

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 - Held over from ID 18949 (2/6/19) for additional information

Appeal ID: 19028	Project Address: 1410 NW Johnson St
Hearing Date: 2/20/19	Appellant Name: Barry R Smith PC Architect
Case No.: B-003	Appellant Phone: 503-295-6261
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: commercial	Stories: 3 Occupancy: Warehouse Construction Type: I-V
Building/Business Name:	Fire Sprinklers: Yes - NFPA 13 (Improvements Req'd)
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Section 1022 Interior Exit Stairways and Ramps, 1022.3.1 Extension

Requires Where interior exit stairways and ramps are extended to an exit discharge or a public way by an exit passageway, the interior exit stairway and ramp shall be separated from the exit passageway by a fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both. The fire-resistance rating shall be at least equal to that required for the interior exit stairway and ramp. A fire door assembly complying with Section 716.5 shall be installed in the fire barrier to provide a means of egress from the interior exit stairway and ramp to the exit passageway. Openings in the fire barrier other than the fire door assembly are prohibited. Penetrations of the fire barrier are prohibited.

Proposed Design This factory building was granted occupancy December 30, 1908 and little or no improvements have been made since the original construction. The current owner [Seller] has occupied the building since the 1950's using it as an office building and print shop.

Circulation and egress are constricted in the current configuration. Occupants have to travel through adjoin occupied spaces or through an enclosed stair to access tenant spaces. Door swing in the wrong direction and are redundant.

The new Owner [Purchaser] wishes to simplify the enclosed stair to act both as vertical circulation and means of egress as it now functions. The improvements are to secure the required two-hour fire resistive protection around the stairwell, correct the door swing and maneuvering distance condition and separate tenant access spaces by extending the stairwell footprint.

Per Section 1022.2, the fire-resistive rating of the Interior Exit Stairway is required to be 2 hour as the stair is connecting four stories.

Building is equipped with an automatic sprinkler system and needs upgrading to current NFPA 13 standards.

There are no combustible concealed attic spaces.

Where non-rated interior glass relite and doors are used, a 2HR rated fire curtain is provide. [Tyco Deluge Valve or equal]

RESPONSE: A Building Code appeal is required for substituting 2HR fire curtains in lieu of two-hour fire resistive construction.

Reason for alternative The alternate gives the Owner flexibility to visually identify tenant access from egress components.

APPEAL DECISION

Extension of stair enclosures: 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, call (503) 823-7300 or come in to the Development Services Center.

APPEAL SUMMARY

Appeal ID: 18949	Project Address: 1410 NW Johnson Street
	Appellant Name: Barry R Smith PC Architect
	Appellant Phone: 503-295-6261
Appeal Type: Building	Plans Examiner/Inspector: Not assigned.
Project Type: commercial	Stories: 3 Occupancy: Warehouse Construction Type: IV
Building Name:	Fire Sprinklers: Yes - NFPA 13 (Improvements Req'd)
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: Preliminary

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Section 1022 Interior Exit Stairways and Ramps, 1022.3.1 Extension
Requires	<p>Where interior exit stairways and ramps are extended to an exit discharge or a public way by an exit passageway, the interior exit stairway and ramp shall be separated from the exit passageway by a fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both. The fire-resistance rating shall be at least equal to that required for the interior exit stairway and ramp. A fire door assembly complying with Section 716.5 shall be installed in the fire barrier to provide a means of egress from the interior exit stairway and ramp to the exit passageway. Openings in the fire barrier other than the fire door assembly are prohibited. Penetrations of the fire barrier are prohibited.</p>
Proposed Design	<p>This factory building was granted occupancy December 30, 1908 and little or no improvements have been made since the original construction. The current owner [Seller] has occupied the building since the 1950's using it as an office building and print shop.</p> <p>Circulation and egress are constricted in the current configuration. Occupants have to travel through adjoin occupied spaces or through an enclosed stair to access tenant spaces. Door swing in the wrong direction and are redundant.</p>

The new Owner [Purchaser] wishes to simplify the enclosed stair to act both as vertical circulation and means of egress as it now functions. ~~Thinking of the condition as an atrium,~~ [T]he improvements are to secure the required ~~one-hour~~ two-hour fire resistive protection around the stairwell, correct the door swing and maneuvering distance condition and separate tenant access spaces by extending the stairwell footprint.

Per Section 1022.2, the fire-resistive rating of the Interior Exit Stairway is required to be ~~1-hour~~ [2HR] as the stair is connecting ~~less than~~ four stories.

- . Building is equipped with an automatic sprinkler system and needs upgrading to current NFPA 13 standards.
- . There are no combustibile concealed attic spaces.
- . Where non-rated interior glass relite and doors are used, a 2HR rated fire curtain is provide. [Tyco Deluge Valve or equal]

RESPONSE: A Building Code appeal is required for substituting 2HR fire curtains in lieu of two- hour fire resistive construction.

Reason for alternative The alternate gives the Owner flexibility to visually identify tenant access from egress components.

PAYMENT INFORMATION

Payment Amount Due: \$454.00

Selected Payment Option

- **Mail:** Checks should be made payable to "Treasurer, City of Portland", and have the project address written on them. Please mail to:

APPEALS
Bureau of Development Services
1900 SW 4th Avenue, Suite 5000 (5th floor)
Portland, Oregon 97201

Appeal fees must be paid by the time the appeal is heard by the board. Results will not be posted until payment is received. If you have any questions about this transaction, please contact Donna Ruark at AppealsS@PortlandOregon.gov or 503-823-7335.

