

# 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

<b>Appeal ID:</b> 18785	<b>Project Address:</b> 9800 SE Powell Blvd
<b>Hearing Date:</b> 12/19/18	<b>Appellant Name:</b> Joseph Purkey
<b>Case No.:</b> B-010	<b>Appellant Phone:</b> 5033081028 x102
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Brett Hulstrom, Steven Freeh
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> S-1 & B <b>Construction Type:</b> II-B
<b>Building/Business Name:</b> Powell Bus Garage Replacement Project	
<b>Fire Sprinklers:</b> Yes - Full	
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 18-254687-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4]	<b>Proposed use:</b> Transit Bus maintenance and operations

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	1009.3
<b>Requires</b>	<p>712.1.12 Unenclosed stairs created in accordance to 1009.3 shall be permitted.</p> <p>1009.3, Exception 1. In other than Group I-2 and I-3 occupancies, exit access stairways that serve, or atmospherically communicate between, only two stories are not required to be enclosed.</p>
<b>Proposed Design</b>	<p>Stairs between the lower level work area and the main floor maintenance area (ST-5 &amp; ST-6) are unenclosed. Stairs between the main floor maintenance area and the second floor (ST-2 &amp; ST-3) are unenclosed. There is a minimum straight-line dimension of over 140' between the ST-5 &amp; ST-6 floor openings and the ST-2 &amp; ST-3 floor openings. ST-2 &amp; ST-3 are also separated from ST-5 &amp; ST-6 by a thermal envelope, which provides atmospheric separation. ST-2 &amp; ST-3 are in conditioned space, while ST-5 &amp; ST-6 are in semi-conditioned space.</p>
<b>Reason for alternative</b>	<p>This is a request for a code interpretation, suggested by our plans examiner. We believe this design meets the code minimum design. Starting at Section 712, Vertical Openings, 712.1.8 Two-Story Openings does not apply because the floor openings in question are one of the applications listed in Section 712 (712.1.12 Unenclosed Stairs and Ramps). 712.1.12 states that unenclosed stairs are permitted in accordance to 1009.3. 1009.3, Exception 1 states that exit access stairways that serve, or atmospherically communicate between, only two stories are not required to be enclosed. The proposed design has the ceiling height of the ground floor space slightly higher than the second floor ceiling, thus virtually eliminating the risk of a stack effect into the second floor spaces. The horizontal distance, as well as the immense volume of the space open to ST-5 &amp; ST-6, further adds to the reduction in risk of atmospheric communication between the lower level work area and the second floor. These facts support our opinion that the floor openings effectively</p>

communicate between only two stories and are not required to be enclosed, per 1009.3, Exception 1 and that the proposed design provides a level of life safety and fire protection equivalent to Code requirements.

