

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

Appeal ID: 20391

Project Address: 1435 NW Northrup St

Hearing Date: 5/15/19

Appellant Name: John Jamiel

Case No.: B-002

Appellant Phone: 5032200668

Appeal Type: Building

Plans Examiner/Inspector: Steven Mortensen, Jay Shoemaker

Project Type: commercial

Stories: 2 **Occupancy:** A-3, B, S-1 **Construction Type:** III-B

Building/Business Name: North Pearl

Fire Sprinklers: Yes - Throughout

Appeal Involves: Alteration of an existing structure, occ Change from S-1 to A-3

LUR or Permit Application No.:

Plan Submitted Option: pdf [File 1]

Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

OSSC 1008.1.1

Requires

1008.1.1 Size of doors. The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32 inches (813 mm). Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad).

Proposed Design

Existing exit door clouded on attached PDF provides 33 inches of clearance between the face of the door and the stop when the door is open 90 degrees. 34.2 inches is required per the total occupant load of 171 occupants exiting through this door. The proposed design aims to keep the existing door as-is and not increase the width.

Reason for alternative

The basement is being converted from Storage S-1 to Assembly A-3 to provide an amenity space to be used exclusively by the building tenants (as listed and clouded on the attached PDF sheet A0.00 under Project Scope). The overall building occupant load calculations do not take this into account and how the space will function. We are not effectively adding 208 new building occupants in the basement because those occupying the basement will be the level 01 and level 02 building tenants. The actual occupant load exiting through this door will never exceed the total combined occupant loads of level 01 and level 02 exiting the north stair. When the clearance requirement is calculated based on these occupants, the required clear width is 22.8 inches (114 occupants x 0.2 inches), well below the existing door's 33 inches of clearance currently provided. Therefore, we are appealing the 34.2 inch clearance requirement and will maintain the existing door that provides 33 inches of clearance.

APPEAL DECISION

Reduction in minimum required door width: Granted as proposed for this tenant and configuration only.

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.

RHINO BUILDING RENOVATIONS

SHEET INDEX

PRICING SET

tva

tva architects inc.
920 sw sixth avenue | suite 1500
portland, oregon 97204
phone: 503 220 0668
www.tvaarchitects.com

NOT FOR CONSTRUCTION

NORTH PEARL PHASE III
1435 NW Northrup Street

Revisions:
No. Date Description
2/8/2019 City Comments #1
4/19/2019 City Comments #2
5/3/2019 City Comments #3

PRICING SET

COVER SHEET

Project # 17072

A0.00

Date: 1.16.2019



ARCHITECTURAL

A0.00	COVER SHEET
A0.01	SYMBOLS & ABBREVIATIONS
A0.02	LIFE SAFETY PLANS
A0.03	PARTITION TYPES
A0.04	WHOLE BUILDING AREA & OCCUPANT LOAD ANALYSIS
A2.00	BASEMENT LEVEL FLOOR PLAN & DEMO FLOOR PLAN
A2.01	BASEMENT LEVEL REFLECTED CEILING PLAN
A2.02	LEVEL 01 FLOOR PLAN & DEMO FLOOR PLAN
A3.01	EXTERIOR ELEVATIONS & DEMO ELEVATIONS
A5.01	ENLARGED PLANS
A6.01	SCHEDULES
A6.02	INTERIOR ELEVATIONS
A6.03	INTERIOR ELEVATIONS
A9.01	INTERIOR DETAILS

PROJECT TEAM

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SEPARATE PERMITS

- ELECTRICAL ENGINEERING BY SEPARATE PERMIT
- MECHANICAL ENGINEERING BY SEPARATE PERMIT
- FIRE PROTECTION BY SEPARATE PERMIT
- FIRE SPRINKLERS
- FIRE ALARM SYSTEM
- KEY BOX*

* The fire code official has approved the "KnoxBox" as the access key box for use in the city of Portland.

