

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 21905

Project Address: 1075 NE 2nd Ave

Hearing Date: 9/25/19

Appellant Name: Michelle Checkis

Case No.: B-004

Appellant Phone: 503 2243860

Appeal Type: Building

Plans Examiner/Inspector: preliminary

Project Type: commercial

Stories: 9 **Occupancy:** B **Construction Type:** 1-B

Building/Business Name:

Fire Sprinklers: Yes - Throughout

Appeal Involves: Erection of a new structure, Addition to an existing structure

LUR or Permit Application No.: 19-152117-LU

Plan Submitted Option: pdf [File 1]

Proposed use: Office Core and Shell

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

OSSC Chapter 29

Requires

OSSC, Chapter 29 - Section 2902.1 and 2902.1.1 note both the minimum number of plumbing fixtures (per table 2902.1) as well as the means of calculating the number of fixtures.

Refer to provided sheet LS1.01, section 16 in provided drawings for current fixture calculations.

Proposed Design

We would propose that the plumbing fixture requirements from two spaces in the building be considered for omission, listed below. Refer to provided LS drawings for locations.

on Level 1, this entry lobby has an A occupancy based on its use, and by code requires two WCs and two lavs. Note that these are shown in provided LS1.01, section 16 calculations.

on Level 9, the exterior terrace is an A occupancy based on its use, and adds 59 occupants to the floor. Note that this higher occupancy is referred to (220), but not currently included in provided calculations LS1.01, section 16.

Reason for alternative With regards to the area on Level 1:

As an addition to an existing structure, the existing conditions do not allow for more footprint on the ground floor than shown. To add the plumbing facilities as indicated in code would impair the entry area's ability to serve as an entry lobby while also affording space for the required vestibule and Fire Command Center.

This entry lobby would only serve as entry to the building and office floors above; the owner will not be renting this space out for other uses or events, etc. As the building occupants are covered

with regards to plumbing fixtures in the levels above this one, we would ask that the plumbing fixture requirement here be reconsidered.

With regards to the area on Level 9:

This exterior terrace is a support, or amenity, space for the 9th floor future tenant improvement. This space would not be rented out to serve an event on its own. A generous assembly area has been indicated, adjacent to this terrace, for planning purposes to verify Life Safety considerations should this space be utilized as a conference room or gathering space for the future office tenant, and increased plumbing fixture counts have been indicated and provided for in the proposed design.

As the building occupants are covered with regards to plumbing fixtures on this level, we would ask that the plumbing fixture requirement here, for just the accessory terrace and balcony, be reconsidered.

In summary, the spaces proposed to be omitted for these plumbing calculations are redundant with regards to building occupants. We believe this meets the intent of the code as all building occupants are provided with plumbing fixtures per Chapter 29.

Note that this omission is only requested for plumbing fixtures; means of egress sizing can accommodate the higher occupant loads in the interest of improved occupant safety.

Thank you for your review and consideration of these two items.

APPEAL DECISION

1a. Reduction in minimum number of required plumbing fixtures at 9th floor terrace: Denied. Proposal does not provide equivalent sanitary facilities.

