

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: Decision Rendered

Appeal ID: 20775	Project Address: 801 NE 21st Ave
Hearing Date: 8/21/19	Appellant Name: Ali Gens
Case No.: B-011	Appellant Phone: 503-972-5332
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: commercial	Stories: 7 Occupancy: R-2, S-2, A-2 Construction Type: I-A, III-A
Building/Business Name: Dairy Apartments	Fire Sprinklers: Yes - Entire Building
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 19-204560-LU
Plan Submitted Option: pdf [File 1]	Proposed use: Multi-Family

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 510.2 Item #2

Requires	A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met: The building below the horizontal assembly is not greater than one story above grade plane.
Proposed Design	The project is a new construction 7-story ((5) Type IIIA over (2) Type IA) multi-family residential building over 1 level of below grade parking. Total building will be 196,500 gross sf, 271 units, plus residential amenities. Inclusionary Housing will be triggered, and provided on-site at standard rates. A land use adjustment will be requested for the minimum parking requirement. The proposed structure will consist of 2 stories of Type IA construction below a 3-Hour horizontal separation, with 5 stories of Type IIIA construction above. Both buildings will be fully sprinklered on all floors per NFPA 13. Levels 1 and 2 will contain A-2, S-2 and R-2 occupancies. Levels 3 through 7 will be R-2 occupancy. With the exception of item 2, the proposal meets all other conditions of section 510.2 (2014 OSSC).
Reason for alternative	The 2015 IBC removes the condition that limits the building below the horizontal assembly to one story above grade plane, therefore we are appealing forward to this version of the IBC.

By extending the Type IA construction to the second floor, the proposed design provides a floor consisting of non-combustible concrete construction that will be built to a higher fire resistance, and will subsequently provide an equivalent, if not higher, degree of life safety.

We will be providing non-combustible construction on a larger portion of the project. There will also be greater flexibility on the two podium levels for future adaptation.

Precedents for similar, approved appeals include: 20126, 20186, 16922.

APPEAL DECISION

**Use of 2015 IBC to increase height of Type IA construction below the 3 hour horizontal separation:
Granted provided all provisions of 2015 IBC section 510.2 are met and overall building height is limited to that allowed for proposed IIIA construction.**

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

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.

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE RATED SEPARATION
--- 1 HOUR FIRE RATED SEPARATION
--- 2 HOUR FIRE RATED SEPARATION
--- 3 HOUR FIRE RATED SEPARATION
--- PATH OF EGRESS (MAXIMUM DISTANCE INDICATED)
--- S SMOKE BARRIER

- NAME ROOM OR AREA NAME
AREA OCCUPANT LOAD FACTOR (NET OR GROSS)
LOAD FACTOR NUMBER OF OCCUPANTS
OCC LOAD OCCUPANCY CLASS

