

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: 18943	Project Address: 1700 NE 132nd Ave
Hearing Date: 2/6/19	Appellant Name: Yosuary Guerra
Case No.: B-003	Appellant Phone: 5037801649
Appeal Type: Building	Plans Examiner/Inspector: Connie Jones
Project Type: commercial	Stories: 1 Occupancy: A-3 Construction Type: V
Building/Business Name: Parkrose Montessori School	Fire Sprinklers: No
Appeal Involves: occ Change from A-3 to E	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: School

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 907.2.3

Requires Code Section 907.2.3 requires a manual fire alarm system that initiates voice/alarm notification. It also requires interconnection between sprinklers (where applicable) and alarm systems in E Occupancies. Exception 1 does not require these systems when occupant loads are less than 50. Response: The Code demands improved life safety systems for the more vulnerable young population occupying schools. It also makes exceptions for small programs and spaces which would tend to have less difficulty exiting.

Proposed Design Parkrose Montessori School proposes that the existing space provides safe exiting and effective early warning.

Actual maximum occupant load of 59 (52 students, 7 adults) is less than calculated occupant load of 75.5. This maximum is enforced by the Oregon Department of Education student/teacher ratios.

The 2,643 sqft space is part of a 3,864 sqft fire area protected by a 2HR-rated wall assembly. The space provides 4 exits, 3 direct to exterior and 1 horizontal exit through a 2HR-rated assembly.

Smoke detectors are provided in each classroom, and there are two (2) fire extinguishers available.

Reason for alternative Parkrose Montessori School respectfully submits that the existing space provides equivalent life safety and fire protection for its small population. Meeting the requirements of Section 907.2.3 would be a financial hardship for Parkrose School, especially if completing this upgrade as a leaseholder and not owner.

The school does not exceed the Code exception by much when using the actual occupant load. The actual maximum occupant load of 59 (52 students, 7 adults) only exceeds the Code's

exception by 9 individuals. To balance this, the space has double the exiting requirements with 4 total exits, 3 direct to exterior and 1 horizontal exit through a 2HR-rated wall. Smoke alarms in each classroom would help accelerate the already quick exiting.

APPEAL DECISION

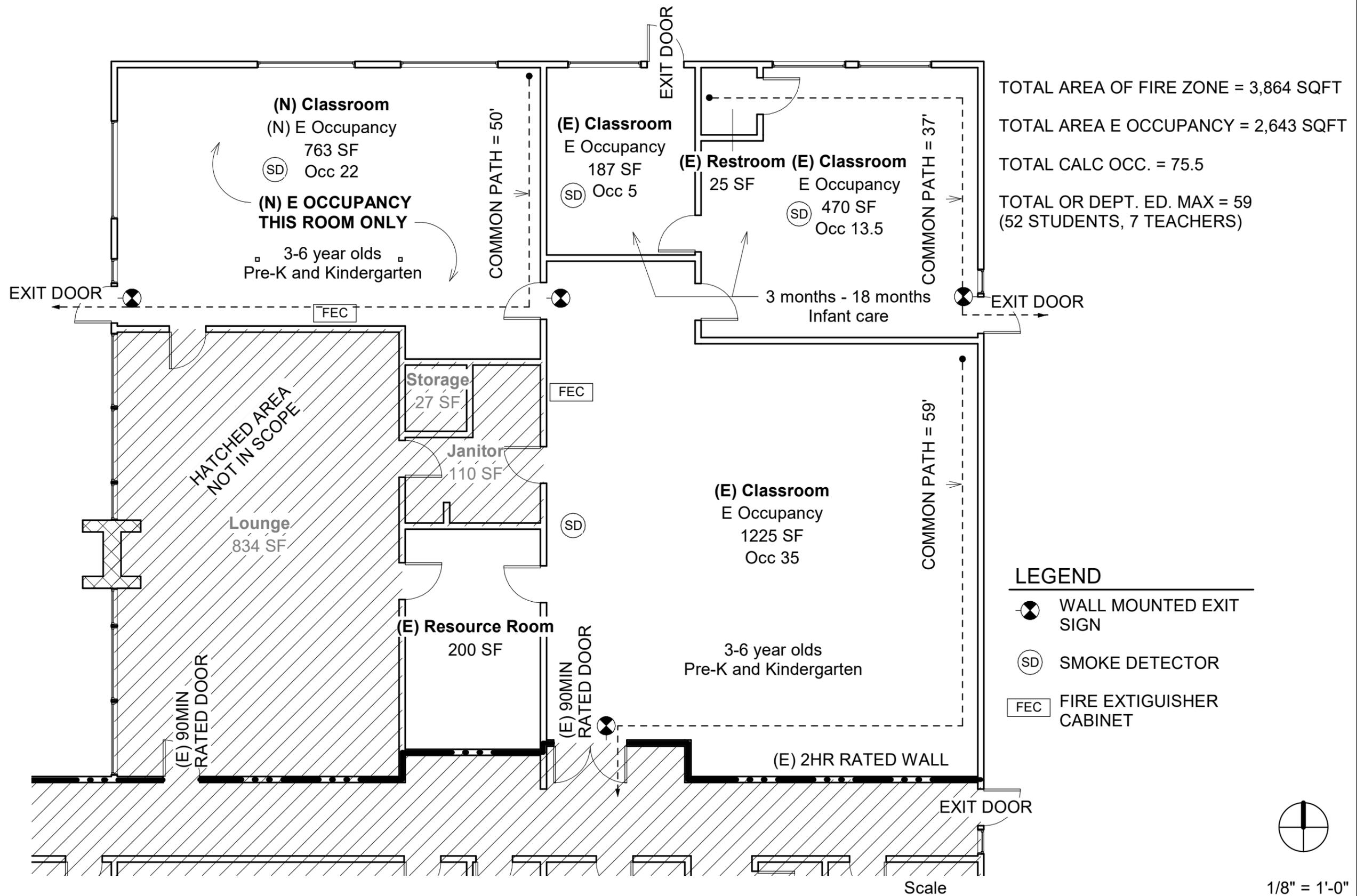
Omission of manual fire alarm and notification with occupant load over 50: Granted provided manual fire alarm is installed without requirement for occupant notification.

