

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 18795	Project Address: 710 SE 6th Ave
Hearing Date: 12/19/18	Appellant Name: Kurt Huffman
Case No.: B-019	Appellant Phone: 7147433417
Appeal Type: Building	Plans Examiner/Inspector: Natalie Didion
Project Type: commercial	Stories: 2 Occupancy: A-2, B Construction Type: III-B
Building/Business Name: Loyal Legion Basement Bar	Fire Sprinklers: Yes - Entire Building
Appeal Involves: Alteration of an existing structure, other: travel distance, egress door	LUR or Permit Application No.: 16-135772-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Commercial

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1015, 1014

Requires	<p>1015.1: Exits or exit access doorways from spaces</p> <p>Two exits or exit access doorways from any space shall be provided where one of the following conditions exists: The common path of egress travel exceeds one of the limitations of Section 1014.3.</p> <p>1</p> <p>1014.3 Common path of egress travel</p> <p>The common path of egress travel shall not exceed the common path of egress travel distances in Table 1014.3:</p> <p>Common path of Egress Travel, for Occupancy B, with Sprinkler System = 100 FT</p>
Proposed Design	<p>The entire existing tenant space (Basement Bar) construction consists of a concrete slab on grade, concrete exterior walls, concrete columns that support a concrete ceiling structure (floor assembly above), concrete stairs that lead up to grade level, and fire rated Elevator enclosure (2014-218445-000-00-CO) The entire building is fully sprinkled. The occupant load for the entirety of the basement is proposed at 47. The tenant space in scope is the Basement Bar Area with a proposed occupant load of 38. The allowable area is 28,500 and actual is 16,604 SF.</p> <p>The travel distance in the tenant space from most remote part is 131 Ft to the exit at grade.</p> <p>We propose to extend the limit of travel distance only in the basement tenant space by 31 FT in order to permit a single exit.</p>

Reason for alternative To be able to utilize the proposed tenant space for business function we need to extend the travel distance by 31 Ft. The tenant space is a small footprint with a small occupant load in a

noncombustible, fully sprinkled building. We are well below the allowable area. The path of egress is clear and direct at ground level - in addition we will provide illuminated exit signage and reverse the door swing at the top of the stair in order to make the path of egress clear.

Appeal item 2

Code Section	1008
Requires	<p>1008</p> <p>Means of egress doors shall be readily distinguishable, not concealed. Min width of 32". Be of pivoted or side hinged swinging type. Doors shall swing in the direction of egress travel where occupant load is more than 50. Floor landing to be on each side of door at the same elevation with length measured in the direction of travel of min. 44". Door shall be readily openable from egress side without key or special effort.</p>
Proposed Design	<p>We propose to make the existing door in the demising wall (approved 16-135772-000-00-CO) between tenant space (in scope) and existing storage area (not in scope) an egress door for the storage area only, swinging into the tenant space and be outfitted with egress door hardware on storage side only. T</p>
Reason for alternative	<p>The door will serve as an egress door for the existing storage area (not in scope). Being clearly marked and functioning as an egress door for the adjacent space, it will aid in clarifying the direct egress route to the occupants in the tenant space.</p>

