

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: 20767

Project Address: 6035 NE 78th Ct

Hearing Date: 8/21/19

Appellant Name: Brianna Smeds

Case No.: B-004

Appellant Phone: (503) 968-6800

Appeal Type: Building

Plans Examiner/Inspector: Brian Quattlebaum

Project Type: commercial

Stories: 2 **Occupancy:** B **Construction Type:** III-B

Building/Business Name: 78th Court 3S LLC

Fire Sprinklers: No

Appeal Involves: other: Change Design Occupant Load to Actual Occupant Load

LUR or Permit Application No.: 19-183510-FA

Plan Submitted Option: pdf [File 1]

Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1004.1.2 and 1015.1

Requires

OSSC 1004.1.2 indicates that the number of occupants shall be computed based on Table 1004.1.2. Based on this table, areas without fixed seating are to use 15 as the occupant load factor and area is to be divided by this factor to determine design occupant load.

This code section provides the following 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."

OSSC 1015.1 indicates that a space with an occupant load greater than 49 requires two exits.

Proposed Design

This appeal is to reduce the design occupant load to actual occupant load per the exception in OSSC 1004.1.2. The tenants have confirmed that seating and tables in this room will be designed for 24 people and the room will not ever be used by more than 40 people at a time. Signage will be posted to indicate a maximum occupancy of 40 in conference room 150-12. The conference room will not be occupied by more than 40 people at one time.

Reason for alternative

The code requires a second door when more than 49 occupants are in a space. Due to space and site constraints, a second door is not feasible to meet design occupant load requirements for an occupancy greater than 49. Because the conference room will not ever be occupied by more than 40 occupants at a time, one door is adequate for exiting.

APPEAL DECISION

Reduction in calculated occupant load for conference room: Denied. Proposal does not provide equivalent Life Safety protection.

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

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.



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Facility Permit Program
 FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
 Rebecca Esau, Director
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www.portlandoregon.gov/bds

Second FPP Checksheet

Application # : 19-183510-000-00-FA

Review Date : ~~July 8, 2019~~ August 5, 2019

To:	Applicant	BRIANNA SMEDS PKA ARCHITECTS 6969 SW HAMPTON ST PORTLAND OR 97223	Work:	503 968-6800
			Home	503 -
			E-Maile-Mail:	brianna@pkaarchitects.com
From:	Senior Building Inspector	Brian Quattlebaum	Phone:	503-823-0637
			Fax:	(503) 823-7425
			e-mail	brian.quattlebaum@portlandoregon.gov
cc:	OWNER	78TH COURT 3S LLC 412 NW COUCH ST #201 PORTLAND, OR 97209		

PROJECT INFORMATION

Street Address: **6035 NE 78TH CT**

Description of Work: **F16/ DHS 1ST FLR TI; INTERIOR DEMO WALLS, NEW WALLS TO CREATE OFFICES, CONFERENCE RMS, OPEN OFFICE AREAS, MOTHERS RM, BATHRMS, SICK RM, BREAK RM, BOILER RM, STORAGE, CEILING, FLOORING, FINISHES, PLUMB AND ELEC**

PLAN CHECK

The following assumptions were made when reviewing your project

Occupancy group	Construction Type	Stories	Sprinklers	Alarms	Detection

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the Oregon Structural Specialty Code and / or other city, state, or federal requirements.

Item #	Location on plans	Code Section	Clarification / Correction Required
1.	LS.1.00 A2.1.00 A2.1.01	107.2 1004.1 1008.1 1015.2	<p>Please provide design occupant load calculations and room square footages on the plans. For example: Conference Room 150-12 appears/scales to be 800 square feet. Showing the math = 800 sq.ft./15 occupant load factor = 54 occupants. This would require two egress doors. Additional checksheet items may occur once this information is on the plans.</p> <p>Re-check 8/5/19: The building code basis egress design on design occupant load found in 1004.1. The design occupant load for Conference Rm. 150-12 is calculated at 55. This means the exiting will need to conform to this load:</p> <ul style="list-style-type: none"> a) 2 exit doors, 1/2 diagonal distance of room apart (not sprinklered) b) Both exit doors swinging out in direction of egress travel <p>The only way to reduce the design occupant load to actual occupant load is through a building code appeal (which would need to be granted prior to plan approval): https://www.portlandoregon.gov/bds/34196</p>

