

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: 18794

Project Address: 2156 N Williams Ave

Hearing Date: 12/19/18

Appellant Name: Robert Charles Lecher

Case No.: B-018

Appellant Phone: 5037527512

Appeal Type: Building

Plans Examiner/Inspector: Chuck Luttmann, David Bartley

Project Type: commercial

Stories: 5 **Occupancy:** R-2 **Construction Type:** III-B

Building/Business Name:

Fire Sprinklers: Yes - NFPA 13 Throughout

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 18-249121-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Multifamily Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC 2902.1

Requires 2014 OSSC Table 2902.1: Minimum number of plumbing fixtures requires 1 drinking fountain per floor with an A-2 occupancy.

Proposed Design No drinking fountain is proposed at the ground level with A-2 occupancy.
There will be an accessible kitchen sink with faucet serving the A-2 occupancy (resident community room.)

Reason for alternative The proposed design includes an accessible kitchen as part of the A-2 occupancy resident community room. Drinking water will be available from the residential style kitchen sink faucet and refrigerator. Cups will be available for use. The sink faucet is also easier to use than a drinking fountain when filling reusable water bottles. Equivalent accommodation is provided in the proposed design.

Appeal item 2

Code Section 2014 OSSC Table 2902.1, Sections 2902.1-2902.3

Requires 2014 OSSC Table 2902.1 and Sections 2902.1-2902.3 Minimum Plumbing Facilities Section 2902.3, Employee and Public Toilet Facilities. Public toilet facilities to be provided for all establishments that are used by the public and for all employees who are involved with the purpose of the establishment.

Proposed Design At the ground level common areas, a single unisex restroom is proposed for staff use.
The total staff occupant load is (9): Leasing office (7), Resident service office (2).

Reason for alternative This appeal is based upon the fact that apartment residents will use the toilet facilities in their own apartment, therefore accessory residential areas such as the Community Room, mail and trash room, etc. are not considered separate occupancies which would require public plumbing facilities. Only areas for the use of those other than apartment residents and their guests require public plumbing facilities. Therefore, the leasing office and resident services are the only areas of the building that requires a public toilet facilities for staff use and one unisex toilet room is provided on the ground level for their use based on an occupant load of 9.

Table 2902.1 Minimum number of plumbing fixtures required:

Assembly occupancies without permanent seating such as the Community room, 1 water closet shall be provided per 125 men and 1 water closet shall be provided per 65 women. Per footnote d the occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

Section 2902.2, Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

Separate facilities shall not be required for dwelling units and sleeping units.

Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.

APPEAL DECISION

1. Omission of drinking fountain in A2 occupancy: Granted as proposed.

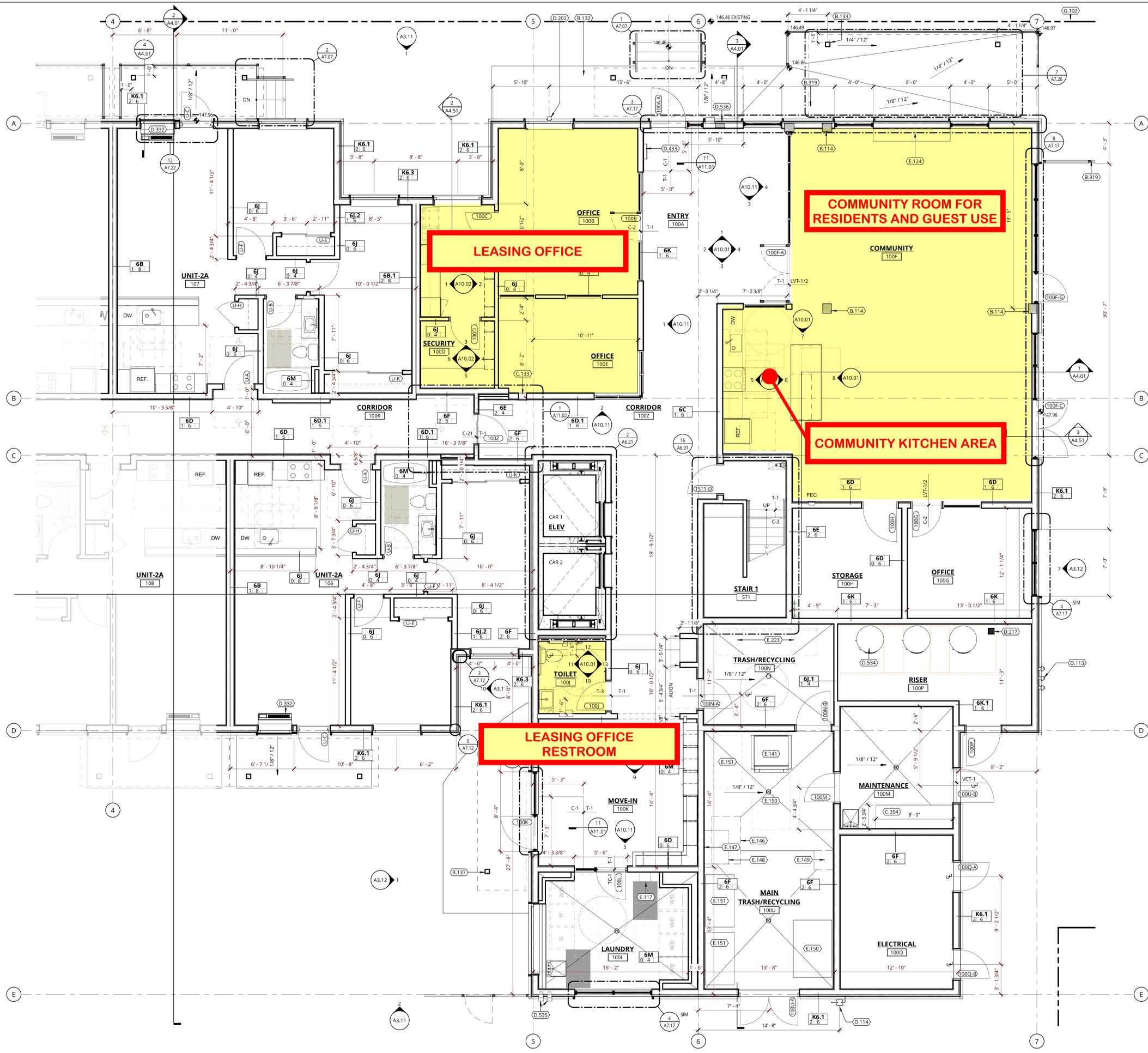
2. Reduction in minimum required plumbing fixtures: Granted provided the unisex toilet room is also open to residents and guests.