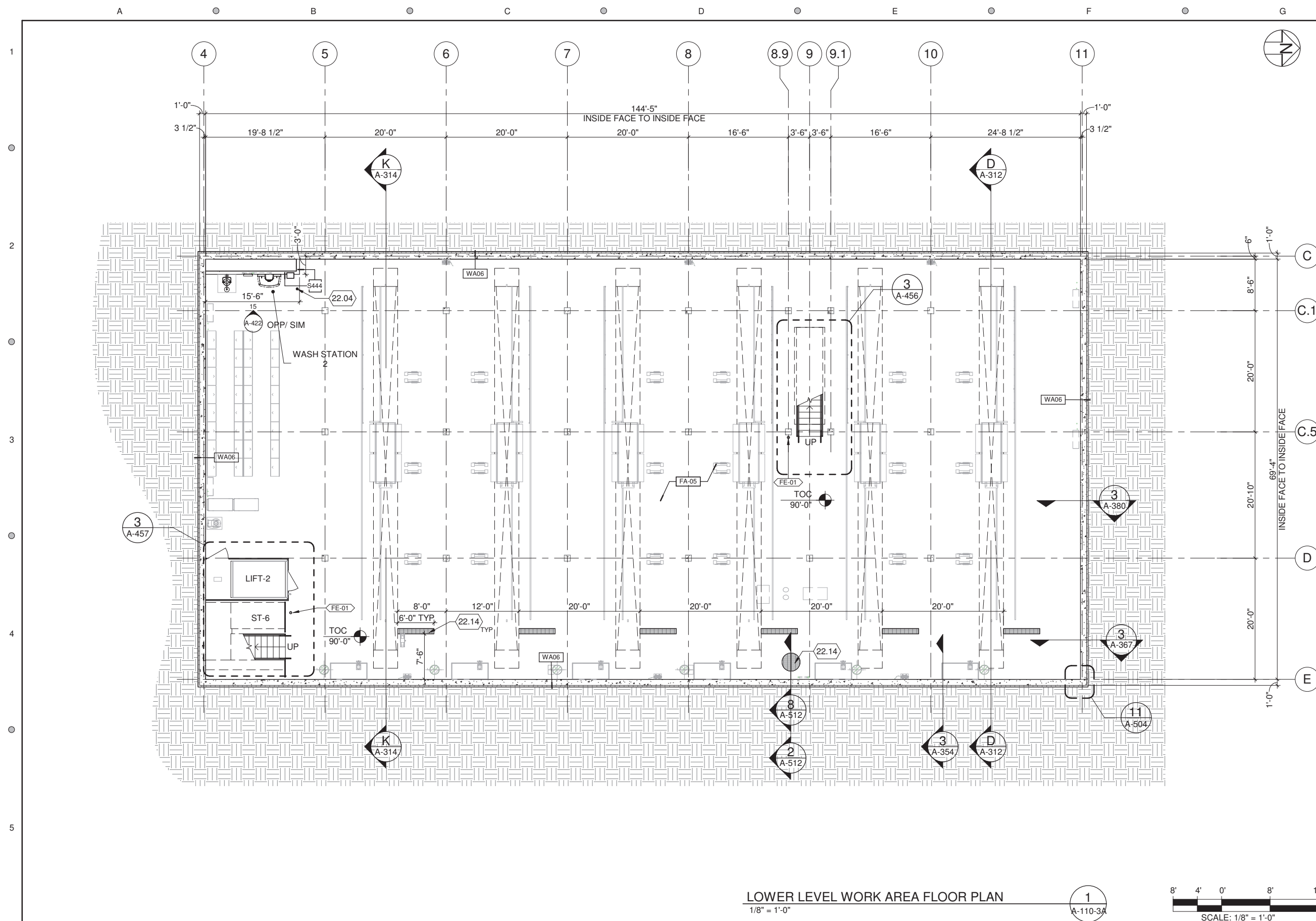
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## APPEAL DECISION

**Determination of communicating spaces: Granted as proposed. The board finds that the stair configuration as proposed does not present a significant risk of stack effect.**

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.



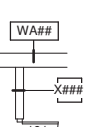
## FLOOR PLAN NOTES

- A FURNITURE SHOWN FOR REFERENCE ONLY; OF/OI  
B REFER TO DRAWING SERIES A-400'S FOR FINISH  
PLANS AND ELEVATIONS. A-410 SERIES FINISH  
PLANS FOR PAINT STRIPES.  
C EQUIPMENT SHOWN FOR RE: ONLY: SEE EQUIPMENT  
DRAWING FOR INFORMATION  
D RE: A-580 FOR LOCKER INFORMATION.  
E RE: A-600 FOR PARTITION HEIGHT, UNLESS NOTED  
OTHERWISE IN PLAN.  
G RE: A-501 TO A-503 FOR ARCH ASSEMBLIES. RE:  
A-600 SERIES FOR PARTITION TYPES.  
H RE: A-230 SERIES FOR TILT-UP PANELS EXTERIOR  
ELEVATIONS AND OPENING DIMENSIONS.  
J GRIDLINE TO INTERIOR FACE OF CON WALLS U.N.O.  
K ALL CMU PARTITION TO BE M003 & ALL GYP  
PARTITIONS TO BE S044 U.N.O

### CONSTRUCTION NOTES

22.04	FACILITY SANITARY SEWERAGE - FLOOR DRAIN, RE: PLUMB. FOR SIZE AND TYPE
22.14	PREFAB., TRENCH DRAIN: REMOVABLE GRATING, RE: PLUMB. FOR SIZE AND MODEL