PROJECT INFORMATION

ADDRESS:	1435 NW NORTHROP STREET
PROPERTY ID:	R141012
BLOCK:	213
BUILDING HEIGHT:	(E) 38'-0"
LOT DIMENSIONS:	100'x100'
STORIES:	2 + BASEMENT
TOTAL BUILDING AREA:	26,000sf
GROSS AREA BASEMENT:	6,000sf
GROSS AREA 1ST FLOOR:	10,000sf
GROSS AREA 2ND FLOOR:	10,000sf
FIRE SUPPRESSION:	(E) AUTOMATIC SPRINKLERS LOCATED THROUGHOUT ALL FLOORS, NFPA 13 FULLY SPRINKLERED
BUILDING CODE:	2014 OSSC
CONSTRUCTION TYPE:	III-B
OCCUPANCY:	A-3, B, S-1

ZONING	
APPLICABLE CODE:	TITLE 33-4.24.10
ZONE:	EX-CENTRAL EMPLOYMENT
OVERLAY:	d
PLAN DISTRICT:	CC-CENTRAL CITY
	RIVER DISTRICT, N. PEARL SUBAREA
ZONING MAP:	2928
MAX. FAR:	5:1 (3:1 MAX BONUS)
MIN. SETBACKS:	0R
MAX. BLDG COVERAGE:	100%
GROUND FL. WIN. STDS:	YES
PEDESTRIAN STANDARDS:	YES
MIN. LANDSCAPING:	NONE

APPLICABLE CODE SECTIONS
2014 OREGON STRUCTURAL SPECIALTY CODE
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE
2014 OREGON MECHANICAL SPECIALTY CODE
2011 OREGON ELECTRICAL SPECIALTY CODE
2011 OREGON PLUMBING SPECIALTY CODE
2007 PORTLAND FIRE CODE

PROJECT SCOPE
NO OCCUPANCY; FUTURE TI PERMIT REQ'D FOR OCCUPANCY.

THIS PROJECT INCLUDES A CHANGE OF OCCUPANCY IN THE BASEMENT FROM S-1 OCCUPANCY IN PERMIT #16-292831-REV-02-CO TO A-3 AND B OCCUPANCIES IN THIS PERMIT. BASEMENT AMENITY SPACE TO BE USED EXCLUSIVELY BY BUILDING TENANTS. WORK INCLUDES NEW CONFERENCE ROOMS, STORAGE/BIKE STORAGE AREA, AMENITY SPACE, NEW KITCHENETTE AND EXPANSION OF TOILET ROOMS TO INCLUDE NEW LOCKER ROOMS.

NONCONFORMING DEVELOPMENT

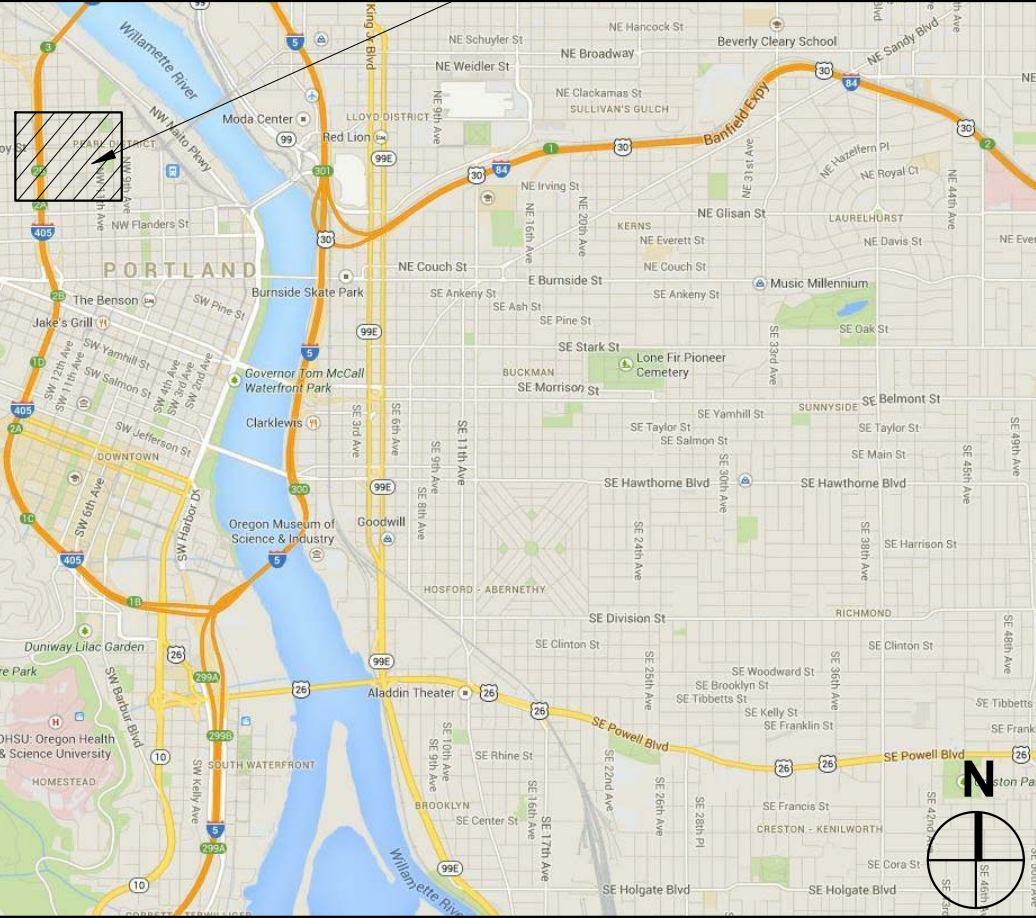
1. NO LANDSCAPED SETBACKS OR PARKING ON PROPERTY. NO EXTERIOR IMPROVEMENTS. DOES NOT APPLY.
2. PEDESTRIAN CIRCULATION SYSTEM DOES NOT APPLY.
3. BIKE PARKING TO BE PROVIDED. (2) SHORT-TERM STALLS PAID INTO THE CITY OF PORTLAND BICYCLE PARKING FUND.
4. NO INTERIOR PARKING EXISTS. DOES NOT APPLY.
5. LANDSCAPING IN SETBACKS DOES NOT APPLY.
6. LANDSCAPED AREAS DOES NOT APPLY.
7. SURFACE PARKING / STORAGE DOES NOT APPLY.

