

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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 - Held over from ID 20189 (4/3/19) for additional information

**Appeal ID:** 20213

**Project Address:** 1320-1322 SE 8th Ave

**Hearing Date:** 4/10/19

**Appellant Name:** Jason Kentta

**Case No.:** B-032

**Appellant Phone:** 503.799.3261

**Appeal Type:** Building

**Plans Examiner/Inspector:** Maureen McCafferty

**Project Type:** commercial

**Stories:** 1 **Occupancy:** F-1 **Construction Type:** V-B

**Building/Business Name:** Warehouse

**Fire Sprinklers:** No

**Appeal Involves:** Alteration of an existing structure, Reconsideration of appeal

**LUR or Permit Application No.:**

**Plan Submitted Option:** pdf [File 1] [File 2] [File 3] [File 4] [File 5]

**Proposed use:** F-1

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section**

1014.3

**Requires**

75' max for an F occupancy, non-sprinklered building.

Reconsideration Text.

Original building plan included per BDS request for reconsideration.

Note: the original permit application and permit final inspection card are also included, listing occupancy as B-1 and B-2 per 1988 code.

**Proposed Design**

The existing building shell is comprised of eight individual tenant spaces, each with one exit and a maximum travel distance of approximately 96'-10". The proposed design is to keep the existing building design as built and permitted and approved in 1988 and allow for a future new tenant improvement to occur without adding a sprinkler system.

**Reason for alternative**

The building shell was permitted and built in 1988 per code requirements. There appears to have been a change in building codes since then regarding maximum travel distance. Adding a sprinkler system to the building is not financially feasible at this point. Adding a second exit to these tenant spaces is not physically possible: The building abuts the property line at the back (East) and the geometry of these spaces does not allow for a second exit at the front (West) with necessary separation distance. The existing building is 80' deep, the tenant spaces are 25' wide. This code issue would apply to spaces 1320 and 1322, which do not currently have an occupancy permit according to the FLS reviewer. Space 1326 does have an occupancy permit, which was approved with this larger travel distance. The goal here is for the tenant in space 1326 to expand into space 1322. While that would add a second entry door to their space, the existing doors are still not far enough apart to qualify as a second means of egress, so travel distance per 1014.3 will

still be an issue.

This design maintains exactly the same level of fire life safety as currently exists.

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## APPEAL DECISION

### **Increase in common path of travel to 97 feet in UBC building: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



1320-1322 Se 8th

INTERIOR SHELL IMPROVEMENTS

MARCH 28, 2019



PROJECT TEAM

OWNER:	RICKTON REALTY OREGON LLC PO BOX 17779 BEVERLY HILLS, CA 90209 CONTACT: RICK CHANIN 310. 780. 3100 chaninrick@gmail.com
ARCHITECT:	JASON KENTTA, ARCHITECT 7003 NE 9TH PORTLAND, OR 503. 799. 3261 jason.kentta@gmail.com
STRUCTURAL ENGINEER:	CONLEE ENGINEERS, INC. 1308 SW BERTHA BLVD. PORTLAND, OR 97219 503. 244. 0579 CONTACT: CHUCK CONLEE chuck@conlee.com
CONTRACTOR:	A C SCHOMMER & SONS INC 6421 NE COLWOOD WAY, PORTLAND, OR 97218 CCB# 4937 503. 287. 4646 CONTACT: BILL MORSE bmorse@schommer-sons.com

PROJECT INFORMATION

SITE ADDRESS:	1320 & 1322 SE 8TH AVE PORTLAND, OR 97214 HAWTHORNE PK, BLOCK 173. LOT 1-4
LEGAL DESCRIPTION:	MULTNOMAH
COUNTY:	R366701070
PROPERTY I.D.	20,000 SF (0.46 ACRE)
SITE AREA:	16,000 SF GROSS
BUILDING AREA:	4,000 SF GROSS
PROJECT AREA:	1-STORY (21'-4" +/-)
BUILDING HEIGHT:	

PROJECT SUMMARY

INTERIOR IMPROVEMENTS TO TWO UNITS IN EXISTING WAREHOUSE BUILDING INCLUDING: RESTROOM ACCESSIBILITY, RE-BUILDING PORTION OF DEMISING WALL, AND NEW GUARDRAIL AT MEZZANINE.

