

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 20149 (3/27/19) for additional information

Appeal ID: 20212	Project Address: 2335 SE 50th Ave
Hearing Date: 4/10/19	Appellant Name: Lauren Hackett
Case No.: B-011	Appellant Phone: 5034885700
Appeal Type: Building	Plans Examiner/Inspector: Connie Jones
Project Type: commercial	Stories: 1 Occupancy: E,B Construction Type: V-B
Building/Business Name: PPS Holladay Annex	Fire Sprinklers: Yes - Full coverage
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal, occ Change from I-4 to E	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: School, Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	907.2.3
Requires	<p>907.2.3 Group E. A Manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.</p> <p>Exceptions:</p> <p>Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that activation of the manual fire alarm system initiates an approved occupant notification signal in accordance with Section 907.5</p>
Proposed Design	<p>The proposed design is an existing single-story mixed-use building with a partial basement. The design includes offices, three kindergarten classrooms, a small Cafeteria/Gym and a Library. The design includes a partial change of occupancy from I-4 to E. The calculated occupant load for E occupancy in the building is 143 occupants, however the actual occupant load for E occupancy will only be 61 occupants (the total occupant load of the three classrooms).</p> <p>Room 1, the Cafeteria/Gym and Room 13, the library, will be non-simultaneous use, only used by the students and teachers/staff members, when not in their classrooms. These rooms will not contribute to the actual occupant load of the building.</p> <p>Based on non-simultaneous use the proposed design provides equivalent safety with the following existing elements:</p> <ul style="list-style-type: none"> • Building is fully alarmed with strobes

- Building is fully sprinklered (full building coverage)
- Corridors are 1-hr rated construction with intermittent 3-hr fire walls.
- Classrooms are located on ground floor

Reason for alternative The classrooms are within an existing mixed-use building. The other occupancy classifications in the building do not require voice evacuation. Re-configuring the existing alarm system for the entire building is infeasible at this time, given the actual occupant load, based on non-simultaneous use of rooms 1 and 13, for Group E will be well under 100 occupants.

The proposed design provides equivalent safety for building occupants. The existing fire alarm system accommodates the actual occupant load of the building.