## LEGEND

 ST-##  
WAB#  
X###

101

W1

XXXXXX  
TYP OF

FIRE EXTINGUISHER  
SEE A-005 FOR TYPICAL MOUNTING

FD

XXXX

TC

STAIR TAG  
SEE A-450 SERIES

WALL ASSEMBLIES  
SEE A-502

PARTITION TYPE  
SEE A-600 SERIES

DOOR NUMBER  
SEE A-610 SERIES FOR SCHEDULE

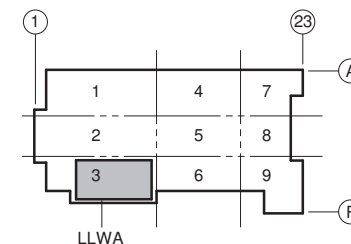
WINDOW AND LOUVER TYPE  
SEE A-620 SERIES FOR SCHEDULE

ARCHITECTURAL WOODWORK TAG  
SEE A-405 FOR SCHEDULE

FLOOR DRAIN

SPECIALTY EQUIPMENT  
SEE A-400 FOR SCHEDULE

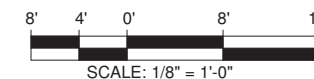
TIME CLOCK



BUILDING KEYPLAN

LOWER LEVEL WORK AREA FLOOR PLAN  
1/8" = 1'-0"

1  
A-110-3/

[illegible]

BB	05/25/18
DESIGNED	DATE
SPF	05/25/18
DRAWN	DATE
WT	05/25/18
CHECKED	DATE
MM	05/25/18
APPROVED	DATE

REGISTERED ARCHITECT  
A. MERLIN  
MALE  
DENVER, COLORADO  
STATE OF OREGON  
25 MAY '18



TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON



Stantec Architecture, Inc.  
1050 17th Street, Suite A-200  
Denver, CO 80265

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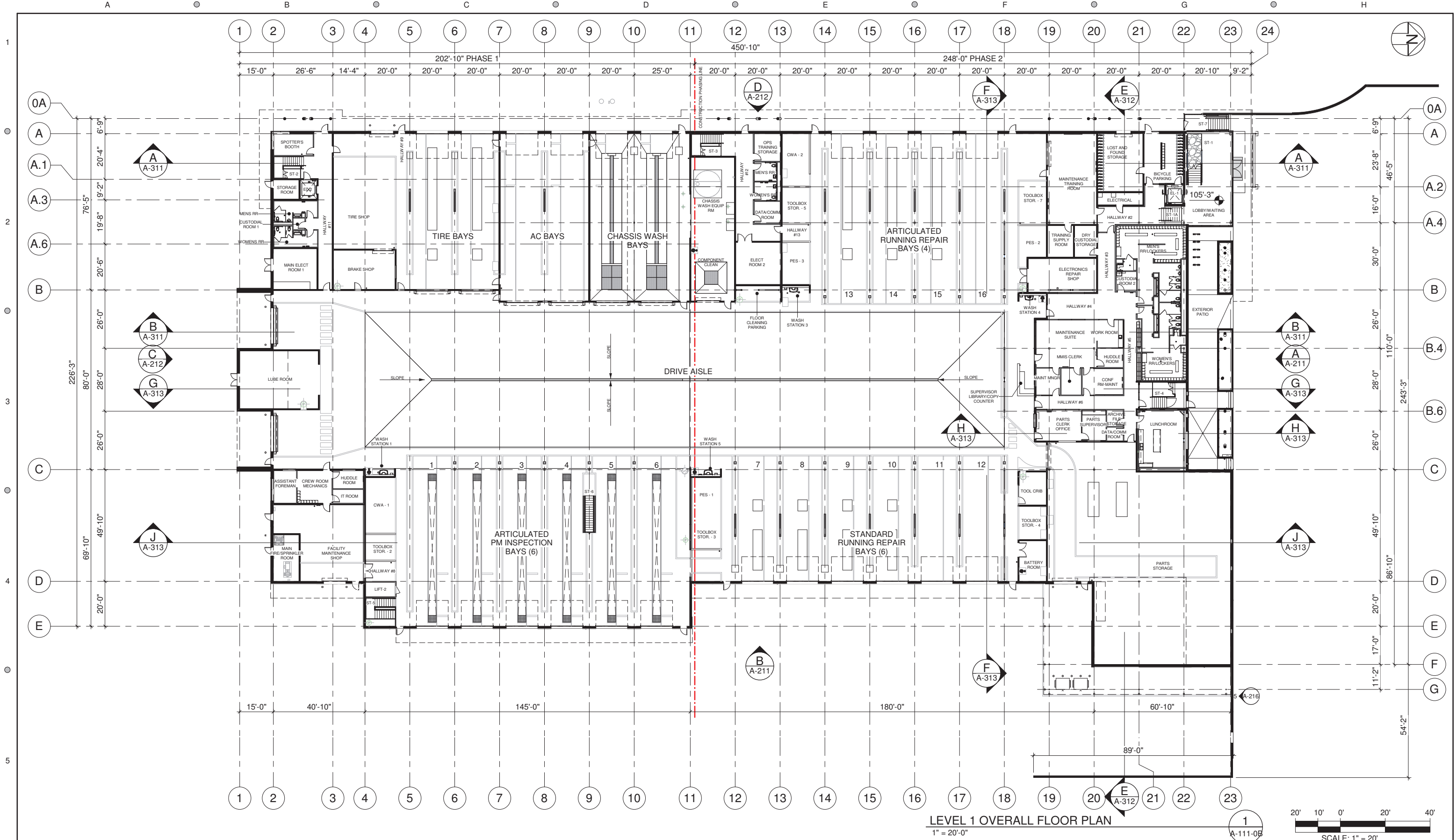





