

# 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:** Decision Rendered

<b>Appeal ID:</b> 18969	<b>Project Address:</b> 920 SW 6th Ave
<b>Hearing Date:</b> 2/6/19	<b>Appellant Name:</b> Tom Jaleski
<b>Case No.:</b> B-022	<b>Appellant Phone:</b> 503-488-5651
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Jeffrey Rago
<b>Project Type:</b> commercial	<b>Stories:</b> 15 <b>Occupancy:</b> A-3, B <b>Construction Type:</b> IA
<b>Building/Business Name:</b> P+L Building	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Office Building

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 1004.1.2

**Requires** 1004.1.2 Areas without fixed seating.

The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

**Proposed Design** JLL proposes to change a portion of the basement from existing storage space into office space for JLL's building management team that will include open office, a conference room, a break room, a work room, and storage to support the office space.

The proposed design is to determine the number of occupants for the basement office based on Table 1004.1.2 for each space for life safety systems and at 100 sf per person at the conference room and work room for Title 24.85 based on non-simultaneous use.

The conference room (259 sf) and work room (207 sf) combine for a total of 466 sf. For life safety systems, egress will be based on 15 sf/occupant for a total of 32 occupants. For Title 24.85, it is proposed to use 100 sf/occupant for a load of 5 occupants. Square foot areas will be adjusted in the permit set to account for the difference in measurement between net and gross sf.

This appeal is applicable only as long as JLL is the tenant leasing and using the office space.

**Reason for alternative** The Power + Light Building, P+L, formerly known as the Public Services Building, is a historical building on the National Historic Register, is of Type IA construction and is sprinklered throughout. The basement office space is designed for 2 permanent employees currently located on the 2nd floor. No additional employees will be permitted to permanently occupy the office. Other tenants of the building will have access to the office during business hours for building management issues. Brokers can visit the office to request access to a floor.

The proposed design is to use an occupant load factor for determining the number of occupants in assembly areas that is based on non-simultaneous use, since any occupants using those areas are already included in occupant loads elsewhere in the building.

Conference room and break room space in the proposed basement office will be used for meetings or by staff with JLL building management and building engineering team only. It will be a secured office since sensitive material will be in the office. Any meetings with guests that are not tenants of the building will occur at meeting rooms on the 2nd or 13th floor.

Building tenants and brokers will have access to the office during business hours to ask questions about access cards, building maintenance issues, etc. These are people who are already in the building and accounted for in the seismic hazard occupant load calculation.

Life safety systems will be based strictly on the occupant loads determined per OSSC Table 1004.1.2. We ask that you approve this appeal since the conference room and work room do not add occupants beyond their use by building management staff accounted for in the 100 s.f. per occupant calculation for the office, does not add occupants to the building that are not already in the building, and therefore do not increase seismic hazard.

