

# 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:** Hold for Additional Information

**Appeal ID:** 18949

**Project Address:** 1410 NW Johnson St

**Hearing Date:** 2/6/19

**Appellant Name:** Barry R Smith PC Architect

**Case No.:** B-004

**Appellant Phone:** 503-295-6261

**Appeal Type:** Building

**Plans Examiner/Inspector:** Preliminary

**Project Type:** commercial

**Stories:** 3 **Occupancy:** Warehouse **Construction Type:** I-V

**Building/Business Name:**

**Fire Sprinklers:** Yes - NFPA 13 (Improvements Req'd)

**Appeal Involves:** Alteration of an existing structure

**LUR or Permit Application No.:**

**Plan Submitted Option:** pdf [File 1]

**Proposed use:** Office

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** Section 1022 Interior Exit Stairways and Ramps, 1022.3.1 Extension

**Requires** Where interior exit stairways and ramps are extended to an exit discharge or a public way by an exit passageway, the interior exit stairway and ramp shall be separated from the exit passageway by a fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both. The fire-resistance rating shall be at least equal to that required for the interior exit stairway and ramp. A fire door assembly complying with Section 716.5 shall be installed in the fire barrier to provide a means of egress from the interior exit stairway and ramp to the exit passageway. Openings in the fire barrier other than the fire door assembly are prohibited. Penetrations of the fire barrier are prohibited.

**Proposed Design** This factory building was granted occupancy December 30, 1908 and little or no improvements have been made since the original construction. The current owner [Seller] has occupied the building since the 1950's using it as an office building and print shop.

Circulation and egress are constricted in the current configuration. Occupants have to travel through adjoin occupied spaces or through an enclosed stair to access tenant spaces. Door swing in the wrong direction and are redundant.

The new Owner [Purchaser] wishes to simplify the enclosed stair to act both as vertical circulation and means of egress as it now functions. Thinking of the condition as an atrium, the improvements are to secure the required one-hour fire resistive protection around the stairwell, correct the door swing and maneuvering distance condition and separate tenant access spaces by extending the stairwell footprint.

Per Section 1022.2, the fire-resistive rating of the Interior Exit Stairway is required to be 1 hour as the stair is connecting less than four stories.

Building is equipped with an automatic sprinkler system and needs upgrading to current NFPA 13 standards.

There are no combustibile concealed attic spaces.

Where non-rated interior glass relite and doors are used, a 2HR rated fire curtain is provide.

RESPONSE: A Building Code appeal is required for substituting 2HR fire curtains in lieu of one-hour fire resistive construction.

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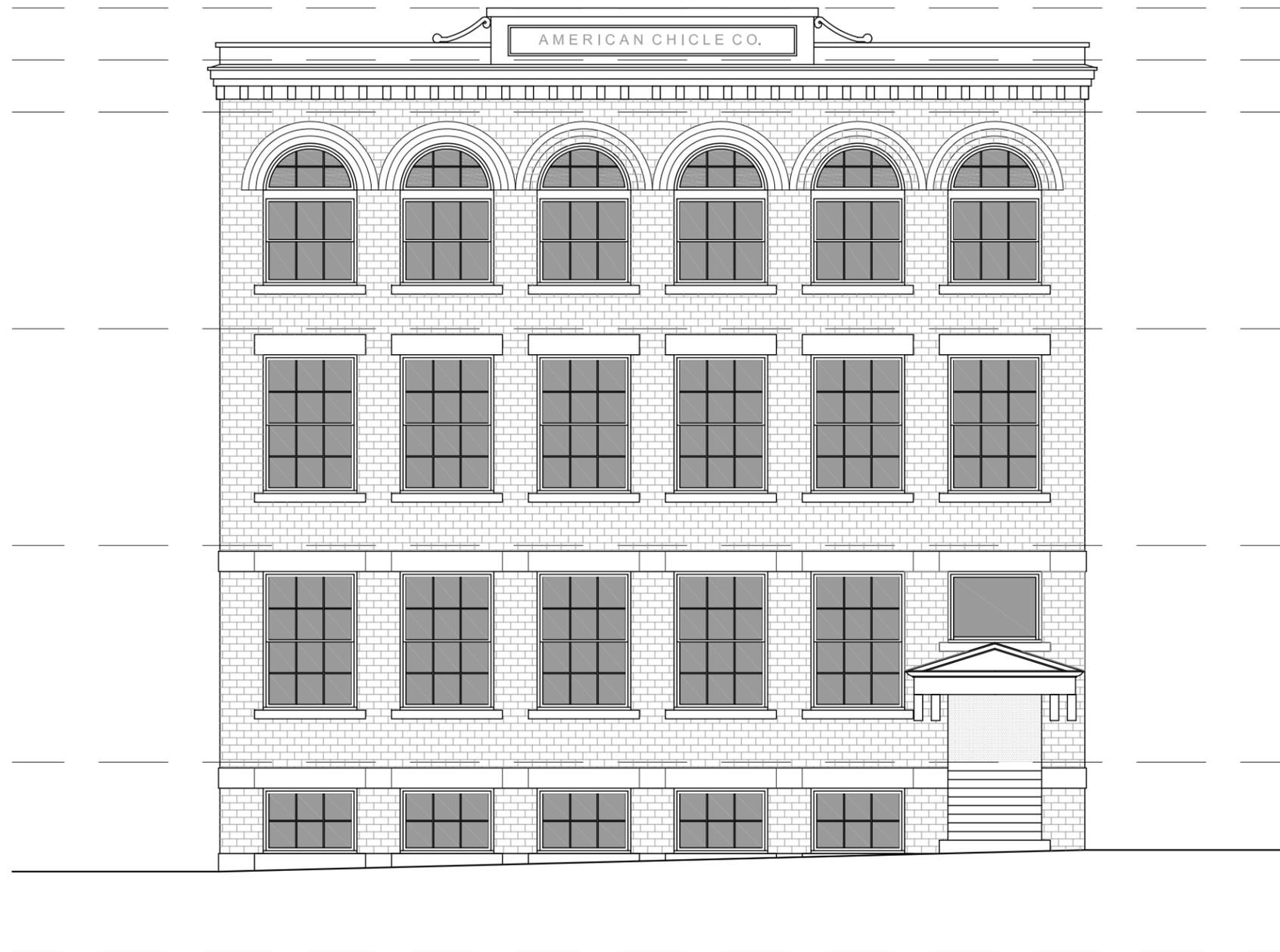
**Reason for alternative** The alternate gives the Owner flexibility to visually identify tenant access from egress components.

