Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 20704	**Project Address:** 2000 NW Wilson St
Hearing Date: 8/7/19	**Appellant Name:** Zachary Freund
Case No.: B-005	**Appellant Phone:** 971 242 8133
Appeal Type: Building	**Plans Examiner/Inspector:** Steven Freeh
Project Type: commercial	**Stories:** 2 **Occupancy: Construction Type:** F-2, S-2, B, A-3
Building/Business Name: Dynalectric Oregon	**Fire Sprinklers:** Yes - Throughout
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 19-166427-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	**Proposed use:** Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 OSSC 1004 / 1004.1.2-Exception
Requires	The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant factor assigned to the function of the space as set forth in Table 1004.1.1. 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.
Proposed Design	Building 'D' at 2000 Wilson is an existing commercial building of Type III-B construction that is fully sprinklered. Dynalectric Oregon, an electrical design-build sub-contractor, will occupy all of Building 'D' or 52,140 SF at the ground floor and 25,354 SF at the second floor. The occupant load at the 2nd floor office as shown in the current permit documents is 400 - calculated at 100 gross sf per occupant, plus 15 net sf / occupant in all conference rooms, break room, and roof deck. There are (2) existing egress stairs from the 2nd floor – one is being replaced as NEW and will have an egress capacity of 200 occupants with 60" continuous egress width. The existing stair has an egress width of 44" and doorways that are 33" clear which can only accommodate 146 Occupants.

	As permitted by section 1004.1.2 we are requesting the building official approve the current design under review with a blanket occupant load factor of 100 sf / person for all spaces. The new second floor outdoor deck will be posted as 49 Occupants Max. This would equate to a total of 256 Occupants on the 2nd floor and would allow the continued use of the existing stair – 128 Occupants per egress stair.
Reason for alternative	Dynalectric Oregon is a design-build electrical subcontractor that works on large scale construction projects. Most of the space in the building is on the ground floor and is mainly for prefabrication and storage of electrical equipment and parts that are delivered to job sites. The office on the 2nd floor is for supporting design, engineering, HR, IT, accounting and executive offices. Dynalectric does not receive customers at their office and guest visits are limited. Conference rooms, break rooms and the roof deck are used by employees of the office. We request you grant this appeal for these reasons: The actual employee count on the second floor of the building with anticipated future growth is only 77 Occupants (332 SF / Occupant) – Much less dense than the Chapter 10 building code calculation. There is precedent for permitting a blanket 100 sf / occupant load factor throughout an office space. The Interior design of the 2nd floor is primarily “open office” design that provides clear visual eye sight to exits and awareness to a building alarm event. An employee occupying the bathroom, break room or conference room cannot also occupy their desk chair / office at the same time. The Roof Deck will be posted as 49 Occupants Max. We are designing and rebuilding the (E) South stair to improve egress capacity

Appeal item 2

Code Section	2014 OSSC 1014.3 Common path of egress travel & 1009.14 Ship Ladders
Requires	OSSC 1014.3: The common path of egress travel shall not exceed the common path of egress travel distances in Table 1014.3. Per table 1014.3, F & S-Occupancy shows a distance of 100 feet for buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1. OSSC 1009.14: Ships ladders are permitted to be used in Group I-3 as a component of a means of egress to and from control rooms or elevated facility observation stations not more than 250 square feet with not more than three occupants and for access to unoccupied roofs. Ship ladders shall have a minimum tread depth of 5 inches. The tread shall be projected such that the total of the tread depth plus the nosing projection is no less then 8-1/2” inches. The maximum riser height shall be 9-1/2” inches. Handrails shall be provided on both sides of ship ladders. The minimum clear width at and below the handrails shall be 20”.
Proposed Design	Building ‘D’ at 2000 Wilson is an existing commercial building of Type III-B construction that is fully sprinklered. Dynalectric Oregon, an electrical design-build sub-contractor, will occupy all of Building ‘D’ or 52,140 SF at the ground floor and 25,354 SF at the second floor. There is an existing steel platform or Mezzanine at the west side of the building that provides access to electrical panels and switch gear that serves that fabrication area. The existing platform