	Application #	19-183510-000-00-FA
	Review Date:	July 8, 2019

2.	All	1009.3	<p>Please clarify how many levels/stories are connected by Stair 150-11. I'm trying to determine if it needs to be treated as a rated enclosure. If the stair communicates between more than two levels, then the following would trigger:</p> <p>a) Storage room can't be in the enclosure (1022.4, 716).</p> <p>b) Doors 150-11 and 150-12 would be required to have a 60 min. rating (716)</p>
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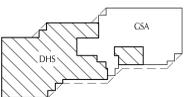
INSTRUCTIONS

To respond to this checksheet, bring three complete sets of upgraded plans or other appropriate written documentation, with a copy of this checksheet, to 1900 SW 4th, 2nd floor (hours 8:00 a.m. - 3:00 p.m. Monday through Friday (close at noon on Thursday)). Please mark them **Attention: Facility Permit Program**.

If you have specific questions concerning this Checksheet, please call me at 503-823-0637. To check the status of your project, call (503) 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number, you may check the status of your permit on the internet by going to www.cgis.ci.portland.or.us/maps/bds. Enter your permit number on the "Application Number" tab and then click on the green "Go" button. To see your permit details, left-click on the permit you want to view. Alternatively, you may also dial (503) 823-5996 to request a Plan Review Status.

You may receive separate Checksheets from other City agencies that will require separate responses.

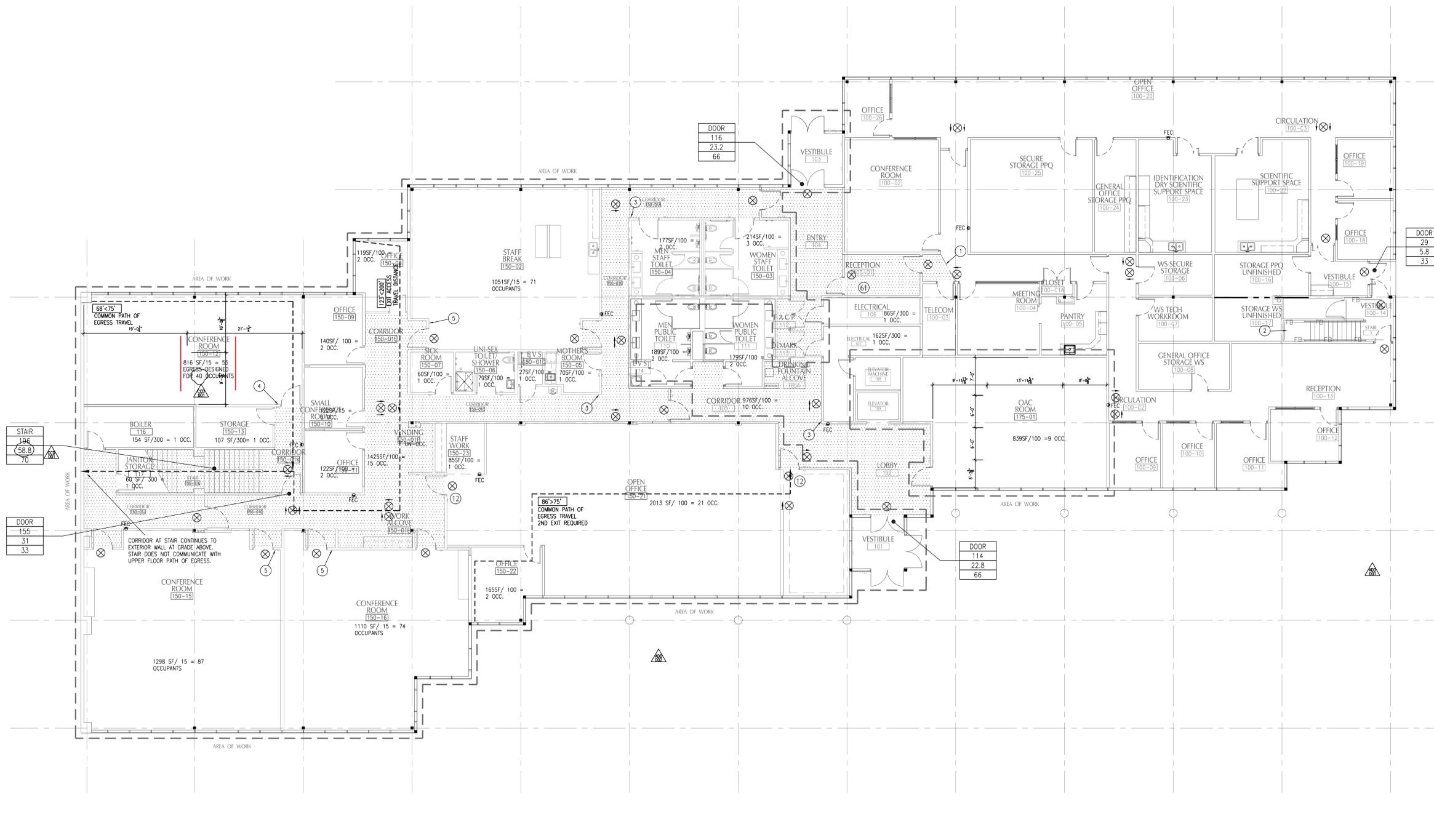
Appeals: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, you may appeal any code provision cited in this Checksheet to the BDS Administrative Board of Appeal within 180 calendar days of the review date. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appeals, call (503) 823-7300 or come in to the Development Services Center. Permit application expiration will not be extended pending resolution of any administrative appeal.