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## APPEAL DECISION

**Extension of stair enclosures: Hold for additional information.**

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



JOHNSON STREET ELEVATION

**1410 SW JOHNSON STREET - PORTLAND OR**



20FT

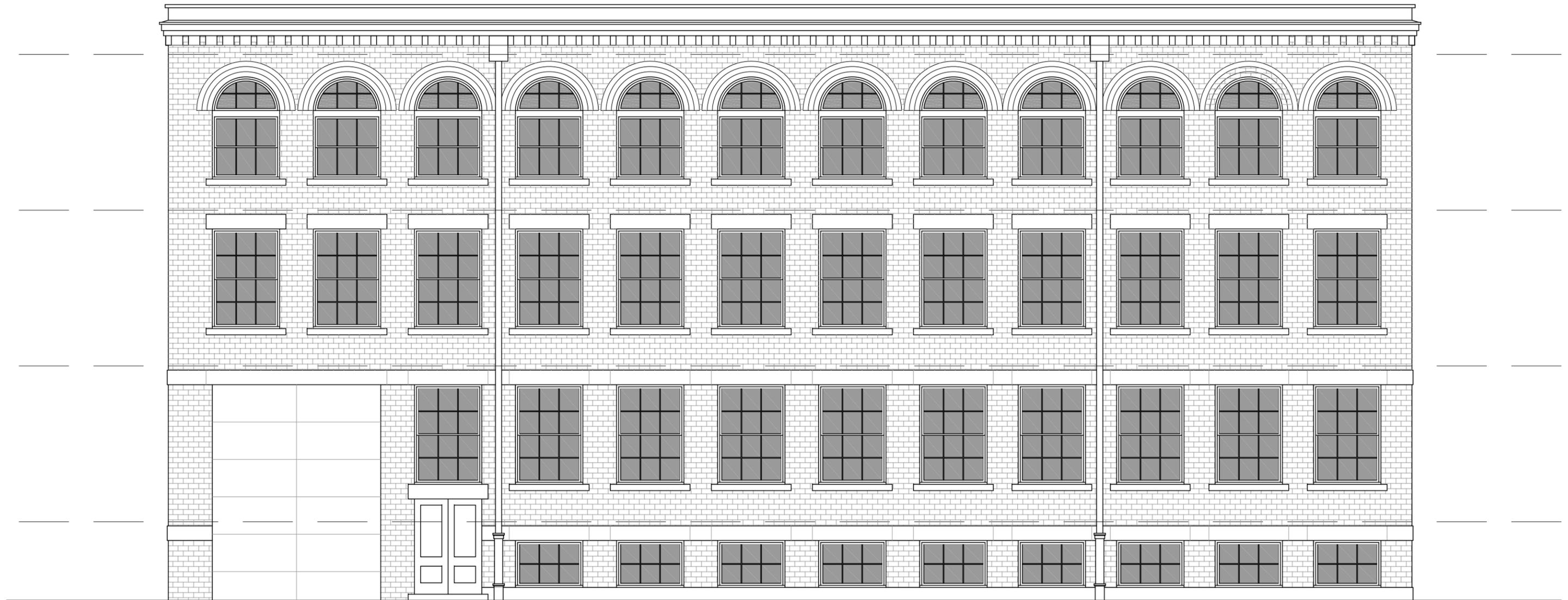


2019-01-30

DRAWINGS BASED ON AS BUILT PLANS - FIELD VERIFY ALL DIMENSIONS

**BARRY R SMITH, PC Architect**  
715 SW MORRISON STREET SUITE 909  
PORTLAND OR 97205 503.295.6261 [www.barrysmith.com](http://www.barrysmith.com)





