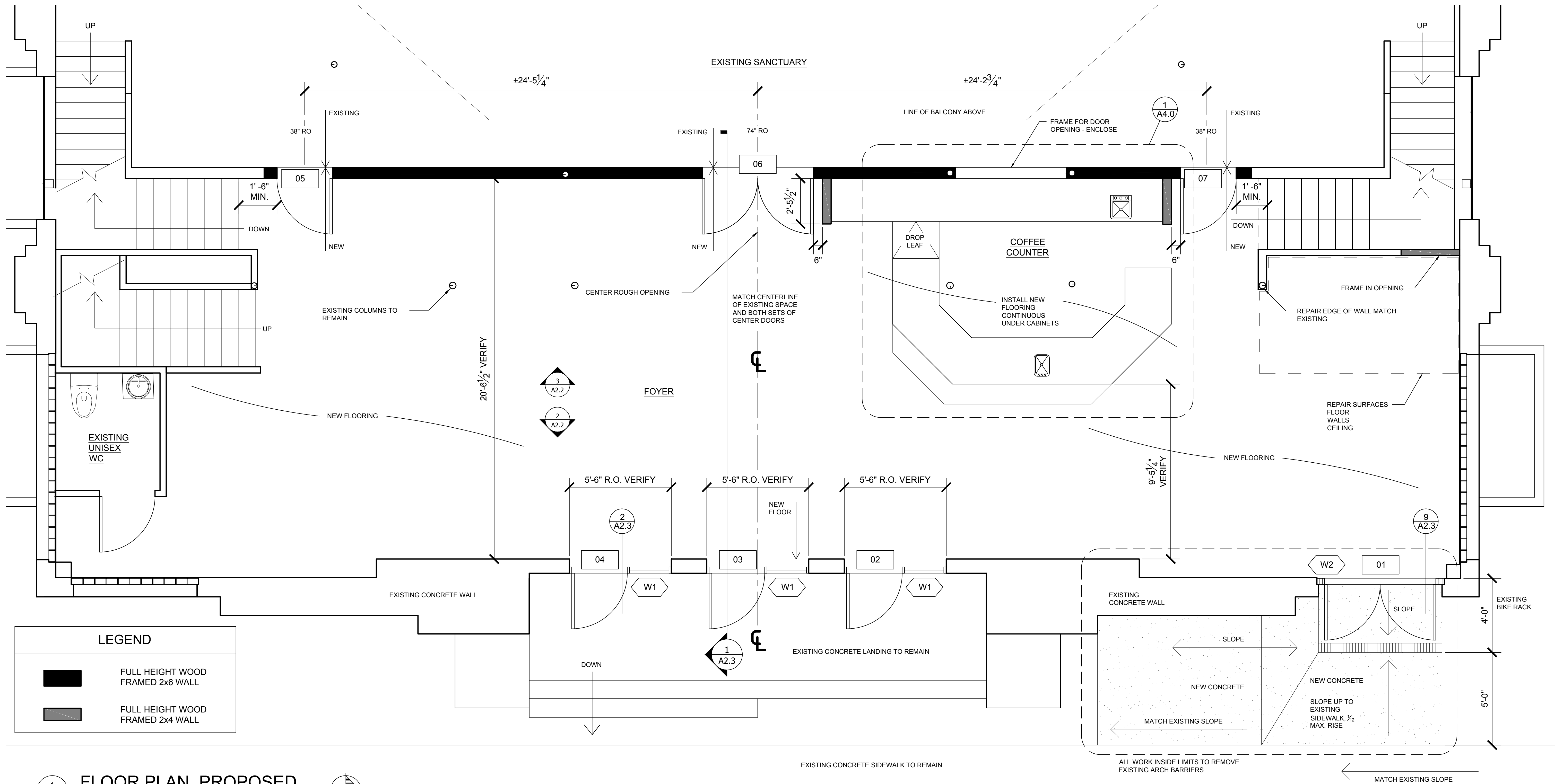
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JOB: 1115
FILE: Hinson 6.16.2017
DRAWN: DY
CHECKED: DY

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DEMO PLAN

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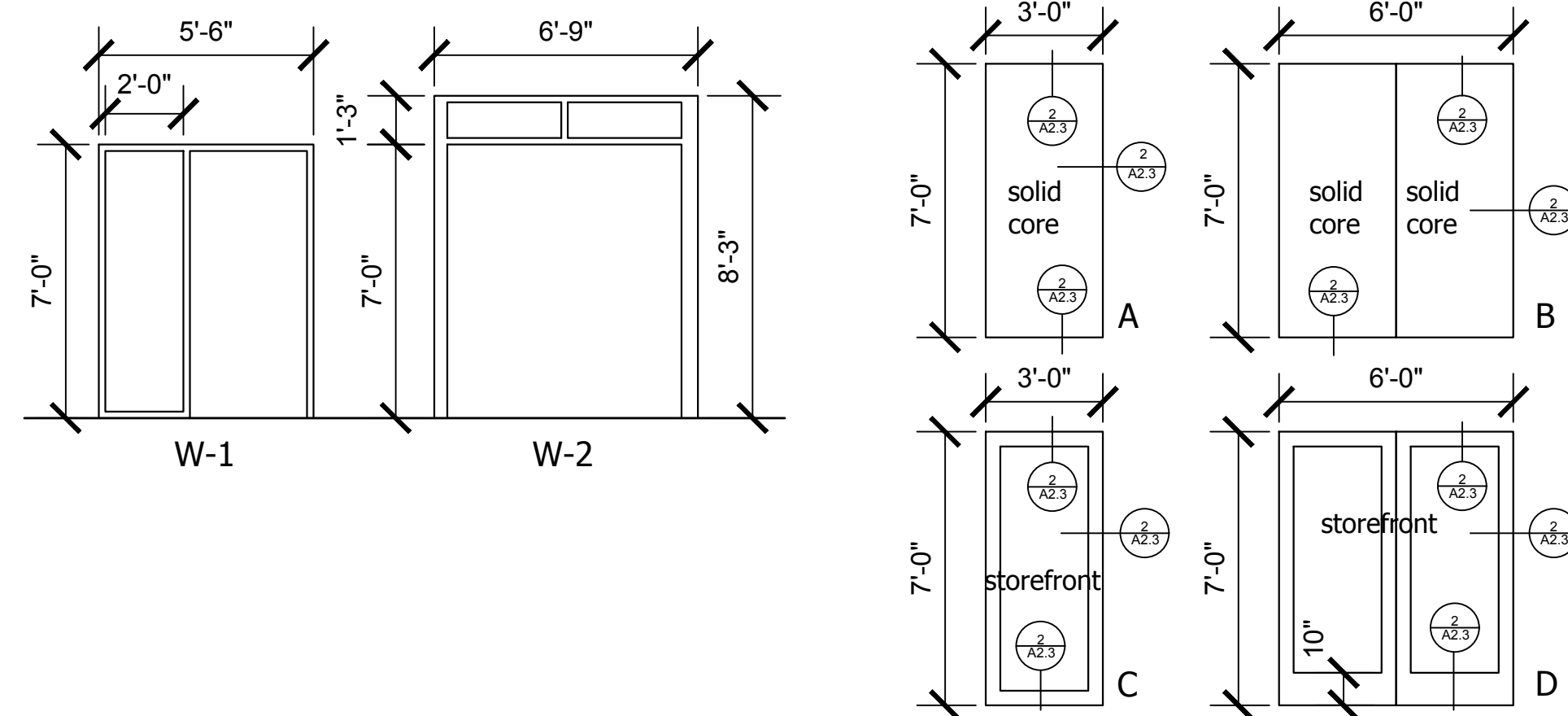
A2.0