[BDS Home Page](#)#



JOHNSON STREET ELEVATION

1410 SW JOHNSON STREET - PORTLAND OR

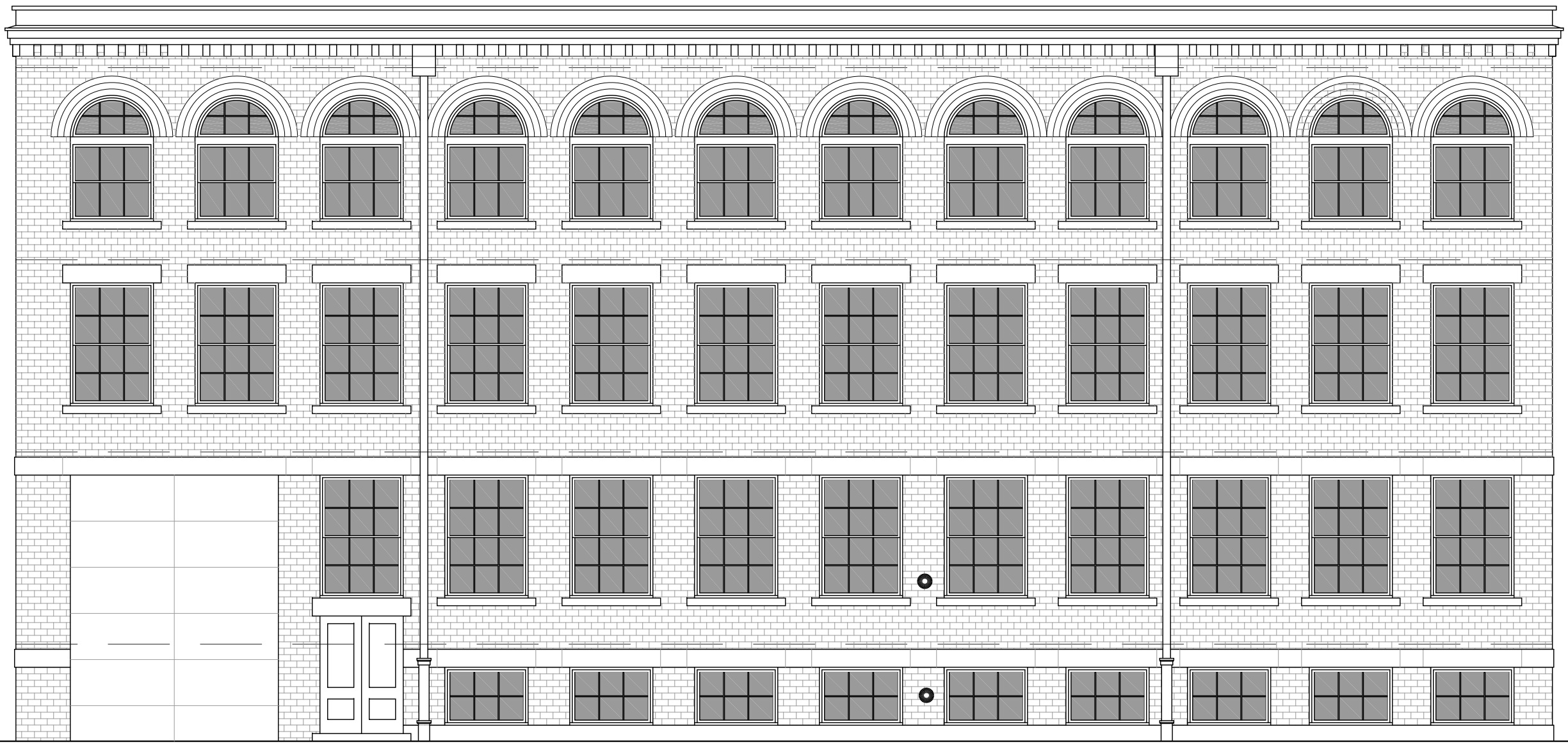


2019-02-13 RESUBMITTAL

DRAWINGS BASED ON AS BUILT PLANS - FIELD VERIFY ALL DIMENSIONS

BARRY R SMITH, PC Architect
 715 SW MORRISON STREET SUITE 909
 PORTLAND OR 97205 503.295.6261 www.barrysmith.com