10TH AVENUE ELEVATION

**1410 SW JOHNSON STREET - PORTLAND OR**



20FT

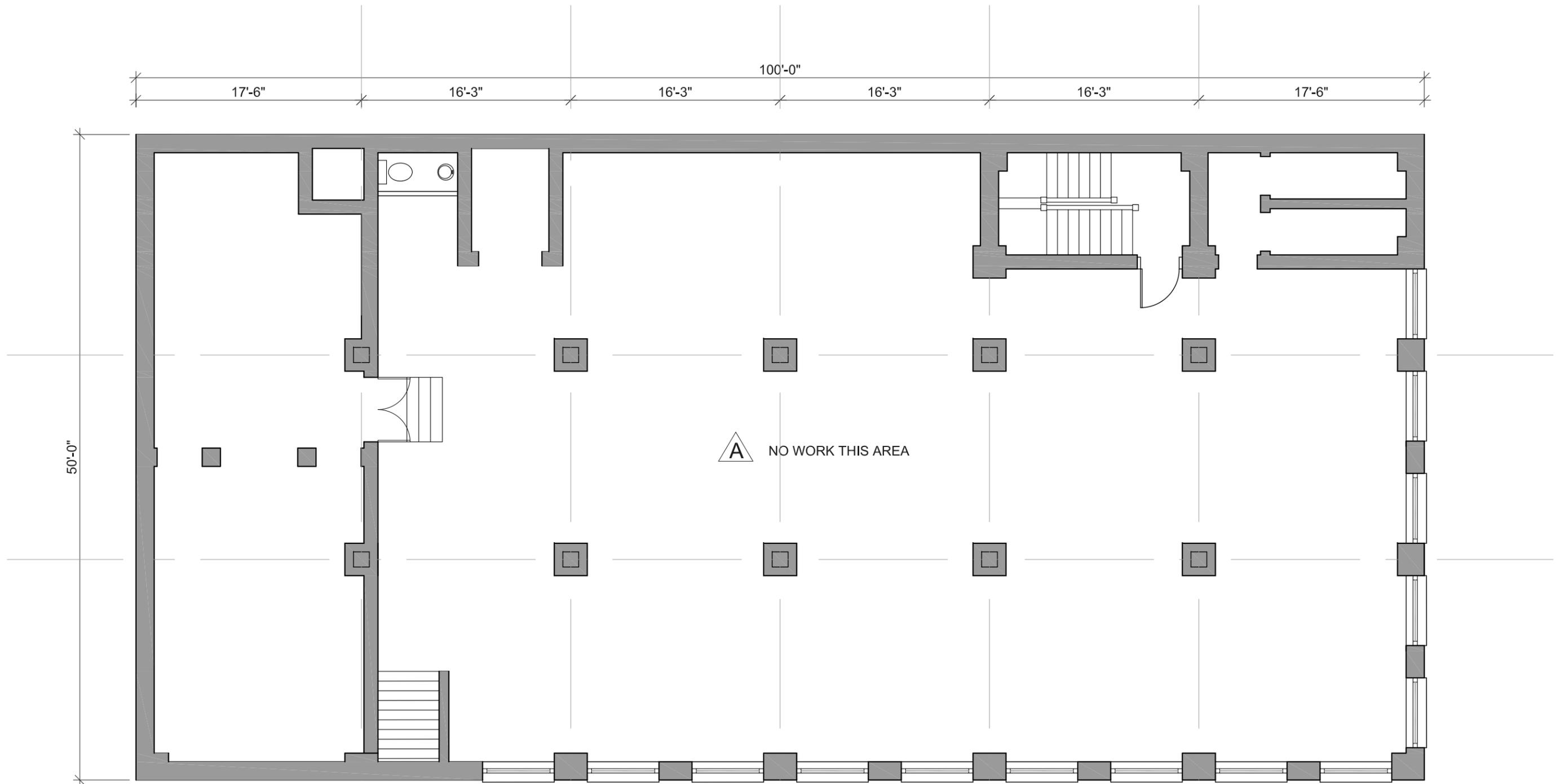


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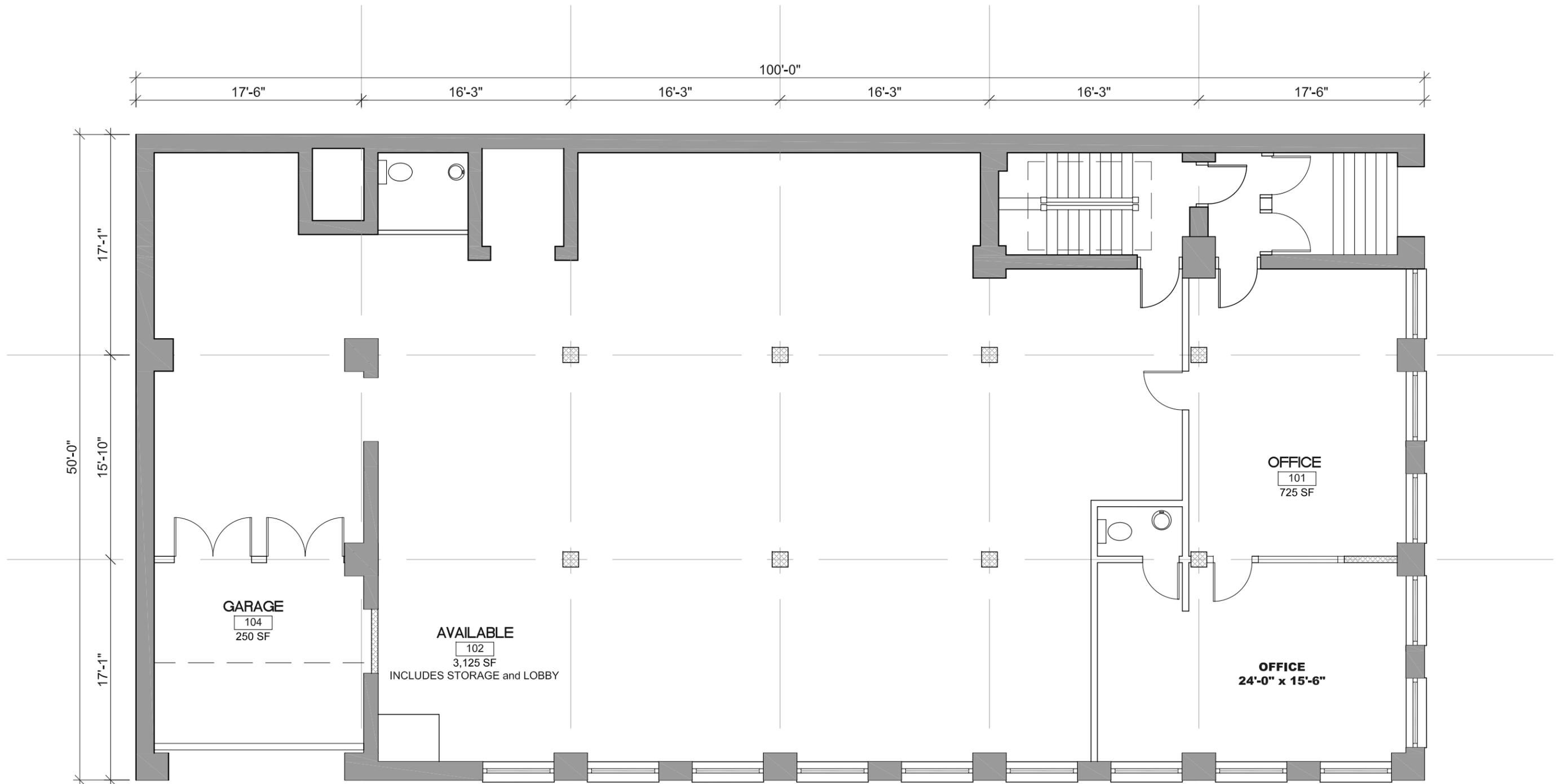
**BASEMENT FLOOR PLAN**  
**1410 SW JOHNSON STREET - PORTLAND OR**



