

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: 21951	Project Address: 1075 NE 2nd Ave
Hearing Date: 10/2/19	Appellant Name: Tom Jaleski
Case No.: B-012	Appellant Phone: 9712385266
Appeal Type: Building	Plans Examiner/Inspector: David Bartley
Project Type: commercial	Stories: 9 Occupancy: A-2, A-3, B, S-2 Construction Type: I-B
Building/Business Name: 100 Multnomah	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, Parking

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	3007.1 General
Requires	<p>3007.1 General</p> <p>Where required by Section 403.6.1, every floor of the building shall be served by fire service access elevators complying with Sections 3007.1 through 3007.10. Except as modified in this section, fire service access elevators shall be installed in accordance with this chapter and ASME A17.1.</p>
Proposed Design	<p>The 100 Multnomah Building is a new building in Portland that includes a 9-story office area that wraps around and extends over a 7-tier open parking garage. Both the office area and the open parking garage will be fully sprinklered in accordance with NFPA 13. The parking garage is currently under construction.</p> <p>A central bank of elevators is proposed to serve both the office area and the parking garage. Access to office floor areas is provided from an elevator lobby, and access to parking garage is provided on all floors. The office area will be separated from the parking garage with a 1-hour rated smoke barrier with the connection through a 2-hour rated interior exit stairs.</p> <p>The proposed design will include two elevators serving as Fire Service Access Elevators (FSAE) following the requirements of Section 3007. The FSAE lobbies will be provided on every floor of the building. The fire fighters will utilize the proposed FSAE lobby to access the parking garage from the office area through the 2-hour rated interior exit stair.</p>
Reason for alternative	The code requirement for FSAE lobbies at every floor is primarily to provide two safety measures for fire-fighting operation:

- provide access for fire fighters to all the areas within a floor.
- provide protected area that is within a rated enclosure for the fire fighters to stag their equipment and fight fire.

The FSAE lobbies will be provided on every floor of the building at the office areas, except that a separate FSAE lobby will not be provided at the parking garage tiers. The FSAE lobby at the office area provides access to all the tiers of the parking garage through a 2-hour rated stairs. This is accessible from any of the floor levels at the office area. The IBC code and commentary don't require the FSAE lobby to have direct access to all the different areas within a floor and also doesn't provide restriction on the size of the building area served by the FSAE. The access through 2-hour rated stair assists fire fighters bringing water hoses to any fire event in the parking garage.

The proposed design meets the intent of providing protected environment for the fire fighters. The FSAE lobby provides compartmentalization from any fire events at the parking garage. The code doesn't require FSAE lobbies in a standalone unsprinklered open parking garage (per 2014 OSSC Section 403.1 exception 2) due to the presence of natural ventilation. Providing a 1-hour smoke barrier between the office and the sprinklered open parking garage adds an additional layer of protection for the fire fighters addressing a fire event at the parking garage.

Therefore, based on the proposed design meeting the intent of access and protection, we urge the city to grant that this alternate request.

APPEAL DECISION

Omission of separate Fire Service Access Elevator lobby at parking garage tiers: 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.