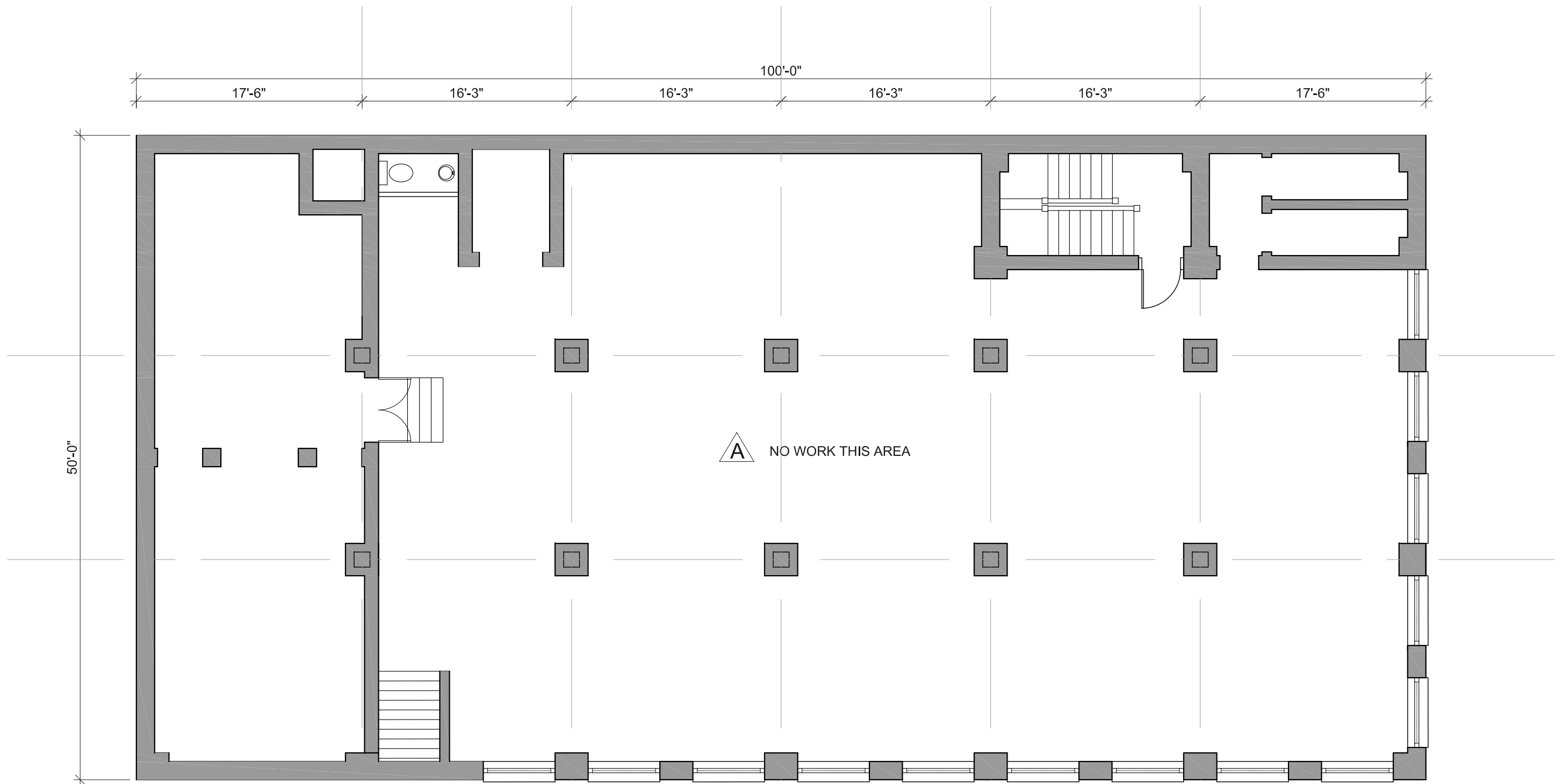
NOTE LOCATION OF EXISTING FDC AND BELL

10TH AVENUE ELEVATION
1410 SW JOHNSON STREET - PORTLAND OR



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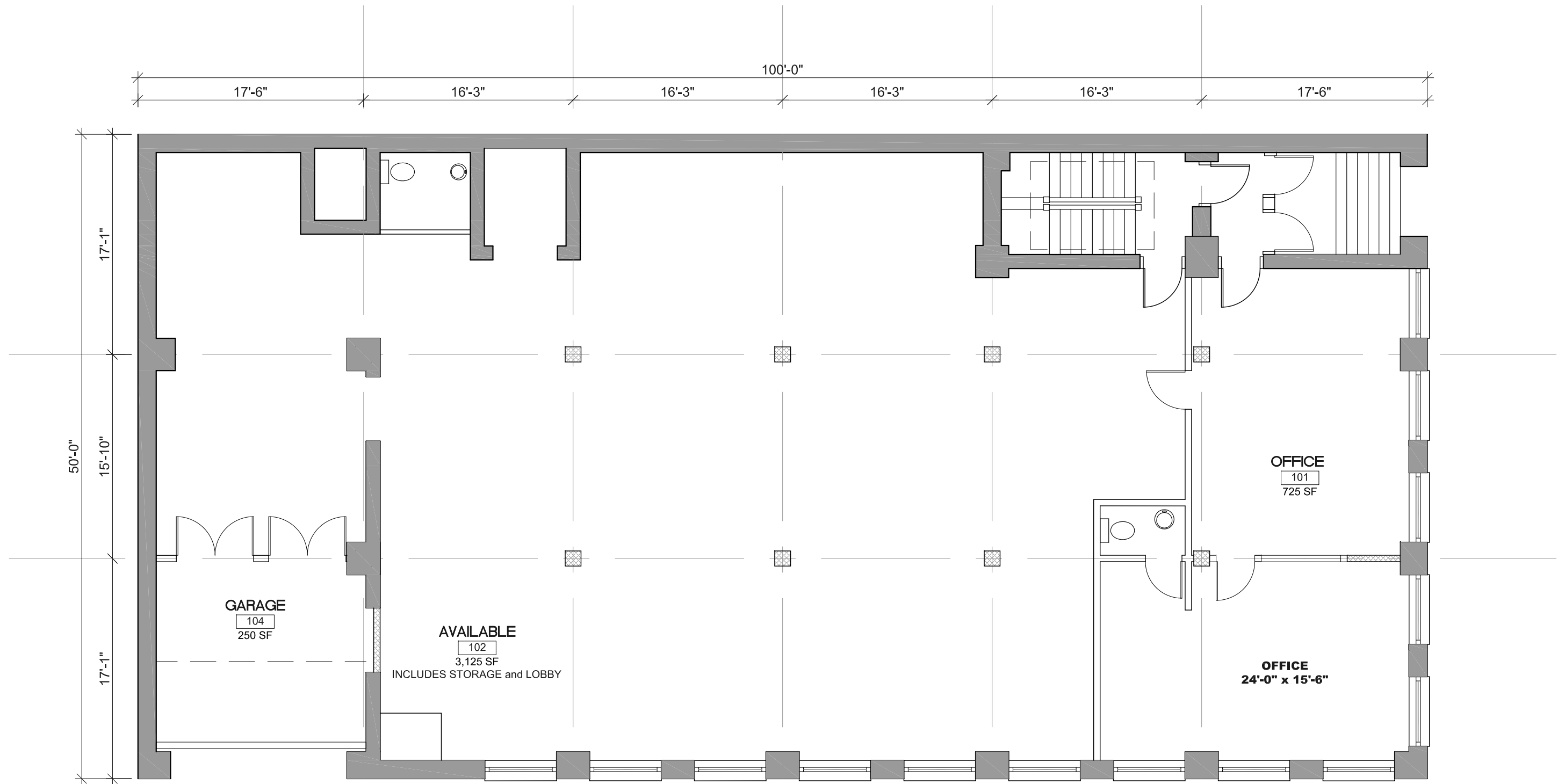