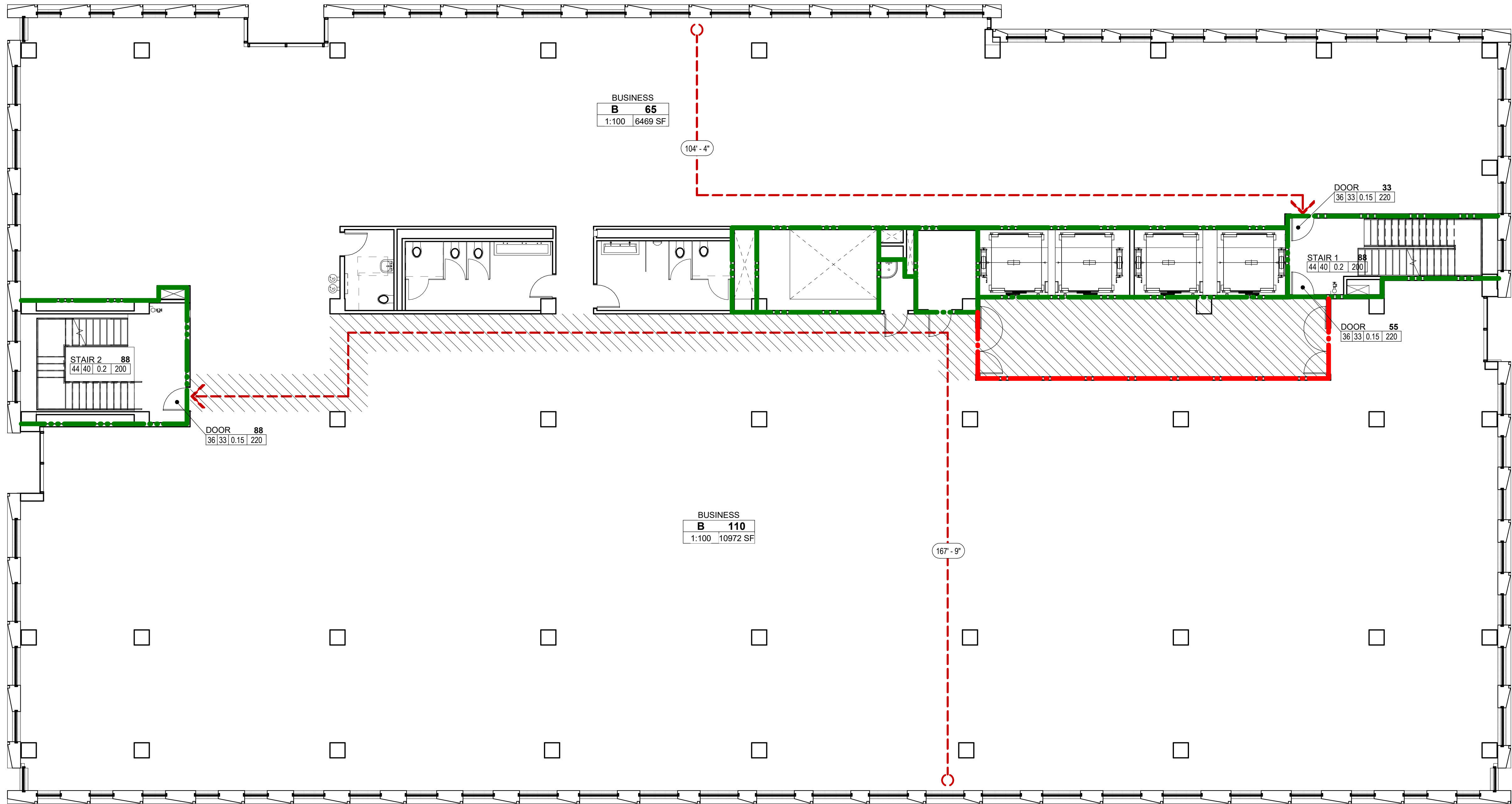
1b. Omission of required plumbing fixtures at entry lobby: Denied. Proposal does not provide equivalent sanitary facilities.

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.