LEGEND	
	FULL HEIGHT WOOD FRAMED 2x6 WALL
	FULL HEIGHT WOOD FRAMED 2x4 WALL

1 FLOOR PLAN, PROPOSED
A2.1
3/8" = 1'-0"

STOREFRONT WINDOW ARRANGEMENT DOOR LEAF STYLE AND ARRANGEMENT



HARDWARE GROUPS

GROUP A Provide each PAIR of doors with the following:

QTY	DESCRIPTION	ITEM NO.	FINISH	MFR
6 ea	HINGES			
2 ea	PANIC HARDWARE			
2 ea	PUSH/PULL			
2 ea	CLOSER W/ STOP ARM			

GROUP B Provide each SINGLE door with the following:

QTY	DESCRIPTION	ITEM NO.	FINISH	MFR
3 ea	HINGE			
1 ea	PANIC HARDWARE			
1 ea	PUSH/PULL			
1 ea	CLOSER W/ STOP ARM			

GROUP C Provide each SINGLE door with the following:

QTY	DESCRIPTION	ITEM NO.	FINISH	MFR
3 ea	HINGE			
1 ea	PUSH PAD			
1 ea	PULL			
1 ea	CLOSER W/ STOP ARM			

GROUP D Provide each PAIR of doors with the following:

QTY	DESCRIPTION	ITEM NO.	FINISH	MFR
6 ea	HINGE			
2 ea	PUSH PAD			
2 ea	PULL			
2 ea	CLOSER W/ STOP ARM			

DOOR SCHEDULE

MARK	LEAF STYLE	CONSTR	SIZE	HDWR GRP
01	D	STRFNT	2-3070	A
02	C	STRFNT	1-3070	B
03	C	STRFNT	1-3070	B
04	C	STRFNT	1-3070	B
05	A	solid	1-3070	C
06	B	solid	2-3070	D
07	A	solid	1-3070	C

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 - OCCUPANT LOAD SIGNS ARE TO BE OBTAINED THROUGH APPLICATION TO THE PORTLAND FIRE AND RESCUE FIRE MARSHAL'S OFFICE.
 -

Hinson Annex
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Portland, Oregon 97214

Owner:

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1	6/22/17	Plan check

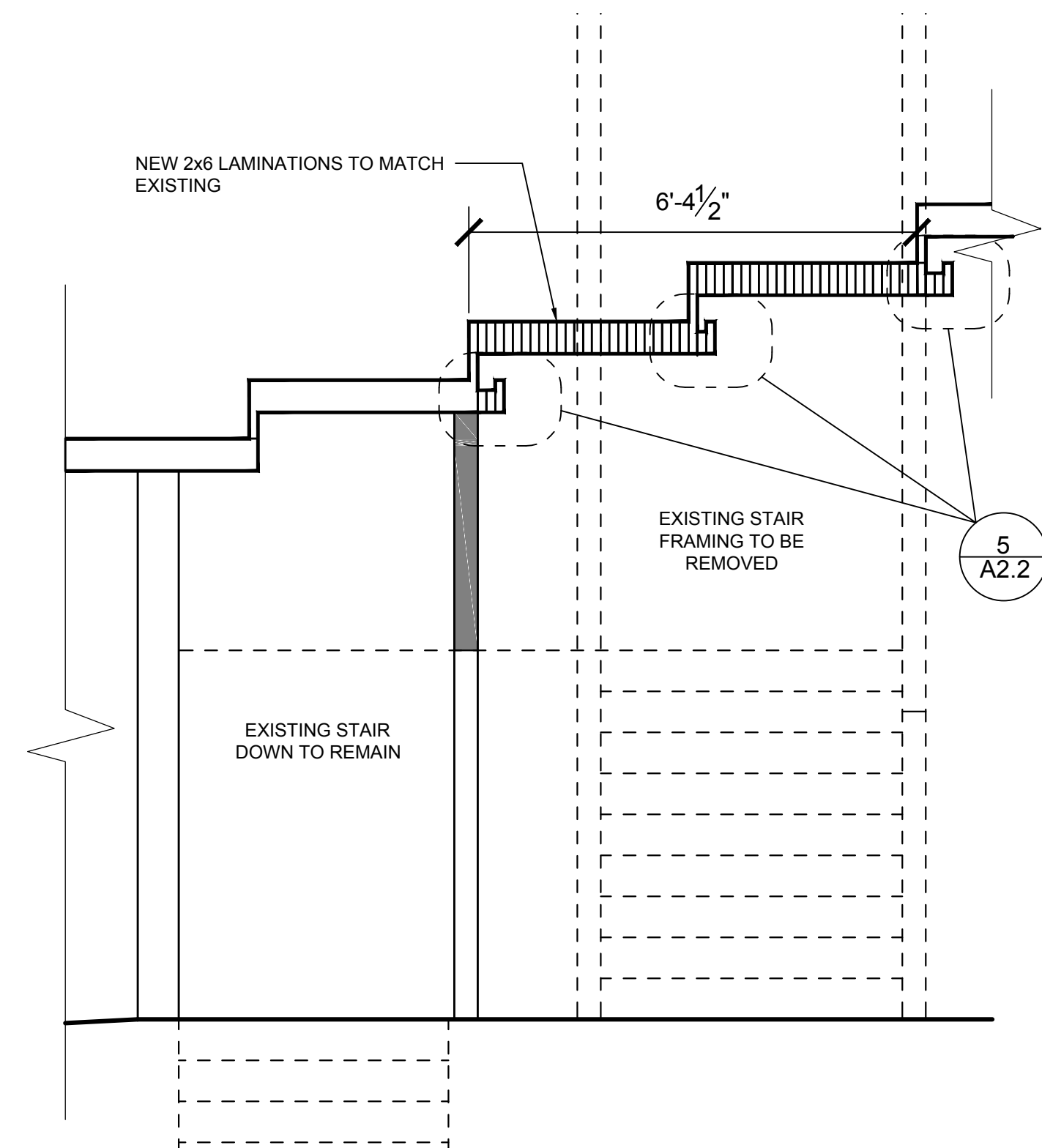
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FILE: Hinson 6.16.2017
DRAWN: DY
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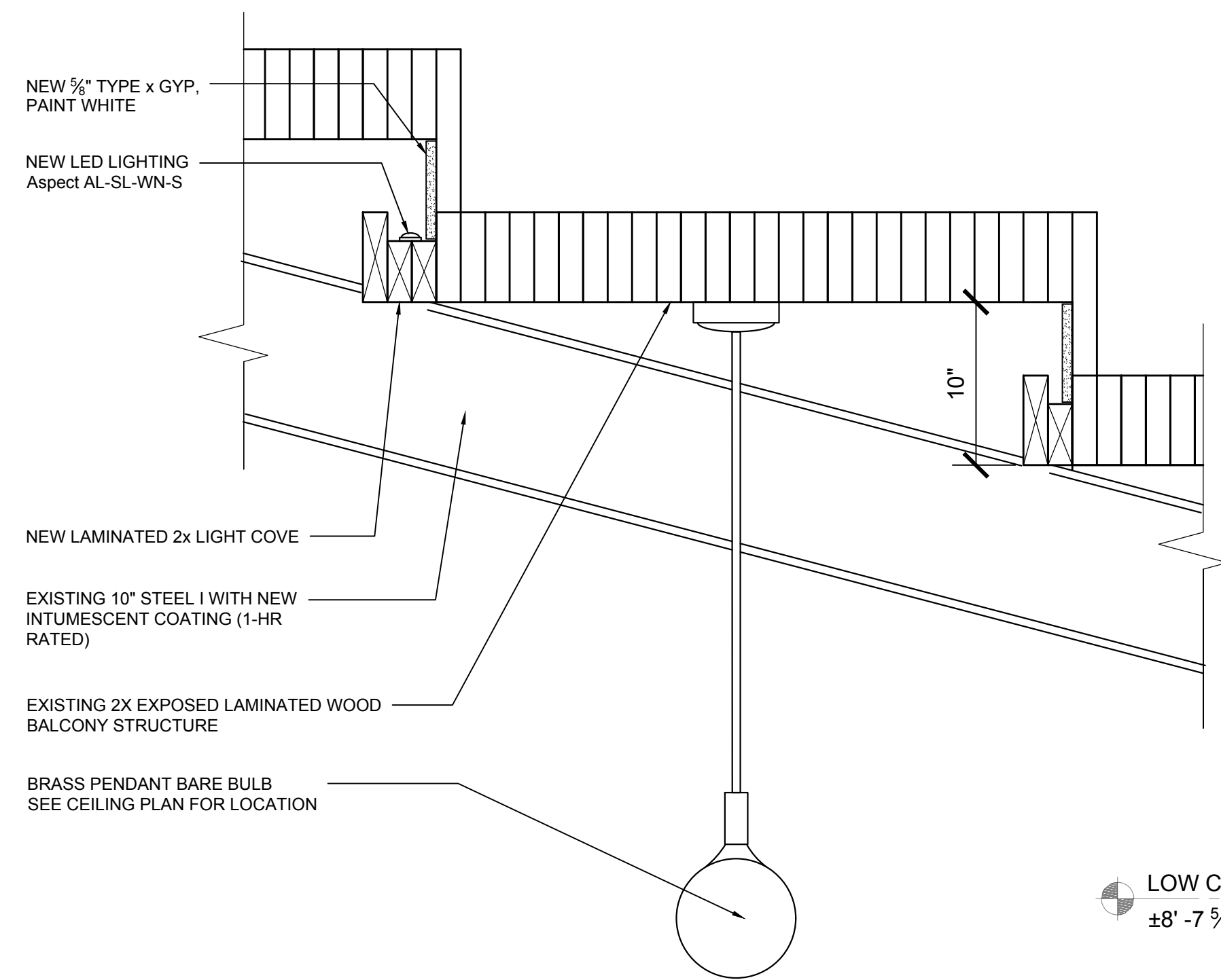
FIRST FLOOR,
PROPOSED

