

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 18956	Project Address: 5725 NE 138th Ave
Hearing Date: 2/6/19	Appellant Name: Andrew Penn
Case No.: B-008	Appellant Phone: 5032397377 ext
Appeal Type: Building	Plans Examiner/Inspector: Jeff Donnelly
Project Type: commercial	Stories: 2 Occupancy: B Construction Type: III-B
Building/Business Name: Kiaser Permanente Regional Pharmacy	Fire Sprinklers: Yes - Entire Building
Appeal Involves: Correction of a violation, other: FLS Update	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Medical Office Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 OSSC 1009.2.2
Requires	All interior exit stairways shall be enclosed in accordance with the provisions of Section 1022.
Proposed Design	The stair in question was erected to be unenclosed per the following code section: 1994 UBC Section 1009.1 Interior stairways, ramps or escalators shall be enclosed as specified in this section. Exception 1 In other than Groups H and I Occupancies, an enclosure need not be provided for a stairway, ramp, or escalator serving only one adjacent floor. Any two such interconnected floors shall not be open to other floor. For enclosure of escalators serving Groups B, F, M, and S Occupancies, see section 304.6, 306.6, 309.6 and 311.6. Airport Way Pharmacy was built in 1995 to abide by the 1994 UBC, where the interior stairway was allowed to be unenclosed. In our current efforts to bring this building to meet the current code, our assessment found that the unenclosed stair was an infraction against the current code. The existing stairway is built within a lobby space that leads directly towards an exit in type IIIB construction in a B occupancy. On the next page is the First and Second Floor Plan of the Lobby Stair and surrounding area.
Reason for alternative	The reason for the appeal would be to allow this building to meet code without requiring major construction that would limit operations of the building. The existing building is currently undergoing Fire and Life Safety updates throughout the building to allow the building to abide by

the current code. If required to update the stair or to include an additional stair to meet current code, the process to update the Fire and Life Safety drawings to the 2014 OSSC would conclude and the building would remain in accordance with the 1994 UBC.

The portion of the floor containing 70 occupants requires two interior exit stairways, and we have a few methods that aid in this stair being similar in life safety and fire protection. There are two existing stairs serving this portion of the floor, but only one is rated and enclosed. Although the amount of occupants in the space require two interior exit stairways, the building will not be expecting more occupants due to the building not being accessible to the public.

In Table 509 of the OSSC 2014, spaces containing sprinklers are directly comparable to a 1hr separation. The current stair being required to have a 1hr separation should be appealed due to the stair being covered with automatic quick response head sprinklers.

In addition, the requirement to be rated is compensated or addressed by containing existing fire extinguishers at both ends of the stair which would provide similar fire protection for the occupants of the space in the event that a fire is blocking their passage through the stair.

In the assumption of the Interior exit stairway rating being reduced, we could approach the stair as an exit access stairway which would be allowed to be unenclosed under Section 1009.3 Exception 1.

