

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

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



### APPEAL SUMMARY

**Status:** Mixed Decision. Item 1: Hold for Additional Information. Item 2: Decision Rendered

<b>Appeal ID:</b> 21956	<b>Project Address:</b> 1600 SW Salmon St
<b>Hearing Date:</b> 10/2/19	<b>Appellant Name:</b> Tom Jaleski
<b>Case No.:</b> B-016	<b>Appellant Phone:</b> 503.488.5651
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Jody Orrison
<b>Project Type:</b> commercial	<b>Stories:</b> 6 <b>Occupancy:</b> A-2, A-3, B, E, S-1 / A-5, S-2 <b>Construction Type:</b> I-B, II-B
<b>Building/Business Name:</b> Lincoln High School	<b>Fire Sprinklers:</b> Yes - Main Building; non-sprinklered Grandstands
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> High School

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	§2902.1 Minimum Number of Fixtures
<b>Requires</b>	Plumbing fixtures shall be provided for the type of occupancy or use of space in relation to Table 2902.1 and in the minimum number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the building official and shall reflect the use of the space being served by the fixtures. The number of occupants shall be determined by this code. Occupancy classification and use of the space shall be determined in accordance with Chapter 3.
<b>Proposed Design</b>	<p>The first two stories of Lincoln High School include classrooms, offices, a media center, a kitchen, gymnasiums, and a theater. During a typical school day, the classrooms will be occupied and the gyms and theater will be used for student instruction. During after-school events, classrooms will be unoccupied, and the gyms and theater will be used for indoor assembly events. The site also includes Grandstands that will be used for outdoor assembly events.</p> <p>The proposed number of plumbing fixtures is less than the minimum number required if plumbing fixtures incorporate the maximum occupant load of classrooms, indoor assembly events, and outdoor assembly events all simultaneously.</p> <p>In lieu of providing permanent additional fixtures to accommodate the maximum occupant loads of all spaces simultaneously, the building is designed according to the following scenarios:</p> <ul style="list-style-type: none"> <li>• Classroom Use</li> <li>• Indoor Assembly Event</li> <li>• Outdoor Assembly Event</li> </ul>

#### Reason for alternative

The proposed number of plumbing fixtures is sized to accommodate a school day scenario (classroom use), an indoor assembly event, and an outdoor assembly event as separate scenarios to demonstrate that the building has a sufficient number of fixtures in all uses. Conservative occupant loads were applied in each scenario such that the maximum occupant load is larger than would realistically be anticipated. The three scenarios are:

- Classroom Use
  - o Occupied Classrooms (20 / 50 sf/occupant, depending on function; W/C at 1 per 50)
  - o Unoccupied Theater (0 sf/occupant)
  - o Unoccupied Gym (0 sf/occupant)
  - o Unoccupied Grandstands (0 sf/occupant)
- Indoor Assembly Event
  - o Unoccupied Classrooms (0 sf/occupant)
  - o Theater Event (fixed seating and 15 sf/occupant for stage; W/C at 1 per 125 and 1 per 65)
  - o Gym Event (7 or 15 sf/occupant, depending on function; W/C at 1 per 125 and 1 per 65)
  - o Unoccupied Grandstands (0 sf/occupant)
- Outdoor Assembly Event
  - o Unoccupied Classrooms (0 sf/occupant)
  - o Unoccupied Theater (0 sf/occupant)
  - o Unoccupied Gym (0 sf/occupant)
  - o Grandstand Event (fixed seating; W/C at 1 per 75 and 1 per 40)

On Level 02, the Indoor Assembly Event has the highest occupant load and plumbing fixture requirements; on all other levels, the classroom use results in the highest plumbing fixture requirements. The plumbing fixture locations for the Outdoor Assembly Event are further addressed in a separate appeal. For all separate uses, the proposed number of plumbing fixtures meets or exceeds the required amount.