FIRE AND LIFE SAFETY LEGEND

Orange line: FIRE - 0.5 HR

Red line: FIRE - 1 HR

Green line: FIRE - 2 HR

Grey dashed line: FIRE SMOKE BARRIER - 1 HR

Black dashed line: FIRE SMOKE PARTITION

Circle with cross: EXIT SIGN

Circle with dot: FE

Circle with cross: FEC

Square: SC

Triangle: BUILDING EXIT

Red dot on dashed line: TRAVEL DISTANCE

Red arrow on dashed line: EGRESS PATH

Door symbol with labels: DOOR, 173, 30, 131, 0.15, 220

Room symbol with labels: NAME, SPACE, G, ###, OCCUPANT LOAD, ### SF, SEPARATION

Hatched area: CIRCULATION/ CORRIDOR AREA

EXIT SIGN

FILL INDICATES SIGN FACE

ARROW INDICATES CHEVRON DIRECTION

FIRE EXTINGUISHER

FIRE EXTINGUISHER CABINET

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

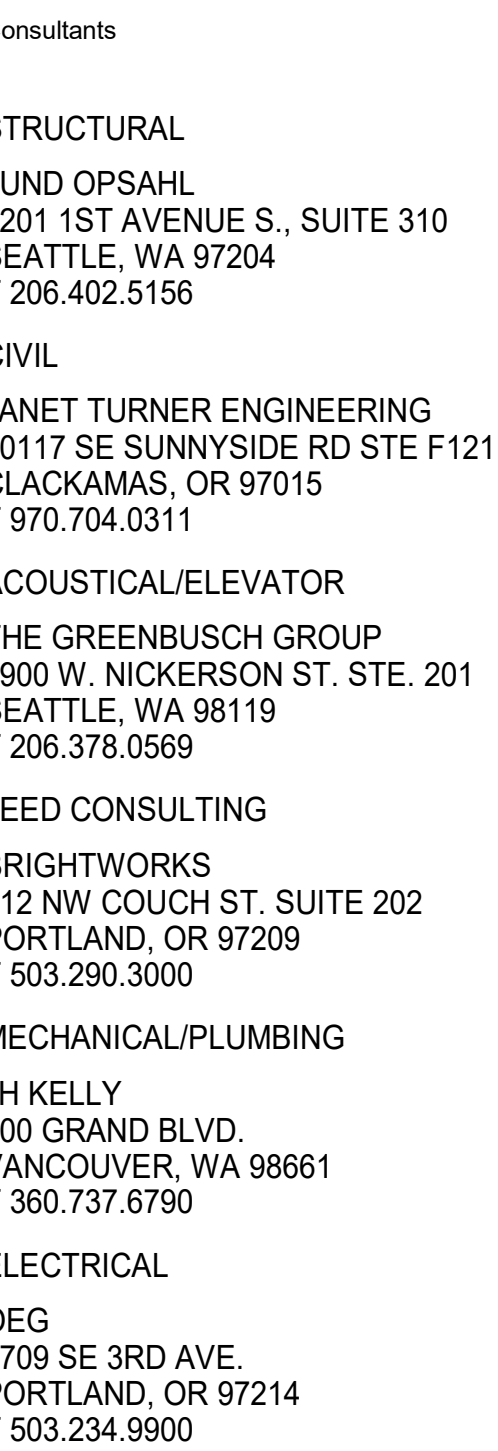
CALCULATED AREA

OCCUPANCY SEPARATION

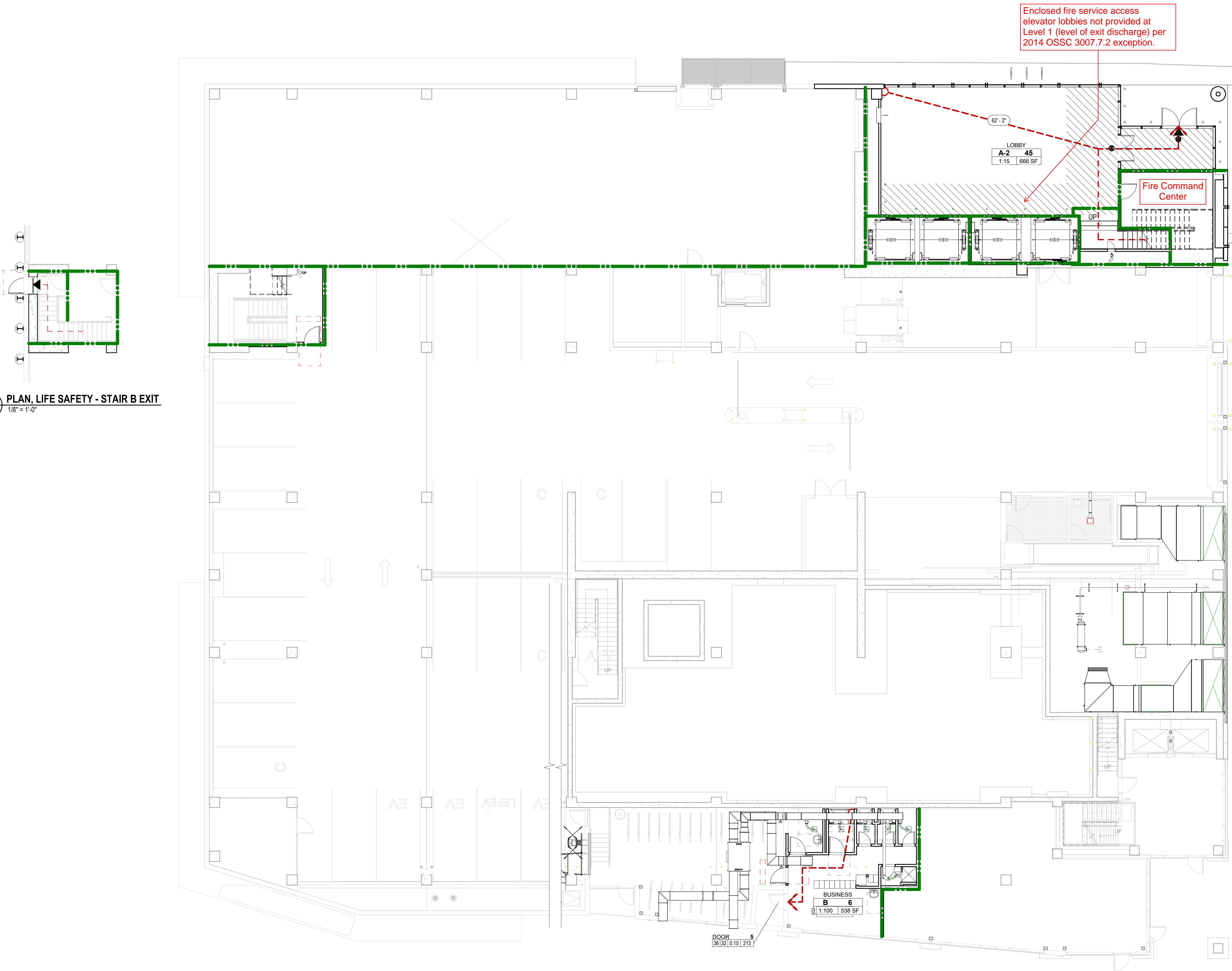
OCCUPANCY LOAD FACTOR

CIRCULATION/ CORRIDOR AREA
(NOT INCLUDED IN OCCUPANCY CALC)