CODE INFORMATION

APPLICABLE CODES:	2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC) (BASED ON 2009 IBC) CITY OF PORTLAND TITLE 33 (PLANNING AND ZONING) 2010 OREGON ENERGY CODE
ZONING:	IG1 GENERAL INDUSTRIAL
OCCUPANCY:	F-1 MODERATE HAZARD FACTORY INDUSTRIAL
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NO
BUILDIG AREA:	16,000 SF TOTAL GROSS
TENANT AREA:	SPACE #1320 = 4,00SF SPACE #1322 = 4,00SF

DRAWING INDEX

REV #	ARCHITECTURAL
1.	COVER / INFORMATION
2.	SITE PLAN
3.	GROUND FLOOR PLAN - UNITS 1320-1322

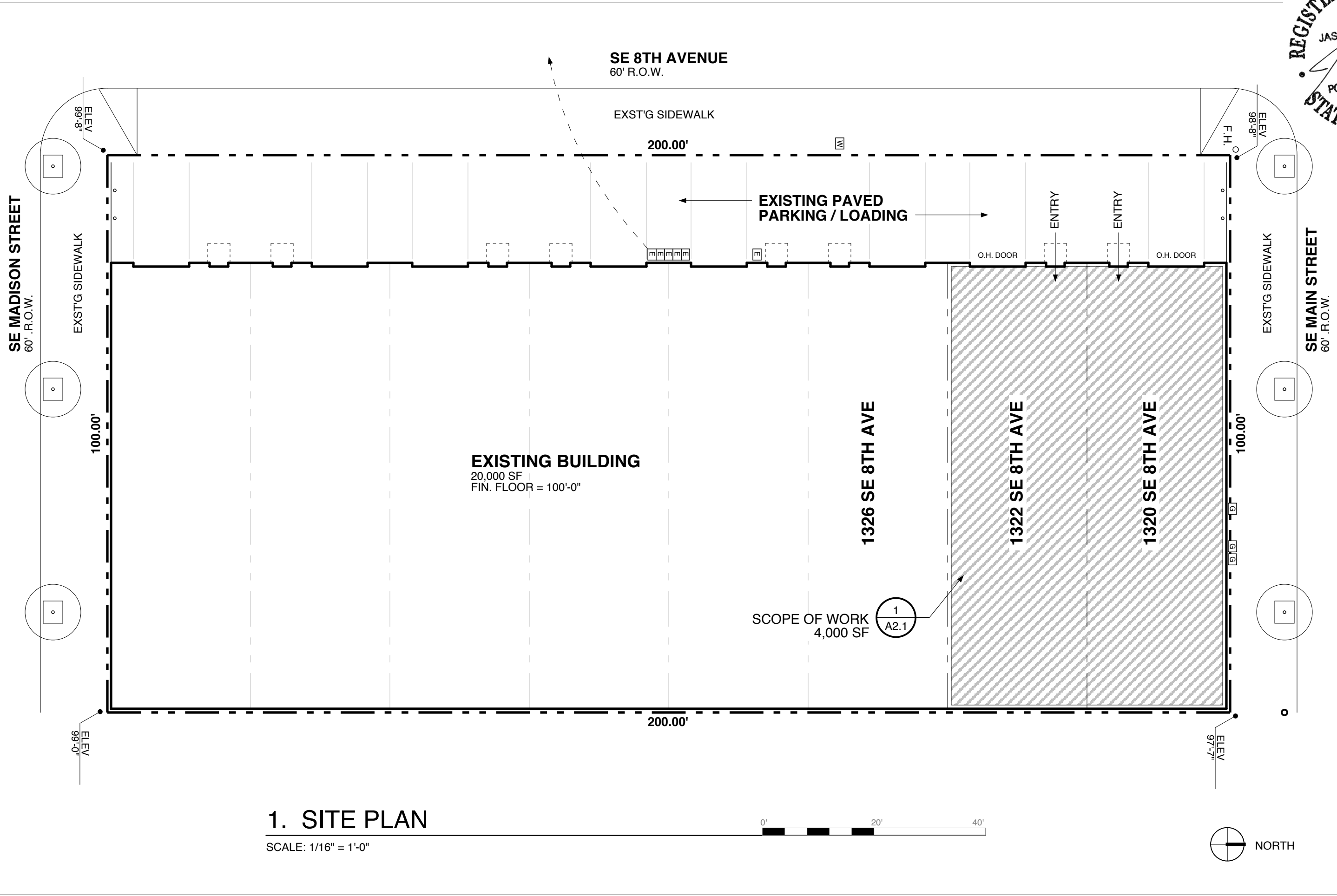
1320-1322 SE 8th

1320 & 1322 SE 8th AVE.  
PORTLAND, OR 97214

© JASON KENTTA Architect

7003 NE 9th Ave. Portland, Or. 97211  
jason.kentta@gmail.com 503.799.3261

DATE: 3. 28. 2019



**1320-1322 SE 8th**  
1320 & 1322 SE 8th AVE.  
PORTLAND, OR 97214

© **JASON KENTTA** Architect  
7003 NE 9th Ave. Portland, Or. 97211  
jason.kentta@gmail.com 503.799.3261