The Classroom Use scenario is the largest overall scenario and accommodates approximately 4,604 occupants in the building simultaneously. This scenario is a conservative approach to calculating a cumulative capacity in the following ways:

- The anticipated enrollment numbers provided by PPS include 1,850 students and faculty. The building provides plumbing fixtures for nearly 2.5 times the number of people anticipated for enrollment.
- Plumbing fixtures are provided on every level of the building. Restrooms that would be locked or not available to occupants during a scenario were not included in the proposed plumbing fixture count for that scenario.
- City of Portland has approved an appeal for with similar intent and design strategy for Grant High School (Appeal ID #15102 approved 5/17/17).

Therefore, it is requested that the required number of plumbing fixtures be permitted to be calculated separately based on the use scenarios described, rather than at the maximum load for all spaces simultaneously.

E08-014ALHS AppealNon-Simultaneous Plumbing Fixtures includes:

- Plumbing Fixture Counts for all scenarios (1 sheet)

## Appeal item 2

**Code Section** §1028.1.1.1 Space Under Grandstands and Bleachers

**Requires**

When spaces under grandstands or bleachers are used for purposes other than ticket booths less than 100 square feet (9.29 m<sup>2</sup>) and toilet rooms, such spaces shall be separated by fire barriers complying with Section 707 and horizontal assemblies complying with Section 711 with not less than 1-hour fire-resistance-rated construction.

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**Proposed Design**

The southeast portion of the Lincoln High School site will include Grandstands positioned to view the track and field for sporting events. The proposed design of the Grandstands includes prefabricated aluminum bleacher seating with a press box and film deck stacked at the top tier. This portion of the structure classifies as A-5, while the parking below is Group S-2. The entire structure is proposed as non-sprinklered.

Per §1028.1.1.1, a 1-hour fire barrier separation is required between the seating and the parking. In lieu of a rated separation, the following protocol is proposed:

- The parking area below the grandstands is limited to staff during school hours 7:00AM – 5:00PM.
- The use of the Grandstands is limited to after school hours.
- The parking area underneath the Grandstands will be separated from the remainder of the parking lot during after-school events; this separation will include a chain to be linked between permanent columns that support the Grandstands.
- At the Grandstands, the District will install signs stating, "NO PARKING DURING ATHLETIC EVENTS. VEHICLES WILL BE TOWED AT OWNERS EXPENSE."

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**Reason for alternative**

Lincoln High School does not have adequate on-site parking for staff. The existing Grandstands on the site also include staff-only parking underneath, as permitted by an existing appeal (Appeal ID 3021). The existing structure will be removed and replaced with a new prefabricated Grandstand structure. Appeal ID 3021 also proposed using administrative controls in lieu of separation or sprinklers and is enforced at the existing facility. As such, the staff are aware of and accustomed to the proposed limitations on parking under the Grandstands.

Portland Public Schools reports that the Grandstands are not used when providing instruction for PE or athletic events since area is too large to effectively provide instruction. When instruction for PE or athletic events is provided, it is brief and best served with students sitting or standing on turf areas or in the vicinity of the event being discussed. To reduce the school's liability and damage to cars by objects falling from the Grandstands, teachers are notified of sporting events and instructed to remove cars prior to the event.

The chains will provide a physical separation at the parking underneath the Grandstands during after-school events and is proposed as a new addition to increase the protection of the assembly occupants. This separation ensures that those parking stalls will not be used and that vehicles will not drive underneath the Grandstands during an event

In addition, separation requirements for bleachers and grandstands assume that the bleachers are in a partially enclosed space with high-combustible storage surrounding and below; separation in this condition is typically provided at the ceilings and walls of the rooms below. Due to the exterior and very open installation of these Grandstands, however, the structure and the parking is unenclosed at three sides.

- The parking area will not be used during large athletic events so that vehicles will not be an immediate fire hazard when the bleachers are occupied for a large assembly event.
- The parking area will meet open parking garage provisions, including the prohibitions of §406.5.11 to limit the hazard presented by large vehicles and fuel spills.
- Both occupancies are unenclosed on three sides, providing visibility and awareness of an event, as well as natural ventilation.
- The entire structure is well under allowable area requirements when considered as a non-separated, mixed occupancy building without including frontage or sprinkler increases; this means

that the entire structure meets prescriptive requirements for a building with the same occupancy groups, without a fire-resistance-rated separation or sprinklers.

Therefore, in lieu of separating the bleacher seating from the parking below with 1-hour fire-resistance-rated construction, protocol would prohibit the use of the parking stalls below the Grandstands when occupied for after-school assembly events.

E08-014ALHS Appeal Grandstands Separation includes:

- Site Plan showing chain separation with proposed signage (1 sheet)

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## APPEAL DECISION

**1. Reduction in minimum number of required plumbing fixtures: Hold for additional information.**

**2. Parking located beneath grandstand: Granted provided the parking area below the grandstands is limited to teachers during school hours 7:00AM – 5:00PM and provided the use of the grandstands is limited to after school hours and provided the District installs signs stating "NO PARKING DURING ATHLETIC EVENTS. VEHICLES WILL BE TOWED AT OWNERS EXPENSE" and provided a sign is installed at the entry gates stating "PARKING LOT TO BE FREE OF VEHICLES AND LOCKED DURING ATHLETIC EVENTS".**

**Note: Decision can be revoked at the discretion of the Fire Marshal where condition(s) of the appeal is found to be violated.**

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

For Item 1: Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number.

Include the original attachments and appeal language, with the new text in a separate paragraph clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.

For Item 2: 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.

PLUMBING FIXTURES

PLUMBING FIXTURE COUNTS (CHAPTER 29)

PLUMBING FIXTURE COUNTS - MAIN BLDG - CLASSROOM USE							
NON-SIMULTANEOUS USE ANALYSIS: AREAS EXCLUDE THE FOLLOWING: THEATER, COMMONS, SERVERY, GYM, AUX GYM, LOCKER ROOMS, MEDIA CENTER & SITE BUILDINGS							
OCCUPANCY	OCC.	50%	50%	WC/UR		LAV	
		M	F	M	F	M	F
FIRST FLOOR							
ASSEMBLY (A-2: KITCHEN)	10	5	5	0.07	0.07	0.03	0.03
EDUCATIONAL (E)	758	379	379	7.58	7.58	7.58	7.58
BUSINESS (B)	55	28	28	1.1	1.1	0.7	0.7
STORAGE (S-1)	27	14	14	0.14	0.14	0.14	0.14
		SUB-TOTAL REQUIRED		8.89	8.89	8.45	8.45
		SUB-TOTAL PROVIDED		22	22	20	21
SECOND FLOOR							
EDUCATIONAL (E)	1,187	594	594	11.88	11.88	11.88	11.88
BUSINESS (B)	162	81	81	2.62	2.62	2.01	2.01
STORAGE (S-1)	7	4	4	0.04	0.04	0.04	0.04
		SUB-TOTAL REQUIRED		14.54	14.54	13.93	13.93
		SUB-TOTAL PROVIDED		11	12	10	10
THIRD FLOOR							
EDUCATIONAL (E)	774	387	387	7.74	7.74	7.74	7.74
		SUB-TOTAL REQUIRED		7.74	7.74	7.74	7.74
		SUB-TOTAL PROVIDED		4	5	4	5
FOURTH FLOOR							
EDUCATIONAL (E)	774	387	387	7.74	7.74	7.74	7.74
STORAGE (S-1)	2	1	1	0.01	0.01	0.01	0.01
		SUB-TOTAL REQUIRED		7.75	7.75	7.75	7.75
		SUB-TOTAL PROVIDED		5	4	5	4
FIFTH FLOOR							
EDUCATIONAL (E)	426	213	213	4.26	4.26	4.26	4.26
STORAGE (S-1)	2	1	1	0.01	0.01	0.01	0.01
		SUB-TOTAL REQUIRED		4.27	4.27	4.27	4.27
		SUB-TOTAL PROVIDED		4	5	4	5
SIXTH FLOOR							
EDUCATIONAL (E)	419	210	210	4.2	4.2	4.2	4.2
STORAGE (S-1)	1	0.5	0.5	0.01	0.01	0.01	0.01
		SUB-TOTAL REQUIRED		4.21	4.21	4.21	4.21
		SUB-TOTAL PROVIDED		5	4	5	4
GRAND TOTAL REQUIRED				48	48	47	47
GRAND TOTAL PROVIDED				51	52	48	49

