

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 20489 (6/12/19) for additional information

Appeal ID: 20537	Project Address: 1510 NE 37th Ave
Hearing Date: 6/19/19	Appellant Name: Kevin Cooley
Case No.: B-008	Appellant Phone: 360-773-5130
Appeal Type: Building	Plans Examiner/Inspector: Robert Keal
Project Type: commercial	Stories: 2 Occupancy: M Construction Type: III-B
Building/Business Name: Cross Mini Golf	Fire Sprinklers: Yes - Basement
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 19-157844-CO
Plan Submitted Option: mail	Proposed use: retail and miniature golf

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1004.1.2

Requires A miniature golf facility most closely fits an A3 occupancy definition, amusement arcade or bowling alley, but Table 1004.1.2 does not give specific direction in determining the occupancy load of a miniature golf facility. The exception to 1004.1.2, when approved by the building official, allows the use of an actual occupant count in lieu of an area calculation for determination of the design occupant load.

Proposed Design We will limit the number of holes to twelve. Therefore, a calculation of four occupants per hole yields total occupant load of 48 in the miniature golf area.

Reason for alternative The miniature golf holes will occupy a portion of the area that was formerly occupied by the Mountain Shop, a sporting goods retailer. The miniature golf use will be a less intensive use of the space than the former retail use, and the low nature of the golf holes will allow improved visibility in the space. The four occupants per hole calculation was allowed by Appeal ID 3849. If we used an occupant load of 15 square feet per occupant for the 2470 square feet of the miniature golf area, it would result in almost 14 occupants per hole. All of the holes will be accessible as defined by ICC A117.1-2009.

Reconsideration Text:

If the occupant load in the miniature golf area is less than 50, then the occupancy will be classified as a B or part of the existing M occupancy (303.2.1) and no occupancy separation is required from the surrounding B or M occupancies. (Table 508.4)

APPEAL DECISION

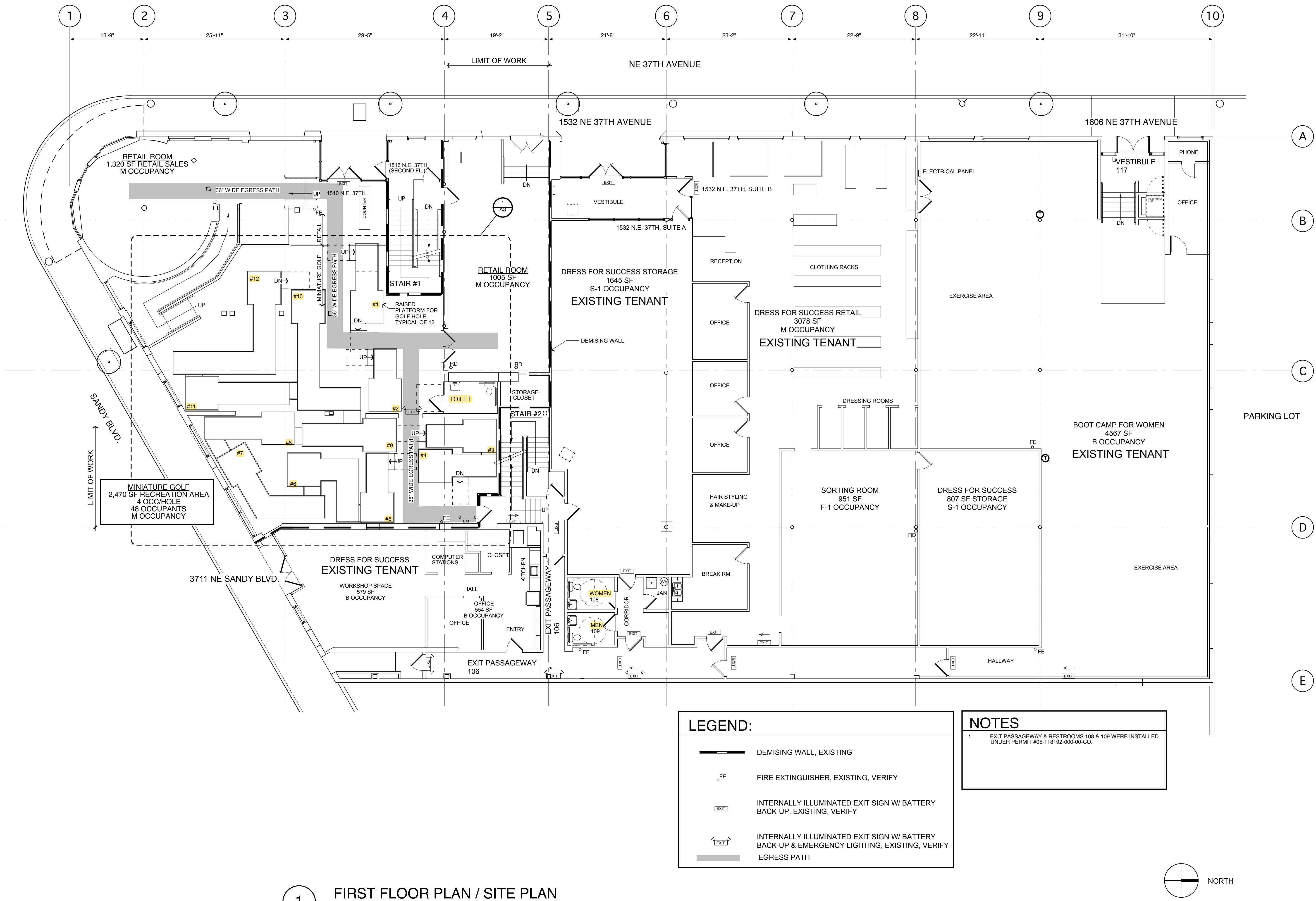
Reduction in occupant load based on the intended function of the space: Granted for this use and configuration provided signage is posted "Maximum 48 Occupants".

Note: Decision can be revoked at the discretion of the Fire Marshal where conditions of appeal are found to be violated.

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

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Architect
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kcarch54@gmail.com

Curtis Building

FIRST FLOOR CHANGE OF USE
CROSS MINI GOLF
1510 NE 37TH AVENUE
PORTLAND, OR 97212

Owner:
3701 Investors LLC
3514 NE US Grant Place
Portland, OR 97212
(503) 206-1071

Dates/Revisions:
5/9/19
6/5/19



FIRST FLOOR/
SITE PLAN

Sheet Number:
A2
1904