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.

10/17/2018 10:28:55 AM
 C:\Brev Projects\149000-18-North Williams Arch. General\149000-18-North Williams Arch. plan\Rev\Rev001.rvt



- ### GENERAL NOTES
- REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
 - PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET G5.01.
 - REINFORCING FOR FUTURE GRAB BARS SHALL BE INSTALLED IN ALL BATHROOM FACILITIES THAT ARE NOT REQUIRED TO BE ACCESSIBLE AT TIME OF CONSTRUCTION COMPLETION. SEE SHEET G5.04 FOR BACKING REINFORCEMENT REQUIREMENTS.
 - REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
 - SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
 - SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON G2.01 FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
 - SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
 - REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

- ### KEYED NOTES
- B.114 GLULAM COLUMN 10 3/4 X 12. SEE STRUCTURAL
 - B.132 TRELIS TYPE B (4/A7.26)
 - B.133 TRELIS TYPE C (7/A7.26)
 - B.137 TRELIS TYPE A+R (10/A7.26)
 - B.319 DECORATIVE METAL FENCES AND GATES (32 31 19)
 - C.133 MAIL SLOT
 - C.354 WORKBENCH WITH UNDER-COUNTER DRAWERS
 - D.113 WATER HEATER VENT
 - D.114 GAS METER
 - D.202 OVERFLOW SPOUT
 - D.217 FLOOR DRAIN
 - D.332 PTAC UNIT
 - D.433 FIRE ALARM CONTROL PANEL
 - D.534 WATER HEATER
 - D.535 DRYER EXHAUST VENT
 - D.536 KNOX BOX (FIREFIGHTER KEY BOX)
 - E.117 ADD VALUE MACHINE
 - E.124 CEILING MOUNTED MECHANIZED PROJECTOR SCREEN
 - E.141 TRASH/RECYCLING COMPACTOR
 - E.146 CONTAINER DOLLY
 - E.147 CONTAINER DOLLY CHARGER
 - E.148 COMPRESSOR UNIT ON SHELF 7'-0" AFF
 - E.149 REMOTE POWER UNIT 18" AFF
 - E.150 TRASH COMPACTION CONTAINER
 - E.151 RECYCLING CONTAINER
 - E.223 TRASH/RECYCLING BIN
 - G.102 PROPERTY LINE

REGISTERED ARCHITECT
 SAAC S. JOHNSON
 5022
 SAAC JOHNSON
 PORTLAND, OREGON



Ankrom Moisan

38 NORTHWEST DAVIS, SUITE 300
 PORTLAND, OR 97209
 T. 503.245.7100
 1505 5TH AVE, SUITE 300
 SEATTLE, WA 98101
 T. 206.576.1600
 1014 HOWARD STREET
 SAN FRANCISCO, CA 94103
 T. 415.252.7063
 © ANKROM MOISAN ARCHITECTS, INC.

NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
 2156 N WILLIAMS AVENUE, PORTLAND, OREGON
 BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 NORTH ENLARGED FLOOR PLAN
 PERMIT / GMP

DATE: 17 OCT 2018
 PROJECT NUMBER: 149000
 SHEET NUMBER: A5.01

1 LEVEL 1 NORTH ENLARGED FLOOR PLAN
 1/4" = 1'-0"