	and stair have a combined length of 100’ and a platform width of 16’, therefore the Common Path of Egress from the platform is 110’. The Occupant load of the S-Storage platform is 3 Occupants using 500 SF / Occupant. In lieu of providing an additional stair on the north side of the platform we are proposing to add a Ships Ladder per 1009.14 in this S-2 occupancy. The ships ladder will provide a more direct path of egress from the platform to the nearby exit 60’ away, and an alternative means of leaving the platform.
Reason for alternative	Installing a new stair on a platform with an occupancy of 3 is an unnecessary cost. Because the existing steel platform is used for storage and the location of electrical panels and switch gear, it will rarely be occupied by staff. The ships ladder will provide a more direct path of egress from the platform to the nearby exit 60’ away, and an alternative means of leaving the platform. Alternatively, if an occupant on the platform wished to egress from the existing stair, they are only 265’ Max. from the closest exit. We request you grant this appeal for these reasons: The occupant load on the (E) platform is (3) and will rarely be occupied The platform is steel and non-combustible There is an existing steel stair with handrails for egressing the platform Common path of egress distance is only 10% higher than allowed outright by 1014.3 1009.14 allows a ships ladder as a means of egress in a similar condition/occupancy.

APPEAL DECISION

1. Reduction in calculated occupant load for egress: Hold for additional information.

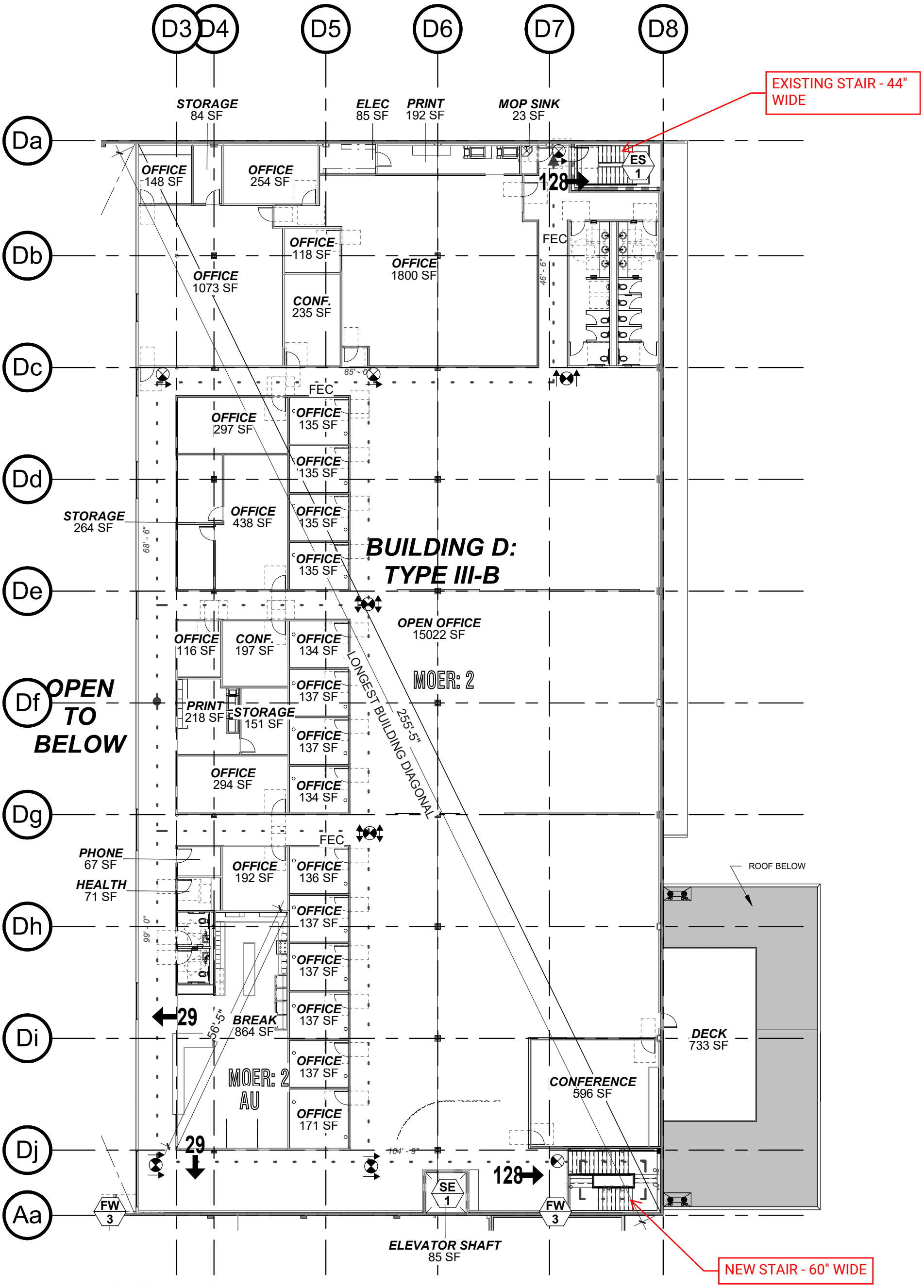
2. Ships ladder as second means of egress from mezzanine: Granted as proposed.