BASEMENT FLOOR PLAN
1410 SW JOHNSON STREET - PORTLAND OR



2019-02-13 RESUBMITTAL
DRAWINGS BASED ON AS BUILT PLANS - FIELD VERIFY ALL DIMENSIONS
BARRY R SMITH, PC Architect





FIRST FLOOR PLAN - EXISTING CONDITIONS
1410 SW JOHNSON STREET - PORTLAND OR

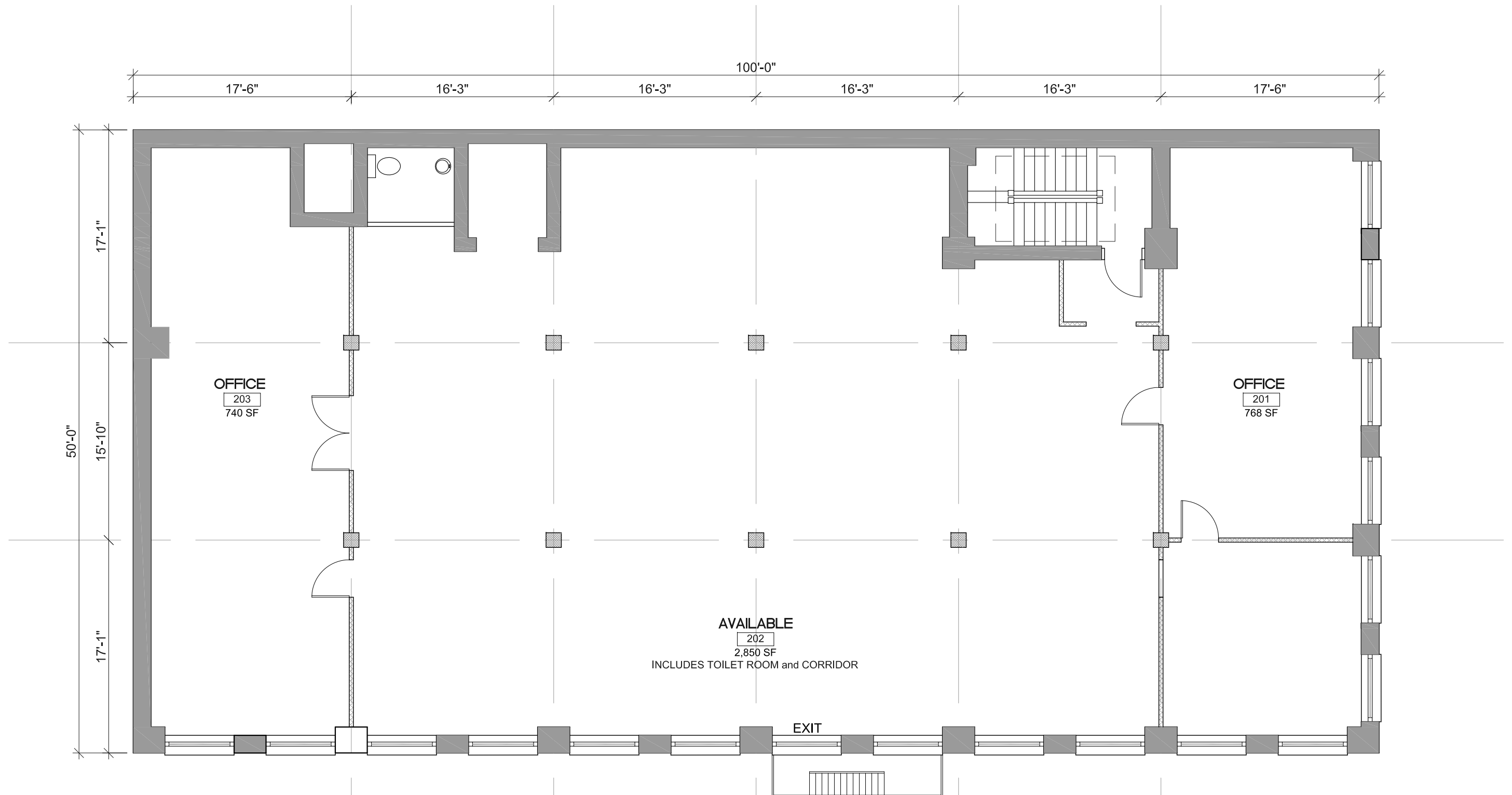


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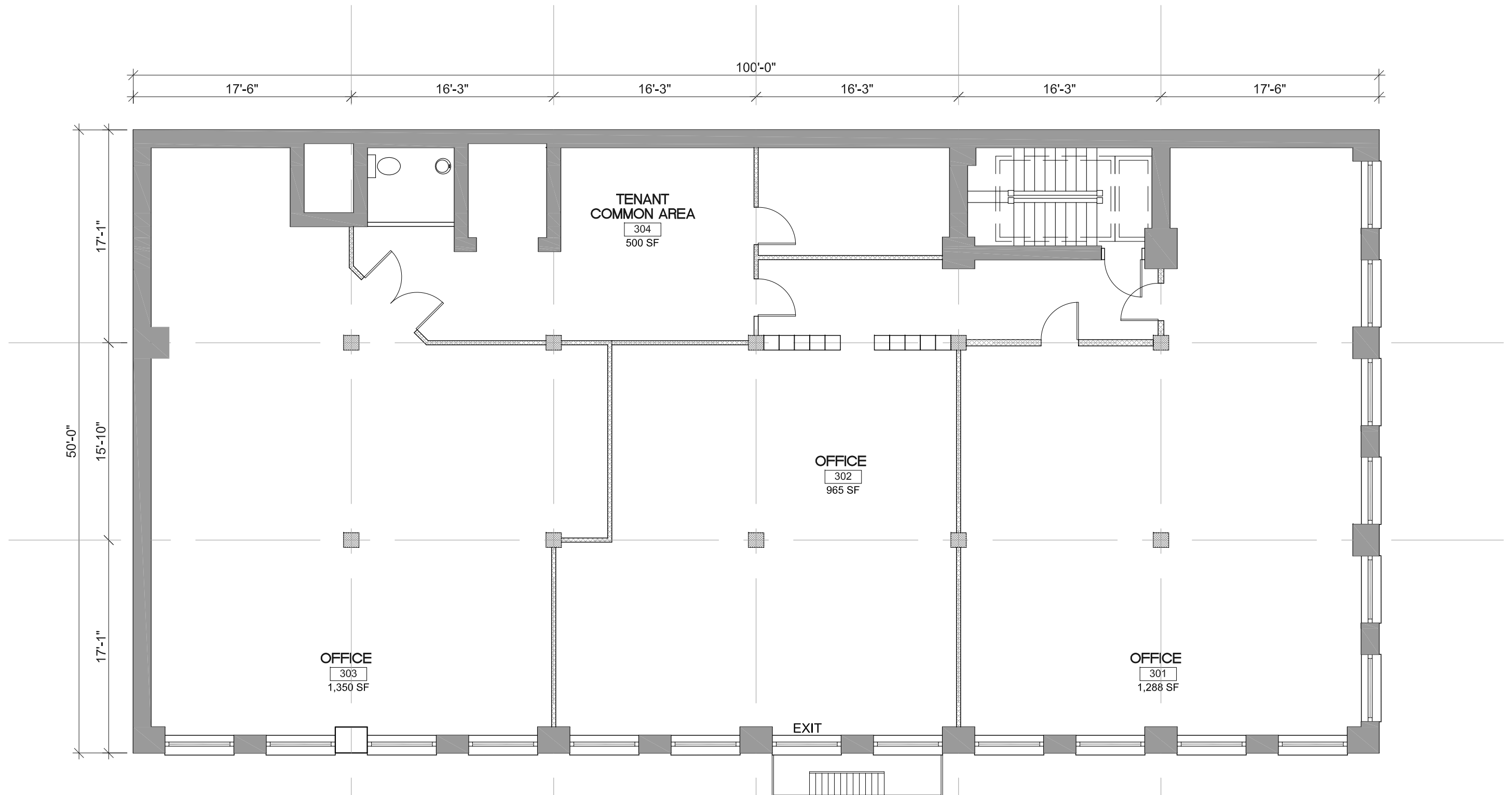
SECOND FLOOR - EXISTING CONDITIONS
1410 SW JOHNSON STREET - PORTLAND OR



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THIRD FLOOR - EXISTING CONDITIONS
1410 SW JOHNSON STREET - PORTLAND OR

