

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 20193 (4/3/19) for additional information

Appeal ID: 20226	Project Address: 2151 NW Savier St
Hearing Date: 4/10/19	Appellant Name: Michelle Schulz
Case No.: B-023	Appellant Phone: 503-224-9656
Appeal Type: Building	Plans Examiner/Inspector: Brian Quattlebaum
Project Type: commercial	Stories: 4 Occupancy: B, S-2, A Construction Type: II-A
Building/Business Name: Cruzan Slabtown Office (Adtech I)	Fire Sprinklers: Yes - Throughout
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 18-279109-FA
Plan Submitted Option: pdf [File 1]	Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 2014 – Section 1012 Handrails, 1012.6 Handrail Extensions.

Requires 1012.6 Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.

Proposed Design We request that the grab rail that is up against the perimeter wall not need to extend least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.

RECONSIDERATION - The attached PDF shows the existing stair plans noting the locations where the rails do not meet the current code extension standards. And photos have been included to show the various conditions where these occur.

Reason for alternative The existing building was designed under the UBC 1985 code, as such the existing stairway railings were not designed to meet the current OSSC 2014 code requirements.

At a few locations in the existing stairway enclosures there is not enough room between the door jamb and the bottom tread to extend the handrail. Due to the existing building design, we are restricted on increasing the stairway landings to be able to achieve the one tread length. We will have a continuous grab rail on the railing on the internal side of the staircase that will achieve the current code requirement.

Wherever possible, we will extend the existing perimeter handrail to meet the current code extensions at both the top and bottom risers. See attached Exhibit section drawing on sheet A4 for rail extension notes.

RECONSIDERATION - We will extend the handrails as close as we can to the door frames and window frames to get them as long as we can without impeding the door or window areas. We still plan to raise the height of the handrails to meet the required heights at all locations.

Appeal item 2

Code Section	OSSC 2014 – Section 1013 Guards, 1013.4 Opening Limitations.
Requires	1013.4 Opening limitations. Required guards shall not have openings which allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height.
Proposed Design	<p>We request that the existing portion of the guard rails be approved as previously constructed.</p> <p>The guard rail extensions that we are welding onto the existing railings will be designed to meet current guard rail height requirements will meet the 4" diameter sphere restrictions.</p> <p>RECONSIDERATION - The attached PDF shows the existing stair plans and sections for existing guard locations.</p>
Reason for alternative	<p>The existing building was designed under the UBC 1985 code, as such the existing stairway guard rails were not designed to meet the current OSSC 2014 code requirements for intermediate rail spacings.</p> <p>The stair, handrail and cable guardrail are currently built and in place and have functioned as egress stair guards for the last 30+ years. The building use will be maintained as a commercial office building where the users of the building who will be primarily using these stairs will be familiar with the building and will not be using the stairs other than as a mode of moving between floors.</p> <p>RECONSIDERATION - We will extend the guardrails throughout so that they all will meet the required guardrail height requirement.</p>

APPEAL DECISION

1. Omission of full 12 inch handrail extensions: Granted provided partial extensions are provided at all locations with exception of Stair 2 Basement level and provided handrail at Stair 1 Basement level 12 inch extension is wrapped around the corner.

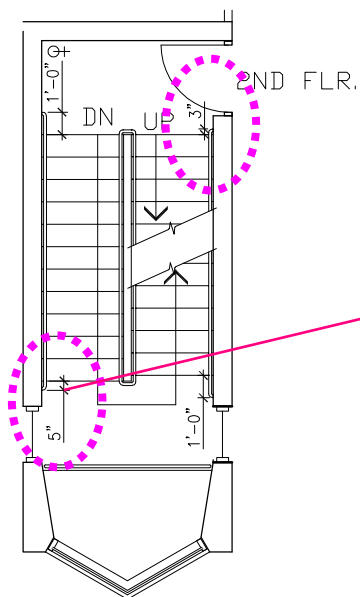
2. Increase in intermediate rail openings of existing guardrails to 6.5 inches maximum: Granted as proposed based on the use of the building as B occupancy.

