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: 18965	**Project Address:** 7688 SW Capitol Hwy
Hearing Date: 2/6/19	**Appellant Name:** Matt Atkins
Case No.: B-018	**Appellant Phone:** 503-635-4425
Appeal Type: Building	**Plans Examiner/Inspector:** Steve Mortensen
Project Type: commercial	**Stories:** 2 **Occupancy:** A-3, B, E **Construction Type:** V-B
Building/Business Name: Multnomah Arts Center	**Fire Sprinklers:** Yes - Partial Standard 'Q', see enclosed Code Plan
Appeal Involves: Addition to an existing structure	**LUR or Permit Application No.:** Over-the-counter Review
Plan Submitted Option: pdf [File 1]	**Proposed use:** Unchanged

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	503
Requires	2014 OSSC section 503 requires that basic allowable building areas and heights shall not exceed the tabular values shown in Table 503, except as modified elsewhere in Chapter 5 through sprinkler coverage or frontage increases.
Proposed Design	The Multnomah Arts Center is a City of Portland Parks and Recreation (PP&R) facility that was originally built in 1919 as an elementary school. The building underwent several major school renovations up through 1950's and then was renovated again in 1982 after it was acquired by (PP&R) in 1980. The building is classified as Type VB, and has been calculated as a mixed use non-separated occupancy, based on OSSC Table 503, to have an allowable floor area of 9,600 SF per floor. The existing facility is 48,931 SF on the first floor, roughly 500% over the allowable area. See enclosed Code Summary, Sheet G3.
Reason for alternative	Portland Parks and Recreation is proposing the roof addition to address an ongoing maintenance issue of water intrusion into the basement electrical room. The proposed roof will cover exterior mechanical and electrical equipment located in the vicinity of the basement foundation walls. The roof is designed to shed rain water away from the building's foundation. The mechanical space is typically non- occupied with the exception of periodic required maintenance on the equipment by maintenance personnel and or contractors. An appeal was granted in 1981 for allowable building area on the basis that the existing structure would be difficult to bring into compliance. Improvements at the time of the appeal included installation of a fire alarm system and an automatic sprinkler system (Standard Q). Sprinklers were installed in the attic, exit corridors and openings to corridors to provide an increased level of life

safety along the egress paths throughout the building. See attached Appeals #3 and #9 with decisions.

The roof addition covers an area where exterior mechanical and electrical equipment are located. By UBC and 2014 OSSC code requirements, the added space is not considered occupiable space as defined in 2014 OSSC Chapter 2. The addition does not increase occupancy, change the current path of egress or hinder any accessible routes within the facility. Furthermore, the roof area is to be constructed with non-combustible construction.

Rain water intrusion into the basement electrical room presents a fire and life safety risk to the building. Other design solutions were explored, but all proved to be cost prohibitive by comparison. The proposed roof addition represents a small percentage increase of the total first floor area at 0.7% and will be constructed completely of non-combustible materials.

APPEAL DECISION

Equipment cover addition to building exceeding maximum allowable floor area: 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.

PORTLAND PARKS & RECREATION

MULTNOMAH ARTS CENTER

Building Code Appeal #1

04 February 2019

CODE SECTION: 2014 OSSC SECTION 503

Requirement: 2014 OSSC section 503 requires that basic allowable building areas and heights shall not exceed the tabular values shown in Table 503, except as modified elsewhere in Chapter 5 through sprinkler coverage or frontage increases.

Proposed Design: The Multnomah Arts Center is a City of Portland Parks and Recreation (PP&R) facility that was originally built in 1919 as an elementary school. The building underwent several major school renovations up through 1950's and then was renovated again in 1982 after it was acquired by (PP&R) in 1980. The building is classified as Type VB, and has been calculated as a mixed use non-separated occupancy, based on *OSSC Table 503*, to have an allowable floor area of 9,600 SF per floor. The existing facility is 48,931 SF on the first floor, roughly 500% over the allowable area. See enclosed Code Summary, Sheet G3.

Reason for Alternative: Portland Parks and Recreation is proposing the roof addition to address an ongoing maintenance issue of water intrusion into the basement electrical room. The proposed roof will cover exterior mechanical and electrical equipment located in the vicinity of the basement foundation walls. The roof is designed to shed rain water away from the building's foundation. The mechanical space is typically non- occupied with the exception of periodic required maintenance on the equipment by maintenance personnel and or contractors.

