

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: 18972	Project Address: 1120 SW 5th Ave
Hearing Date: 2/6/19	Appellant Name: Kristin Wells
Case No.: B-024	Appellant Phone: 503-823-1181
Appeal Type: Building	Plans Examiner/Inspector: Jeff Donnelly
Project Type: commercial	Stories: 15 Occupancy: B, A-2/3 Construction Type: I-A
Building/Business Name: The Portland Building	Fire Sprinklers: Yes - Provided throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Municipal Office Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 2902.2

Requires	<p>The applicable OSSC section applicable to this appeal is 2902.2 Separate Facilities.</p> <p>“2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.”</p> <p>The City of Portland has issued a Code Guide (revised December 29, 2016) addressing this code section in response to the question “What constitutes a separate facility for each sex where plumbing fixtures are required?”</p> <p>Response states:</p> <p>The OSSC Section 2902.2 states that where plumbing fixtures are required, separate facilities shall be provided for each sex. However, “separate facilities” are not defined by the OSSC. The Bureau of Development Services (BDS) has determined that facilities meeting the following requirements may be considered separate facilities for the purposes of this code section”</p> <p>A. Full Height Walls and Doors. Each water closet must be enclosed by a 6’8” minimum door that fills the door frame, and floor to ceiling partitions or walls;</p> <p>B. Overlapping Jambs. Each water closet must have a doorjamb that overlaps the door in the closed position;</p> <p>C. Occupied Indicators. Each water closet must have locking hardware that functions with an indicator showing whether it is occupied or vacant;</p> <p>D. Ventilation. Each water closet must have separate ventilation;</p> <p>E. Lavatories. The lavatory(s) may be located within the water closet or outside of the water closets in a cluster setting; and</p> <p>F. Other Requirements. All other code requirements, including but not limited to, minimum number of fixtures required, accessibility, family or assisted-use facilities and signage must be met.</p>
-----------------	--

Facilities where the aggregate of water closets and lavatories are located in separate rooms for each sex may also be considered separate facilities for the purpose of this code section.

Proposed Design

The Portland Building is proposing an all user configuration for toilet rooms where each water closet is considered a separate facility.

Each water closet is separated by toilet partition panels that sit 1" maximum above existing floor and 1" maximum below ceiling. The toilet partitions have continuous attachment clips at all vertical joints between walls and other partitions as well as continuous hinges and overlapping jambs to eliminate gaps. The typical stall doors sit 6" above existing floor and 6" below existing ceiling. At ADA stall, the door sits 9" above the floor to accommodate wheelchair foot rest clearance.

Overlapping jambs, occupied indicators, separate ventilation and lavatories are provided for in the design as noted in the attached drawings.

Total fixture number provided for the building is in accordance with OSSC Chapter 29 requirements.

Reason for alternative

The proposed design meets all of the requirements as stated in the Code Guide with the exception of Item A that requires "Each water closet must be enclosed by a 6'8" minimum door that fills the door frame, and floor to ceiling partitions or walls;"

The applicant believes that the intent of the Code Guide is being met for separate facilities by using a partition system that eliminates gaps that would allow visibility into the stall. The Portland Building is an existing building with variations in floor surfaces that need to be accommodated. Holding the partitions 1" maximum from adjacent floor and ceilings allow tolerance for existing floor slabs that are out of level.

The space provided at the bottom of the stall doors is provided to address potential safety and security concerns. As this is a public building, the City is concerned with the ability to be aware of any restroom occupants that may be in need of security or medical assistance. The top of door is typically 7'-6" above the floor putting the top of the door well above the 6'-8" minimum required height.