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

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.

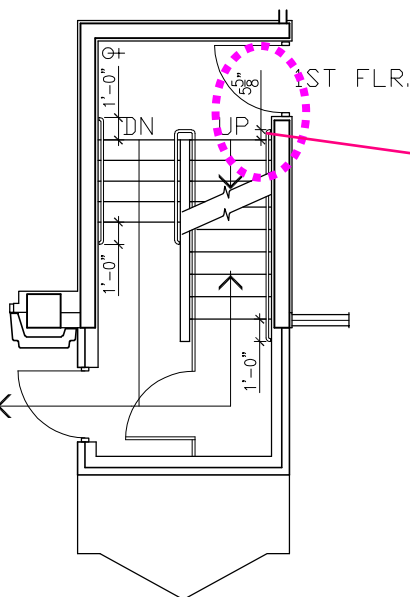
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs,

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.

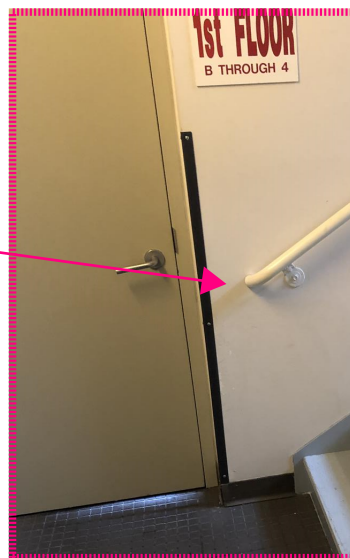


1 STAIR 1 PLAN - SECOND FLOOR

1/8" = 1'-0"

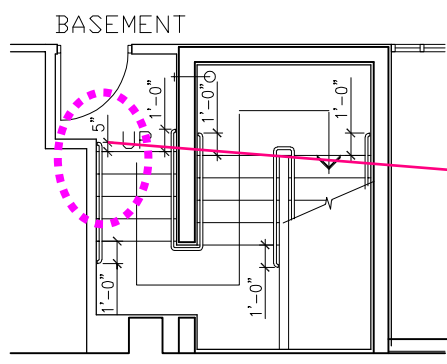


EXIT ←



1 STAIR 1 PLAN - GROUND FLOOR

1/8" = 1'-0"



BASEMENT



1 STAIR 1 PLAN - BASEMENT

1/8" = 1'-0"



PROJECT

Cruzan Slabtown
Office Building

2151 NW SAVIER STREET
PORTLAND, OR 97209

CLIENT

CRUZAN SLABTOWN
JV LLC
236 SOUTH SIERRA AVENUE
SOLANA BEACH, CA
92075

REVISIONS

DATE

April 3, 2019

PROJECT NUMBER

20176222

SCALE

AS NOTED

SHEET TITLE

STAIR PLANS -
STAIR 1 SOUTH

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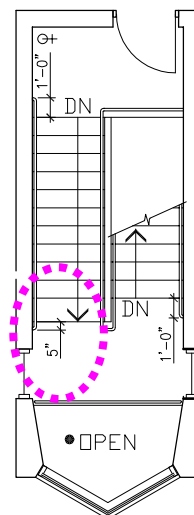
AS NOTED

