

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 19008 (2/13/19) for additional information

Appeal ID: 19031

Project Address: 619 NW 6th Ave.

Hearing Date: 2/20/19

Appellant Name: Erkki (Erik) Ojala

Case No.: B-006

Appellant Phone: 5038632408

Appeal Type: Building

Plans Examiner/Inspector: Maureen McCafferty, Geoff Pena

Project Type: commercial

Stories: 9 **Occupancy:** B **Construction Type:** 1B

Building/Business Name: Multnomah County Health Headquarters

Fire Sprinklers: Yes - Throughout building per NFPA 13

Appeal Involves: Reconsideration of appeal

LUR or Permit Application No.: 16-227322-CO

Plan Submitted Option: pdf [File 1] [File 2]

Proposed use: Office and medical office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

OSSC 1008.1.9.8

Requires

Access-controlled egress doors, criteria #3: The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to unlock – independent of the access control system electronics - and the doors shall remain unlocked for a minimum of 30 seconds.

Proposed Design

The proposed Multnomah County Health Department Headquarters (MCHD) project is a high-rise Type 1B building with an automatic sprinkler system in accordance with Section 903.3.1.1. The building is 9 occupied stories, with 8 levels of primarily B-occupancy office and outpatient clinic space above a ground floor level that includes primarily B and S-1 occupancies and a non-occupied 10th level mechanical penthouse.

The cross-corridor doors 202A, 302A, 402A, 502A, 602A, 702A, 802A and 902A currently allow free access for exiting from the north to the south but are card reader access from south to north. We propose that the door hardware be revised to release the lock on fire alarm allowing egress from south to north as well.

Reconsideration Text:

Rather than adding 2-way communication devices at the doors, there are 2-way communication devices located 20 ft. to the west of the doors, in the Elevator Lobbies. These devices are connected to the County's Alarm Control Station which is manned 24 hours per day, 7 days per week. Signs will be provided next to the doors directing attention to the 2-way communication

devices stating "IN EMERGENCY USE 2-WAY COMMUNICATION DEVICE TO THE LEFT OF ELEVATOR DOORS" with an arrow pointing in the direction of the device.

Please see the attached exhibit drawings A and B for additional information.

RECONSIDERATION TEXT:

Public Elevator & Cross Corridor Door Call Box:

When button is pushed, it automatically calls ACS (Alarm Central Station). This is the County's 24 hour 365 day a year alarm service.

ACS will have multiple protocols depending on the issue. Which could include one or all:

? Call Security Guard at Frist Floor front desk for HDHQ.

? Call County's Dispatch.

? Call 911.

When this button is pushed the security guard will get an alert and the security camera that is in each one of the public elevator vestibules will show on their screen.

Security guard will have an access control terminal at the front desk and can remotely open the North elevator vestibule door (cross corridor door) if needed.

County will have 24 hour security guard presence at HDHQ as well as ACS monitoring of the building.

The 2-way communication call box will be located within 5 ft. of the cross corridor door. See revised Exhibit B plans attached.

Reason for alternative Multnomah County Health Department Headquarters (MCHD) will house both administrative and outpatient clinical functions. The clinic client population is quite varied and can present dangerous or violent situations at times. Many are "mental health" patients. The County has consistently had violent encounters with their client base. It is essential that staff areas be secure for these situations for the protection of staff and for staff to take other clients to refuge. The County has protocol in place to deal with these situations. These cross-corridor doors cannot allow unsecure access to staff areas. The waiting room occupant load that exits from the south is less than 50 so one exit is required. The adjacent staff areas have two or more exit routes out to Stairs 1 and 2. We propose to comply with the other criteria in this code section so that fire alarm, fire sprinklers or loss of power will release these door locks, but no manual unlocking will be provided. The current condition for these doors and hardware function were approved in Permit Plan Review. This will be an enhancement to the permit condition. This will provide the safety necessary in fire and power loss events and that the County Protocol will provide safety in other emergency events. This will provide equivalent life safety and fire protection.

Reconsideration Text:

These features, will provide the safety necessary in fire and power loss events and that the County Protocol, along with the sign directing to the 2-way communication device near each door, will provide safety in other emergency events. This will provide equivalent life safety and fire protection.

RECONSIDERATION TEXT:

The relocated 2-way communication device will serve both the doors and the Elevator Lobby in a location that has security camera visibility.

APPEAL DECISION

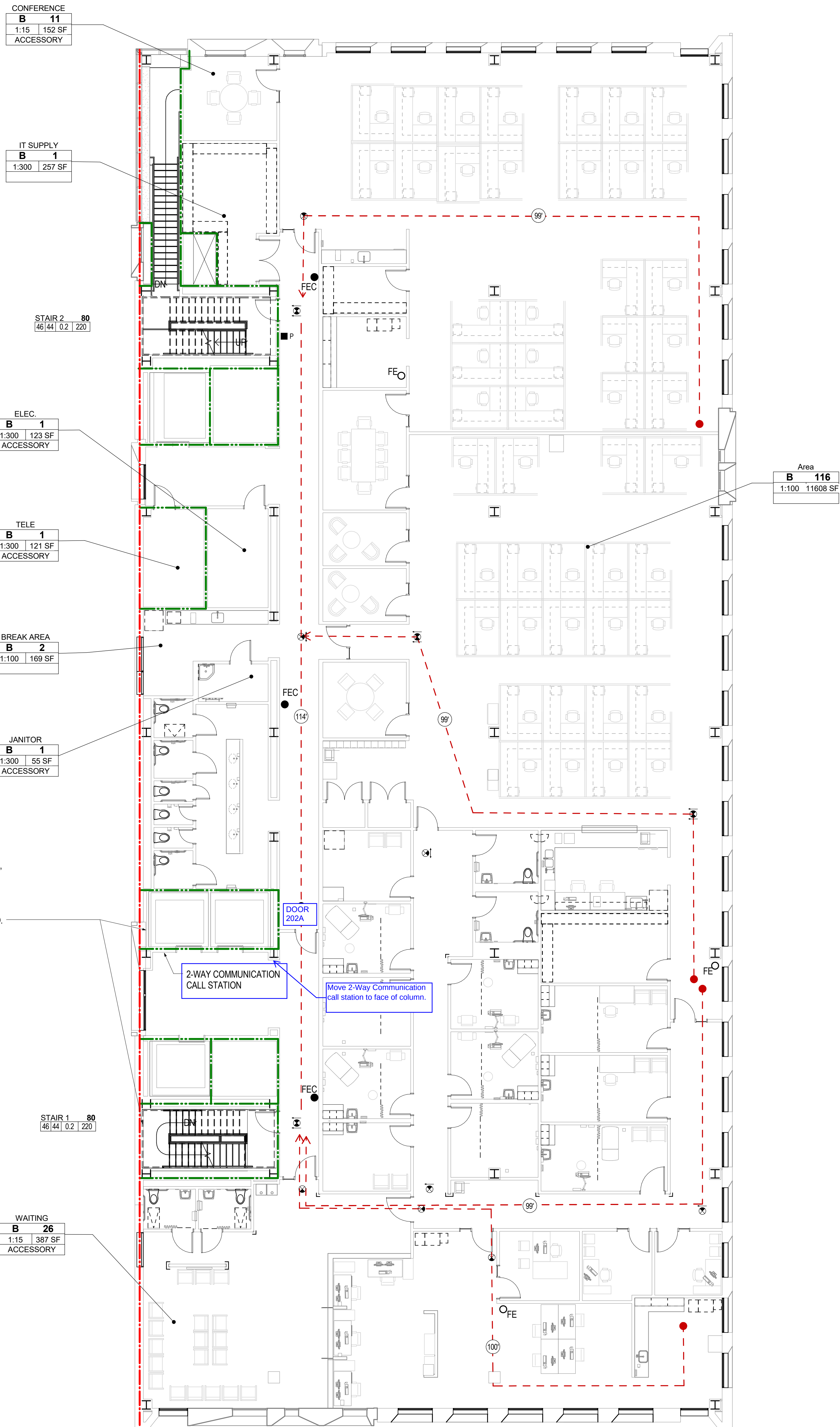
Release of access controlled egress doors by fire alarm signal or loss of power: Granted as proposed.