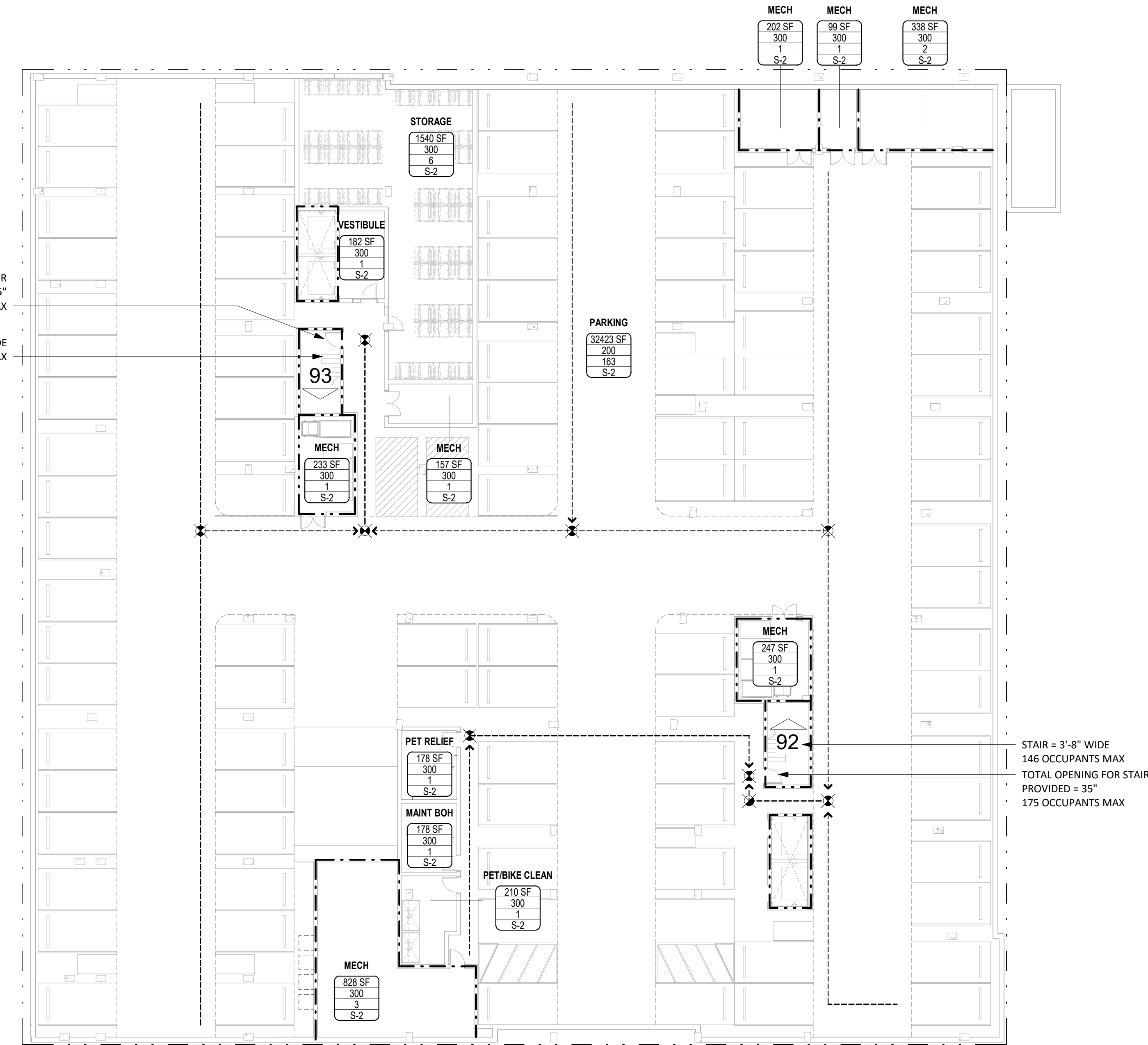
- * ACCESSORY USE
(20) 20 MIN LABELED, SELF CLOSING DOOR WITH 45 MIN RELITE WHERE APPLICABLE
(LB) LOCK BOX
(SP) STANDPIPE
(FE) FIRE EXTINGUISHER
(FAPS) FIRE ALARM PULL STATION
(DFDE) DESIGNATED FIRE DEPARTMENT ENTRANCE
(FRAP) FIREFIGHTER'S REMOTE ANNUNCIATION PANEL

- 1-HOUR CEILING ABOVE
EGRESS PATH, 36" MINIMUM CLEARANCE ILLUMINATION 1 FT CANDLE/FT AT FLOOR. PROVIDE 90 MIN BACKUP POWER

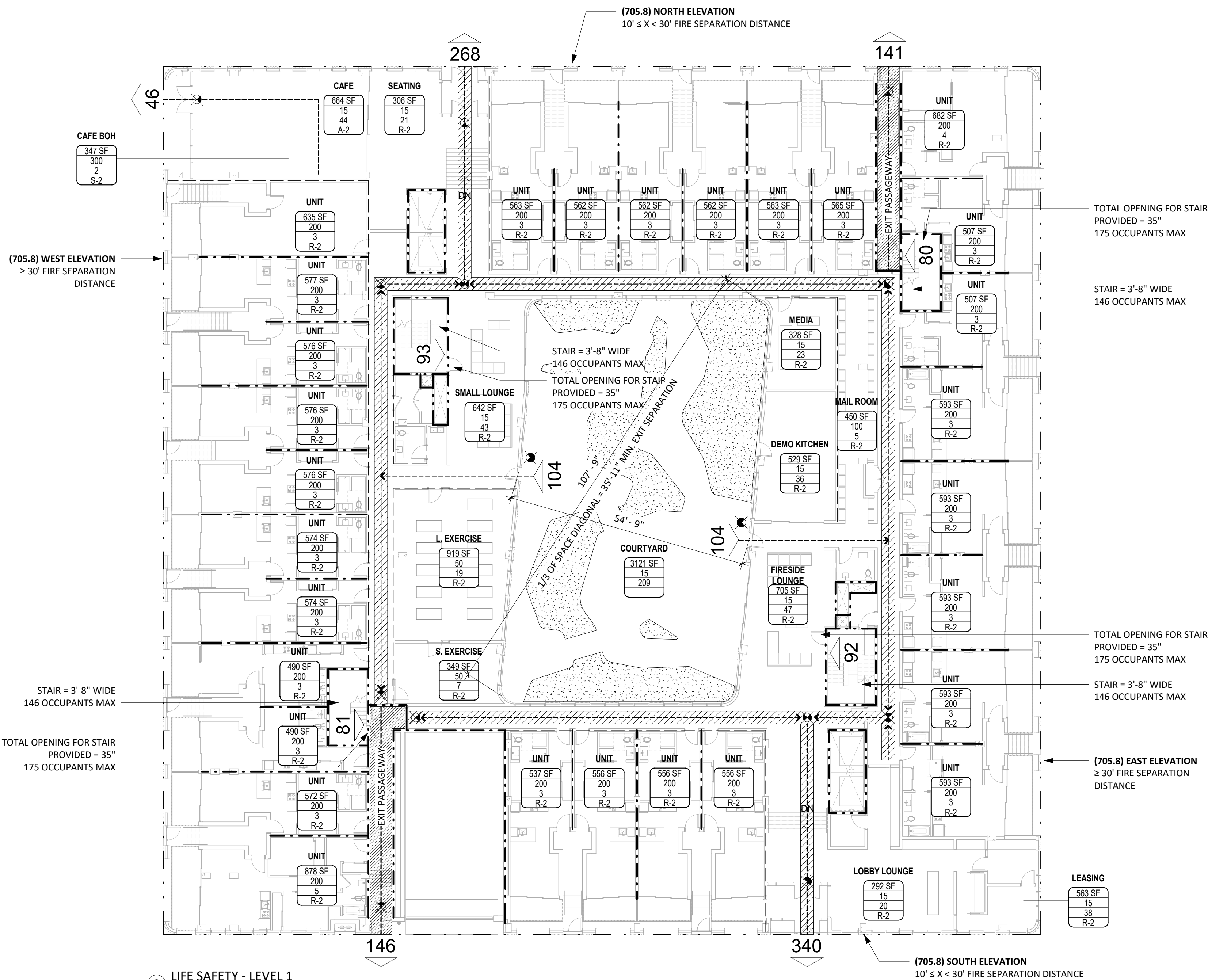
- ← ACCESSIBLE EXIT
← XY EXIT (WITH NUMBER OF OCCUPANTS)

