

# Development Services

## From Concept to Construction

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### APPEAL SUMMARY

**Status:** Hold for Additional Information - Held over from ID 20623 (7/17/19) for additional information

<b>Appeal ID:</b> 20715	<b>Project Address:</b> 8520 NE Alderwood Rd, Bldg 12B, Suite G
<b>Hearing Date:</b> 8/7/19	<b>Appellant Name:</b> Lindsay Chang
<b>Case No.:</b> B-014	<b>Appellant Phone:</b> 5032840988
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Tara Carlson
<b>Project Type:</b> commercial	<b>Stories:</b> 1 <b>Occupancy:</b> B (and S-1 out of scope) <b>Construction Type:</b> III-B
<b>Building/Business Name:</b> The Yoshida Group - Corporate Headquarters	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Alteration of an existing structure, Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 19-156406-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4] [File 5]	<b>Proposed use:</b> Office Space in Warehouse Building

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2014 OSSC 1004 Occupant Load

**Requires**

ORIGINAL TEXT:  
 1004.1.2 Areas without fixed seating. The number of occupants shall be computed as prescribed in Table 1004.1.2. The occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.  
 Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

RECONSIDERATION TEXT:  
 See original text.

**Proposed Design**

ORIGINAL TEXT:  
 The number of occupants were calculated for each primary space such as office areas (1:100), conference and waiting areas (1:15). Warehouse space is out of scope for this project but was included (1:500) because they share some paths of egress. Ancillary spaces such as the restrooms, lunch / break room were not considered because they are occupied by the same people as the primary spaces and never all simultaneously.

The number of occupants in each space is shown as a decimal to the 10th to reflect a more accurate total number of occupants but the number of occupants at each exit is rounded up to the next whole number.

**RECONSIDERATION TEXT:**

Using the example provided by the appeal official, the number of occupants has been recalculated. Business use (1:100) applies to the gross area of the scope of the project. Warehouse use (1:500), Business use (1:100) and Accessory Storage, mechanical equipment room (1:300) load factors were used for the adjacent spaces that are not in scope of the project but use shared egress or restrooms. See Building Occupied Area Tabulation on attached 2019-08-05 ~G003 - 17033 - FLS Plan.pdf and Means of Egress section of 2019-08-05 ~G002 - 17033 - Code Summary.pdf.

**Reason for alternative ORIGINAL TEXT:**

The existing space has a large Lobby (rm 101) that will be maintained but is never expected to be filled. Some of the Conference Room (rm 105) occupants will be the same as those accounted for in the Lobby and offices. The Lounge (rm 113) is for employee use and will be non-simultaneously used by the same occupants as the offices. Using decimal numbers for individual spaces and considering restrooms and lunch/break room as non-simultaneous use, the calculated number of total occupants is 94, which is still higher than the actual number of occupants that would ever use this space at one time. Egress from each space, including ancillary spaces, complies with OSSC Chapter 10.

**RECONSIDERATION TEXT:**

All spaces are accounted for using gross areas. Means of egress meets requirement with previous approval for exiting through warehouse.

## Appeal item 2

**Code Section**

2014 OSSC 2902 Minimum Plumbing Facilities 3404 Alterations

**Requires**

**ORIGINAL TEXT:**

2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy or use of space in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the building official and shall reflect the use of the space being served by the fixtures. The number of occupants shall be determined by this code. Occupancy classification and use of space shall be determined in accordance with Chapter 3.

3404.1 General. Except as provided by Section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structures is no less complying with the provisions of this code than the existing building or structure was prior to the alterations.

**RECONSIDERATION TEXT:**

See original text.

**Proposed Design**

**ORIGINAL TEXT:**

Existing plumbing fixtures to remain.

**RECONSIDERATION TEXT:**

Existing plumbing fixtures to remain to serve business areas in scope of project as well as the adjacent warehouse and warehouse office. However, the warehouse and warehouse office will actually remain vacant until a future tenant improvement, at which time plumbing fixtures can be added to that area as required.