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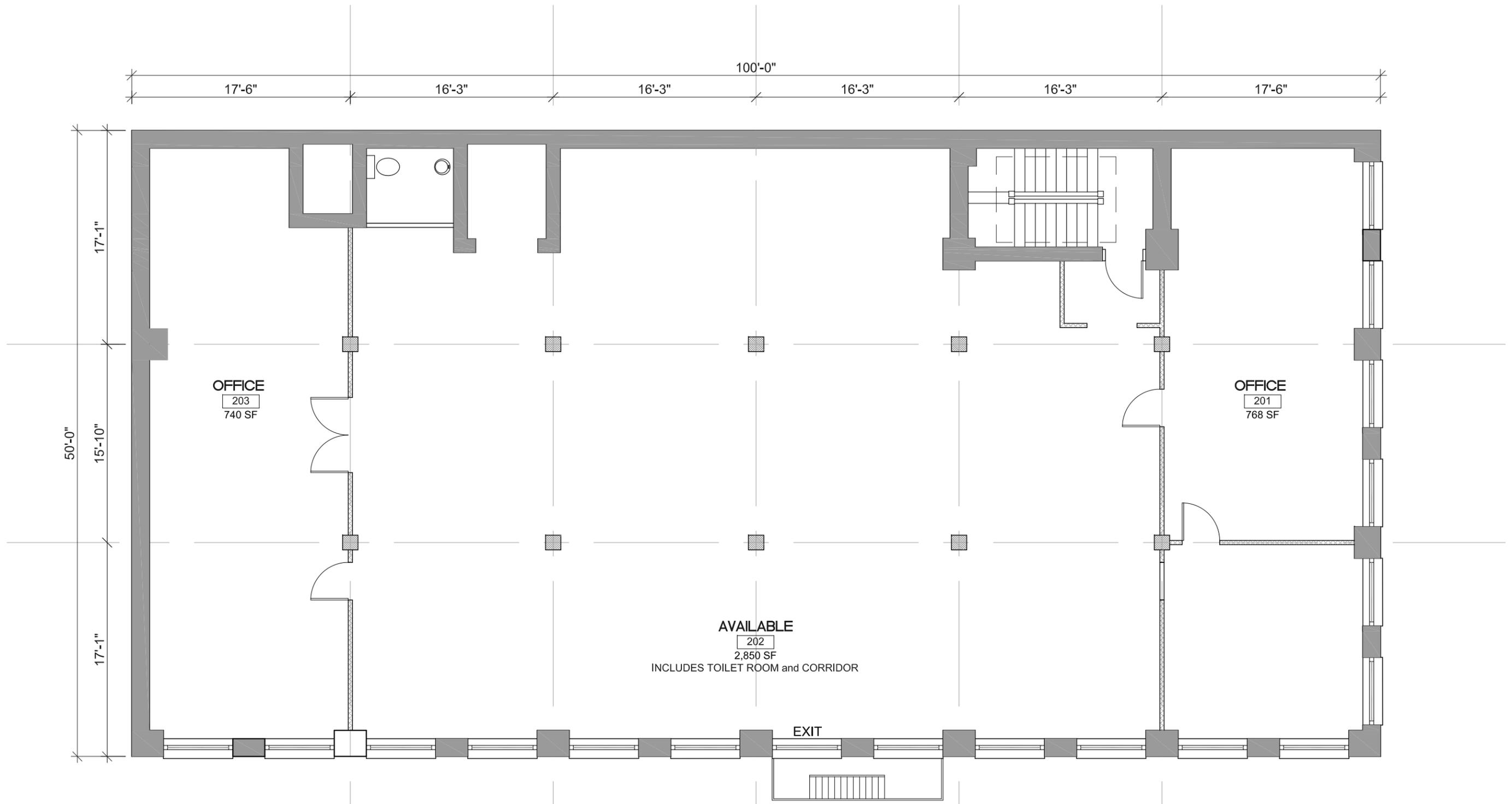
FIRST FLOOR PLAN - EXISTING CONDITIONS  
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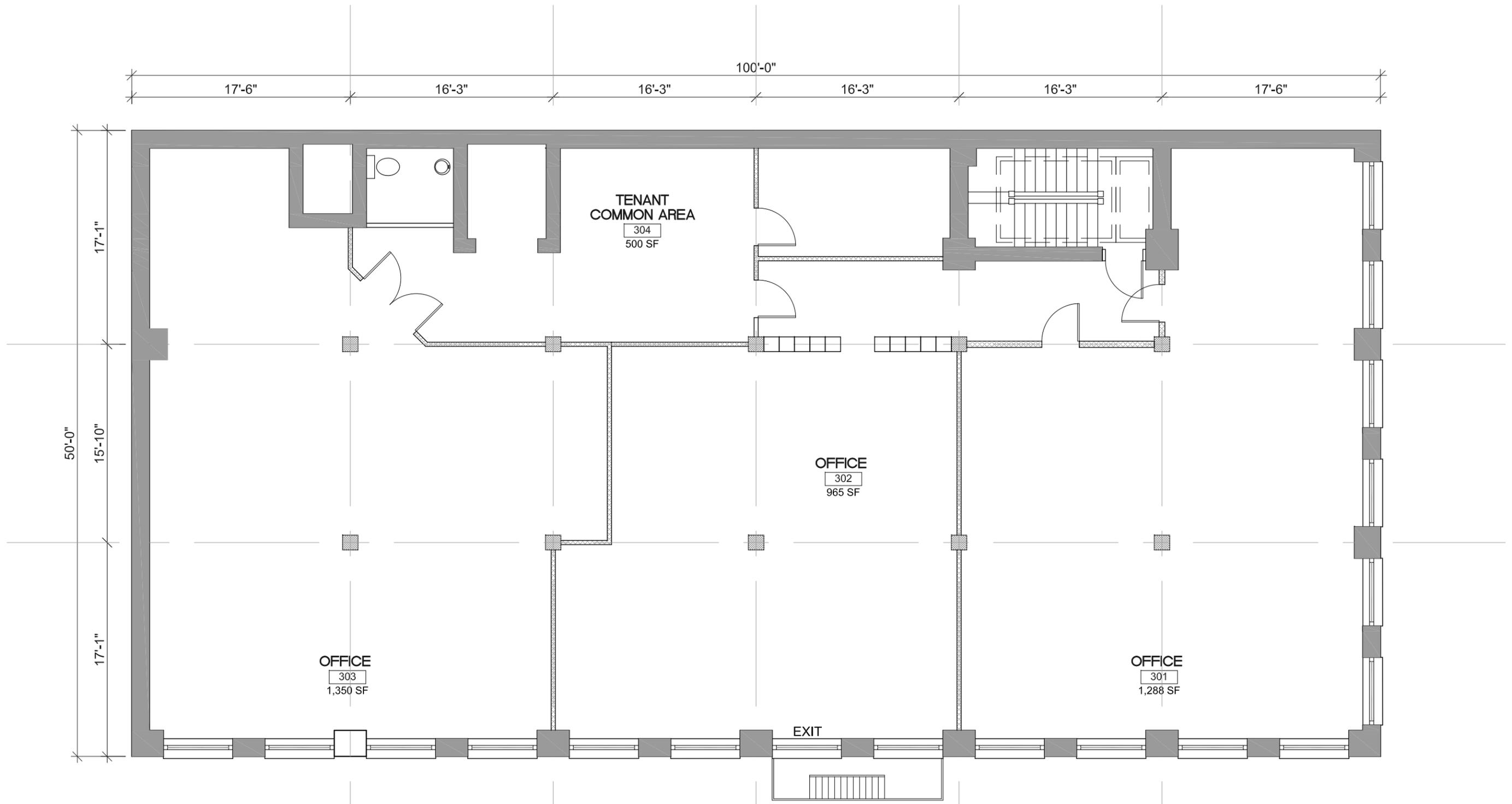