**CAPITAL PROJECTS AND  
CONSTRUCTION DIVISION**  
1800 SW FIRST AVE., SUITE 300  
PORTLAND, OREGON 97201

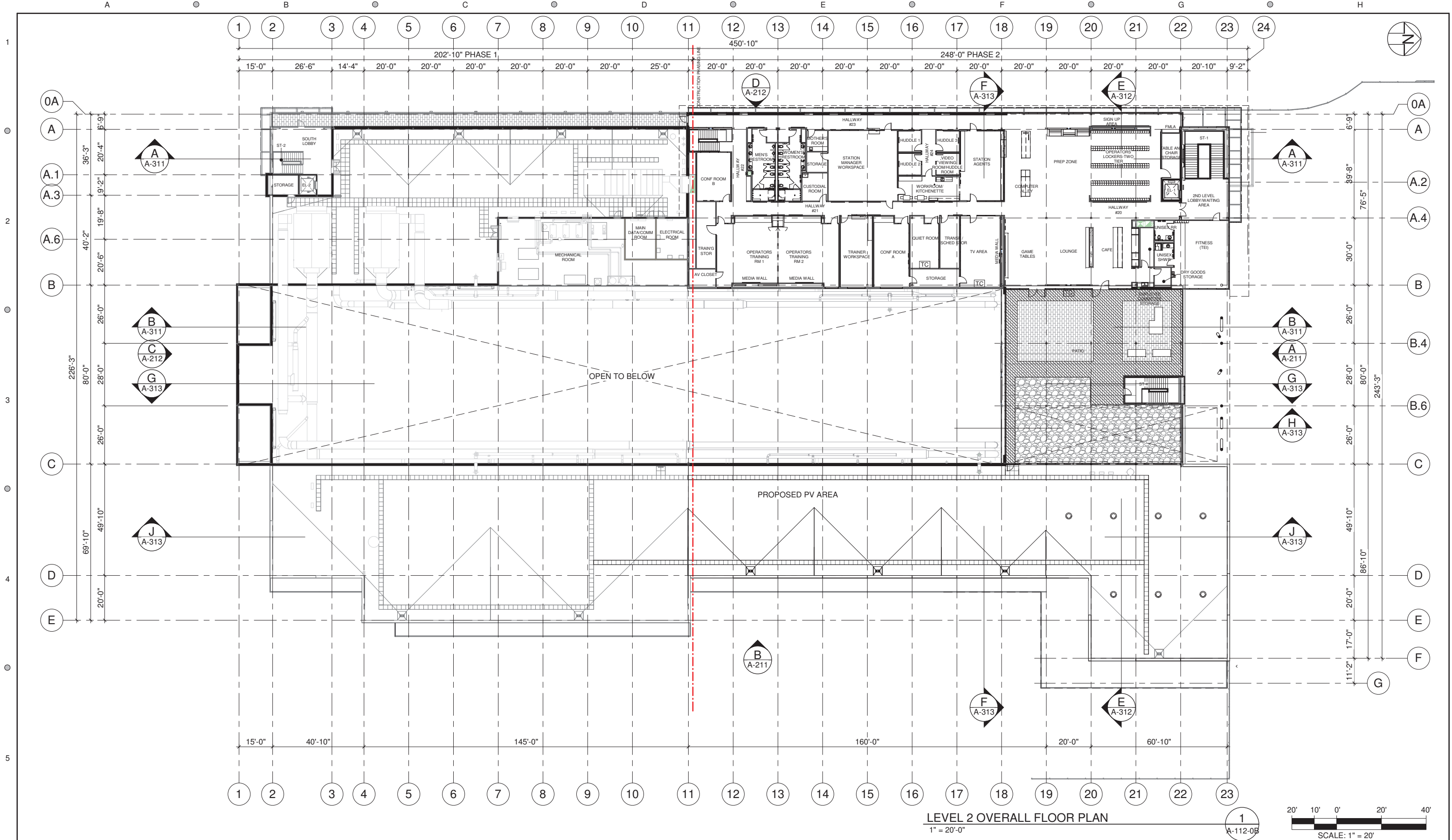
## POWELL BUS GARAGE REPLACEMENT PROJECT