APPEAL DECISION

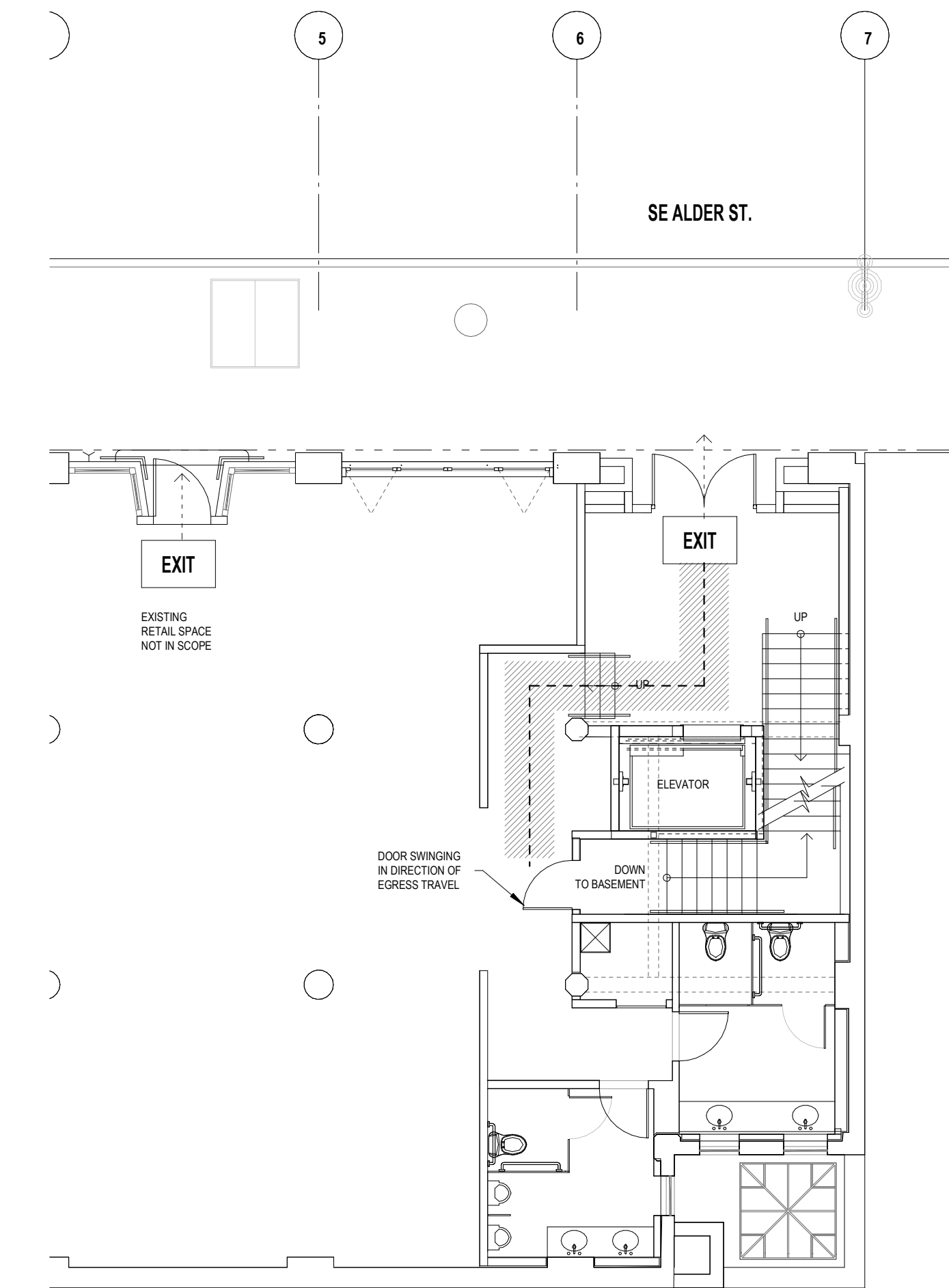
1. Increase in common path of travel distance to 131 feet: Denied. Proposal does not provide equivalent Life Safety protection.

