Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 19030	**Project Address:** 1300 NW Quimby St
Hearing Date: 2/20/19	**Appellant Name:** JP Emery
Case No.: B-005	**Appellant Phone:** 206.576.1627
Appeal Type: Building	**Plans Examiner/Inspector:** Preliminary
Project Type: commercial	**Stories:** 18 **Occupancy:** S-2, A-2, B, M, R-2, I-1 Cond. II **Construction Type:** Type IA
Building/Business Name: Holden of Pearl	**Fire Sprinklers:** Yes -
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:**
Plan Submitted Option: pdf [File 1]	**Proposed use:** Assisted Living and Independent Living Tower

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 3007.7 and 3007.10 and 3007.10.1

Requires

3007.7 Fire service access elevator lobby. The fire service access elevator shall open into a fire service access elevator lobby in accordance with Sections 3007.7.1 through 3007.7.5.

Exception: Where a fire service access elevator has two entrances onto a floor, the second entrance shall be permitted to open into an elevator lobby in accordance with Section 708.14.1.

3007.7.1 Access. The fire service access elevator lobby shall have direct access to an enclosure for an interior exit stairway.

3007.7.2 Lobby enclosure. The fire service access elevator lobby shall be enclosed with a smoke barrier having a fire-resistance rating of not less than 1 hour, except that lobby doorways shall comply with Section 3007.7.3.

Exception: Enclosed fire service access elevator lobbies are not required at the levels of exit discharge.

3007.7.3 Lobby doorways. Other than the door to the hoistway, each doorway to a fire service access elevator lobby shall be provided with a 3/4-hour fire door assembly complying with Section 716.5. The fire door assembly shall also comply with the smoke and draft control door assembly requirements of Section 716.5.3.1 with the UL 1784 test conducted without the artificial bottom seal.

3007.7.4 Lobby size. Each enclosed fire service access elevator lobby shall be a minimum of 150 square feet (14 m2) in an area with a minimum dimension of 8 feet (2440 mm).

3007.7.5 Fire service access elevator symbol. A pictorial symbol of a standardized design designating which elevators are fire service access elevators shall be installed on each side of the hoistway door frame on the portion of the frame at right angles to the fire service access elevator lobby. The fire service access elevator symbol shall be designed as shown in Figure 3007.7.5 and shall comply with the following:

The fire service access elevator symbol shall be not less than 3 inches (76 mm) in height.
The vertical center line of the fire service access elevator symbol shall be centered on the hoistway door frame. Each symbol shall not be less than 78 inches (1981 mm), and not more than 84 (2134 mm) inches above the finished floor at the threshold.

3007.10 A Class I Pipe hose connection shall be provided in the interior exit stairway having direct access from the fire service access elevator lobby.

3007.10.1 The interior exit stairway containing the standpipe shall have direct access to the floor without passing through the elevator lobby.

Proposed Design

The proposed building design will meet all the requirements for a Fire Service Access Elevator lobby except that the lobby will be the entire corridor on each floor. Equivalent protection for the lobby will be provided by the following (see drawing):

Fire service access elevator lobby will have direct access to both pressurized stair enclosures, in excess of 3007.7.1.
Fire service access elevators will open into the main corridor on the residential floors. The corridor will be enclosed with 1-hour fire partition walls with 45 minute opening protection as required by 3007.7.2.
All doors opening into the corridor, except the elevator doors, will meet the requirements of 716.5.3.1.
The corridor width in front of the elevators on all residential unit floors will be 8 feet minimum depth and 16 feet wide.
Additional protection in the corridors will be provided by:

A. Automatic smoke detectors will be provided along the entire length of the rated corridor.
Elevator shafts shall be pressurized against smoke migration in accordance with §909.21.

Reason for alternative

The building is of Type IA construction with non-separated A-3, M, S-2 and R-2 occupancy groups. The corridor on all levels except the level of discharge will be separated from all other areas by 1 hour fire partitions with 45 minute rated doors per OSSC 716.5.3.1. The proposed design for the fire service access elevator opening into the corridor is based on the exception provided by the City of Seattle, except the corridor will be used for the fire service access elevator lobby on all levels. There is a 2-hr rated passage provided at the parking level that connects the fire pump room back to the lobby and separates parking from this lobby. Compartmentalization will be provided on all levels in this building, by required separation between dwelling units, amenity areas, storage, and any offices. Additionally as required levels 1, 2 and 3 will be divided into smoke compartments with the help of smoke barriers as required for assisted care facility.The smoke compartment that will have this lobby will have 45 minute doors.Smoke detectors along the entire length of the corridor will provide additional time for occupants and caregivers to respond to a fire event and begin to egress.