MAIN BUILDING - PHASE 1  
LOWER LEVEL WORK AREA FLOOR PLAN  
PLAN AREA 3

SCALE:	DRAWING NO.:	CONTRACT NO.:	SHEET NO.:
1/8" = 1'-0"	A4076 - A-110-3A	RC170044JB	OF

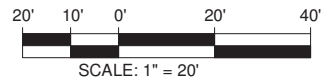


				BB DESIGNED 05/25/18 DATE				 REGISTERED ARCHITECT A. MERLIN MALE DENVER, COLORADO STATE OF OREGON 25 MAY '18	 TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON				POWELL BUS GARAGE REPLACEMENT PROJECT						
				SPF DRAWN 05/25/18 DATE					 Stantec Copyright Reserved The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.				CAPITAL PROJECTS AND CONSTRUCTION DIVISION 1800 SW FIRST AVE., SUITE 300 PORTLAND, OREGON 97201						
				WT CHECKED 05/25/18 DATE					TRI MET				MAIN BUILDING - PHASE 2 LEVEL 1 FLOOR PLAN OVERALL PLAN						
				MM APPROVED 05/25/18 DATE					SUBMITTED:				DATE:						
												APPROVED:				DATE:			
																SCALE:			
																DRAWING NO.:			
																CONTRACT NO.:			
																SHEET NO.:			
																OF			