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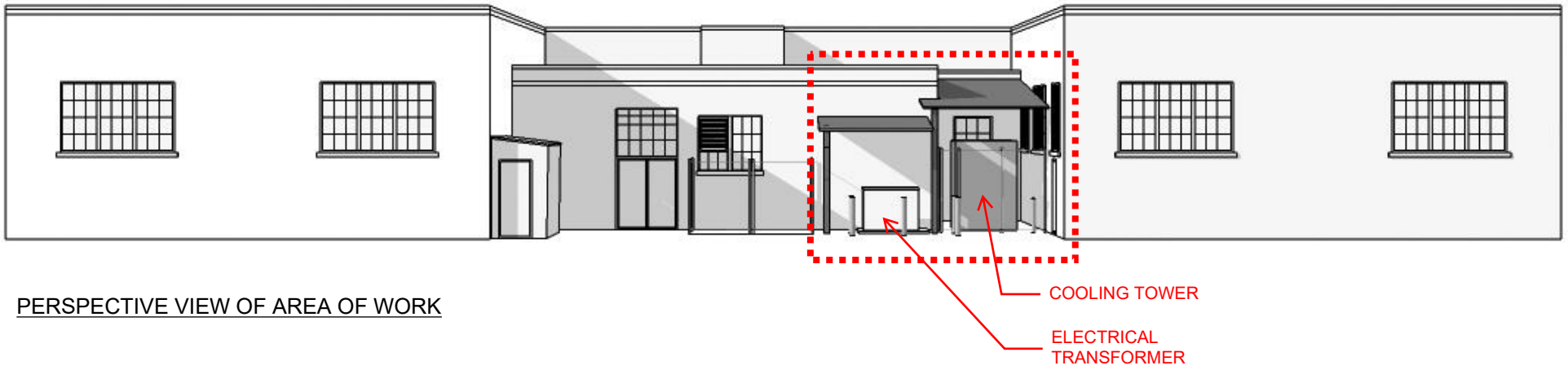
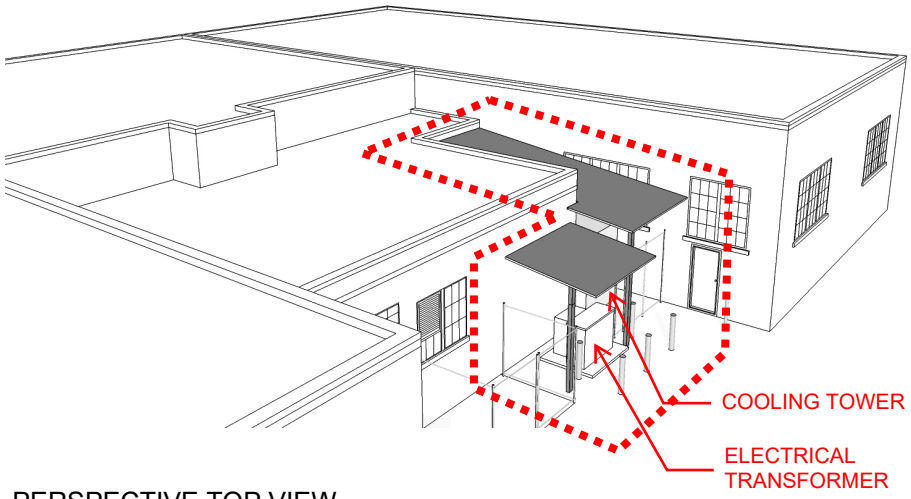
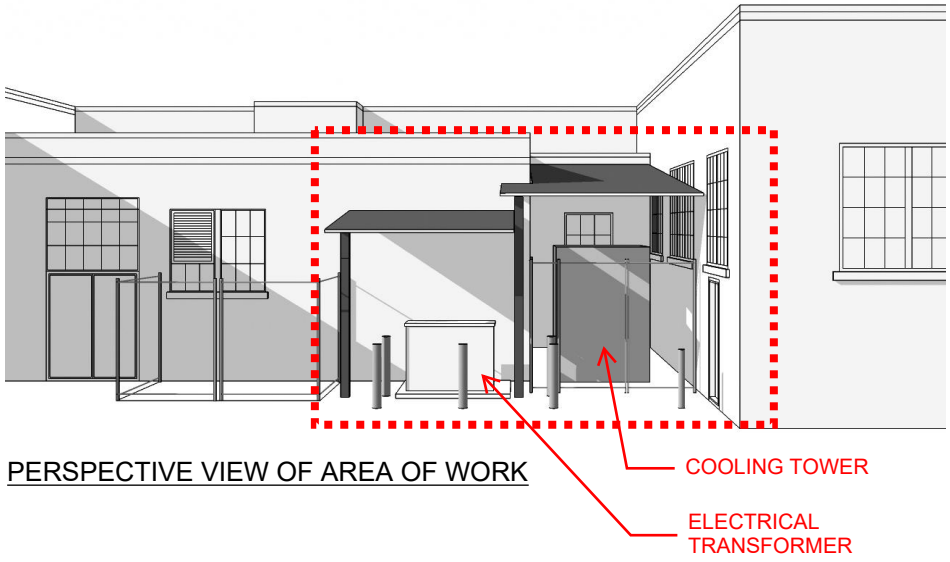
Rain water intrusion into the basement electrical room presents a fire and life safety risk to the building. Other design solutions were explored, but all proved to be cost prohibitive by comparison. The proposed roof addition represents a small percentage increase of the total first floor area at 0.7% and will be constructed completely of non-combustible materials.