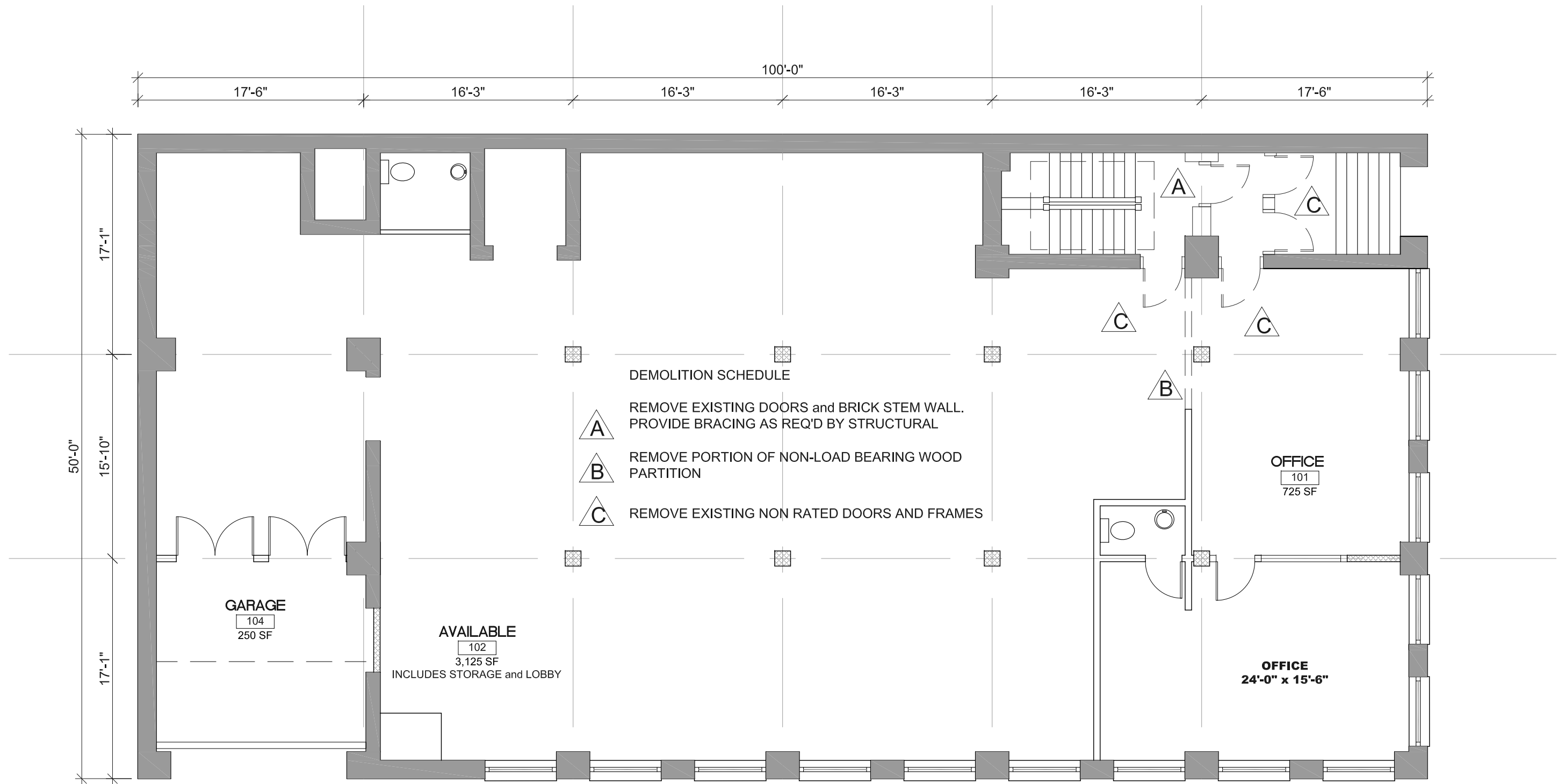


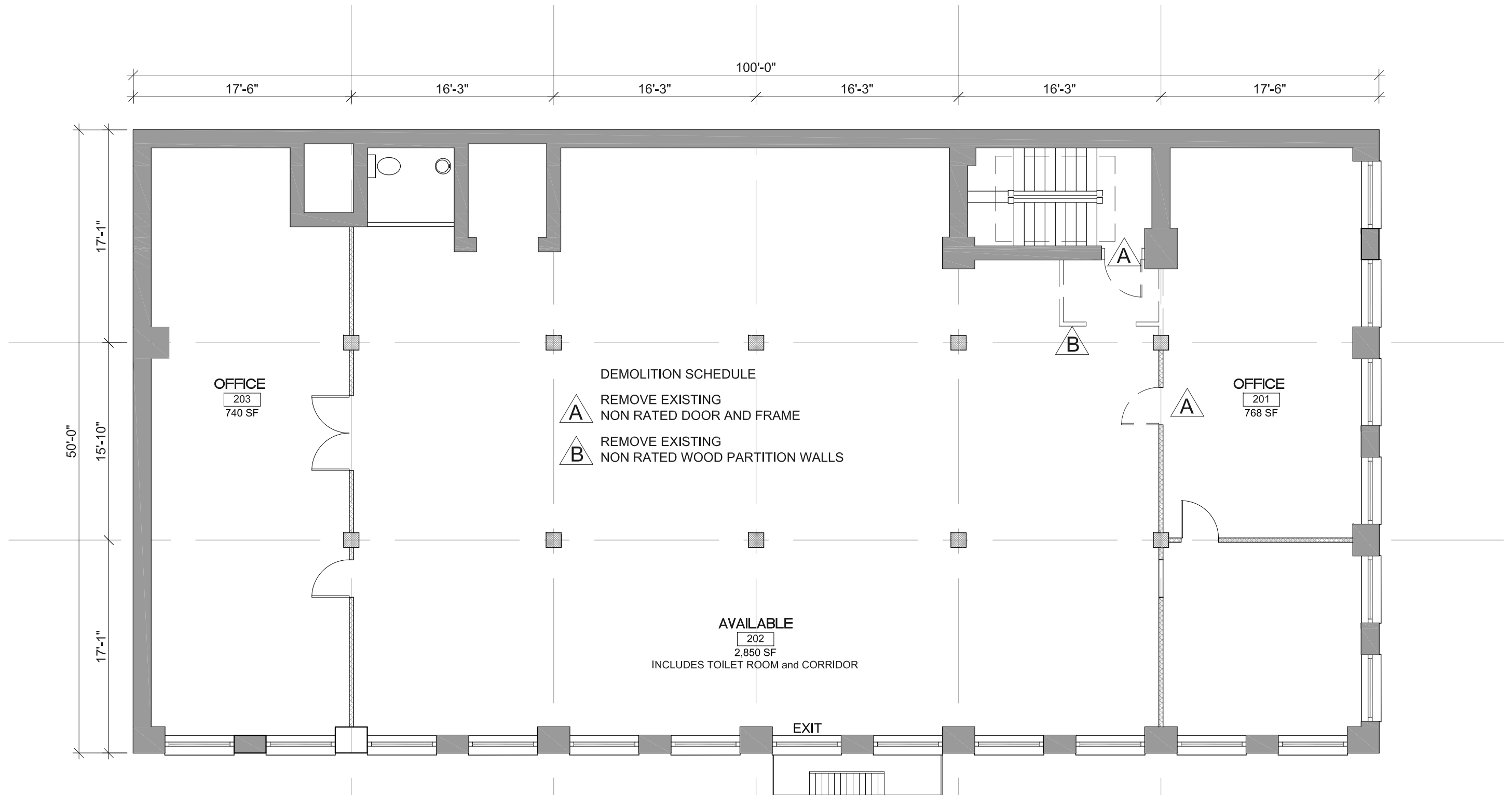
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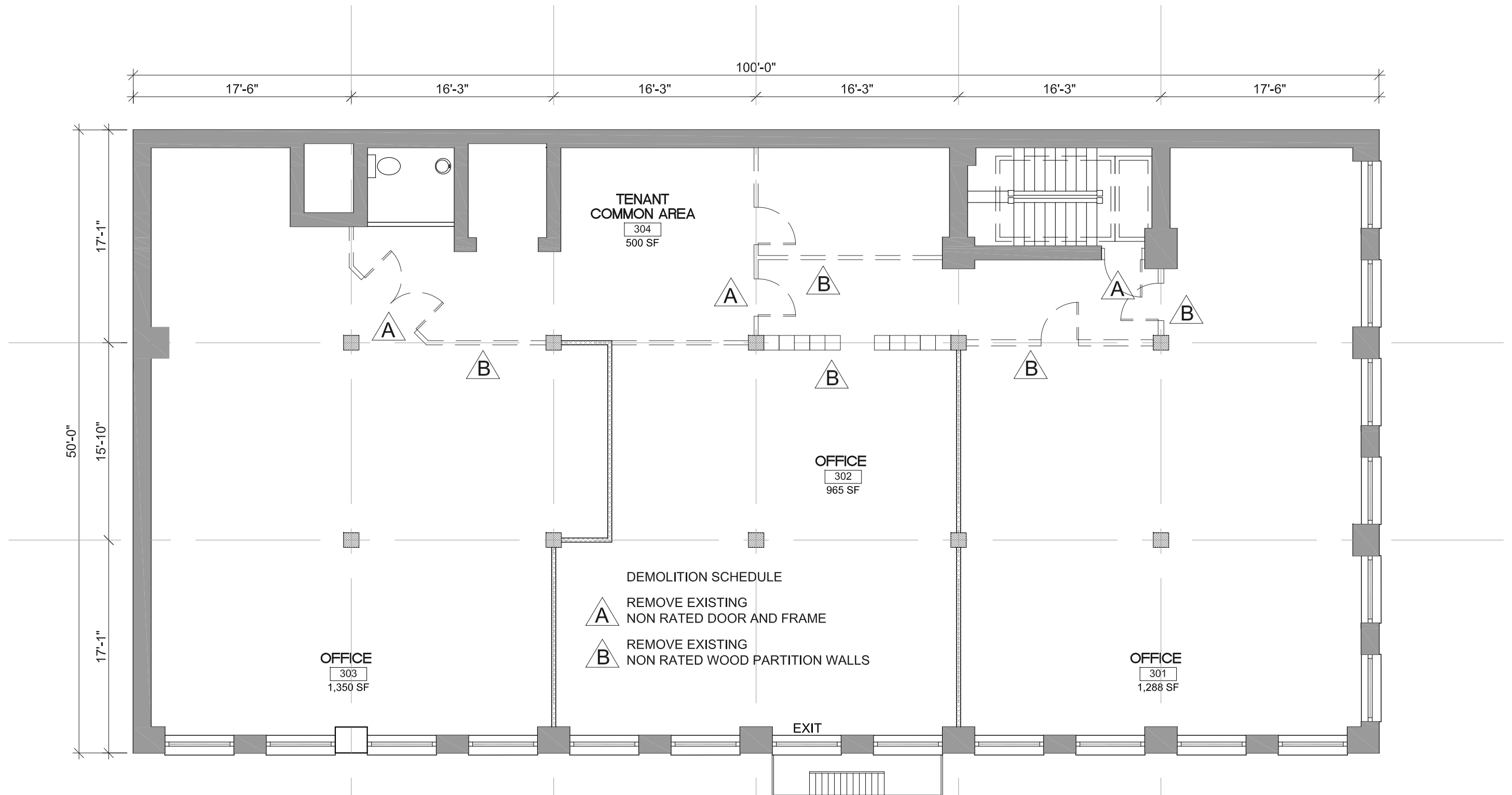