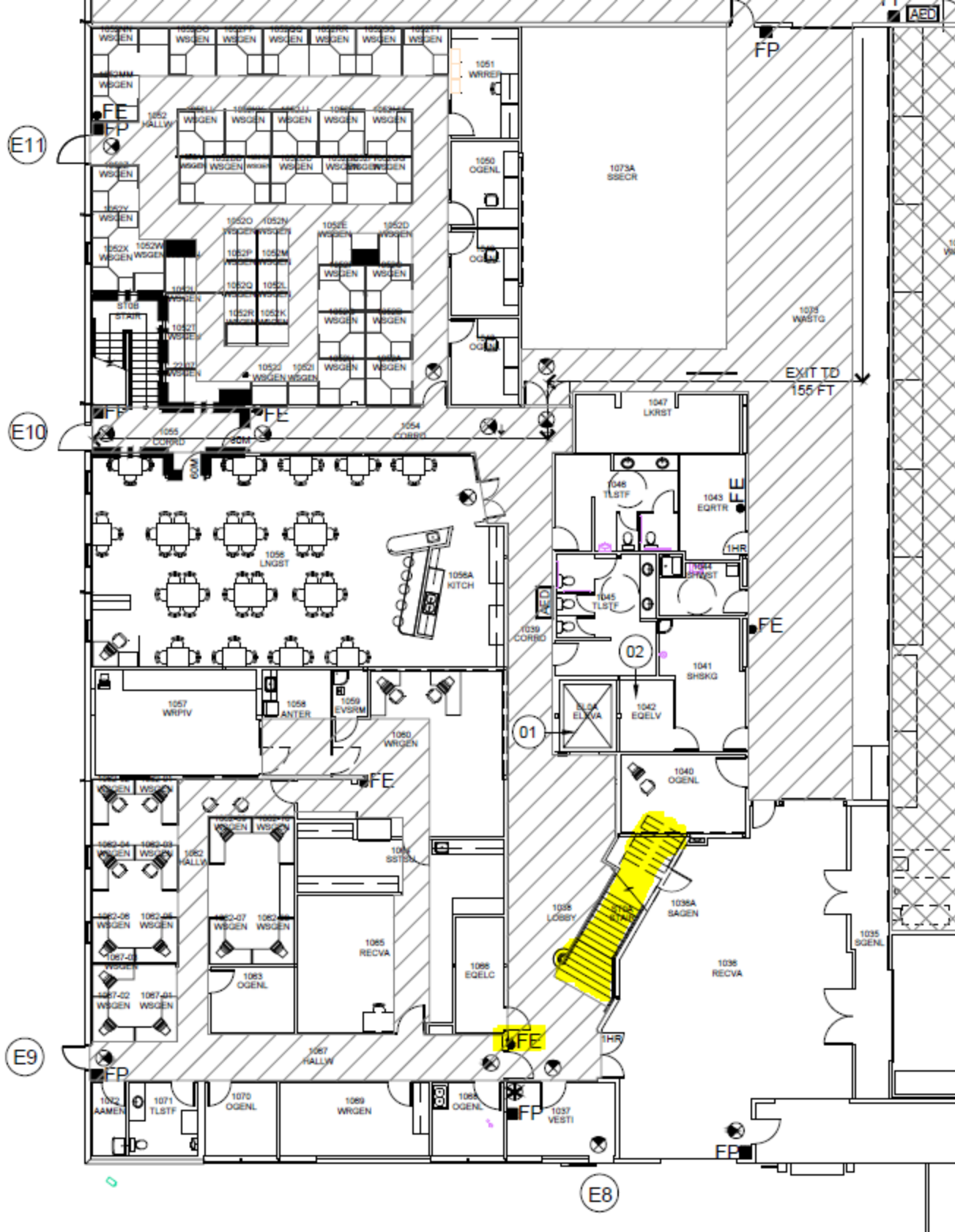
We find that the interior exit stairway provides equivalent life safety and fire protection to the requirement of a 1hr rated enclosure. We look forward to your response.

