

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 18952, item #3 (2/6/19) for additional information

Appeal ID: 19046	Project Address: 3330 SE 69th Ave
Hearing Date: 2/20/19	Appellant Name: Tim Ayersman
Case No.: B-015	Appellant Phone: 9712007213
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 3 Occupancy: E, B, A-2, A-3 Construction Type: II-B
Building/Business Name:	Fire Sprinklers: Yes - Fully-sprinklered throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-169865-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Middle School (Grades 6-8)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	§2901.1 Minimum number of fixtures
Requires	Plumbing fixtures shall be provided for the type of occupancy in Table 2902.1 – Minimum Number of Required Plumbing Fixtures
Proposed Design	<p>This appeal was requested by the BDS Plans Examiner, John Cooley, during our Life Safety Preliminary Meeting on 11/29/18.</p> <p>The intent of the proposed design is to provide enough fixtures for the occupants using the school. The school district has programmed the middle school so the Educational occupancy spaces will not be occupied concurrently with both of the two Assembly occupancy spaces (gymnasium and commons/cafeteria). Based on non-concurrent use of all school spaces, the provided plumbing fixture count meets the required plumbing fixture count.</p>

RECONSIDERATION TEXT

The proposed design provides adequate plumbing fixtures based on non-simultaneous use.

The following are (2) calculations that demonstrate how the District's non-simultaneous use of the Middle School meet the Minimum Number of Required Plumbing Fixtures.

School Use, Monday through Friday:

- Cafeteria Occupied as Assembly without Fixed Seating for Lunch Periods.
- Gymnasium Occupied as Exercise Room for Physical Education.
- Educational (Includes Stage), Business, Storage Spaces Occupied.

More plumbing fixtures are provided than required:

Water Closets: Required – 35, Provided - 37

Lavatories: Required - 26, Provided – 35

Note: This calculation includes simultaneous use of spaces which provides more fixtures than required for the actual occupant totals. When the cafeteria is fully loaded for lunch periods, the classrooms those students came from are unoccupied at that time.

School Use, After School Hours Monday through Friday and Weekends:

- Cafeteria Occupied as Assembly without Fixed Seating
- Gymnasium Occupied as Assembly without Fixed Seating (Includes Stage)
- Educational, Business, Storage Spaces NOT Simultaneously Occupied

More plumbing fixtures are provided than required:

Water Closets: Required – 26, Provided - 37

Lavatories: Required - 13, Provided - 35

Note: The spaces that are permitted to be scheduled for after hours and weekend use are the assembly spaces. After hours and on weekends, teacher's classrooms are secured and unoccupied.

The following calculation demonstrates the plumbing fixture count if all building spaces were occupied simultaneously:

School Calculated with Every Classroom and Assembly Space at Maximum Occupancy

- Cafeteria Occupied as Assembly without Fixed Seating
- Gymnasium Occupied as Assembly without Fixed Seating
- Educational, Business, Storage Spaces Occupied

Water Closets: Required – 47, Provided - 37

Lavatories: Required - 31, Provided – 35

Note: This calculation illustrates the maximum fixture count by code. The District does not use any of their facilities simultaneously as this calculation indicates. The school district's operations are as shown in scenarios 1 and 2.

SEE ATTACHED PLUMBING FIXTURE CALCULATIONS FOR EACH SCENARIO.

Reason for alternative The proposed number of plumbing fixtures accommodate all school functions while providing equivalent access and health for all users. Providing plumbing fixtures for concurrent use of assembly and educational occupancies would directly contradict the district's intended use of the building.

RECONSIDERATION TEXT

The proposed number of plumbing fixtures accommodate the actual occupant load of the building.

APPEAL DECISION

Reduction in minimum required plumbing fixtures based on non-simultaneous use: Granted as proposed for this use and configuration.

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.

FIRST FLOOR PLUMBING FIXTURE COUNT CALCULATIONS**Calculation 1: School Use, Monday through Friday**

- Cafeteria Occupied as Assembly without Fixed Seating for Lunch Periods
- Gymnasium Occupied as Exercise Room for Physical Education.
- Educational (Includes Stage), Business, Storage Spaces Occupied.