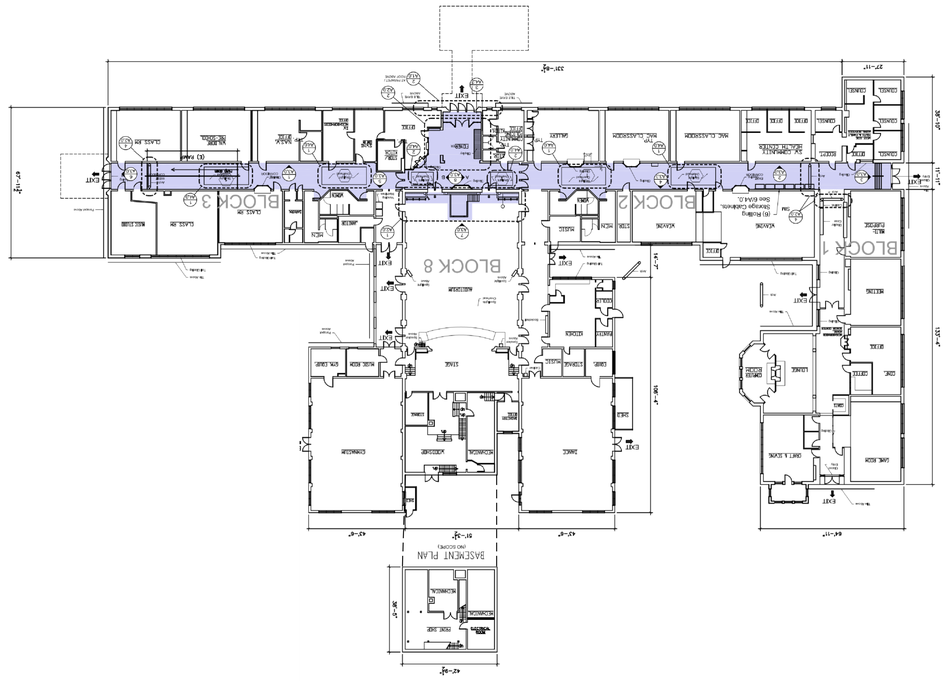
PERSPECTIVE VIEW OF AREA OF WORK



PERSPECTIVE TOP VIEW



PERSPECTIVE VIEW OF AREA OF WORK



PREVIOUS PERMIT #: 2018-140357-REV-01-CO (SEISMIC UPGRADE)

CODE PLAN

1/32" = 1'-0"

CODE SUMMARY

APPLICABLE CODE 2014 OSSC

BUILDING CONSTRUCTION DATA

CONSTRUCTION TYPE	VB (UNCHANGED)
ZONE	CM2
BUILDING HEIGHT	+/- 21' (EXISTING UNCHANGED)
MAXIMUM ALLOWABLE BUILDING HEIGHT	45'
SITE AREA	5.34 ACRES
NUMBER OF STORIES	1
BASEMENT	PARTIAL BASEMENT
MAXIMUM ALLOWABLE NUMBER OF STORIES	2
SET BACK FROM PROPERTY LINE:	
STREET	NONE
SIDE YARD	10'
REAR YARD	10'
HAZARDOUS MATERIALS	NO
SPECIAL INSPECTION	YES, PER STRUC. DWGS.
FIRE ALARM	YES
SPRINKLER	NO PARTIAL STANDARD 'Q' SPRINKLER SYSTEM IN THE ATTIC, EGRESS CORRIDORS AND OPENINGS TO THE EGRESS CORRIDORS

FIRE RESISTING BUILDING REQUIREMENTS IBC TABLE 601

BUILDING ELEMENT	CONST. TYPE VB
STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
EXTERIOR NONBEARING WALLS AND PARTITIONS	PER TBL 602
INTERIOR BEARING WALLS AND PARTITIONS	0 HR
FLOOR	0 HR
ROOF	0 HR

BUILDING OCCUPANCY DATA

OCCUPANCY GROUP(S)	A3, E, B (UNCHANGED)
SEPARATED/UNSEPARATED USES	NON-SEPARATED USE
ACCESSORY/INCIDENTAL USES	NONE

BUILDING AREA DATA

FLOOR AREA:

FIRST FLOOR	
EXISTING FIRST FLOOR AREA	47,076 SF
EXISTING COVERED WALKWAYS	1,513 SF
NEW ROOF AREA (NON-OCCUPIED AREA)	342 SF
TOTAL FIRST FLOOR AREA	48,931 SF
PARTIAL BASEMENT	
TOTAL AREA	1,644 SF
TOTAL FIRST FLOOR AREA	48,931 SF
TOTAL PARTIAL BASEMENT AREA	1,644 SF
TOTAL AREA	50,575 SF
MAXIMUM ALLOWABLE FLOOR AREA	9,600 SF

FRONTAGE INCREASE CALCULATION SECTION 506.2

EQUATION 5-2

$$I_F = 100\left[\frac{F}{P} - 0.25\right]\frac{W}{30}$$

$$I_F = 100\left[\frac{1387}{1600} - 0.25\right]\frac{29.5}{30}$$

$$I_F = 100\left[.8669 - 0.25\right]0.98$$

$$I_F = 100\left[0.6169\right]0.98$$

I_F = 60 %

I_F = AREA INCREASE DUE TO FRONTAGE (%)
F = LENGTH OF PERIMETER WALLS W/ 20' MIN. OPEN WIDTH
P = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE

WEIGHTED AVERAGE = (L1 X W1, L2 X W2, L3 X W3) / F
WEIGHTED AVERAGE = (1,387 X 30 + 175 X 28 + 35 X 20) / 1,600
WEIGHTED AVERAGE = (41,610 + 4,900 + 760) / 1,600
WEIGHTED AVERAGE = 47,270 / 1,600
WEIGHTED AVERAGE = 29.5 FEET

AREA MODIFICATION CALCULATION SECTION 506.1

EQUATION 5-1

NOTE: 6,000 SF TABULAR AREA BASED ON NON-SEPARATED USE PER OSSC 508.3.2, A-3 BEING MOST RESTRICTIVE OCCUPANCY IN OSSC TABLE 503.

$$A_A = A_T + \left[\frac{A_T \times I_F}{100}\right] + \left[\frac{A_T \times I_S}{100}\right]$$

$$A_A = 6{,}000 + \left[\frac{6{,}000\ (60)}{100}\right] + \left[\frac{6{,}000\ (0)}{100}\right]$$

A_A = 6,000 + 3,600 + 0

A_A = 9,600 SF (PER FLOOR)

ALLOWABLE FLOOR AREA = 9,600 SF

A_A = ALLOWABLE AREA PER FLOOR (SF)
A_T = TABULAR AREA PER FLOOR (SF)
I_F = AREA INCREASE DUE TO FRONTAGE (%)
I_S = AREA INCREASE DUE TO SPRINKLER PROTECTION (%)