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,

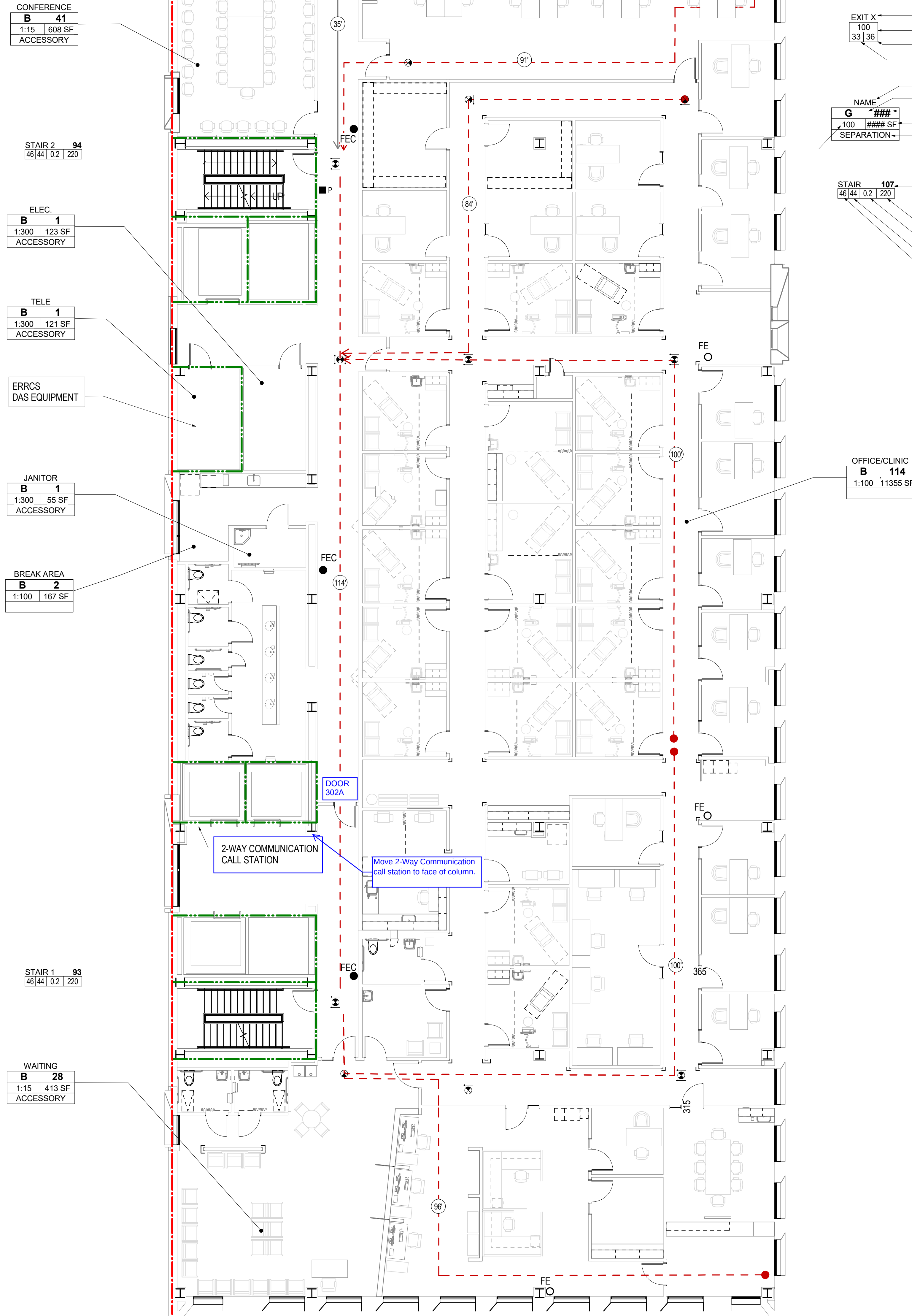
safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

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.

12/21/2019 9:53:39 AM



1 LIFE SAFETY - LEVEL 2
G-006 1/8" = 1'-0"



2 LIFE SAFETY - LEVEL 3
G-006 1/8" = 1'-0"

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- FIRE - 1 HR BARRIER
- FIRE - 2 HR BARRIER
- FIRE - 3 HR BARRIER
- FIRE - 4 HR BARRIER
- FIRE SMOKE BARRIER - 1 HR
- FIRE SMOKE PARTITION
- EXIT SIGN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- P MANUAL PULL STATION
- BUILDING EXIT
- TRAVEL DISTANCE
- EGRESS PATH
- EXIT X
- 100 OCCUPANT LOAD
- 33 | 36 WIDTH PROVIDED
- 33 | 36 WIDTH REQUIRED
- NAME
- G OCCUPANCY GROUP
- 100 OCCUPANCY LOAD
- 33 | 36 CALCULATED AREA
- 100 OCCUPANCY SEPARATION
- 33 | 36 OCCUPANCY LOAD FACTOR
- STAIR 107
- 46 | 44 | 02 | 220 ACTUAL USE
- 100 STAIR EGRESS LOAD/CAPACITY
- 33 | 36 (STAIRS) 20 INCHES-CAPACITY PER
- 100 1005.3.1 EXCEPTION
- 33 | 36 INCHES PER OCCUPANT MULTIPLIER
- 100 WIDTH REQUIRED
- 33 | 36 WIDTH PROVIDED

12/1/2019 9:53:45 AM

MULTNOMAH
COUNTY HEALTH
DEPARTMENT
HEADQUARTERS

Drawing Title
LIFE SAFETY
PLANS



Date: 2017.01.12
Job No: P21926
Drawn By: Author
Checked By: Checker

Drawing No.

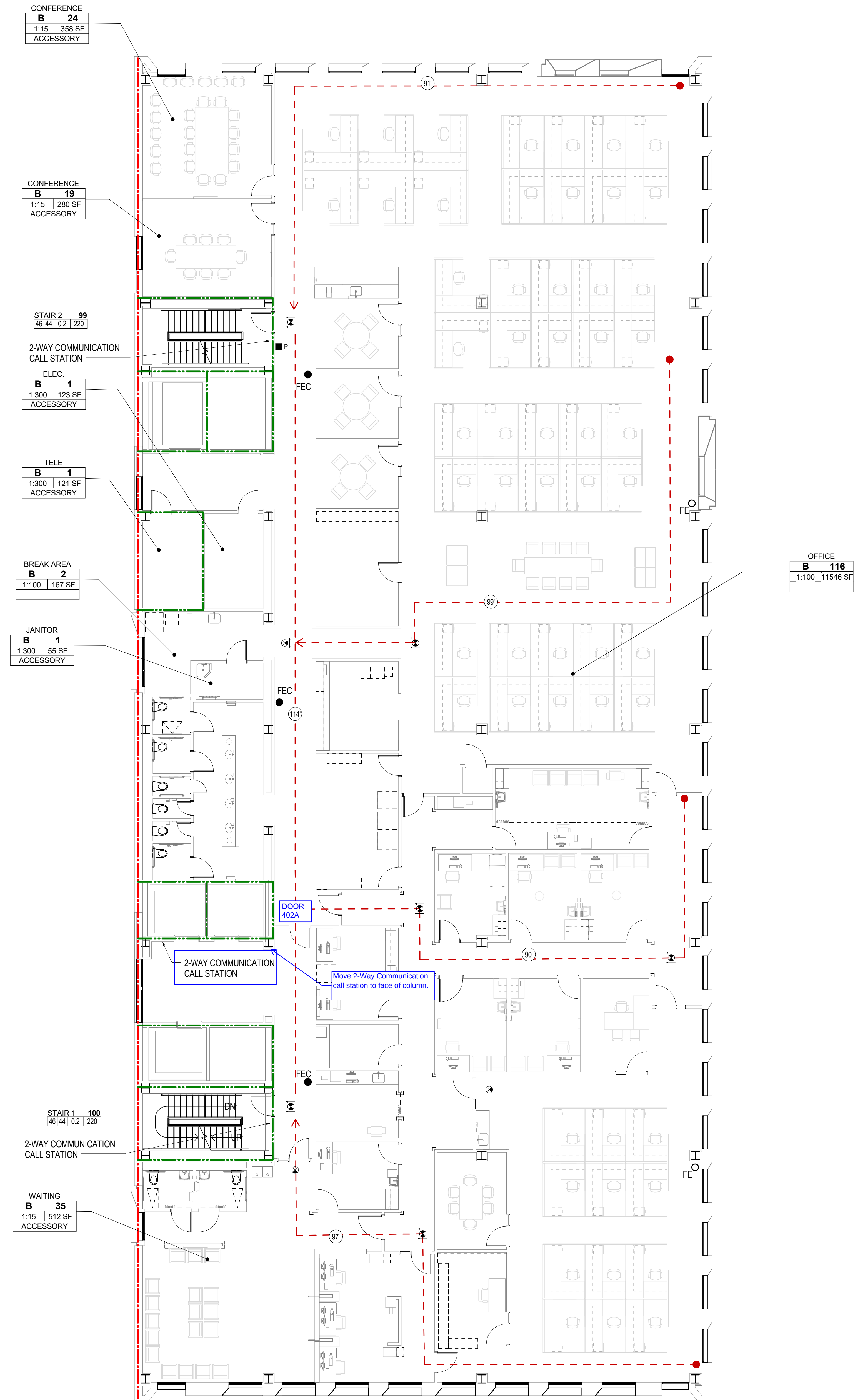
FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- FIRE - 1 HR BARRIER
- FIRE - 2 HR BARRIER
- FIRE - 3 HR BARRIER
- FIRE - 4 HR BARRIER
- FIRE SMOKE BARRIER - 1 HR
- FIRE SMOKE PARTITION
- EXIT SIGN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- P MANUAL PULL STATION
- BUILDING EXIT
- TRAVEL DISTANCE
- EGRESS PATH