DATE: 3. 28. 2019



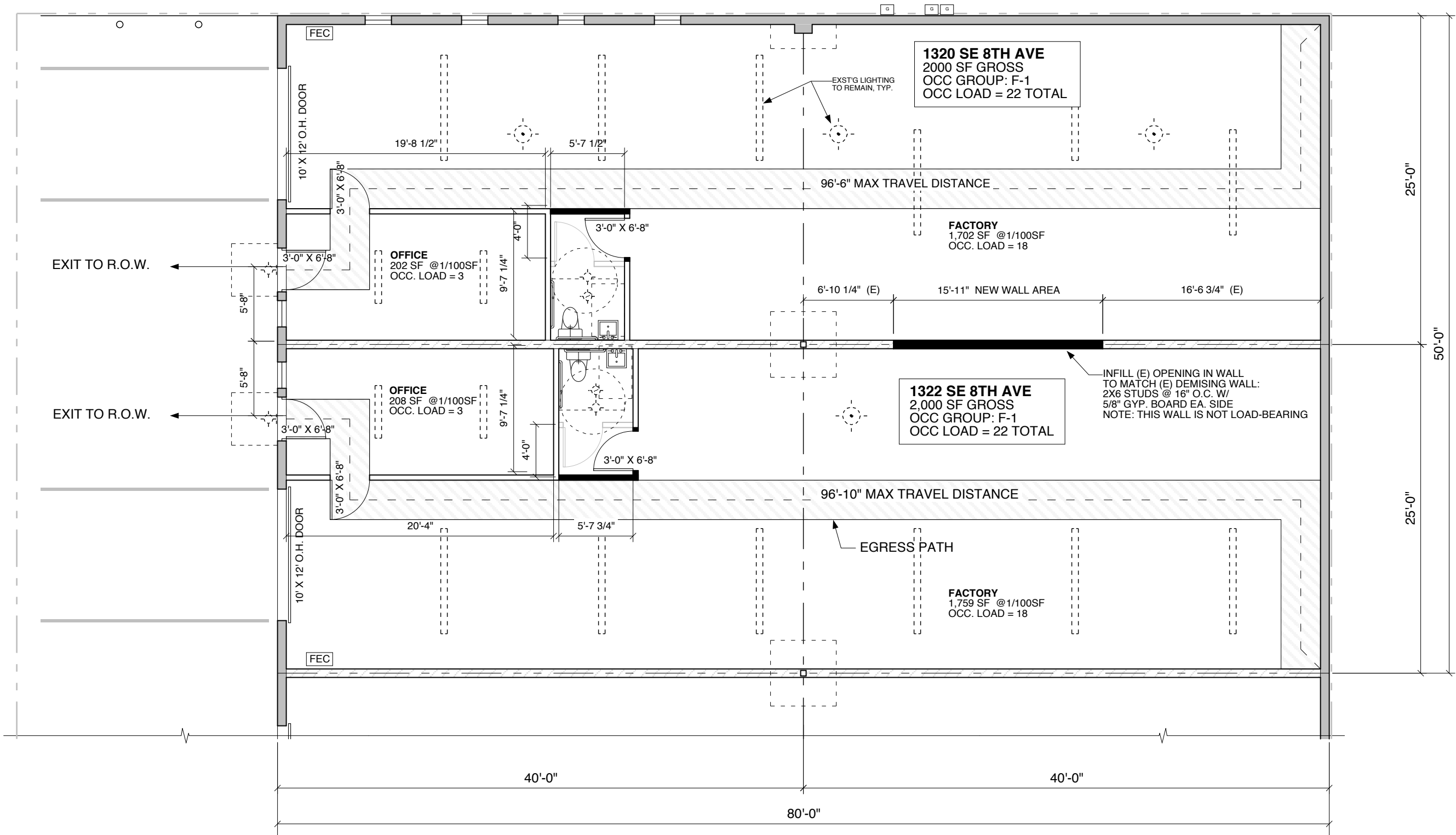


1320-1322 SE 8th

1320 & 1322 SE 8th Ave.  
Portland, OR 97214

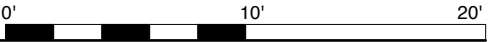
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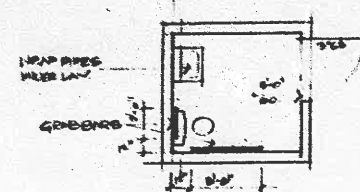
DATE: 3. 28. 2019