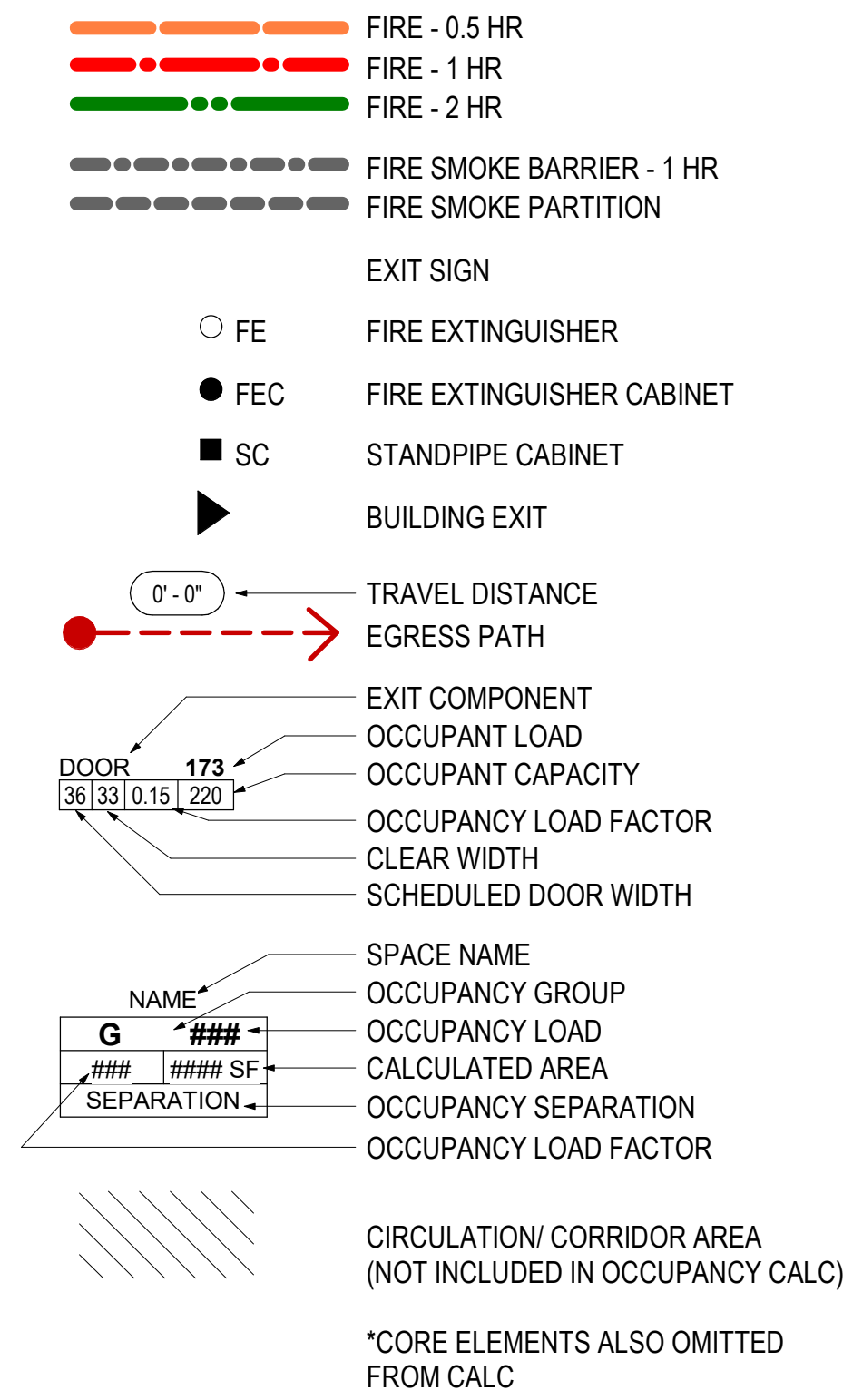
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1
LS2.05
PLAN, LIFE SAFETY - LEVEL 5
1/8" = 1'-0"



OCCUPANT LOAD - LEVEL 5					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (2" / occ)	Level
BUSINESS	10972 SF	100	110	22	OFFICE LEVEL 5
BUSINESS	6469 SF	100	65	13	OFFICE LEVEL 5
		175	35		