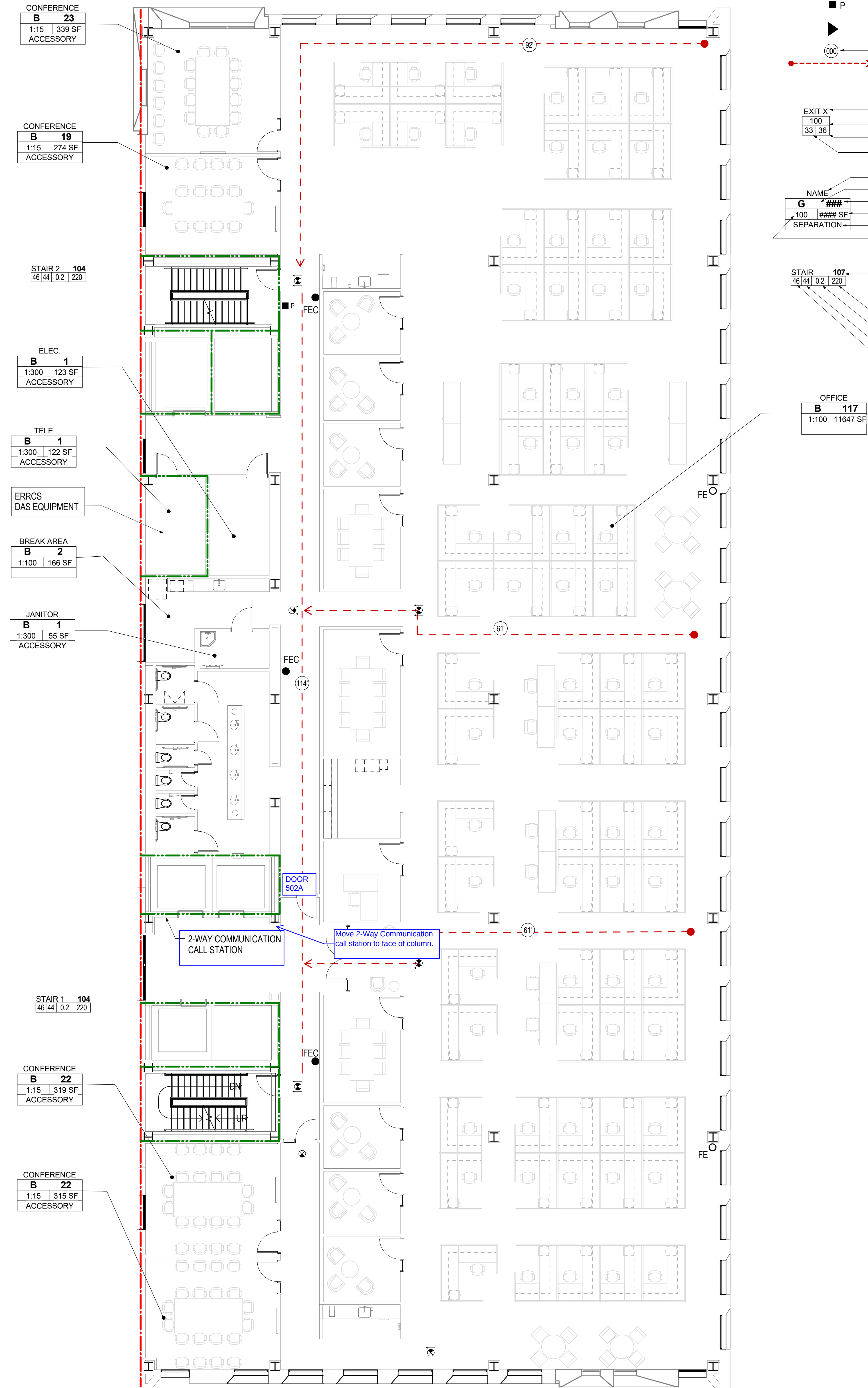
- EXIT X EXIT COMPONENT
- 33/38 OCCUPANT LOAD
- WIDTH PROVIDED
- WIDTH REQUIRED
- NAME SPACE NAME
- G ### OCCUPANCY GROUP
- ### OCCUPANCY LOAD
- 100 ### SF CALCULATED AREA
- SEPARATION OCCUPANCY SEPARATION
- SEPARATION OCCUPANCY LOAD FACTOR

- STAIR 107- ACTUAL USE
- 46/44/0.2/220 STAIR EGRESS LOAD/CAPACITY
- 100 STAIRS: 20 INCHES=CAPACITY PER
- 1005.3.1 EXCEPTION
- INCHES PER OCCUPANT MULTIPLIER
- WIDTH REQUIRED
- WIDTH PROVIDED