- COMPONENT EGRESS COMPONENT WIDTH DATA
XX' MIN REQ'D
MIN PRVD

CODE - Occupancy Summary				
OCC GROUP	NAME	AREA	OCC LOAD FACTOR	OCC LOAD
LEVEL P1				
S-2	BIKE CLEAN	0 SF	300	1
S-2	MAINT BOH	178 SF	300	1
S-2	MECH	2,104 SF	300	11
S-2	PARKING	32,423 SF	200	163
S-2	PET RELIEF	178 SF	300	1
S-2	PET/BIKE CLEAN	210 SF	300	1
S-2	STORAGE	1,540 SF	300	6
S-2	VESTIBULE	182 SF	300	1
		36,814 SF		185
LEVEL 1				
	COURTYARD	3,121 SF	15	209
A-2	CAFE	664 SF	15	44
R-2	DEMO KITCHEN	529 SF	15	36
R-2	FIRESIDE LOUNGE	705 SF	15	47
R-2	L. EXERCISE	919 SF	50	19
R-2	LEASING	563 SF	15	38
R-2	LOBBY LOUNGE	292 SF	15	20
R-2	MAIL ROOM	450 SF	100	5
R-2	MEDIA	328 SF	15	23
R-2	S. EXERCISE	349 SF	50	7
R-2	SEATING	306 SF	15	21
R-2	SMALL LOUNGE	642 SF	15	43
R-2	UNIT	16,761 SF	200	90
S-2	CAFE BOH	347 SF	300	2
		25,978 SF		604
LEVEL 2				
R-2	MECH	226 SF	300	2
R-2	UNIT	27,105 SF	200	157
		27,331 SF		159
LEVEL 3				
R-2	MECH	218 SF	300	2
R-2	UNIT	22,244 SF	200	130
		22,462 SF		132
LEVEL 4				
R-2	MECH	218 SF	300	2
R-2	UNIT	22,244 SF	200	130
		22,462 SF		132
LEVEL 5				
R-2	MECH	218 SF	300	2
R-2	UNIT	22,244 SF	200	130
		22,462 SF		132
LEVEL 6				
R-2	MECH	218 SF	300	2
R-2	UNIT	22,244 SF	200	130
		22,462 SF		132
T.O. ROOF				
S-2	MECH	255 SF	300	2
		255 SF		2
		180,227 SF		1478



1 LIFE SAFETY - LEVEL P1
1/16" = 1'-0"



2 LIFE SAFETY - LEVEL 1
1/16" = 1'-0"

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE RATED SEPARATION
- 1 HOUR FIRE RATED SEPARATION
- 2 HOUR FIRE RATED SEPARATION
- 3 HOUR FIRE RATED SEPARATION
- PATH OF EGRESS (MAXIMUM DISTANCE INDICATED)
- S SMOKE BARRIER

NAME	ROOM OR AREA NAME
AREA	OCCUPANT LOAD FACTOR (NET OR GROSS)
LOAD FACTOR	NUMBER OF OCCUPANTS
OCC LOAD	OCCUPANCY CLASS
OCC CLASS	

- * ACCESSORY USE
- 20 20 MIN LABELED, SELF CLOSING DOOR WITH 45 MIN RELIUTE WHERE APPLICABLE
- LB LOCK BOX
- SP STANDPIPE
- FE FIRE EXTINGUISHER
- FAPS FIRE ALARM PULL STATION
- DEFE DESIGNATED FIRE DEPARTMENT ENTRANCE
- FRAP FIREFIGHTER'S REMOTE ANNUNCIATION PANEL

- 1-HOUR CEILING ABOVE
- EGRESS PATH, 36" MINIMUM CLEARANCE ILLUMINATION 1 FT CANDLE/FT AT FLOOR. PROVIDE 90 MIN BACKUP POWER

- ACCESSIBLE EXIT
- EXIT (WITH NUMBER OF OCCUPANTS)
- EGRESS COMPONENT WIDTH DATA

COMPONENT	#	OCCS	MIN REQD	MIN PRVD
-----------	---	------	----------	----------

STAIR = 3'-8" WIDE
140 OCCUPANTS MAX

TOTAL OPENING FOR STAIR
PROVIDED = 35"
175 OCCUPANTS MAX

STAIR = 3'-8" WIDE
140 OCCUPANTS MAX

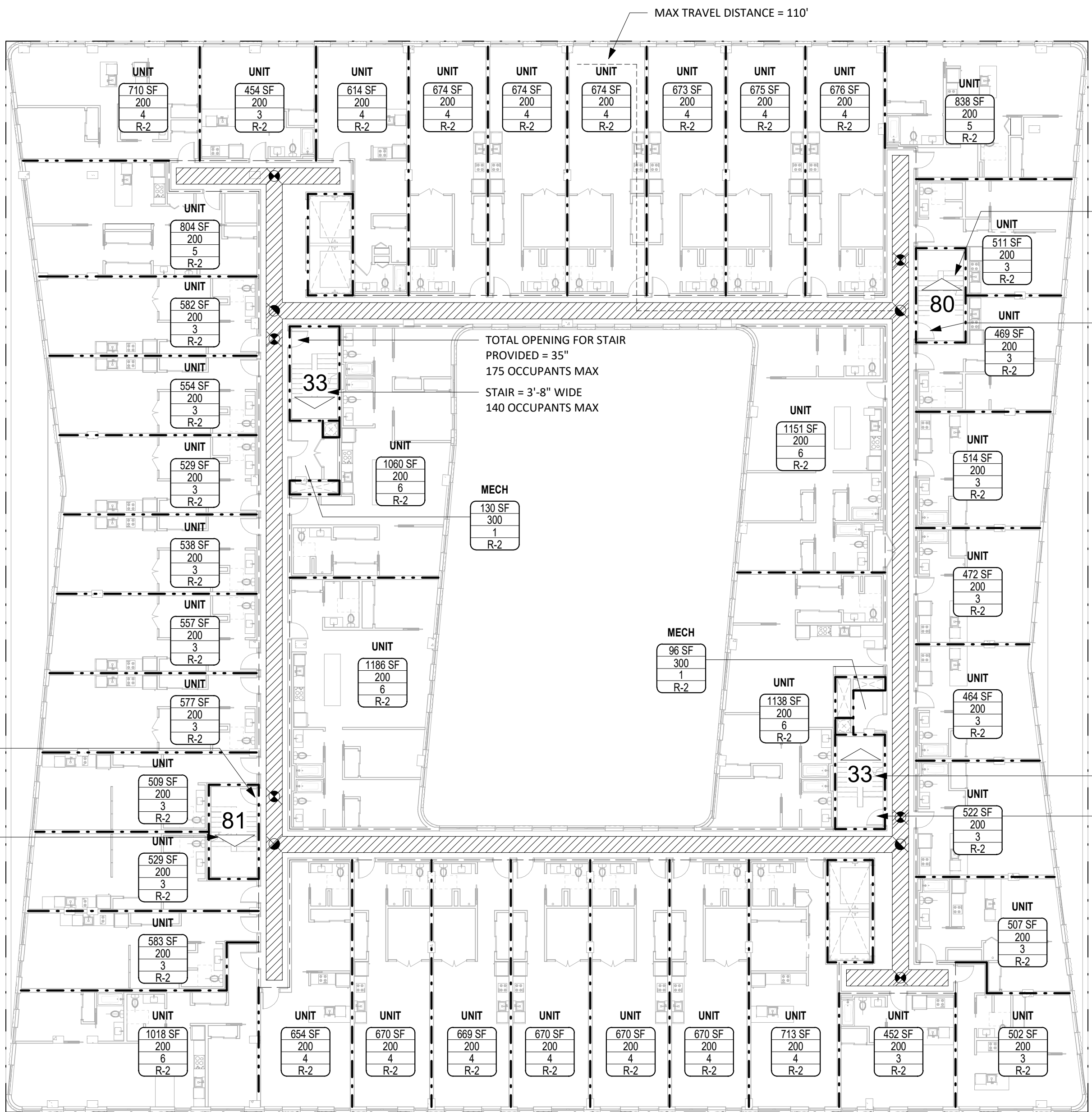
TOTAL OPENING FOR STAIR
PROVIDED = 35"
175 OCCUPANTS MAX

