Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 20705	**Project Address:** 601 SW 2nd Ave
Hearing Date: 8/7/19	**Appellant Name:** Tom Jaleski
Case No.: B-006	**Appellant Phone:** 971-238-5266
Appeal Type: Building	**Plans Examiner/Inspector:** Preliminary
Project Type: commercial	**Stories:** 24 **Occupancy:** B **Construction Type:** I-A
Building/Business Name: Moda Tower	**Fire Sprinklers:** Yes - Throughout
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:**
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	**Proposed use:** Business

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Existing Appeals B-18 (03/08/2000) and B-9 (08/28/2002), and 404.3.2 of 2009 ICC A117.1
Requires	Existing appeals B-18 and B-9: The Moda Tower is currently approved for a maximum occupant load of 333 on the 9th floor based on the approved appeals in B-18 (2000) and B-9 (2002) (Attachments 4 and 5). We wish to replace those appeals with this appeal. 404.3.2 of 2009 ICC A117.1: Maneuvering clearances at power-assisted doors shall comply with Section 404.2.3.
Proposed Design	The existing 24-story office building is protected with an automatic fire sprinkler system and a voice annunciated fire alarm system throughout. The 9th story is served by two enclosed interior exit stairways. Since this is an existing permitted building, we are appealing the previous appeals to follow a prescriptive path of the 2014 OSSC without conducting a full building analysis. We would like to increase the maximum occupant load per floor to 500 occupants. The proposed design will follow a prescriptive path to increase the maximum occupant load as described below. Each exit stair is accessed by an adjacent existing vestibule. The width of the existing stairs is 50 inches each. The proposed design is removing the door between the vestibule and the stair and increasing the width of the exit access door to 48 inches to increase egress capacity for 500 occupants. The 48-inch doors will be automated with ADA push buttons to comply with accessibility standards. Refer to Attachment #1 for the floor plans.
Reason for alternative	

The OSSC allows for a 33% reduction in the minimum required calculated egress capacity where an automatic fire sprinkler system and an emergency voice annunciated communication system is provided. The existing building is equipped with both of those protection measures. Therefore, the prescriptive permitted capacity factor is 0.2 inches per occupant for exit stairs (Section 1005.3.1) and 0.15 inch per occupant for exit doors (Section 1005.3.2).

The existing stair width is 50 inches each, for a total of 100 inches for both exit stairs. 100 inches / 0.2 inch per occupant provides maximum capacity for 500 occupants. Two exits are required for stories with 500 occupants or less as per Section 1015.2.1. Therefore, the existing stair meets the prescriptive requirements to allow 500 occupants.

The limiting parameter to egress is the existing egress door width of 36 inches. To match the stairs' capacity for egress, the existing 36-inch doors will be removed and replaced with new 48-inch doors. 96 inches (two 48-inch doors) / 0.15 inch per occupant provides maximum capacity for 640 occupants. Therefore, the proposed configuration meets the prescriptive requirements to allow a maximum of 500 occupants based on the stair width.

Since the existing conditions would not provide door maneuvering clearances for the new 48-inch doors, the new doors will be automated by ADA push buttons to comply with accessibility requirements. Attachment 2 includes an interpretation of the door maneuvering clearance requirements in the 2009 ICC A117.1 dictating that automatic doors do not require maneuvering clearances except for a straight-on approach. The advantage of the automatic doors is that they work where maneuvering space is not available, which is optimal for rehabilitating existing buildings. Additionally, automated doors do not require door maneuvering clearances in accordance with the 2010 ADA standards (Attachment 3).

Based on the combined protection of an automatic fire sprinkler system and an emergency voice annunciated communication system and the prescriptive compliance of egress capacity and accessibility, the proposed design meets the code requirements and provides equivalent protection to service a maximum of 500 occupants on the 9th floor.

The 9th-floor doors will be replaced first. Other floor egress doors will be replaced over time and will get the floor occupant load of 500 when that is done.