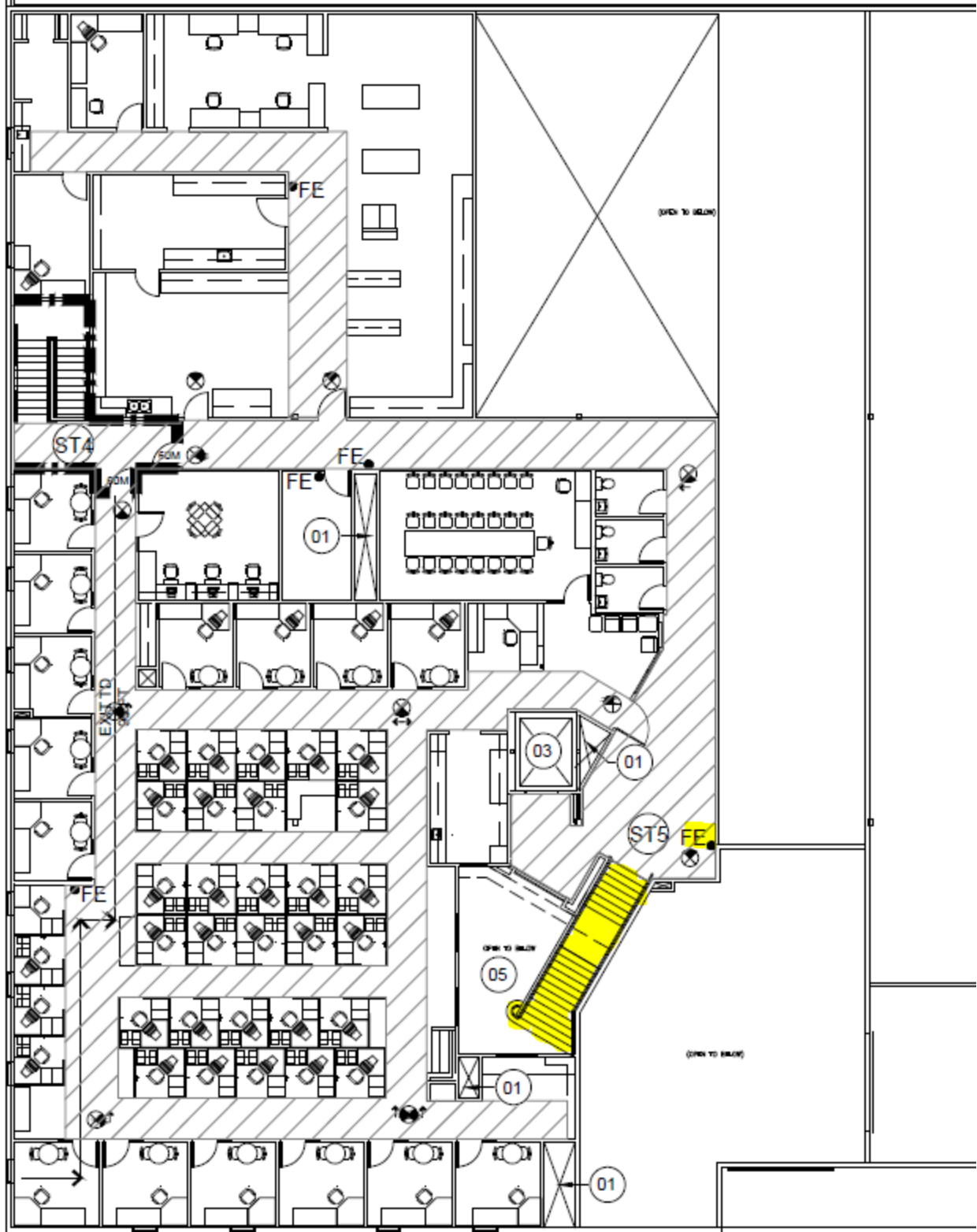
APPEAL DECISION

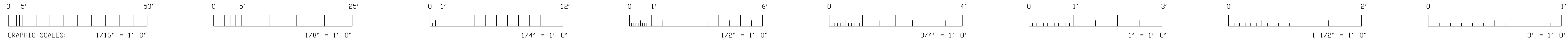
Unenclosed exit access stair from 2nd floor: Granted as proposed.

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, call (503) 823-7300 or come in to the Development Services Center.