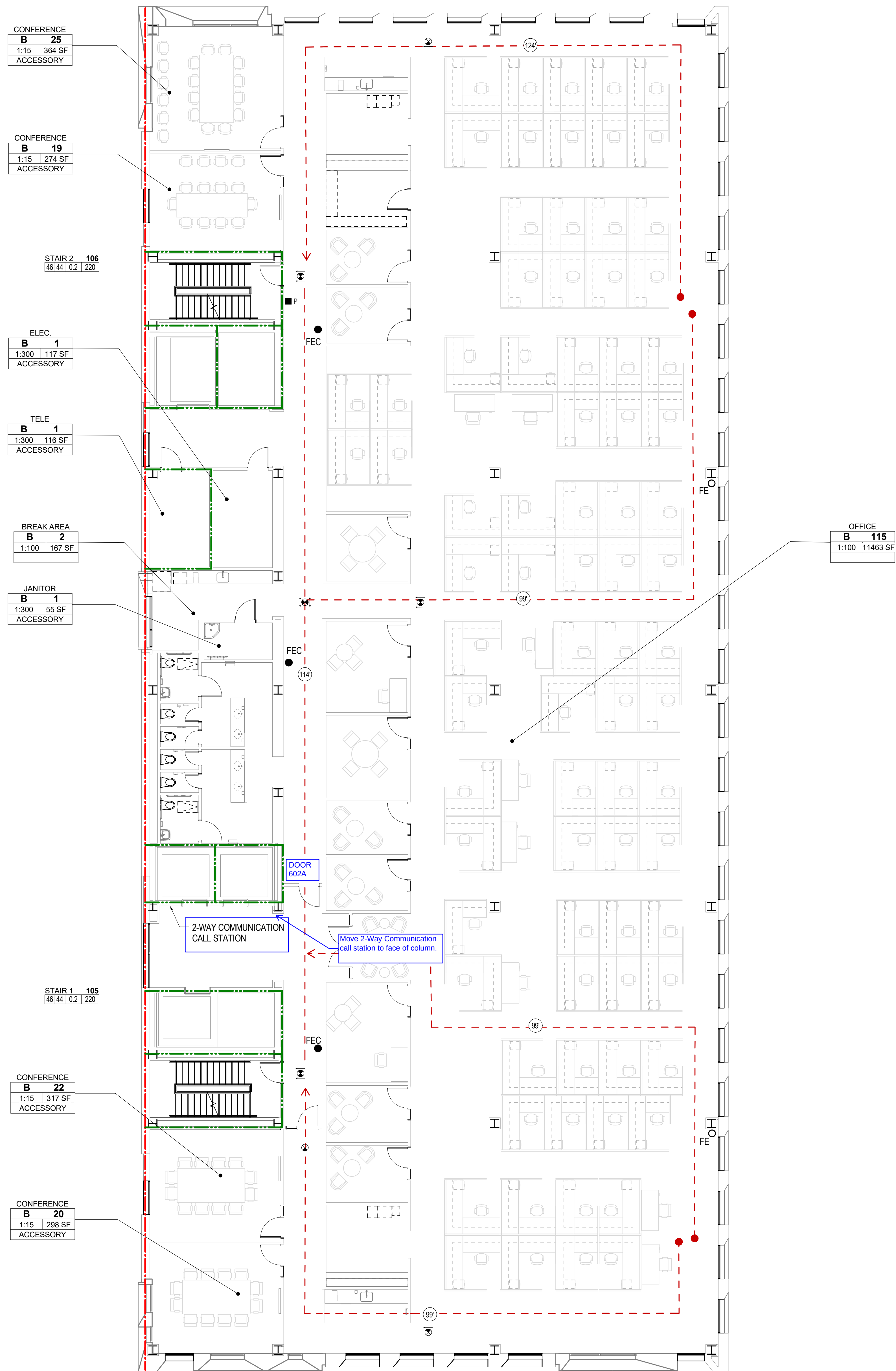
- OFFICE B 117
- 1:100 11647 SF



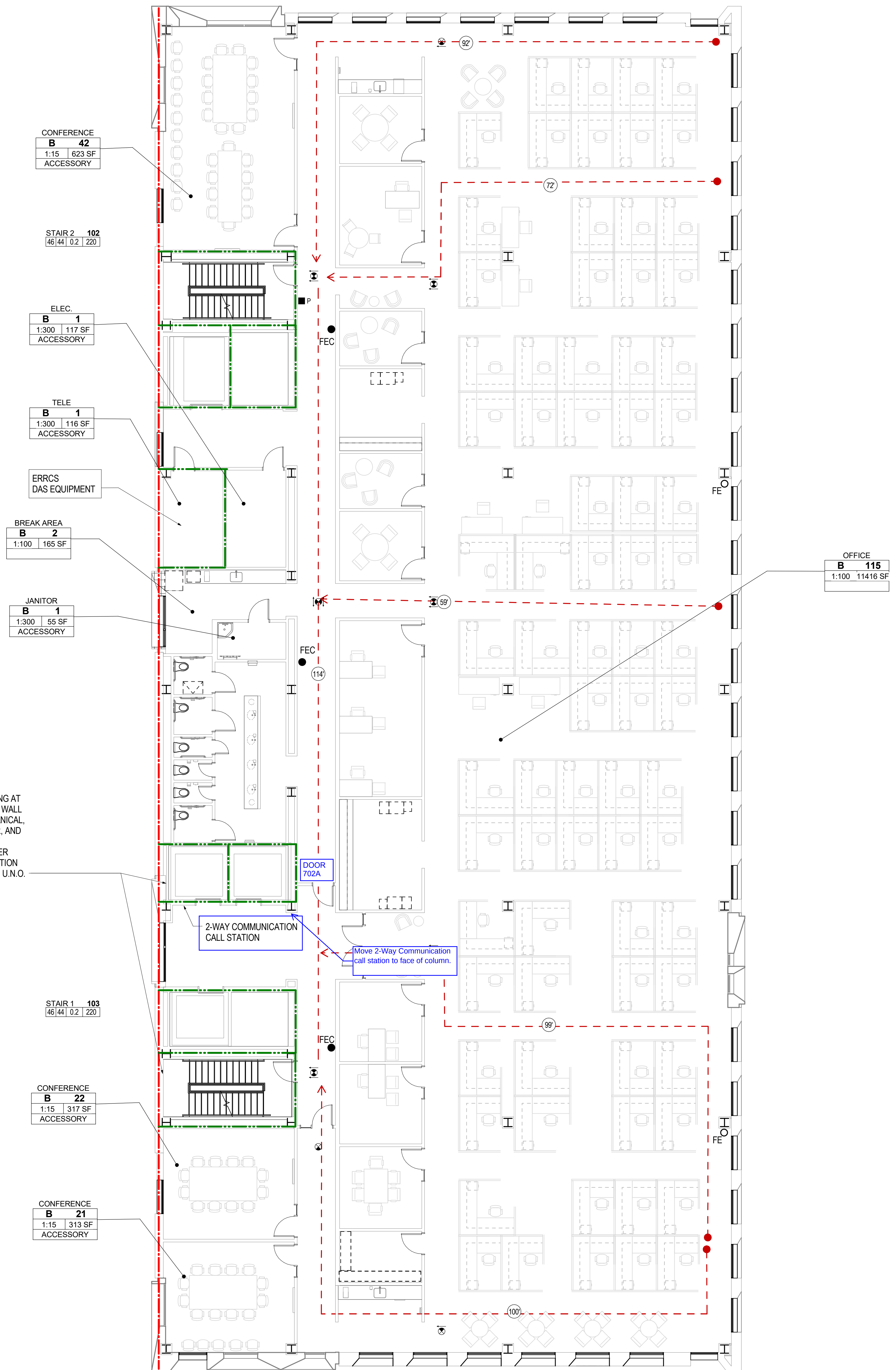
1 LIFE SAFETY - LEVEL 4
G-007 1/8" = 1'-0"



2 LIFE SAFETY - LEVEL 5
G-007 1/8" = 1'-0"



1
G-008
LIFE SAFETY - LEVEL 6
1/8" = 1'-0"



2
G-008
LIFE SAFETY - LEVEL 7
1/8" = 1'-0"

STAIR	46	44	0.2	220	107
					ACTUAL USE
					STAIR EGRESS LOAD/CAPACITY (STAIRS)
					INCHES=CAPACITY PER 100S
					3.1 EXCEPTION
					INCHES PER OCCUPANT MULTIPLIER
					WIDTH REQUIRED
					WIDTH PROVIDED



MULTNOMAH COUNTY HEALTH DEPARTMENT HEADQUARTERS

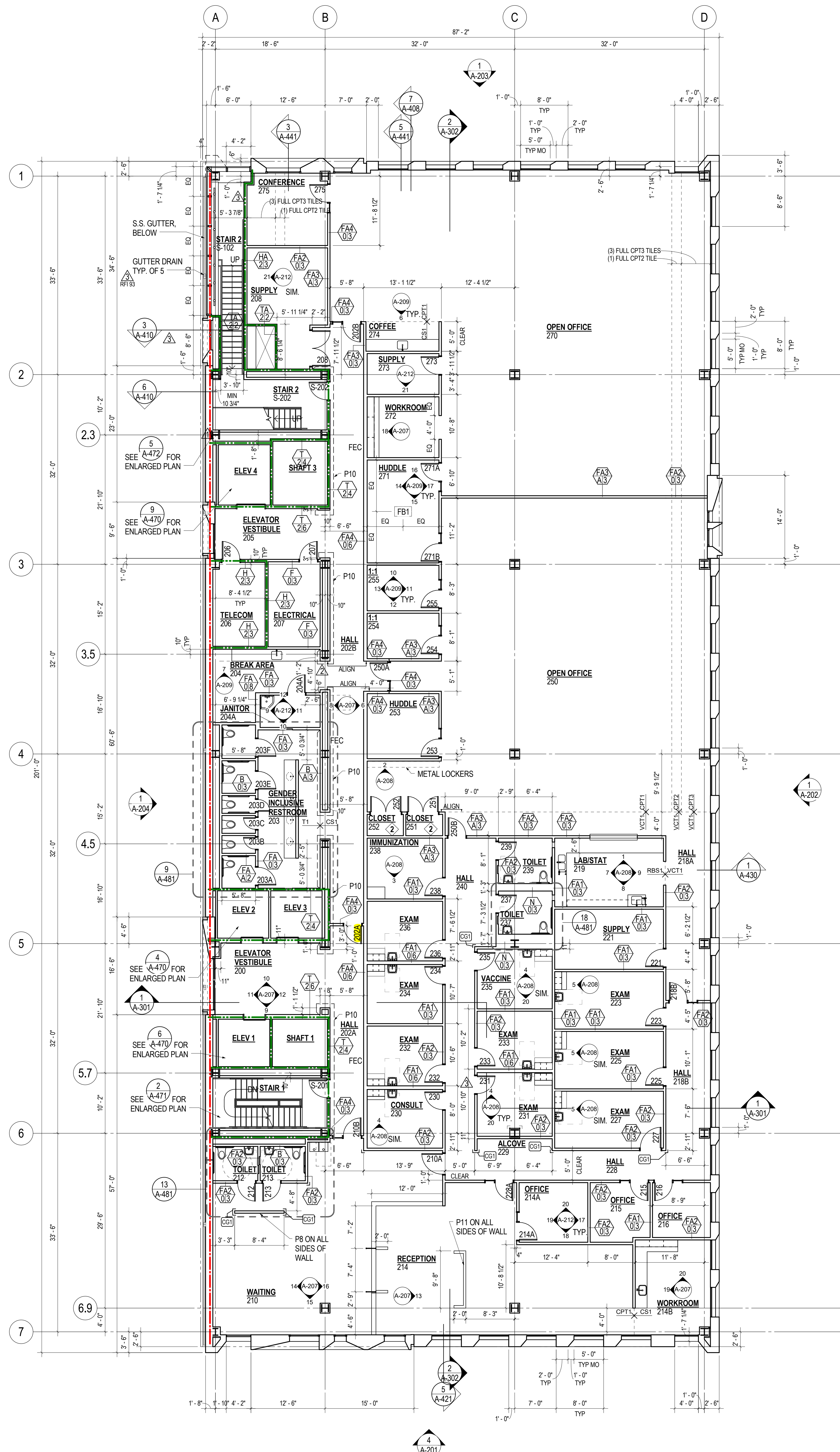
Drawing Title

PLAN, SECOND FLOOR

Date: 2017.01.12
Job No: P21926
Drawn By: Author
Checked By: Checker

Drawing No.

A-103-02
CONSTRUCTION DOCUMENTS



GENERAL NOTES

- FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES SEE G-003.
- FOR TYPICAL FLOOR TRANSITION DETAILS THAT ARE NOT KEYED ON PLANS REFER TO SHEET A-803.
- REFER TO SHEET A-602 FOR RELITE (INTERIOR BORROWED LIGHTS, SCHEDULED R-X) SCHEDULE AND DETAIL REFERENCES.
- REFER TO SHEET A-802 FOR TYPICAL WALL, DEFLECTION HEAD, BACKING PLATE, AND BRACING DETAILS.
- SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, FOR ADDITIONAL OPENINGS IN WALLS.
- DRAIN LINE LOCATIONS IN CLINICAL SPACES TO BE COORDINATED WITH LEVEL, 1 PARTITIONS.
- ROOF DRAIN, WASTE LINES AND PLUMBING VENT RISER ROUTES TO BE COORDINATED WITH HARD WALL LOCATIONS AND CEILING HEIGHTS AS NECESSARY. ROUTE PLUMBING RISERS BETWEEN GRID LINES B AND C. COORDINATE OTHER LOCATIONS WITH ARCHITECT.
- TYPICAL WALL TYPE IS FA3A13 UNLESS NOTED OTHERWISE.
- DIMENSIONS FOR INTERIOR PARTITIONS ARE TO FACE OF FINISH.
- REFER TO FFE PLANS FOR MORE INFORMATION.
- SEE A-400 SERIES DRAWINGS FOR WINDOWS AT STUCCO APERTURES.