SECOND FLOOR - EXISTING CONDITIONS  
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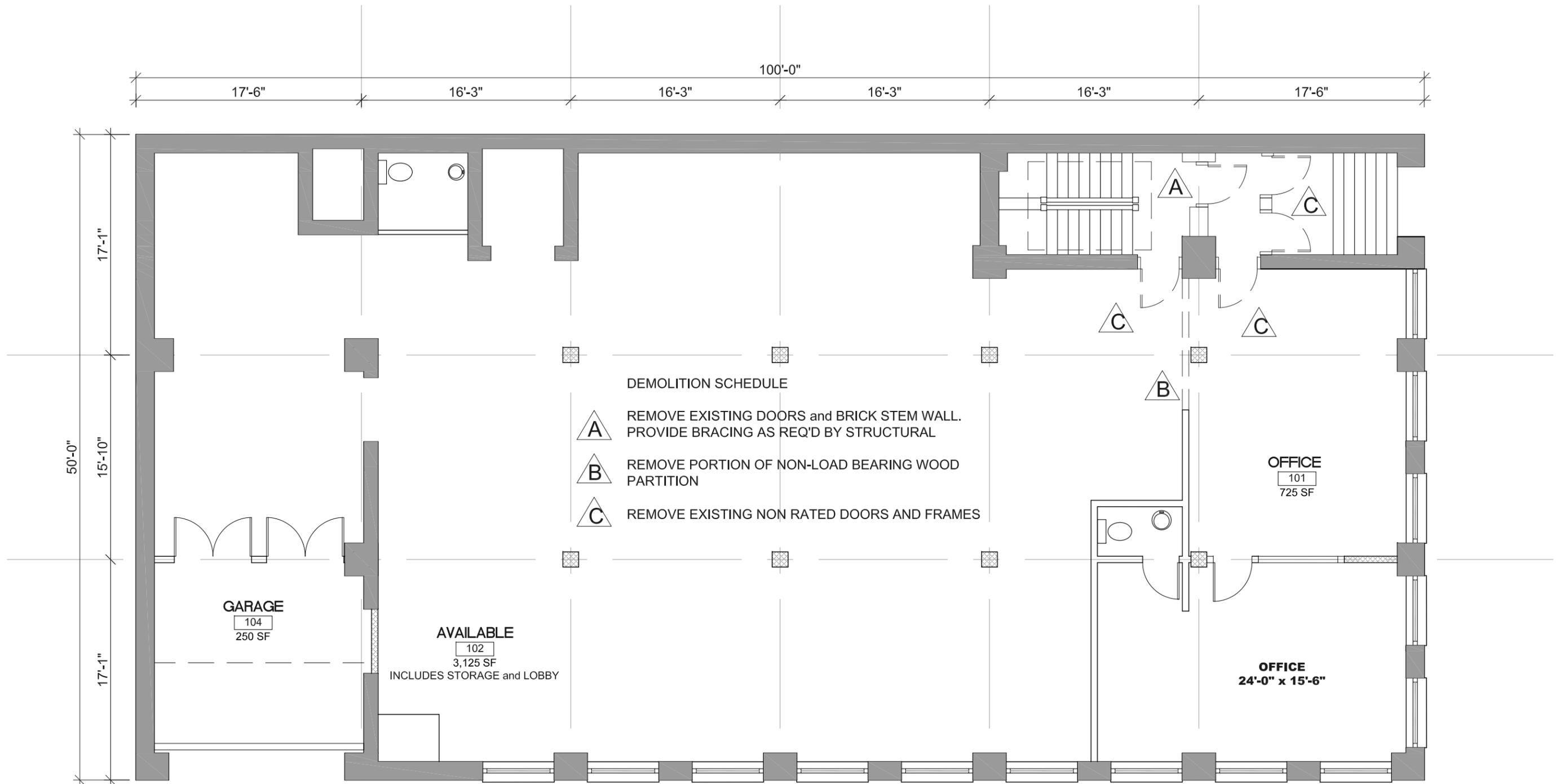
THIRD FLOOR - EXISTING CONDITIONS  