REGISTERED ARCHITECT · STATE OF OREGON · RONALD R. LEE · EXPIRES: 12/31/2019

BBL ARCHITECTS
ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN
200 North State Street ■ Lake Oswego, Oregon 97034

MULTNOMAH ARTS CENTER
ROOF ADDITION
7688 SW CAPITOL HWY., PORTLAND, OR 97219
CODE SUMMARY

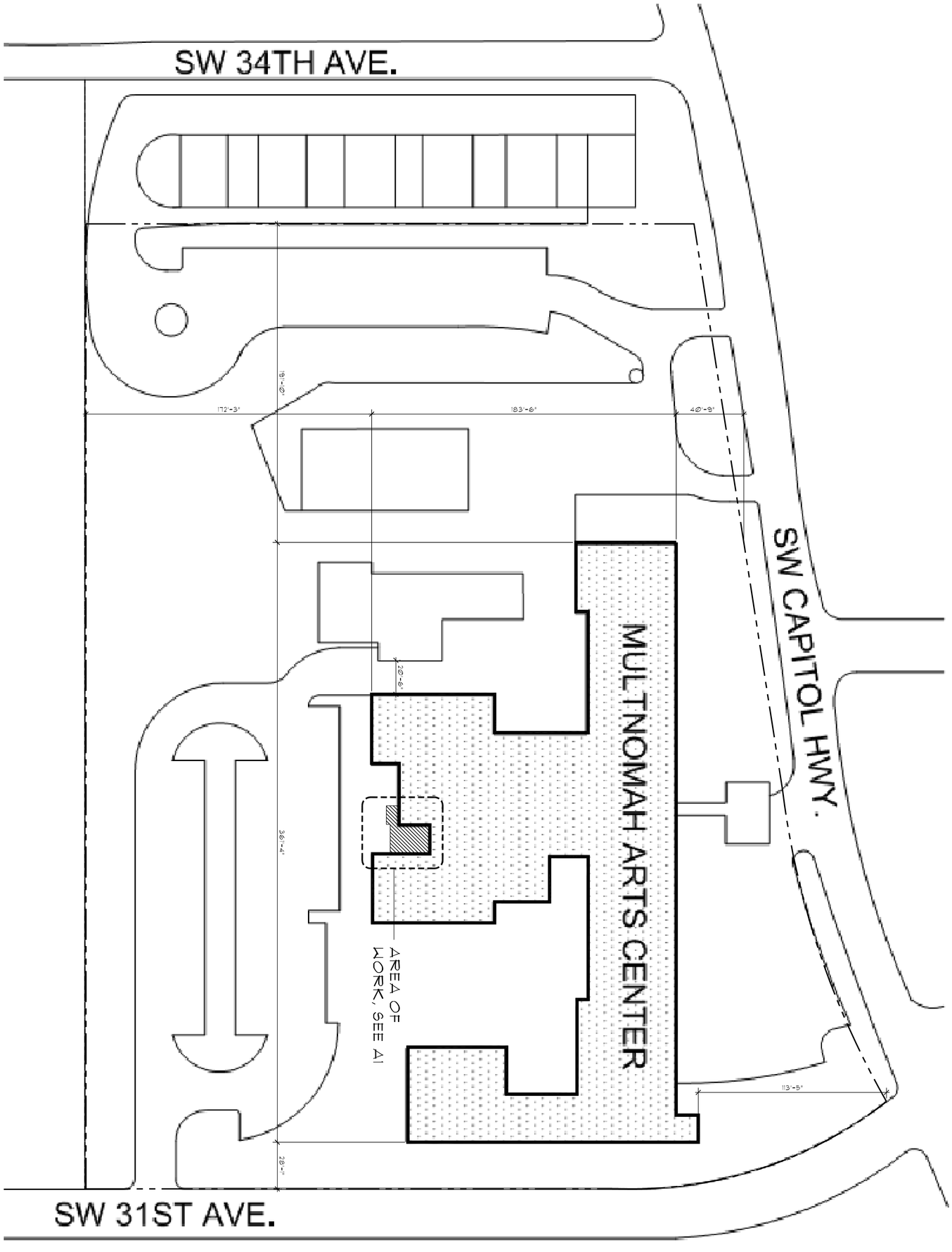
17013.00.L
PROJECT NUMBER
02 JAN 2019
DATE

REVISIONS

G3

PERMIT SET

A0.1 SITE PLAN
1" = 30'-0"