*CORE ELEMENTS ALSO OMITTED FROM CALC



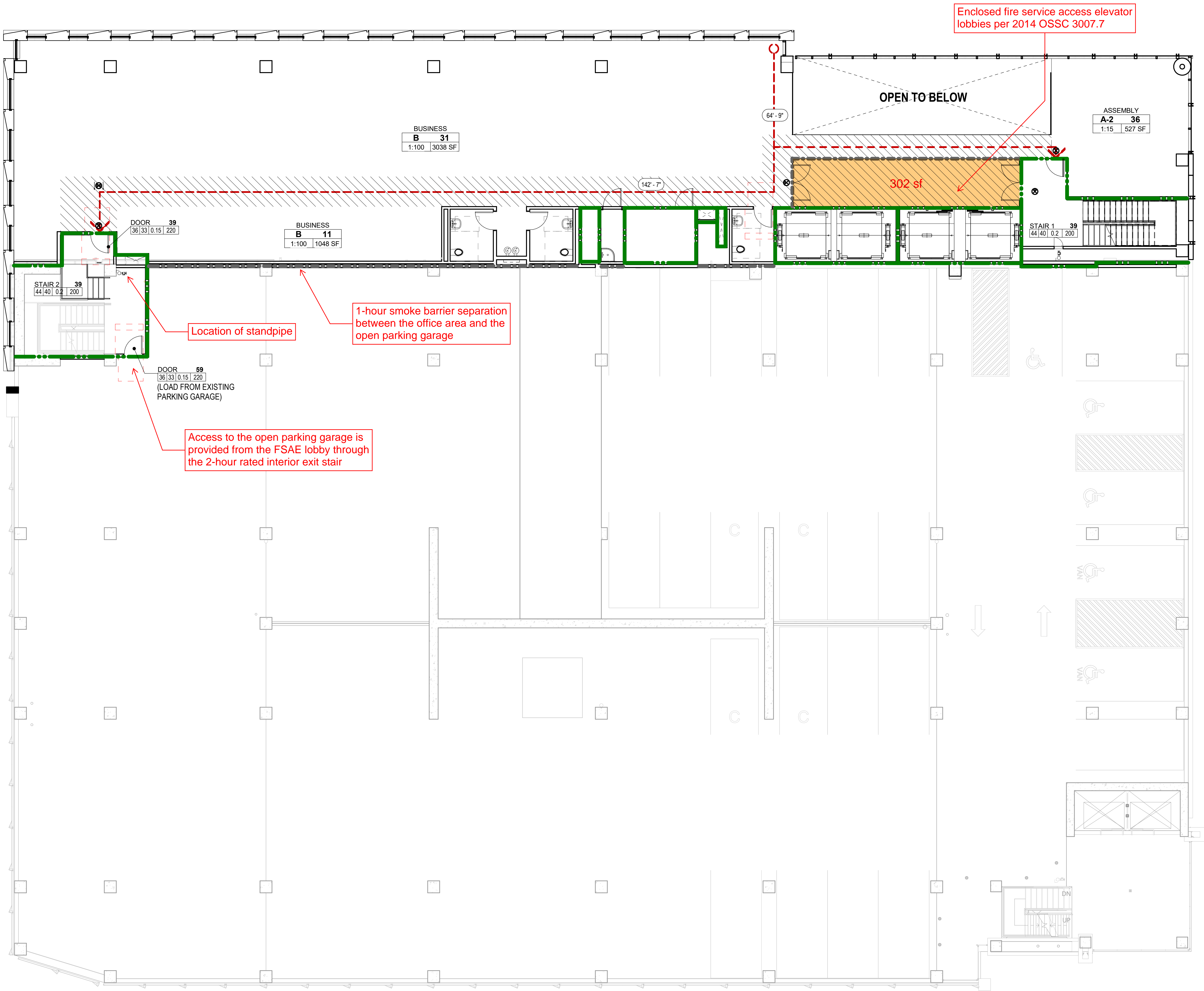
LS2.01
100% DESIGN
DEVELOPMENT



2 PLAN, LIFE SAFETY - STAIR B EXIT
LS2.01 1/8" = 1'-0"

1 PLAN, LIFE SAFETY - LEVEL 1
LS2.01 1/8" = 1'-0"

OCCUPANT LOAD - LEVEL 2					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (2" / occ)	Level
ASSEMBLY	527 SF	15	36	7.2	OFFICE LEVEL 2
BUSINESS	3038 SF	100	31	6.2	OFFICE LEVEL 2
BUSINESS	1048 SF	100	11	2.2	OFFICE LEVEL 2
			78	15.6	



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
- FILL INDICATES SIGN FACE
- ARROW INDICATES CHEVRON DIRECTION
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
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Revisions