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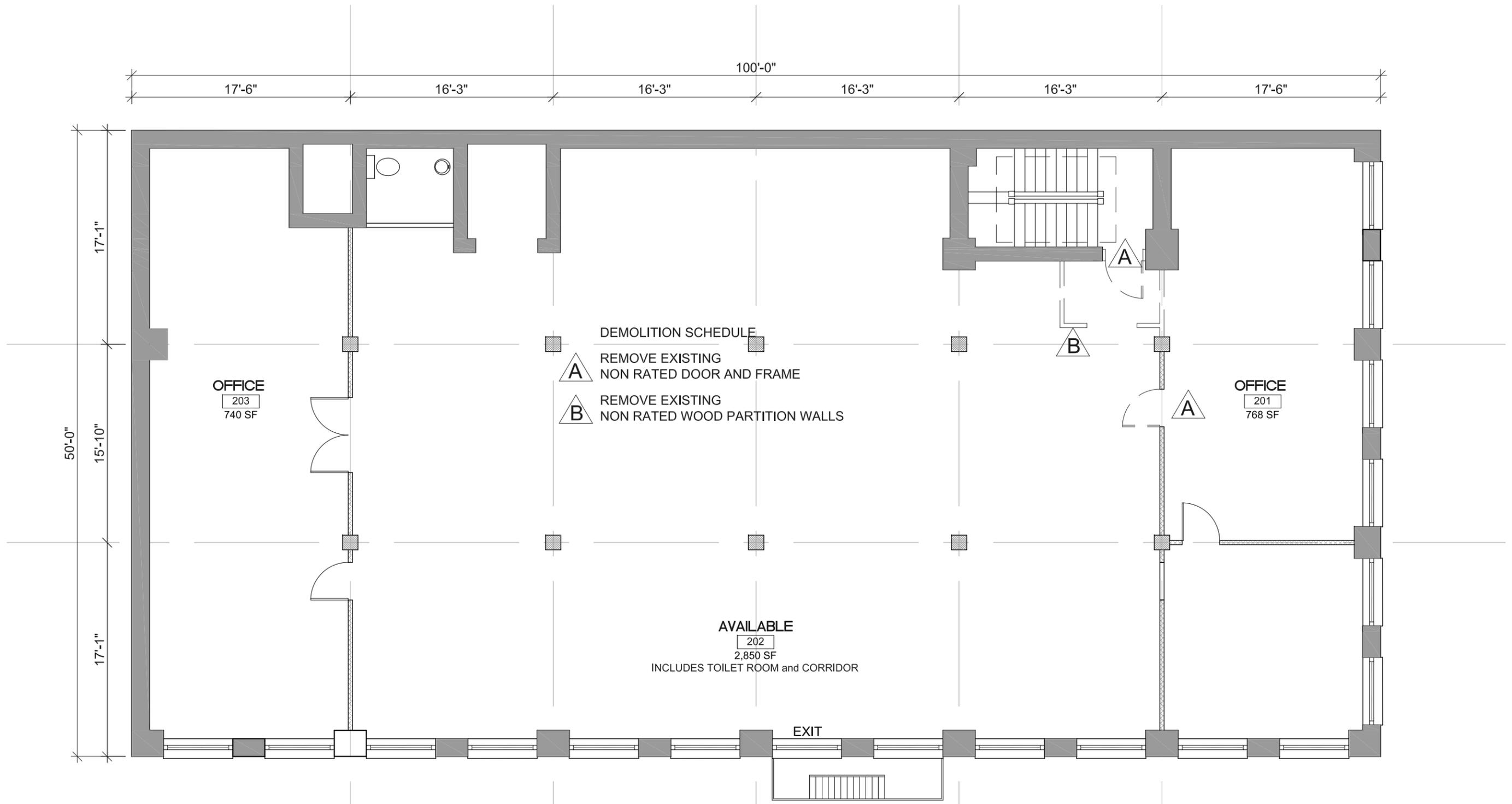
**FIRST FLOOR - DEMOLITION PLAN**  
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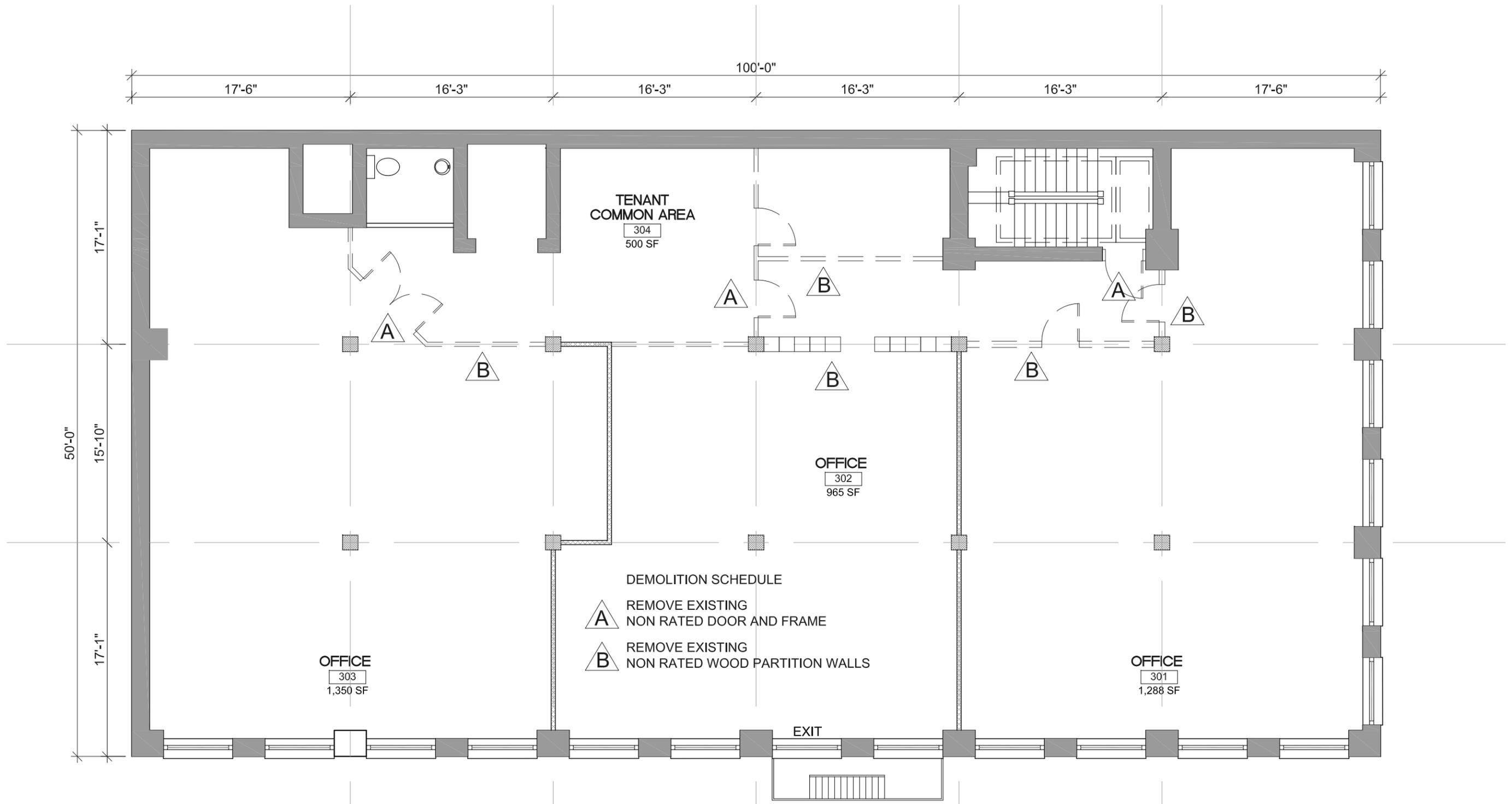