City of Seattle exempts fire service access elevator lobby from the IBC-based lobby requirements on High-Rise Buildings. This exception has gone through an independent rational analysis and approval process. The rational analysis is based on the compartmentalization required for residential units along with pressurization of stair and elevator shafts, which reduces the impacts of a fire/smoke event on the corridor. The compartmentalization and pressurization limits smoke

migration and impact on the corridor. Seattle has more high rise buildings than Portland and is the basis for this proposal. This proposal exceeds the requirements of the Seattle exceptions (included here).

Exceptions:

Enclosed fire service access elevator lobbies are not required at the levels of exit discharge.
Enclosed fire service access elevator lobbies are not required for elevators with pressurized hoistways.
The pressurization will follow the requirements of OSSC 909.21, which has higher performance requirements than those required by the City of Seattle. OSSC requires the specified pressure differential across all floors, rather than just 4 floors as permitted by Seattle.

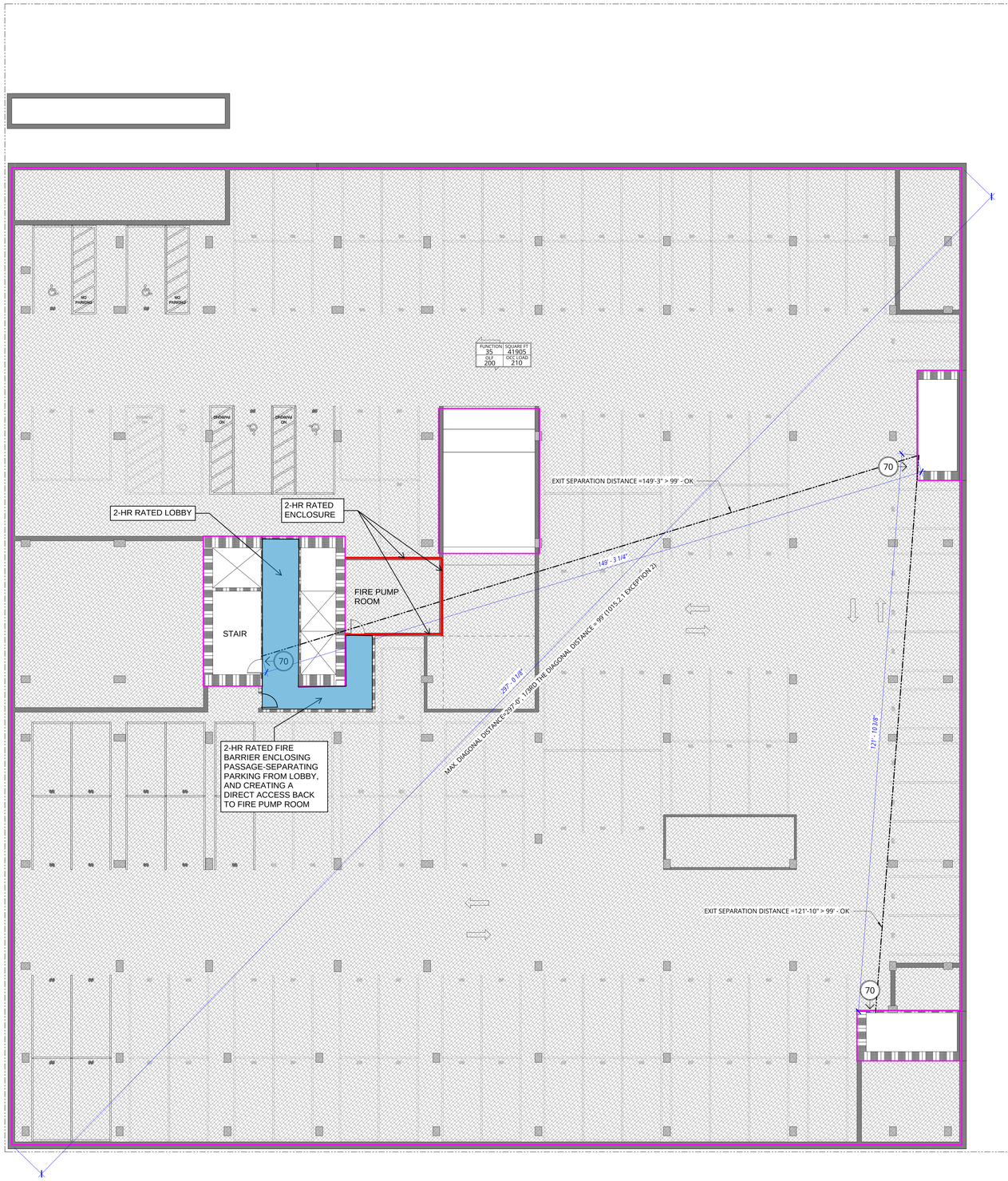
Since all elevators and stairs are pressurized, smoke migration between floors has been addressed. And any doors opening into this corridor are 45 minute rated would help prevent any migration of smoke.