A2.1

LEGEND	
	LIGHT (PENDANT)
	LIGHT (SOFFIT)

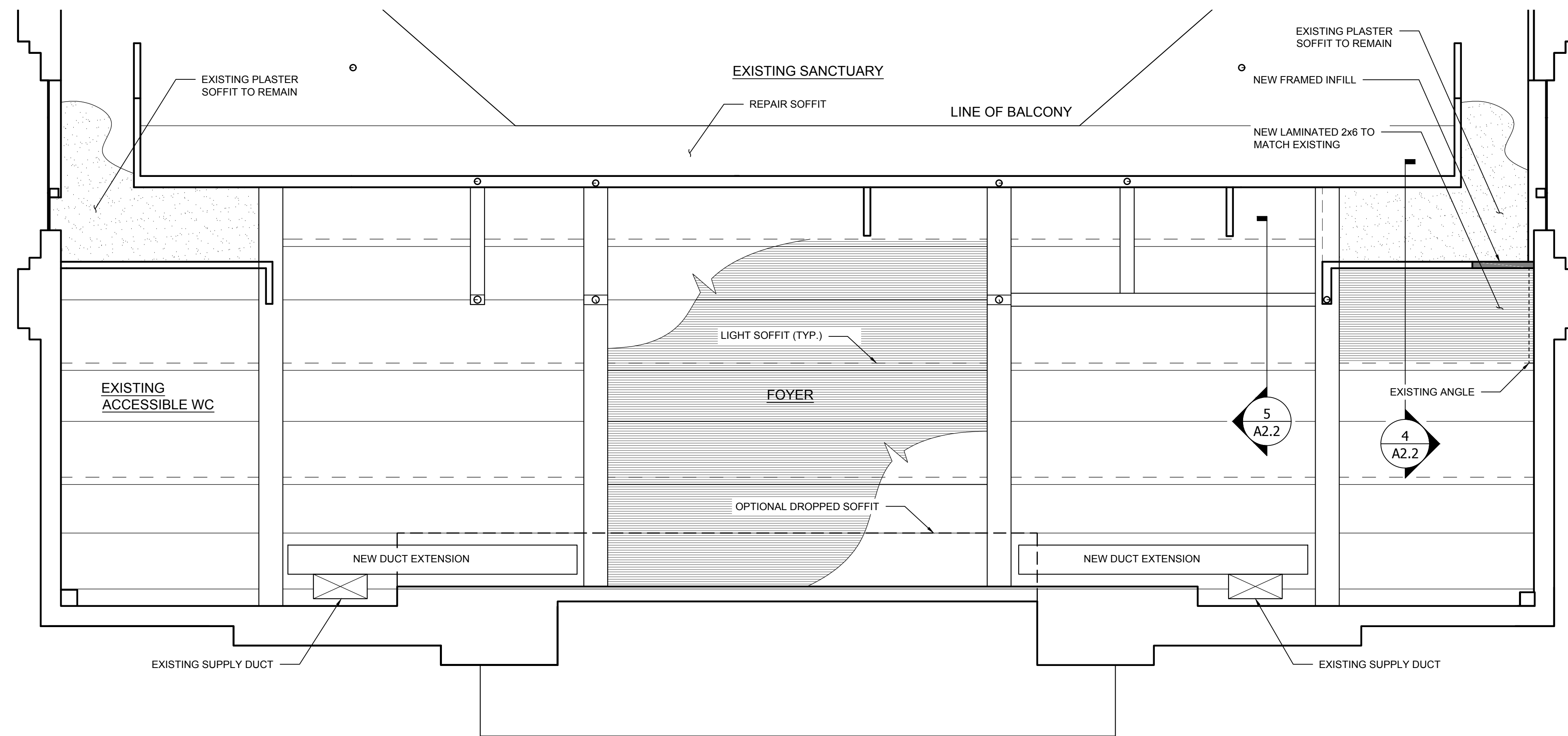


4 STAIR SECTION
1/2" = 1'-0"

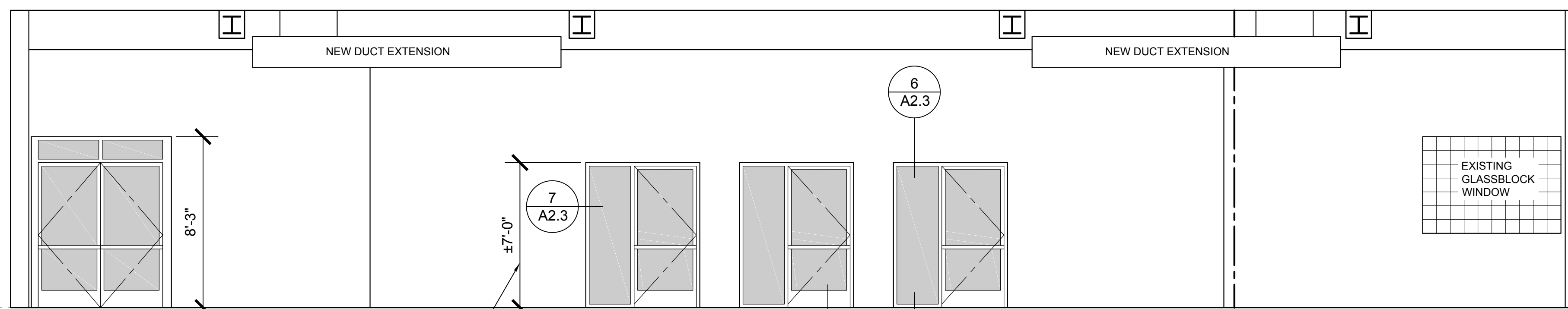


5 SOFFIT LIGHTING DETAIL
1 1/2" = 1'-0"

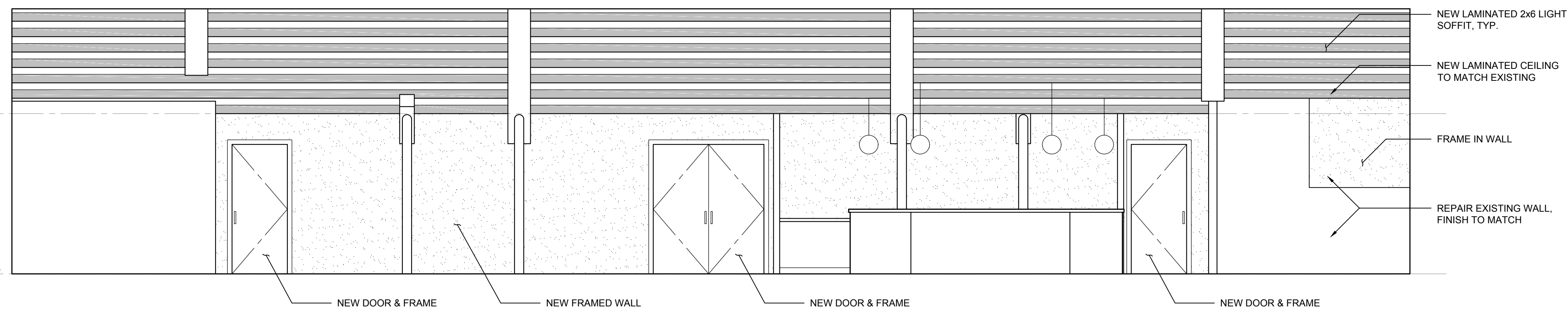
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1 RCP
1/4" = 1'-0"



2 EAST INTERIOR ELEVATION
1/4" = 1'-0"



3 WEST INTERIOR ELEVATION
1/4" = 1'-0"



david york architect, llc