SECOND FLOOR - DEMOLITION PLAN
1410 SW JOHNSON STREET - PORTLAND OR

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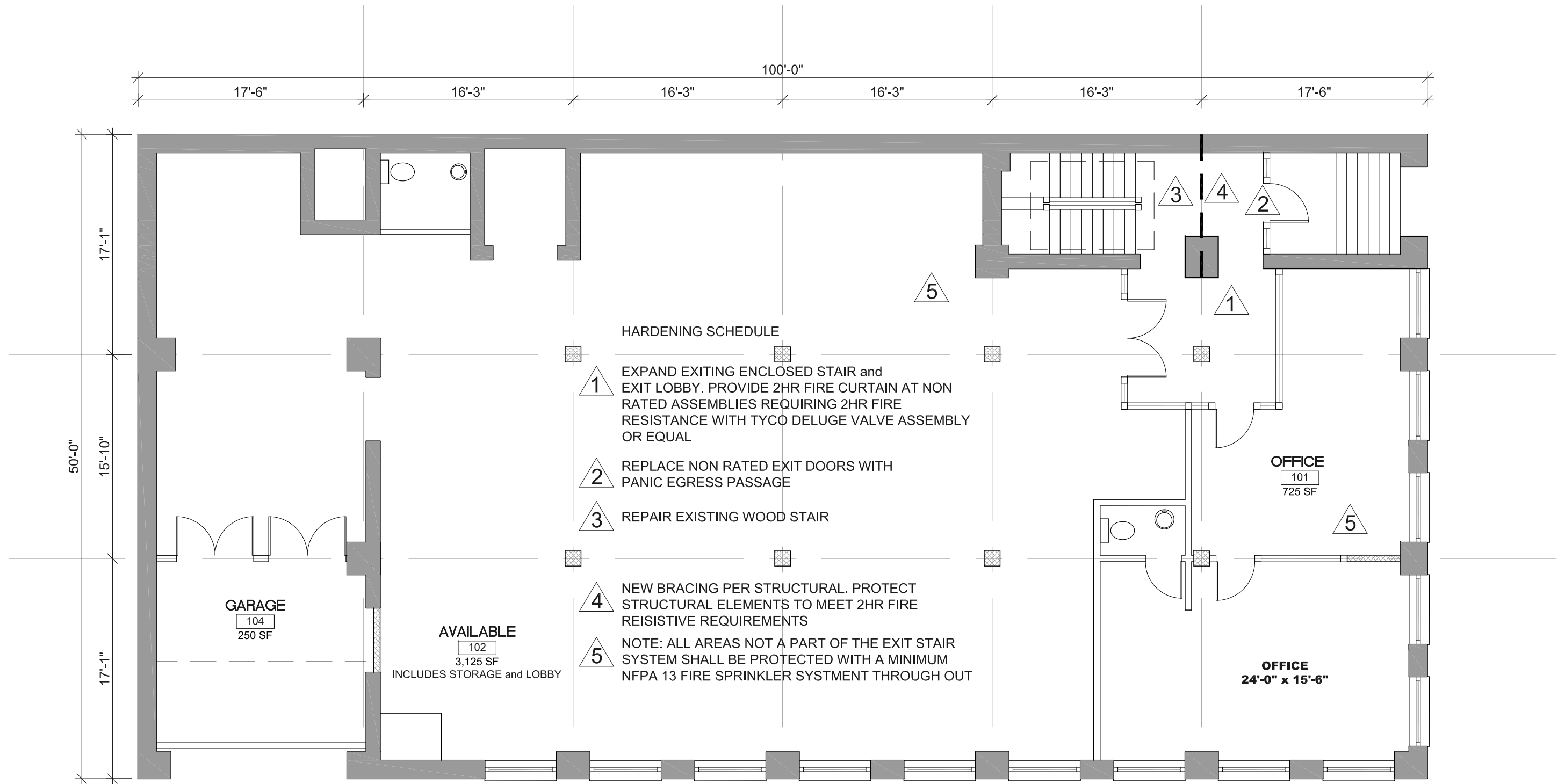