The cumulative effect of the increased level of protection, added smoke detection, and the shaft pressurization backed up by the analysis performed on the Seattle exception, we believe the design meets the code intent for protection of firefighting operations on each floor, and we therefore request approval of this proposed design.

APPEAL DECISION

Use of corridor as Fire Service Access Elevator lobby: 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.



1 LEVEL P1 - FLS PLAN - PARKING
3/32" = 1'-0"

OCCUPANCY LEGEND

- A-1
- A-2
- A-3
- A-4
- A-5
- B
- E
- F-1
- F-2
- H (Any)
- I (Any)
- M
- R-1
- R-2
- R-3
- R-4
- S-1
- S-2
- U

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ALLIANCE RESIDENTIAL COMPANY

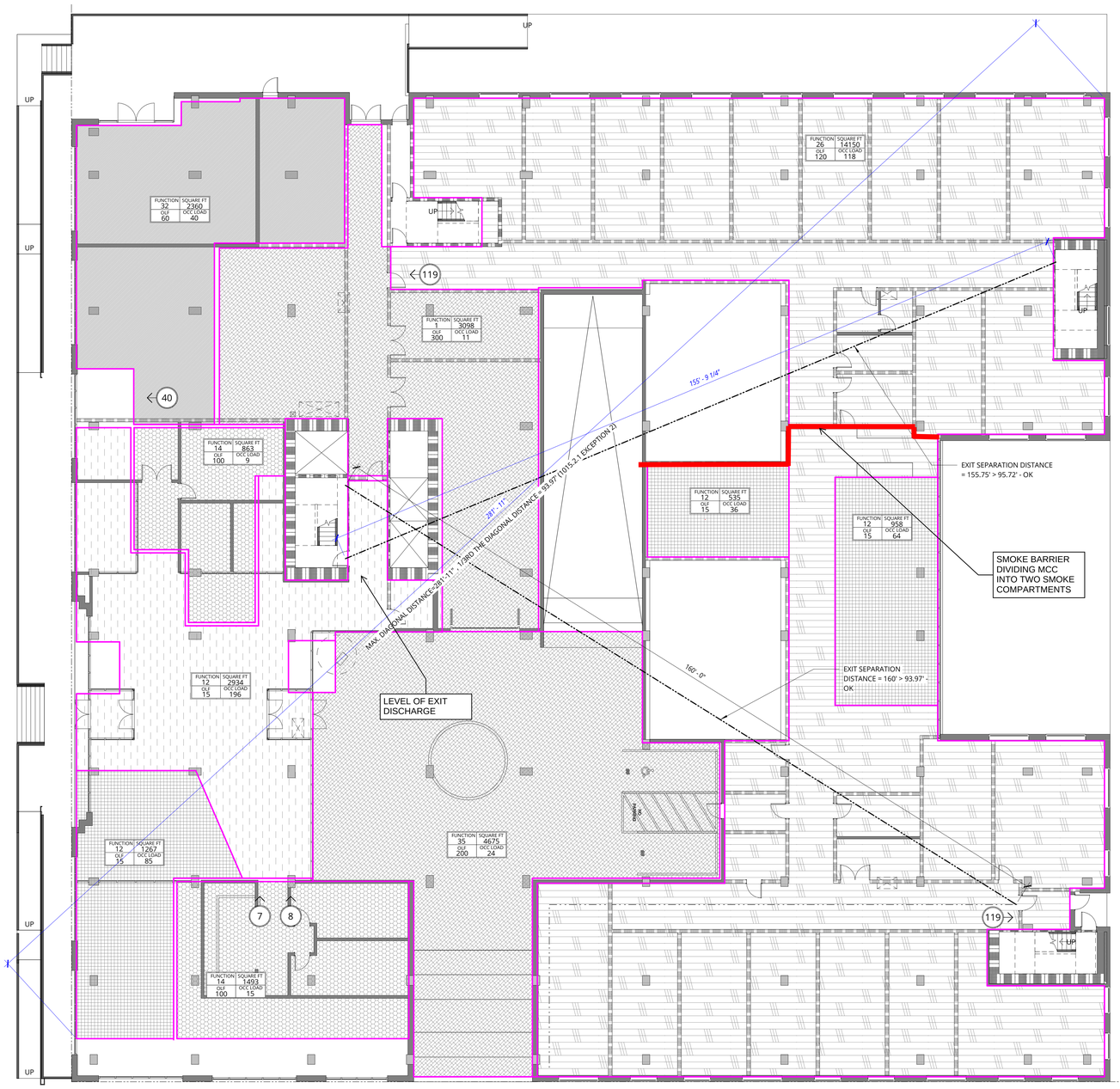
REVISION	DATE	REASON FOR ISSUE

FLS PLAN - LEVEL P1

SD - PROGRESS

DATE 01.28.2019
PROJECT NUMBER 182840

SHEET NUMBER
G2.20



1 LEVEL 1 - FLS PLAN
3/32" = 1'-0"

LEVEL OF EXIT DISCHARGE

OCCUPANCY LEGEND

- A-1
- A-2
- A-3
- A-4
- A-5
- B
- E
- F-1
- F-2
- H (Any)
- I (Any)
- M
- R-1
- R-2
- R-3
- R-4
- S-1
- S-2
- U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

- SMOKE PARTITION
- 1-HR SMOKE BARRIER
- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- 3-HR FIRE BARRIER
- 3-HR FIRE WALL
- 1-HR EXTERIOR RATED ASSEMBLY
- 2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

