

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 21928	Project Address: 2923 SE Division St
Hearing Date: 9/25/19	Appellant Name: Andrew Schilling
Case No.: B-020	Appellant Phone: 503-298-5259
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: commercial	Stories: 3 Occupancy: R-2, M, S-1, S-2 Construction Type: V-B
Building/Business Name: 30th&Division - West	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 19-188597-LU
Plan Submitted Option: pdf [File 1]	Proposed use: Multifamily / retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1015.2.1, Exception 2

Requires OSSC 2014: 1015.2.1, Exception 2 - Where a building is equipped throughout with an automatic sprinkler system...the required exit separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

2015 IBC: 1028.1, Exception 1.4 - Where a required interior exit stairway of ramp and an exit access stairway or ramp serve the same floor level and terminate at the same level of exit discharge, the termination of the exit access stairway or ramp and the exit discharge door of the interior exit stairway or ramp shall be separated by a distance of not less than 30 feet or not less than one-fourth the length of maximum overall diagonal dimension of the building, whichever is less.

Proposed Design The owner requests to provide two required exit discharges that are separated by a distance of 17'-10" (17.9% of the diagonal distance of the area served). The exit discharges each serve eight (8) occupants originating from upper stories (the two-exit triggering condition).

Reason for alternative OSSC 2014, Section 1015.2.1, Exception 2 would require these exit discharges to be separated by a distance not less than one-third the diagonal distance of the area served which in this case is 33'-1". 2015 IBC, Section 1028, Exception 1.4 requires a minimum separation of the lesser of either one-fourth the diagonal distance or 30-feet which in this case would be 24'-9.75".

The owner is offering to mitigate the safety risk proposed by this proximity with the following life-safety enhancements.

Additional Rated Fire Separation: A1-HR rated separation is provided on the west face of the residential lobby. This separation is not required by any other provisions of the code.

Enhanced Sprinkler Protection: ordinary hazard density sprinkler coverage provided in the lobby and other spaces situated between the two exit discharges as well as the exterior portions of the exit discharge. The remainder of the building will be Light Hazard Density.

Area Limitation: Chapter 5 allows a sprinklered, VB Building of R-2 Occupancy to be 21,000 GSF. The proposed upper stores total 4,044 GSF each which are 19.2% of allowable area.

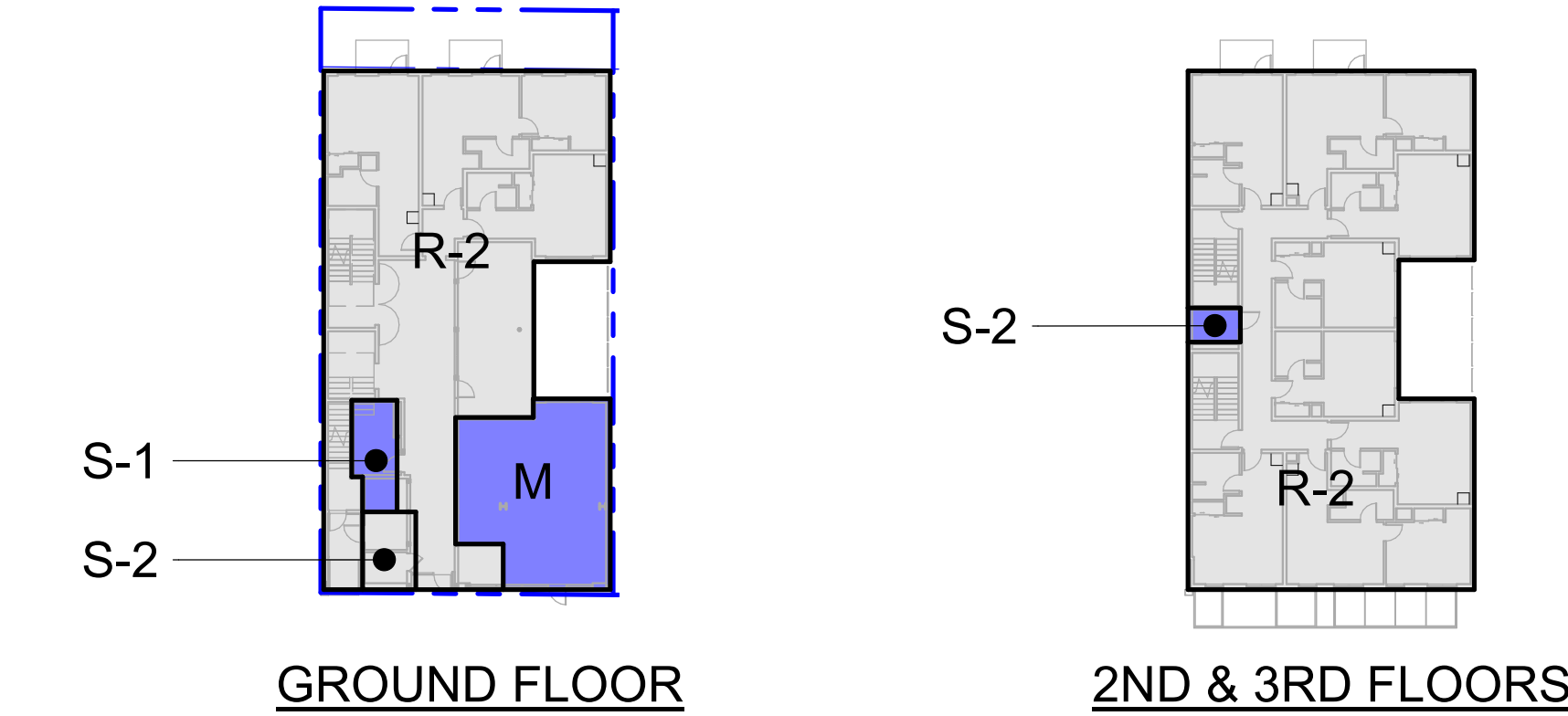
Enhanced Exit Enclosure Rating: 2-HR rated enclosures are provided at both of the two exit stairs.