---

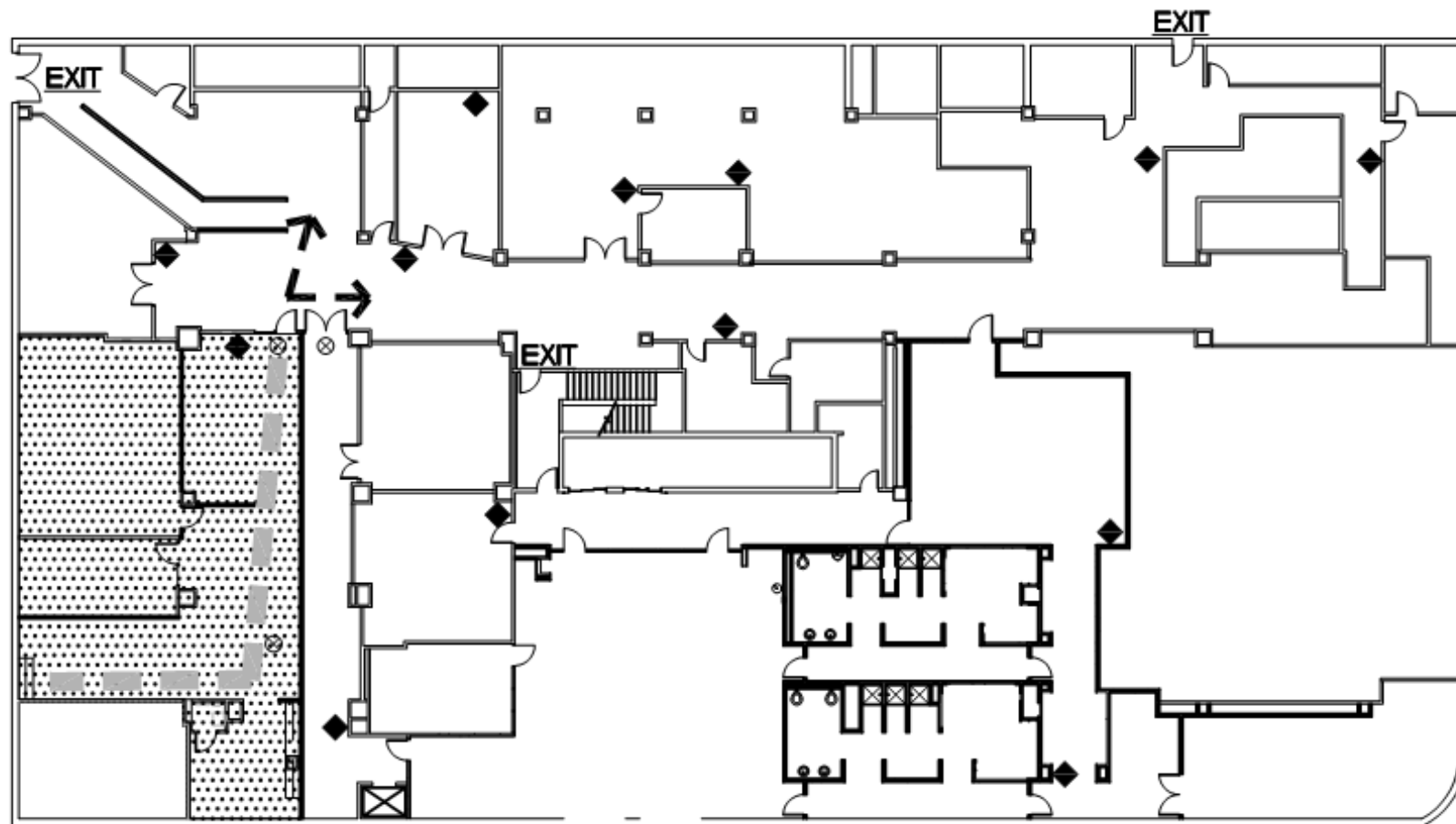
## APPEAL DECISION

**Reduction in calculated occupant load to avoid seismic upgrades based on non-simultaneous use:**

**Denied. Proposal does not provide equivalent Life Safety protection.**

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

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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.









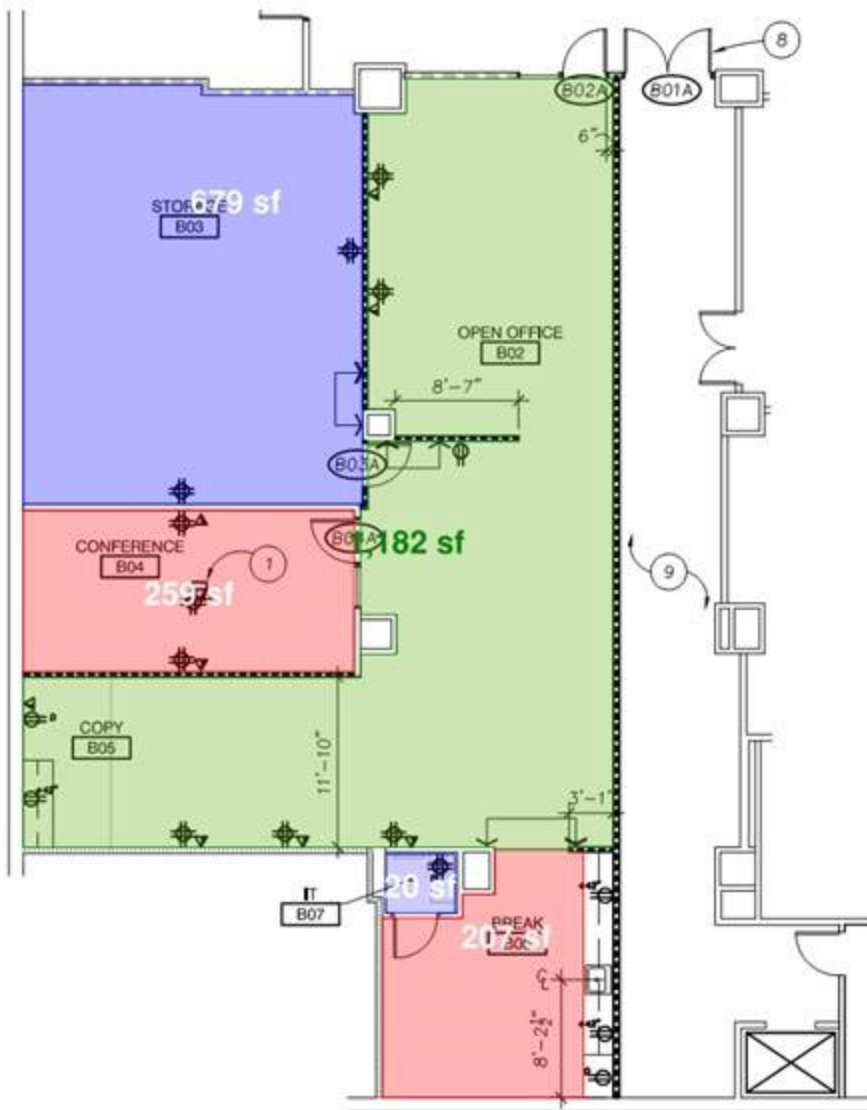
## CODE SUMMARY PLAN

BASEMENT

NTS

### CODE SUMMARY LEGEND

-  EXIT ACCESS
-  ILLUMINATED EXIT SIGN
-  FIRE EXTINGUISHER LOCATION
-  AREA OF WORK
-  ACCESSIBLE MEANS OF EGRESS
-  COMMON PATH OF TRAVEL



## FLOOR PLAN

1/8"=1'-0"