100 Multnomah

1075 NE 2nd Ave.
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Drawing Title

LIFE SAFETY
PLAN, OFFICE
LEVEL 2

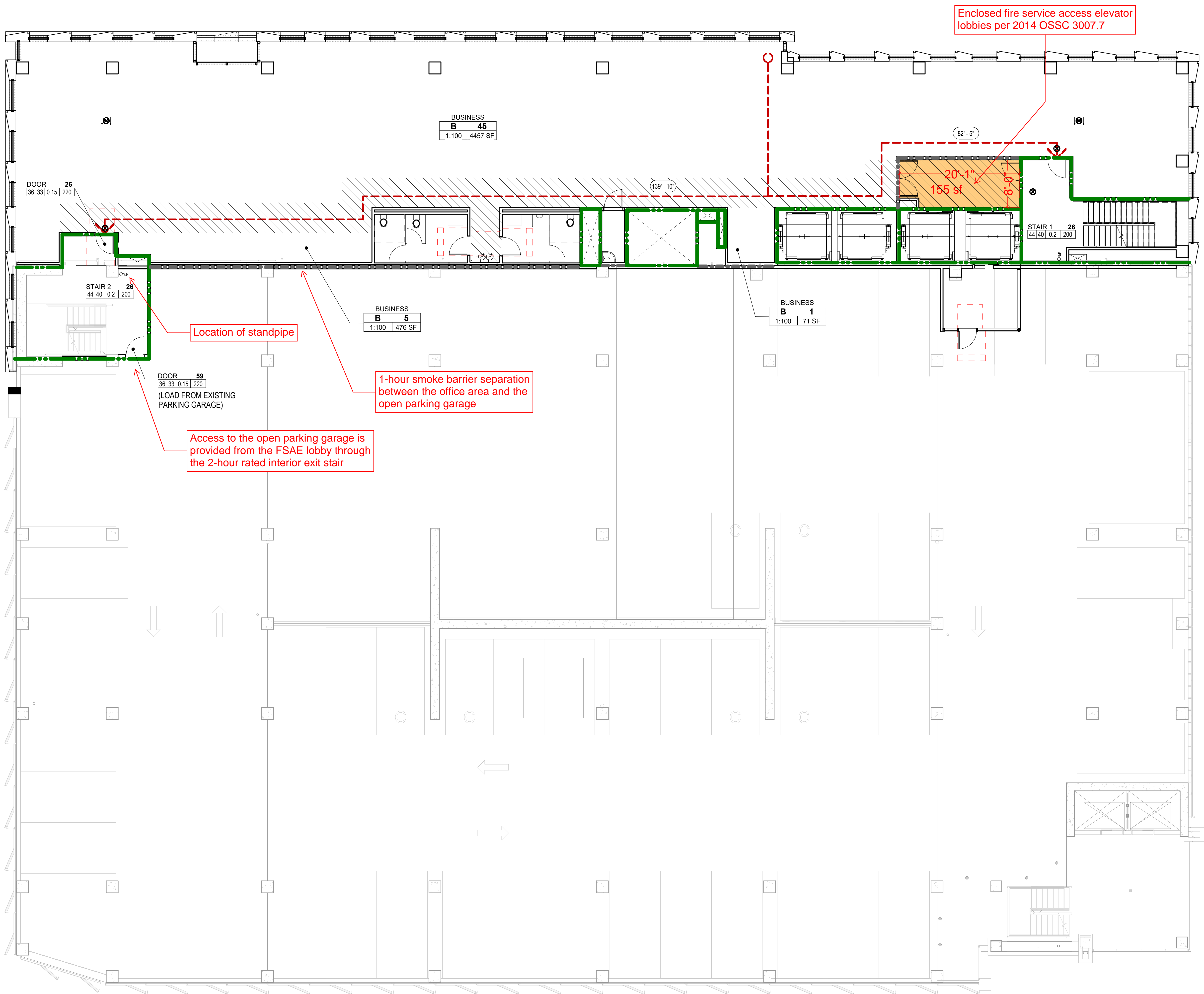
Date: SEPT 16, 2019
Job No: P24169
Drawn By: Author
Checked By: Checker

Drawing No.

LS2.02
100% DESIGN
DEVELOPMENT

1
LS2.03
PLAN, LIFE SAFETY - LEVEL 3
1/8" = 1'-0"

OCCUPANT LOAD - LEVELS 3-4					
Name	Area	Occupant Load Factor	Occupant Load	inches of exit width required (2" / occ)	Level
BUSINESS	4457 SF	100	45	9	OFFICE LEVEL 3
BUSINESS	476 SF	100	5	1	OFFICE LEVEL 3
BUSINESS	71 SF	100	1	0.2	OFFICE LEVEL 3
			51	10.2	



FIRE AND LIFE SAFETY LEGEND

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- FIRE - 1 HR
- FIRE - 2 HR
- FIRE SMOKE BARRIER - 1 HR
- FIRE SMOKE PARTITION
- EXIT SIGN
- FILL INDICATES SIGN FACE
- ARROW INDICATES CHEVRON DIRECTION
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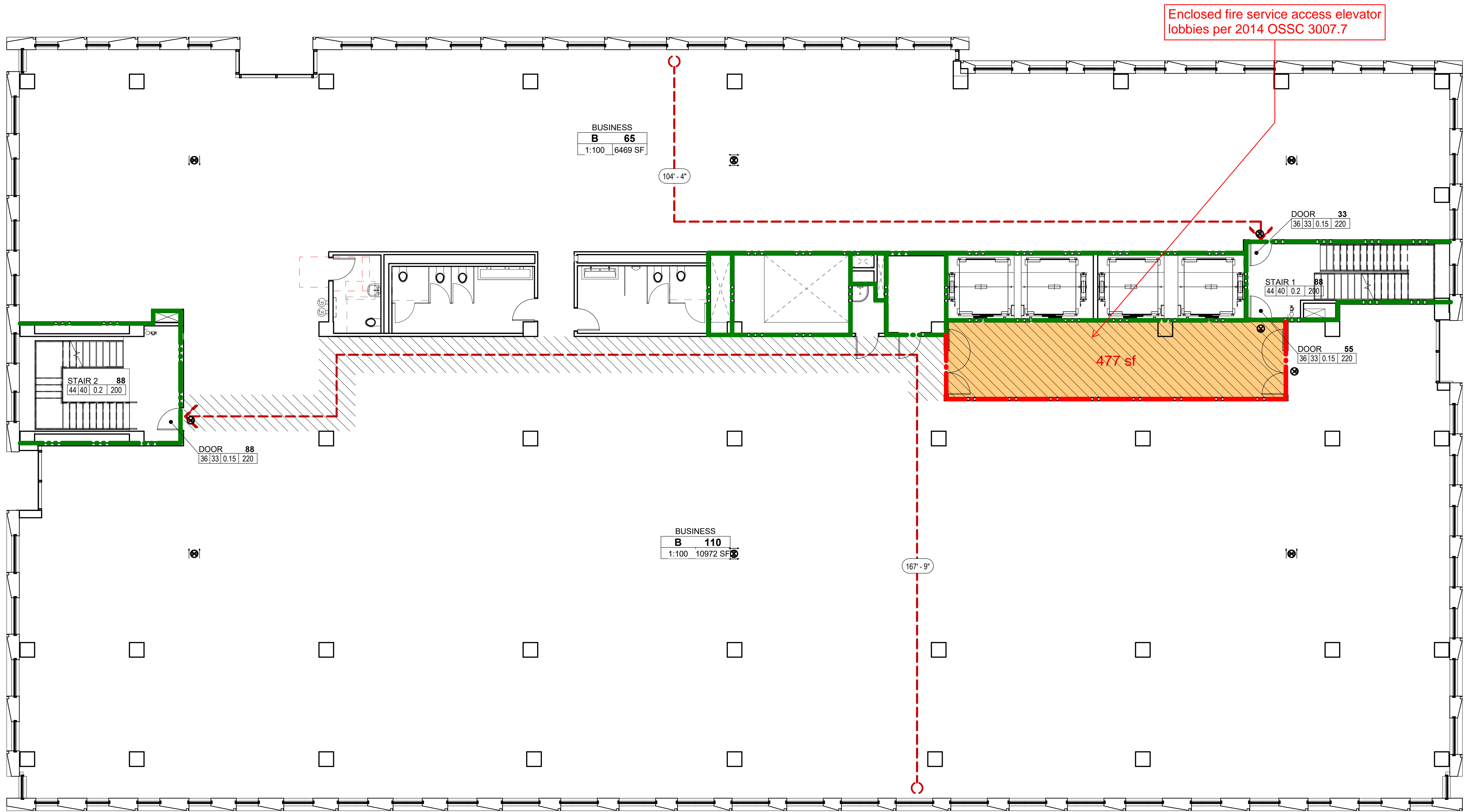
LIFE SAFETY
PLAN, LEVELS 3-4

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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	