FIRE ALARM DESIGN

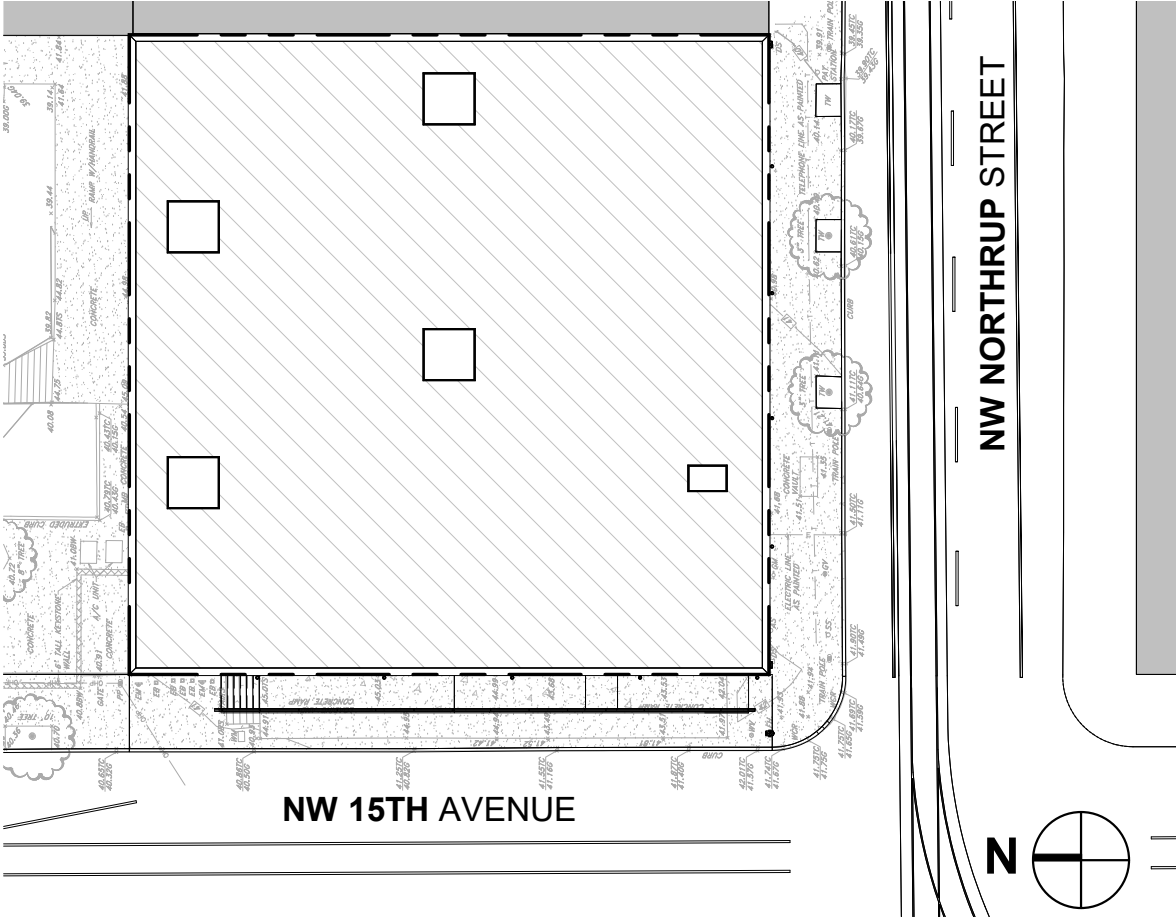
FIRE ALARM SYSTEM TO COMPLY WITH THE REQUIREMENTS OF OSSC 907.2.2. GIVEN THE COMBINED OCCUPANT LOAD FOR THE B-OCCUPANCY AREAS AS THEY ARE, A MANUAL SYSTEM THAT ACTIVATES THE BUILDING OCCUPANT NOTIFICATION SYSTEM WILL BE PROVIDED. BUILDING IS EQUIPPED THROUGHOUT WITH A FIRE SPRINKLER SYSTEM. UTILIZING THE EXCEPTION IN OSSC 907.2.2, ONE MANUAL PULL STATION WILL BE PROVIDED. THE BUILDING SPRINKLER SYSTEM WILL ACTIVATE THE OCCUPANT NOTIFICATION SYSTEM.