9725 Beaverton Hillsdale Hwy,
ste 210C
Beaverton, OR 97005
503.688.5353

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Portland, Oregon 97214
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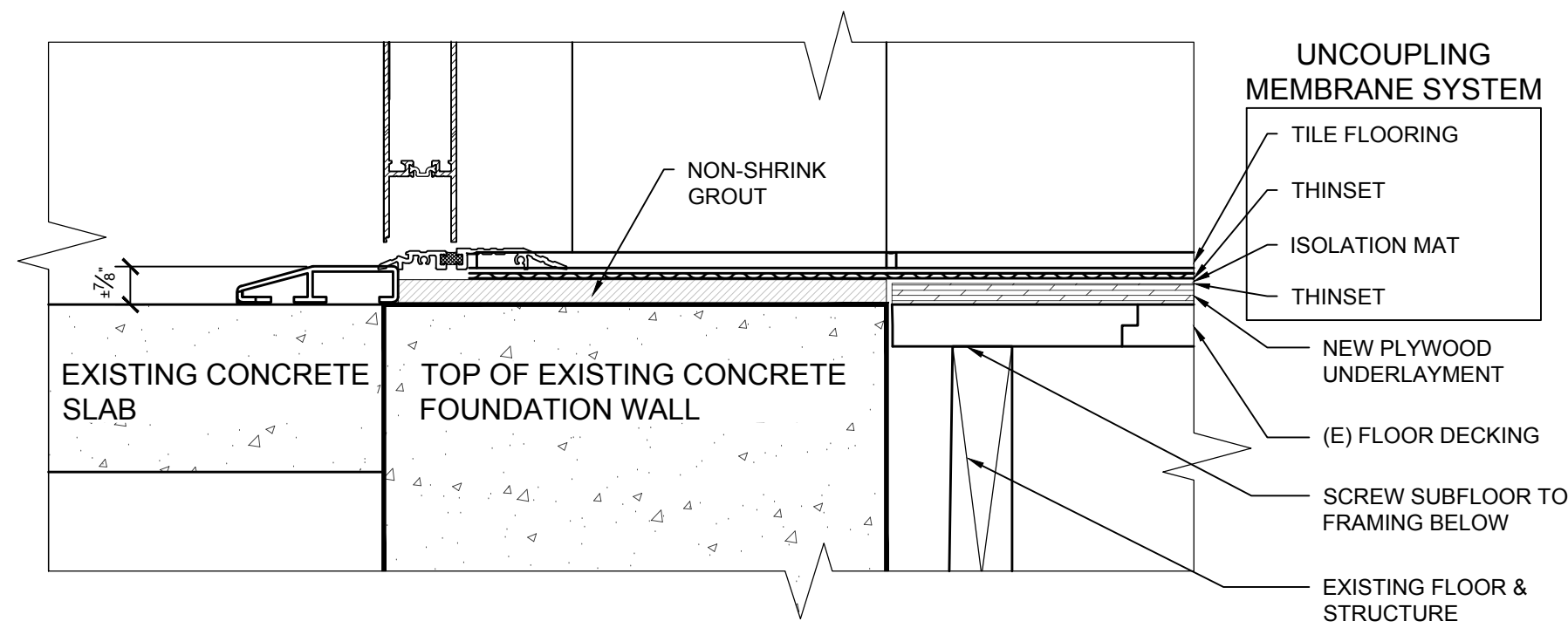
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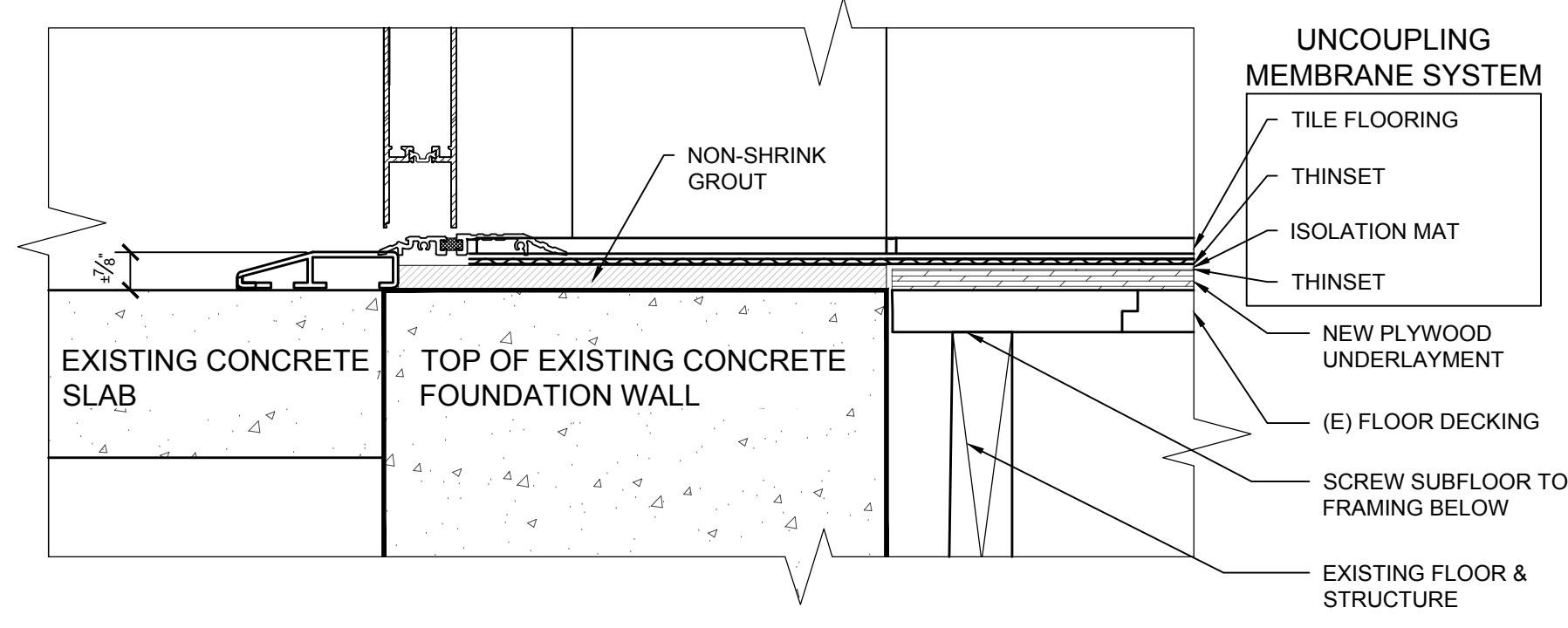
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**FIRST FLOOR
RCP,
ELEVATIONS**