SHEET TITLE

STAIR PLANS -
STAIR 1 SOUTH

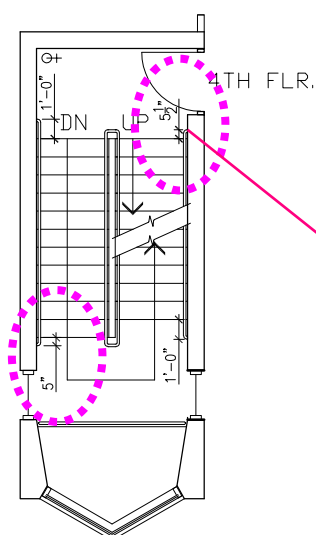
A2

PENTHOUSE



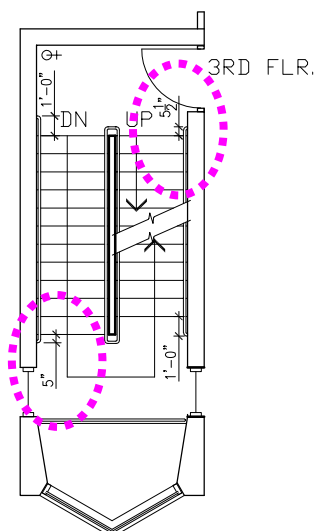
1 STAIR 1 PLAN - LEVEL 5 MECH PENTHOUSE

1/8" = 1'-0"



1 STAIR 1 PLAN - FOURTH FLOOR

1/8" = 1'-0"



1 STAIR 1 PLAN - THIRD FLOOR

1/8" = 1'-0"



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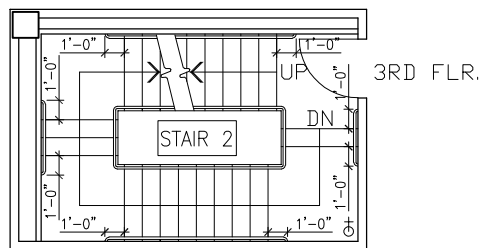
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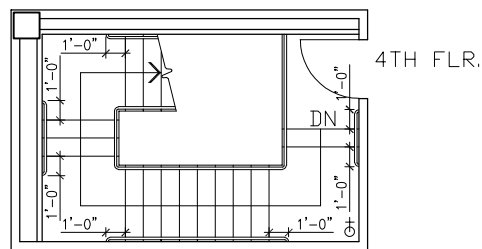
SHEET TITLE

STAIR PLANS -
STAIR 2 NORTH



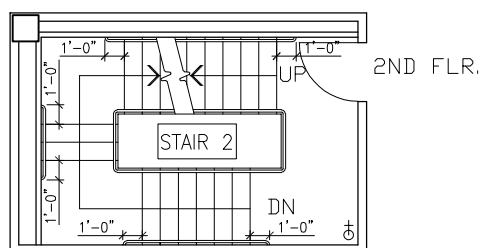
1 STAIR 2 PLAN - THIRD FLOOR

1/8" = 1'-0"



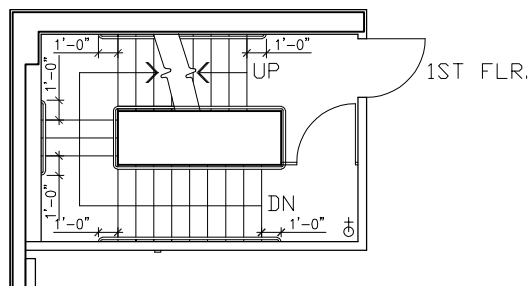
1 STAIR 2 PLAN - FOURTH FLOOR

1/8" = 1'-0"



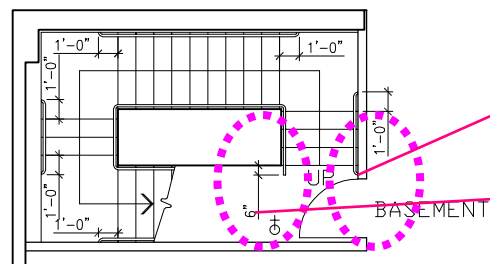
1 STAIR 2 PLAN - SECOND FLOOR

1/8" = 1'-0"