Separate permit required through Fire Marshal's office.

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.

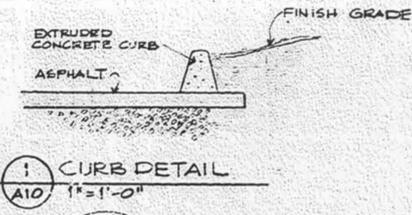
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



Plan	Parkrose Montessori School	1700 NE 132 Avenue Portland, OR 97230	Project Number	20190001
A101	Parkrose Expansion		Date	TBD
			Drawn By	ETH

BES Pollution Prevention:
If any discharging is proposed to be discharged into a City Sanitary or Storm Sewer System, pre-authorization MUST be obtained from the BES Pretreatment or Stormwater Programs. Call 503-823-5600 for more information.

BES Pollution Prevention:
Approved by: *B. Spill* Date: 11/8/16
MW: 2/11/16



DRYWELL/CATCHBASIN NOTE: VERIFY LOCATION OF EXISTING DRYWELL TO BE REMOVED/FILLED. VERIFY CONNECTIONS/FATH OF EXISTING CATCHBASINS TO EXISTING DRYWELL OR RECONNECT. DRYWELL @ NEW LOCATION ALTERNATE BID:
REMOVE EXISTING CATCHBASIN. REPLACE W/ CATCHBASIN/DRYWELL SYSTEM @ EA. LOCATION. RECONNECT TO EX. W/ FIRM RIGID JOINT. PATCH EXISTING PARKING/SIDEWALK WHERE REQUIRED. *1/2\"/>*

LANDSCAPE NOTES:
1. PROVIDE TOPSOIL THROUGHOUT (8\"/>

PROJECT DESCRIPTION: Partial Change of Occupancy from Sunday School Classrooms to School (E occupancy) for ages 3 months to 6 years. *SEEKING SEPARATE FIRE DEPT. FOR JPPR SCHOOL in SINGLE COUNTY 10-15-20*
R. 149.98' story wing