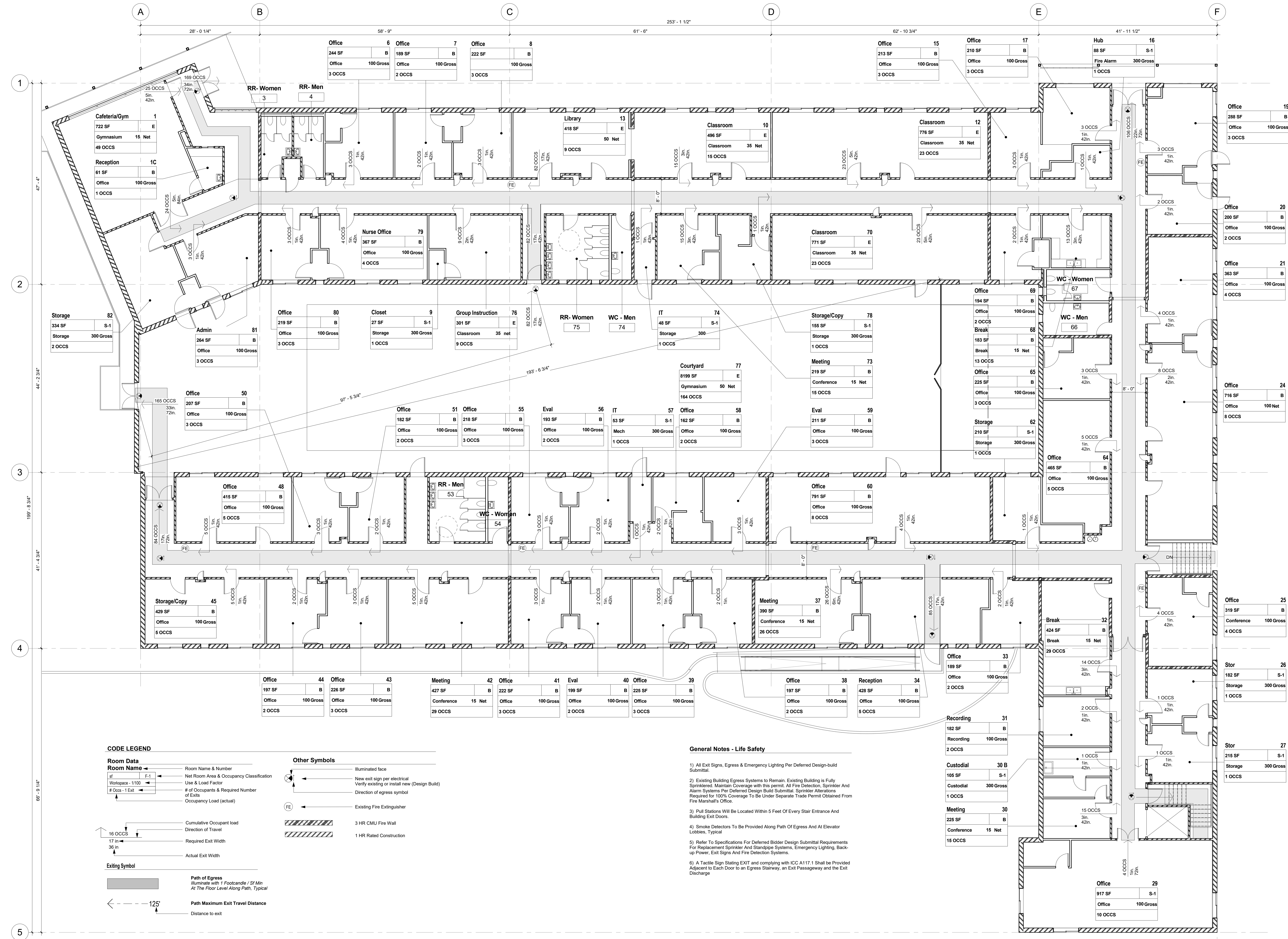
APPEAL DECISION

Omission of occupant notification system in E occupancy based on non-simultaneous use: Granted as proposed.

Note: Decision can be revoked at the discretion of the Fire Marshal where occupant load is found to exceed 100.

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 LEGEND

Room Data

Room Name	Room Name & Number
sf	Net Room Area & Occupancy Classification
Workspace - 1/100	Use & Load Factor
Occupants - 1 Exit	# of Occupants & Required Number of Exits
	Occupancy Load (actual)

16 OCCS	Cumulative Occupant load
17 in	Direction of Travel
36 in	Required Exit Width
	Actual Exit Width

Exiting Symbol

Path of Egress	illuminate with 1 Footcandle / 5' Min At The Floor Level Along Path, Typical
Path Maximum Exit Travel Distance	Distance to exit

Other Symbols

Symbol	Description
Symbol	Illuminated face
Symbol	New exit sign per electrical Verify existing or install new (Design Build)
Symbol	Direction of egress symbol
FE	Existing Fire Extinguisher
Symbol	3 HR CMU Fire Wall
Symbol	1 HR Rated Construction

General Notes - Life Safety

- All Exit Signs, Egress & Emergency Lighting Per Deferred Design-build Submittal.
- Existing Building Egress Systems to Remain. Existing Building is Fully Sprinklered. Maintain Coverage with this permit. All Fire Detection, Sprinkler And Alarm Systems Per Deferred Design Build Submittal. Sprinkler Alterations Required For 100% Coverage To Be Under Separate Trade Permit Obtained From Fire Marshall's Office.
- Pull Stations Will Be Located Within 5 Feet Of Every Stair Entrance And Building Exit Doors.
- Smoke Detectors To Be Provided Along Path Of Egress And At Elevator Lobbies, Typical
- Refer To Specifications For Deferred Bidder Design Submittal Requirements For Replacement Sprinkler And Standpipe Systems, Emergency Lighting, Back-up Power, Exit Signs And Fire Detection Systems.
- A Tactile Sign Stating EXIT and complying with ICC A117.1 Shall be Provided Adjacent to Each Door to an Egress Stairway, an Exit Passageway and the Exit Discharge