APPEAL DECISION

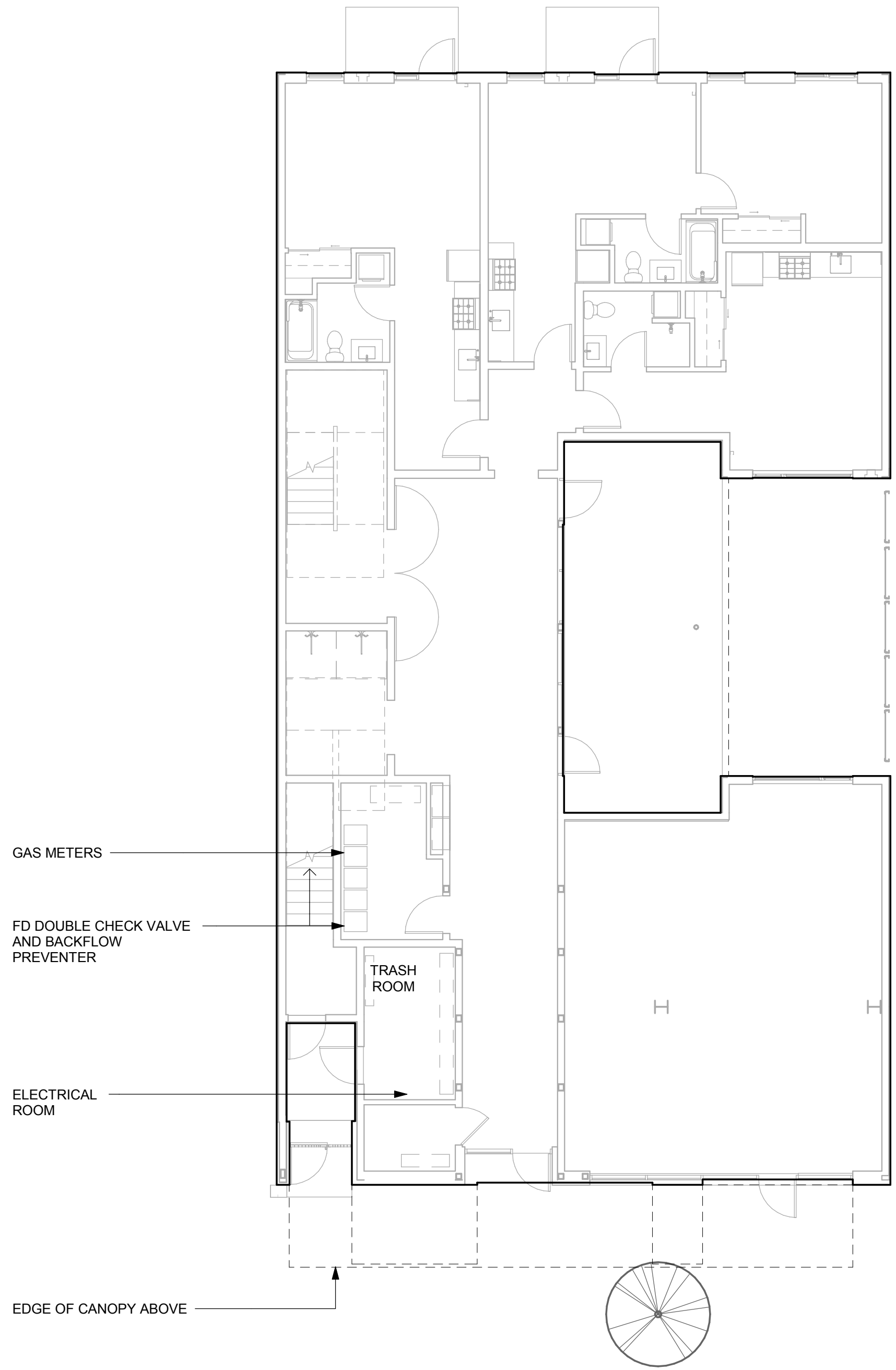
Single exit from first floor: Granted as proposed.

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.



02 OCCUPANCY TYPES PLANS
1" = 30'-0"



WATER HYDRANT
SOUTH SIDE OF SE DIVISION ST AT SE 29TH
AVE FIRE FLOW TEST PENDING

SE DIVISION ST.

01 LIFE SAFETY SITE PLAN
1/8" = 1'-0"

ACCESSIBILITY REQUIREMENTS

ACCESSIBLE PARKING
0 TOTAL STALLS = 0 REQUIRED ACCESSIBLE
0 TOTAL ADA VAN ACCESSIBLE STALL PROVIDED

AREA OF REFUGE REQUIREMENTS
EXEMPT WHEN AUTOMATIC SPRINKLERS PROVIDED THROUGHOUT

ALL DWELLING UNITS COMPLY

TYPE A DWELLING UNIT
2% OF XX TOTAL UNITS = X.XX = X TYPE A DWELLING UNITS REQ'D
X TYPE A UNITS PROVIDED:
UNIT XXX
UNIT XXX

TYPE B DWELLING UNIT
XX REQUIRED
XX PROVIDED

ELEVATOR
AN ELEVATOR IS NOT PROVIDED.