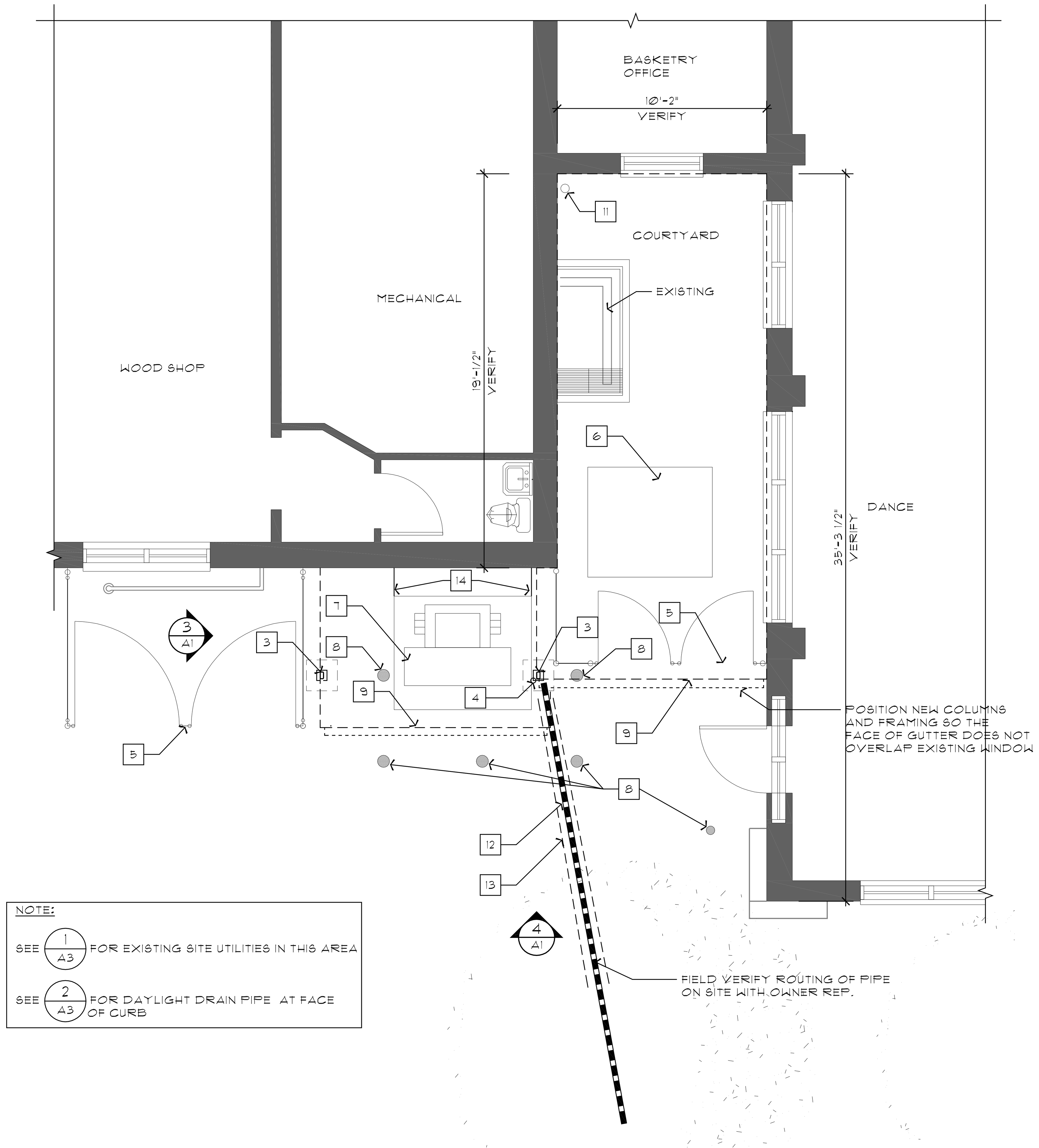
A0.1
PERMIT SET

1703.00.L
PROJECT NUMBER
02 JAN 2019
DATE
REVISIONS

MULTNOMAH ARTS CENTER
ROOF ADDITION
7688 SW CAPITOL HWY, PORTLAND, OR 97219
SITE PLAN

BBL ARCHITECTS
ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN
200 North State Street ■ Lake Oswego, Oregon 97034