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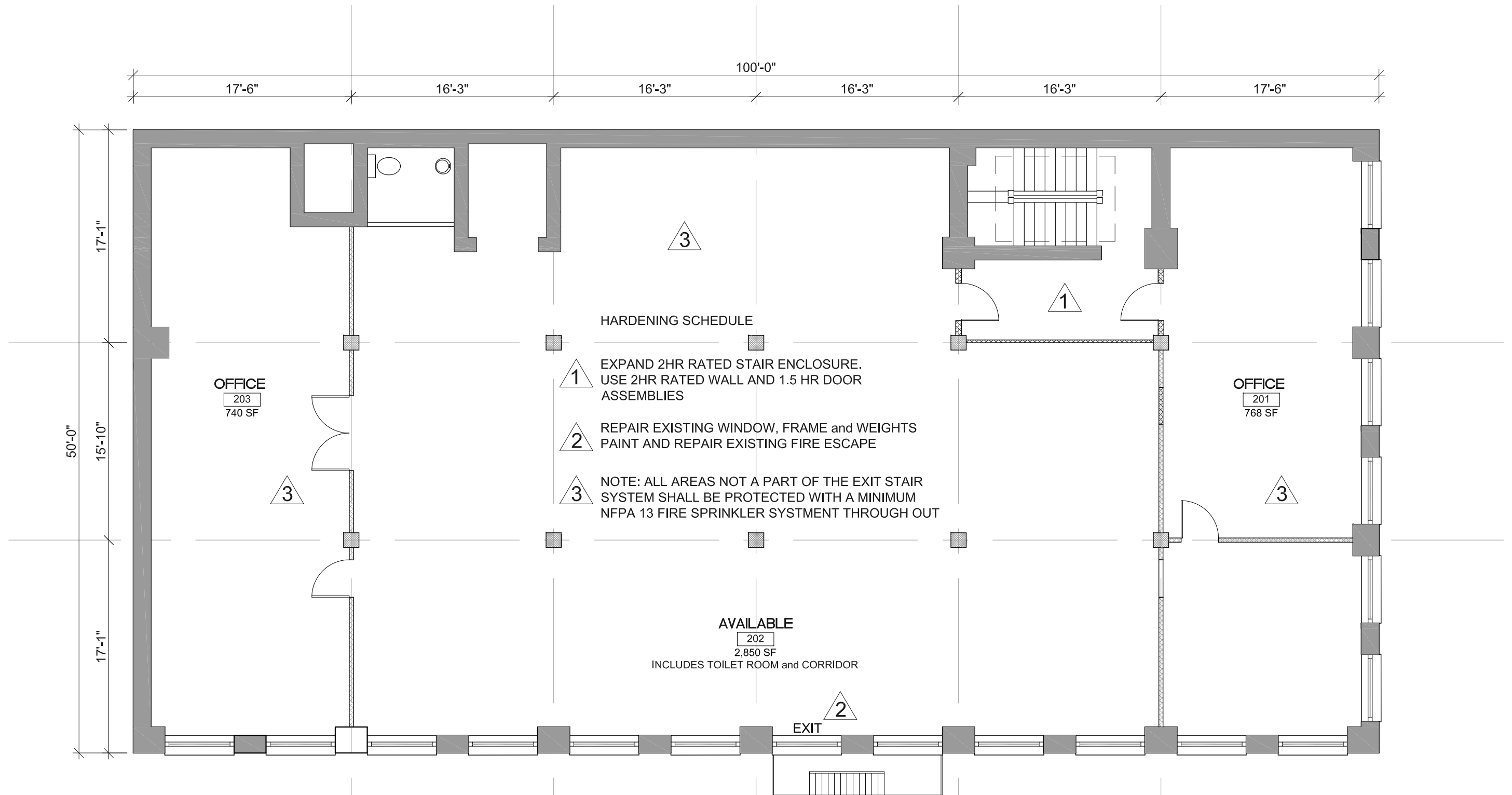
FIRST FLOOR - HARDENING PLAN
1410 SW JOHNSON STREET - PORTLAND OR