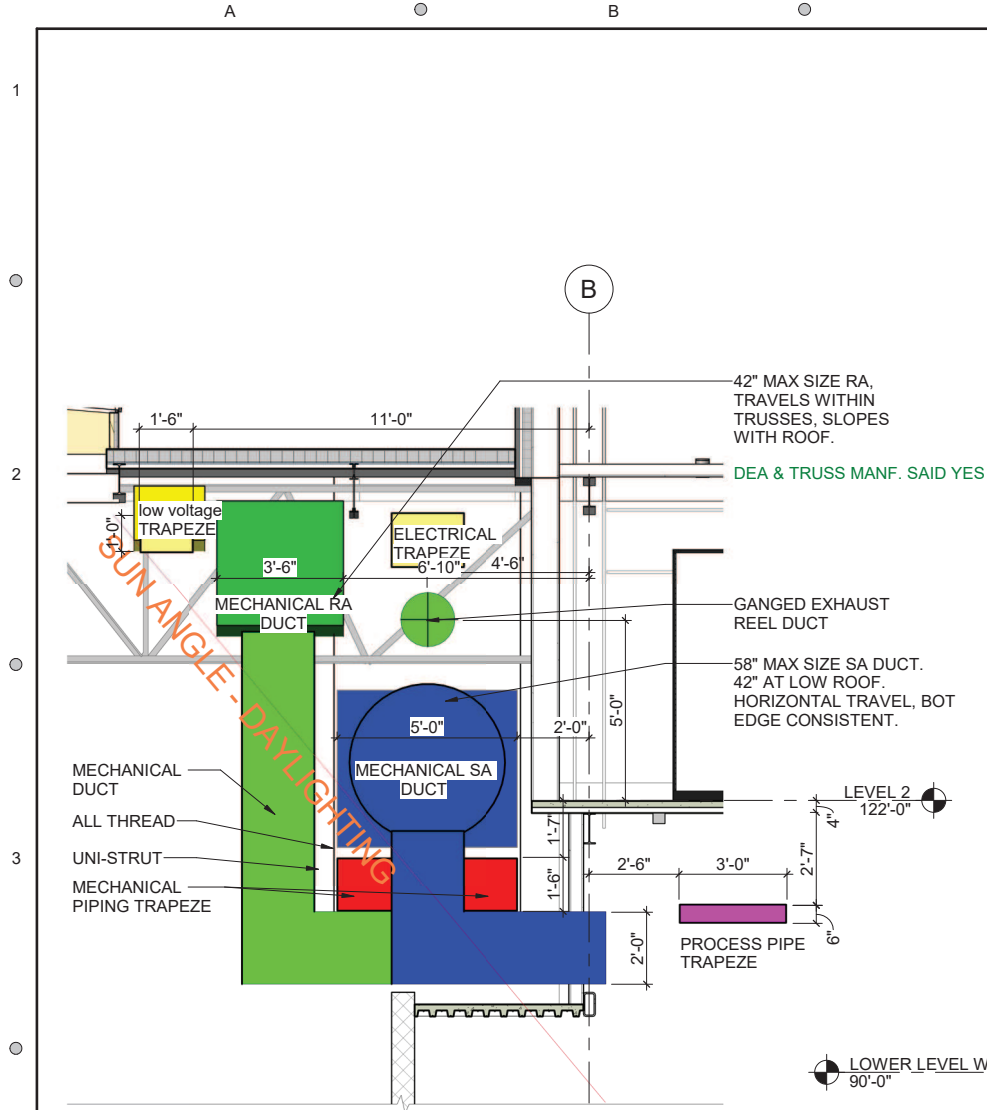
LEVEL 2 OVERALL FLOOR PLAN  
1" = 20'-0"