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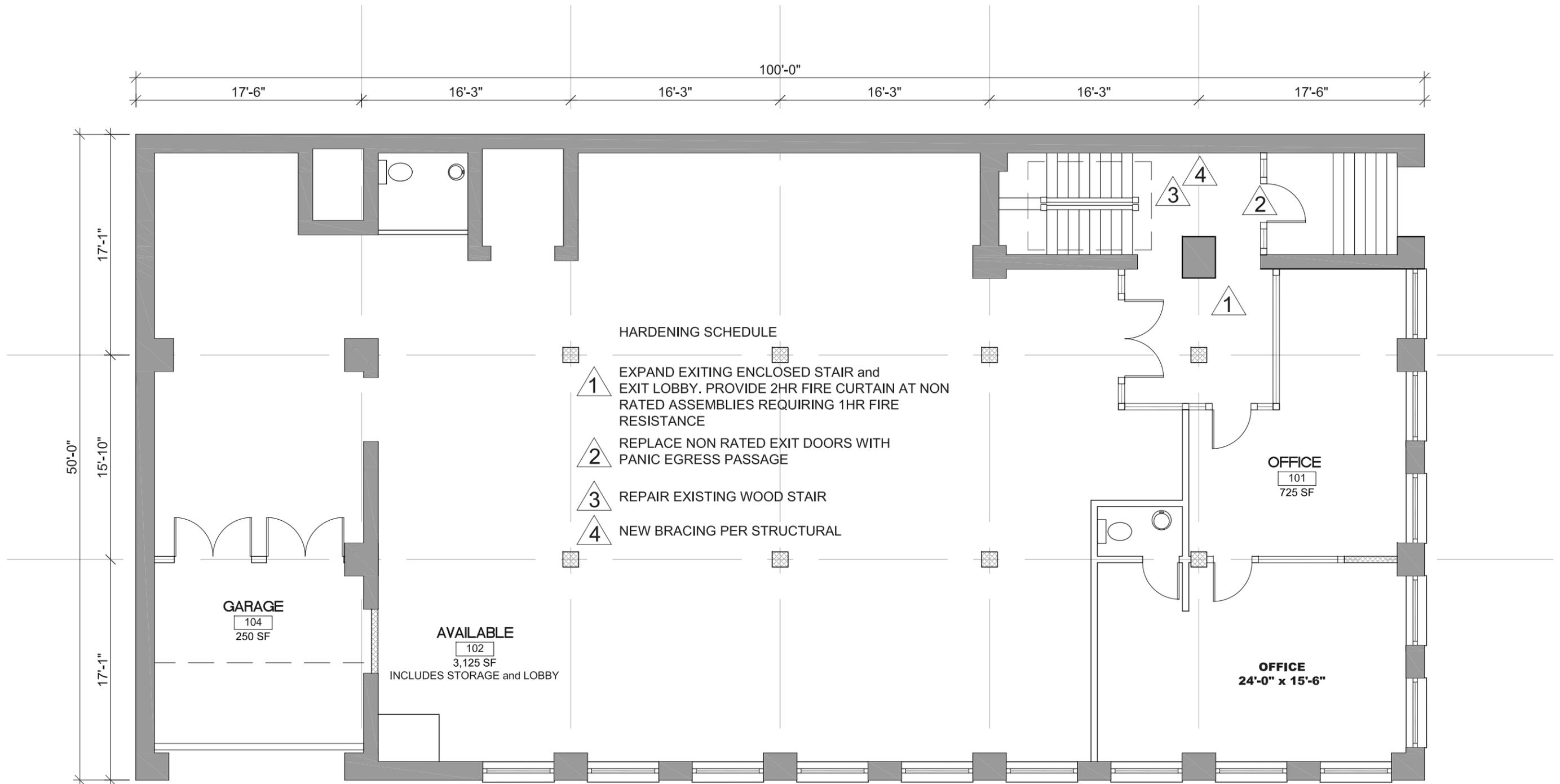
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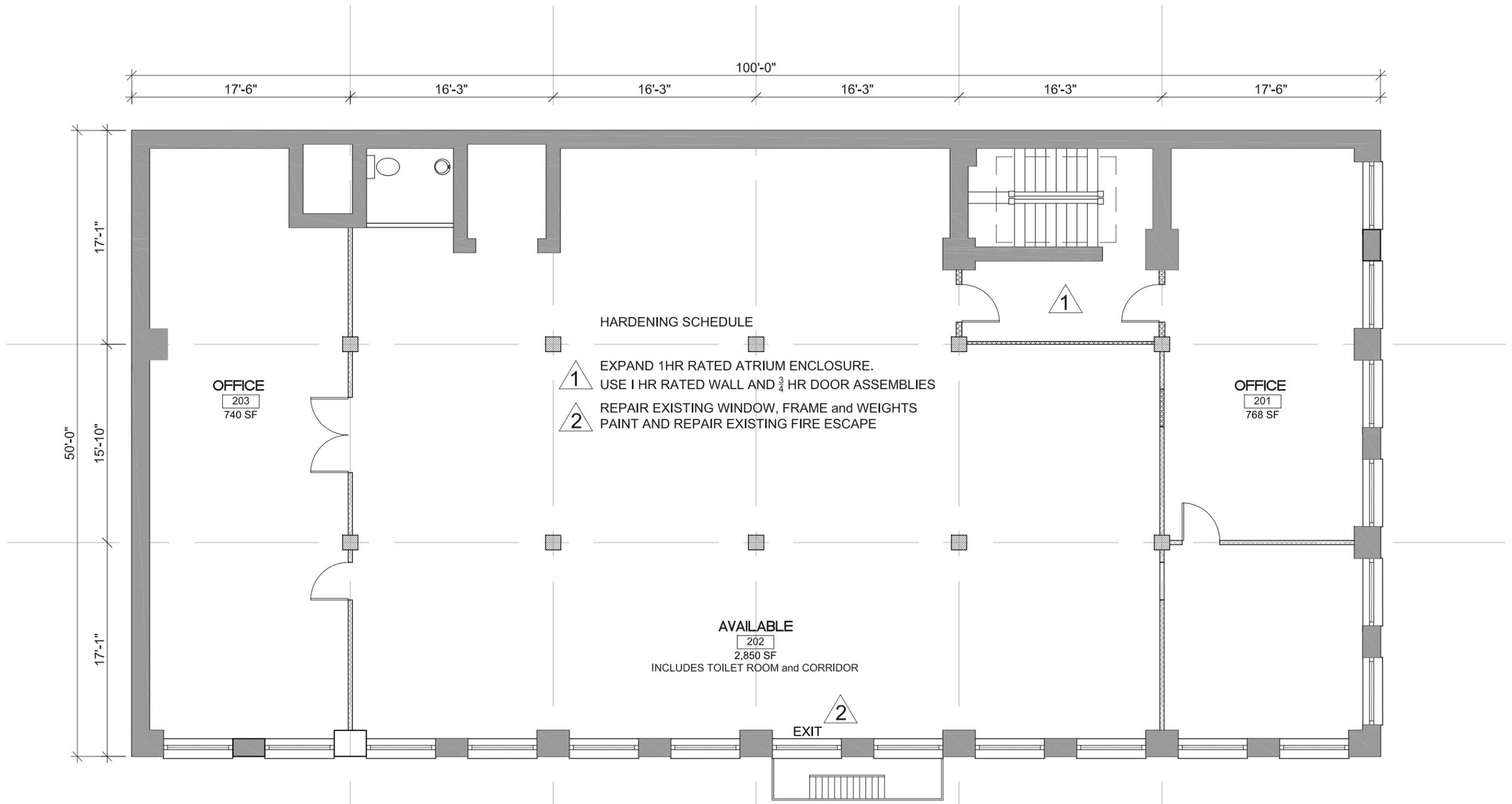
FIRST FLOOR - HARDENING PLAN  
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- HARDENING SCHEDULE**
- 1 EXPAND 1HR RATED ATRIUM ENCLOSURE. USE 1 HR RATED WALL AND  $\frac{3}{4}$  HR DOOR ASSEMBLIES
  - 2 REPAIR EXISTING WINDOW, FRAME and WEIGHTS PAINT AND REPAIR EXISTING FIRE ESCAPE

