

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 18953	Project Address: 2177 SW Broadway
Hearing Date: 2/6/19	Appellant Name: Paul Falsetto
Case No.: B-007	Appellant Phone: 503-750-5750
Appeal Type: Building	Plans Examiner/Inspector: Steven Freeh
Project Type: commercial	Stories: 2 Occupancy: B Construction Type: V-B
Building/Business Name: Fried-Durkheimer House	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 18-260443-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

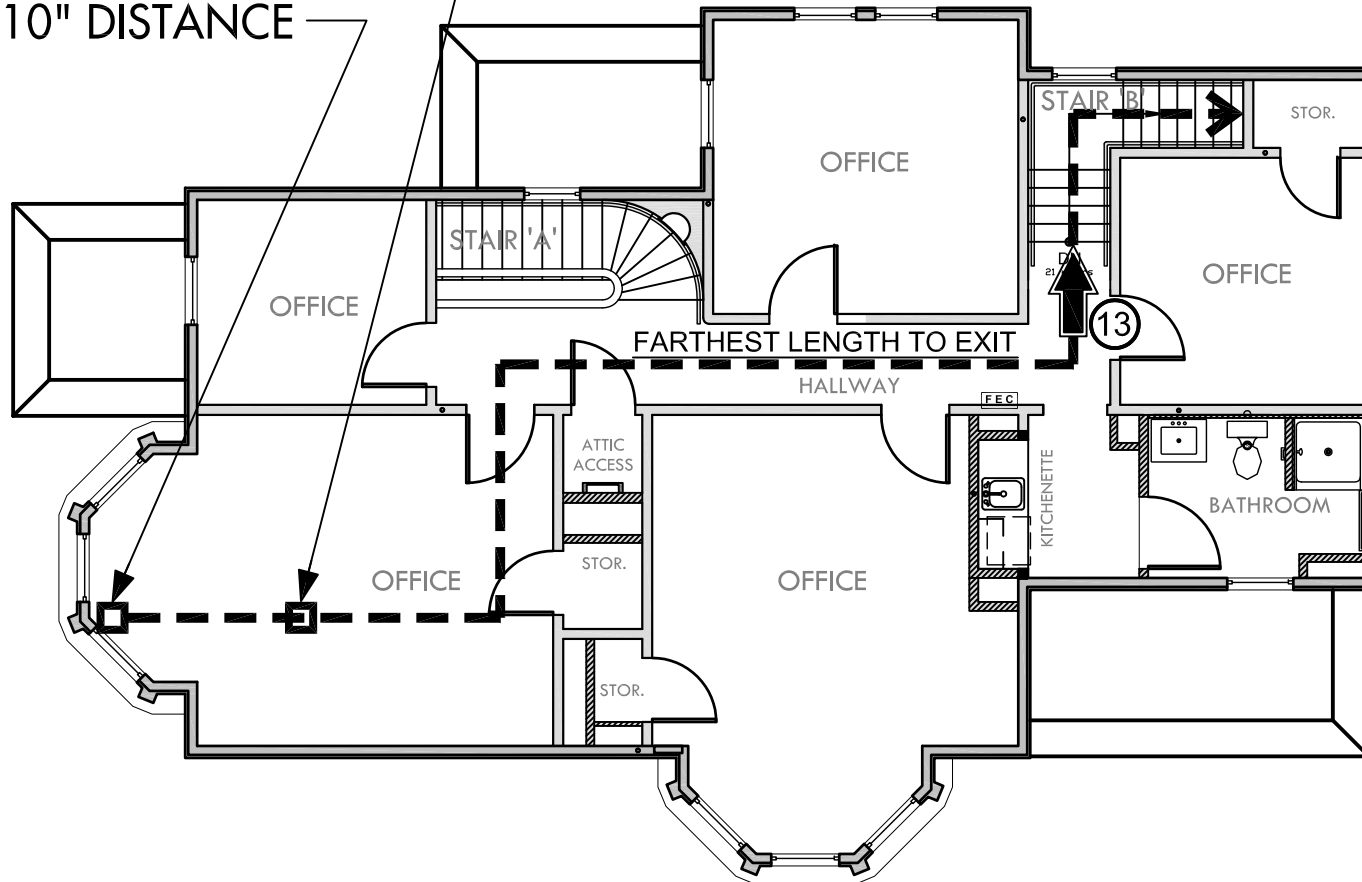
Code Section	Table 1021.2(2)
Requires	Stories with one exit for 'B' occupancies are to have a maximum number of 49 occupants per story and a maximum exit access distance of 75 feet.
Proposed Design	One exit is planned from the second floor, which has an occupancy of 13. The maximum travel distance on the floor to the northwest office is 83'-10", making it 8'-10" beyond the maximum 75 feet. This appeal requests that the distance beyond the 75 feet be allowed due to the existing conditions present in this historic building, and the limited number of occupants affected. (refer to the attached floor plan drawings A0.2a and A0.2b)
Reason for alternative	<p>The building is a Portland City Landmark , and is to be converted from a residence to an office use. It is the owner's intent to respect the historic features of the building, a requirement of the State Historic Preservation Office for its listing in the National Register of Historic Places (nomination is currently underway). This limits the number of exit points on the second floor to Stair 'B', since Stair 'A' is an historic feature that cannot be adjusted.</p> <p>Stair 'B', the compliant exit, is located at the Southeast corner of the building. The distance beyond the maximum travel distance only affects the occupant(s) of the northwest office which is expected to be a single person, and no more than two. Any occupant of that office will be fully aware of the building's layout and exit location, which should mitigate the minor distance beyond the 75ft maximum.</p>

