

# 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 - Reconsideration of ID 21888

<b>Appeal ID:</b> 21922	<b>Project Address:</b> 4212 NE Broadway
<b>Hearing Date:</b> 9/25/19	<b>Appellant Name:</b> John Cole for Robert Lundin
<b>Case No.:</b> B-015	<b>Appellant Phone:</b> 50324131742
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Renay Radtke Butts
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> B <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Broadway Medical Clinic	<b>Fire Sprinklers:</b> Yes - fully sprinklered
<b>Appeal Involves:</b> Alteration of an existing structure, Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 18-269031-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> medical clinic

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 1015

<b>Requires</b>	<p>1015.1 Exits or exist access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists:</p> <p>The occupant load of the space exceeds one of the values in Table 1015.1</p> <p>The common path of egress travel exceeds one of the limitations of Section 1014.3</p> <p>Where required by Section 1015.3, 1015.5, 1015.5 or 1015.6</p> <p>A minimum of 2 exits are required from the building.</p> <p>1015.2.1 Exception 2:</p> <p>Where a building is equipped with an automatic sprinkler system in accordance with Section 903.1.1 the 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.</p>
<b>Proposed Design</b>	<p>After conferring with the general contractor (R&amp;H Construction) we have determined that we can provide a second exit on the SW corner of the existing building by vacating the corner office, removing the office door, adding an exterior door to the south and constructing a temporary landing and stairway to grade. The stair will be 5 feet wide with risers no higher than 7" and treads of 11" with handrails both sides. Minor relocation of the existing construction fencing will accommodate a large landing area at the bottom of the stair directly adjacent to the sidewalk on NE 42nd Ave.</p> <p>We will provide (3) temporary exit signs marking the route from the lobby. All other exit signs will remain operational during construction; please see attached exiting exhibit.</p>

**Reason for alternative** This Appeal is for reconsideration of the separation of exits during construction. The prior review determined that while 1/3 of the overall diagonal was provided there was an unsafe condition with no exit on the south side of the building. After consultation with John Butcher 2 options were discussed. Somewhere along the south frontage we would need to locate a temporary exit either near the SE or SW corners of the existing building.

The new proposed 2nd exit on the SW corner of the building through a vacated office provides a direct exit to the exterior from the main lobby / waiting area and clinical areas.

The central concrete exit access stair provides egress to the main level and the opportunity of going either north or south to an exit. The separation distance of the two remote exits will be 115'

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## APPEAL DECISION

**Occupancy of medical clinic during construction: Granted provided all Fire and Life Safety systems are maintained per Portland Fire Code section 901.7.**

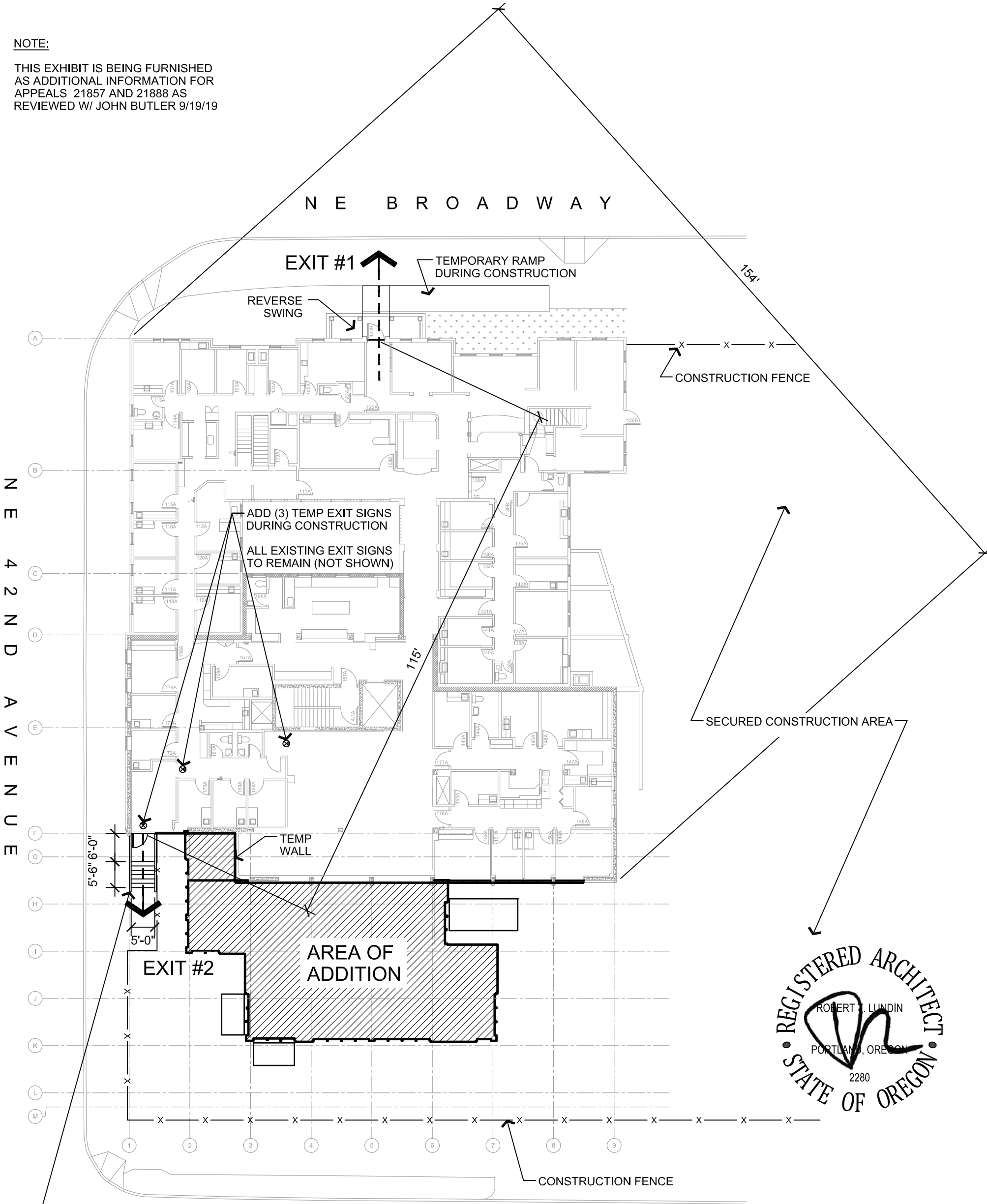
**Appellant may contact John Butler (503 823-7339) with questions.**

The Administrative Appeal Board finds with the conditions noted, 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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NOTE:  
THIS EXHIBIT IS BEING FURNISHED  
AS ADDITIONAL INFORMATION FOR  
APPEALS 21857 AND 21888 AS  
REVIEWED W/ JOHN BUTLER 9/19/19



**1** EXIT DIAGRAM  
1"=20'-0"



BUILDING REQUIRES (2) EXITS:  
SPRINKLERS ARE BEING EXTENDED  
THROUGHOUT THE EXISTING BUILDING AND INTO  
THE ADDITION

WHERE (2) EXITS ARE REQUIRED, THEY SHALL  
BE SEPARATED BY 1/3 THE OVERALL DIAGONAL  
WHEN FIRE SPRINKLERS ARE PROVIDED  
THROUGHOUT THE BUILDING (OSSC 1015.2)

OVERALL DIAGONAL DISTANCE: 154'

154' X 1/3 = 52' (MIN)

DISTANCE BETWEEN PROPOSED EXITS: 115'

115' > 52' : OK