VICINITY MAP:

PROJECT LOCATION
1435 NW NORTHROP STREET
PORTLAND, OR 97209



SITE PLAN:



COVER SHEET SITE PLAN

1" = 30'-0"

FIRE & LIFE SAFETY LEGEND

- EXIT OR EXIT DISCHARGE
EXIT ACCESS DOORWAY
EXIT SIGNAGE
ROOM OCCUPANT LOAD
SMOKE DETECTOR
FIRE EXTINGUISHER
EXIT ACCESS TRAVEL DISTANCE
2-HOUR RATED ASSEMBLY (SMOKEPROOF EXIT ENCLOSURE & SHAFT WALL)
1-HOUR RATED FIRE PARTITION
1/2-HOUR RATED CORRIDOR
FIRE STANDPIPE
KNOX BOX
FIRE COMMAND CENTER
FIREMAN ATTENUATION PANEL
EGRESS PATH, MINIMUM REQUIRED WIDTH 36". PROVIDE EGRESS LIGHTING ENTIRE REQUIRED WIDTH. MINIMUM LIGHT LEVEL 1 FOOT-CANDLE AS MEASURED AT FLOOR LEVEL. SYSTEM SHALL PROVIDE EMERGENCY POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES PER OSSC 1006.3. FIXTURES w/ BUILT-IN EMERGENCY BALLASTS WITH BATTERY POWER WILL BE USED AS THE SOURCE FOR EMERGENCY POWER TO THE EGRESS LIGHTING SYSTEM IN THE EVENT OF A FAILURE.
OCCUPANT LOAD SIGN, TO BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE

PLUMBING FIXTURES WHOLE BLDG ANALYSIS

TOTAL BUILDING OCCUPANTS BY OCCUPANCY

A-3: 143 OCCUPANTS; 71 MALE, 72 FEMALE
B: 291 OCCUPANTS; 145 MALE, 146 FEMALE
S-1: 3 OCCUPANTS; 1 MALE, 2 FEMALE

WATER CLOSETS

A-3 OCCUPANCY
71 MALE x 1/125 = 0.568
72 FEMALE x 1/65 = 1.108

B OCCUPANCY
145 MALE (1/25 FOR FIRST 50, 1/50 FOR REMAINDER EXCEEDING 50)
50 MALE x 1/25 = 2.0
95 MALE x 1/50 = 1.9
TOTAL 3.9

146 FEMALE (1/25 FOR FIRST 50, 1/50 FOR REMAINDER EXCEEDING 50)
50 FEMALE x 1/25 = 2.0
96 FEMALE x 1/50 = 1.92
TOTAL 3.92

S-1 OCCUPANCY
1 MALE x 1/100 = 0.01
2 FEMALE x 1/100 = 0.02

WATER CLOSETS TOTALS (A-3 + B + S-1)
MALE: 0.568 + 3.9 + 0.01 = 4.478 OR 5 WATER CLOSETS REQUIRED, 5 WATER CLOSETS PROVIDED.
FEMALE: 1.108 + 3.92 + 0.02 = 5.048 OR 6 WATER CLOSETS REQUIRED, 8 PROVIDED.