STAIR = 3'-8" WIDE
140 OCCUPANTS MAX

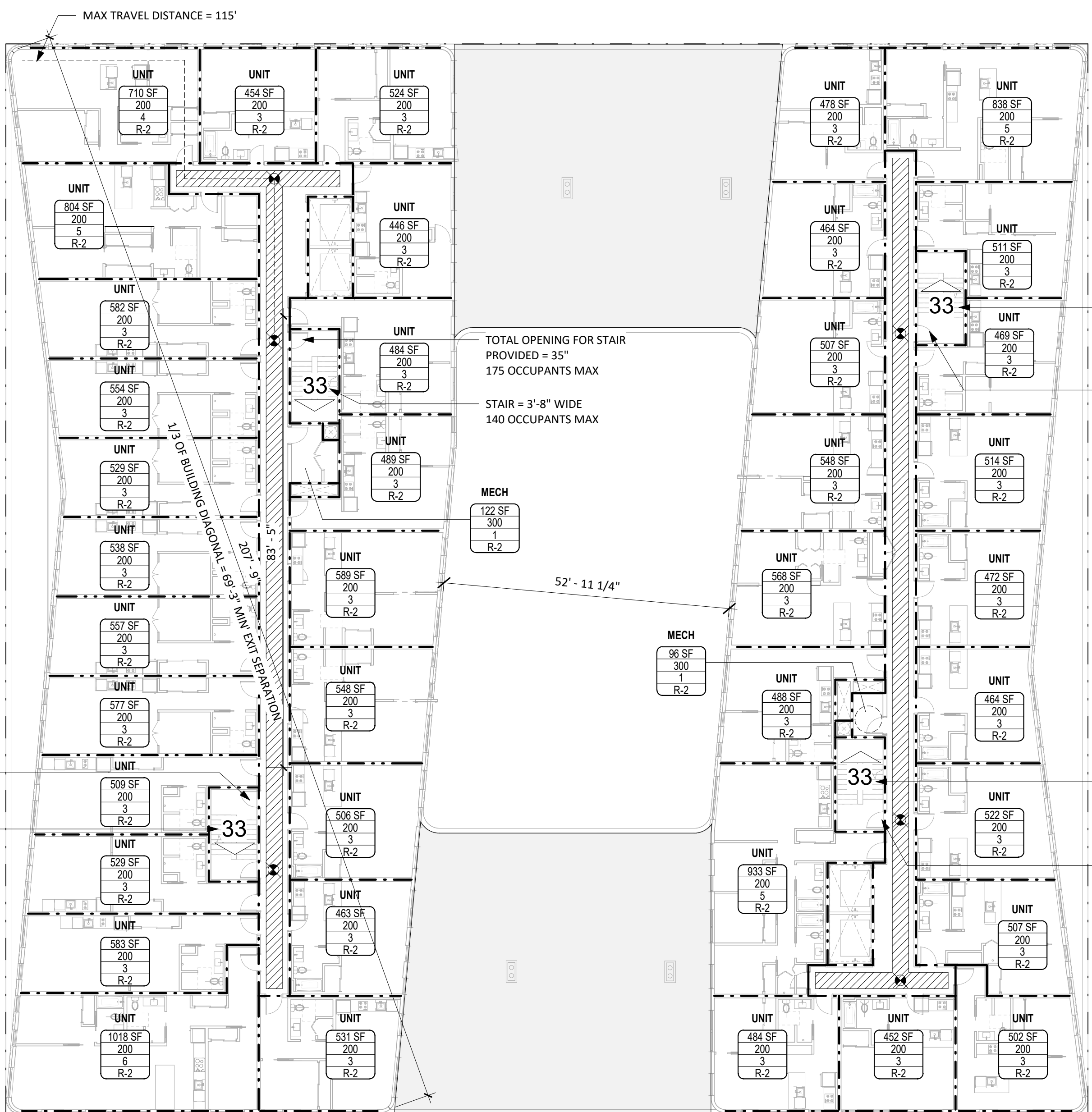
TOTAL OPENING FOR STAIR
PROVIDED = 35"
175 OCCUPANTS MAX