- DIRECTIONAL EXIT SIGN DOUBLE
- DIRECTIONAL EXIT SIGN SINGLE
- EXIT SIGN AT DOOR
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER CABINET SEMI RECESSED
- OCCUPANT LOAD TOTAL PER FLOOR — 356
- LIFE SAFETY SUMMARY TAG — FUNCTION | SQUARE FT; OLF Y; OCC LOAD X/Y
  - ROOM FUNCTION
  - OCCUPANT LOAD FACTOR
  - ROOM AREA
  - ROOM OCCUPANT LOAD
- DOOR TAG - TYPICAL — 60
  - FIRE RATING
- DOOR TAG - EXIT DISCHARGE — 100 OCC 60 0.15
- DOOR TAG - EXIT STAIR — 100 OCC 60 0.20
  - DOOR NUMBER
  - FIRE RATING
  - OCCUPANT LOAD PER EXIT
  - EXIT CAPACITY -CAPACITY FACTOR APPLIED

DISTANCE AND SEPARATIONS

- #' - #" MAXIMUM DIAGONAL / MIN. EXIT SEPARATION (1/3) = #' - #"
- EXIT SEPARATION TRAVEL DISTANCE = #' - #" / MIN. REQUIRED = #' - #"
- EXIT ENCLOSURE SEPARATION TRAVEL DISTANCE = #' - #" / MIN. REQUIRED = #' - #"

PATHS

- COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #" / MAX. ALLOWABLE = #' - #"
- EXIT ACCESS TRAVEL DISTANCE = #' - #" / MAX. ALLOWABLE = #' - #"
- EXIT SMOKE COMPARTMENT TRAVEL DISTANCE = #' - #" / MAX. ALLOWABLE = #' - #"
- DEAD END TRAVEL DISTANCE = #' - #" / MAX. ALLOWABLE = #' - #"
- FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #" / MAX. ALLOWABLE = #' - #"

ADDITIONAL REQUIREMENTS

1. NOTES
   - Add Notes Here

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REVISION	DATE	REASON FOR ISSUE