2. Second exit from adjacent space through bar: Granted as proposed.

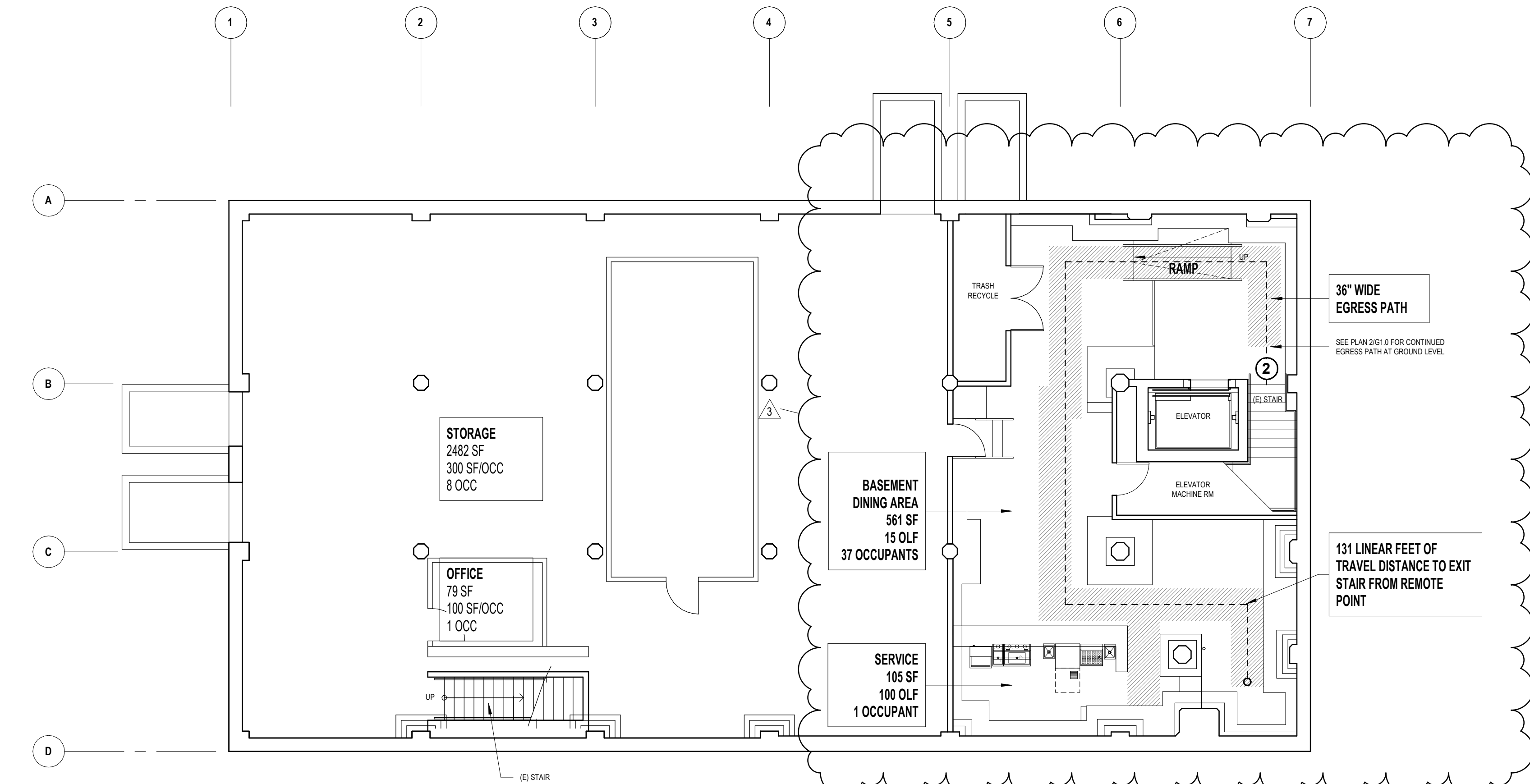
Appellant may contact John Butler (503 823-7339) with questions.

For the item granted, 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.



2 Ground Floor Plan - Life Safety
SCALE: 1/8" = 1'-0"



1 Basement Floor Plan - Life Safety
SCALE: 1/8" = 1'-0"

PROJECT & CODE SUMMARY

THIS PERMIT PROPOSES A REVISION TO THE BASEMENT BAR AS DESCRIBED IN SUBSEQUENT SECTIONS BELOW. THIS REVISION IS PERSUANT TO LAST APPROVED PERMIT 16-135772

OCCUPANCY OF THE BASEMENT LEVEL & GROUND DOES NOT EXCEED 149 OCCUPANTS ABOVE 2004 BASELINE. SEE NOTE UNDER BUILDING AREA CALCULATIONS TABLE /G1.0.

