

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 20700	Project Address: 134 SE Taylor St
Hearing Date: 8/7/19	Appellant Name: Jeff Burns
Case No.: B-001	Appellant Phone: 503.351.6553
Appeal Type: Building	Plans Examiner/Inspector: Steven Freeh
Project Type: commercial	Stories: 2 Occupancy: B, F-1, M, S-1 Construction Type: V-B
Building/Business Name: Steep Hill	Fire Sprinklers: Yes - Entire Building
Appeal Involves: Alteration of an existing structure, occ Change from S-1 to B / F-1 / S-1	LUR or Permit Application No.: 19-179758-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Mixed Use

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2902.1.1
Requires	<p>2902.1.1 Fixture Calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios of each fixture type shall be applied to the occupant load of each sex in accordance with Table 2901.1 Fractional numbers resulting from applying the fixture ratios of Table 2902.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall first be summed then rounded up to the next whole number.</p> <p>Exception: The total occupant load shall not be required to be divided in half where approved statistical data indicate a distribution of the sexes other than 50 percent of each sex.</p> <p>Total occupant load = 231 occupants Broken down into 93 (B) 78 (F-1) 57 (M) 3 (S-1) Per Exhibit B a total of 5 toilet fixtures would be required. (2.32 wc men + 2.32 wc women = 4.64 total rounded up)</p>
Proposed Design	<p>The mixed use building per Exhibit A will provide four individual non-gender specific restrooms with one water closet and lavatory each. All are accessed from a common corridor, with two restrooms on each level. One of the restrooms on each level is ADA compliant.</p> <p>The building code makes a provision for 'design occupant load'. The design occupant load may be reduced per Section 1004.1.2 Exception "Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is design, although less than those determined by calculation, shall be permitted to be used in the determination of design</p>

occupant load.”
 Actual occupant load observed/anticipated per tenant is as follows
 Suite 101 Fabrication Shop 6 employees max
 Suite 102+202 Fabrication and Sales 6 employees and 4 customers
 Suite 103 Fabrication 4 Employees
 Suite 104 Escape Room 3 Employees and 16 patrons (by appointment)
 Suite 201 Retail and warehouse 3 Employees and 8 patrons
 Suite 203 Analysis Lab (This permit) 8 employees and 2 customers (by appointment)
 Total actual occupants max = 60

Reason for alternative Restrooms provided are for individual use, not gender classified and readily accessed by any individual. The fixtures provided meet code requirements when gender is not considered per Exhibit C.

APPEAL DECISION

Reduction in minimum required plumbing fixture count: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.

Suite 101
2186 sf net
F-1/S-1 Occupancy
685 SF S-1 NET
1501 SF F-1 NET
TOTAL OCCUPANTS (ROUNDED):
11+1+3+4+1+1 = 21 OCCUPANTS

LONGEST COMMON PATH OF TRAVEL 94 FEET <100 FT OK

INDUSTRIAL 1133 SF /100 = 11.3

STORAGE 288 SF /300 = .96

INDUSTRIAL 256 SF /100 = 2.56

EQUIPEMENT 156 SF /300 = .52

STORAGE 215 SF /300 = .72

INDUSTRIAL 760 SF /100 = 7.6

Suite 102
Trew Fabrication'
1670 sf net
F-1/S-1 occupancy
383 SF S-1 NET
1287 SF F-1 NET

TOTAL OCCUPANTS BASED ON INDIVIDUAL SPACES ROUNDED:
8+1+5 = 14

WAREHOUSE 380 SF /500 = .76

INDUSTRIAL 502 SF /100 = 5.0

EQUIPMENT / STORAGE 122 SF /300 = .41

Suite 103
'Timberview Productions'
2117 sf net
F-1 occupancy
TOTAL OCCUPANTS BASED ON EACH INDIVIDUAL SPACE ROUNDED:
6+0+6+8 = 24 OCCUPANTS

net area and chapter 3 occupancy classification

Area to face of wall finish

occupant load factor

number of occupants

INDUSTRIAL 71823 SF /100 = 18.23

TABLE 104.1.2 Function of space that most closely fits

Suite 104
'Meridian Adventure Company'
1294 sf net
B occupancy
TOTAL OCCUPANTS BASED ON EACH INDIVIDUAL SPACE ROUNDED:
10+4+4+2+4+4 = 28 OCCUPANTS