SHEET NOTES - FLOOR PLANS

- FLOOR BOXES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
- COAT ROD AND SHELF

1 PLAN, SECOND FLOOR

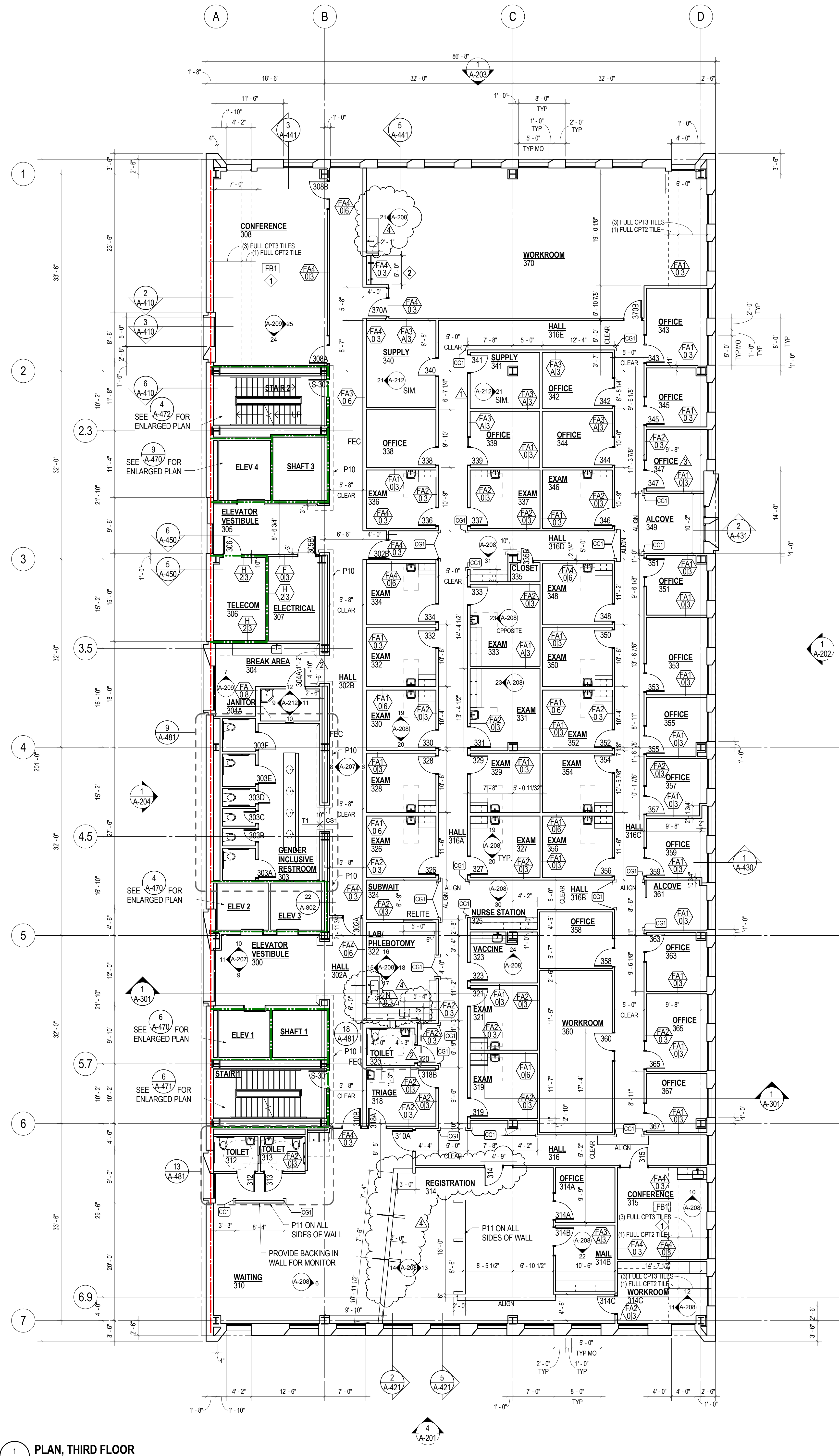
1/8" = 1'-0"

**MULTNOMAH
COUNTY HEALTH
DEPARTMENT
HEADQUARTERS**

PLAN, THIRD
FLOOR

Date: 2017.01.12
Job No: P21926
Drawn By: Author
Checked By: Checker

A-104-03
CONSTRUCTION
DOCUMENTS



GENERAL NOTES

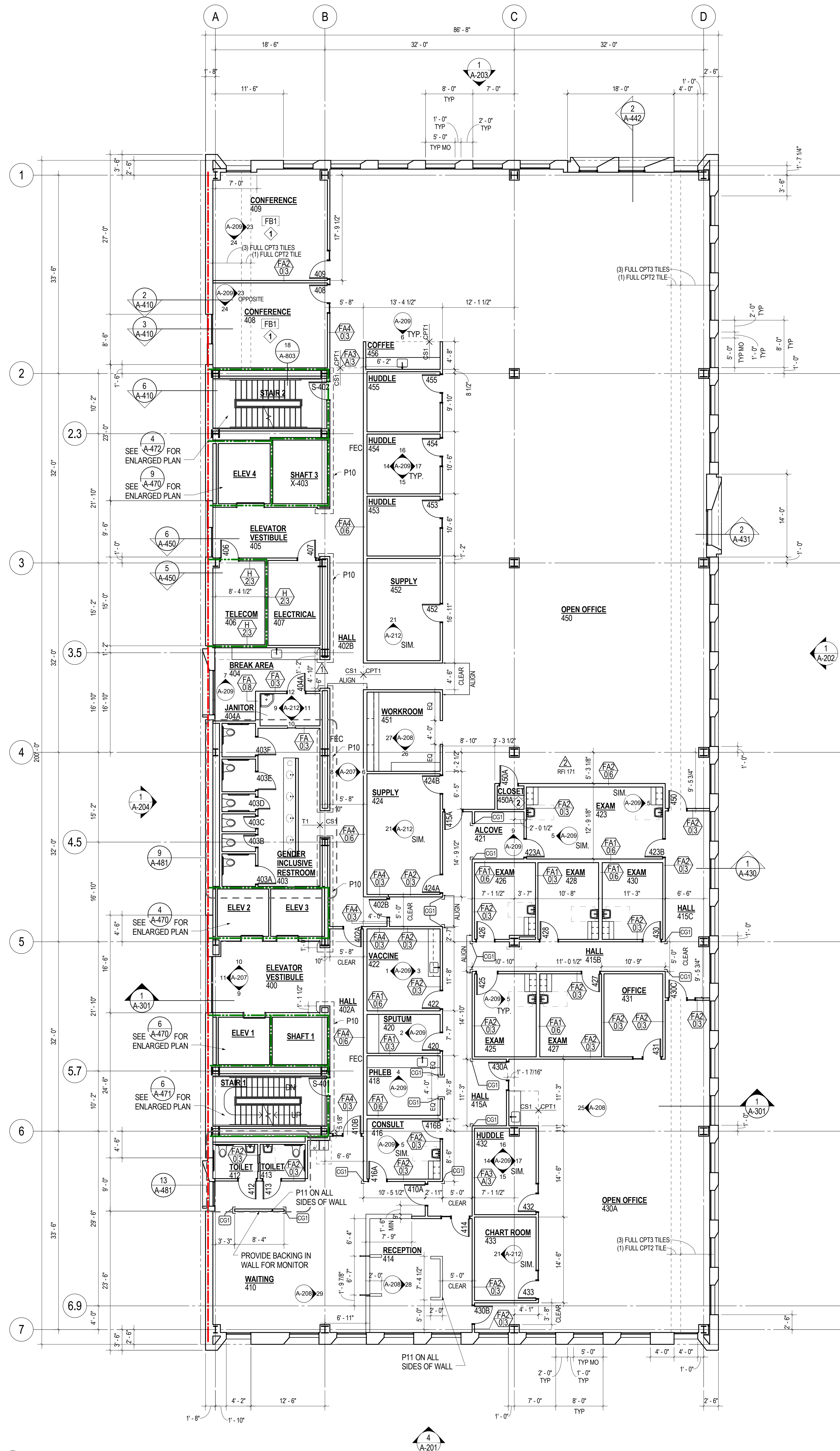
2. FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES SEE G-903.
3. FOR TYPICAL FLOOR TRANSITION DETAILS THAT ARE NOT KEYED ON PLANS REFER TO SHEET A-803.
4. REFER TO SHEET A-802 FOR HELITE (INTERIOR BORROWED LIGHTS, SCHEDULED R-X) SCHEDULE AND DETAIL REFERENCES. REFER TO SHEET A-802 FOR TYPICAL WALL, DETECTION HEAD, BRACING PLATE, AND BRACING DETAILS.
5. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, FOR ADDITIONAL OPENINGS IN WALLS.
6. DRAW LINE LOCATIONS IN CLINICAL SPACES TO BE COORDINATED WITH LEVEL 1 PARTITIONS.
7. LOCATIONS OF WALL TYPE 3A33 TO BE COORDINATED WITH HARD WALL LOCATIONS AND CEILING HEIGHTS AS NECESSARY. ROUTE PLUMBING RISERS BETWEEN GRID LINES B & C. COORDINATE OTHER LOCATIONS WITH ARCHITECT.
8. TYPICAL WALL TYPE IS 3A33/3 UNLESS NOTED OTHERWISE. 
9. SEE PARTITION DETAILS A-801.
10. DIMENSIONS FOR INTERIOR PARTITIONS ARE TO FACE OF FINISH.
11. REFER TO FFE PLANS FOR MORE INFORMATION.
12. SEE A-400 SERIES DRAWINGS FOR WINDOWS AT STUCCO APERTURES

SHEET NOTES - FLOOR PLANS

- 1 FLOOR BOXES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED
- 2 COAT ROD AND SHELF

1	ASI #2	03/17/17
2	PR 006	08/21/17
3	RFI 478	12/19/17
4	PR 015	02/15/18
5	CCD 007 R1	05/16/18

MULTNOMAH
COUNTY HEALTH
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HEADQUARTERS