1  
A-112-0B

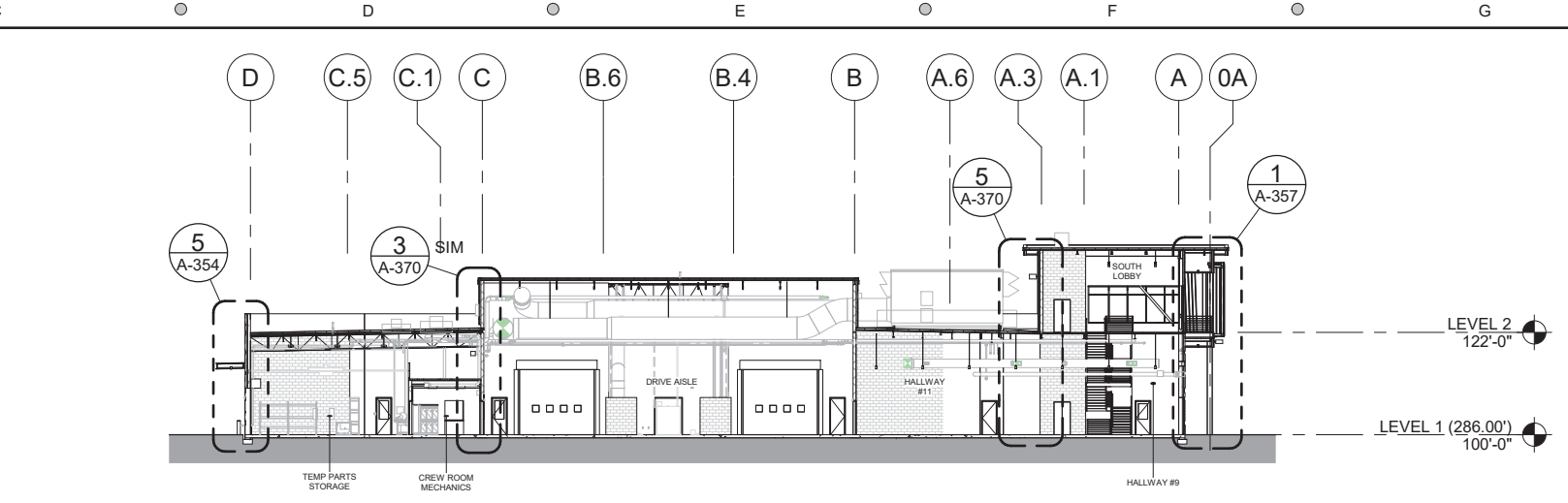


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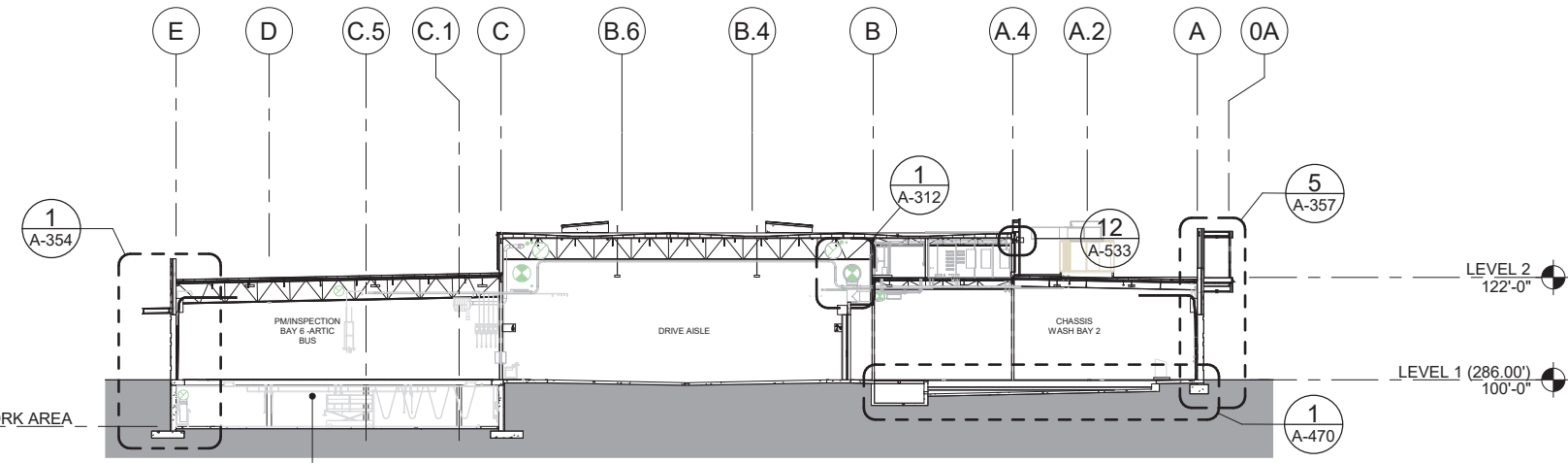