REGISTERED ARCHITECT
RONALD R. LEE
LAKE OSWEGO
STATE OF OREGON

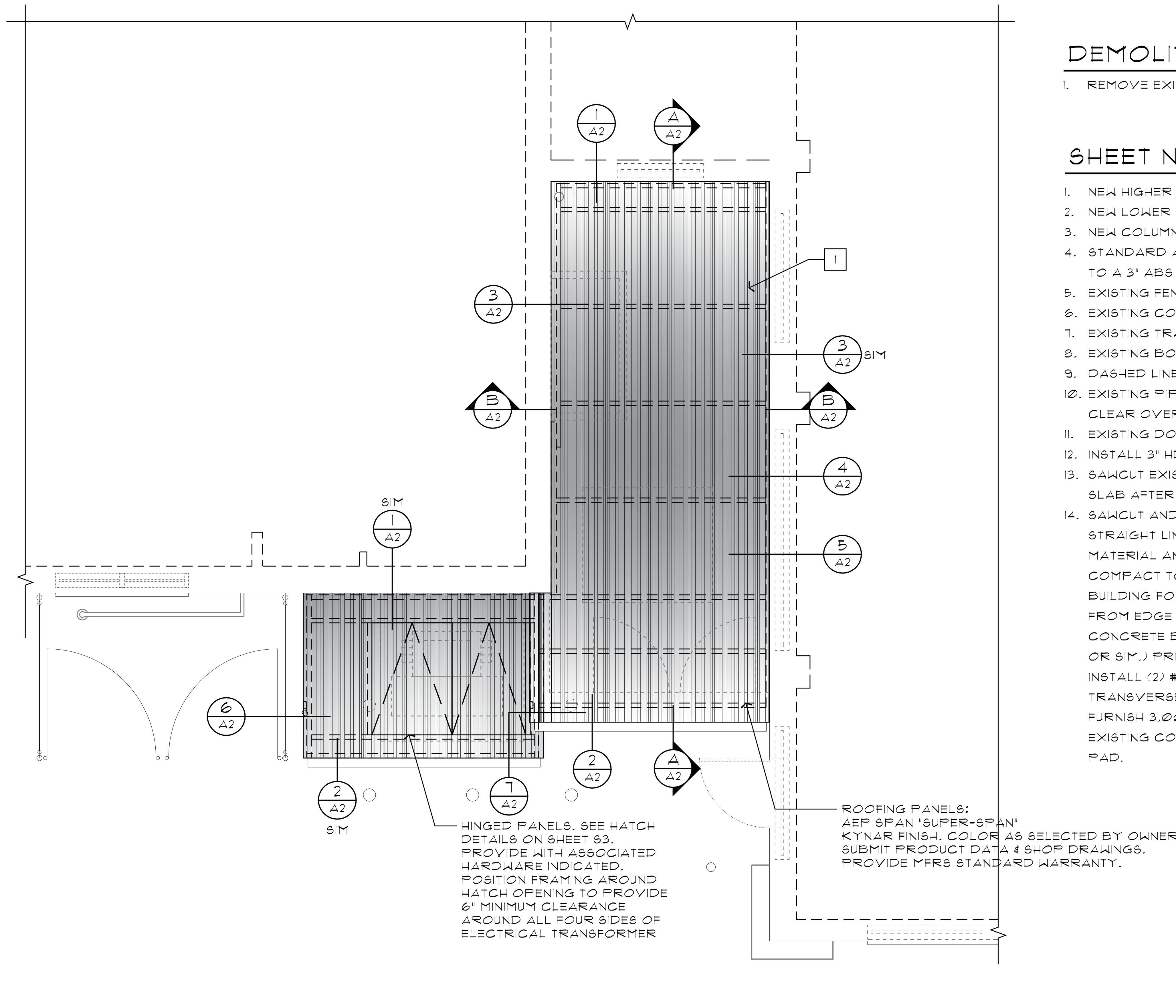


NOTE:

SEE 1/A3 FOR EXISTING SITE UTILITIES IN THIS AREA

SEE 2/A3 FOR DAYLIGHT DRAIN PIPE AT FACE OF CURB

1/A1 FLOOR PLAN
1/4" = 1'-0"



2/A1 ROOF PLAN
1/4" = 1'-0"

DEMOLITION NOTES

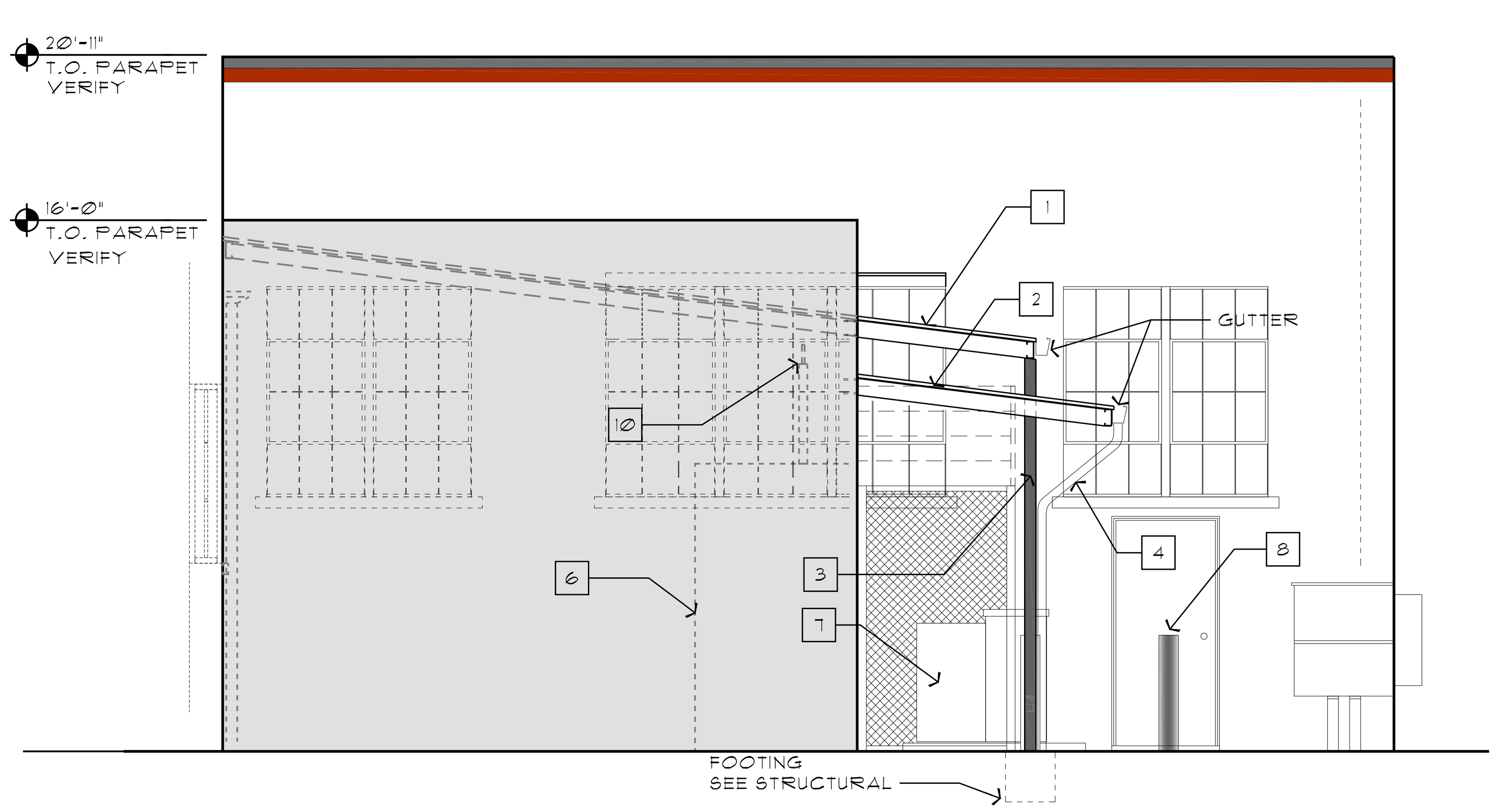
1. REMOVE EXISTING FENCE ABOVE 8'-0".