REVISION TO THE BASEMENT BAR: PROPOSED REVISION INCLUDES:

CORRECTING THE DOCUMENTED EXISTING CONDITION OF THE BASEMENT. (SEE 1/A2.0)

ELIMINATING THE PREVIOUSLY PERMITTED CONVENIENCE TOILET AREA. ELIMINATING THE EXISTING STAIR ADJACENT TO EXISTING RAMP. ELIMINATING PREVIOUSLY PERMITTED ELEV. MACHINE ROOM & INSTEAD ENCLOSING THE UNDERSIDE OF THE STAIR. (SEE 1/A2.0)

CHANGING THE WIDTH OF EXISTING RAMP. ADDING HANDRAILS TO RAMP & EXISTING BASEMENT STAIR (SEE 2/A2.0)

CORRECTING THE DOCUMENTED FLOOR AREA OF THE BASEMENT FOR OCCUPANCY. (SEE 2/A2.0)

BASEMENT BAR OCCUPANCY: THE PROPOSED OCCUPANCY FOR THE BASEMENT DINING AREA IS CALCULATED & BASED ON LOOSE TABLES AND CHAIRS. DINING AREA OCCUPANCY IS PROPOSED TO BE 37 OCCUPANTS. THE SERVICE AREA ADDS 1 OCCUPANT. THE PROPOSED REVISED OCCUPANCY OF THE BASEMENT BAR TOTALS 38 OCCUPANTS. (SEE 2/A2.0 & 3/G1.0)

POSTED OCCUPANCY OF THE BASEMENT LEVEL TOTAL REVISED ENTIRE BASEMENT LEVEL OCCUPANCY IS PROPOSED AT 47. (38 OCCUPANTS REVISED BASEMENT BAR + 9 OCCUPANTS OF EXISTING BASEMENT THAT IS NOT PART OF THIS SCOPE).

TOTAL OCCUPANCY OF THE GROUND FLOOR & BASEMENT LEVEL PERMIT 16-135772 APPROVED A GROUND FLOOR OCCUPANCY OF 244 AND A BASEMENT OCCUPANCY OF 48 (TOTALING 292). THIS PERMIT REVISION PROPOSES A TOTAL OF 291 OCCUPANTS BETWEEN THE GROUND & BASEMENT LEVELS. THIS PERMIT REVISION MAINTAINS THE GROUND FLOOR OCCUPANCY AT 244 & THE BASEMENT LEVEL OCCUPANCY AT 47 (TOTALING 291).

THIS REVISION TOTAL OCCUPANCY DOES NOT GO ABOVE APPROVED INCREASE IN TOTAL BUILDING OCCUPANTS OVER THE 2004 BASELINE, THEREFORE SEISMIC UPGRADES ARE NOT TRIGGERED.

PLUMBING LOAD
PER G1.1 OF THE APPROVED PERMIT 16-135772 THE ELIMINATED CONVENIENCE TOILET IS NOT REQUIRED FOR PLUMBING LOAD.

JURISDICTION

CITY OF PORTLAND

APPLICABLE CODES

2014 OREGON STRUCTURAL SPECIALTY CODE
2014 OREGON MECHANICAL SPECIALTY CODE
2014 OREGON FIRE CODE
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE
2017 OREGON ELECTRICAL SPECIALTY CODE
2017 OREGON PLUMBING SPECIALTY CODE

CONSTRUCTION TYPE

TYPE III-B

BUILDING AREA CALCULATIONS - GSF

NOTE: Difference between 2004 Baseline 700 OCC & Revision 02 Proposed 848 OCC = 148 Occupants <149

Level	2004 Baseline	Shell Permit 2014-218445	15-120728 CO	16-135772-CO	Revision 03 16-135772-CO Proposed
Basement	4361 SF 14 OCC	4361 SF 12 OCC	4361 SF 12 OCC	4361 SF 48 OCC	4361 SF 47 OCC
First Floor	4125 SF 49 OCC	4125 SF 146 OCC	4125 SF 260 OCC	4125 SF 244 OCC	4125 SF 244 OCC
Second Floor	4451 SF 516 OCC	3623 SF 443 OCC	3623 SF 443 OCC	3623 SF 443 OCC	3623 SF 443 OCC
Mezzanine	979 SF 121 OCC	979 SF 114 OCC	979 SF 114 OCC	979 SF 114 OCC	979 SF 114 OCC
Total	16604 GSF 700 OCC	16604 GSF 715 OCC	16604 GSF 829 OCC	16604 GSF 849 OCC	16604 GSF 848 OCC

ZONING CLASSIFICATION

EXISTENTIAL EMPLOYMENT

BUILDING USE & CLASSIFICATION 2014 OREGON STRUCTURAL SPECIALTY CODE (SECTION 303)