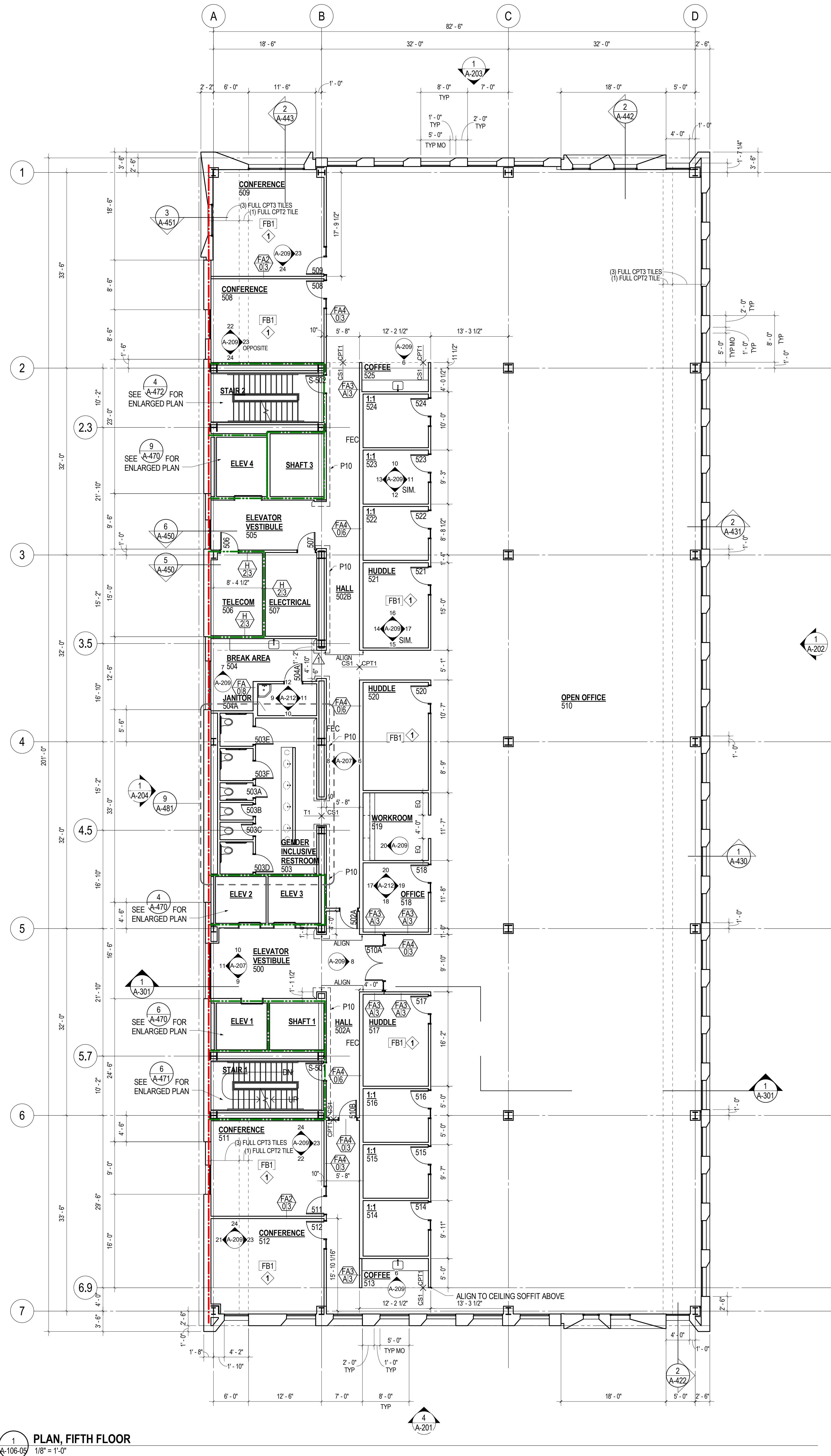
GENERAL NOTES

- FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES SEE G-003.
- FOR TYPICAL FLOOR TRANSITION DETAILS THAT ARE NOT KEYED ON PLANS REFER TO SHEET A-803.
- REFER TO SHEET A-802 FOR RELITE (INTERIOR BORROWED LIGHTS, SCHEDULED R-X) SCHEDULE AND DETAIL REFERENCES.
- REFER TO SHEET A-802 FOR TYPICAL WALL, DEFLECTION HEAD, BACKING PLATE, AND BRACING DETAILS.
- SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS IN WALLS.
- DRAIN LINE LOCATIONS IN CLINICAL SPACES TO BE COORDINATED WITH LEVEL 1 PARTITIONS.
- ROOF DRAIN, WASTE LINES AND PLUMBING VENT RISER ROUTES TO BE COORDINATED WITH HARD WALL LOCATIONS AND CEILING HEIGHTS AS NECESSARY. ROUTE PLUMBING RISERS BETWEEN GRID LINES B AND C, COORDINATE OTHER LOCATIONS WITH ARCHITECT.
- TYPICAL WALL TYPE IS FA3/A3 UNLESS NOTED OTHERWISE.
- SEE PARTITION DETAILS A-801.
- DIMENSIONS FOR INTERIOR PARTITIONS ARE TO FACE OF FINISH.
- REFER TO FFE PLANS FOR MORE INFORMATION.
- SEE A-400 SERIES DRAWINGS FOR WINDOWS AT STUCCO APERTURES.

SHEET NOTES - FLOOR PLANS

- FLOOR BOXES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
- COAT ROD AND SHELF

MULTNOMAH
COUNTY HEALTH
DEPARTMENT
HEADQUARTERS



GENERAL NOTES

1. FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES SEE G-003.
2. FOR TYPICAL FLOOR TRANSITION DETAILS THAT ARE NOT KEYED ON PLANS REFER TO SHEET A-803.
3. REFER TO SHEET A-802 FOR RELITE (INTERIOR BORROWED LIGHTS, SCHEDULED R-X) SCHEDULE AND DETAIL REFERENCES.
4. REFER TO SHEET A-802 FOR TYPICAL WALL, DEFLECTION HEAD, BACKING PLATE, AND BRACING DETAILS.
5. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, FOR ADDITIONAL OPENINGS IN WALLS.
6. DRAIN LINE LOCATIONS IN CLINICAL SPACES TO BE COORDINATED WITH LEVEL 1 PARTITIONS.
7. ROOF DRAIN, WASTE LINES AND PLUMBING VENT RISER ROUTES TO BE COORDINATED WITH HARD WALL LOCATIONS AND CEILING HEIGHTS AS NECESSARY. ROUTE PLUMBING RISERS BETWEEN GRID LINES B AND C. COORDINATE OTHER LOCATIONS WITH ARCHITECT.
8. TYPICAL WALL TYPE IS FA3A13 UNLESS NOTED OTHERWISE.
9. SEE PARTITION DETAILS A-801.
10. DIMENSIONS FOR INTERIOR PARTITIONS ARE TO FACE OF FINISH.
11. REFER TO FFE PLANS FOR MORE INFORMATION.
12. SEE A-400 SERIES DRAWINGS FOR WINDOWS AT STUCCO APERTURES.

SHEET NOTES - FLOOR PLANS

- 1 FLOOR BOXES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
- 2 COAT ROD AND SHELF

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820 NW 12th Ave. Suite 106
T 503-243-2060