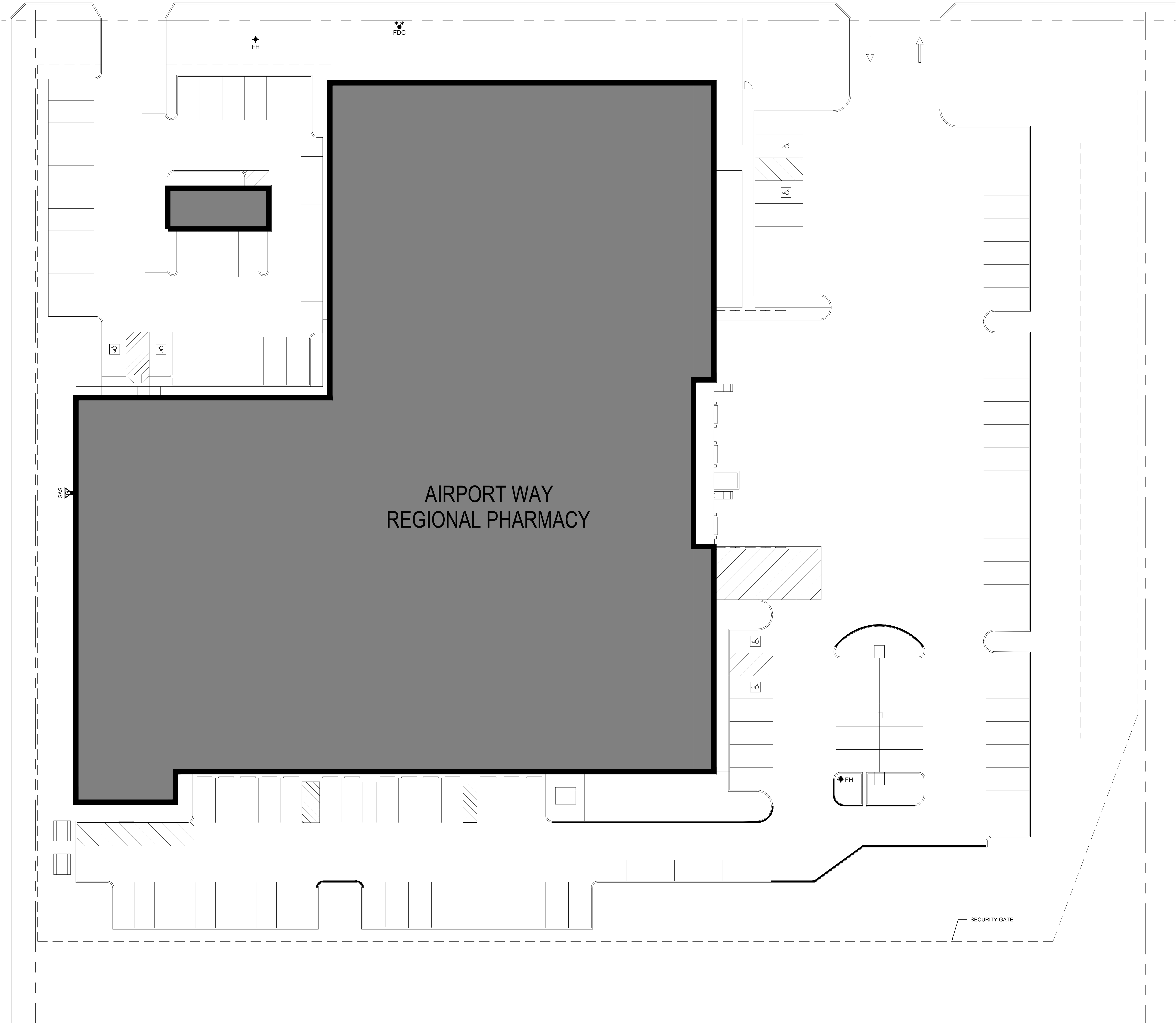




IF THIS SHEET IS NOT 30"x42" , IT IS
A REDUCED PRINT - SCALE ACCORDINGLY

KAISER PERMANENTE AIRPORT WAY REGIONAL PHARMACY

LIFE SAFETY SUMMARY



INDEX OF DRAWINGS	
LS1.01	COVER/SITE PLAN
LS3.01	LIFE-SAFETY PLAN, FIRST FLOOR
LS3.02	LIFE-SAFETY PLAN, SECOND FLOOR

SITE PLAN LEGEND	
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	NO PARKING
	GAS METER

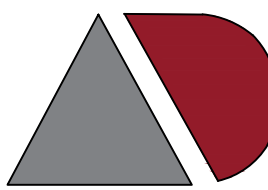
THESE DOCUMENTS ARE EFFECTIVE DECEMBER 15, 2018 THROUGH DECEMBER 31, 2018. THE NEXT UPDATE OF THE FLS DOCUMENTS WILL OCCUR ON JANUARY 01, 2019.



KAISER PERMANENTE.
Kaiser Permanente

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Revisions				
No.	Revisions	By	Date	Appr.



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APPROVAL BLOCK

ARCHITECT OF RECORD

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not to be used without his written permission.

Project Architect Approval:

Architect/Engineer Of Record:

Facility
AIRPORT WAY REGIONAL PHARMACY
5725 NE 138TH AVE
PORTLAND, OR 97230

Project
AIRPORT WAY REGIONAL PHARMACY
FIRE LIFE SAFETY UPDATE

Sheet Title
LIFE SAFETY SUMMARY
SITE PLAN

Fac No:	Fac No	Bldg No:	Bldg No	Floor Lev:	1	Section:	Section
Scale	AS NOTED			DCA No.	DCA No		
Drwn By	ALP	LS1.01			Permit No.	Permit No	
Chkd By	JMA				Sheet		
Issue Date	10.15.18				Of 3 Sheets		

LIFE SAFETY SITE PLAN
SCALE: 1" = 16'

File Name:

