

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: Mixed Decision. Item 1: Decision Rendered. Item 2: Hold for Additional Information.

Appeal ID: 20706

Project Address: 12025 NE Marx St

Hearing Date: 8/7/19

Appellant Name: Donald B Livingstone

Case No.: B-007

Appellant Phone: 5038889160

Appeal Type: Building

Plans Examiner/Inspector: Gail Knoll, Thomas Ng

Project Type: commercial

Stories: 1 **Occupancy:** B **Construction Type:** III-B

Building/Business Name: Green Leaf Lab

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Correction of a violation, occ Change from Office to Testing Lab

LUR or Permit Application No.: 17-244102-REV-01-CO

Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4]

Proposed use: Marijuana Testing Lab

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC 11, ICC A117.1

Requires Clear floor space at lav (30"x48") and WC (60"x56") per current code.

Proposed Design Relocate the existing lav and mirror 5" from it present position away from the WC to accomodate current code clearances (see 3/A4.pdf attached). This results in a 1/2" overlap at the edge of the lav with the 60" wide maneuvering space at the WC. A vertical grab bar as shown on detail 5B/A4 on A4.pdf (attached) will also be added at the WC to meet current code. A2.pdf shows where the bathroom is located in the project. A4.pdf shows details associated the bathroom in question.

Reason for alternative Considering a wheelchair can roll under an ADA lavatory, the 1/2" reduction of the required clear floor area at the WC should not impare the use of the facility by wheelchair bound individuals.

Appeal item 2

Code Section Energy Efficiency Specialty Code Table 502.1.3

Requires Masonry or concrete with continuous interior insulation: Minimum R-value = 11.

Proposed Design Currently the building envelope meets the energy code requirement of R-38 for only 317sf of its ceiling area as shown on 7/A4 Energy Upgrade Plan on A4.pdf. The rest of the lab will be brought up to code by adding R-19 batt insulation to 2,766sf of the remaining ceiling area. The building has pre-cast concrete tilt up thermal mass walls with 1" of continuous rigid insulation at the interior

giving it an R-value of 5. The permit set shows adding an additional R-7.5 of rigid insulation giving a total of R-12.5 to the exterior walls. The tenant is asking to be excused from adding insulation in the exterior Offices, Reception and Open Office areas (see attached A2.pdf and 7/A4 Energy Upgrade Plan on A4.pdf).

Reason for alternative Furring in the walls at these office areas will result in awkward details around windows and doors in each of the spaces requested. This envelope area comprises 374sf of exterior wall, 140sf of which is floor to ceiling storefront windows as well as 50sf of individual windows (see Exterior.pdf). Consequently the insulated area, which runs through seven individual rooms totals only 148sf of exterior wall to be upgraded with rigid insulation. 640sf of exterior walls will be furred in to have R-7.5 insulation added at the Stockroom and Sample Prep areas which both have 20' high ceilings. This together with 2,766sf of added R-19 in the ceiling represents 95% of the required upgraded envelope. The tenant would be willing to over insulate the Stockroom and Sample Prep areas with an additional R-10 insulation such that the total amount of insulation added to the project would be equal to that required by the change of occupancy.

APPEAL DECISION

1. Reduction in minimum required clear floor area at toilet in existing toilet room: Granted as proposed.

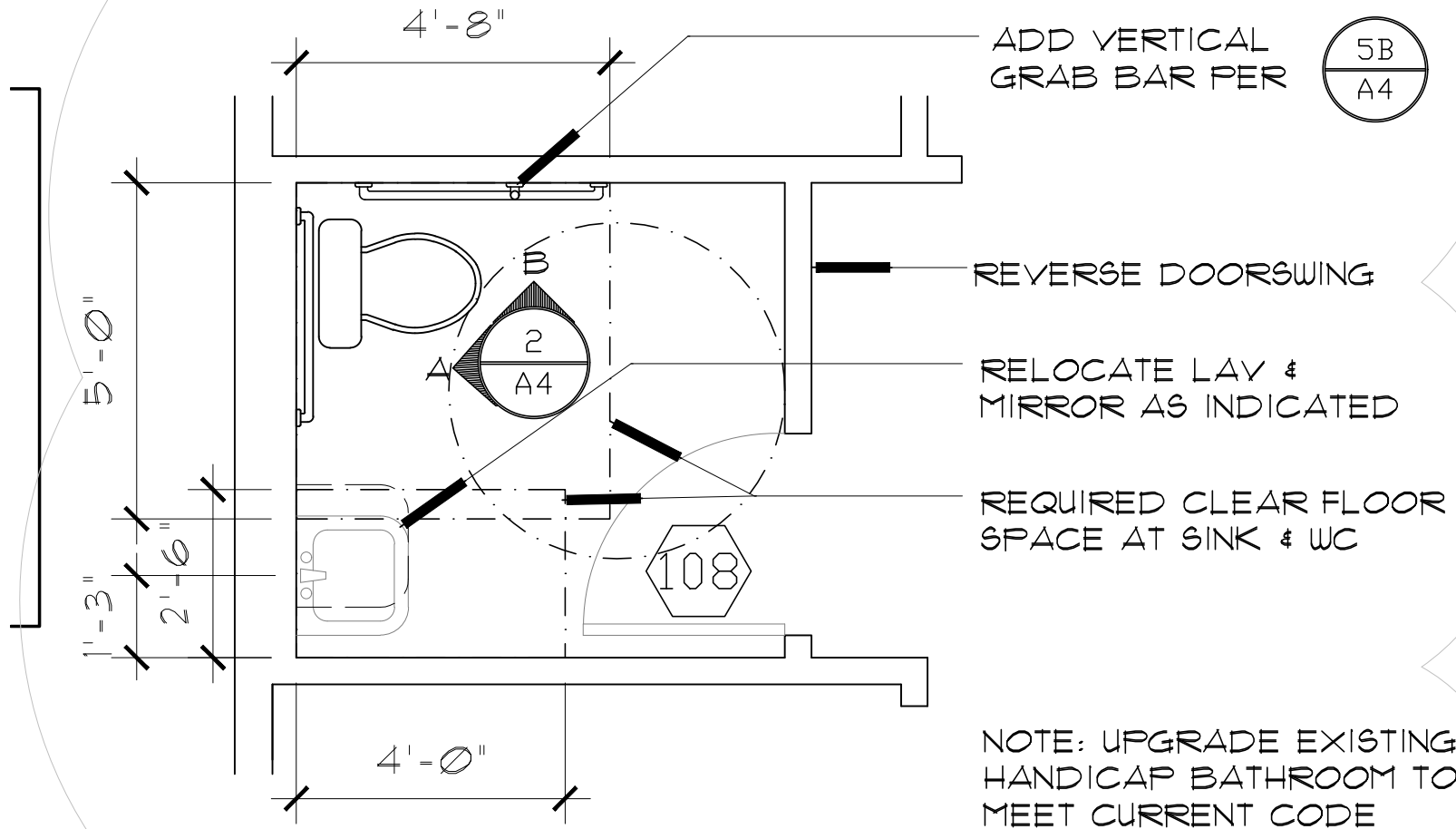
2. Alternate energy code compliance: Hold for additional information.

Appellant may contact Thomas Ng (503 823-7434) with questions about Item #2.

For Item 1: 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.

1

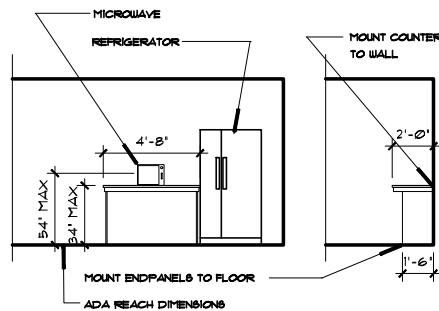


3
A4

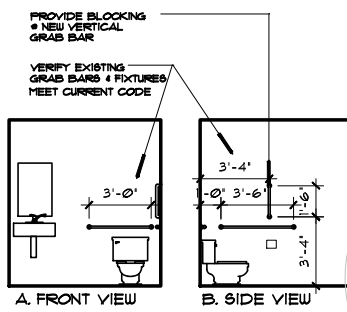
HANDICAP TOILET PLAN

$\frac{1}{4}" = 1'-0"$

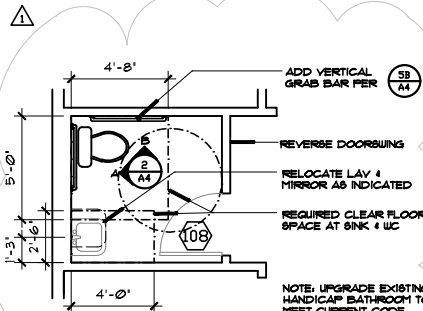




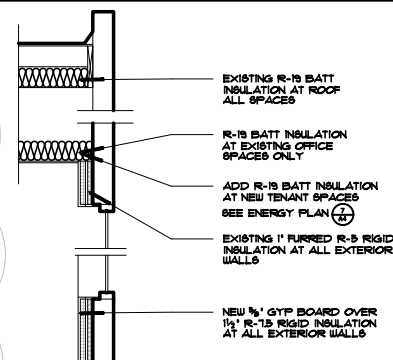
1 ACCESSIBLE LUNCHROOM
1/4" = 1'-0"



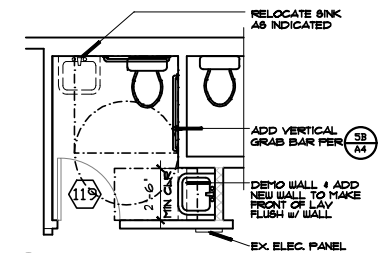
2 HANDICAP TOILET ELEVATIONS
1/4" = 1'-0"



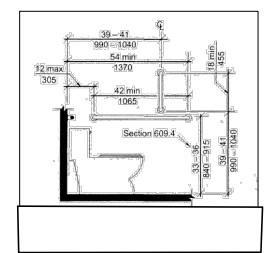
3 HANDICAP TOILET PLAN
1/4" = 1'-0"



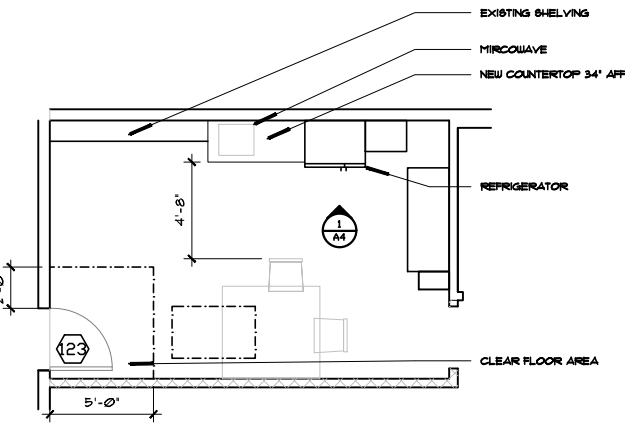
4 ENERGY UPGRADE DETAIL
1/2" = 1'-0"



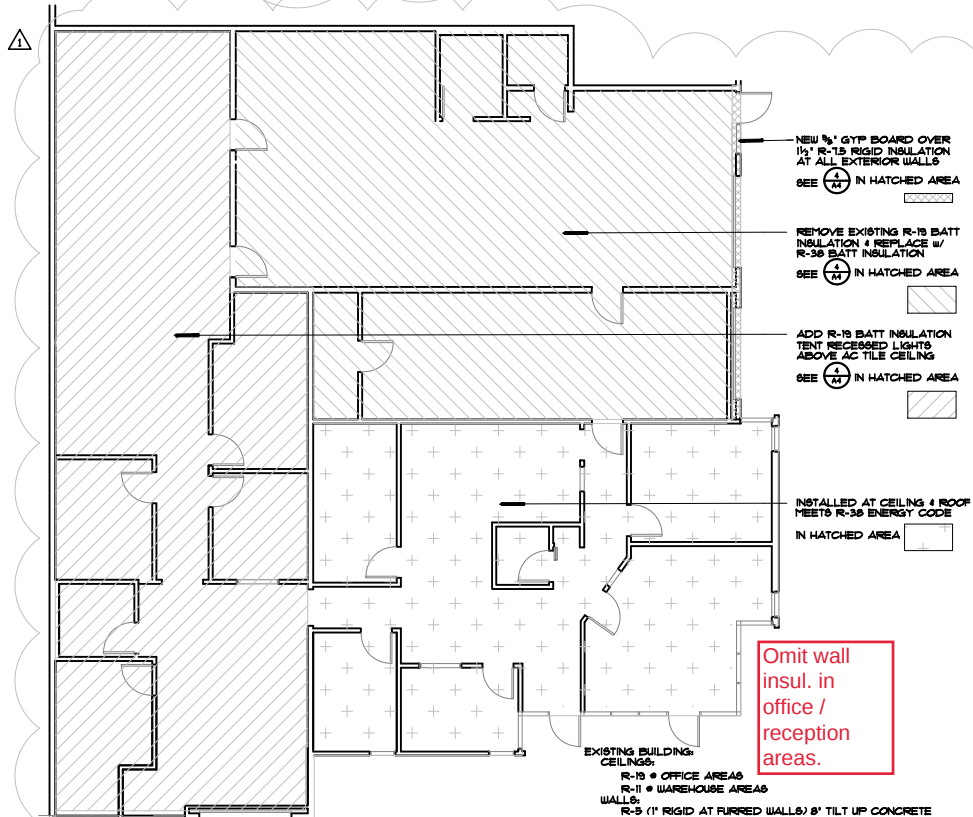
5A HANDICAP TOILET PLAN
1/4" = 1'-0"



5B GRAB BAR REQUIREMENTS
NTS



6 LUNCHROOM
1/4" = 1'-0"



7 ENERGY UPGRADE PLAN
1/4" = 1'-0"



LIVINGSTONE STUDIOS
ARCHITECTURE & PLANNING LLC
2758 SW SUMMIT DR. PORTLAND, OR 97201
tel 503.888.9160 don @ livingstonestudios.net

Date: 8 MAY 2018
Revision: 2 AUG 2018

COMMERCIAL CODE COMPLIANCE
FOR GREEN LEAF LAB
12025 NE MARX ST.
PORTLAND, OREGON 97220

Sheet No.
A4