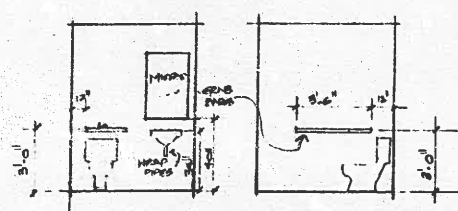
1. GROUND FLOOR PLAN

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

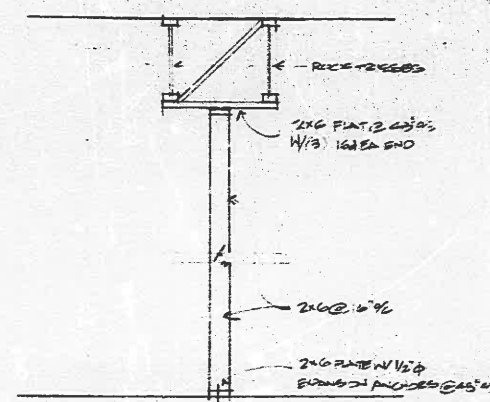




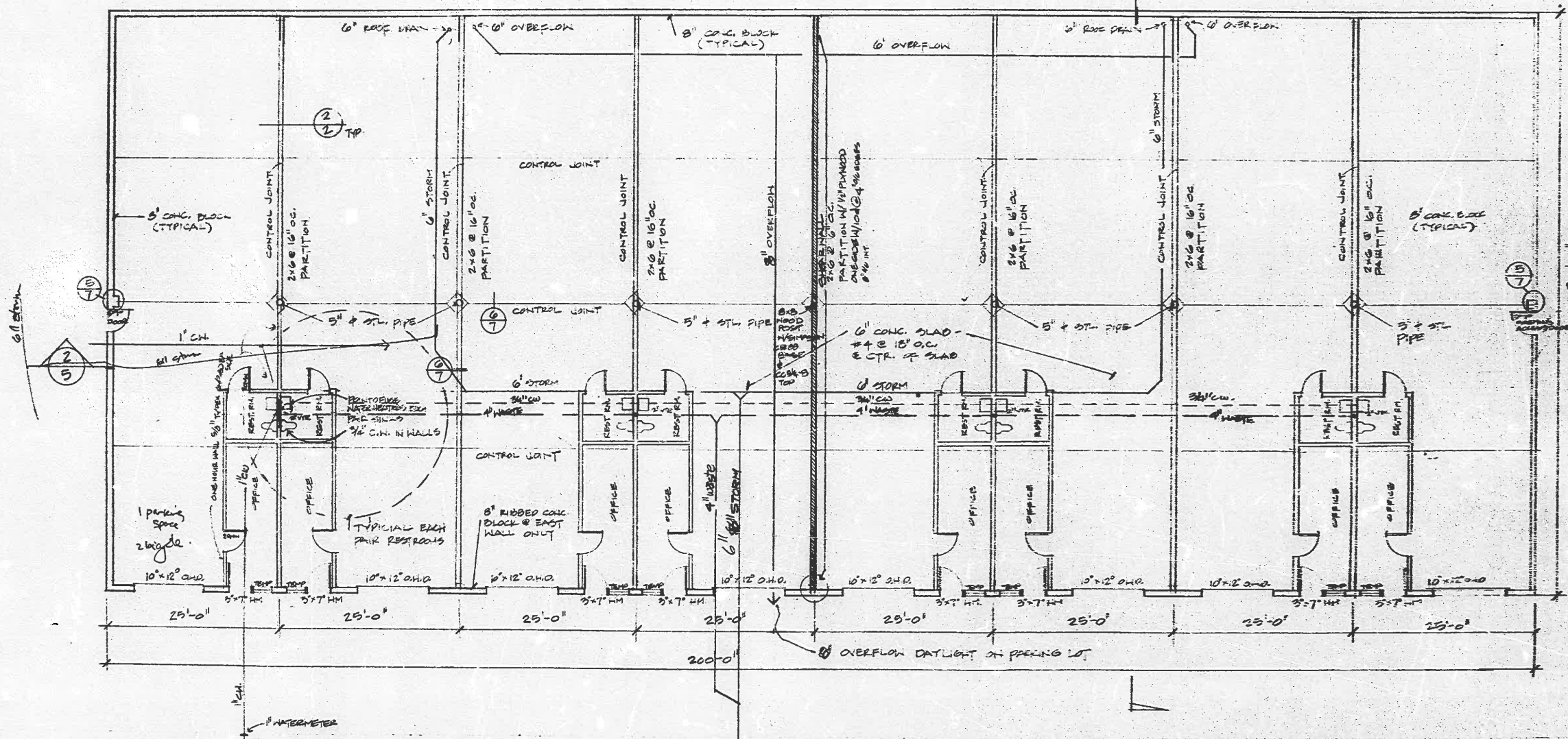
1  
2  
HANDICAP TOILE ROOM DETAIL  
1/4" = 1'-0"



TOILET ROOM ELEVATIONS



2  
2  
DEMISING WALL  
1/2" = 1'-0"



FLOOR PLAN  
1/8" = 1'-0"

- NOTES:
1. SEE FOUNDATION PLAN FOR DIMENSIONS
  2. ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE
  3. ALL EXIT DOORS ARE ON GRADE



MASTER PLAN NASCO WAREHOUSE

ORTER CASE ARCHITECTS  
1011 W. 21ST  
PORTLAND, OREGON 97201  
227 0383



1  
2



APPEALS  
City of Portland  
Bureau of Development Services  
1900 SW 4<sup>th</sup> Ave., Suite 5000 (5<sup>th</sup> floor)  
Portland, Oregon 97201  
(503) 823-7335

# Building Code Appeal Form (Project Information Sheet)

# BLD

## To Appellant:

These forms must be filled out completely. If you need assistance, consult with the Plans Examiner or Inspector assigned to your project or with a Plans Examiner in the Development Services Center. Details of each appealed item must be included, and drawings must be submitted that clearly indicate the area and the conditions of each appealed item. Supplemental information such as photos, test data, etc., can be helpful if they are pertinent to the appealed item. Each appealed item requires a separate Appeal Information Sheet. As many items as desired may be submitted with one Project Information Sheet.