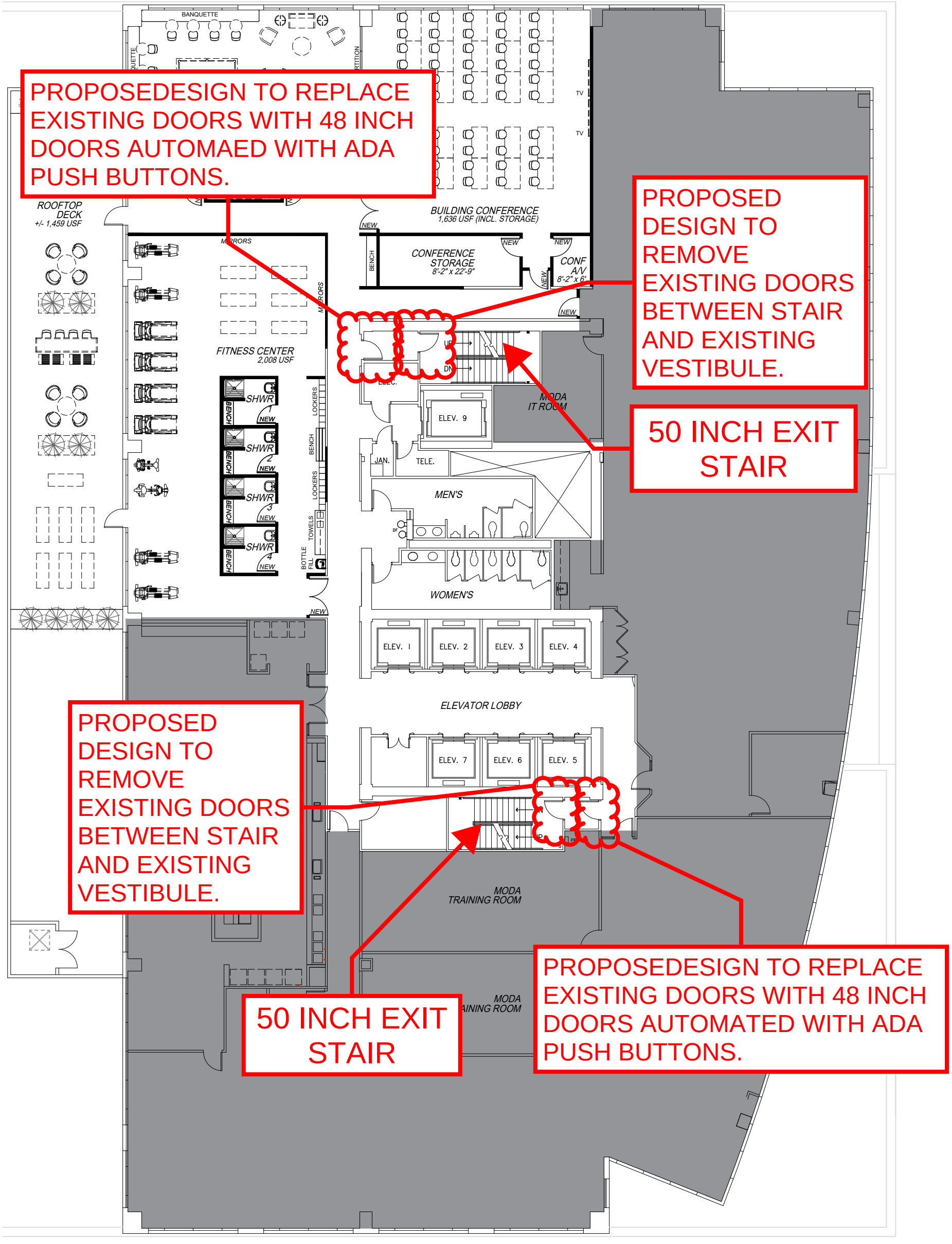
APPEAL DECISION

Increase in calculated occupant load: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.

TFc.10 - 9th Floor Amenity Space

601 SW SECOND AVENUE

PROPOSED FLOOR PLAN



MODA
13,221 USF + 1,075 USF AT BALCONY

LRS ARCHITECTS

Project #218489 I Moda Tower
05.24.2019

N

SCALE: 1/16" = 1'-0"

used). One of the advantages of using automatic doors is that they work where the maneuvering space is not available. This is especially true for rehabilitation of existing buildings.