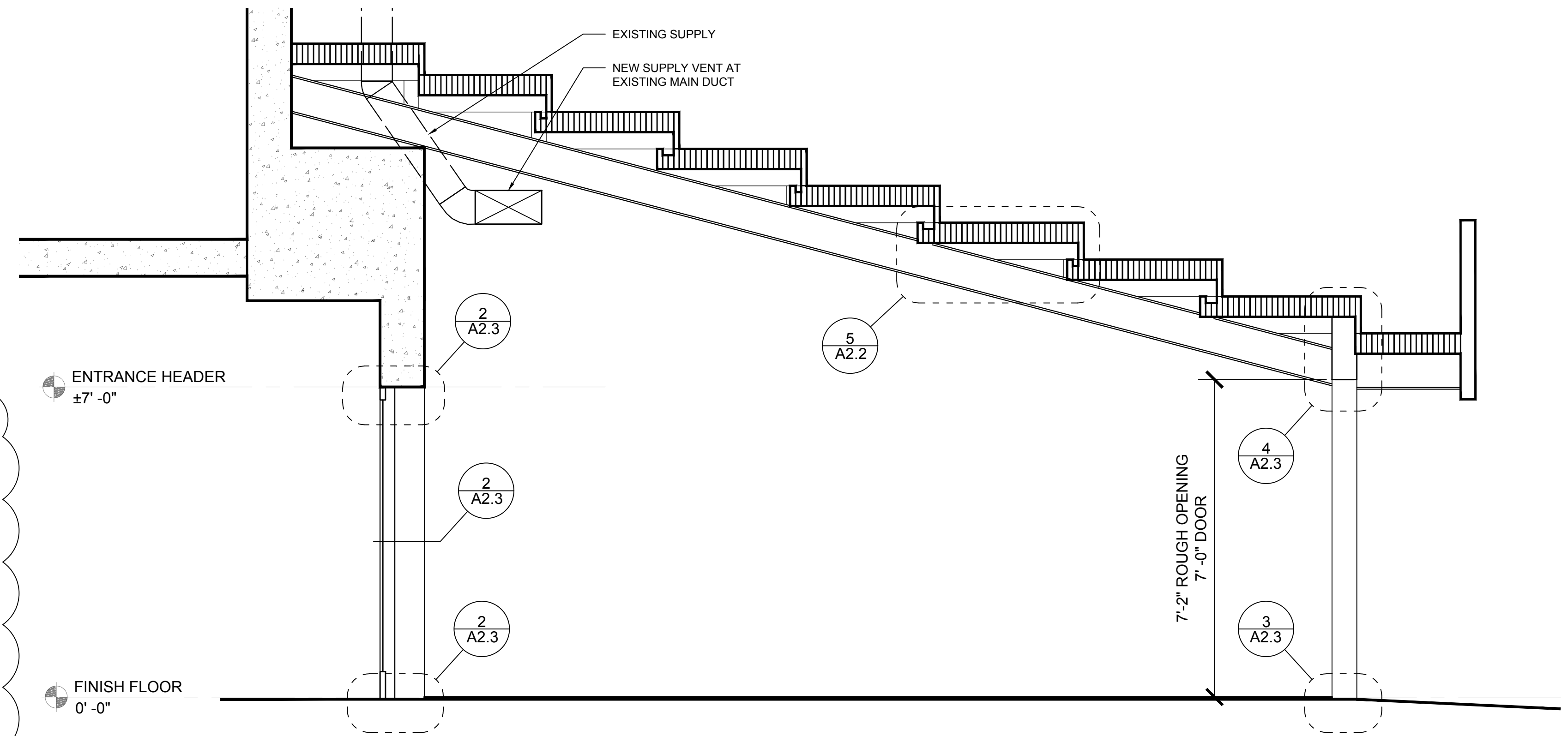
A2.2



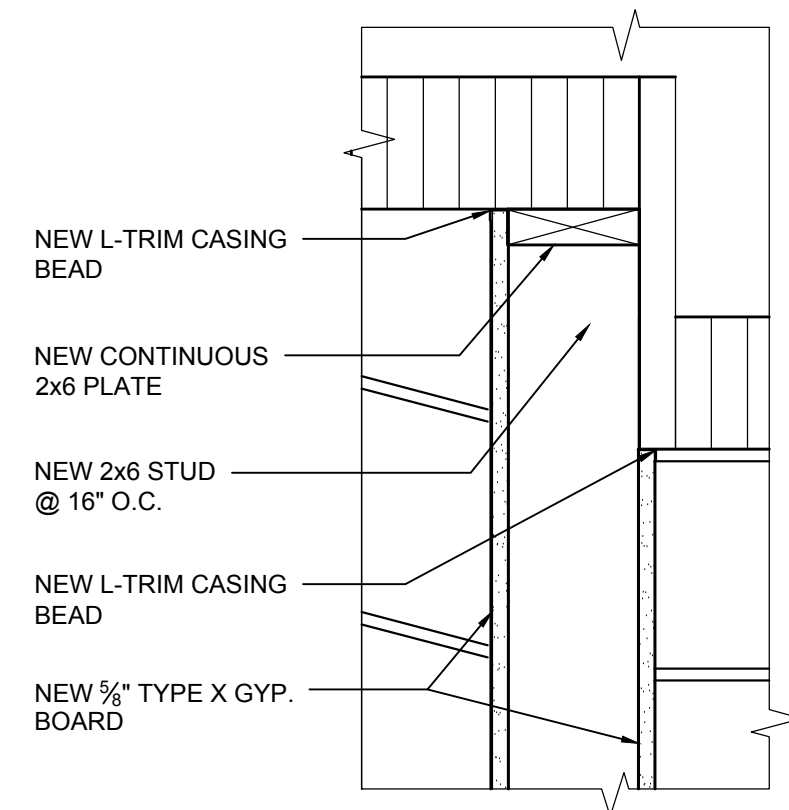
2 FLOORING & SILL TRANSITION DETAIL
3" = 1'-0"



