

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 - Reconsideration of ID 20171

Appeal ID: 20229	Project Address: 6635 N Baltimore St
Hearing Date: 4/10/19	Appellant Name: peter nylan
Case No.: B-025	Appellant Phone: 5039978770
Appeal Type: Building	Plans Examiner/Inspector: Anne Schmidt
Project Type: commercial	Stories: 2 Occupancy: B,F-1, S-1, A-3 Construction Type: I-V B
Building/Business Name: Cathedral Park Place	Fire Sprinklers: Yes - throughout
Appeal Involves: Reconsideration of appeal,occ Change from S-1 to A-3, B, F-1	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: mixed use

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	TABLE 1004.1.2
Requires	MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
Proposed Design	An occupant load of 224 was calculated for the 1st floor of building 2 and parts of buildings 1 and 7 using a mixture of net and gross areas.
Reason for alternative	The net area was calculated providing for the code minimum circulation requirements around the A-3 gallery area. Occupant load for the gallery was calculated at 30 sf per occupant. The remaining occupant load was calculated using the gross remaining area, including the corridor to the North (wide as it is the primary loading and unloading path for the assembly area) and shared loading area. The intended tenants will be a mixture of F-1 and B and so 100 sf per occupant was used as occupant load factor for the gross area.

APPEAL DECISION

Reduction in occupant load in A3 Gallery space to avoid seismic upgrades: Granted provided circulation path is clearly marked on floor and provided a sign is posted "Maximum occupant load 99".

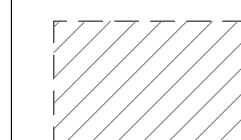
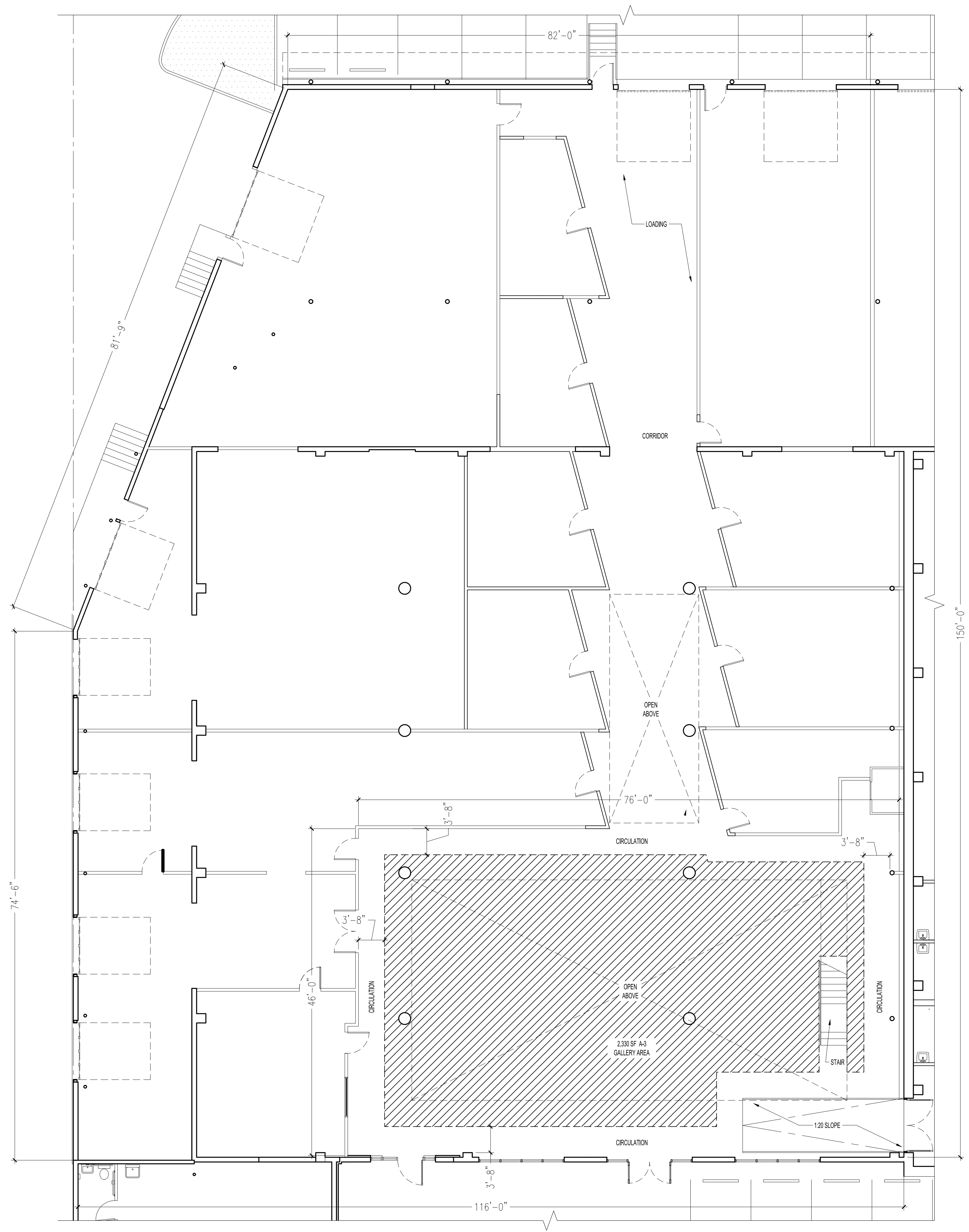
Appellant may contact John Butler (503 823-7339) with questions.