BASEMENT DINING B 588 SF
RESTAURANT A-2 1,777 SF
BALL ROOM FLOOR 2 A-2 2,485 SF
MEZZANINE A-2 844

ALLOWABLE AREA

28,500 SF PER TABLE 503 (9,500 X 3 FOR SPRINKLERS)
ACTUAL 16,604 GSF

REQUIRED SEPARATION

NON-SEPARATED USES: A-2 IS MOST RESTRICTIVE
2 FLOORS WITH SPRINKLERS;
A-2 ALLOWED AREA IS 28,500 SF/FLOOR WITH SPRINKLERS

FIRE RESISTIVE REQUIREMENTS PER TABLE 601 & 602 FOR TYPE III-B CONSTRUCTION

STRUCTURAL FRAME 0HR
EXTERIOR BEARING WALLS 2HR
INTERIOR BEARING WALLS 0HR
NON BEARING WALLS EXT 0HR
NON BEARING WALLS INT 0HR
FLOOR CONSTRUCTION 0HR
ROOF CONSTRUCTION 0HR

MAXIMUM TRAVEL DISTANCE PER TABLE 1016.1 FULLY SPRINKLED
A-2 OCCUPANCY 250 FT
B OCCUPANCY 300 FT

FIRE SUPPRESSION

BUILDING IS FULLY SPRINKLED

OCCUPANT LOAD CALCULATIONS PER CHAPTER 10, SF PER OCCUPANCY GROUPS

DINING FIXED SEATING 18" BENCH LENGTH PER OCC
DINING TABLES & CHAIRS 15 NET SF PER OCC
DINING STANDING 5 NET SF PER OCC
OFFICE 100 GROSS SF PER OCC
KITCHEN / SERVICE 200 GROSS SF PER OCC
STORAGE 300 GROSS SF PER OCC

ADA IMPROVEMENTS

BUILDING IS FULLY ADA ACCESSIBLE

SEISMIC UPGRADE

NOT REQUIRED

PERCENTAGE OF BUILDING NET FLOOR AREA CHANGES IS 1/3 OF AREA OR LESS AND THE OCCUPANT LOAD INCREASE IS LESS THAN 150.

ALLOWED CHANGE IN OCCUPANCY IS 1/3 OF 16,604 GSF =
MAX 5,534 SF OF CHANGE IN OCCUPANCY

SHELL PERMIT 2014-218445 APPROVED CHANGE IN OCCUPANCY OF 3793 NET FLOOR AREA; THIS REVISION PROPOSED CHANGE IN OCCUPANCY OF 588 NET SF. 3793 SF + 588 = 4382 SF WHICH IS LESS THAN ALLOWED MAX

THIS REVISION MAINTAINS TOTAL BUILDING OCCUPANT LOAD APPROVED IN APPEAL 14545 (AN INCREASE OF 149 OCCUPANTS OVER THE 2004 BASELINE OCCUPANCY), WHICH IS LESS THAN MAX OCCUPANT LOAD INCREASE

EXITING & OCCUPANT LOAD - BASEMENT LEVEL

TENANT OCCUPANT LOAD

SPACE	AREA	LOAD FACTOR	OCCUPANTS
STORAGE	2365 SF	1/300 SF	8
OFFICE	79 SF	1/100 SF	1
BASEMENT DINING	560 SF	1/15 SF	37
SERVICE	105 SF	1/200 SF	1
TOTAL OCCUPANT LOAD - BASEMENT LEVEL			47

EXIT	1	2
OCCUPANTS	9	47
MIN EXIT WIDTH	2.7"	14.1"
PROVIDED WIDTH	44"	44"

**COMMON PATH OF TRAVEL
SINGLE EXIT IN BASEMENT**

B OCCUPANCY W/ SPRINKLER SYSTEM : 100 FT
47 OCCUPANT LOAD IS < MAX 49, SINGLE EXIT ALLOWED



CONNECT ARCHITECTURE

4072 N. WILLIAMS, SUITE A
PORTLAND, OREGON 97227
503-367-8057

PPAA

708 SE 6TH AVE
PORTLAND, OR 97214

16-135772-CO
12.17.2018

SET ISSUE

07.11.2018	16-135772-Rev-02 -CO
08.26.2018	16-135772-Rev-02 -CO 2ND
10.31.2018	6-135772-Rev-02-CO 3RD