**Reason for alternative ORIGINAL TEXT:**

Plumbing fixtures calculations based on 94 occupants (calculated for egress but much more than actual number of occupants) would require 1.88 toilets and 1.18 lavatories in each restroom. Currently in the Women's Restroom (rm. 106), there are 2 toilets (compliant) but only 1 lavatory. In the Men's Restroom (rm. 107), there is one toilet and one urinal, which is only equivalent to 1.67 toilets and only one lavatory. The number of existing plumbing fixtures falls slightly shy of the number required by calculations based on the inflated number occupants for egress. But they are satisfactory to the actual number of users. There is no change in occupancy, use or project area so there is no change to the load on existing plumbing facilities.

**RECONSIDERATION TEXT:**

As stated in the Plumbing Systems section of 2019-08-05 ~G002 - 17033 - Code Summary.pdf, "The number of male and female lavatories area 0.1 less than required. However, the toilet facilities and the space uses remain the same as existing so it shall be no less complying with provisions of this code [2014 OSSC] than the existing building prior to alteration, per OSSC 3404.1. Also, the warehouse and associated office is out of scope of this project and will remain vacant until a future tenant improvement, at which time plumbing fixtures can be added to that area as required."

The Yoshida Group leases the entire property and has stated that the warehouse and associated office will remain vacant until there is a TI and they understand that restrooms would need to be added as required at that time.

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**APPEAL DECISION**

- 1. Reduction in occupant load based on non-simultaneous use of areas within tenant space: Hold for additional information.**
- 2. Reduction in plumbing fixture count based on non-simultaneous use of areas within tenant space: Hold for additional information.**

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









REVISIONS

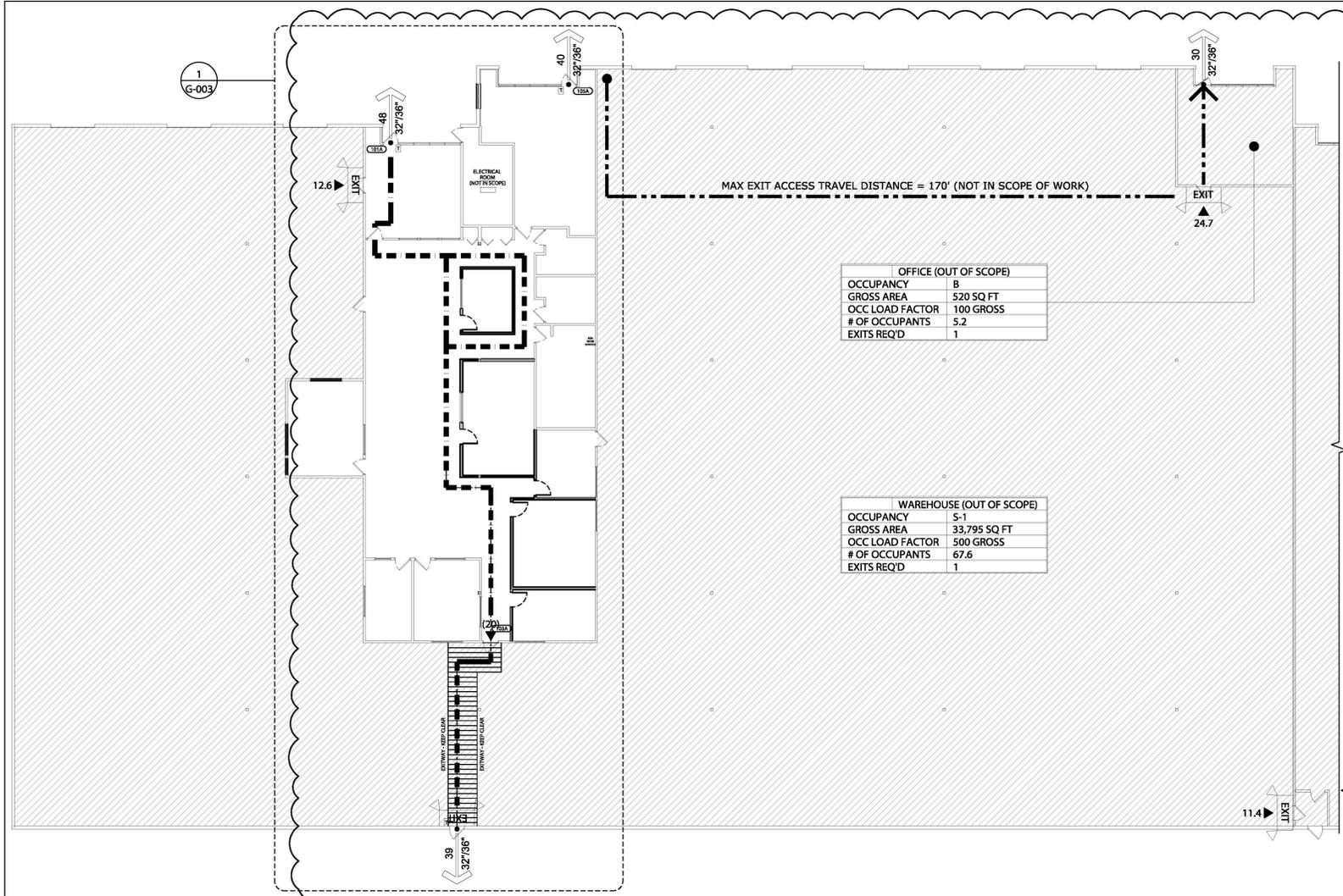
No.	Description	Date
1	REVIEW RESPONSE	06/14/19