2019-02-13 RESUBMITTAL

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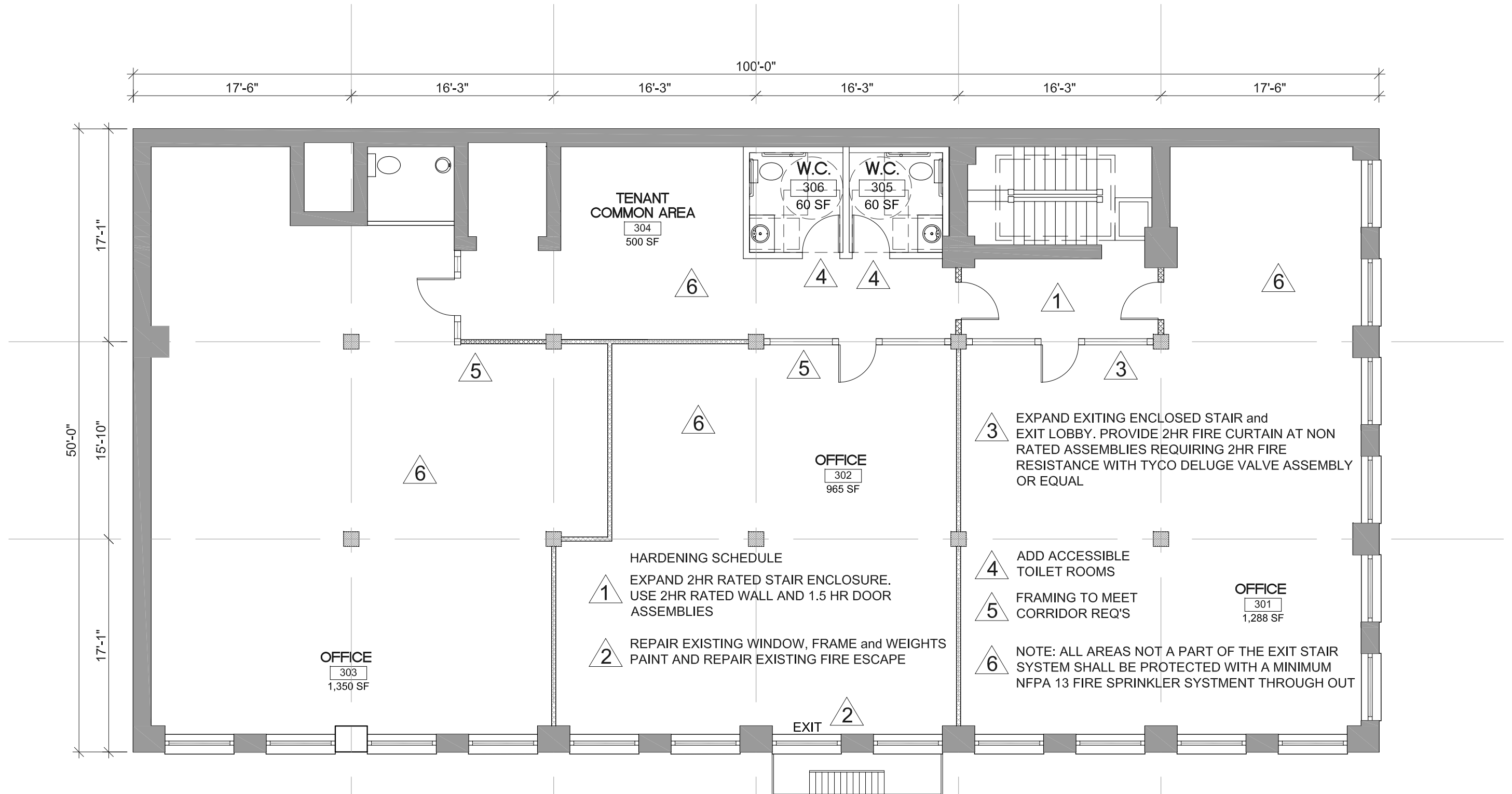


SECOND FLOOR - HARDENING PLAN
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 Dec. 30, 1908 **REPORT OF INSPECTION** Permit No. 14014
 Building located on 1410 NW Johnson St. St. bet. 14th and 15th
 Name and address Owner American Chicle Co. Contractor Litherland & Abney
 Class of building and No. of stories 3 Story Brick use \$22,000 Warehouse ☒ New

BRICK-Thickness Walls Bst. 1st 2 3 4 5 6 7 8 9 Roof Gravel Slate Metal Tile Exposed Openings protected unprotected How protected Why unprot. Communications. Protected Yes No Construction interior Elevator Stairway Skylight Lightcourts Boiler Heater Room	FRAME-Inspection Request Yes No Date Foundation Piers Brick Stone Thick Height Walls Concrete Gravel Bank River Sills Posts Girder Studs Underpin Rafters Joists 1 2 3 4 Dist. c. c. Framing how Floors bridged Yes No Fire Blocks Yes No Chimney Plastered Yes No Lined Yes No Flue Holes 1 2 3 4 T. C. Thimbles Yes No Dormers Yes No Scuttles Yes No
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GIVE DATE VISITS AND COMPLAINTS ON BACK

FOR REMARKS ETC. OVER


 7-206 **Historic Landmark** CITY OF PORTLAND, OREGON ord #130831
 Date Feb. 9-1931 **NP** DEPARTMENT OF PUBLIC WORKS Permit No. 213109
REPORT OF INSPECTION
 Building on 502 Johnson St. Between 14th St. and 15th St.
 Lot 8 Block 120 in Couch Addition
 Owner The Rieneman Summers Co. Address 502 Johnson
 Contractor National Tank and Pipe Co. Address Kenton Sta.
2 Story, Class 6, Grade 2- factory z 3 Cost 750.

DATE	HOUR	Description of Alterations and Repairs
		replace one 16x16 tank on steel tower now in place
2-19-31	3:40	Work yet
4/6/31	11:50	OK

B. J. Arnold

Permit No.

Spencer Langstaff
REPORT OF BUILDING INSPECTION

1410 N. W. JOHNSON Between _____ and _____
 Lot E $\frac{1}{2}$ 5 & 8 Block 123 in _____ Addition _____
 Owner PETER GUNN Address _____ SAME _____
 Contractor OREGON ROOFING CO. * Address 3301 S.E. 15
 _____ Story, Type _____, F.D. _____ Zone M25 Cost \$2,000
 Plan Examiner RFMC Structural Engineer _____

[illegible]

3-2-55

BUREAU OF BUILDINGS

Permit No. 348485

REPORT OF BUILDING INSPECTION

1410 NW Johnson St. Between NW 14th and NW 15th Ave.
 Lot E₅ 5 & 8 Block 123 Couch's
 Owner Richard Abrams Address Seattle Wash. Addition
 Contractor H.A. "Bud" Cotthoff Inc. Address 665 SW Viewmont Dr.
 3 Story, Class vi, Grade 2D rep.off.&whse zone 3 Cost \$650.

[illegible]

CITY OF PORTLAND, OREGON
BUREAU OF BUILDINGS

ms. # 130831

12/8/65



Historic Landmark

Permit No. 424540

REPORT OF BUILDING INSPECTION

1410 NW JOHNSON ST. Between 14TH and 15TH
Lot EAST 50' of 85 Block 123 in COUCH'S Addition
Owner STEVE GANN Address 930 SW HARRISON
Contractor WM. A. McINNIS Address 7501 SW KELLY
3 Story, Type III, Group F-2, F.D. 2 Zone M-2 Cost \$2500
Plan Examiner DUNNIGAN Structural Engineer

DATE	HOUR	REMARKS
		REMODEL EXISTING OFFICE SPACES, 1ST & 2ND FLOOR AS PER PLANS. NO STRUCTURAL OR EXTERIOR CHANGES.
12-1-75		Call Partial cover at. - info to cont. Re Vent Reg for Toilet Rms.
12-31-75		Info Re proposed susp. ceiling (25'). Call ed to cover all. Note Provide Mech Vent For 2-13' Pl Toilet Rms (Rf).
1-31-77		O.K. Final
		James