SHEET NOTES

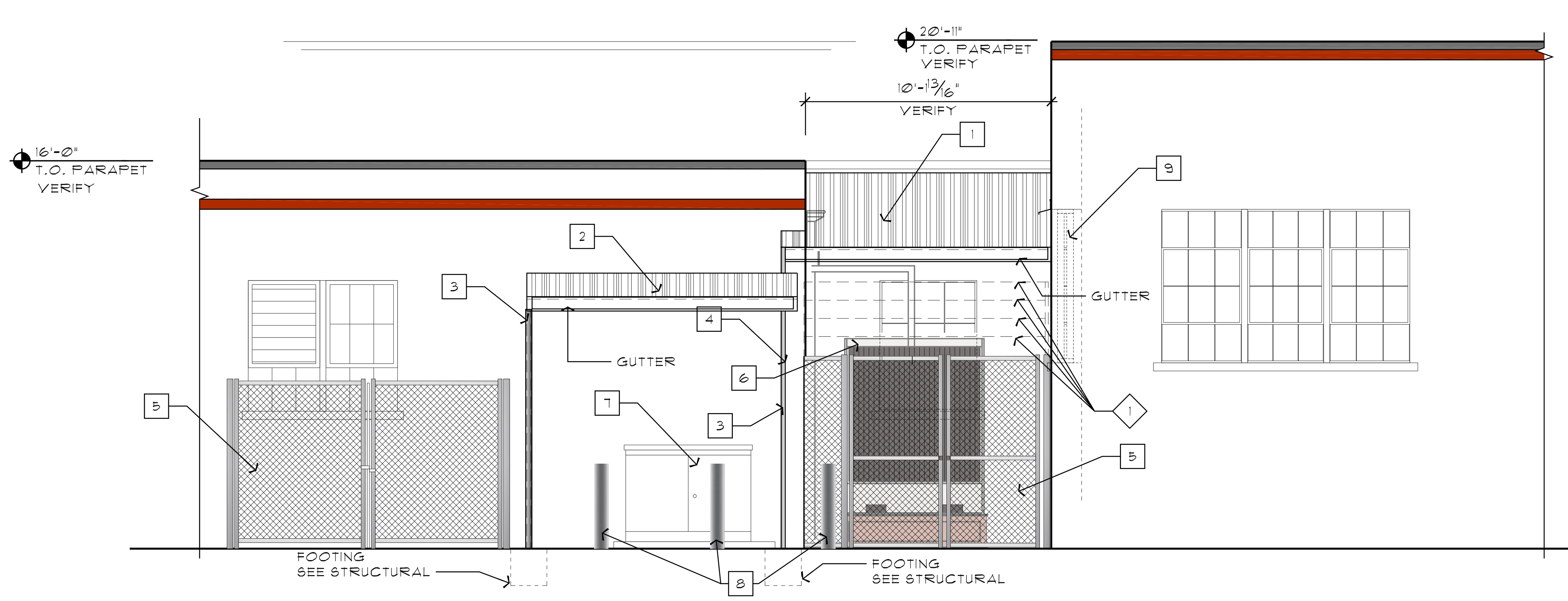
1. NEW HIGHER METAL ROOF SYSTEM, SEE STRUCTURAL DRAWINGS.
2. NEW LOWER METAL ROOF SYSTEM, SEE STRUCTURAL DRAWINGS.
3. NEW COLUMN, SEE STRUCTURAL DRAWINGS.
4. STANDARD ALUMINUM DOWNSPOUT PAINTED TO MATCH. DISCHARGING TO A 3" ABS PIPE. INSTALL CLEANOUT.
5. EXISTING FENCE TO REMAIN. REMOVE EXISTING FENCE ABOVE 8'-0".
6. EXISTING COOLING TOWER TO REMAIN.
7. EXISTING TRANSFORMER TO REMAIN.
8. EXISTING BOLLARD TO REMAIN.
9. DASHED LINE OF ROOF ABOVE.
10. EXISTING PIPE AND COPPER TUBE TO REMAIN. SET ROOF SYSTEM TO CLEAR OVER TOP
11. EXISTING DOWN SPOUT TO REMAIN.
12. INSTALL 3" HDPE PIPE @ 2% MIN SLOPE.
13. SAWCUT EXISTING CONC. SLAB TO LAY DRAIN PIPE. PATCH CONCRETE SLAB AFTER PIPE INSTALLATION.
14. SAWCUT AND REMOVE EXISTING CONCRETE TO CREATE VERTICAL STRAIGHT LINES FULL DEPTH. REMOVE AND REPLACE TOP 2" OF BASE MATERIAL AND REPLACE WITH 2" OF COMPACTED AGGREGATE BASE. COMPACT TO 95%. INSTALL 1/2" PREFORMED EXPANSION JOINT FILLER AT BUILDING FOUNDATION. CLEAN AND REMOVE ALL DELETERIOUS MATERIAL FROM EDGE OF EXISTING SLAB TO BE PATCHED. COAT EXISTING WITH CONCRETE BONDING AGENT AND CORROSION INHIBITOR (EPOCEM 110 OR SIM.) PRIOR TO RE-POURING DAMAGED/REMOVED CONCRETE SLAB. INSTALL (2) #4 BARS LONGITUDINALLY (3" CLEAR OF SUBGRADE) AND #4 TRANSVERSE BARS AT 12" ALONG LENGTH OF NEW CONCRETE PATCH. FURNISH 3,000 PSI CONCRETE SLAB AND PLACE TO MATCH DEPTH OF EXISTING CONCRETE FLATWORK AND TRANSFORMER HOUSEKEEPING PAD.