CODE ANALYSIS

APPLICABLE CODES

2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2014 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2014 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2014 OREGON PLUMBING SPECIALTY CODE (OPSC)
2014 OREGON FIRE CODE (OFC)
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
2009 ICC/ANSI A117.1

ALLOWABLE BUILDING HEIGHTS AND AREAS (TABLE 503)

TYPE VB	ALLOWABLE 40 FT	SPRINKLER 60	ACTUAL 36' - 6"
HEIGHT			
GROUP M	1 STORY 9,000 SF	2 STORY 27,000 SF	1 STORY SEE BELOW
GROUP R-2	2 STORY 7,000 SF	3 STORY 21,000 SF	3 STORIES SEE BELO
GROUP S-1	1 STORY 9,000 SF	2 STORY 18,000 SF	1 STORY SEE BELOW
GROUP S-2	2 STORY 13,500 SF	3 STORY 40,500 SF	3 STORY SEE BELOW

MIXED USE AND OCCUPANCY (SECTION 508)

STORY AREAS	LEVEL 1	LEVEL 2	LEVEL 3
GROUP M	758	0	0
GROUP R-2	3,029	3,991	3,991
GROUP S-1	137	0	0
GROUP S-2	120	53	53
LEVEL TOTALS	4,044 SF	4,044 SF	4,044 SF
BUILDING TOT	12,132 SF		

1ST FLOOR: NON-SEPARATED OCCUPANCY (SECTION 508.4)
(780 / 27K) + (2,880 / 21K) + (94 / 18K) + (115 / 40.5K) = 0.167 < 1.0

MINIMUM FIRE RATED SEPARATIONS (TABLE 508.4)
BETWEEN R-2 AND M, S-1, AND S-2 1 HR
BETWEEN M AND S-1, AND S-2 1 HR
BETWEEN S-1 AND S-2 1 HR

2ND & 3RD FLOORS: ACCESSORY OCCUPANCY (SECTION 508.2)
STORY AREA 4,052
ACCESSORY AREA (S-2) 59
ACCESSORY % 1.5 %

FIRE PARTITION WALLS AND FLOOR-CEILING ASSEMBLIES PER SECTION 708 AND 711 SEPARATING UNITS AND CORRIDORS

RADON CONTROL
BUILDING TO COMPLY WITH RADON CONTROL METHODS PER SECTION 1812. REFER TO PLUMBING DRAWINGS.

FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (TABLE 601)

BUILDING ELEMENT	TYPE V-B
PRIMARY STRUCTURAL FRAME	0 HRS
EXTERIOR BEARING WALLS	0 HRS
INTERIOR BEARING WALLS	0 HRS
EXTERIOR NON-BEARING WALLS	TABLE 602
INTERIOR NON-BEARING WALLS	0 HRS
FLOORS AND FLOOR/CEILINGS	0 HRS
ROOFS AND ROOF/CEILINGS	0 HRS

FIRE RESISTIVE RATING REQUIREMENTS OF EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE (TABLE 602)

SEPERATION DISTANCE	OCCUPANCY	TYPE V-B
X < 5 FT	R-2, S-2 M, S-1	1 HR 2 HRS
5 FT <= X < 10 FT	R-2, M, S-1, S-2	1 HR
10 FT <= X < 30 FT	R-2, M, S-1, S-2	0 HR
X >= 30 FT	R-2, M, S-1, S-2	0 HR

FIRE RESISTIVE SEPARATIONS		
BUILDING ELEMENT		
CORRIDORS		0.5 HRS
STAIR ENCLOSURES		1 HRS
SHAFTS CONNECTING 3 OR FEWER STORIES		1 HRS
ELEVATOR LOBBIES		NOT REQUIRED
HORIZONTAL EXITS		1 HRS

EXIT SYSTEMS

REQUIRED EXITS (TABLE 1015.1)
REQUIREMENT: GROUP M (2) EXITS REQ'D FOR > 49 OCCUPANTS
GROUP R-2 (2) EXITS REQ'D FOR > 10 OCCUPANTS
COMPLIES

COMMON PATH OF EGRESS TRAVEL (TABLE 1014.3)

REQUIRMENT: GROUP M SHALL NOT EXCEED 75'
GROUP R-2 SHALL NOT EXCEED 125'
GROUP S-1, S-2 SHALL NOT EXCEED 100'
COMPLIES SEE CODE PLANS

EXIT TRAVEL DISTANCE (TABLE 1016.2)

REQUIREMENT: GROUP M, R-2, S-1 SHALL NOT EXCEED 250'
GROUP S-2 SHALL NOT EXCEED 400'

ACTUAL: COMPLIES SEE CODE PLANS

DEAD END CORRIDOR (SECTION 1018.4, EXCEPTION 2)

REQUIREMENT: GROUP M, R-2, S SHALL NOT EXCEED 50'
COMPLIES SEE CODE PLANS

EXIT SEPARATION (SECTION 1015.2.1, EXCEPTION 2)

REQUIREMENT: EXIT DOORS SHALL BE PLACED A DISTANCE APART
EQUAL TO NOT LESS THAN ONE-THIRD OF THE
LENGTH OF THE MAX OVERALL DIAGONAL DIMENSION
OF THE AREA SERVED
COMPLIES SEE CODE PLANS