FLS PLAN - GROUND/MC LEVEL 1

SD - PROGRESS

DATE 01.28.2019
PROJECT NUMBER 182840

SHEET NUMBER
G2.21

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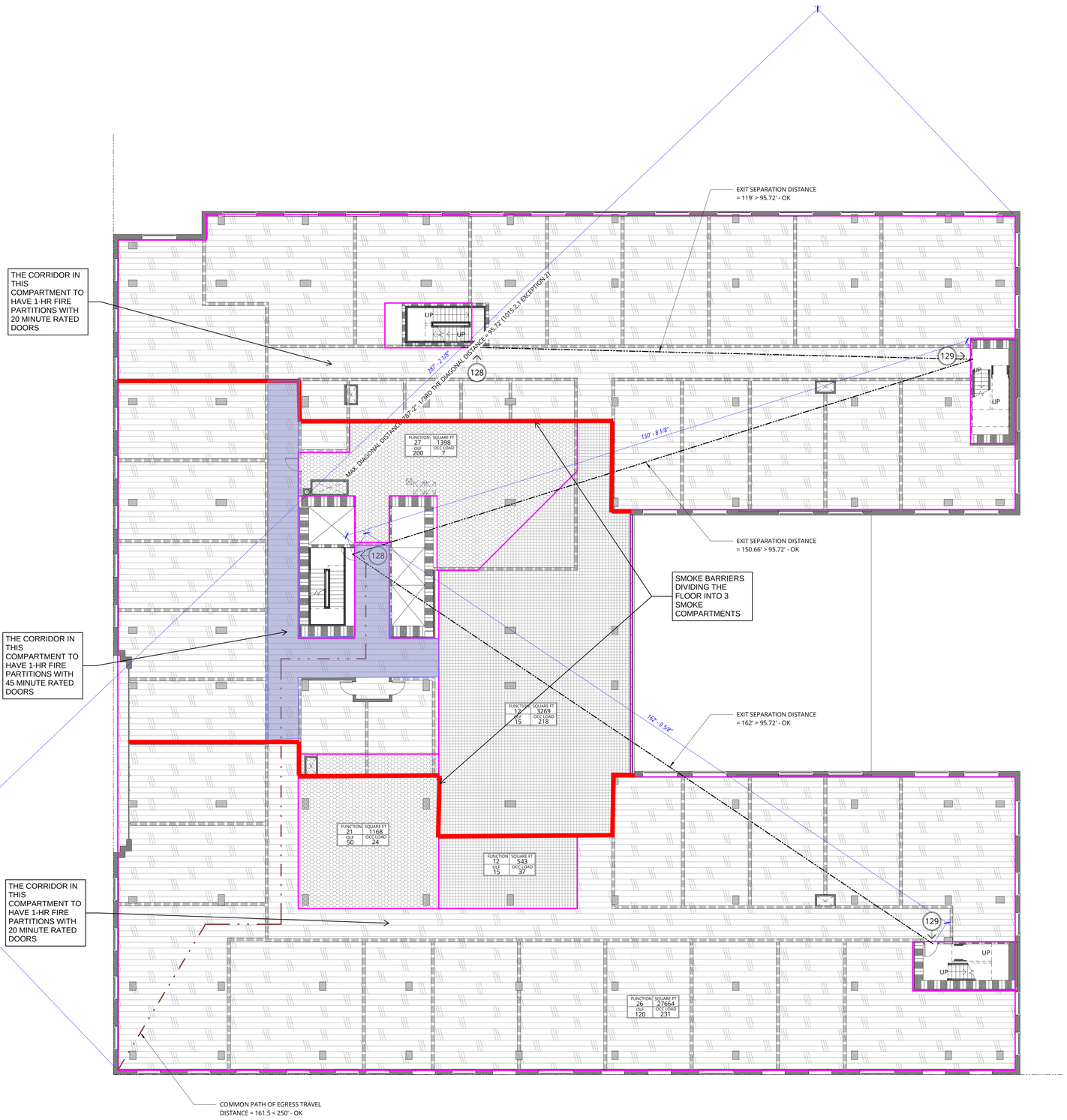

1 LEVEL 2 - FLS PLAN

3/32" = 1'-0"

FLS PLAN LEGEND

ENCLOSING ELEMENTS

- SMOKE PARTITION
- 1-HR SMOKE BARRIER
- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- 3-HR FIRE BARRIER
- 3-HR FIRE WALL
- 1-HR EXTERIOR RATED ASSEMBLY
- 2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

