

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

Appeal ID: 19042	Project Address: 12121 E Burnside St
Hearing Date: 2/20/19	Appellant Name: Caroline Hather
Case No.: B-012	Appellant Phone: 5039521540
Appeal Type: Building	Plans Examiner/Inspector: Steven Mortensen
Project Type: commercial	Stories: 6 Occupancy: B,M,R-1,R-2 Construction Type: 1-A, III-A
Building/Business Name:	Fire Sprinklers: Yes - THROUGHOUT
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-174290-CO
Plan Submitted Option: pdf [File 1]	Proposed use: MIXED USE

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 1020.1

Requires Exits shall comply with sections 1020 through 1026 and the applicable requirements of sections 1003 through 1013. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such a level of protection shall not be reduced until arrival at the exit discharge.

Proposed Design Exit passageway proposed to be protected by 2 hour fire barriers, 2 hour ceiling and a minimum of 90 minute doors per OSSC 1023.3. (See attached exhibits: proposed plan and section)

Level 1-2 of stair 1 enclosure is protected by 3 hour fire barriers and 180 minute doors per OSSC 510.2

Level 3-6 of stair 1 enclosure is protected by 2 hour fire barriers and 90 minute doors per OSSC 1022.2

Reason for alternative Per 1023.3 The exit passageway Construction. Exit passageway enclosures shall have walls, floors and ceilings of not less than a 1-hour fire-resistance rating, and not less than that required for any connecting interior exit stairway or ramp. Exit passageways shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

The required rating for the interior exit stairs and ramps for both the IA construction and the IIIA construction per 707.3 (1022.2) is 2HR. Therefore the exit passageway rating as 2HR is not reducing the required level of protection for the building occupants.

3 Hour protection has been provided at the stair solely for the purpose of continuing the IIIA construction down to grade level (as agreed at pre permit intake meeting 4/7/2017). The intent of the separation of building types is met without the continuation of the 3 HR protection through to the exit passageway construction since a fire within the stair would render stair 1 unusable. The exit passageway would be protected from this fire for 3 hours by way of the 3 hour stair enclosure and 180 minute door. This would ensure that the exit passageway could still be used for level 1 occupant egress and would not reduce the provided level of egress protection for those occupants from the required 2 hours for type IA construction per table 707. In this scenario, firefighters would use stair 2 for access.

Therefore we believe that reducing the rating requirement of the exit passageway to 2 hours provides the required fire life safety and meets the intent of the code.

APPEAL DECISION

Egress from 3 hour stair enclosure into 2 hour exit passageway: **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.

Code Section: OSSC 1020.1

Requires: Exits shall comply with sections 1020 through 1026 and the applicable requirements of sections 1003 through 1013. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such a level of protection shall not be reduced until arrival at the exit discharge.

Proposed Design

Exit passageway proposed to be protected by 2 hour fire barriers, 2 hour ceiling and a minimum of 90 minute doors per OSSC 1023.3. (See attached exhibits: proposed plan and section)

Level 1-2 of stair 1 enclosure is protected by 3 hour fire barriers and 180 minute doors per OSSC 510.2

Level 3-6 of stair 1 enclosure is protected by 2 hour fire barriers and 90 minute doors per OSSC 1022.2