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

For Item 2: 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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

EXHIBIT - A.1



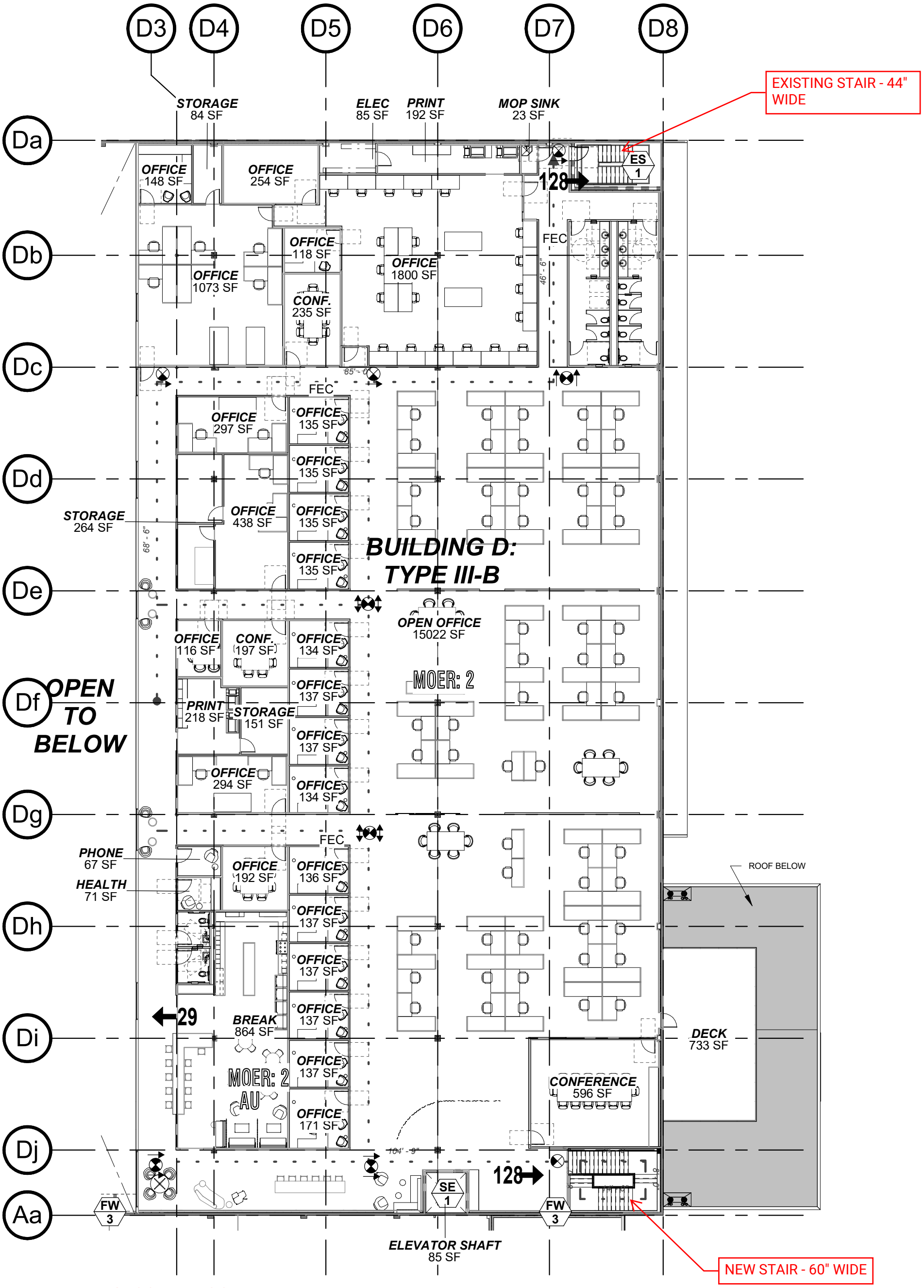
SECOND FLOOR PLAN
TOTAL AREA AT SECOND FLOOR = 25,534 SF

0 20' 40'

DYNALECTRIC APPEAL
LRS ARCHITECTS
08.02.2019
SCALE = 1" = 20'