APPEAL DECISION

**Increase in maximum common path of travel to 84 feet: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.**

75' DISTANCE

83'-10" DISTANCE



Use: 'B' OFFICE
load factor: 100 g.s.f.
total area: 1,245 sf
occupant count: <u>13</u>

4 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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FRIED-DURKHEIMER Rehabilitation Project

Nonetop, LLC.
2177 SW Broadway | Portland, Oregon

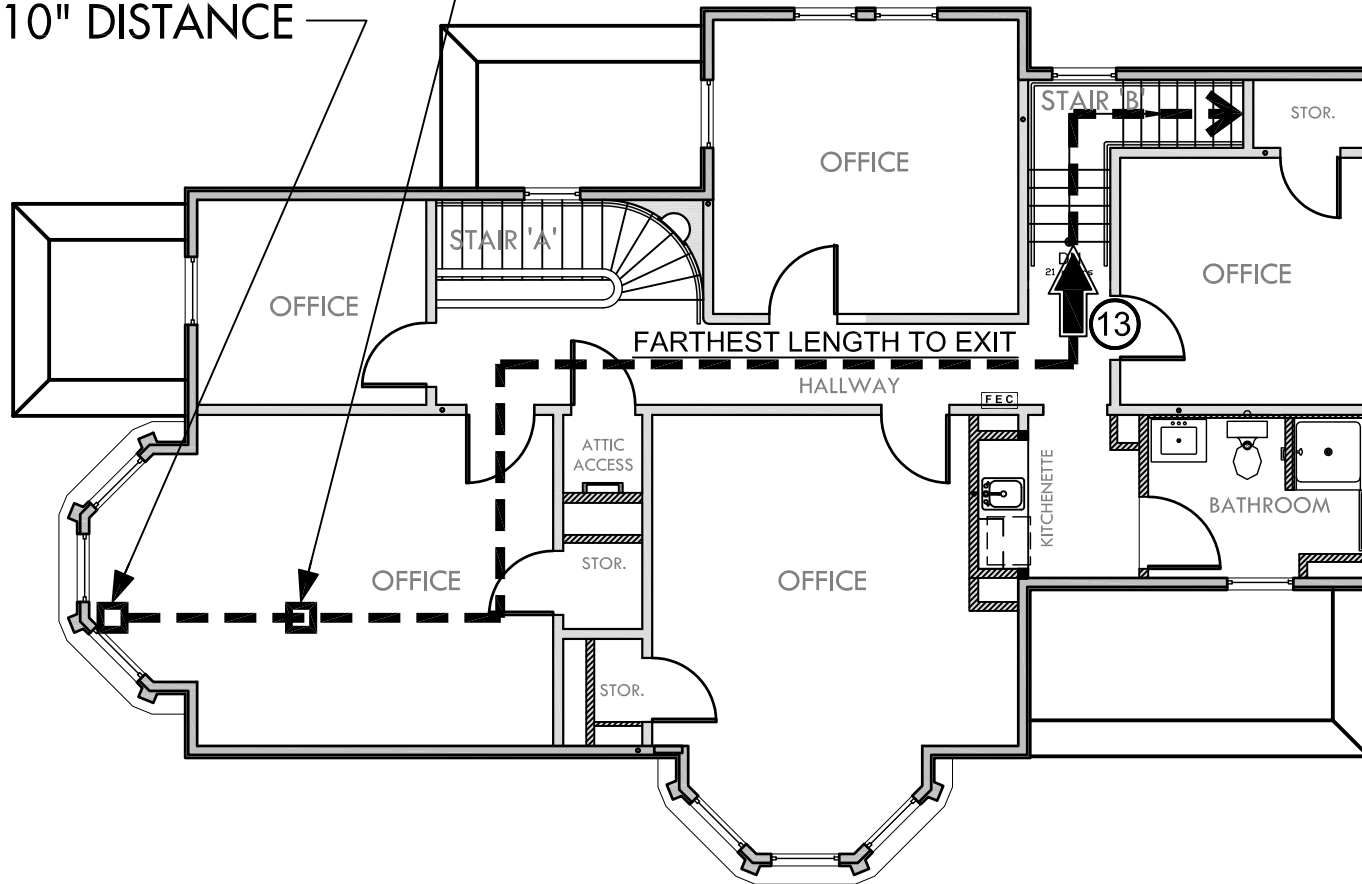
phase Permit Set

date | job #
1/10/19 | 17005

A0.2b

CODE REVIEW
PLANS

75' DISTANCE
83'-10" DISTANCE



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A0.2b

CODE REVIEW
PLANS