1 STAIR 2 PLAN - GROUND FLOOR

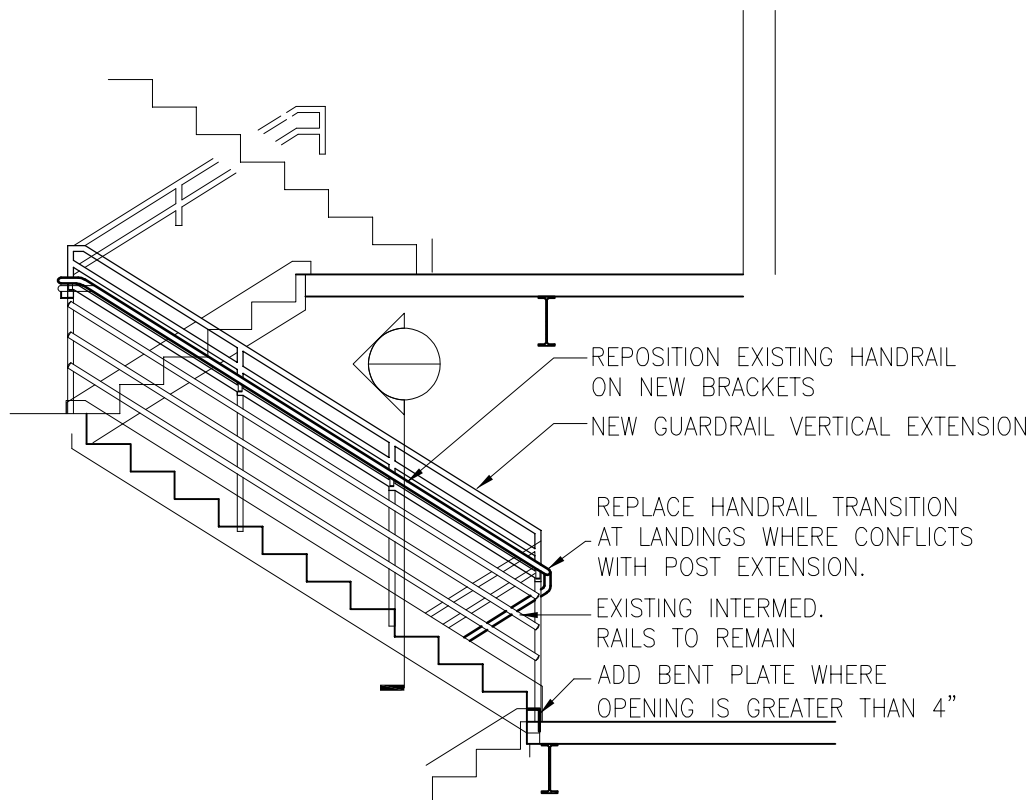
1/8" = 1'-0"



1 STAIR 2 PLAN - BASEMENT

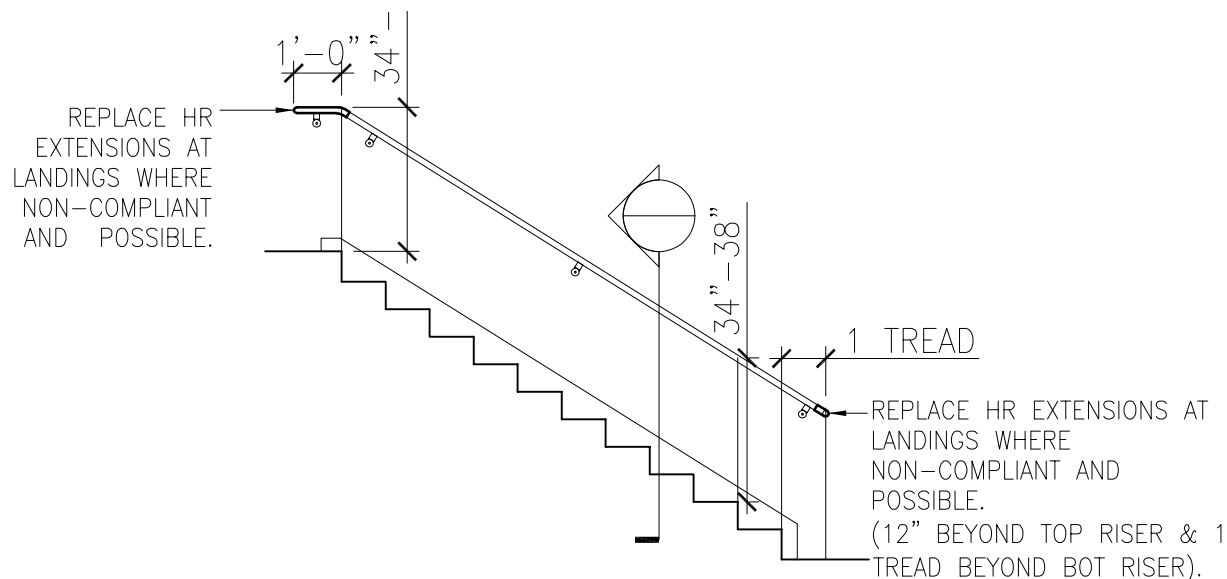
1/8" = 1'-0"





