

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 19037	Project Address: 1125 NW Couch St
Hearing Date: 2/20/19	Appellant Name: Tom Jaleski
Case No.: B-010	Appellant Phone: 503-488-5651
Appeal Type: Building	Plans Examiner/Inspector: Brian McCall
Project Type: commercial	Stories: 10 Occupancy: B, M Construction Type: I-A
Building/Business Name: Brewery Block 4	Fire Sprinklers: Yes - Throughout per NFPA-13
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 18-272789-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 1024.1

Requires Approved luminous egress path markings delineating the exit path shall be provided in high-rise buildings of Group A, B, E, I, M, and R-1 occupancies in accordance with Sections 1024.1 through 1024.5

Proposed Design The current permit application is for a renovation to the fourth floor of a ten-story high-rise building. The proposed design is to provide luminous egress markings in the exit stair enclosures from the fourth floor down to the level of exit discharge, and omit markings on floors 5-10 from this renovation scope.

Reason for alternative Brewery Block 4 is a high-rise office building built in 2002 under the 2000 version of the Oregon Structural Specialty Code (OSSC). The requirement for luminous egress markings was not added to the OSSC until the 2010 version, thus, the existing building does not have luminous egress markings in the exit stair enclosures. The proposed renovation is for an occupied roof deck and fitness room amenity classified as Group A on the fourth floor. Floors 5-10 are not in the scope of the renovation and providing luminous egress markings on all floors would impose a disproportionate burden on the current renovation phase.

The intent of the luminous egress marking requirement is to provide extra guidance for individuals not familiar with the building's egress routes, and to provide a tertiary illumination source in the event of a catastrophic failure of both the primary power source and the backup generator. Access to the office tenant spaces of the building is limited by an electronic entry system to which tenants will have a card credential, issued by the building management. This limit creates a reasonable expectation that occupants of the building will be familiar with building's egress systems.

In the event of catastrophic failure of building power and backup power, any occupants on floors 1-4 will be provided with luminous egress markings per OSSC section 1024. Additional luminous egress path markings will be provided upon renovations to upper levels of the building.

OSSC Section 3404.1 for alterations to existing buildings states that alterations must make the altered building “no less compliant” than it was prior to alteration. The remainder of chapter 34 for existing buildings does not specifically address egress provisions. The proposed design does not make the existing building any less compliant; in fact, it adds life safety features to the building. Additionally, the proposed design complies with the 2018 International Existing Building Code (IEBC) requirements for alterations of this scale. The 2018 IEBC is anticipated to be adopted with amendments as part of the 2019 OSSC later this year. Section 805.7.1 for means of egress in buildings undergoing Level 2 alterations indicates that means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the IBC. Section 805.1 further clarifies that the scope of means of egress requirements is limited to the work area and/or the floor on which the work areas are located, and beyond the work area only as specified. Since the work area of the proposed renovation includes only the fourth floor, only egress routes from the fourth floor to the level of exit discharge would be required to provide luminous egress path markings under the 2018 IEBC.

With access to the building limited to persons familiar with the building egress systems, and with addition of luminous egress path markings that improve the overall safety of the renovated area in keeping with existing building codes, the proposed design provides equivalent or greater protection and meets the code intent.

Appeal item 2

Code Section OSSC 1015.2.1

Requires OSSC 1015.2.1 Two exits or exit access doorways.

Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway.

Exception 2: Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

Proposed Design The design is for a renovation adding office tenant amenities on the fourth floor of the building.

The proposed design includes the following:

- Smoke detection throughout the fourth floor that initiates voice annunciation at exterior and interior amenity areas.
- Exits from the combined fitness room and roof deck separated by approximately 28% of the maximum overall diagonal
- Exits from the combined fitness room and roof deck separated by a corridor wall corner

Reason for alternative One exit route from the roof deck enters directly into a corridor, and the other travels through the fitness room with fixed equipment on a route at least 44" wide. Exit separation meeting prescriptive requirements is provided for the overall floor, for the roof deck individually, and for the fitness room individually, but not for the combined area of the fitness room and roof deck together. The required separation is 52'-9", and the separation provided is 44'-6", which is approximately 28% of the maximum overall diagonal distance. Due to tenant spaces on Level 4, it is technically infeasible to

provide greater separation between the exit access doorway from the roof deck and from the fitness room.

The intent for the exit separation requirement is to prevent a single fire event from blocking both means of egress from a given area. By providing early warning of a fire event via smoke detectors, occupants will be able to egress quickly and efficiently before the fire gets big enough to block both egress routes. Smoke detection will trigger voice annunciation at the exterior roof deck area and the interior fitness room, warning occupants to exit immediately.

Each exit route from the combined fitness room and roof deck area enters into different parts of the same corridor. They are located around a corner from each other, and thus separated by a corridor wall, which would not normally be required for exits from a room. The egress paths do not need to intersect, since exit stairways are provided in opposite directions from each exit access doorway.

With smoke detection providing early warning to occupants, and an exit access doorway separation of 44'-6" divided by a corridor wall corner, equivalent or greater protection will be provided.