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- EXIT SIGN AT DOOR
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER CABINET SEMI RECESSED
- OCCUPANT LOAD TOTAL PER FLOOR (356)
- LIFE SAFETY SUMMARY TAG (FUNCTION 14 / SQUARE FT X / OUT Y / OCC LOAD X/Y)
  - ROOM FUNCTION
  - OCCUPANT LOAD FACTOR
  - ROOM AREA
  - ROOM OCCUPANT LOAD
- DOOR TAG - TYPICAL (60) — FIRE RATING
- DOOR TAG - EXIT DISCHARGE (100 OCC 60 0.15)
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REVISION	DATE	REASON FOR ISSUE

FLS PLAN - AL LEVEL 2

SD - PROGRESS

DATE 01.28.2019

PROJECT NUMBER 182840

SHEET NUMBER **G2.22**

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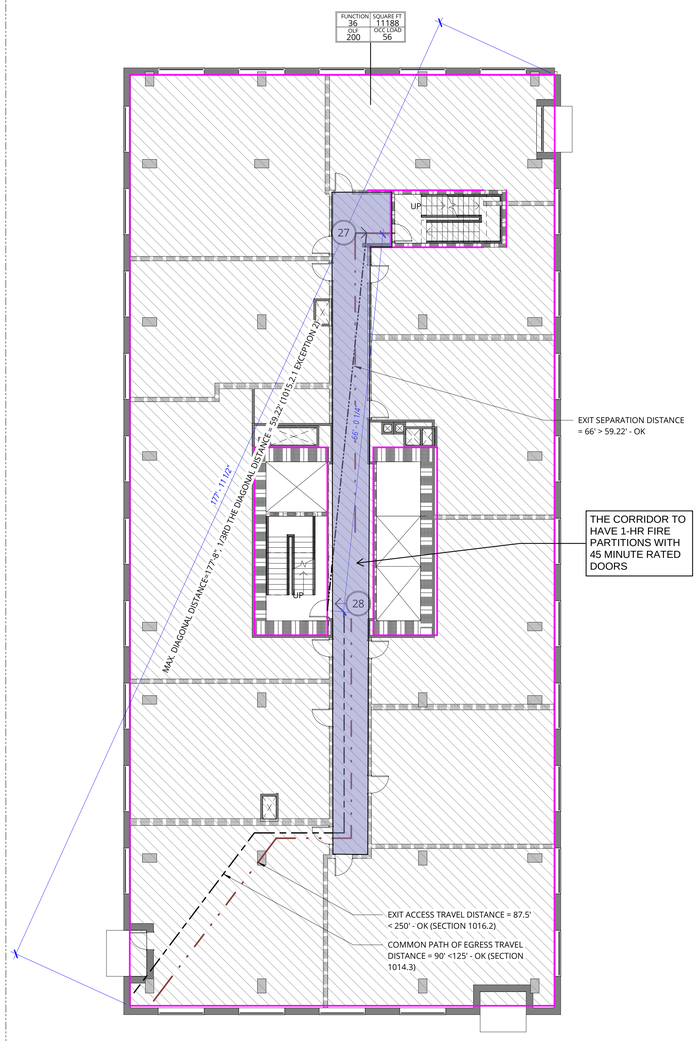

OCCUPANCY LEGEND

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- A-5
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- F-2
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- I (Any)
- M
- R-1
- R-2
- R-3
- R-4
- S-1
- S-2
- U

FLS PLAN LEGEND

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- 2-HR FIRE BARRIER
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- DOOR TAG - EXIT DISCHARGE — 100 | OCC; 60 | 0.15
- DOOR TAG - EXIT STAIR — 100 | OCC; 60 | 0.20
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  - FIRE RATING
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- EXIT SMOKE COMPARTMENT TRAVEL DISTANCE = #' - #" / MAX. ALLOWABLE = #' - #"
- DEAD END TRAVEL DISTANCE = #' - #" / MAX. ALLOWABLE = #' - #"
- FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #" / MAX. ALLOWABLE = #' - #"

ADDITIONAL REQUIREMENTS

1. NOTES
   - Add Notes Here

1 LEVEL 6 - FLS PLAN - TYP IL L6-L13

3/32" = 1'-0"

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REVISION	DATE	REASON FOR ISSUE

FLS PLAN - IL LEVEL 6, TYPICAL IL LEVELS 6-16

SD - PROGRESS

DATE 01.28.2019 | PROJECT NUMBER 182840

SHEET NUMBER **G2.26**

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