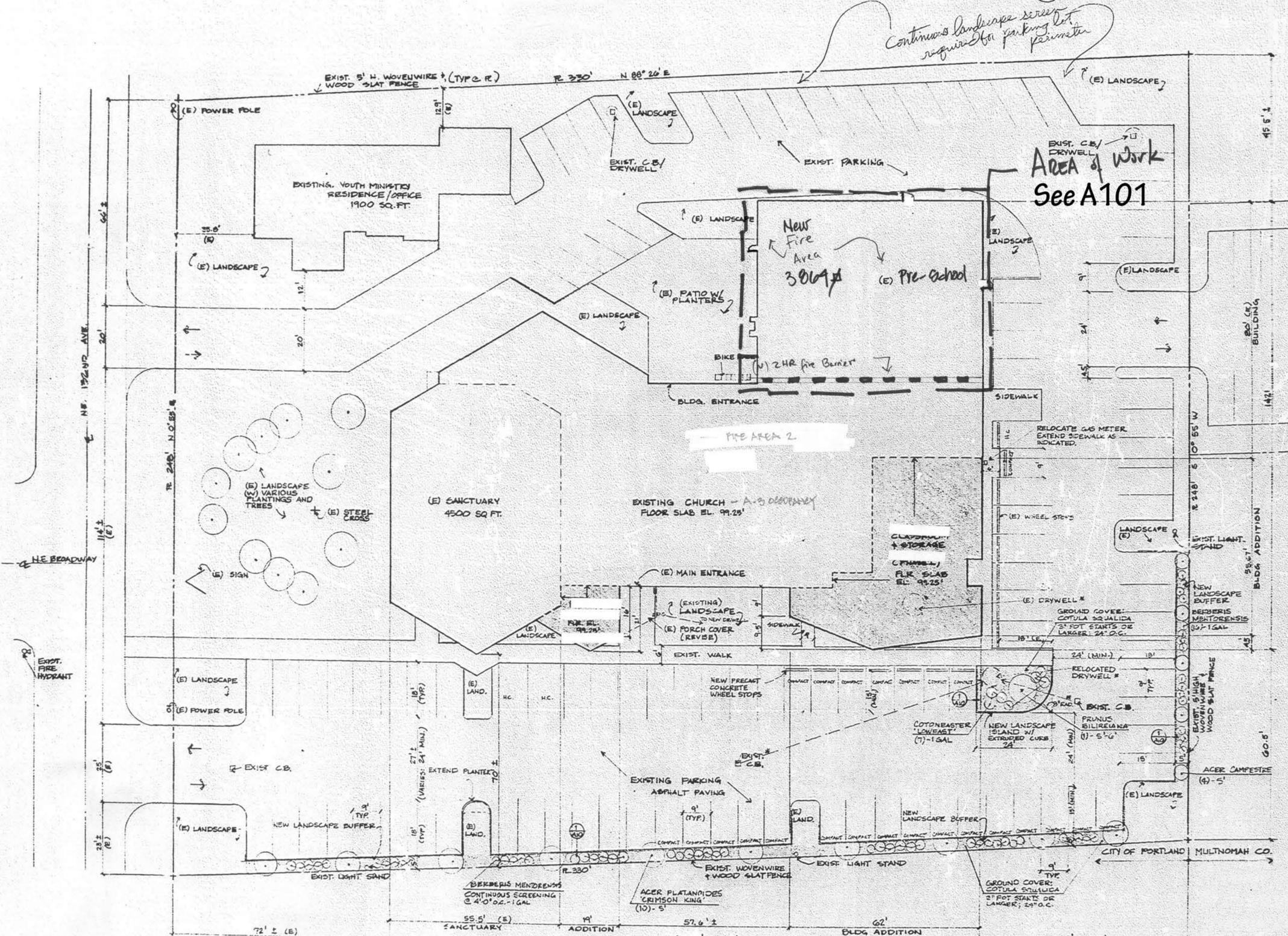
SITE NOTES:

- TOTAL SITE AREA: 93,781 S.F.
- (E) SANCTUARY AREA: 4,300 S.F.
- TOTAL BUILDING AREA: 19,010 S.F.
- ALLOWABLE FLOOR AREA: 10,500 S.F.
- SEPARATION THREE SIDES = 100%
- TOTAL ALLOWABLE FLOOR AREA: 21,000 S.F.
- PARKING REQUIRED: 52 SPACES
- PARKING PROVIDED: (EXISTING) 107 SPACES
- W/ ADDITION: (37 SPACES) (29 COMPACT)
- SITE COVERAGE:
 - BUILDING - W/ EXISTING SITE AREA: 25.7%
 - W/ SITE ADDITION: 22.4%
 - LANDSCAPE W/ SITE ADDITION: 21.9%
 - ASPHALT PARKING SIDEWALKS W/ SITE ADDITION: 55.7%
- CODE SUMMARY:
 - BUILDING CODE: 2014 O.B.S.C.
 - OCCUPANCY: E/A-3
 - FIRE ZONE: II
 - CONSTRUCTION TYPE: (EXISTING) TYPE II-1HR. (ADDITION) smoke detection TYPE II-1HR.
- LEGAL DESCRIPTION: Provided/Existing

LEGAL DESCRIPTION:
A PORTION OF LOTS 11 & 12 RICHLAND ADDITION, MULTNOMAH COUNTY, OREGON T1N; R2E; SECTIONS 26 & 35 W.1/4.
TAX MAP # 2843-2844
TAX LOTS # 10, 372, 404: EXISTING SITE
TAX LOT # 25 - ADDITIONAL SITE

LUTHERAN CHURCH OF THE RESURRECTION
1700 NE 132ND, PORTLAND, OR 97230
CLASSROOM ADDITION

SCALE: <i>1/16\"/> </i>	APPROVED BY: <i>[Signature]</i>	DRAWN BY: <i>[Signature]</i>
DATE: <i>3-15-20</i>	REVISION: <i>12-3-20</i>	
DRYWELL ARCHITECT 1700 NE 132ND, PORTLAND, OR 97230 503-255-1111 WWW.DRYWELLARCHITECT.COM		



SITE PLAN
1/16" = 1'-0"
NORTH

NOTE: HANDICAPPED ACCESS:
CURB CUTS; SIGNS; EXITS; ETC. MUST COMPLY W/ OREGON BARRIER FREE STANDARDS.