Reason for alternative

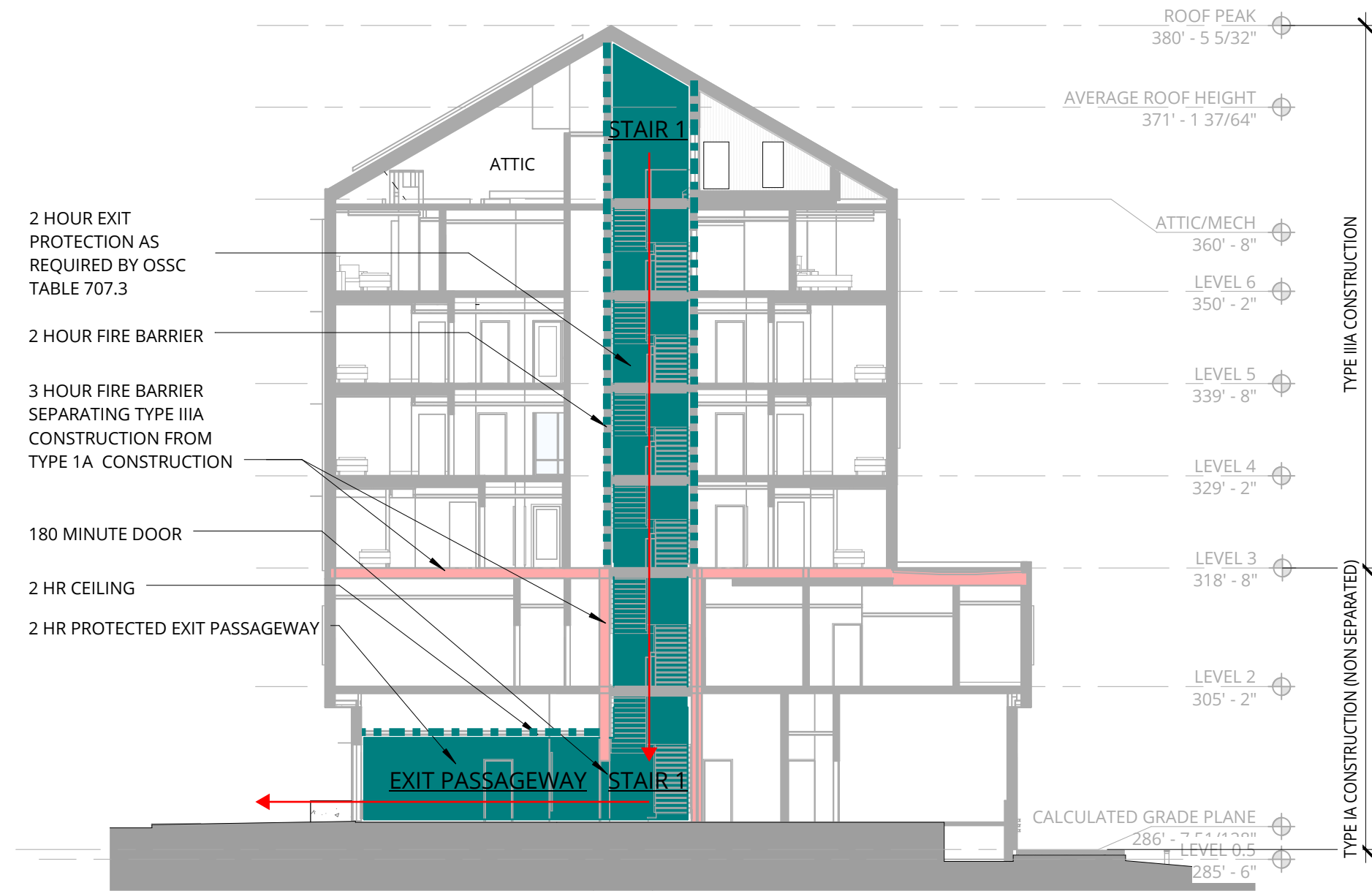
Per 1023.3 The exit passageway Construction. Exit passageway enclosures shall have walls, floors and ceilings of not less than a 1-hour fire-resistance rating, and not less than that required for any connecting interior exit stairway or ramp. Exit passageways shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

The required rating for the interior exit stairs and ramps for both the IA construction and the IIIA construction per 707.3 (1022.2) is 2HR. Therefore the exit passageway rating as 2HR is not reducing the required level of protection for the building occupants.