PLUMBING FIXTURE LOCATIONS FOR CLASSROOM USE

LEVEL	PROVIDED WC COUNT	REQUIRED WC COUNT	FIXTURE SHIFT	SHIFTED REQUIRED WC COUNT
6	9	9		
5	9	9		
4	9	16	7	9
3	9	16	14	9
2	23	30	21	23
1	44	18		39

LEVEL	PROVIDED LAV COUNT	REQUIRED LAV COUNT	FIXTURE SHIFT	SHIFTED REQUIRED LAV COUNT
6	9	9		
5	9	9		
4	9	16	7	9
3	9	16	14	9
2	20	28	22	20
1	41	17		39

PLUMBING FIXTURE COUNTS - SITE BLDGS - OUTDOOR ASSEMBLY

NON-SIMULTANEOUS USE ANALYSIS:  
AREAS EXCLUDE THE FOLLOWING: ENTIRE MAIN BUILDING

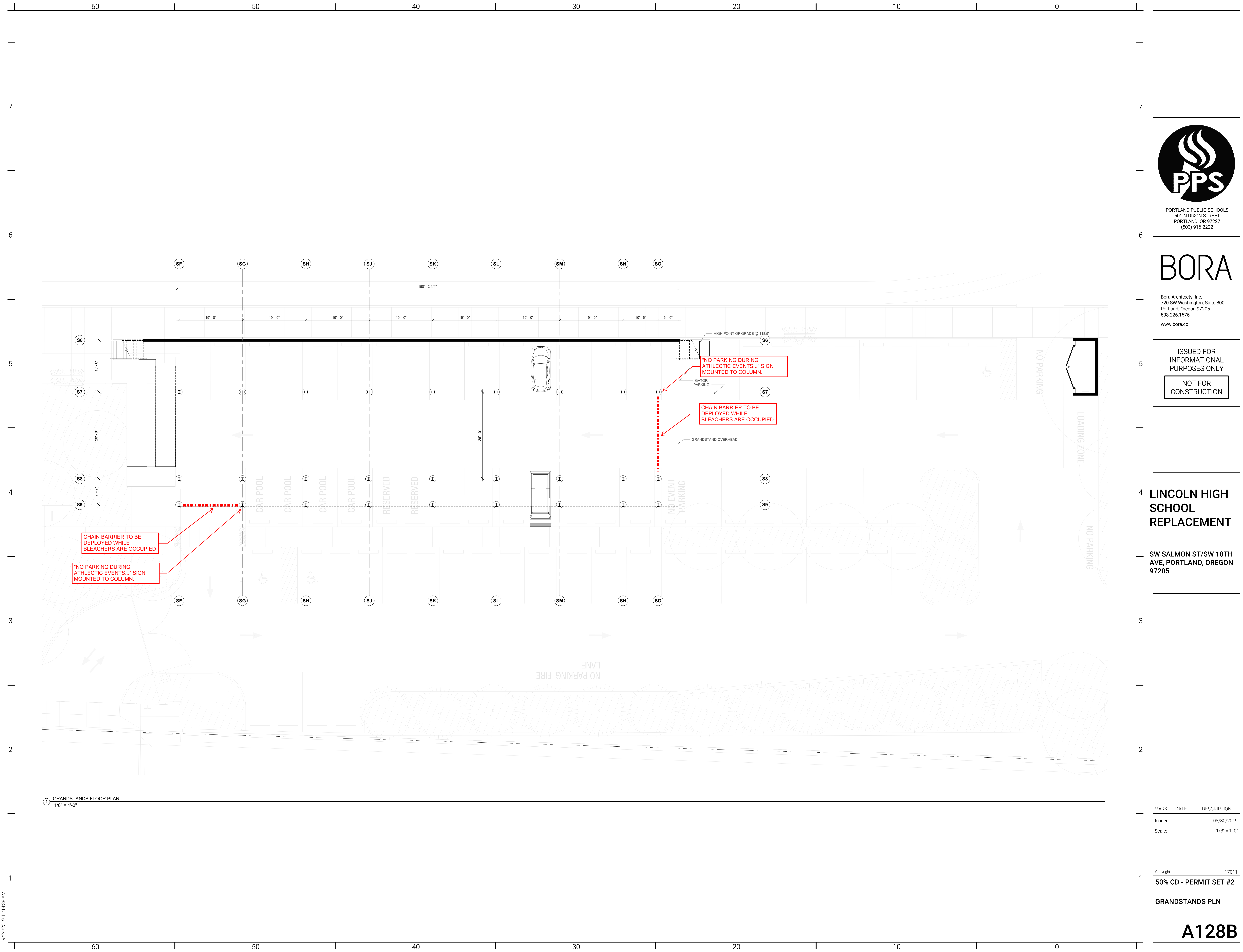
OCCUPANCY	OCC.	50%	50%	WC/UR		LAV	
		M	F	M	F	M	F
GRANDSTANDS							
BLEACHERS (A-5: FIXED)	1,538	769	769	10.25	19.23	3.85	5.13
PRESS BOX (A-5)	5	3	3	0.04	0.08	0.02	0.02
	SUB-TOTAL REQUIRED			10.29	19.31	3.87	5.15
	SUB-TOTAL PROVIDED AT MAIN BLDG RESTROOM 112			4	11	9	9
(E) CONCESSIONS BLDG							
BUSINESS (B)	5	3	3	0.12	0.12	0.08	0.08
STORAGE (S-1)	1	1	1	0.01	0.01	0.01	0.01
	SUB-TOTAL REQUIRED			0.13	0.13	0.09	0.09