LAVATORIES

A-3 OCCUPANCY
71 MALE x 1/200 = 0.355
72 FEMALE x 1/200 = 0.36

B OCCUPANCY
144 MALE (1/40 FOR FIRST 80, 1/80 FOR REMAINDER EXCEEDING 80)
80 MALE x 1/40 = 2.0
65 MALE x 1/80 = 0.8125
TOTAL 2.8125

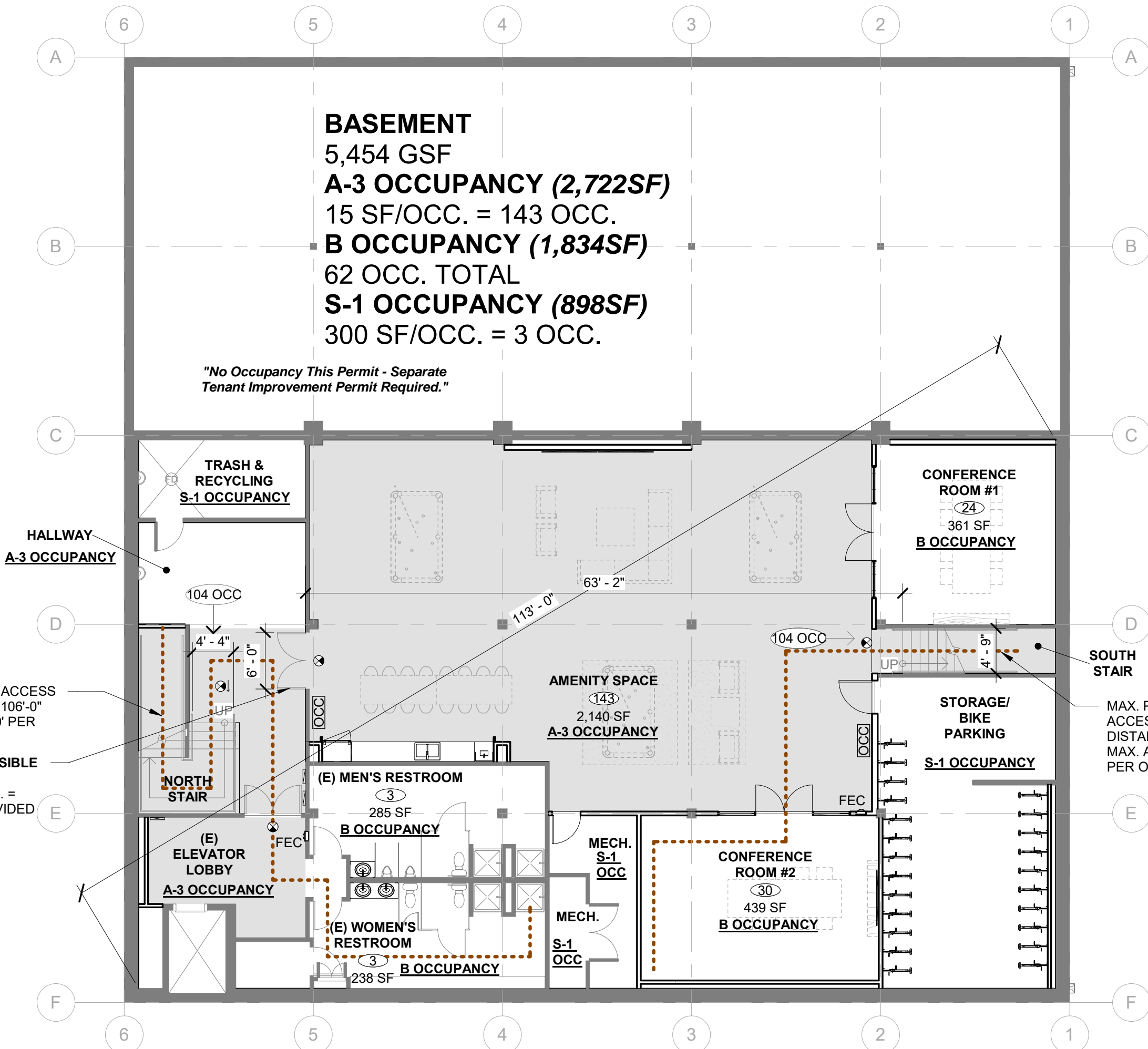
145 FEMALE (1/40 FOR FIRST 80, 1/80 FOR REMAINDER EXCEEDING 80)
80 FEMALE x 1/40 = 2.0
66 FEMALE x 1/80 = 0.825
TOTAL 2.825