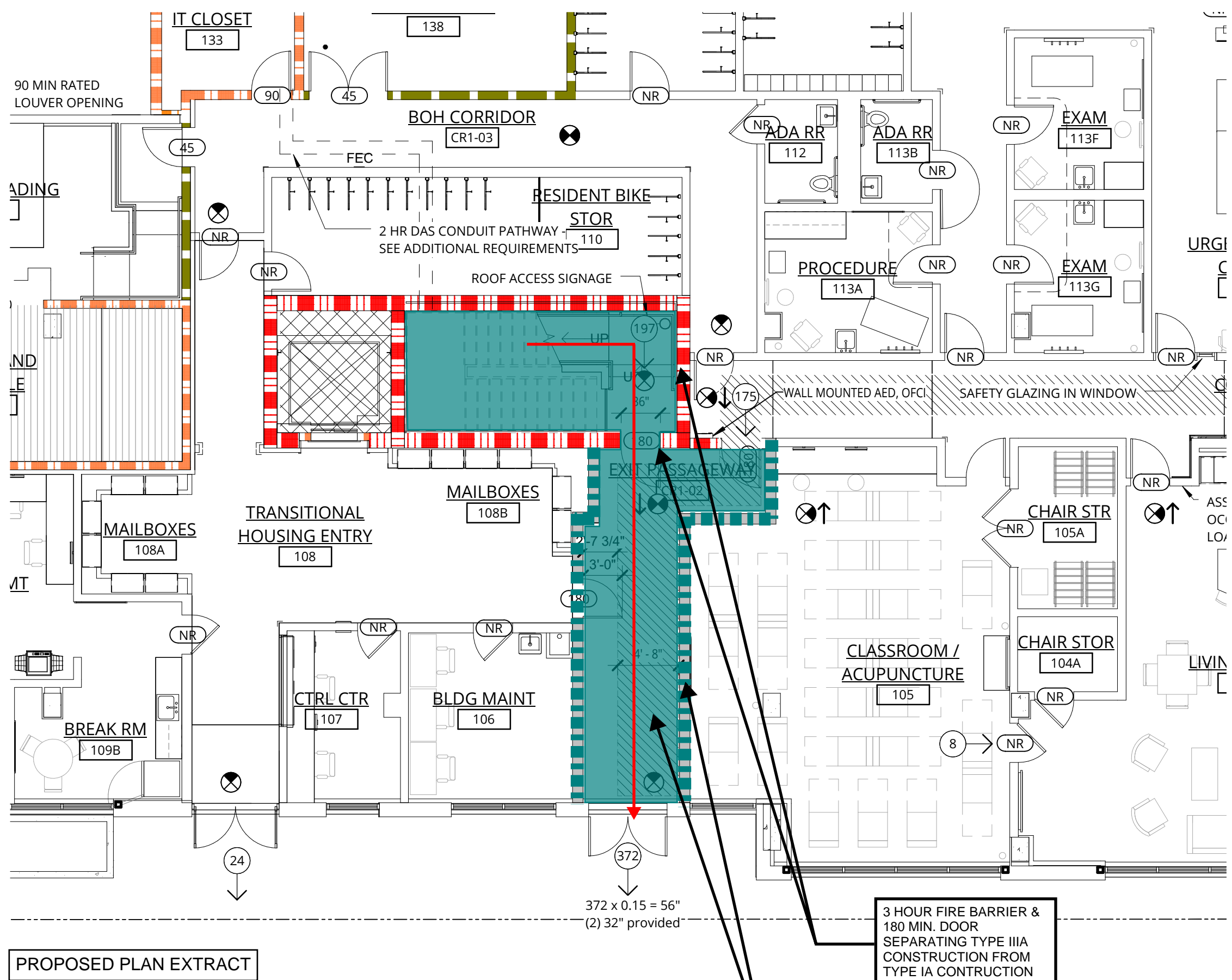
3 Hour protection has been provided at the stair solely for the purpose of continuing the IIIA construction down to grade level (as agreed at pre permit intake meeting 4/7/2017). The intent of the separation of building types is met without the continuation of the 3 HR protection through to the exit passageway construction since a fire within the stair would render stair 1 unusable. The exit passageway would be protected from this fire for 3 hours by way of the 3 hour stair enclosure and 180 minute door. This would ensure that the exit passageway could still be used for level 1 occupant egress and would not reduce the provided level of egress protection for those occupants from the required 2 hours for type IA construction per table 707. In this scenario, firefighters would use stair 2 for access.

Therefore we believe that reducing the rating requirement of the exit passageway to 2 hours provides the required fire life safety and meets the intent of the code.