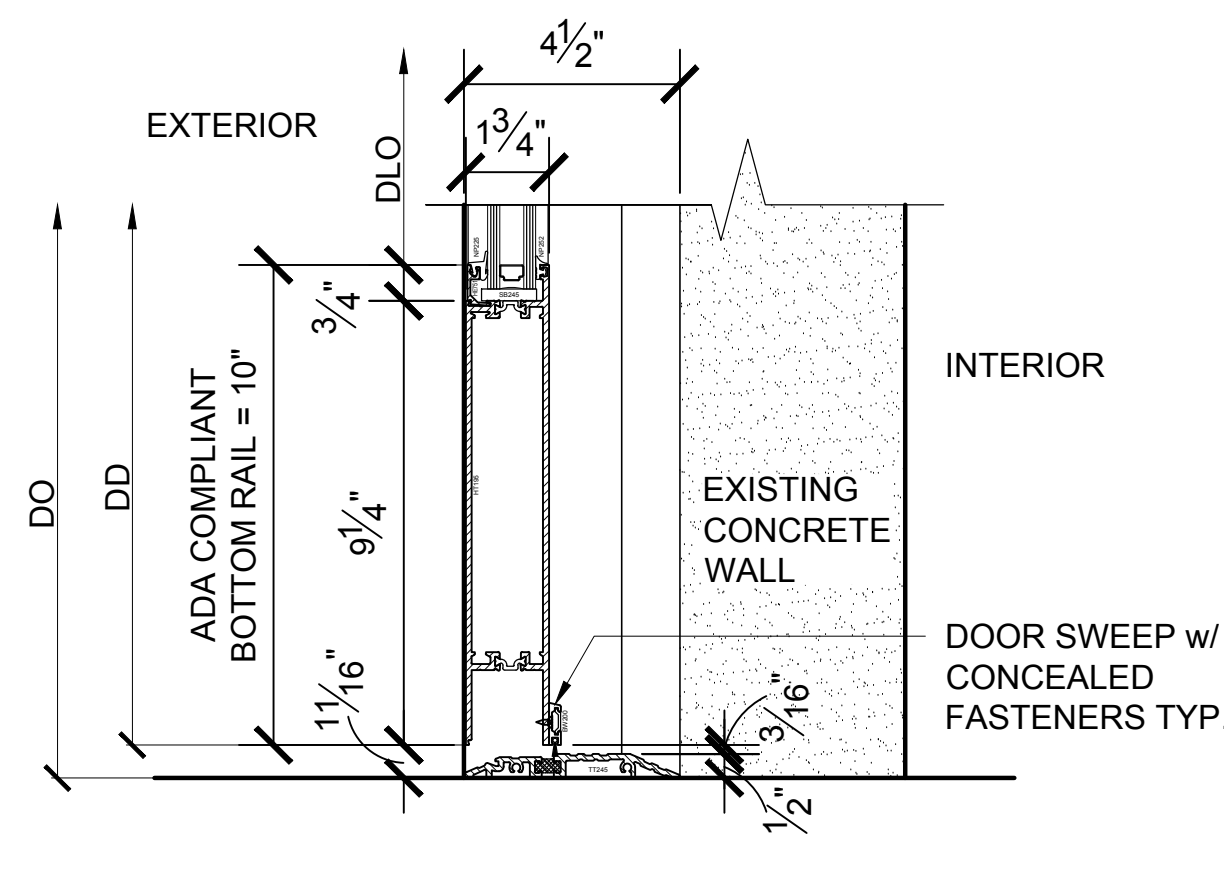
9 FLOORING & SILL TRANSITION DETAIL
3" = 1'-0"



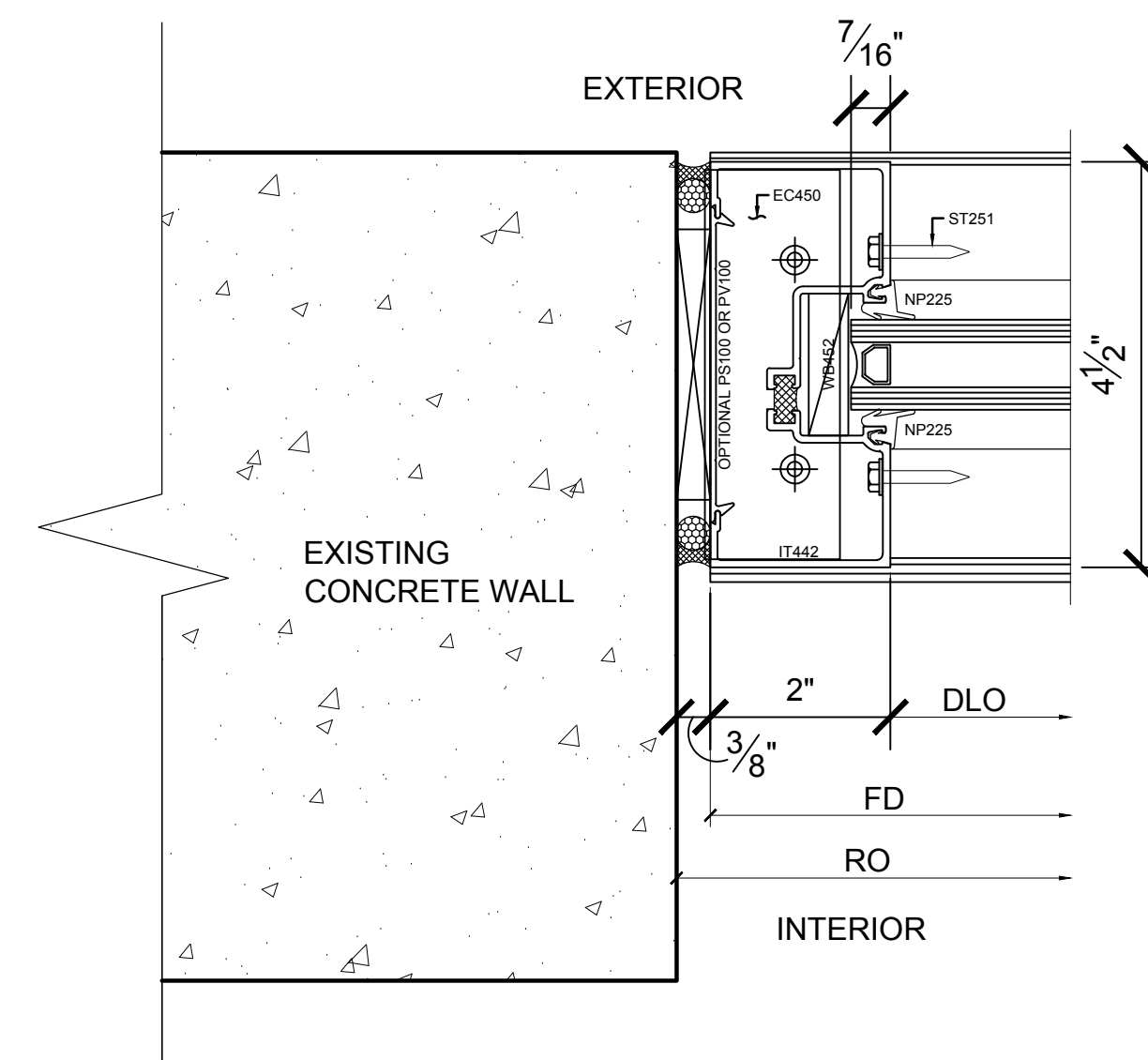
1 FIRST FLOOR SECTION
1/2" = 1'-0"