The fee, relevant drawings (**exclusive of any plans submitted for permit processing**) and any supplemental information must be submitted with these forms. Checks are to be made payable to "Treasurer, City of Portland". Fees are listed below:

**\$227 for one and two family dwellings**  
**Plus \$113 each for each appeal item over four**

**\$454 for all other conditions (four appeal items or less)**  
**Plus \$113 each for each appeal item over four**

**Mail or hand-delivered appeals must be received by 5:00 PM on Friday. Electronic appeals must be received by 9:00 AM on Monday.** (The fee, drawings and supplemental information for electronic appeals may be delivered separately by 9:00 AM on Monday.) In most cases, appeals submitted by these deadlines will be considered the following Wednesday. However, an appeal may be deferred to a later date depending on the number of appeals scheduled, the complexity of the appeal, or other unforeseen factors. Appeal decisions are mailed and are also usually available the following day at [http://www.portlandonline.com/bds/index.cfm?c=34196#cid\\_105495](http://www.portlandonline.com/bds/index.cfm?c=34196#cid_105495), or by calling the Appeal Board Support Staff at (503) 823-7335.

## Project Information (questions in **BOLD** cannot be left blank):

### This appeal involves (check at least one below)

- ☐ Erection of a new structure ☐ Change of Occupancy: from \_\_\_\_\_ to \_\_\_\_\_
- ☒ Alteration of an existing structure ☐ Other (specify): \_\_\_\_\_
- ☐ Addition to an existing structure ☐ Reconsideration of Appeal ID # \_\_\_\_\_

**Proposed Use of Structure** (e.g., single-family dwelling, office, etc.) Commercial warehouse / factory

**Project Street Address** 1320-1322 SE 8th

**Owner Name** Rickton Realty Oregon LLC **Company** Rickton Realty Oregon LLC

**Address** POBox 17779 **City** Beverly Hills **State** CA **Zip** 90209

**Phone** 310. 780. 3100 **Email** chaninrick@gmail.com

### Related Permit Application #, LUR Case #, or if none, check Preliminary

**Permit #** 19-133347-CO **LUR Case #** \_\_\_\_\_ ☒ Preliminary

**Number of stories** 1 **Occupancy Group** F-1 **Construction Type** V-B

**Fire Sprinklers** ☒ No ☐ Yes > Location: \_\_\_\_\_


**Plans Examiner/Inspector assigned to project** Maureen McCafferty

I am the property owner, or the property owner's agent. In accordance with City Code Section 24.10.075, I am authorized to submit an appeal for an alternative material, design or method of construction or equipment or a modification to the strict interpretation of the Building Code as adopted by the City of Portland as outlined in the attached information. I hereby acknowledge that the City is not liable for any damages that result from or relate to any formal decision rendered by the City with respect to this appeal.

**Appellant Name** Jason Kentta **Company** Jason Kentta Architect

**Address** 7003 NE 9<sup>th</sup> Ave **City** Portland **State** Or **Zip** 97211

**Phone** 503. 799. 3261 **Email** jason.kentta@gmail.com

**Appellant signature**  **Date** 3.28.19



APPEALS  
City of Portland  
Bureau of Development Services  
1900 SW 4<sup>th</sup> Ave., Suite 5000 (5<sup>th</sup> floor)  
Portland, Oregon 97201  
(503) 823-7335

## Building Code Appeal Form (Appeal Information Sheet)

# BLD

### To Appellant:

Each item you are appealing requires a separate Appeal Information Sheet to be filled out. All requested information is to be filled out completely with as much detail as possible. **Failure to do so may cause your appeal to be held over until adequate information is received.** For help in filling out these forms, consult with the Plans Examiner assigned to your project or with a Plans Examiner in the Development Services Center.

Any alternative method or modification of a Building Code requirement requires an appeal. A reasonable degree of equivalent health, accessibility, structural capacity, energy conservation, life safety or fire protection must be demonstrated before an appeal may be considered.