LIFE SAFETY
PLAN

G1.0



CONNECT ARCHITECTURE

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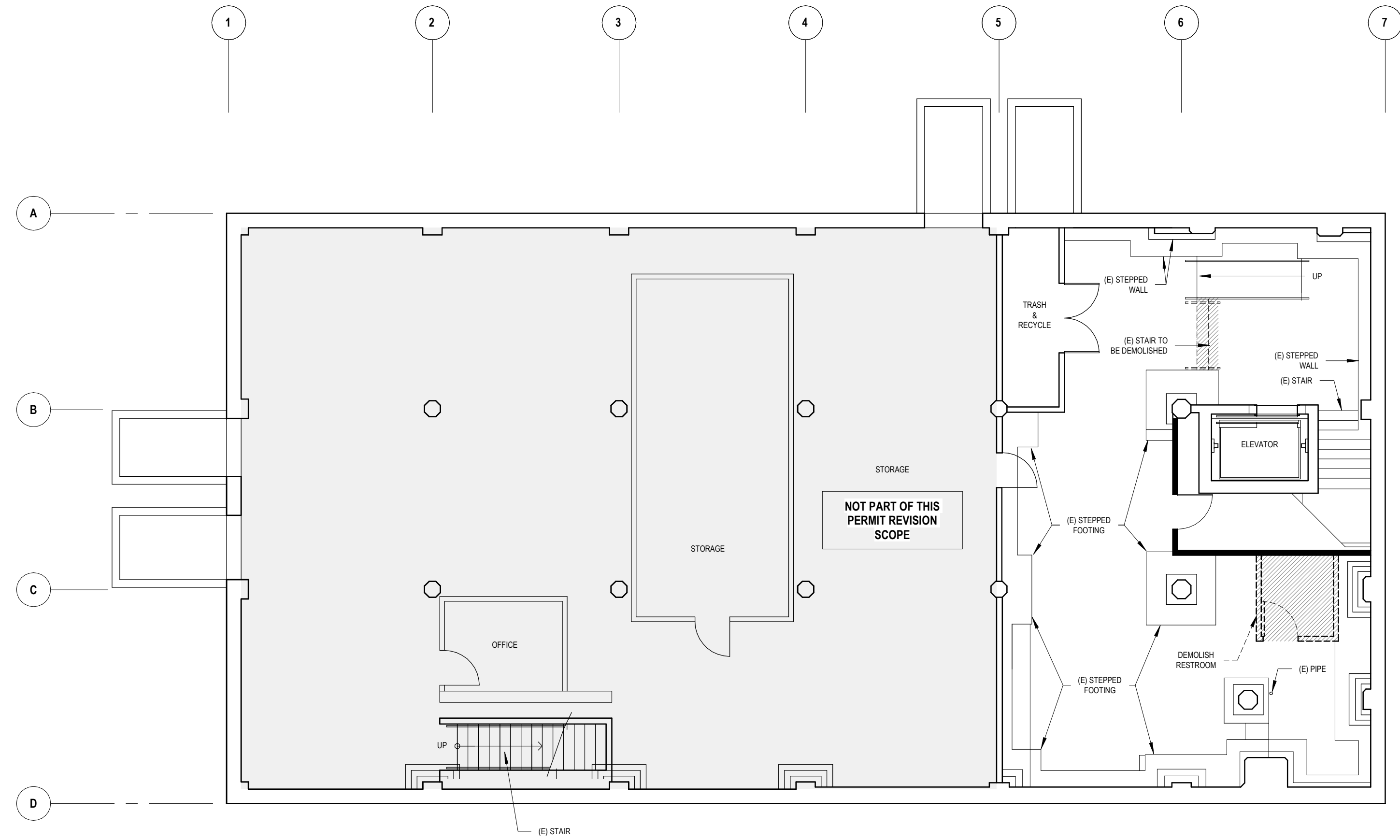
16-135772-CO
12.17.2018