DRAWN BY: LC  
CHECKED BY: SEE  
JOB NO: 17-033

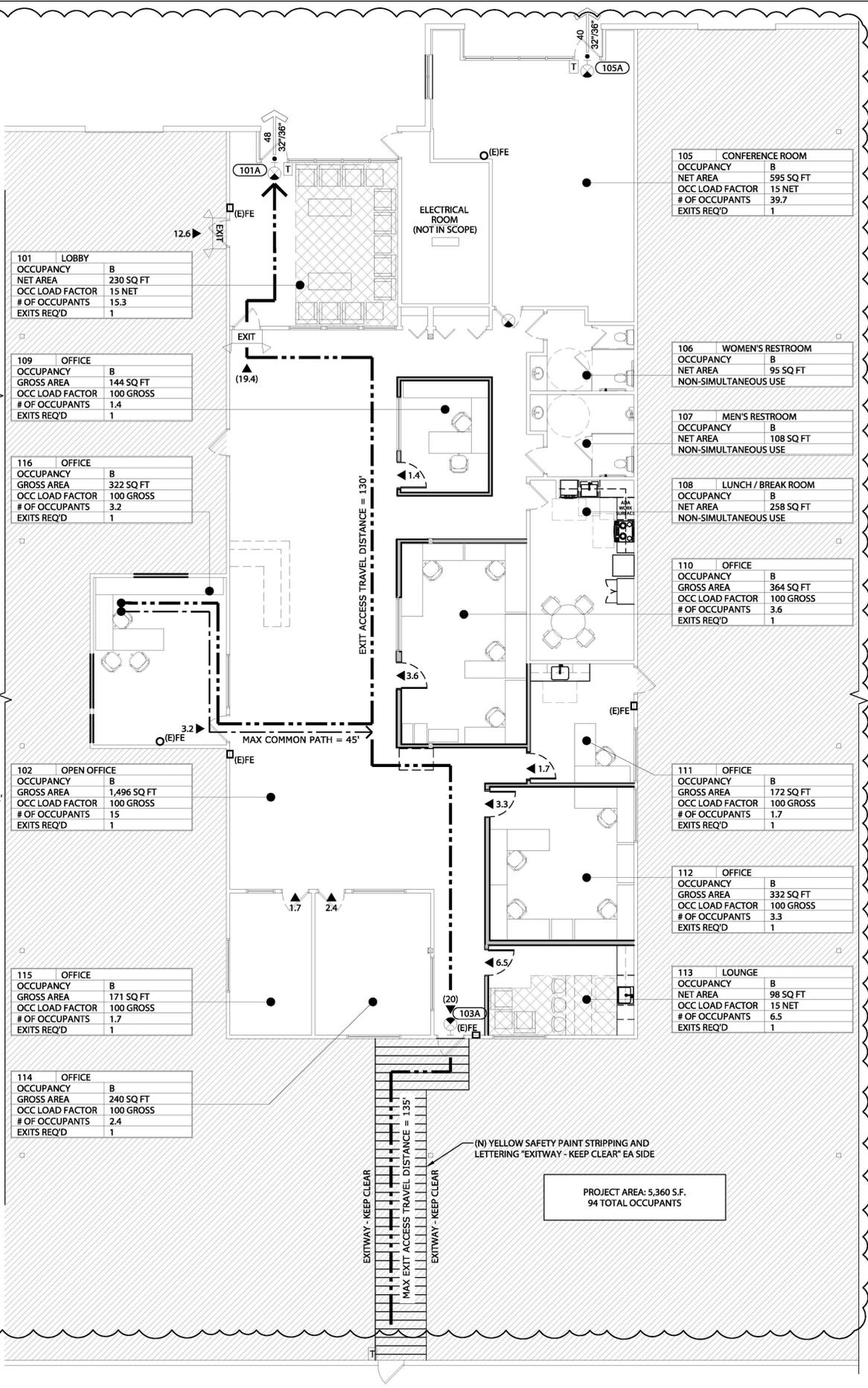
DATE: 04/25/2019  
ISSUED FOR: PERMIT

SHEET TITLE  
FIRE & LIFE SAFETY PLANS

SHEET NO.



**2 FIRE & LIFE SAFETY PLAN - SHARED EGRESS AREA**  
SCALE: 1/16" = 1'-0"



**1 FIRE & LIFE SAFETY PLAN - PROJECT AREA**  
SCALE: 1/8" = 1'-0"

**FIRE & LIFE SAFETY SHEET NOTES**

- SEE G-002 FOR CODE SUMMARY.
- FLOOR AREAS SHOWN NOT TO BE USED FOR COST ESTIMATING PURPOSES.
- EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR A PERIOD OF 90 MINUTES IN THE EVENT OF A FAILURE TO NORMAL LIGHTING. PROVIDE ILLUMINATION OF NOT LESS THAN 1 FOOT-CANDLE ALONG THE PATH OF EGRESS AT THE WALKING SURFACE. THE EGRESS LIGHTING POWER SERVICE MUST BE FROM ANOTHER SOURCE.

**FIRE & LIFE SAFETY LEGEND**

	(E) WALL MOUNTED EXIT SIGN, TO REMAIN		1-HR FIRE WALL
	(N) WALL MOUNTED EXIT SIGN.		2-HR FIRE WALL
	(E) FIRE EXTINGUISHER CABINET TO REMAIN		ROUTE OF MAX PROPOSED EXIT ACCESS TRAVEL DISTANCE
	(E) WALL MOUNTED FIRE EXTINGUISHER TO REMAIN		ROUTE OF MAX PROPOSED COMMON PATH OF EGRESS TRAVEL
	(N) WALL MOUNTED FIRE EXTINGUISHER		NUMBER OF EXITING OCCUPANTS EXIT WIDTH (REQUIRED/PROVIDED)
	NUMBER OF EXITING OCCUPANTS		EXISTING BUILDING NOT IN CONTRACT
	CUMULATIVE NUMBER OF EXITING OCCUPANTS		PATH OF EGRESS TRAVEL (AREA OF ILLUMINATION)
	(N) TACTILE EXIT SIGN - WALL MOUNT ADJACENT TO EXIT DISCHARGE DOOR. COMPLY WITH ICC A117.1.		AREA FOR ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED
	(E) EXIT SIGN W/ EMERGENCY LIGHT TO REMAIN		
	(E) CEILING & WALL-MOUNTED EXIT SIGNS TO REMAIN		

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