404.3.2 Maneuvering Clearances. Maneuvering clearances at power-assisted doors shall comply with Section 404.2.3.

❖ Instead of duplicating the requirements, a reference to the provisions for manual doors is used (see commentary, Section 404.2.3). Maneuvering clearances at doors permit the user passage and approach whether the door is manual or power-assisted.

Automatic doors only need maneuvering clearance for a straight-on approach. The door opens for the user without any application of force (except at a button/switch when

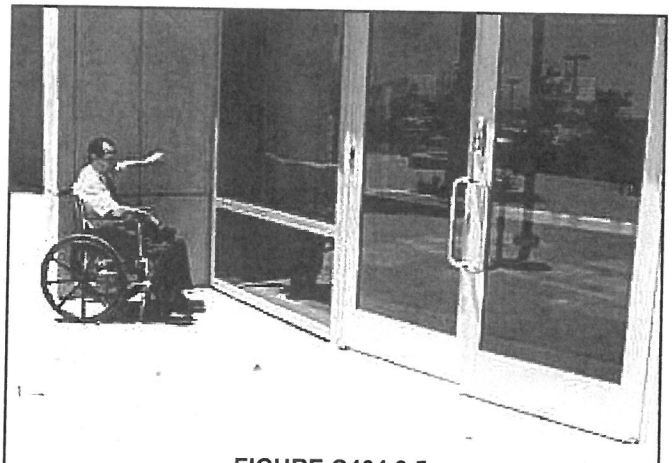


FIGURE C404.3.5
CONTROL SWITCH FOR AUTOMATIC DOORS
(Photo courtesy of U.S. Access Board)

by reference, see “Referenced Standards” in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see “Referenced Standards” in Chapter 1).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an *accessible means of egress* shall comply with 404.2.4.

EXCEPTION: Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor *space* adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.

EXCEPTION: Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an *accessible* route.

405 Ramps

405.1 General. *Ramps* on *accessible* routes shall comply with 405.

EXCEPTION: In *assembly areas*, aisle *ramps* adjacent to seating and not serving *elements* required to be on an *accessible* route shall not be required to comply with 405.

405.2 Slope. *Ramp* runs shall have a *running slope* not steeper than 1:12.

EXCEPTION: In existing *sites*, *buildings*, and *facilities*, *ramps* shall be permitted to have *running slopes* steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to *space* limitations.

Administrative Appeal Action **3-08-00**
Bureau of Buildings

Appeal Number B-18

Owner:	ODS Health Plans
Appellant:	Renee Kajimoto, 224-3860 FAX: 224-2482
Plan Reviewer:	Nauman Quraishi
Permit Number:	Not given
Stories/Occ/Type:	23 / B / I
RE:	Tenant Change Plan
Proposed Use:	Office
Project Address:	**601 SW 2nd Ave.**

1. BUILDING CODE SECTION: 1003.1

BUILDING REGULATION REQUIREMENT

From Table 10-A Minimum Egress Requirements – dining rooms require an occupant load factor of 15/sf. Offices require 10-0 sf.

PREVIOUS APPEAL 03.24.1997

BUILDING PROPOSED DESIGN

An appeal was granted to allow a maximum of 300 persons on the 9th floor. (See attached original appeal.) The stairs are designed per width to accommodate 333 persons. The office/mail area will be replanned to have a total of 90 persons (see attached plan). The remaining occupants allowed in the lunch room would be 243 based on 333 total allowed. We would like to maximize the allowable in the lunch room to 243 which is the allowable per the designed stair. Currently, the lunch room has a posted capacity of 255.