LOBBY TABLES AND CHAIRS 144 SF NET /15 = 9.6

STORAGE 69 SF /300 = .23

VOCATIONAL 223 SF NET /50 = 4.46

VOCATIONAL 215 SF NET /50 = 4.3

VOCATIONAL 90 SF NET /50 = 1.8

VOCATIONAL 170 SF NET /50 = 3.8

VOCATIONAL 211 SF NET /50 = 4.2

PATH OF TRAVEL 78 FT

36" WIDE EGRESS PATH WITH MINIMUM 1 FC LIGHTING LEVEL PER BSC 104.1 - BATTERY BACKUP IS NOT REQUIRED WITHIN TENANT SUITE

Shared Corridor and Entry
2082 sf net
TOTAL OCCUPANTS
14+0+1+1+0 = 16 OCCUPANTS

SE Taylor Street

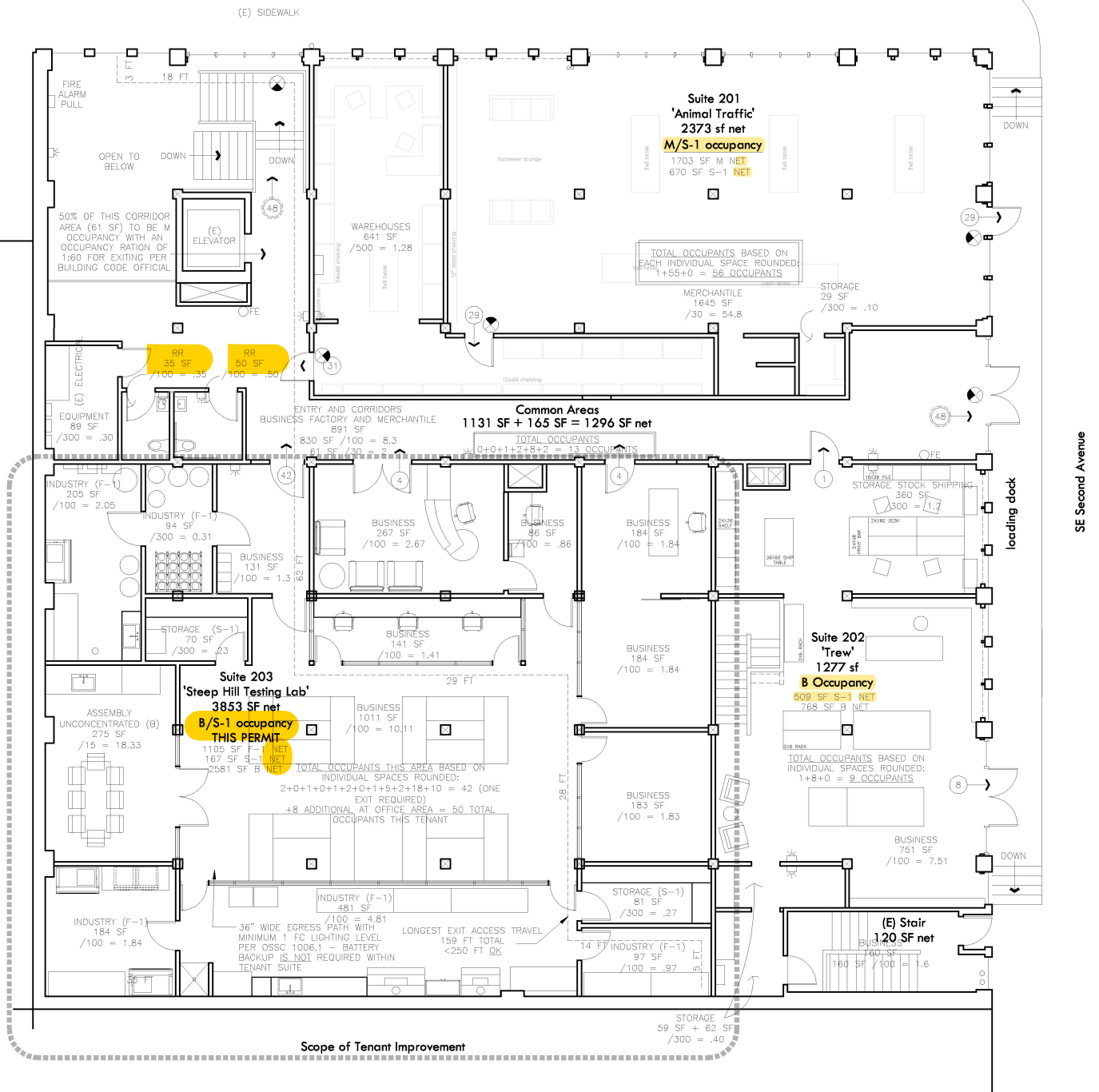


Exhibit B

use per table 10

occupants

male

female

B 1:100 OLF	93	1 per 25 for the first 50 and 1 per 50 per the remainder exceeding 50		
		Occupants per Gender	46.5	46.5
		1/25 for first 50	1.86	1.86
		1/50 for additional load over 50		
F 1:100 OLF	78	1 per 100		
		Occupants per Gender	39	39
		wc req'd	0.39	0.39
M 1:30 or 1:60 OLF	57	1 per 500		
		Occupants per Gender	28.5	28.5
		wc req'd	0.057	0.057
S 1:300 OLF	3	1 per 100		
		Occupants per Gender	1.5	1.5
		wc req'd	0.015	0.015
		subtotal	2.322	2.322
		Total WC Required Rounded (m+f added and rounded up for mixed use)	total	5

Exhibit C

use	occupants	ratio	Total Gender Neutral Water Closets Required
B 1:100 OLF	93 total	1 per 25 for the first 50 and 1 per 50 per the remainder exceeding 50	
	50	1/25 for first 50	2
	43	1/50 for additional load over 50	0.86
F 1:100 OLF	78	1 per 100 Occupants per Gender wc req'd	0.78
M 1:30 or 1:60 OLF	57	1 per 500 Occupants per Gender wc req'd	0.114
S 1:300 OLF	3	1 per 100 Occupants per Gender wc req'd	0.03
		subtotal	3.784
		Total WC Required Rounded added and rounded up for mixed use)	4