EXHIBITS



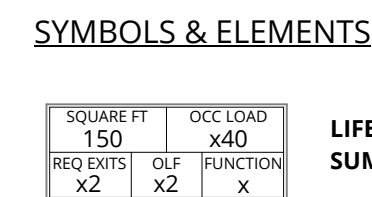
PROPOSED SECTION A



APPENDIX A

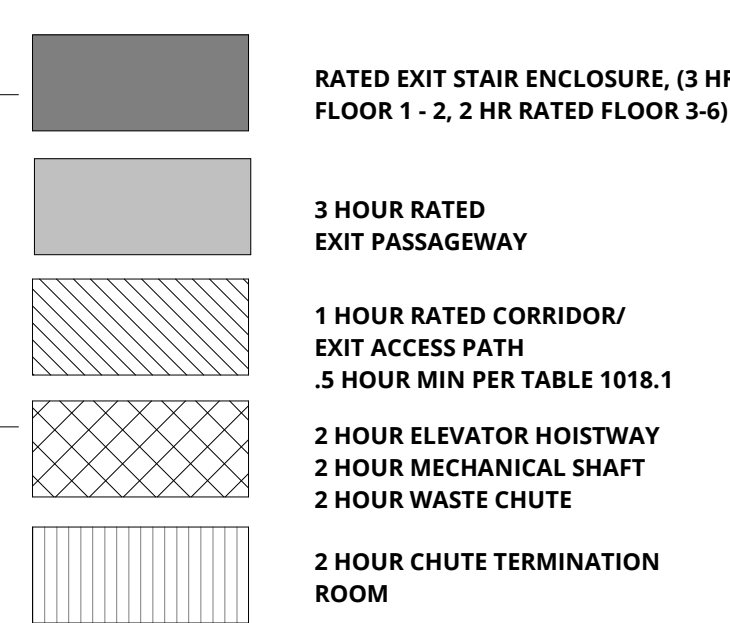
CURRENT PERMIT DRAWINGS

EXITING PLANS LEGEND

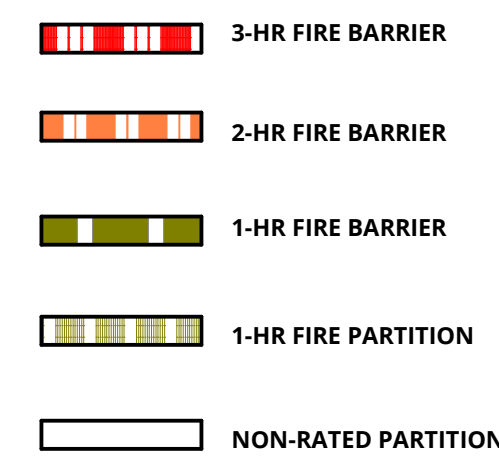


ADDITIONAL REQUIREMENTS - DISTRIBUTED ANTENNA

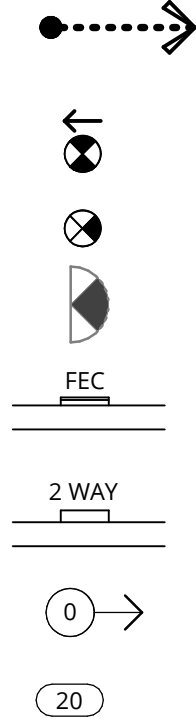
- ## SYSTEM
- STANDING NEMA 3R CABINET LOCATED IN ROOM 133.
 - HORIZONTAL CUTOVER FROM IT, CLOSET 33 TO STAIRWELL 1, ROUTED BELOW THE #4 LEVEL 1 SLAB ON GRADE WITHIN THE ROOM FILL ZONE (MIN. 2" ROCK COVER).
 - ALL RISER CABLEING SHALL BE ROUTED THROUGH 2" HIRATED STAIRWELL. ALL INFRASTRUCTURE ROUTED THROUGH STAIRWELL SHALL BE MECHANICALLY PROTECTED IN EMT AND JUNCTION BOXES.
 - ANTENNA LOCATED IN WEST MECHANICAL WELL, ACCESSED VIA STAIR 1.