REASON FOR ALTERNATE

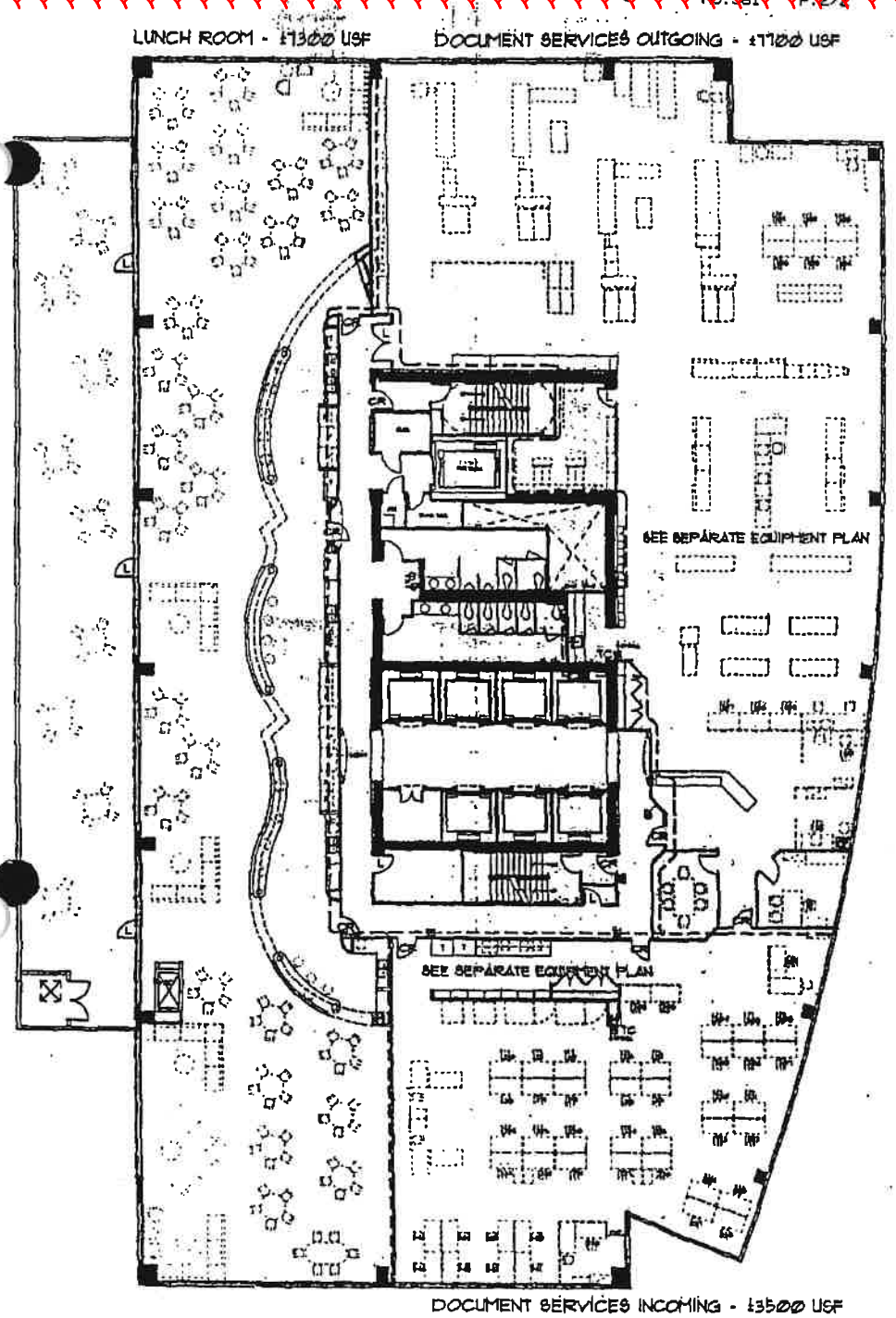
We would like to maximize the allowable population in the dining area for future flexibility. There are three exits from the lunch room with clearly identified exit signs. The exits lead directly to the exit corridor. The floor is fully sprinklered with smoke detectors.

Appeal Number B-18 **(Continued)**

The Administrative Staff reviewed the appeal, and the following decision was reached:

1. Occupant load for 9th floor: **Granted provided** the total occupant load for the floor does not exceed 333 persons and that calculations are provided showing that the exit systems, including doors and stairs, are capable of providing the required exit width for 333 persons.

Note: Occupant load in cafeteria shall be posted by the Fire Marshal's Office based on an occupant load of maximum 240 persons.



