

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 18953 (2/6/19) for additional information

Appeal ID: 19023	Project Address: 2177 SW Broadway
Hearing Date: 2/20/19	Appellant Name: Paul Falsetto
Case No.: B-001	Appellant Phone: 5037505750
Appeal Type: Building	Plans Examiner/Inspector: Steven Freeh
Project Type: commercial	Stories: 2 Occupancy: B Construction Type: V-B
Building/Business Name: office	Fire Sprinklers: No
Appeal Involves: Reconsideration of appeal	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 travel distance of 75 feet.

Proposed Design One exit is planned from the second floor, which has an occupant count of 13. The maximum travel distance on the floor is to the Northwest office, which is 83'-10", making it 8'-10" beyond the maximum exit access travel distance of 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.

BOTH 1ST & 2ND FLOOR DRAWINGS ARE NOW ATTACHED.

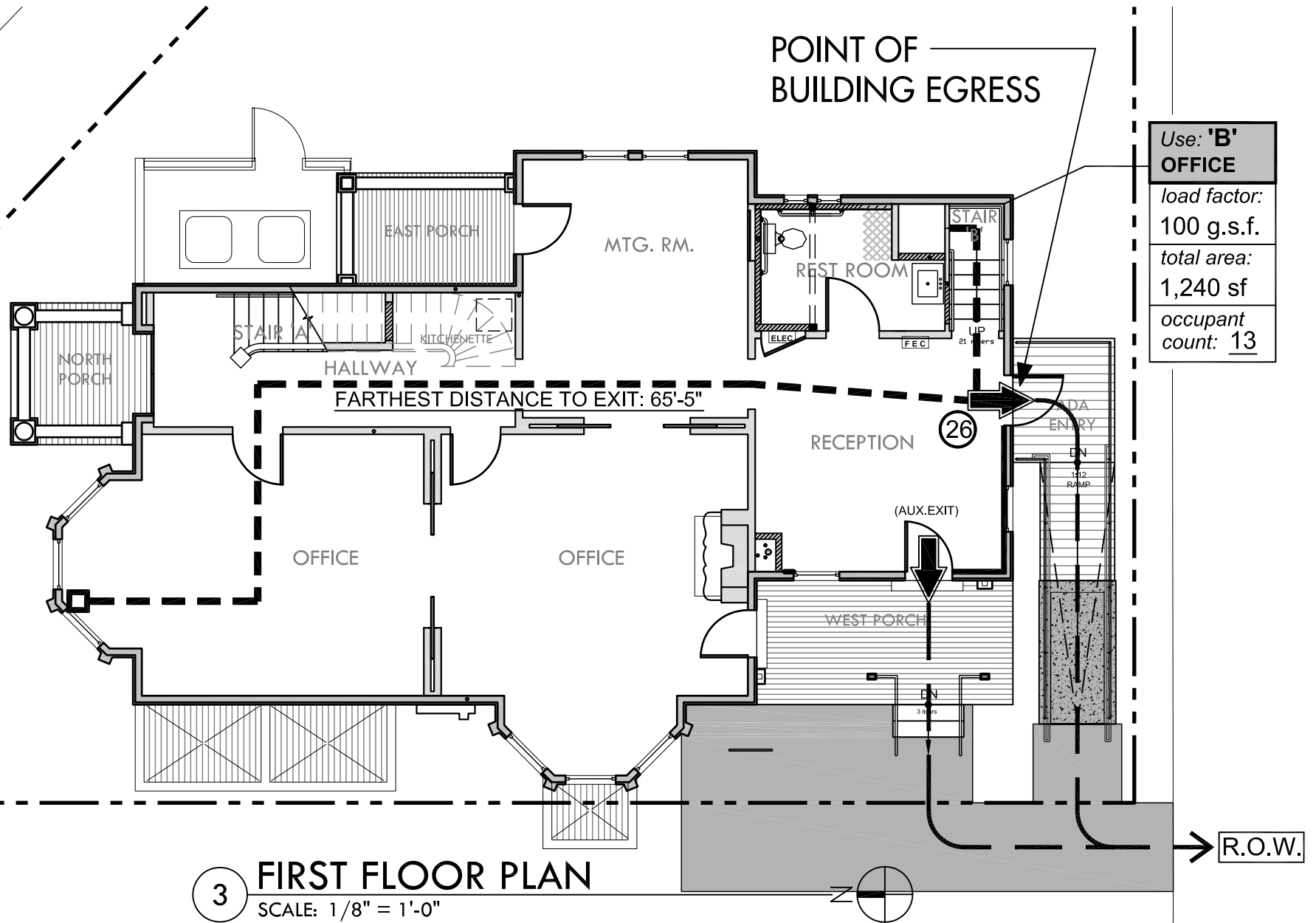
Reason for alternative The building is a Portland City Landmark, and is to be converted from a residence to office use. It is the Owner's intent to respect its historic features of the building, a requirement of the State Historic Preservation Office for its listing in the National Register of Historic Places (nomination is currently underway). This limits the number of exit access points on the second floor, since Stair 'A' contains winders that make it non-compliant. The existing Stair 'B' will become the compliant exit, and is located at the Southeast corner of the building. The distance beyond the maximum travel distance only affects the occupants 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 75 foot maximum.