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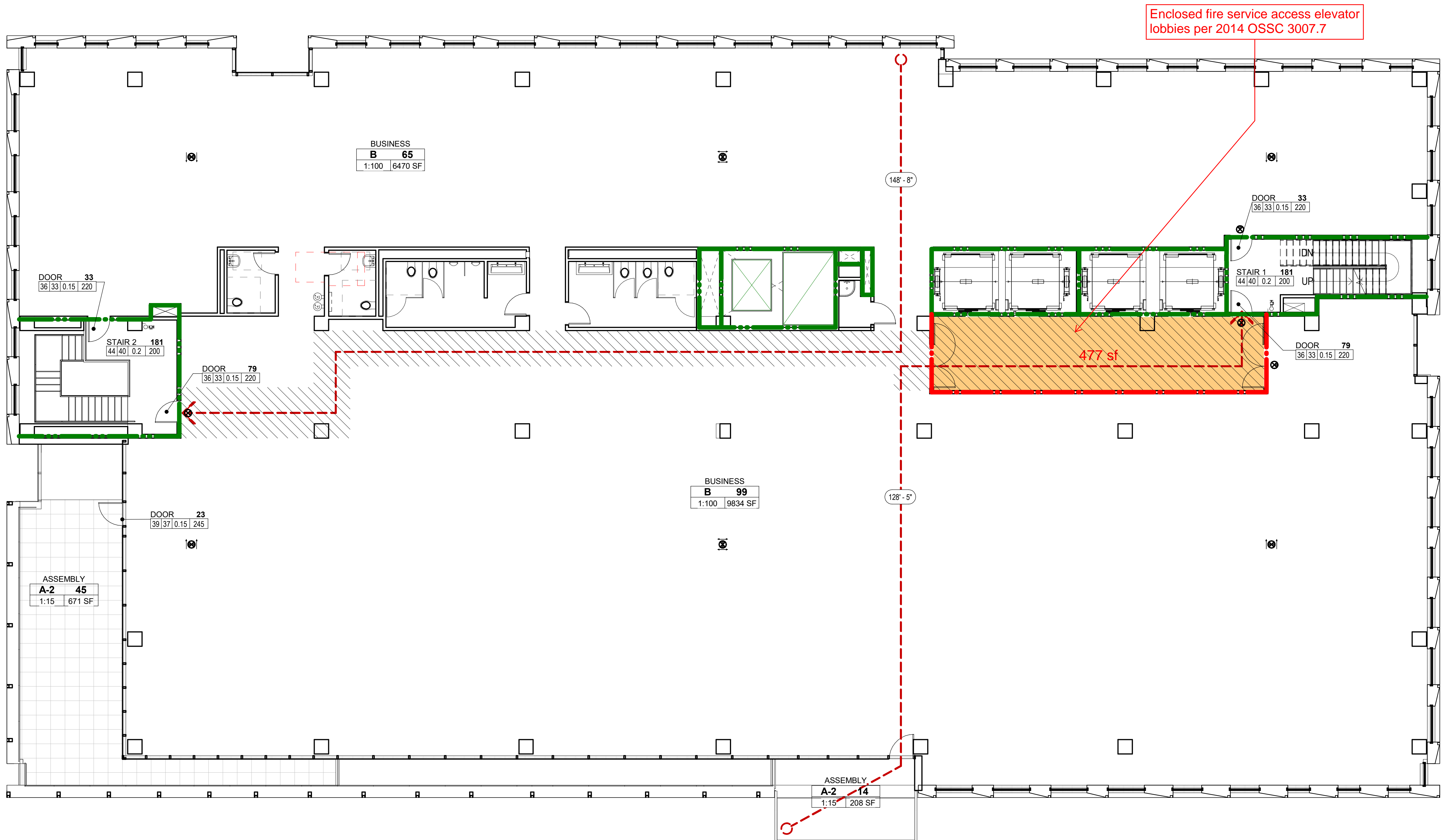
LIFE SAFETY
PLAN, OFFICE
LEVEL 5

Date: SEPT 16, 2019
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LS2.05
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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	208 SF	15	14	2.8	OFFICE LEVEL 9
BUSINESS	6470 SF	100	65	13	OFFICE LEVEL 9
BUSINESS	9834 SF	100	99	19.8	OFFICE LEVEL 9
			223	44.6	



1 PLAN, LIFE SAFETY - LEVEL 9
LS2.09 1/8" = 1'-0"

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