NOTE:

1. PAINT ALL EXPOSED NEW STEEL FRAMING.
2. SHEET METAL FLASHING: 24 GAGE KYNAR FINISH.
3. ALL EXISTING DIMENSIONS AND POSITIONS OF EXISTING EQUIPMENT ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.



3/A1 WEST ELEVATION
1/4" = 1'-0"



4/A1 SOUTH ELEVATION
1/4" = 1'-0"

REGISTERED ARCHITECT
RONALD R. LEE
LAKE OSWEGO
STATE OF OREGON

BBL ARCHITECTS
ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN
200 North State Street ■ Lake Oswego, Oregon 97034

MULTNOMAH ARTS CENTER
ROOF ADDITION
7688 SW CAPITOL HWY, PORTLAND, OR 97219

FLOOR PLAN, ROOF PLAN, ELEVATIONS

17073.00.L
PROJECT NUMBER
2018 MAY 04
DATE
REVISIONS

A1

PERMIT SET

Administrative Appeal Action 1-14-81

Appeal No. 9

City of Portland (Multnomah Community Center), Owner
Aron Faegre (SRG Partnership), Appellant

Prelim
1 story
Occ. mixed
Type VN
LUZ cond. use

Re: Alteration of an existing structure (community center)

7688 S. W. Capitol Highway

1. BUILDING CODE SECTION: 503 (a)

BUILDING REGULATION REQUIREMENT:

"When a building is used for more than one occupancy purpose, each part of the building comprising a district "Occupancy"...shall be separated from any other occupancy as specified in Section 503 (d)."

PROPOSED DESIGN SHOWS:

Sprinklering of the attic, the exit corridors, and the openings to corridors. H-3 to B-2, A-2 to B-2

REASON FOR ALTERNATE PROPOSAL:

Sprinkering provides an equivalent degree of safety and fire protection. This is an existing building and it would be difficult to modify it to meet the requirements of occupancy separations.

2. BUILDING CODE SECTION: 505 (a)

BUILDING REGULATION REQUIREMENT:

"The area of a one-story building shall not exceed the limits set forth in Table 5 C except as provided in Section 506." A-2 occupancies not permitted in buildings or VN construction.

PROPOSED DESIGN SHOWS:

Sprinklering of the attic, the exit corridors, and the openings to corridors. Total 40,000 sq. ft. Roughly 300% over area A-2 not allowed in VN.

REASON FOR ALTERNATE PROPOSAL:

Sprinklering provides an equivalent degree of safety and fire protection. This is an existing building and it would be difficult to modify it to meet the requirements of area separation walls.

Appeal No. 9 - continued

3. BUILDING CODE SECTION: 3304 (g)

BUILDING REGULATION REQUIREMENT:

"Walls of corridors serving an occupancy load of 30 or more shall be of not less than one-hour fire-resistive construction and the ceilings shall be not less than that required for a one-hour fire-resistive floor or roof system."

PROPOSED DESIGN SHOWS:

Sprinklering of the attic, the exit corridors, and openings to corridors. Wood frame with wood lath and plaster.

REASON FOR ALTERNATE PROPOSAL:

Sprinklering provides an equivalent degree of safety and fire pro-tection. This is an existing building and it would be difficult to meet these requirements for fire-resistive construction.

4. BUILDING CODE SECTION: 3304 (h)

BUILDING REGULATION REQUIREMENT:

"Where corridor walls are required to be of one-hour fire-resistive construction by Section (g) above, every door opening shall be protected by a tight-fitting smoke and draft control door assembly having a fire-protection rating of not less than 20 minutes..."

PROPOSED DESIGN SHOWS:

Sprinklering of the attic, the exit corridors, and openings to corridors. Unrated wood doors, frames, no closers.

REASON FOR ALTERNATE PROPOSAL:

Sprinklering provides an equivalent degree of safety and fire protection. This is an existing building and it would be difficult to meet the requirements for rated openings.

Administrative Appeal Action 1-14-81

Appeal No. 9 - continued

5. BUILDING CODE SECTION: 3904

BUILDING REGULATION REQUIREMENT:

"A stage as defined in Section 420 shall be completely separated from the auditorium by a proscenium wall of not less than two-hour non-combustible construction. The proscenium wall shall extend not less than four feet above the roof over the auditorim."

PROPOSED DESIGN SHOWS:

Sprinklering of stage side and auditorium side of the proscenium wall.

REASON FOR ALTERNATE PROPOSAL:

This is an existing building and it would be difficult to rebuilt the proscenium wall. Sprinklering should provide an equivalent degree of safety and fire protection. The proscenium opening will have a 1-1/2 hour self-closing fire-resistive curtain as required by Section 3904 and a stage ventilator as required by Section 3901.

(signed) Aron Faegre, Appellant

(signed) S. Vara, Bureau of Buildings

The Administrative Staff reviewed the appeal and the following action was taken:

1) Occupancy separations: GRANTED as proposed

2) Building area: GRANTED as proposed

3) Corridor construction: GRANTED as proposed

4) Corridor openings: GRANTED provided closers are provided on corridor doors.

5) Proscenium wall: GRANTED as proposed

The $30.00 fee was turned over to the City Treasurer, Receipt No. 191801 A.

A copy of this notice has been sent to the appellant.