APPEAL DECISION

Increase in maximum common path of travel to 84 feet: 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.



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FRIED-DURKHEIMER Rehabilitation Project

Nonetop, LLC.
 2177 SW Broadway | Portland, Oregon

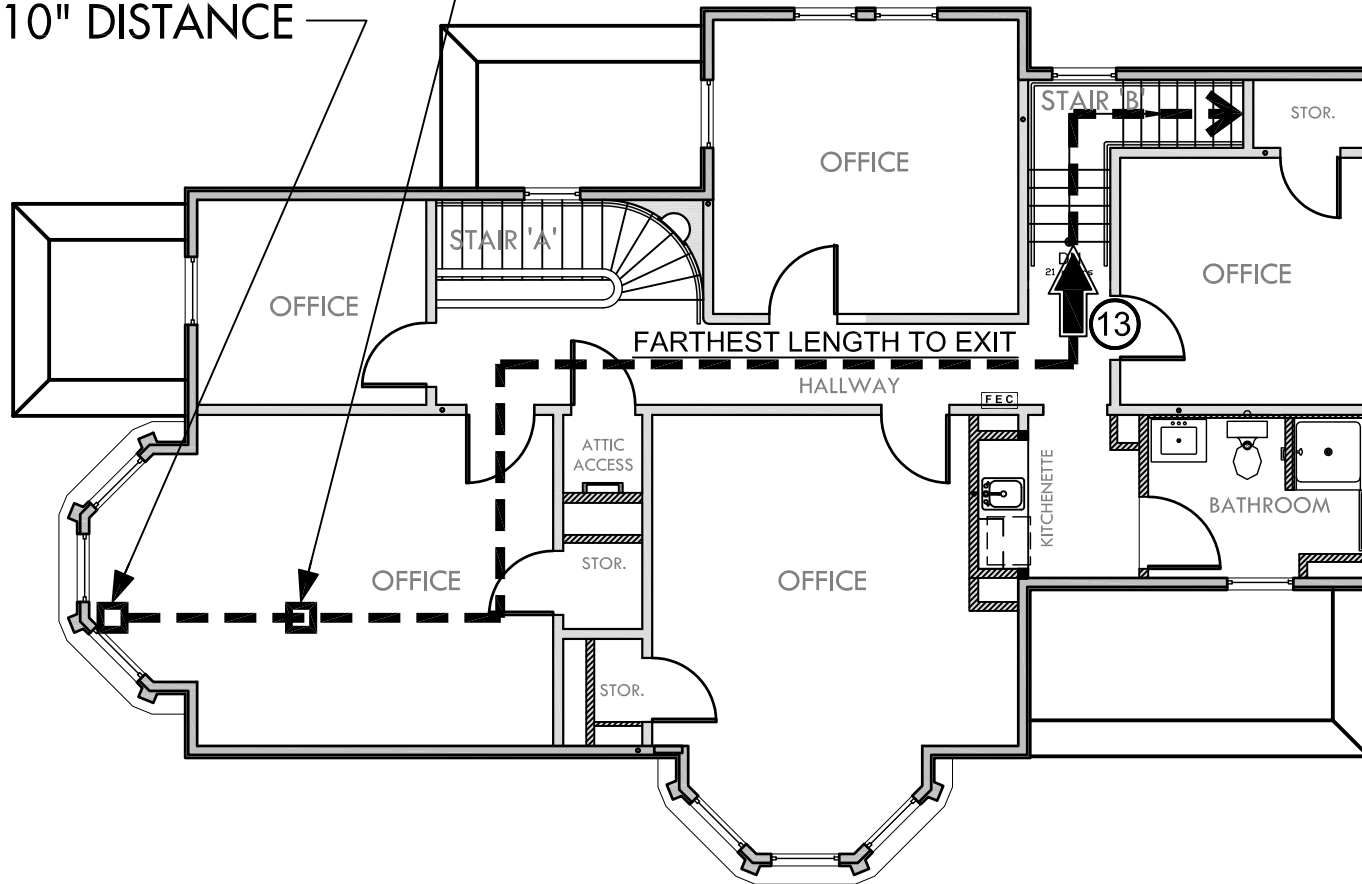
phase Permit Set

date | job #
 1/10/19 | 17005

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CODE REVIEW
PLANS

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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CODE REVIEW
PLANS