Note: Decision can be revoked at the discretion of the Fire Marshal where occupant load is found to be exceeded.

The Administrative Appeal Board finds with the conditions noted, 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.



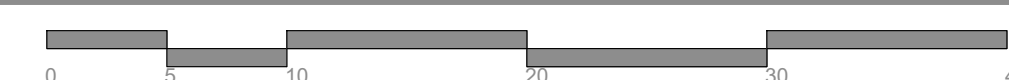
INDICATES NET ASSEMBLY AREA

12,483 GROSS SF B/F-1 @ 100 SF PER OCC = 125 OCC
2,970 NET SF A-3 GALLERY @ 30 SF PER OCC = 99 OCC
TOTAL OCCUPANT LOAD THIS AREA = 224

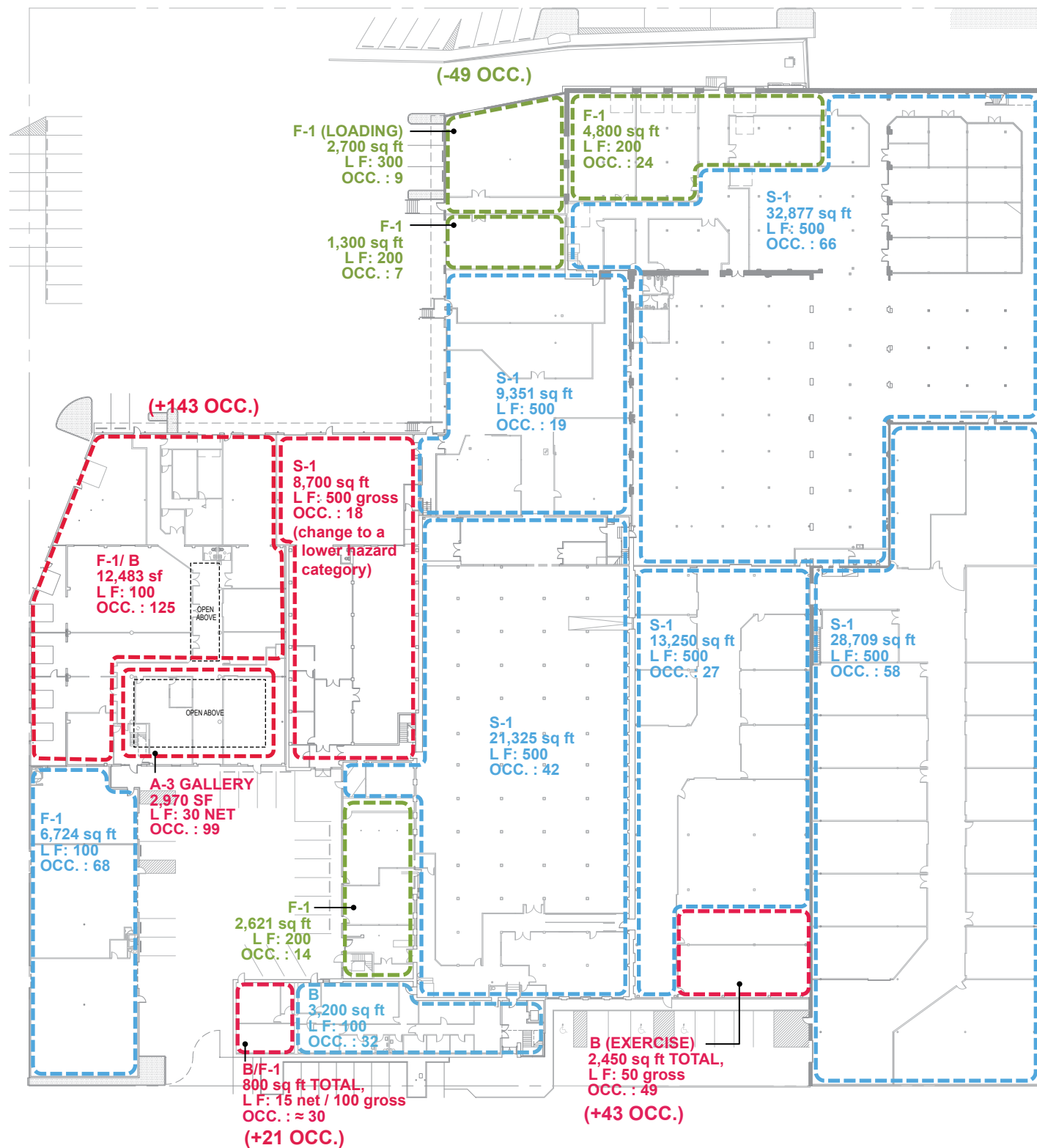
CATHEDRAL PARK PLACE - PROPOSED A-3 GALLERY

SCALE: 1/8" = 1'-0"

DATE: 03.29.19



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CAMPUS TOTAL, PROPOSED

2004 TOTAL OCC. LOAD: 1,488*

PROPOSED OCC. LOAD: 1,605

117 ADDITION OCCUPANTS < 149**

*TOTAL HISTORICAL OCC. LOAD FROM PERMIT # 06-127003-CO

** 149 OCCUPANT THRESHOLD PER PORTLAND CODE CH. 24.85

LEGEND



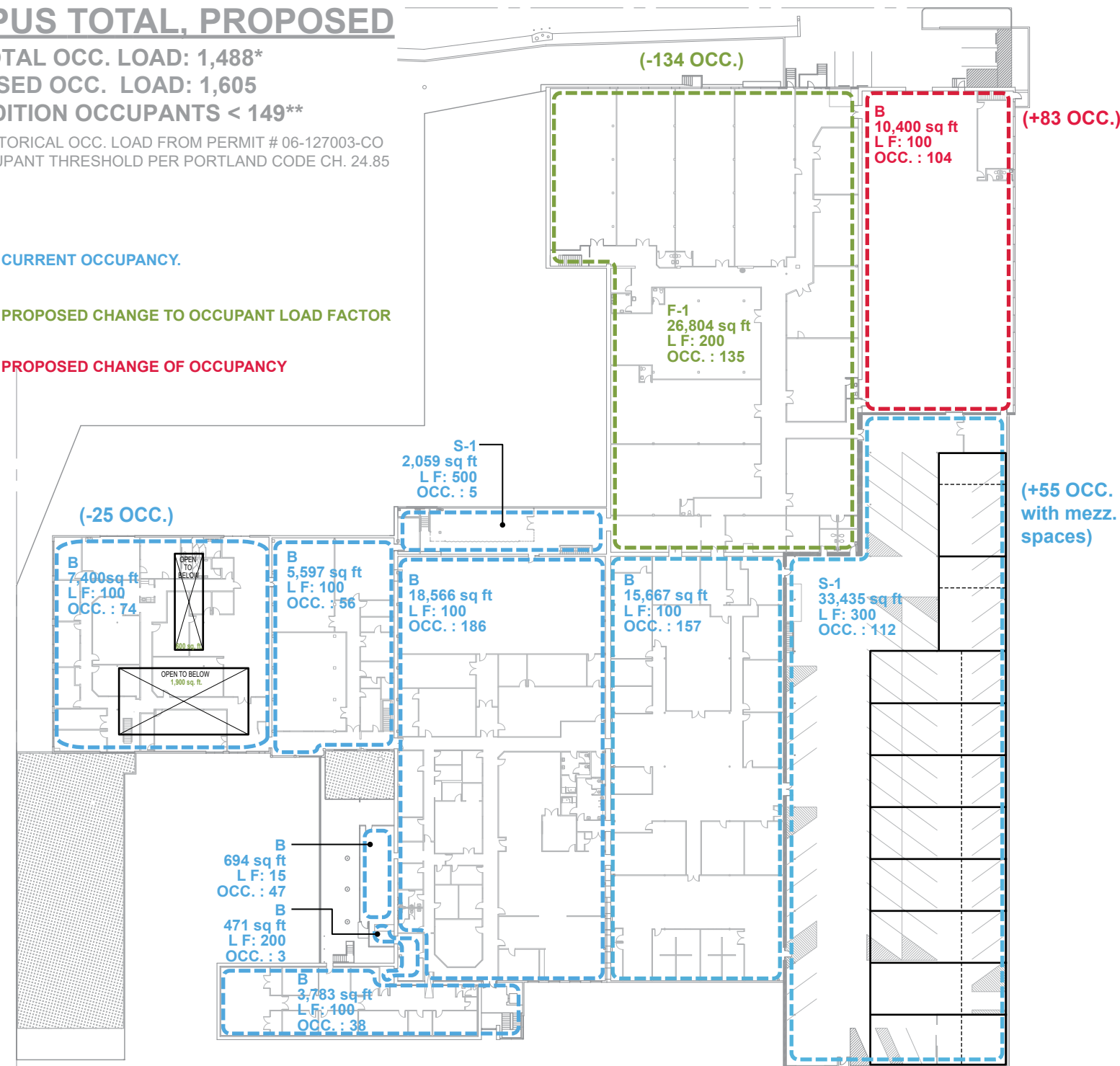
CURRENT OCCUPANCY.



PROPOSED CHANGE TO OCCUPANT LOAD FACTOR



PROPOSED CHANGE OF OCCUPANCY



FIRST FLOOR (687 OCCUPANTS)

1/32" = 1'-0"

- Building 2 and 7 changed to mixture of F-1, B and A-3, gallery.
- 1,900 sf flexible gallery space in building 2.
- Building 3 changed from F-1 to S-1.
- 800 sf coffee roaster w/ cafe added to building 5, approx. occupant load of 30.
- 2,450 sf exercise space added to building 6.
- Loading dock relocated to NW corner of building 9.
- F-1 areas in building 2, 9, 7 and 12 to use 200 sf/occ load factor.

SECOND FLOOR (918 OCCUPANTS)

- 2,500 sf of floor removed for atria in building 2.
- 4,500 sf of mezzanine space added building 13.
- Building 15 changed from S-1 to B.
- F-1 areas in buildings 11,12 and 14 to use 200 sf/occ load factor.

CATHEDRAL PARK PLACE FLOOR AREA AND OCCUPANCY CALCULATIONS, PROPOSED

6635 N BALTIMORE AVE. PORTLAND OR.
 03/28/2019