APPEAL DECISION

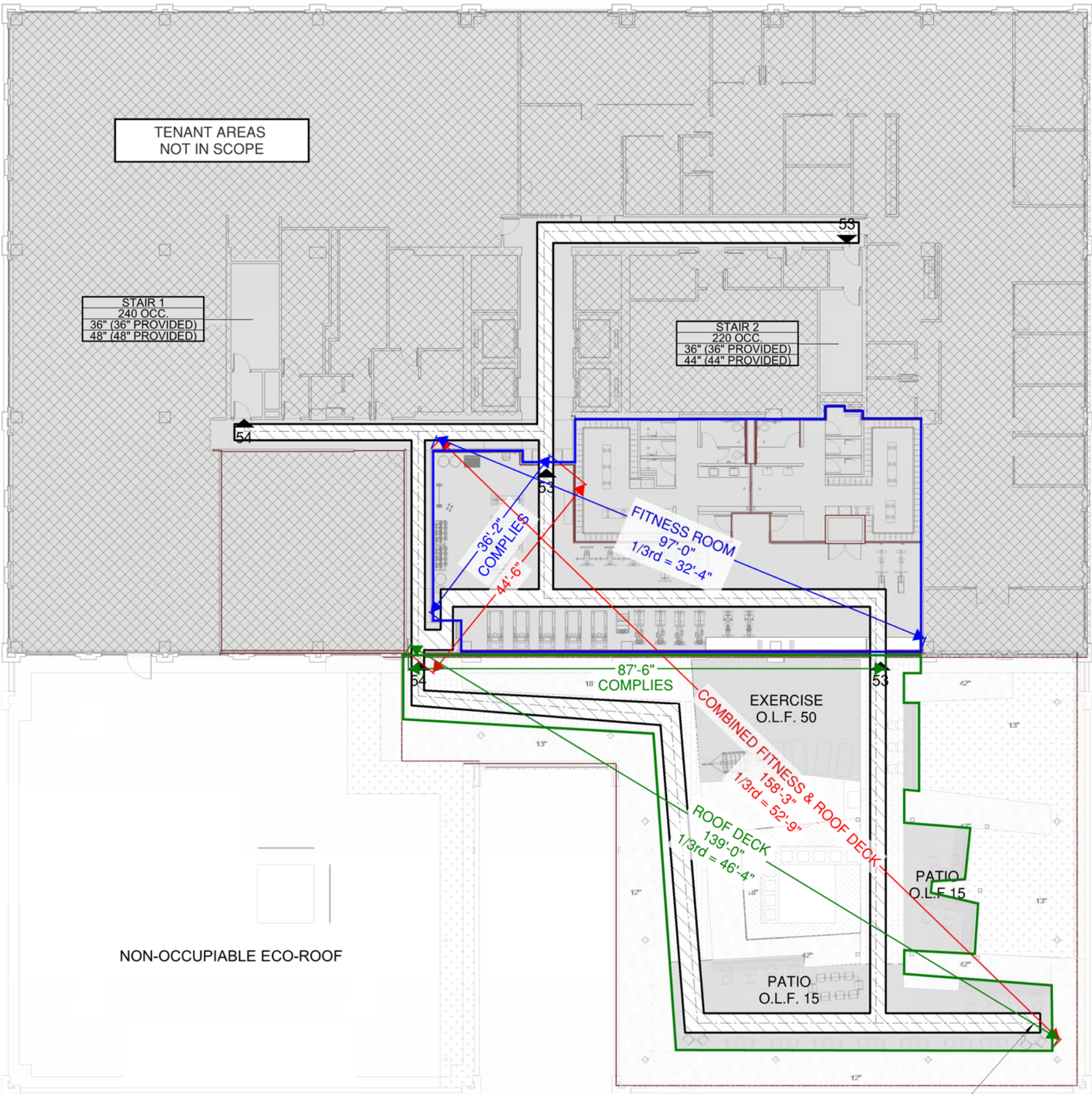
1. Omission of luminous egress markings above the level of alterations: Granted as proposed per 2018 IBC.

2. Reduction in minimum exit separation distance from 33 percent to 28 percent: Denied. Proposal does not provide equivalent Life Safety protection.

Appellant may contact John Butler (503 823-7339) with questions.

For the item granted, 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.



2 PROPOSED 4TH FLOOR ROOF TERRACE OCCUPANCY PLAN

NTS

CODE SUMMARY

CODE	
OREGON STRUCTURAL SPECIALTY CODE 2014 EDITION	
OCCUPANCY TYPE(S): B	
CONSTRUCTION TYPE: TYPE 1A	
AREA - 4TH FLOOR	
OCCUPIABLE SF:	1,976 SF
OCCUPANT LOAD	
EXISTING OCCUPANT LOAD	0 PERSONS
NEW OCCUPANT LOAD:	107 PERSONS
ZONING	EXd
FIRE PROTECTION	
100% SPRINKLERED	
SMOKE DETECTION SYSTEM	
SMOKE CONTROL SYSTEM	
EGRESS	
NUMBER OF REQUIRED EXITS: 2	