ENCLOSING ELEMENTS



SYMBOLS & ELEMENTS



ADDITIONAL REQUIREMENTS

- EXTERIOR BEARING WALLS AT TYPE III-A CONSTRUCTION SHALL BE 2-HOUR FIRE-RESISTIVE CONSTRUCTION. AT TYPE III-B CONSTRUCTION, EXTERIOR WALLS ARE NON-LOAD BEARING AND SHALL BE NON-RATED AT EAST, SOUTH, WEST, AND NORTH WALLS OF 1-A CONSTRUCTION SHALL BE 1 HOUR RATED.
- ALL INTERIOR LOAD-BEARING WALLS AT TYPE III-A CONSTRUCTION SHALL BE 1-HOUR FIRE-RESISTIVE CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR LOAD-BEARING WALL LOCATIONS
- TYPE I-A CONSTRUCTION, ALL PRIMARY STRUCTURE TO BE 3 HOUR FIRE-RESISTIVE CONSTRUCTION
- ELEV CAB SIZED TO ACCOMMODATE AMBULANCE STRETCHER PER 3002.5
- ALL ELEVATOR DOORS FLOOR 2-5 TO BE 90 MINUTE DOORS WITH SMOKE CURTAINS. ADDITIONAL DOORS PROVIDED AT ELEVATOR LOBBY SHALL BE OPENING IN ACCORDANCE WITH 3002.5 AND 713.14.1 L1E LIGHT OF ENCLOSED ELEVATOR LOBBY.
- EGRESS ACCESS PATH SHALL HAVE MINIMUM 1 FOOTCANDLE ILLUMINATION AT FLOOR, EGRESS LIGHTING AND EXIT SIGNS ON BACK UP GENERATOR
- BUILDING EQUIPMENT SHALL WITH EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH 907.5.2.2
- BUILDING EQUIPMENT WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH NFPA 13

NOTES

TOTAL OCCUPANTS PER FLOOR: 502

OF COLLECTIVE EXITS PER FLOOR: 3

OF OCCUPANTS EXITING AT FLOOR: 700
(502 + 198 FROM SECOND FLOOR CENTRAL STAIR)

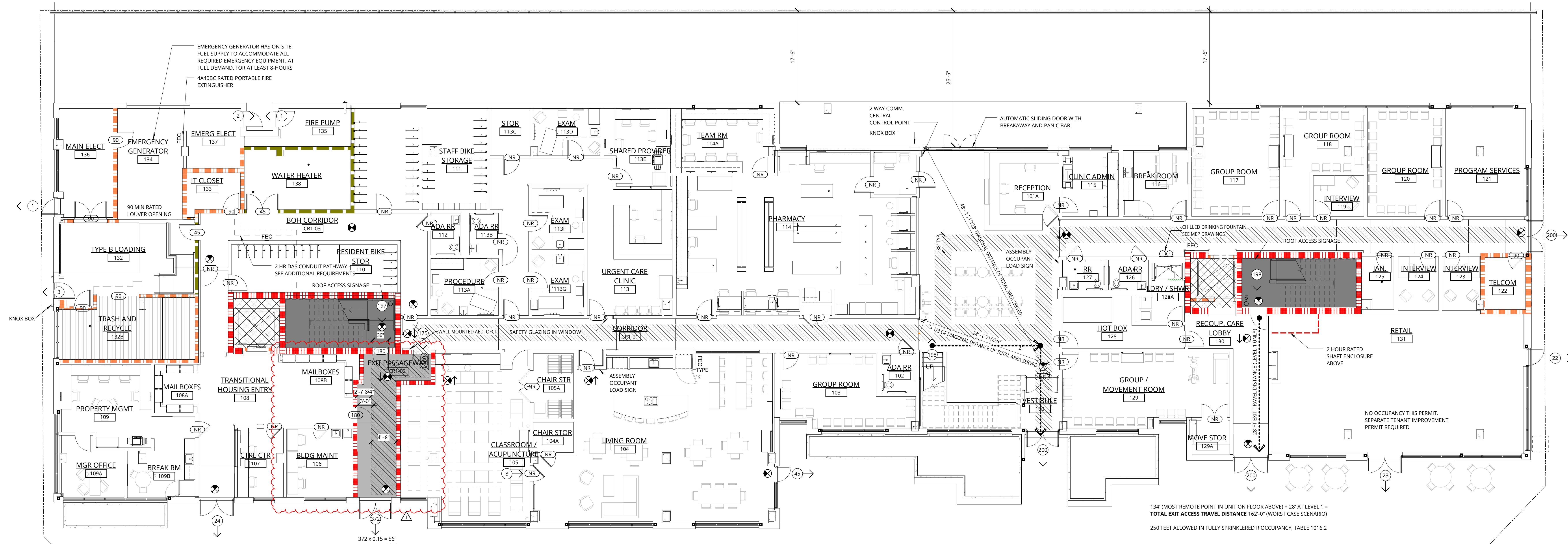
EXITING THROUGH COLLECTIVE EXITS: 598
(700 - 102 EXITING FROM DEDICATED EXITS)