S-1 OCCUPANCY
1 MALE x 1/100 = 0.01
2 FEMALE x 1/100 = 0.02

WATER CLOSETS TOTALS (A-3 + B + S-1)
MALE: 0.355 + 2.8125 + 0.01 = 3.1775 OR 4 LAVS REQUIRED, 7 LAVS PROVIDED.
FEMALE: 0.36 + 2.825 + 0.02 = 3.205 OR 4 LAVS REQUIRED, 8 LAVS PROVIDED.

PREVIOUS PERMITS:

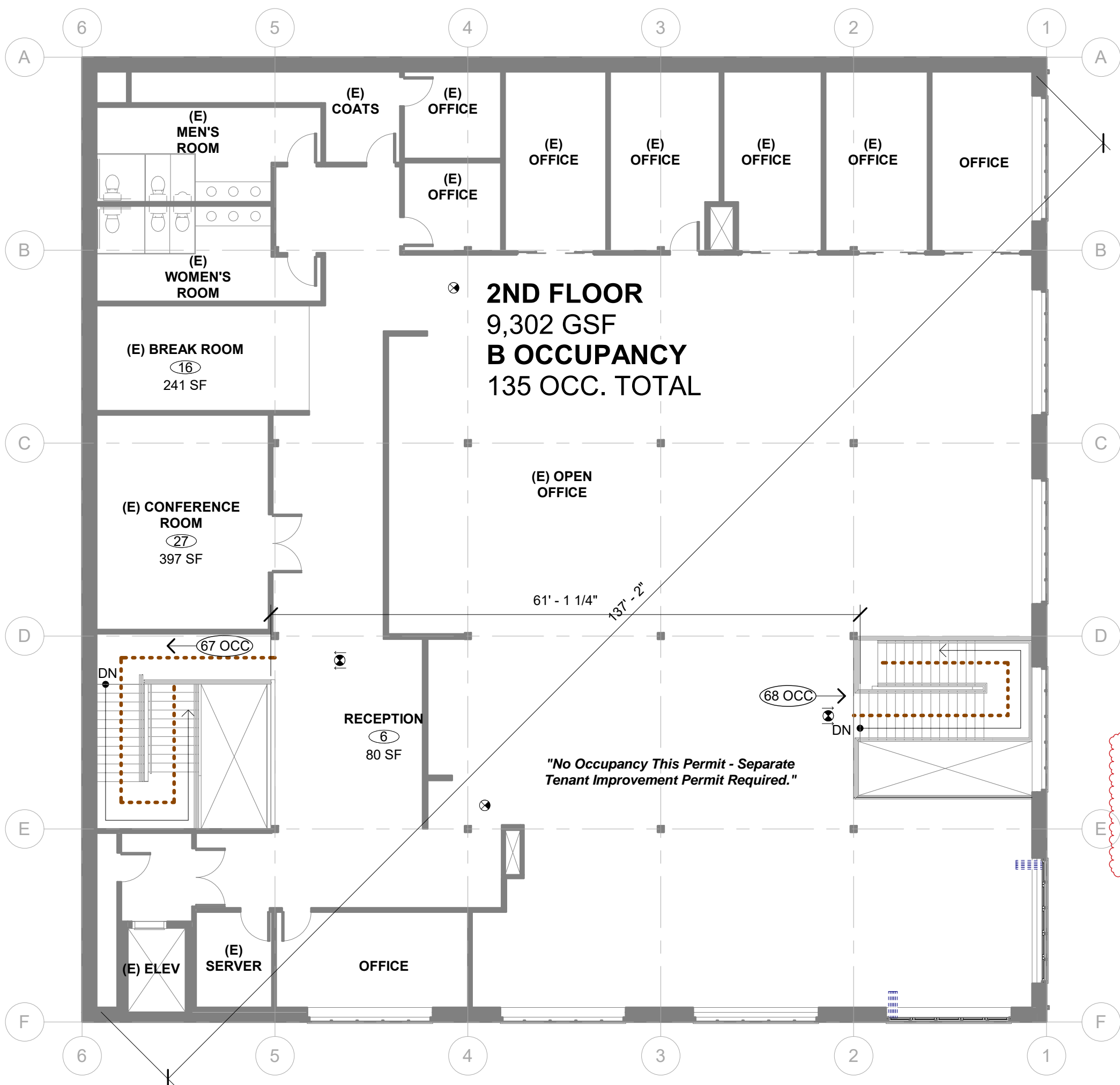
1999-126577-000-00-CO
2011-153208-000-00-CO (E OCCUPANCY)
2011-145472-000-00-CO (SEISMIC)
2012-139212-000-00-CO (B OCCUPANCY)
2016-292831-REV-02-CO (B OCCUPANCY)
2018-199714-000-00-CO