EXIT DISCHARGE SEPARATION (SECTION 1028.1, EXCEPTION 4.1)

REQUIREMENT: THE LESSER OF 30' OR 1/4 THE DIAGONAL DISTANCE
COMPLIES SEE CODE PLANS

EMERGENCY POWER AND STANDBY POWER SYSTEMS

BATTERY BACKUP

FIRE COMMAND CENTER - NOT REQ'D

AUTOMATIC SPRINKLER SYSTEM

YES (PER NFPA-13, UNDER SEPERATE PERMIT)

SMOKE ALARM SYSTEM

SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH PFC 907.2.11

CARBON MONOXIDE ALARM SYSTEM

CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH PFC 908.7

FIRE ALARM SYSTEM - YES (UNDER SEPERATE PERMIT)

FIRE FLOW REQUIREMENTS

FLOW MAY BE REDUCED UP TO 75% PER B105.3.1.1
TYPE X (XX,XXX-XX,XXSQFT): X,XXX GPM (X,XXX GPM PER 105.3.1)
ACTUAL: X,XXX GPM AT XX PSI

PLUMBING FIXTURES COUNT

WEST BUILDING	FIXTURE	REQUIRED	PROVIDED
LEVEL 1	WATER CLOSETS LAVATORIES		
LEVEL 2	WATER CLOSETS LAVATORIES		
LEVEL 3	WATER CLOSETS LAVATORIES		

EAST BUILDING	FIXTURE	REQUIRED	PROVIDED
LEVEL 1	WATER CLOSETS LAVATORIES		
LEVEL 2	WATER CLOSETS LAVATORIES		
LEVEL 3	WATER CLOSETS LAVATORIES		

PROJECT

30th + Division - West

2923
SE Division St

DRAWING TITLE

LIFE SAFETY
SITE PLAN &
CODE SUMMARY

REVISIONS

NOT FOR
CONSTRUCTION

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DATE	09.21
JOB NO.	19.01

DRAWING NO.

G0.21

APPEAL

PROJECT

30th + Division - West

2923
SE Division St

DRAWING TITLE

**LIFE SAFETY
PLANS**

REVISIONS

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DATE	09.21
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G0.22

APPEAL

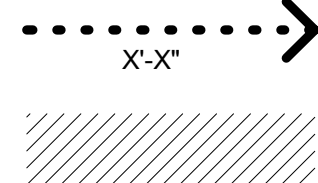
EGRESS COMPONENT TAG

NUMBER		
25		← OCCUPANT LOAD SERVED
5"	32"	← CLEAR WIDTH PROVIDED
		← CLEAR WIDTH CALCULATED PER OSCC 1005.3

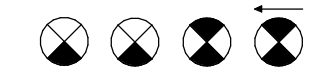
ROOM / SPACE OCCUPANCY TAG

USE	← USE
B	← OCCUPANCY CLASSIFICATION
150 SF	← FLOOR AREA
1 / 100 GROSS	← OCCUPANT LOAD FACTOR (OCCUPANTS PER SQUARE FOOT)
2	← OCCUPANT LOAD

EGRESS PATH



SYMBOLS



EXIT SIGN



FIRE EXTINGUISHER CABINET

1 HOUR FIRE BARRIER

2 HOUR FIRE BARRIER

1 HOUR FIRE PARTITION

1/2 HOUR FIRE PARTITION

MECHANICAL CHASE

FIRE-RESISTANCE RATING

1 HOUR RATED

2 HOUR RATED

The floor plan illustrates several key areas and their specifications:

- APARTMENT R-2**: 405 SF, 1 / 200 GROSS, 2.1.
- APARTMENT R-2**: 502 SF, 1 / 200 GROSS, 2.6.
- APARTMENT R-2**: 346 SF, 1 / 150 GROSS, 1.8.
- AMENITY R-2**: 494 SF, 1 / 15 GROSS, 33.4.
- RETAIL W M**: 693 SF, 1 / 30 GROSS, 23.5.

Exit separation requirements are highlighted in red boxes:

- Current code requires 1/3 exit separation = 33' 1".
- New code will allow 1/4 exit separation = 24' 9.75" (specific to an exit access stair and exit stair both discharge into the same lobby on the ground floor).
- Appeal requests 17.9% exit separation = 17' 10".