Revisions

1	ADD# 1 MAIN BLDG	02/09/17
2	ASI #2	03/17/17
3	COP PERMIT REV 2	02/05/19
4	CCD 004	11/22/17

MULTNOMAH
COUNTY HEALTH
DEPARTMENT
HEADQUARTERS

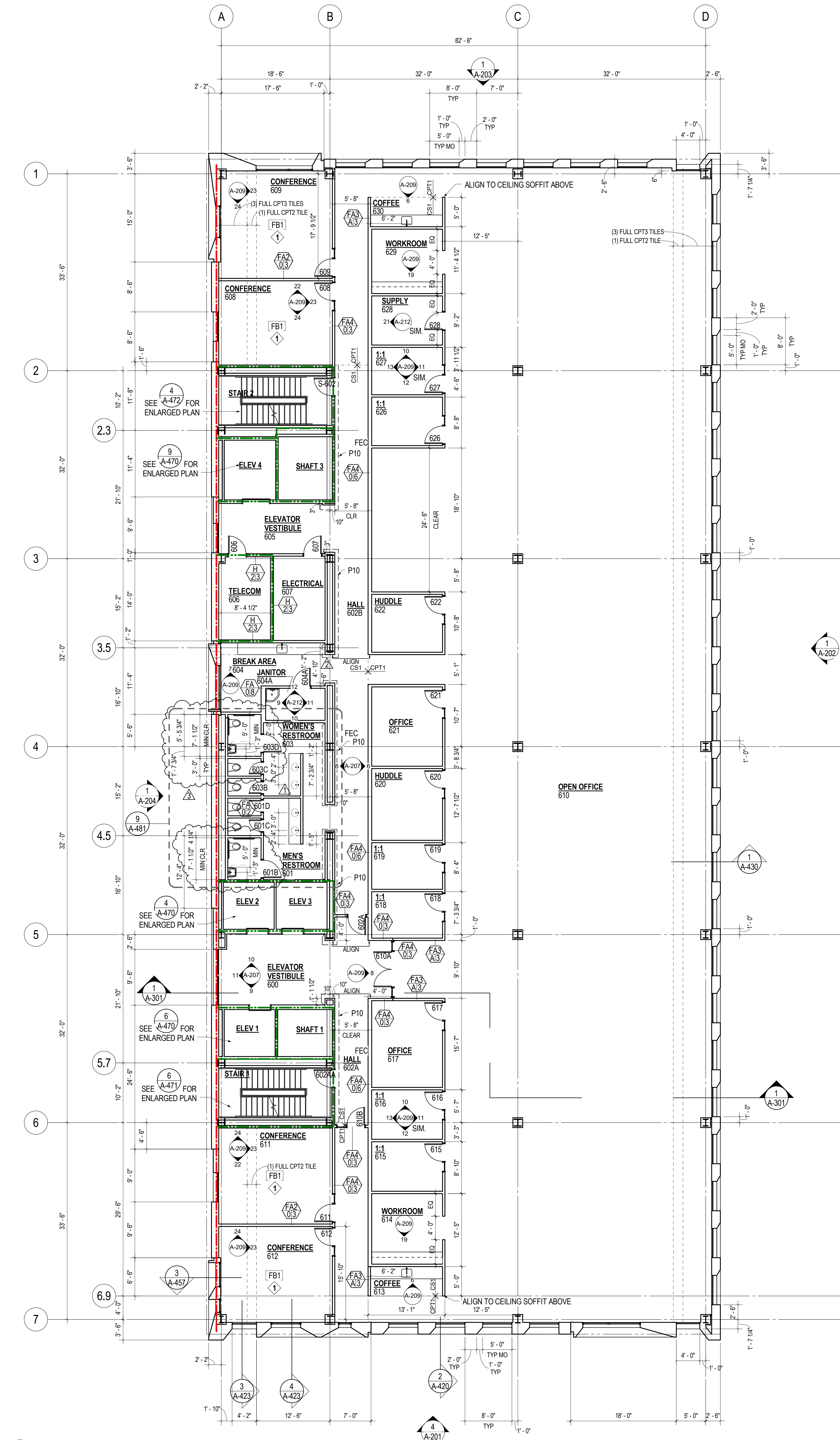
Drawing Title

PLAN, SIXTH
FLOOR

Date: 2017.01.12
Job No: P21926
Drawn By: Author
Checked By: Checker

Drawing No.

A-107-06
CONSTRUCTION
DOCUMENTS



GENERAL NOTES

1. FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES SEE G-003.
2. FOR TYPICAL FLOOR TRANSITION DETAILS THAT ARE NOT KEYED ON PLANS REFER TO SHEET A-803.
3. REFER TO SHEET A-802 FOR RELITE (INTERIOR BORROWED LIGHTS, SCHEDULED R-X) SCHEDULE AND DETAIL REFERENCES.
4. REFER TO SHEET A-802 FOR TYPICAL WALL, DEFLECTION HEAD, BACKING PLATE, AND BRACING DETAILS.
5. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, FOR ADDITIONAL OPENINGS IN WALLS.
6. DRAIN LINE LOCATIONS IN CLINICAL SPACES TO BE COORDINATED WITH LEVEL 1 PARTITIONS.
7. ROOF DRAIN, WASTE LINES AND PLUMBING VENT RISER ROUTES TO BE COORDINATED WITH HARD WALL LOCATIONS AND CEILING HEIGHTS AS NECESSARY. ROUTE PLUMBING RISERS BETWEEN GRID LINES B AND C, COORDINATE OTHER LOCATIONS WITH ARCHITECT.
8. TYPICAL WALL TYPE IS FA3/A3 UNLESS NOTED OTHERWISE.
9. SEE PARTITION DETAILS A-801.
10. DIMENSIONS FOR INTERIOR PARTITIONS ARE TO FACE OF FINISH.
11. REFER TO FFE PLANS FOR MORE INFORMATION.
12. SEE A-400 SERIES DRAWINGS FOR WINDOWS AT STUCCO APERTURES.

SHEET NOTES - FLOOR PLANS

- 1 FLOOR BOXES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
- 2 COAT ROD AND SHELF

**MULTNOMAH
COUNTY HEALTH
DEPARTMENT
HEADQUARTERS**

Drawing Title

PLAN, SEVENTH
FLOOR

Date: 2017.01.12

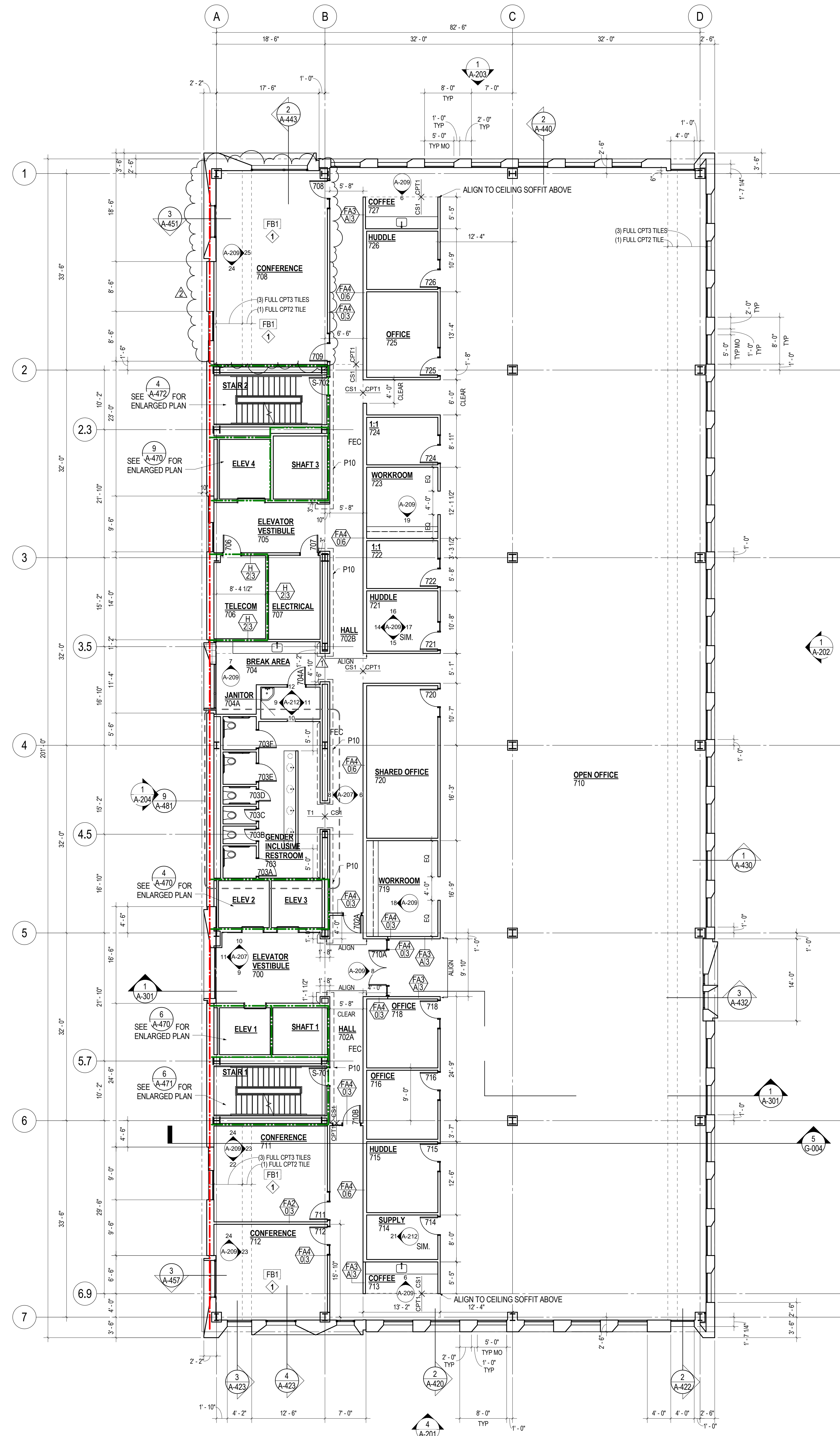
Job No: P21926

Drawn By: Author

Checked By: Checker

Drawing No.

A-108-07
CONSTRUCTION
DOCUMENTS



1 PLAN. SEVENTH FLOOR

(A-108-07) $1/8" = 1'-0"$

Revisions		
1	ASI #2	03/17/17
2	RFI 194	06/30/17
3	RFI 263	09/12/17
4	COP PERMIT REV 2	02/05/19
5	PR 008	11/03/17
6	CCD 006	01/12/18
7	PR 015	02/15/18
8	CCD 038	03/29/18