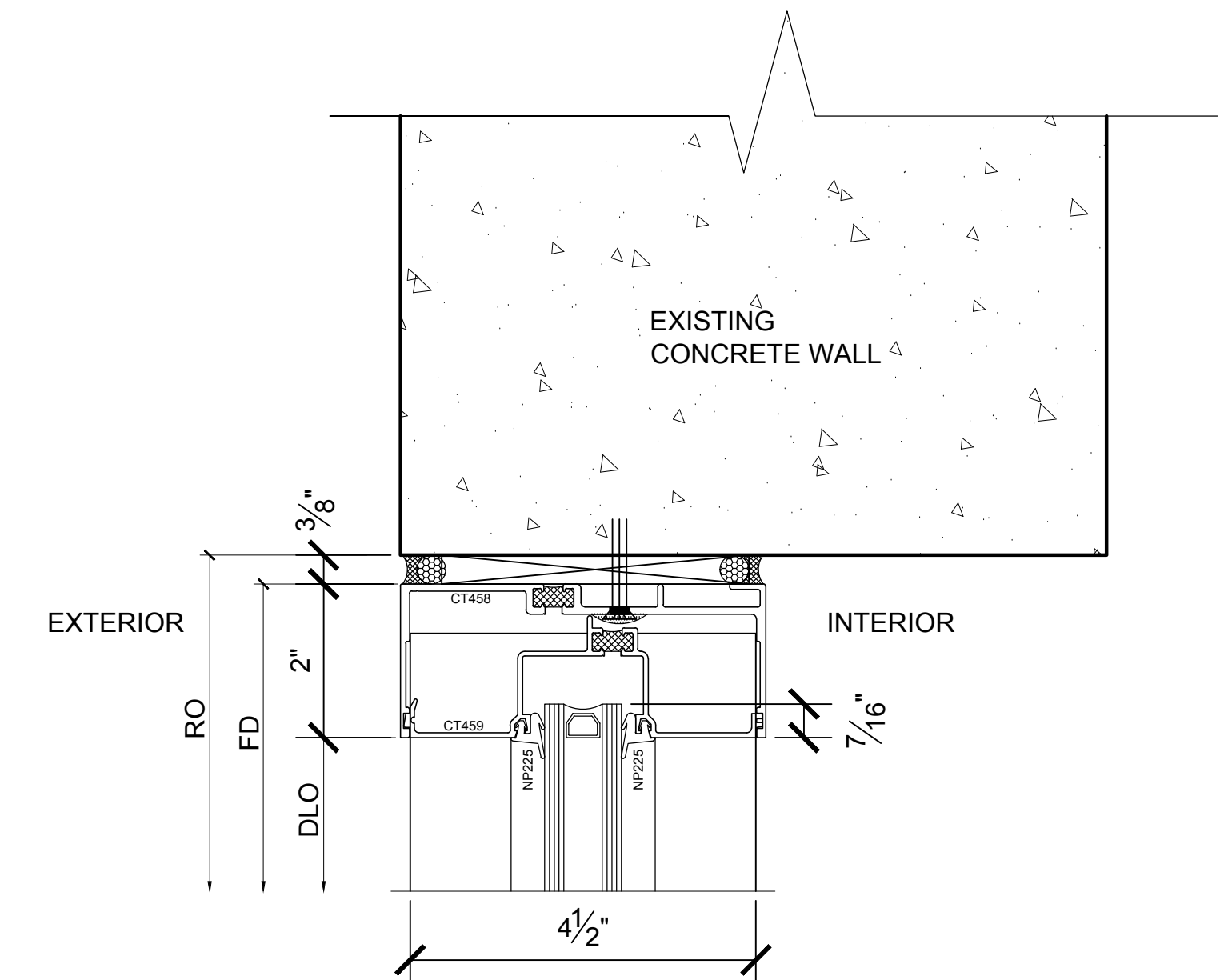
4 TOP OF WALL DETAIL
1 1/2" = 1'-0"



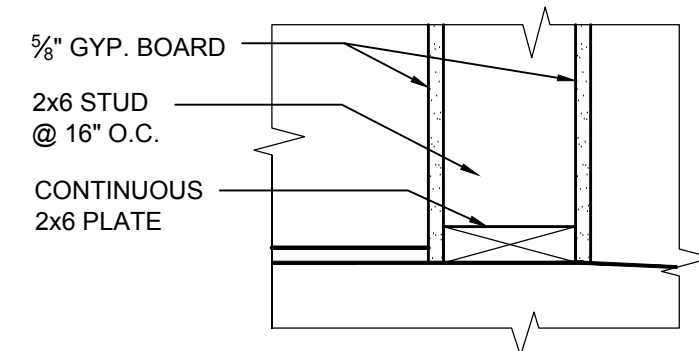
8 STOREFRONT ADA DOOR SILL
3" = 1'-0"



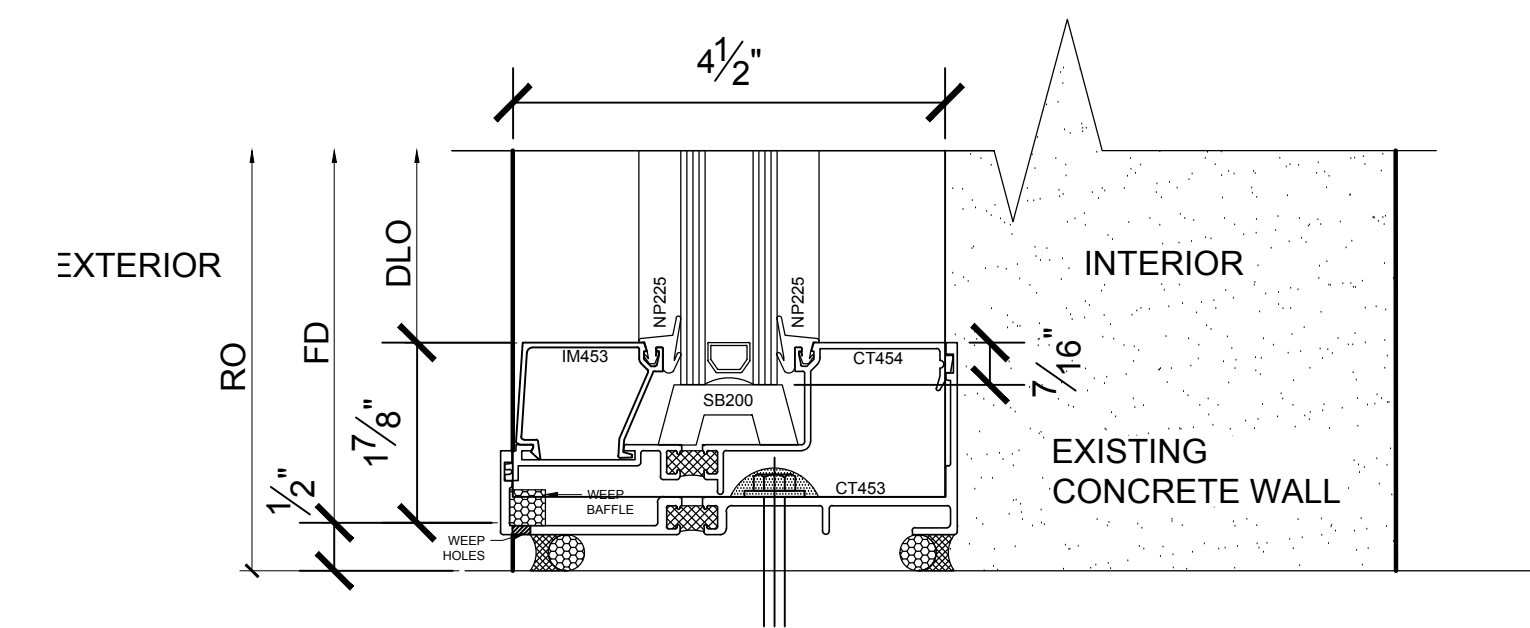
7 STOREFRONT JAMB DETAIL
6" = 1'-0"