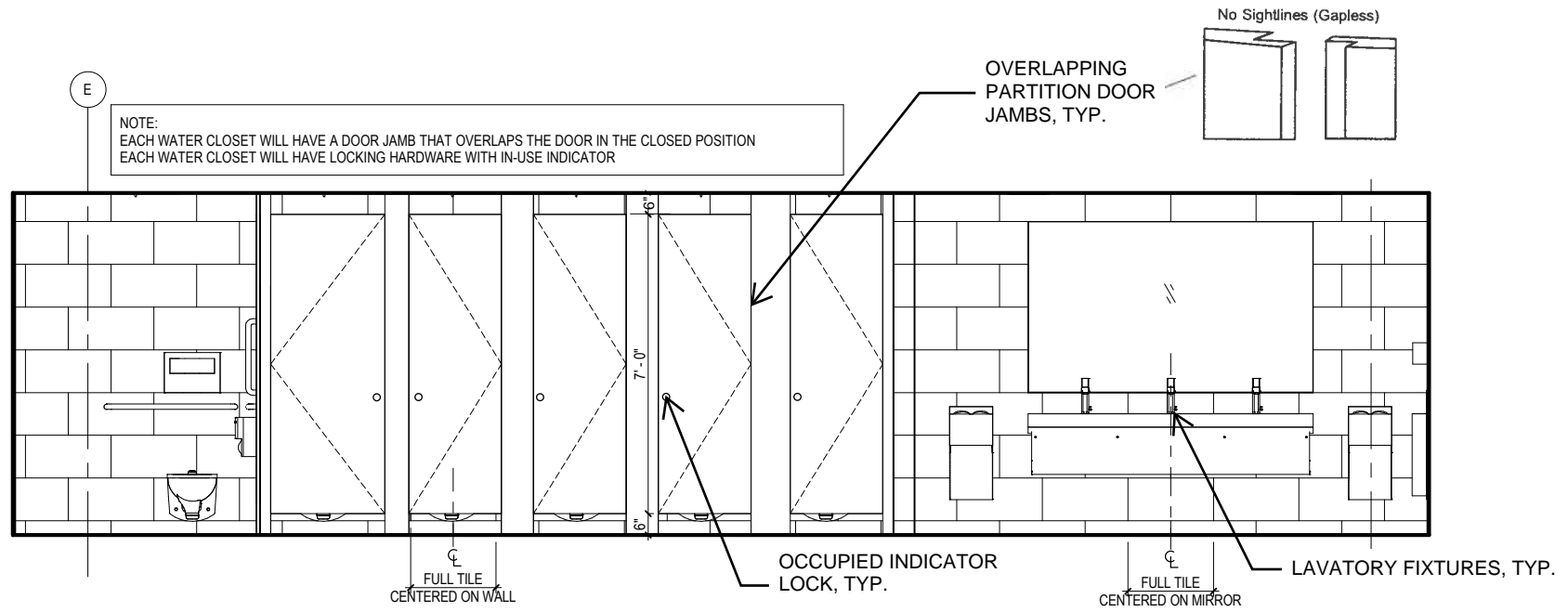
APPEAL DECISION

Omission of separate toilet facilities with all user stalls: Granted provided the maximum gap at the top and bottom of the partition walls and doors is 1 inch.

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.



31
A12.1A LEVEL 01 RESTROOM - 0115 NORTH
SCALE: NOT TO SCALE

Attachment No.
to
Dated:

INTERIOR ELEVATIONS - LEVEL 01
THE PORTLAND BUILDING RECONSTRUCTION PROJECT

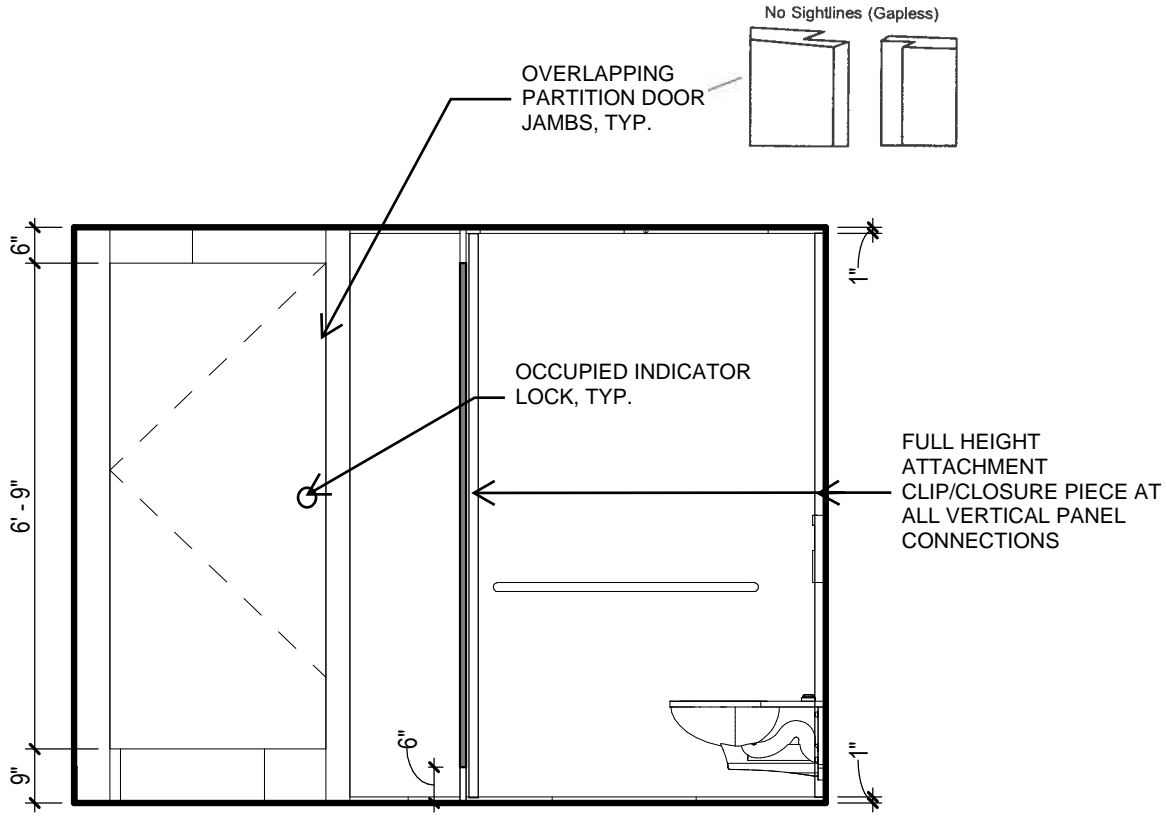
SK-2
74-16113-02
06/21/2018

DLR Group
ARCHITECTURAL FIRM
1000 NE 10th Avenue, Suite 100
Portland, OR 97232

41
A12.1A

LEVEL 01 RESTROOM - 0115 WEST

SCALE: NOT TO SCALE



DLR Group
Architecture Planning Interiors

©2017 DLR Group Architecture & Planning Inc. in Oregon
05/21/2018

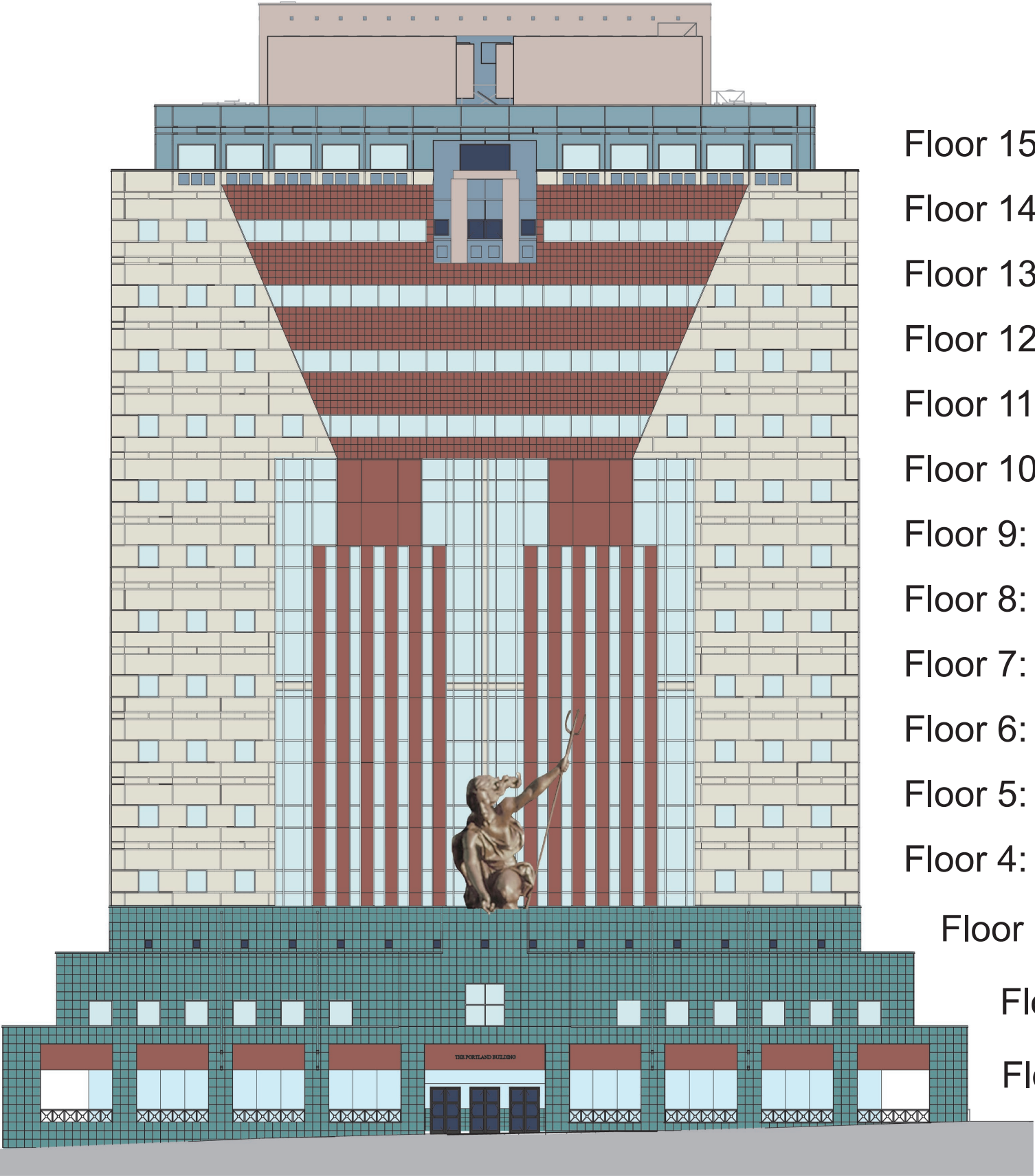
SK-3

74-16113-02




05/21/2018

INTERIOR ELEVATIONS - LEVEL 01
THE PORTLAND BUILDING
RECONSTRUCTION PROJECT

Portland Building 2020 Restrooms



- Floor 15: Support Space
- Floor 14: PBOT
- Floor 13: PBOT
- Floor 12: PBOT/Facilities
- Floor 11: BTS
- Floor 10: BRFS/CBO
- Floor 9: BHR/CAO
- Floor 8: Parks
- Floor 7: BES
- Floor 6: BES
- Floor 5: Water
- Floor 4: Water
- Floor 3: Support Space
- Floor 2: Public
- Floor 1: Public
- Basement

	Multi-Stall		Single Occupant	
Floor 15: Support Space	8		1	
Floor 14: PBOT	4	4	1	
Floor 13: PBOT	4	4	1	
Floor 12: PBOT/Facilities	4	4	1	
Floor 11: BTS	4	4	1	
Floor 10: BRFS/CBO	4	4	1	 Gendered Female
Floor 9: BHR/CAO	4	4	1	
Floor 8: Parks	4	4	1	 Gendered Male
Floor 7: BES	4	4	1	
Floor 6: BES	4	4	1	 All User
Floor 5: Water	4	4	1	
Floor 4: Water	4	4	1	
Floor 3: Support Space	4		1	
Floor 2: Public	6	6		
Floor 1: Public	12		3	
Basement	2	2	2	