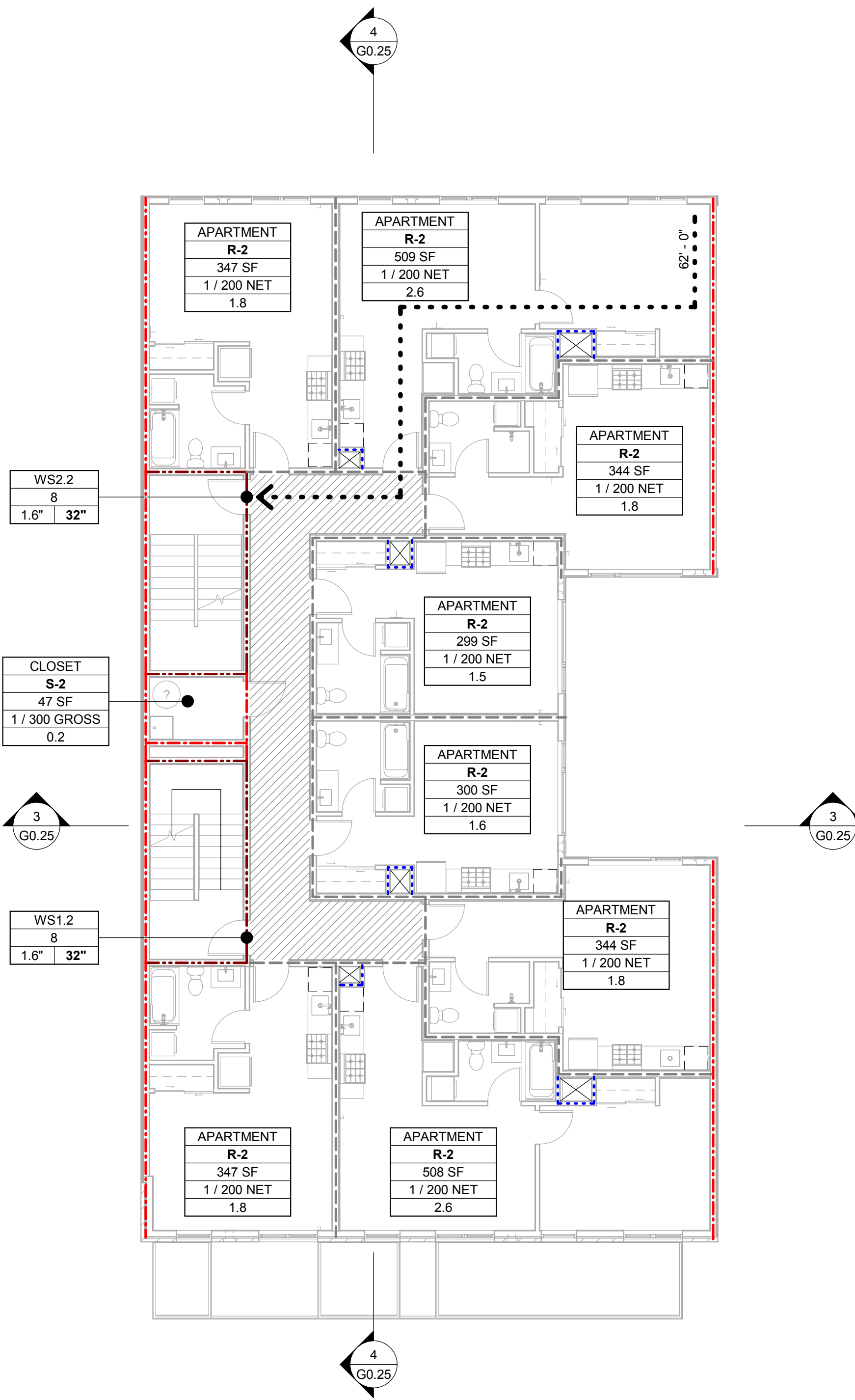
Other annotations include:

- "MINIMUM EXIT SEPARATION DISTANCE = 33' 1"
- "DIAGONAL DISTANCE = 33' 1"
- "17' ~ 10"
- "8 Occupants"
- "WARD DENSITY COVERAGE"

North arrow pointing up, scale bar (0 to 40 feet), and north arrow pointing down.

OCCUPANT LOAD - LEVEL 1				
ROOM NAME	OCCUPANCY	AREA	AREA PER OCCUPANT	OCC LOAD
RETAIL W	M	693 SF	30 SF	23.5
AMENITY	R-2	494 SF	15 SF	33.4
APARTMENT	R-2	405 SF	200 SF	2.1
APARTMENT	R-2	502 SF	200 SF	2.6
APARTMENT	R-2	346 SF	200 SF	1.8
LOBBY	R-2	96 SF	15 SF	6.4
TRASH	S-1	121 SF	300 SF	0.3
ELECTRICAL	S-2	101 SF	300 SF	0.3
2758 SF				70.4

01 LEVEL 1 LIFE SAFETY PLAN
1/8" = 1'-0"

$$1/8'' = 1'-0''$$


OCCUPANT LOAD - LEVELS 2 & 3				
ROOM NAME	OCCUPANCY	AREA	AREA PER OCCUPANT	OCC LOAD
APARTMENT	R-2	347 SF	200 SF	1.8
APARTMENT	R-2	509 SF	200 SF	2.6
APARTMENT	R-2	344 SF	200 SF	1.8
APARTMENT	R-2	344 SF	200 SF	1.8
APARTMENT	R-2	347 SF	200 SF	1.8
APARTMENT	R-2	508 SF	200 SF	2.6
APARTMENT	R-2	299 SF	200 SF	1.5
APARTMENT	R-2	300 SF	200 SF	1.6
CLOSET	S-2	47 SF	300 SF	0.2
		3045 SF		15.7

02 LEVEL 2 LIFE SAFETY PLAN
1/8" = 1'-0"

$$1/8" = 1'-0"$$

PROJECT

30th + Division - West

2923
SE Division St

DRAWING TITLE
LIFE SAFETY
ELEVATIONS

REVISIONS

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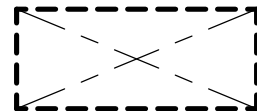
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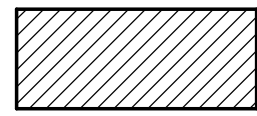
APPEAL