	DOC CTRL
TOTAL	43
USED	40
AVAIL.	3

FIRE CODE MAX. OCCUPANCY:
300 PERSONS TOTAL PER FLOOR

LUNCH ROOM MAXIMUM OCCUPANCY:
255 PERSONS

TC	TIME & ATTENDANCE CONTROL STATION
CR	CARD READER SECURITY
L	LOCK
P	PRINTER
PC	P.C.
F	FAX

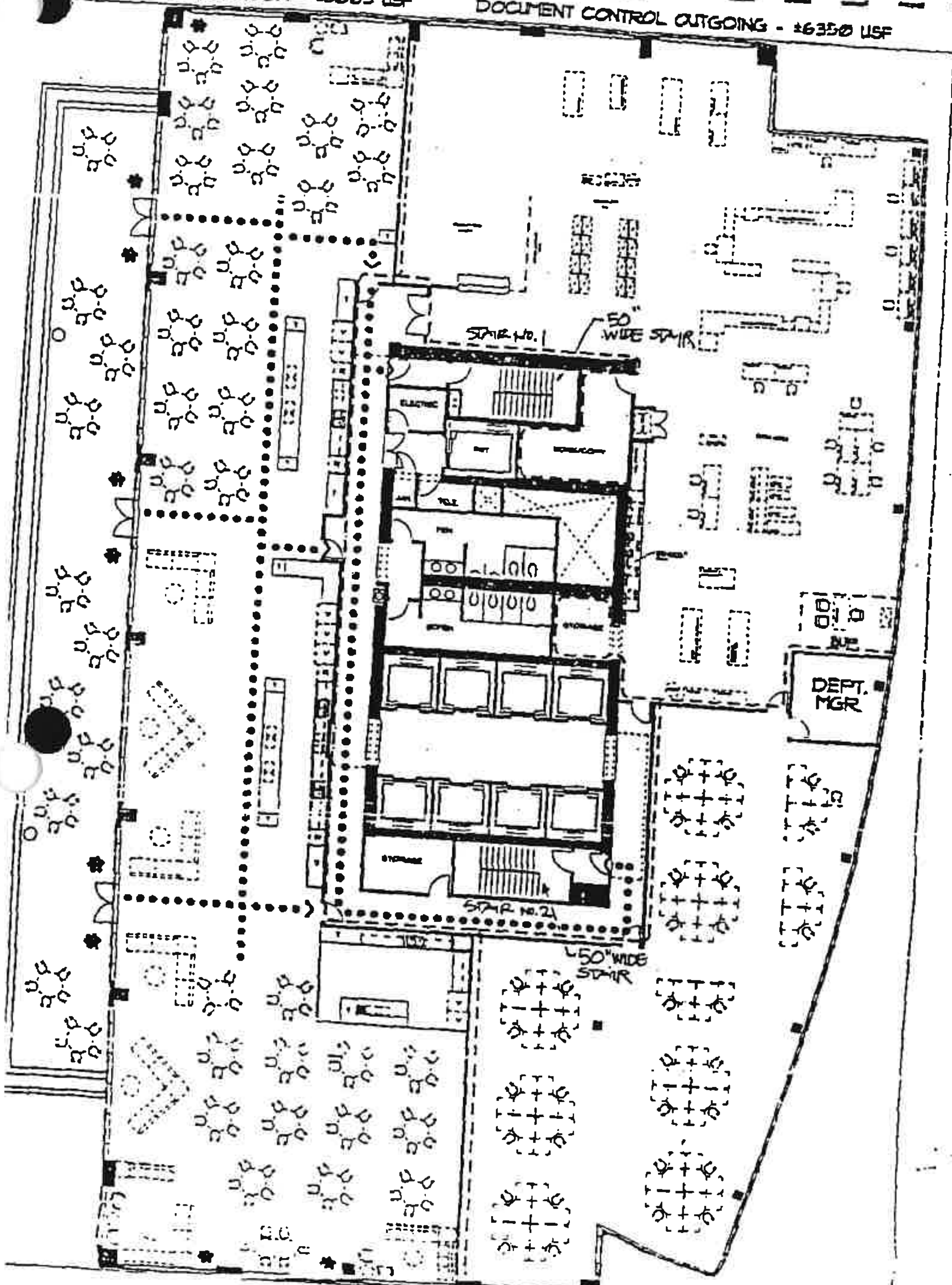
DS Tower SW Second Avenue - Portland, Oregon	Ninth Floor	1/16"=1'-0" SCALE	T-9
INTHA KNOTT & ASSOCIATES DESIGN + PLANNING AND DESIGN	Furniture Plan	5-17-99 DATE	DWG. NO.