**OFFICE**  
203  
740 SF

**OFFICE**  
201  
768 SF

**AVAILABLE**  
202  
2,850 SF  
INCLUDES TOILET ROOM and CORRIDOR

EXIT  
2

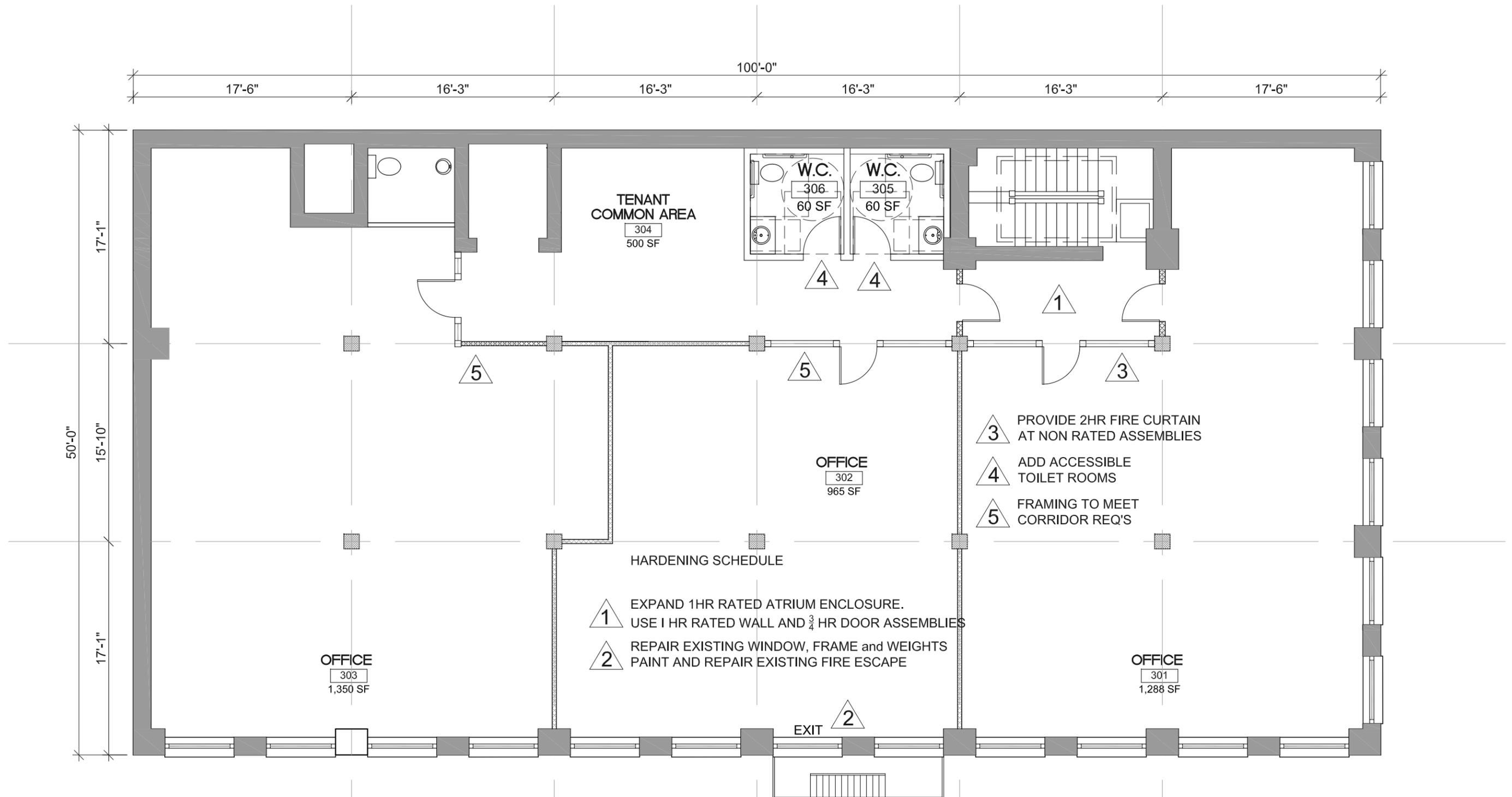
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