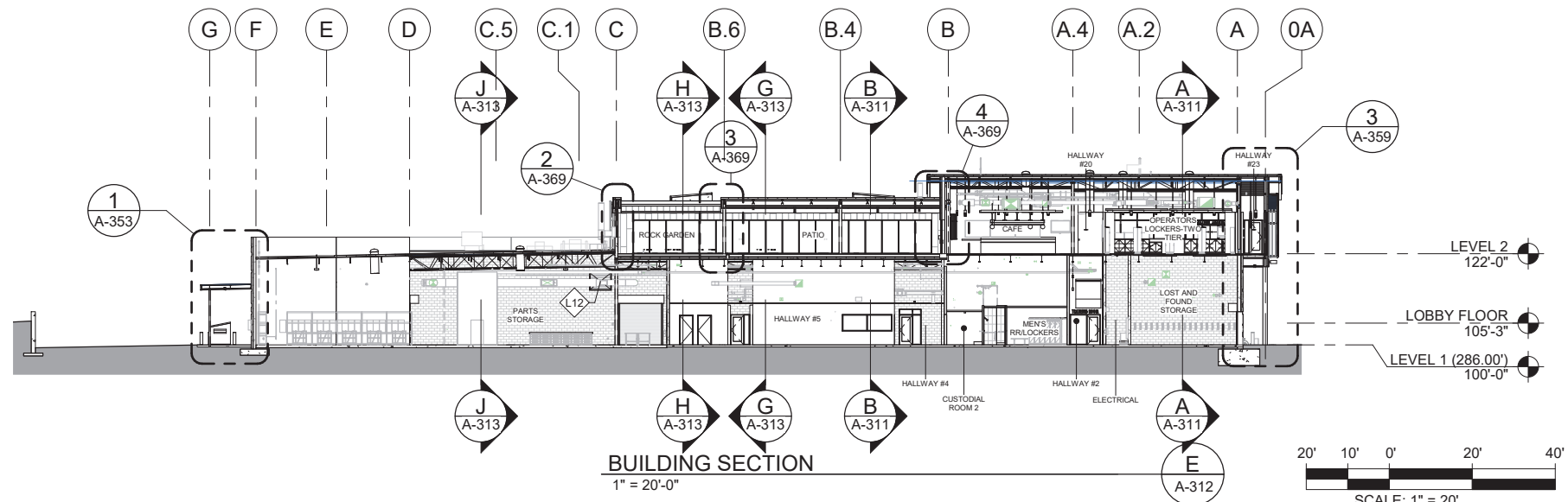
TRAPEZE SECTION-WEST  
3/8" = 1'-0"



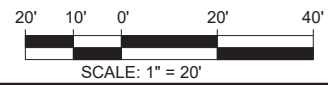
BUILDING SECTION  
1" = 20'-0"



BUILDING SECTION  
1" = 20'-0"

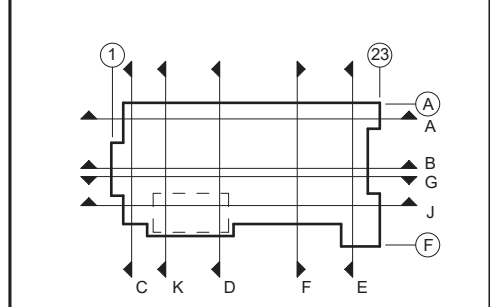


BUILDING SECTION  
1" = 20'-0"



BUILDING SECTION NOTES	
A	SEE SHEET A-002 FOR ALL CONSTRUCTION NOTES AND ASSEMBLIES DESCRIPTION
B	SEE SHEET A-501 - A-503 FOR ASSEMBLIES GRAPHIC REPRESENTATION
C	

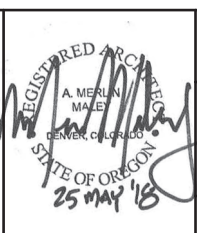
CONSTRUCTION NOTES



BUILDING KEYPLAN

NO.	DATE	WT BY	MM APPD.	100% CONSTRUCTION DOCUMENTS
	05/25/18	WT	MM	
		CHK.		

BB DESIGNED	05/25/18
SPF DRAWN	05/25/18
WT CHECKED	05/25/18
MM APPROVED	05/25/18



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TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON

**TRI MET**

CAPITAL PROJECTS AND CONSTRUCTION DIVISION  
1800 SW FIRST AVE., SUITE 300  
PORTLAND, OREGON 97201

POWELL BUS GARAGE REPLACEMENT PROJECT				
MAIN BUILDING BUILDING SECTIONS				
SCALE:	DRAWING NO.:	CONTRACT NO.:	SHEET NO.:	
As indicated	A4076 - A-312	RC170044JB	OF	