**Code Section being appealed: OSSC 1014.3 Common path of egress travel.**

**Regulation Requirement: 75' max for an F occupancy, non-sprinklered building.**

**Proposed Design:** (Describe the alternate methods or materials of construction to be used or that exist. Be as specific as possible)

**The existing building shell is comprised of eight individual tenant spaces, each with one exit and a maximum travel distance of approximately 96'-10". The proposed design is to keep the existing building design as built and permitted and approved in 1988 and allow for a future new tenant improvement to occur without adding a sprinkler system.**

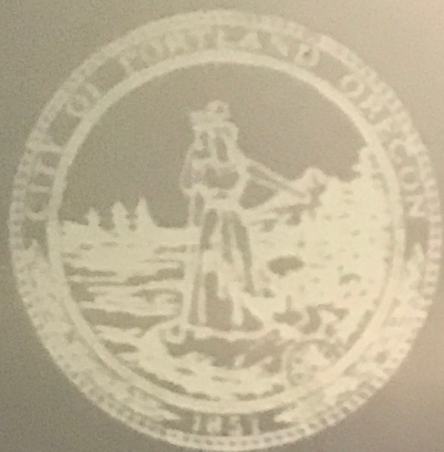
**Reason for Alternate:** (Describe why the alternate is required and how it will provide equivalent health, accessibility, structural capacity, energy conservation, life safety or fire protection to what the code requires).

**The building shell was permitted and built in 1988 per code requirements. There appears to have been a change in building codes since then regarding maximum travel distance. Adding a sprinkler system to the building is not financially feasible at this point. Adding a second exit to these tenant spaces is not physically possible: The building abuts the property line at the back (East) and the geometry of these spaces does not allow for a second exit at the front (West) with necessary separation distance. The existing building is 80' deep, the tenant spaces are 25' wide.**

**This code issue would apply to spaces 1320 and 1322, which do not currently have an occupancy permit according to the FLS reviewer. Space 1326 does have an occupancy permit, which was approved with this larger travel distance. The goal here is for the tenant in space 1326 to expand into space 1322. While that would add a second entry door to their space, the existing doors are still not far enough apart to qualify as a second means of egress, so travel distance per 1014.3 will still be an issue.**

**This design maintains exactly the same level of fire life safety as currently exists.**





88-413  
PERMIT RECEIPT

PERMIT NUMBER 88-100341

DATE 01/28/88

PLAN CHECK NUMBER 6829

JOB  
ADDRESS

1320 SE 8TH AV

LOT 1-4 BLOCK 173 TAX LOT         

ADDITION HAWTHORNE PARK

1/4 SECT. MAP 3131

TOWN/RANGE          SECT.         

ASSESSORS NUMBER         

ZONE GI-1

OCCUPANCY GROUP B2 B1

CONSTRUCTION TYPE VN

WORK SQUARE FOOTAGE 20,000

BUILDING VALUATION \$300,000

TH AV-1 STORY CONC BLOCK WAREHOUSE



4-11-89	3:00	Call Finalized OK - HCH
6-8-89	2:00	OK for occupancy OK - HCH
7-27-89	1:50	Call Finalized OK - HCH
File Harry Kellek		

TRANSPORTATION  
SEE NOTES ABOUT ORDINANCE

CERTIFICATE OF OCCUPANCY REQUIRED <input checked="" type="checkbox"/>					FINAL APPROVAL <input type="checkbox"/>			
INSP.	SANITATION	PLUMBING	P/W USE	ZONING	BUILDING	FIRE DEPT.	ELECTRICAL	HVAC
DATE					HCH 7-27-89			
PERMIT								

ADDRESS 1320 SE 8TH AV					PERMIT NUMBER 88-100341
LOT 1-4	BLOCK 173	TAX LOT	ACCT		DATE ISSUED 01/28/88
ADDITION HAWTHORNE PARK		MAP 3131	SEC	T/R	PLAN EXAMINER VHF
BUILDER GEO NASE	636-7743			ZONE GI-1	VALUATION 300000
DESCRIPTION 1320, 1330 SE 8TH AV-1 STORY CONC BLOCK WAREHOUSE					

OCCUP. GRP. B2 B1	CODE ED	CONSTRUCTION TYPE VN
FIRE EXT. NO	DETEC NO	VZ CU

SPECIAL INSP.

NOTES FROM PLANS EXAMINERS  
01/27/88 THIS PERMIT DOES NOT ALLOW ANY WORK IN R.O.W. ALONG 8TH AV.

01/27/88 ORDINANCE FOR OVERSIZED DRIVEWAY TO FOLLOW FROM STREET

01/27/88 SYSTEMS MANAGEMENT.