LEGEND

EXTERIOR WALL AREAS



TOTAL AREA OF WALL
CONSIDERED FOR
CALCULATIONS PER FLOOR



OPENING AREA PER FLOOR

LIFE SAFETY RATINGS LEGEND



1 HOUR FIRE BARRIER



2 HOUR FIRE BARRIER



1 HOUR FIRE PARTITION



1/2 HOUR FIRE PARTITION



MECHANICAL CHASE

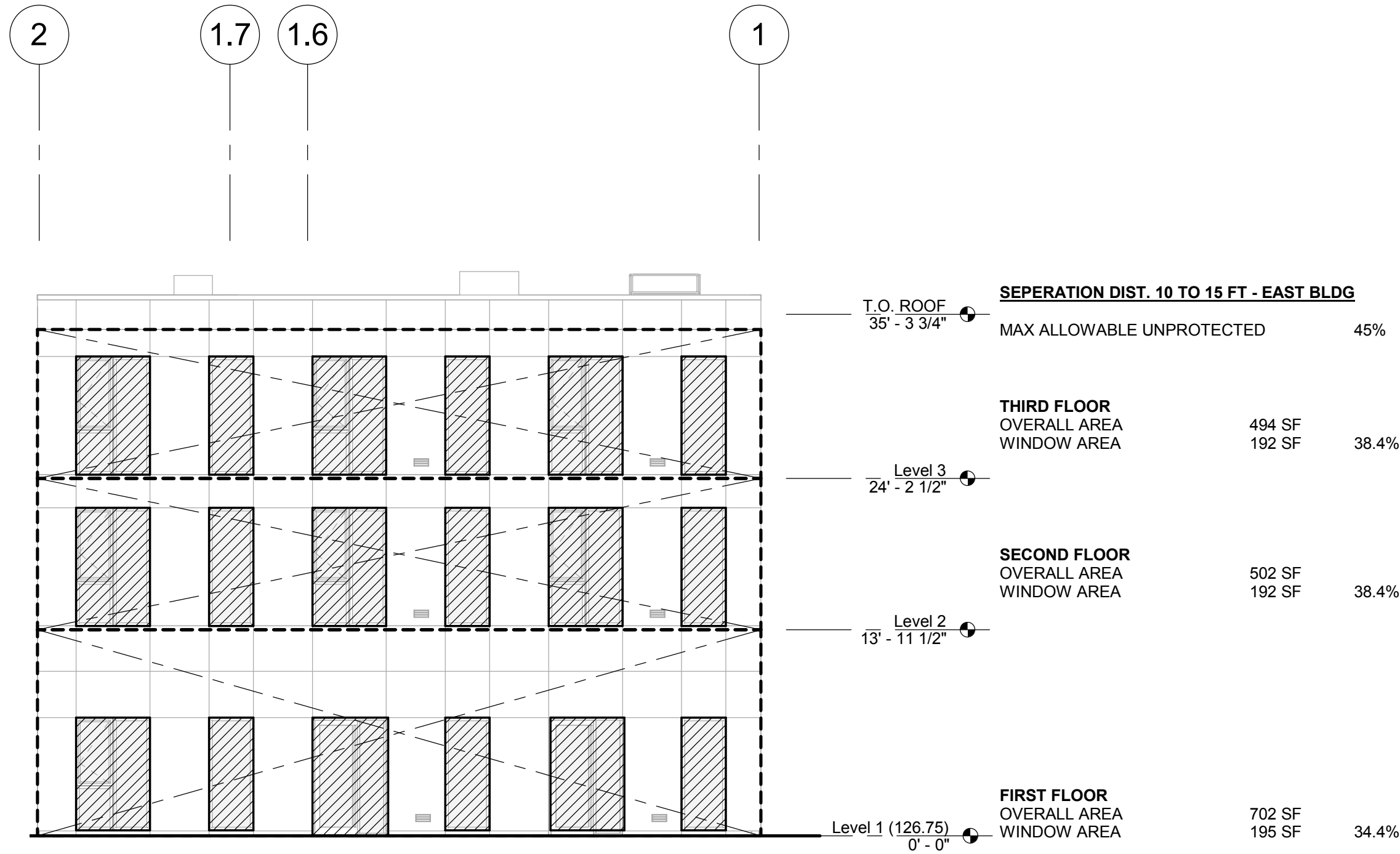
FIRE-RESISTANCE RATING



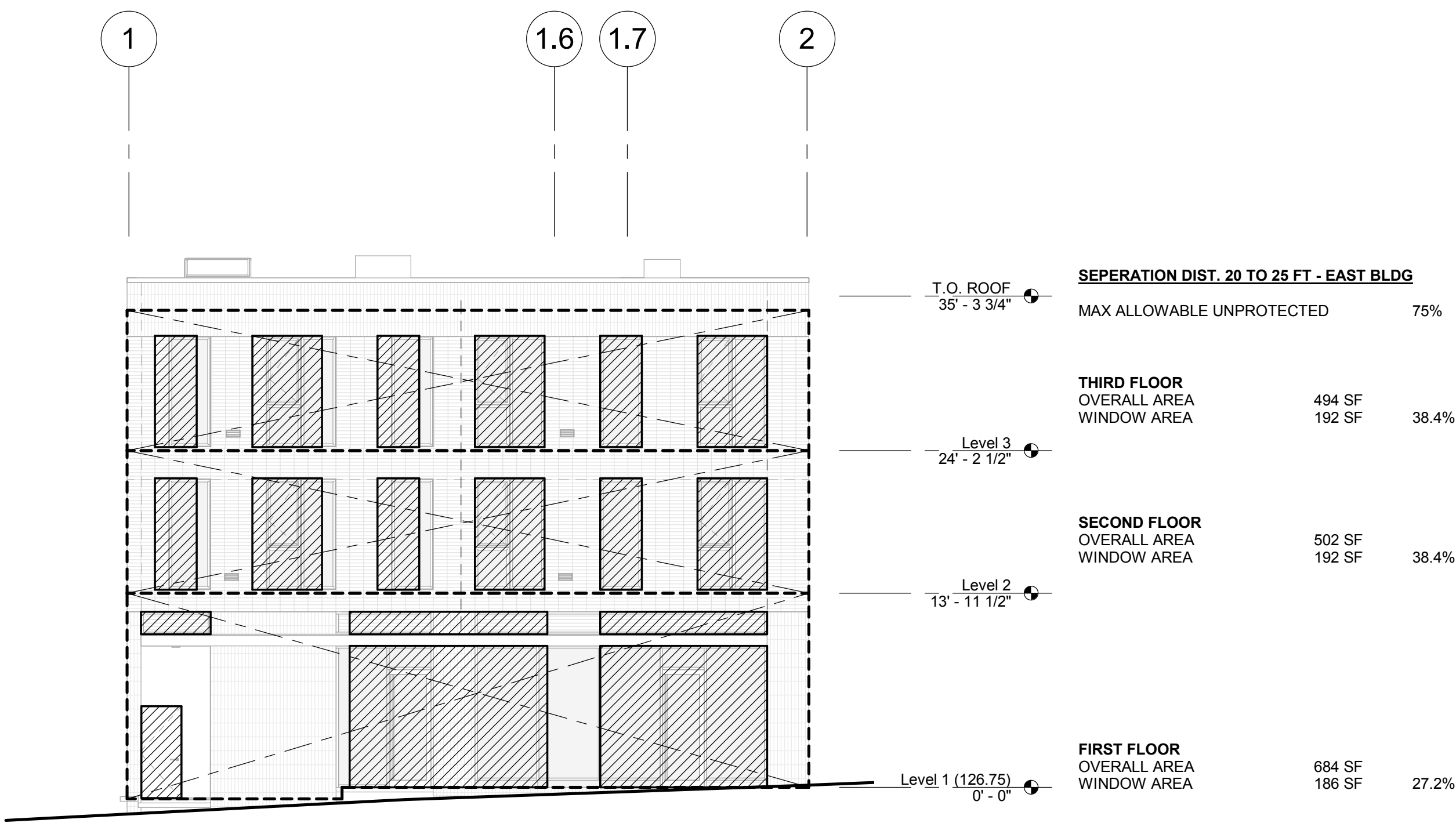
1 HOUR RATED



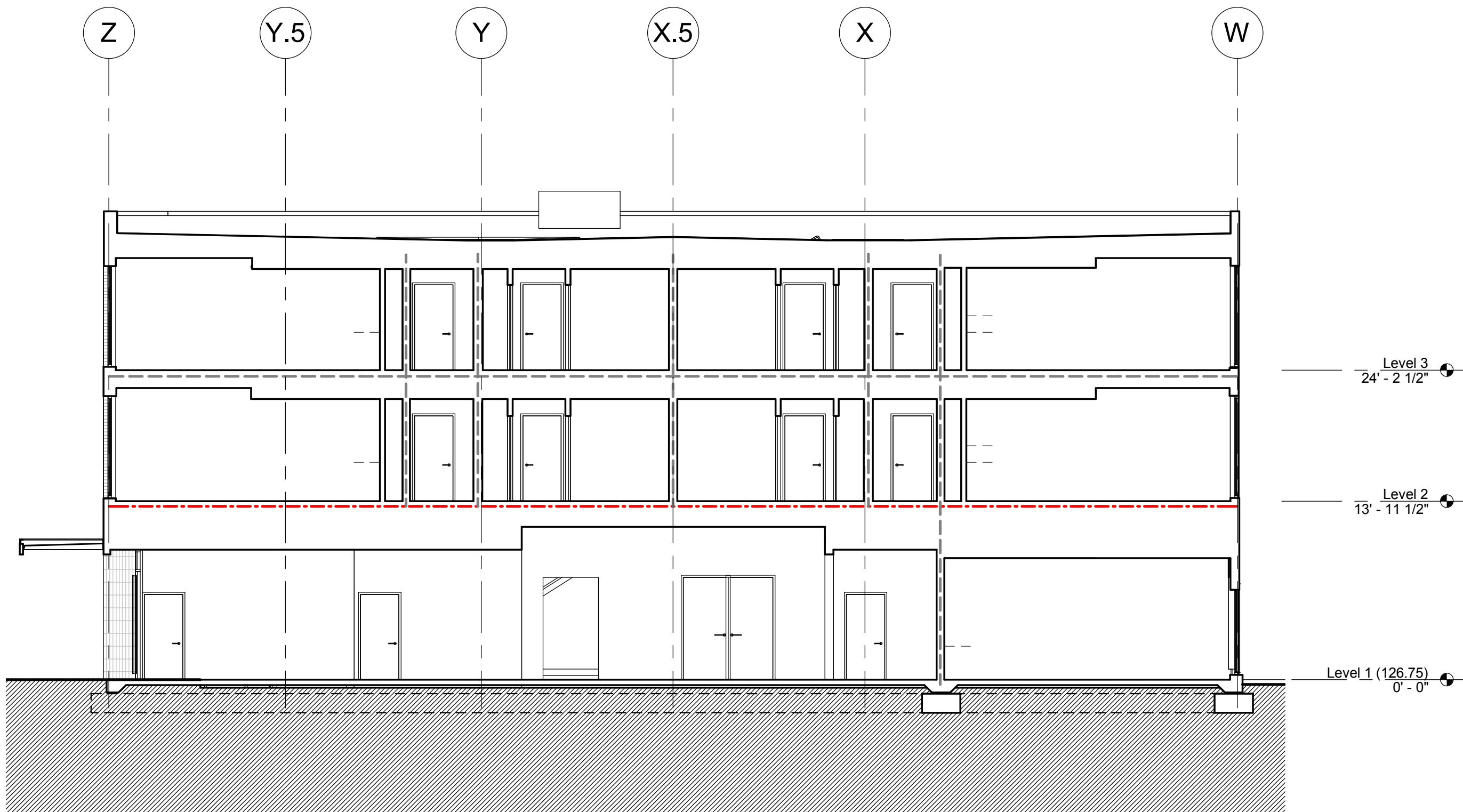
2 HOUR RATED



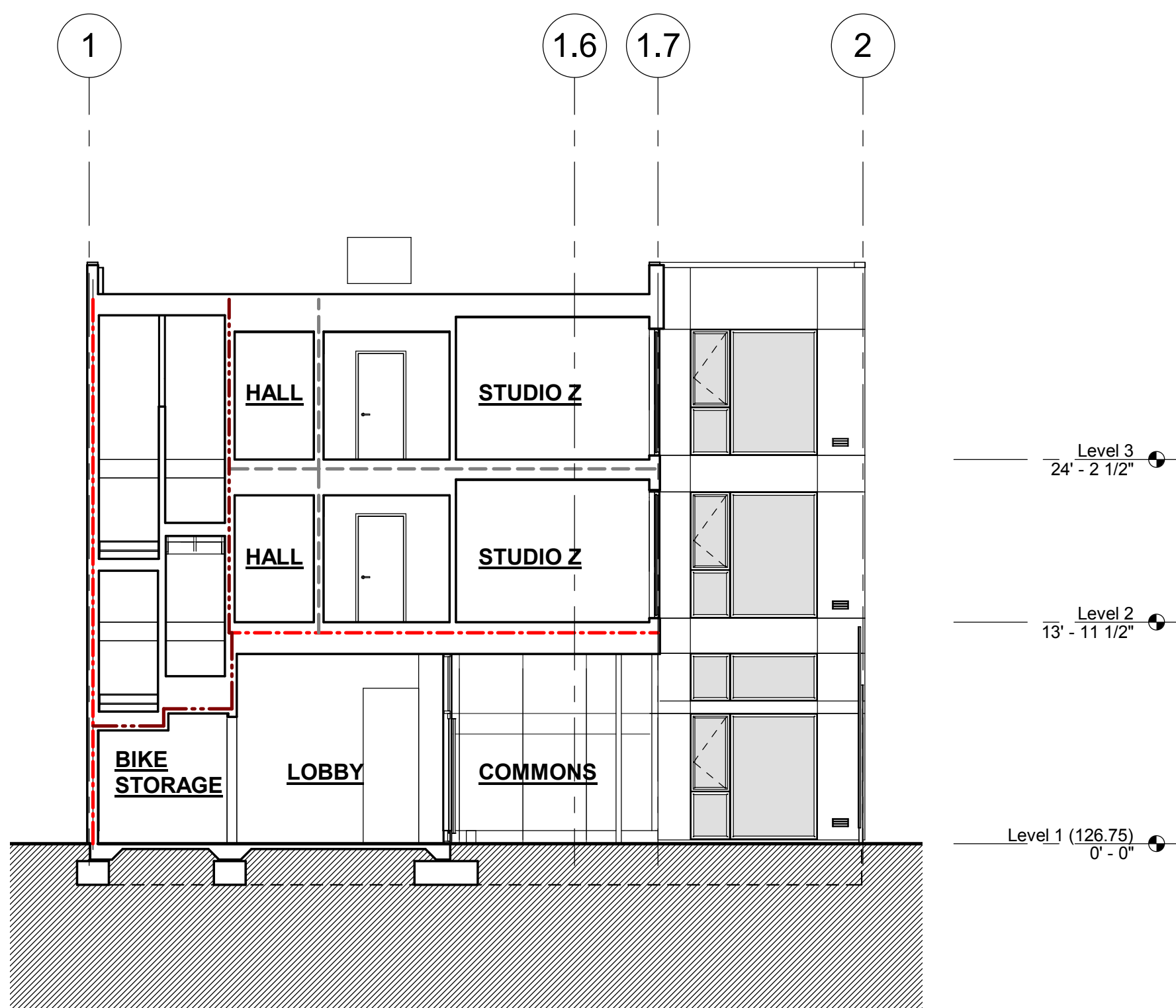
02 NORTH ELEVATION - EXTERIOR OPENINGS DIAGRAM - TABLE 705.8
1/8" = 1'-0"



01 SOUTH ELEVATION - EXTERIOR OPENINGS DIAGRAM - TABLE 705.8
1/8" = 1'-0"



04 LIFE SAFETY BUILDING SECTION - LONGITUDINAL
1/8" = 1'-0"



03 LIFE SAFETY BUILDING SECTION - CROSS
1/8" = 1'-0"