Revision	Date
ADD #001	27 JUN 2019
ADD #002	17 JUL 2019
ADD #003	19 AUG 2019

**BID/PERMIT
DRAWING SET**

LS.1.00



PLUMBING FIXTURE COUNTS

OSCC TABLE 7003.1.1 OCCUPANCY
WC = 125 UP TO 50, AND 150 ABOVE 50.
HL = 75 UP TO 30, AND 100 ABOVE 30.
482 OCCUPANTS = 2-231
REQUIRED FIXTURES:
WC = 2 FOR FIRST BO + 4 + 6 MALE AND 4 FEMALE
HL = 2 FOR FIRST BO + 2 + 4 MALE AND 4 FEMALE
ACTUAL FIXTURES:
WC = 8 MALE AND 8 FEMALE
HL = 4 MALE AND 4 FEMALE
UNSEX BATHROOM = 1 WC AND 1 LAV.

1 OVERALL FIRST FLOOR FIRE LIFE SAFETY PLAN
LS.1.00 SCALE: 1/8" = 1'-0"

SITE / BUILDING DATA

ADDRESS: 6035 NE 78th CT
Portland, Oregon 97218
PROJ. ID: R213691
Quarter Section: 16x174d 00501
ZONED: EC2bks
REGULATORY CODES:
2012 INTL BUILDING CODE (2014 OSCC)
2012 INTL FIRE CODE (2014 OSCC)
2015 UNIFORM PLUMBING CODE (2017 CPSC)
2012 INTL MECHANICAL CODE (2014 OMSK)
2017 NFPA 70 NATIONAL ELECTRICAL CODE (2017 OESC)
2009 INTL ENERGY CODE (2014 OESC)
OCCUPANCY: B
BUILDING TYPE: Not Sprinkled
FIRE PROTECTION: 19,000 sq.ft. 2 story (BEFORE FRONTAGE INCREASE ALL SIDES)
BASIC ALLOWABLE AREA: 452
TOTAL BUILDING SQ. FOOTAGE: 38,920 sq.ft.
TOTAL PROPOSED AREA OF WORK: 8,337 sq.ft.
OCCUPANCY LOAD: 452
ALL SPACES ARE 9' OCCUPANCY REGARDLESS OF OCCUPANT LOAD PER STATE BUILDING CODES INTERPRETATION 13-02