2 FLS - BASEMENT LEVEL FLOOR PLAN

LEVEL 01: 208 TOTAL OCCUPANTS

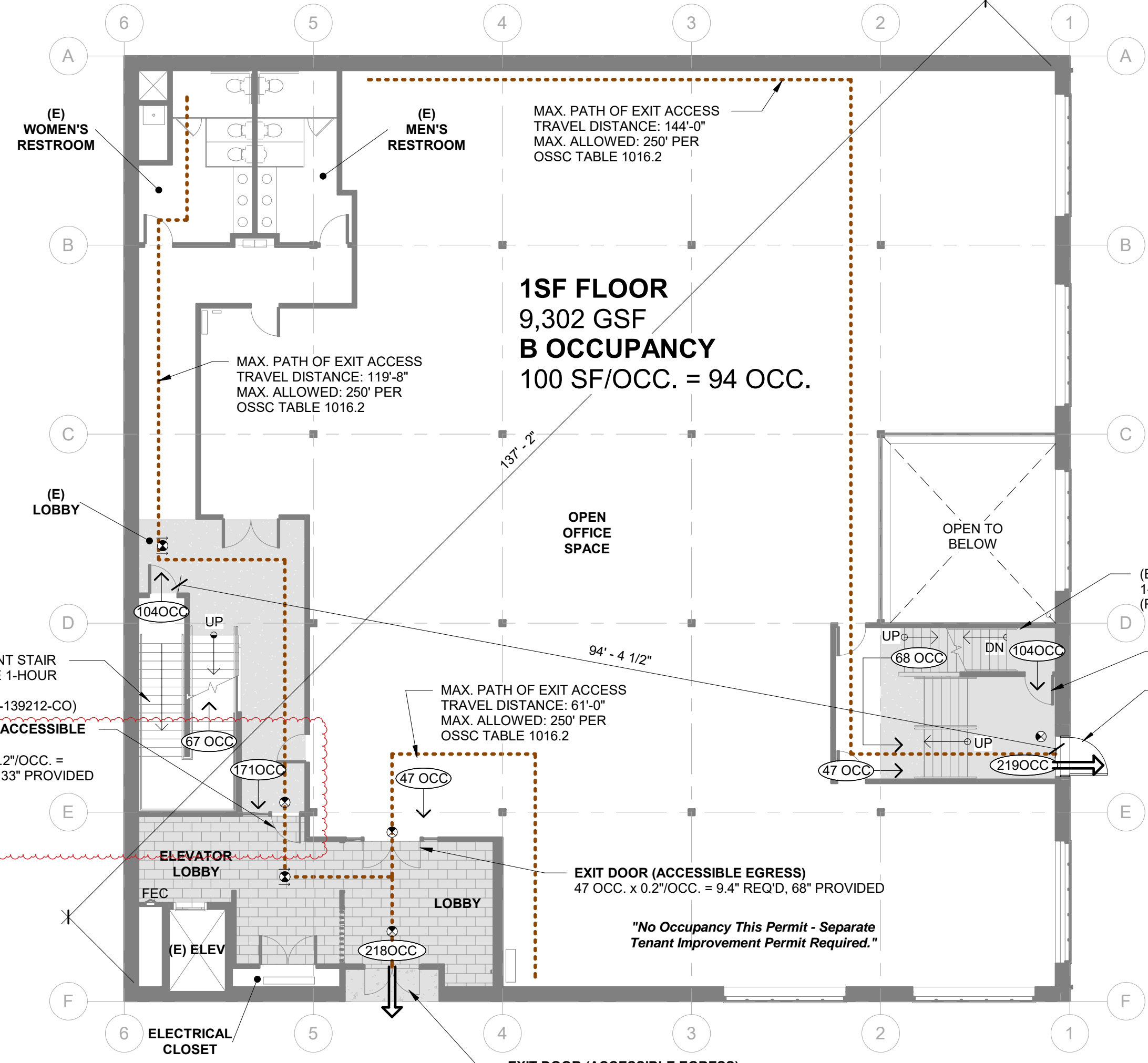
3/32" = 1'-0"