CALCULATION 1 - PLUMBING FIXTURE COUNT

First Floor		REQUIRED FIXTURES				PROVIDED FIXTURES	
Occupancy	Occupant Load	WC Fixture Ratio	WC/UR	Lav Fixture Ratio	LAV	WC/UR	LAV
Assembly (A-2)	(Cafeteria)						
Male	389	0.013	5.18	0.005	1.94		
Female	389	0.013	5.18	0.005	1.94		
Business (B)							
Male	93	0.040	3.70	0.025	2.31		
Female	93	0.040	3.70	0.025	2.31		
Educational (E)							
Male	426	0.020	8.51	0.020	8.51		
Female	426	0.020	8.51	0.020	8.51		
Storage (S)							
Male	11	0.010	0.11	0.010	0.11		
Female	11	0.010	0.11	0.010	0.11		
MALE TOTAL		17.50		12.88			
FEMALE TOTAL		17.50		12.88			
TOTAL		35.00		25.75		37	35

Scenario 2: School Use, After School Hours Monday through Friday and Weekends

- Cafeteria Occupied as Assembly without Fixed Seating
- Gymnasium Occupied as Assembly without Fixed Seating (Includes Stage)
- Educational, Business, Storage Spaces NOT Simultaneously Occupied

CALCULATION 2 - PLUMBING FIXTURE COUNT

First Floor		REQUIRED FIXTURES				PROVIDED FIXTURES	
Occupancy	Occupant Load	WC Fixture Ratio	WC/UR	Lav Fixture Ratio	LAV	WC/UR	LAV
Assembly (A-2)	(Cafeteria)						
Male	389	0.013	5.18	0.005	1.94		
Female	389	0.013	5.18	0.005	1.94		
Male SUB-TOTAL		5.180			1.943		
Female SUB-TOTAL		5.180			1.943		
Assembly (A-3)	(Gym)						
Male	497	0.008	3.977	0.005	2.486		
Female	497	0.015	7.648	0.005	2.486		
Stage (E)	(Stage)						
Male	80	0.020	1.600	0.020	1.600		
Female	80	0.020	1.600	0.020	1.600		
Male SUB-TOTAL		5.577			4.428		
Female SUB-TOTAL		9.248			4.428		
MALE TOTAL		10.76		6.37			
FEMALE TOTAL		14.43		6.37			
TOTAL		25.19		12.74		37	35

Calculation 3: School Calculated with Every Classroom and Assembly Space at Maximum Occupancy

- Cafeteria Occupied as Assembly without Fixed Seating
- Gymnasium Occupied as Assembly without Fixed Seating
- Educational, Business, Storage Spaces Occupied

CALCULATION 3 - PLUMBING FIXTURE COUNT

First Floor		REQUIRED FIXTURES				PROVIDED FIXTURES	
Occupancy	Occupant Load	WC Fixture Ratio	WC/UR	Lav Fixture Ratio	LAV	WC/UR	LAV
Assembly (A-2)	(Cafeteria)						
Male	389	0.013	5.18	0.005	1.94		
Female	389	0.013	5.18	0.005	1.94		
Business (B)							
Male	93	0.040	3.70	0.025	2.31		
Female	93	0.040	3.70	0.025	2.31		
Educational (E)							
Male	426	0.020	8.51	0.020	8.51		
Female	426	0.020	8.51	0.020	8.51		
Storage (S)							
Male	11	0.010	0.11	0.010	0.11		
Female	11	0.010	0.11	0.010	0.11		
Male SUB-TOTAL			17.50		12.88		
Female SUB-TOTAL			17.50		12.88		
Assembly (A-3)	(Gym)						
Male	497	0.008	3.977	0.005	2.486		
Female	497	0.015	7.648	0.005	2.486		
Male SUB-TOTAL			3.977		2.486		
Female SUB-TOTAL			7.648		2.486		
MALE TOTAL		21.48		15.36			
FEMALE TOTAL		25.15		15.36			
TOTAL		46.63		30.72		37	35