FIRE LIFE SAFETY LEGEND - 2014 OSCC

1-HR FIRE BARRIER/OCCUPANCY SEPARATION (HAZARD)
(OUTSIDE WALLS AND DOORS ARE NOT REQUIRED TO BE RATED).
• 2010 OSCC: TABLE 708.5, 707.7, 711
1 HR WALLS: FLOOR TO FLOOR OR ROOF STRUCTURE
OR
FB - FB DOORS: 45 MIN. RATED (OCC. SEP. & HAZARD)
• 2014 OSCC: TABLE 716.5
DOOR HARDWARE: CLASSIFIED REQUIRED
2014 OSCC: 716.5.9
DOORS: SHALL LATCH
• 2014 OSCC: 716.5.9.1
FIRE CURTAIN (EMERGENCY 90 MIN. RATED)
• 2014 OSCC: TABLE 717.3.2.1
CENTRALIZATION
SEAL WITH FIRESTOP SYSTEM WITH 1-HR "T" RATING
• 2014 OSCC: 714
FIRE EXIT HARDWARE (FRANK DEVICE LISTED FOR FIRE DOOR ASSEMBLY):
• FIRE EXIT HARDWARE SHALL BE INSTALLED IN THE EGRESS PATH
ON DOORS SERVING EXIT ENCLOSURES, HORIZONTAL EXITS, AND
EXIT ACCESS OR PASSAGeways.

FIRE LIFE SAFETY KEYNOTES

EXIT WIDTH:
2014 OSCC 1005.1
• EXIT/ACCESS COMPONENT (E.G., STAIR, DOOR)
• NUMBER OF OCCUPANTS USING EXIT/ACCESS COMPONENT
• MINIMUM REQUIRED CLEAR WIDTH (INCHES)
• PROVIDED CLEAR WIDTH (INCHES)
NUMBER OF OCCUPANTS USING EXIT/ACCESS COMPONENT
1-HR FIRE PARTITION/ CORRIDOR
(OUTSIDE WALLS AND DOORS ARE NOT REQUIRED TO BE RATED).
• 2010 OSCC: TABLE 708.5, 708.7, 711
1 HR WALLS: FLOOR TO FLOOR OR ROOF STRUCTURE, OR TO
1 HR LD BETWEEN CORRIDOR WALLS.
DOORS: 20 MIN. RATED, SMOKE TIGHT (CORRIDOR)
• 2014 OSCC: TABLE 716.5
DOOR HARDWARE: CLASSIFIED REQUIRED
2014 OSCC: 716.5.9
DOORS: SHALL LATCH
• 2014 OSCC: 716.5.9.1
FIRE CURTAIN (EMERGENCY 90 MIN. RATED)
• 2014 OSCC: TABLE 717.3.2.1
CENTRALIZATION
SEAL WITH FIRESTOP SYSTEM WITH 1-HR "T" RATING
• 2014 OSCC: 714
FIRE EXIT HARDWARE (FRANK DEVICE LISTED FOR FIRE DOOR ASSEMBLY):
• FIRE EXIT HARDWARE SHALL BE INSTALLED IN THE EGRESS PATH
ON DOORS SERVING EXIT ENCLOSURES, HORIZONTAL EXITS, AND
EXIT ACCESS OR PASSAGeways.

FIRE LIFE SAFETY GENERAL NOTES

A. PROVIDE EMERGENCY EGRESS LIGHTING FOR THE EGRESS PATH IN ALL PUBLIC AND TENANT SPACES. MINIMUM INTENSITY SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL ALONG THE ENTIRE LENGTH OF THE PATH. CONNECT TO BUILDING ELECTRICAL SYSTEM.
B. PROVIDE EXIT SIGNAGE. EXIT SIGNAGE SHALL BE CONNECTED TO BUILDING POWER SUPPLY WITH BATTERY BACK-UP FOR MIN. 1-1/2 HOUR DURATION.
C. PROVIDE CODE MINIMUM FIRE ALARM CONNECTIONS AS REQUIRED.
D. EXISTING PENETRATIONS IN FIRE-RATED BARRIERS AND WALLS MUST BE BROUGHT UP TO BE COMPLIANT WITH CURRENT CODES. PROVIDE FIRE STOPPING AND/OR SAFING INSULATION AT PENETRATIONS, AS REQUIRED, FOR A 1-HOUR WALL ASSEMBLY.
E. MAX. DISTANCE TO AN EXIT IS 200 FT IN B. HEALTHCARE OCCUPANCIES.
• 2010 OSCC: TABLE 1016.2
OCCUPANCIES:
• 2010 OSCC: TABLE 1014.3
MAX. DISTANCE COMMON PATH OF TRAVEL TO TWO EXIT ACCESS POINTS IS 75 FT.
• 2010 OSCC: TABLE 1014.3
EXIT SIGN:
DIRECTIONAL EXIT SIGN.
MAGNETIC HOLD OPEN.