MULTNOMAH COUNTY HEALTH DEPARTMENT HEADQUARTERS

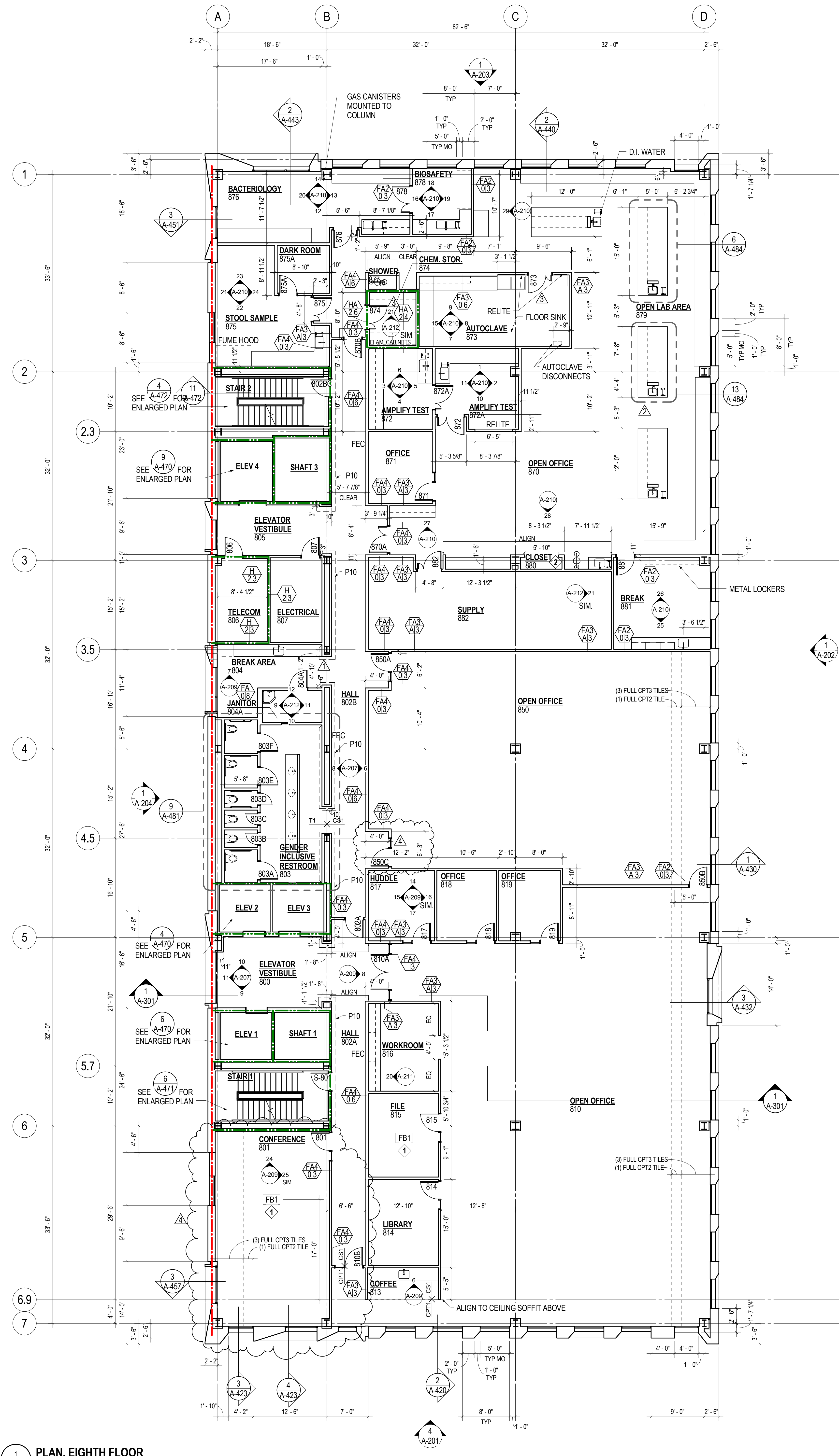
Drawing Title

PLAN, EIGHTH
FLOOR

Date: 2017.01.12
Job No: P21926
Drawn By: Author
Checked By: Checker

Drawing No.

A-109-08
CONSTRUCTION
DOCUMENTS



1 PLAN, EIGHTH FLOOR
A-109-08 1/8" = 1'-0"

Revisions		
1	ASI #2	03/17/17
2	COP PLAN REVIEW	05/05/17
3	COP PLAN REVIEW	06/06/17
4	RFI 278	08/29/17
5	COP PERMIT REV 2	02/05/19
6	PR 010	11/22/17
7	PR 015	02/15/18
8	RFI 584	03/02/18
9	RFI 810	07/17/18

MULTNOMAH COUNTY HEALTH DEPARTMENT HEADQUARTERS

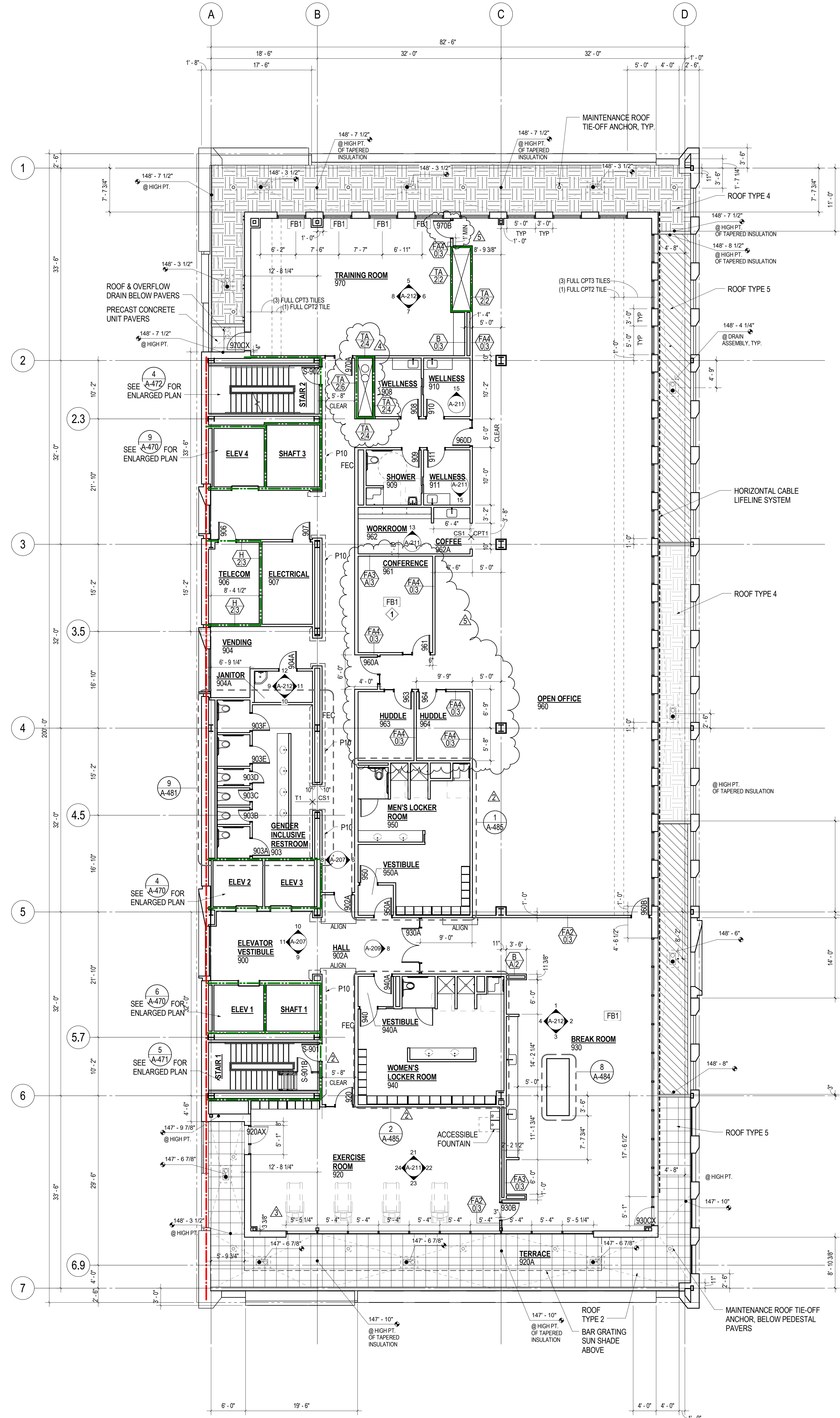
Drawing Title
PLAN, NINTH FLOOR

Date: 2017.01.12
Job No: P21926
Drawn By: Author
Checked By: Checker

Drawing No.

A-110-09

CONSTRUCTION DOCUMENTS



GENERAL NOTES

- FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES SEE G-003.
- FOR TYPICAL FLOOR TRANSITION DETAILS THAT ARE NOT KEYED ON PLANS REFER TO SHEET A-803.
- REFER TO SHEET A-802 FOR RELITE (INTERIOR BORROWED LIGHTS, SCHEDULED R-X) SCHEDULE AND DETAIL REFERENCES.
- REFER TO SHEET A-802 FOR TYPICAL WALL, DEFLECTION HEAD, BACKING PLATE, AND BRACING DETAILS.
- SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, FOR ADDITIONAL OPENINGS IN WALLS.
- DRAIN LINE LOCATIONS IN CLINICAL SPACES TO BE COORDINATED WITH LEVEL 1 PARTITIONS.
- ROOF DRAIN, WASTE LINES AND PLUMBING VENT RISER ROUTES TO BE COORDINATED WITH HARD WALL LOCATIONS AND CEILING HEIGHTS AS NECESSARY. ROUTE PLUMBING RISERS BETWEEN GRID LINES B AND C, COORDINATE OTHER LOCATIONS WITH ARCHITECT.
- TYPICAL WALL TYPE IS FASIA3 UNLESS NOTED OTHERWISE.
- SEE PARTITION DETAILS A-801.
- DIMENSIONS FOR INTERIOR PARTITIONS ARE TO FACE OF FINISH.
- REFER TO FFE PLANS FOR MORE INFORMATION.
- SEE A-400 SERIES DRAWINGS FOR WINDOWS AT STUCCO APERTURES.

SHEET NOTES - FLOOR PLANS

- FLOOR BOXES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
- COAT ROD AND SHELF

1 PLAN, NINTH FLOOR - ALTERNATE 1
A-110-09 1/8" = 1'-0"