6 STOREFRONT HEAD DETAIL
6" = 1'-0"



3 WALL BASE DETAIL
3" = 1'-0"



5 STOREFRONT SILL DETAIL
6" = 1'-0"

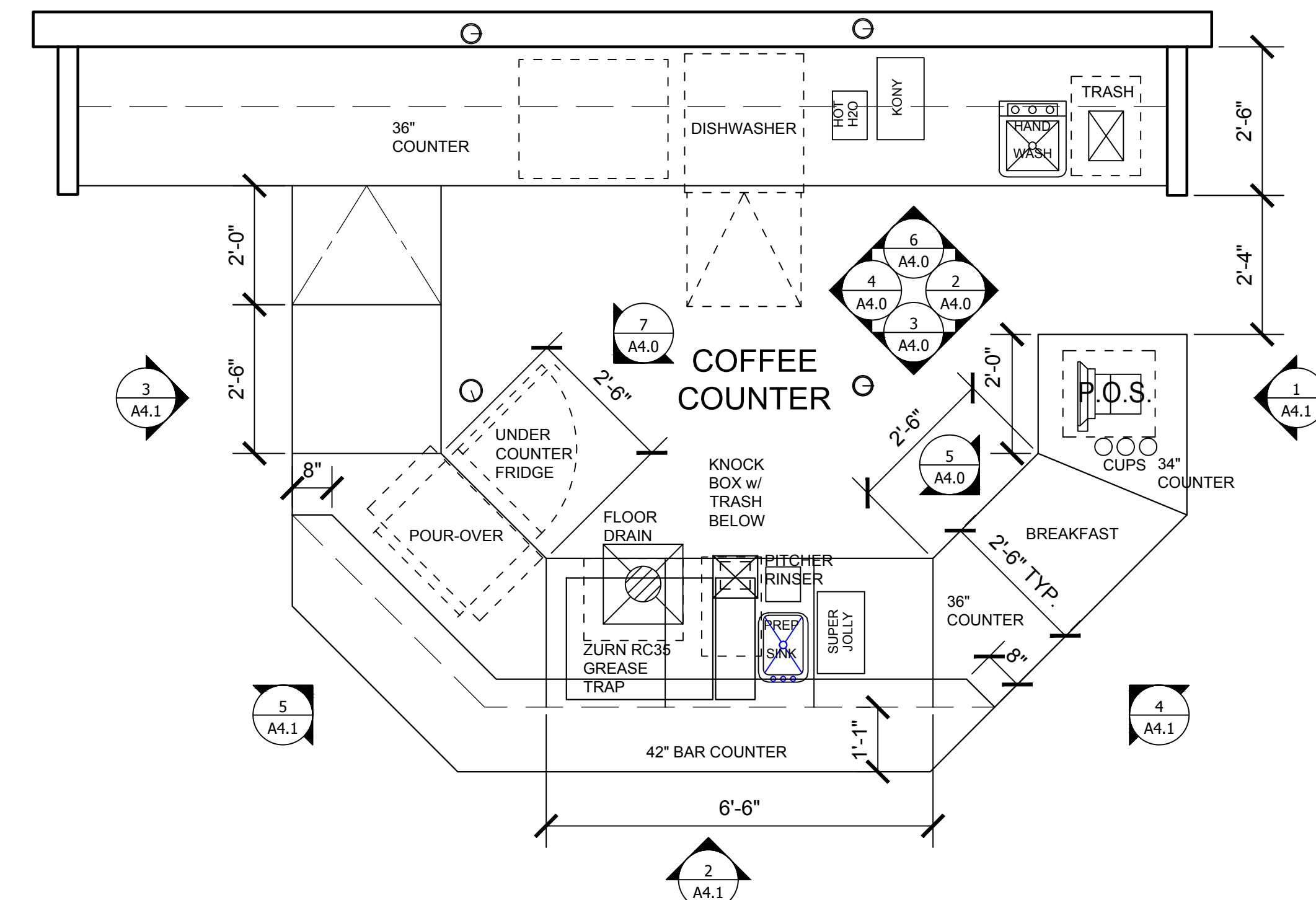
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PLOTTED: D CLIPPER 4/6/2018 5:02 PM
BY: RENDERING WORK/DAVID YORK/HINSON COFFEE BAR/12.2 UPDATES
FINAL COUNTER 4.5_2018 UPDATES

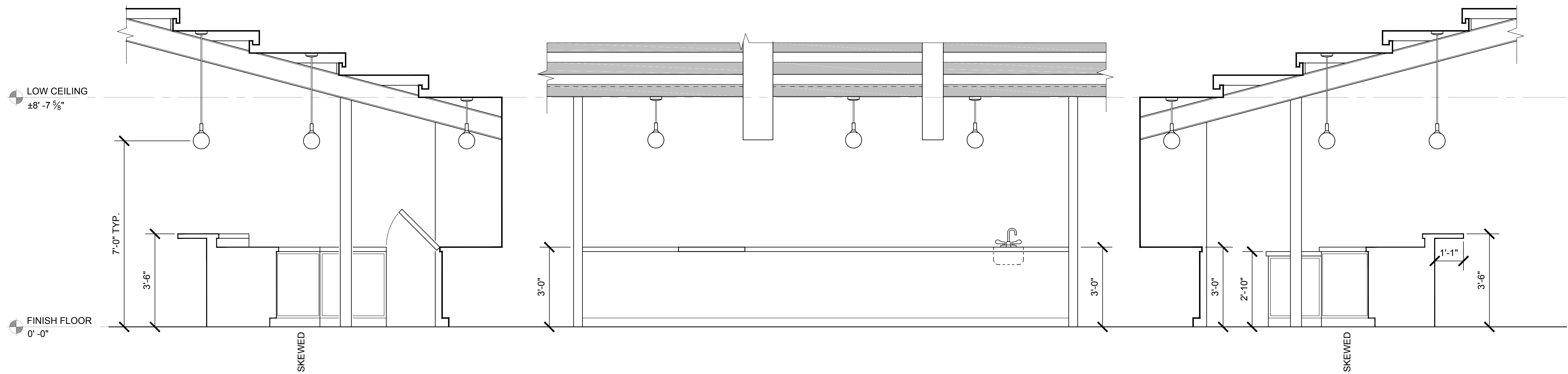
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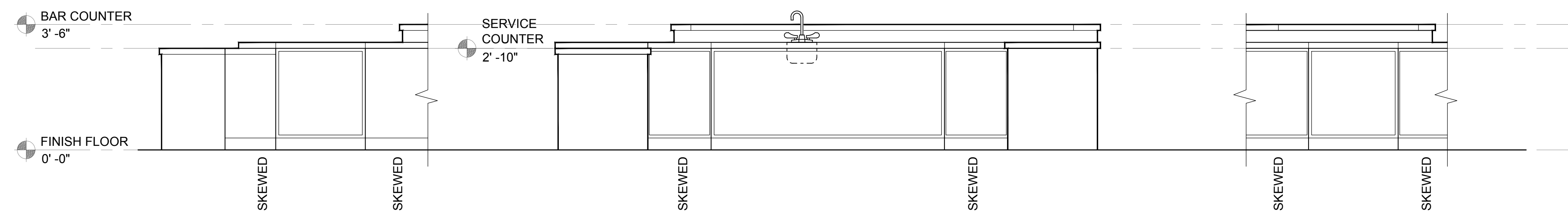
1 COFFEE SHOP FLOOR PLAN
1/2" = 1'-0"



4 SOUTH INTERIOR ELEVATION
1/2" = 1'-0"

3 WEST INTERIOR ELEVATION
1/2" = 1'-0"

2 NORTH INTERIOR ELEVATION
1/2" = 1'-0"



7 SE INTERIOR ELEVATION
1/2" = 1'-0"

6 EAST INTERIOR ELEVATION
1/2" = 1'-0"

5 NE INTERIOR ELEVATION
1/2" = 1'-0"

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**COFFEE SHOP
DETAIL,
ELEVATIONS**

A4.0

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