EXHIBIT - A.2

FURNITURE SHOWN



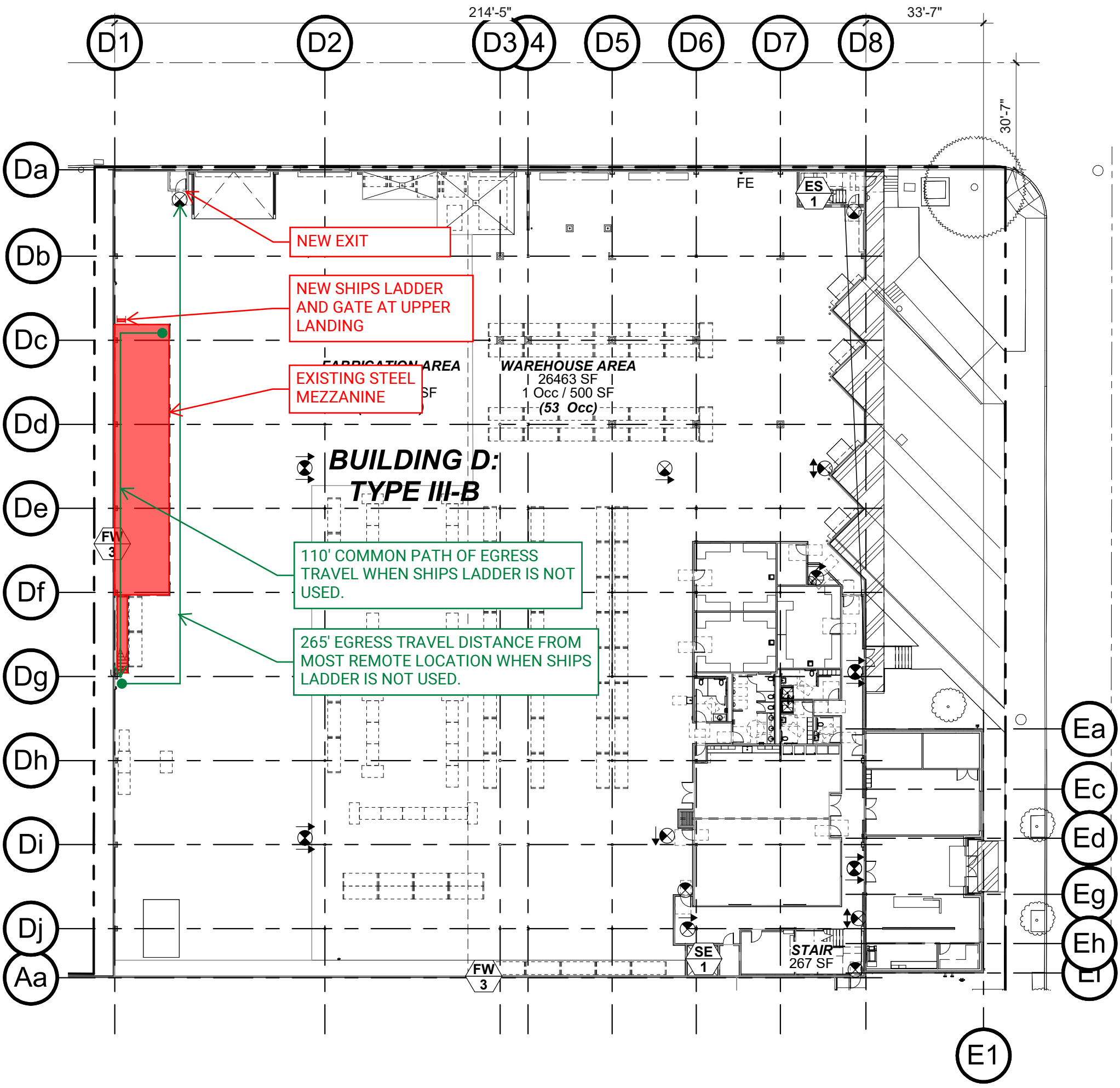
SECOND FLOOR PLAN

TOTAL AREA AT SECOND FLOOR = 25,534 SF

0 20' 40'

DYNALECTRIC APPEAL
LRS ARCHITECTS
08.02.2019
SCALE = 1" = 20'

EXHIBIT - B



GROUND FLOOR PLAN
TOTAL AREA AT STORAGE MEZZANINE = 1,250 SF

0 30' 60'

DYNALECTRIC APPEAL
LRS ARCHITECTS
08.02.2019
SCALE = 1" = 20'