CURRENT EXISTING PLAN

ORIGINAL APPEAL

LUNCH ROOM - ±8063 USF

DOCUMENT CONTROL OUTGOING - ±6350 USF



DOCUMENT CONTROL INCOMING - ±4028 USF

ESTIMATED FULL FLOOR OCCUPANCY:

LUNCH ROOM	(215 PERSONS)	
TERRACE	(60 PERSONS)	= 275 PERSONS
DOCUMENT CONTROL		= 58 PERSONS
TOTAL OCCUPANCY		= 333 PERSONS

• 333 x .3c = 99.9" TOTAL STAIR WIDTH REQUIRED

• 100" TOTAL WIDTH PROVIDED AS SHOWN

N

Tower •

Portland, Oregon

OTT & ASSOCIATES

Ninth Floor Space Plan & Egress Layout

Occupancy Count

1/16" = 1'-0"
SCALE

2/12/97
DATE

T-9
DWG. NO.

Administrative Appeal Action **8-28-02**
Office of Planning and Development Review

Appeal Number B-9

Owner:	ODS Health Plans
Appellant:	Jan Knott AIA, CSI, 503-243-3375 FAX: 503-243-3390
Plan Reviewer:	Jim Harris
Permit Number:	
Stories/Occ/Type:	23 / M, S-3, B / I-FR
RE:	Alteration of an existing structure
Proposed Use:	Office Building
Project Address:	**601 SW 2nd Ave**

1. BUILDING CODE SECTION: 1003.2.2 Occupant Load

BUILDING REGULATION REQUIREMENT

For areas without fixed seats, the occupant load shall be not less than the number determined by dividing the floor area under consideration by the occupant load factor assigned to such use for such area as set forth in Table 10-A. …for more than one proposed use the occupant load is based on that use that yields the largest load.

BUILDING PROPOSED DESIGN

Administrative Appeal number B-18 dated 3-08-00 permitted an occupancy of 333 persons on the 9th floor of this building based on the existing width of the exit stairway. The permitted mix of uses and occupancy are as follows: lunch room 240 persons (sign posted), office/mail 93 persons. This appeal proposes to reduce the floor area of the lunch room to 4924 sq. ft. from 7110 sq. ft. and post a maximum occupancy of 179 persons. The remainder of the floor will be divided as follows: training room 2131 sq. ft. with a posted seating capacity of 65 persons, information services 7220 sq. ft. 69 persons, computer end-user 1998 sq. ft. 14 persons, mail services 1695 sq. ft. 6 persons. These occupancies are consistent with the number of seats and desks provided in the spaces.

THIS STILL MAINTAINS MAX OCCUPANT LOAD OF 333 FOR THE ENTIRE FLOOR

Appeal Number B-9 **(Continued)**

REASON FOR ALTERNATE

Because of exit stair width limitations the alternate is required to allow less people on the floor than is required by the code for the proposed occupancy uses. The building is 100% sprinklered and fire detection and visible alarms are provided. Corridor widths, number and location of exits are per code. The width of the existing exit stair is such that no more than 333 persons are permitted on this floor. The appeal will maintain that maximum number while distributing the occupants on the floor based on the end use of the space and the number of seats and desks provided. A plan showing the proposed floor occupancy and uses is attached to this appeal for information. Actual and proposed posted occupancies are marked on the attached plan. The approved ratio of persons/sq. ft. for the lunchroom is approximately the same in this appeal. 1 person per 40 sq. ft. (appeal) versus 1:42 sq. ft. (proposed).

The Administrative Staff reviewed the appeal, and the following decision was reached:

1. Occupant loads: **Granted provided** occupant loads are posted as proposed, and seating plan is posted at the training room, indicating maximum allowable use.