STAIR = 3'-8" WIDE
140 OCCUPANTS MAX

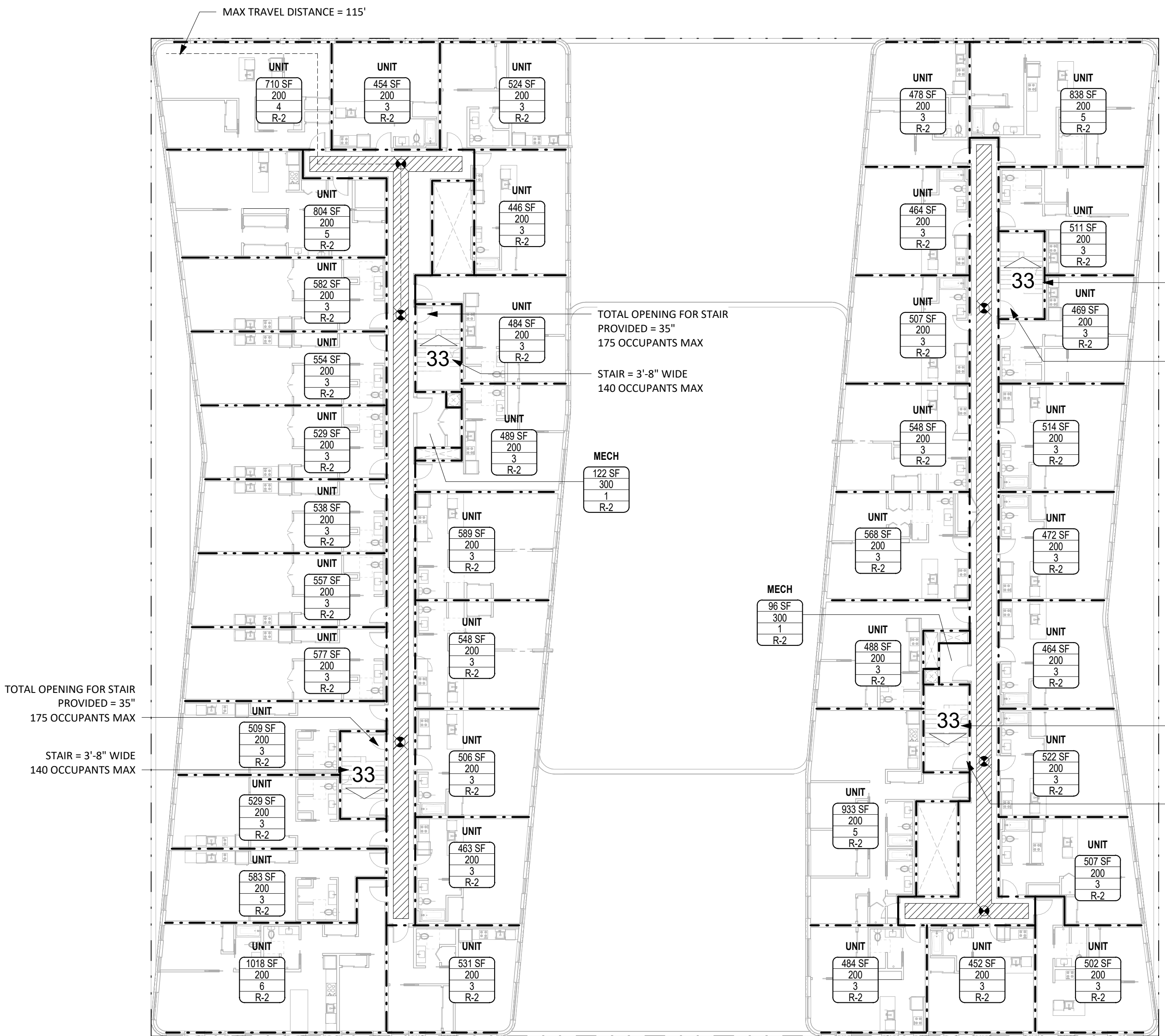
TOTAL OPENING FOR STAIR
PROVIDED = 35"
175 OCCUPANTS MAX