SET ISSUE

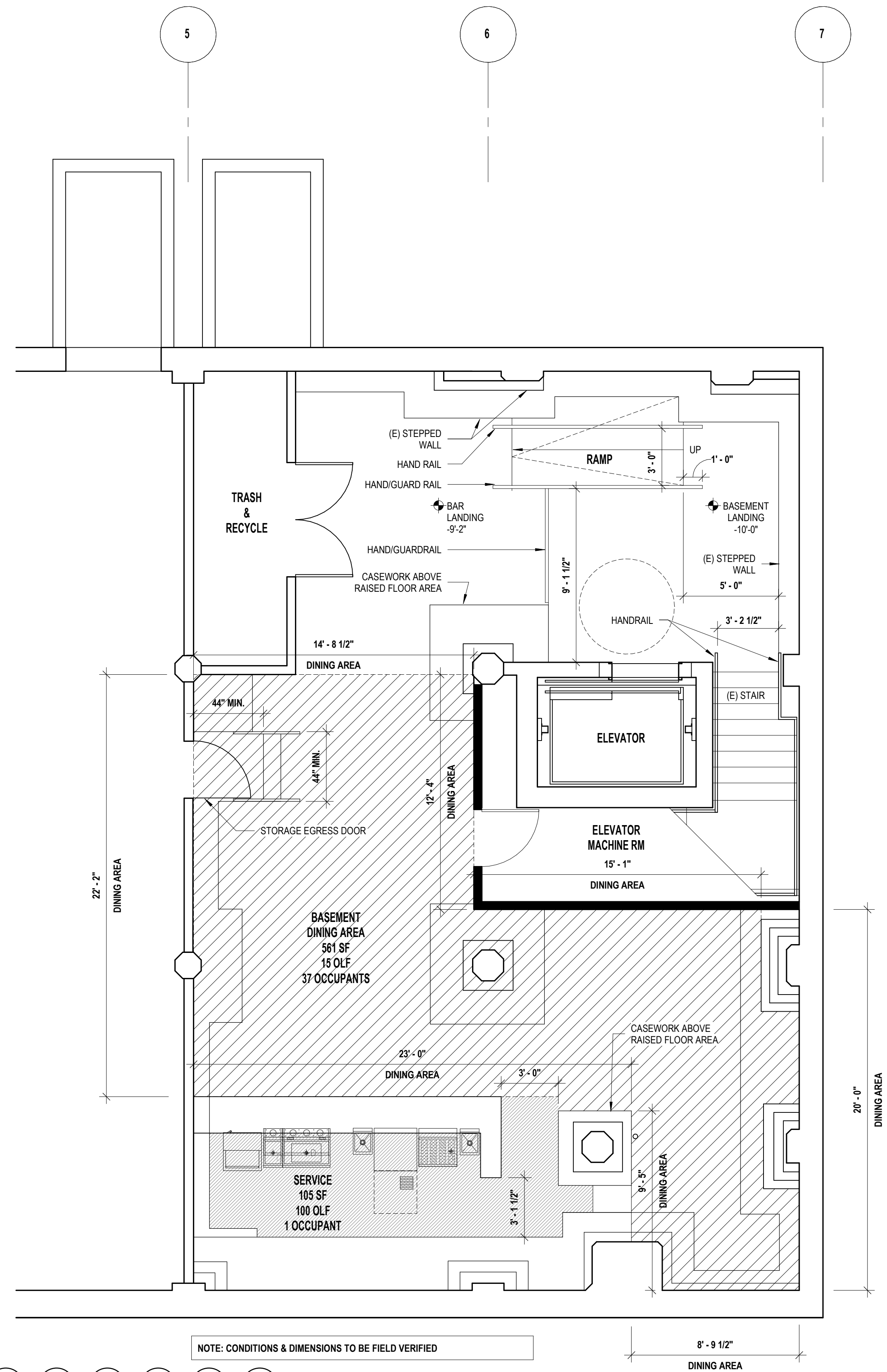
08.26.2018	16-135772-Rev-02 -CO 2ND
10.31.2018	6-135772-Rev-02- CO 3RD

FLOOR
PLANS

A2.0



1 Basement Floor Plan - Existing Conditions
A2.0 SCALE: 1/8" = 1'-0"



2 Basement Floor Plan - Proposed
A2.0 SCALE: 1/4" = 1'-0"