1 STAIR 1 & 2 SECTION AT INSIDE RAIL

1/8" = 1'-0"



1 STAIR 1 & 2 SECTION AT OUTSIDE HANDRAIL

1/8" = 1'-0"

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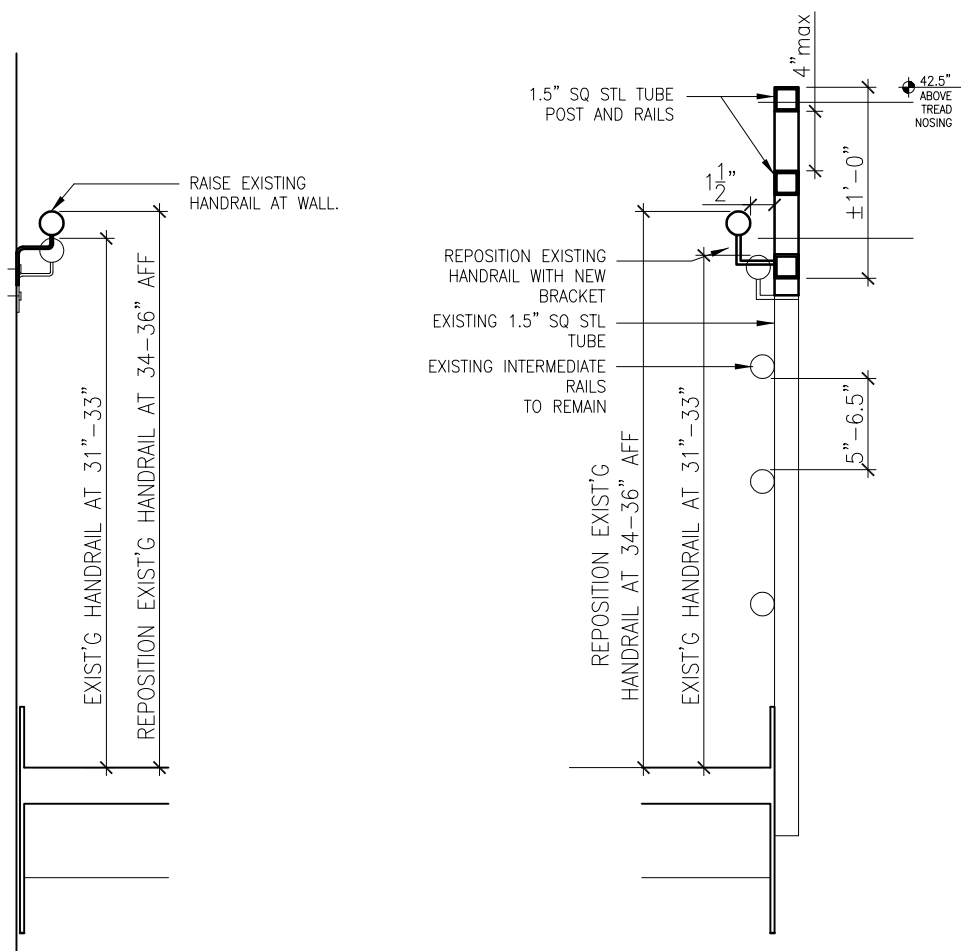
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SCALE

AS NOTED

SHEET TITLE

STAIR SECTIONS -
STAIRS 1 & 2



1 STAIR 1 & 2 RAILING SECTIONS

1/8" = 1'-0"