FIRE AND LIFE SAFETY LEGEND



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Revisions

100 Multnomah

1075 NE 2nd Ave.
Portland, OR 97232

Drawing Title

LIFE SAFETY
PLAN, OFFICE
LEVEL 5

Date: SEPT 16, 2019
Job No: P24169
Drawn By: Author
Checked By: Checker

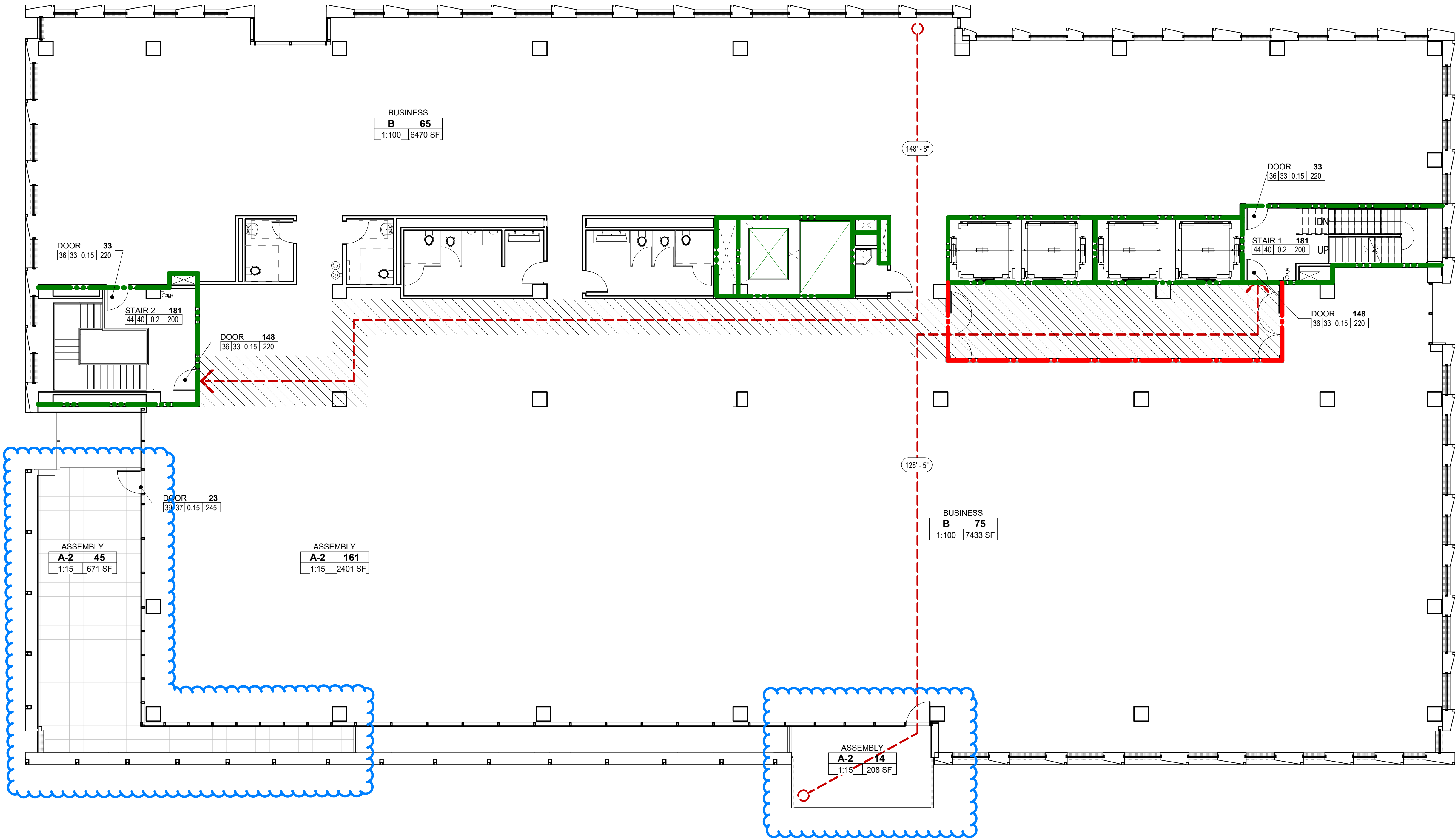
Drawing No.

LS2.05
100% DESIGN
DEVELOPMENT

OCCUPANT LOAD - LEVEL 9					
Name	Area	Occupant Load Factor	Occupant Load	Inches of exit width required (.2" / occ)	Level
ASSEMBLY	671 SF	15	45	9	OFFICE LEVEL 9
ASSEMBLY	2401 SF	15	161	32.2	OFFICE LEVEL 9
ASSEMBLY	208 SF	15	14	2.8	OFFICE LEVEL 9
BUSINESS	6470 SF	100	65	13	OFFICE LEVEL 9
BUSINESS	7433 SF	100	75	15	OFFICE LEVEL 9
			360	72	

FIRE AND LIFE SAFETY LEGEND

- FIRE - 0.5 HR
- FIRE - 1 HR
- FIRE - 2 HR
- FIRE SMOKE BARRIER - 1 HR
- FIRE SMOKE PARTITION
- EXIT SIGN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- SC STANDPIPE CABINET
- BUILDING EXIT
- TRAVEL DISTANCE
- EGRESS PATH
- EXIT COMPONENT
- OCCUPANT LOAD
- OCCUPANT CAPACITY
- OCCUPANCY LOAD FACTOR
- CLEAR WIDTH
- SCHEDULED DOOR WIDTH
- SPACE NAME
- OCCUPANCY GROUP
- OCCUPANCY LOAD
- CALCULATED AREA
- OCCUPANCY SEPARATION
- OCCUPANCY LOAD FACTOR
- CIRCULATION/ CORRIDOR AREA (NOT INCLUDED IN OCCUPANCY CALC)
- *CORE ELEMENTS ALSO OMITTED FROM CALC



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LEVEL 9

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Drawing No.

LS2.09
100% DESIGN
DEVELOPMENT