3 FLS - LEVEL 02 - FLOOR PLAN

NO WORK THIS LEVEL, SHOWN FOR REFERENCE ONLY.
LEVEL 02: 135 TOTAL OCCUPANTS

3/32" = 1'-0"



1 FLS - LEVEL 01 - FLOOR PLAN

LEVEL 01: 94 TOTAL OCCUPANTS

3/32" = 1'-0"

ALLOWABLE AREA BASED ON A NON-SEPARATED OCCUPANCY APPROACH PER OSSC 508.3.2:
ALLOWABLE AREA AND HEIGHT FOR A-3 OCCUPANCY OF TYPE IIB CONSTRUCTION IS 9,500SF PER FLOOR AND 2 STORIES ABOVE GRADE PLANNER PER OSSC TABLE 503.
200% INCREASE FOR SPRINKLERS PER OSSC 506.3 = 9,500SF x 2 = 19,000SF.
9,500SF + 19,000SF = 28,500SF ALLOWABLE AREA PER FLOOR.
ACTUAL BUILDING AREA IS 10,000SF/FLOOR.
ACTUAL BUILDING HEIGHT IS 2 STORIES ABOVE GRADE PLANE, PLUS BASEMENT.
THEREFORE, THE PROJECT QUALIFIES AS A NON-SEPARATED OCCUPANCY PER OSSC 508.3.2.

MAX. PATH OF EXIT ACCESS
TRAVEL DISTANCE: 106'-0"
MAX. ALLOWED: 250' PER
OSSC TABLE 1016.2

EXIT DOOR (ACCESSIBLE
EGRESS)
105 OCC. x 0.2"/OCC. =
21" REQ'D, 68" PROVIDED

MAX. PATH OF EXIT
ACCESS TRAVEL
DISTANCE: 72'-0"
MAX. ALLOWED: 250'
PER OSSC TABLE 1016.2

MAX. PATH OF EXIT ACCESS
TRAVEL DISTANCE: 144'-0"
MAX. ALLOWED: 250' PER
OSSC TABLE 1016.2

MAX. PATH OF EXIT ACCESS
TRAVEL DISTANCE: 119'-8"
MAX. ALLOWED: 250' PER
OSSC TABLE 1016.2

MAX. PATH OF EXIT ACCESS
TRAVEL DISTANCE: 61'-0"
MAX. ALLOWED: 250' PER
OSSC TABLE 1016.2

EXIT DOOR (ACCESSIBLE EGRESS)
47 OCC. x 0.2"/OCC. = 9.4" REQ'D, 68" PROVIDED

"No Occupancy This Permit - Separate
Tenant Improvement Permit Required."

EXIT DOOR (ACCESSIBLE EGRESS)
218 OCC. x 0.2"/OCC. = 43.6" REQ'D, 68" PROVIDED

(E) BASEMENT STAIR ENCLOSURE
1-HOUR FIRE RATED
(PERMIT #12-139212-CO)

EXIT DOOR
104 OCC. x 0.2"/OCC. = 20.8" REQ'D, 33" PROVIDED

EXIT DOOR
219 OCC. x 0.2"/OCC. = 43.8" REQ'D, 45" PROVIDED