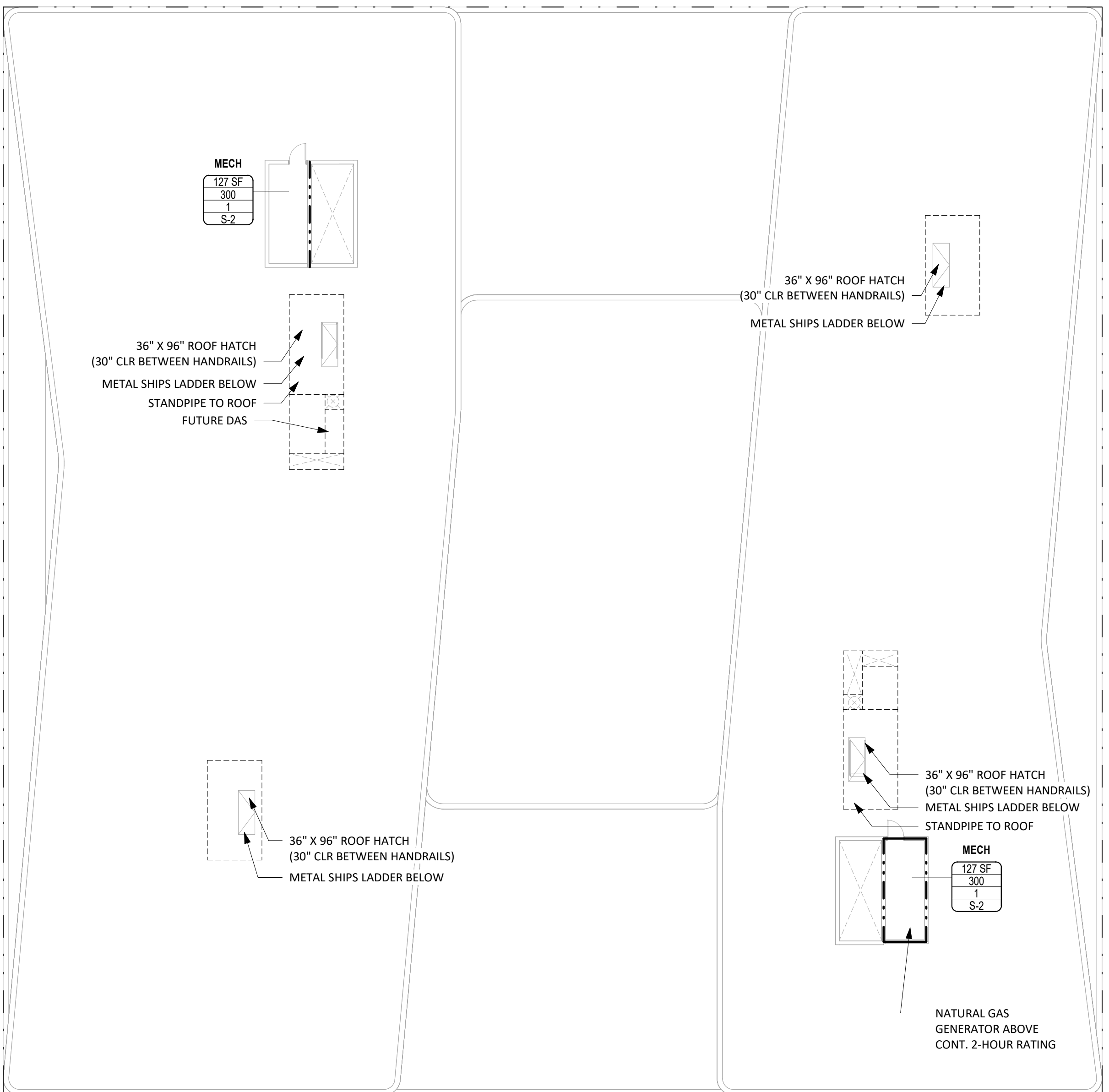
4 LIFE SAFETY - LEVEL 2
1/16" = 1'-0"



1 LIFE SAFETY - LEVEL 3
1/16" = 1'-0"



2 LIFE SAFETY - LEVEL 4-7
1/16" = 1'-0"



3 LIFE SAFETY - T.O. ROOF
1/16" = 1'-0"