598/3 = 200

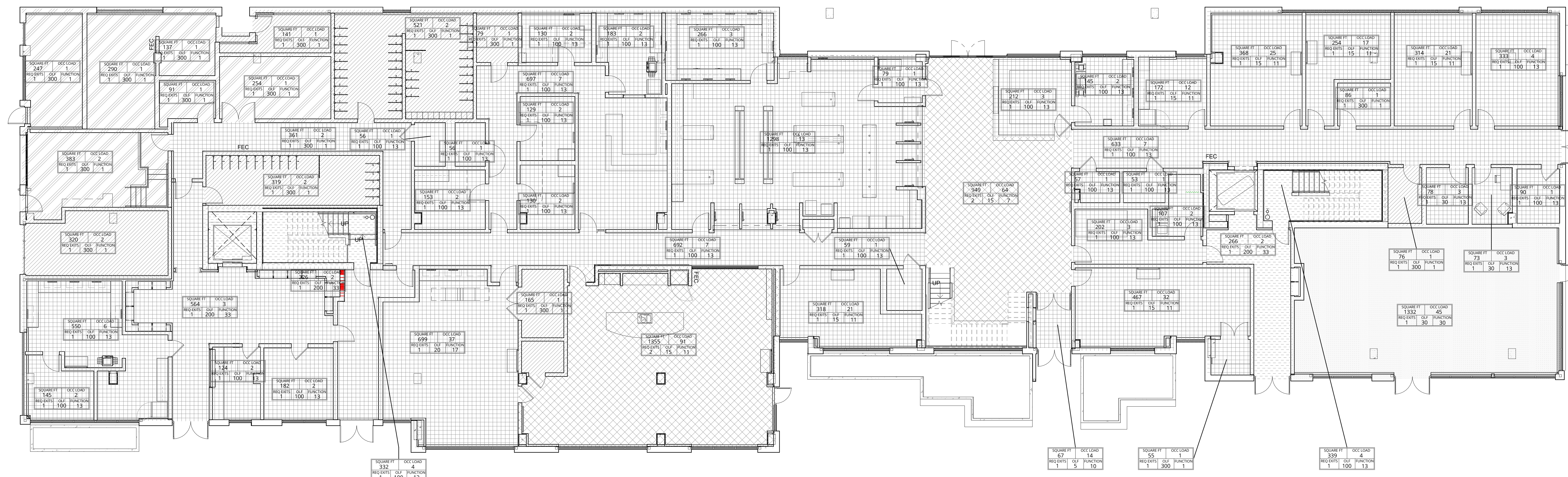
200 X .2 = 40' MIN REQUIRED FOR STAIRS
(2) 44" STAIRS PROVIDED

200 X .15 = 30' MIN REQUIRED FOR EXIT COMPONENTS
(2) 32" DOORS PROVIDED

TELECOM ROOM OR IT CLOSEST TO BE FUTURE ROOM FOR DAS, AS REQUIRED.



1 LEVEL 1 - FLS EXITING



2 LEVEL 1 - FLS OCCUPANCY

REVISION	DATE	REASON FOR ISSUE
C	10-05-2017	Revision C
3	10-10-2017	Addendum 2
	08-15-2018	RFI 345
G	10.10.18	Permit Rev 02
I	11.15.18	Permit Rev 02_CS1

DATE 04.06.2018	REVISION 1
PROJECT NUMBER 161820	SHEET NUMBER G0.1
SCALE As indicated	