	SUB-TOTAL PROVIDED			6	8	5	6
TICKET BOOTH							
BUSINESS (B)	6	3	3	0.12	0.12	0.08	0.08
	SUB-TOTAL REQUIRED			0.12	0.12	0.08	0.08
	SUB-TOTAL PROVIDED			1	1	1	1
GRAND TOTAL REQUIRED				11	20	5	6
GRAND TOTAL PROVIDED				11	20	15	16

PLUMBING FIXTURE COUNTS - MAIN BLDG - INDOOR ASSEMBLY

NON-SIMULTANEOUS USE ANALYSIS: AREAS EXCLUDE THE FOLLOWING: CLASSROOMS, COMMONS, SERVERY, LOCKER ROOMS, MEDIA CENTER, SITE BUILDINGS							
OCCUPANCY	OCC.	50%	50%	WC/UR		LAV	
		M	F	M	F	M	F
FIRST FLOOR							
ASSEMBLY (A-1: THEATER)	614	307	307	2.46	4.72	1.54	1.54
	SUB-TOTAL REQUIRED			2.46	4.72	1.54	1.54
	SUB-TOTAL PROVIDED AT RESTROOMS 112, 151 & 152			12	13	12	12
SECOND FLOOR							
ASSEMBLY (A-1: THEATER)	163	82	82	0.66	1.26	0.41	0.41
ASSEMBLY (A-3: GYM WORST CASE)	1,977	989	989	7.91	15.22	4.95	4.95
	SUB-TOTAL REQUIRED			8.57	16.48	5.36	5.36
	SUB-TOTAL PROVIDED AT RESTROOMS 241, 252, 214A, 214B & 204			9	10	9	9
GRAND TOTAL REQUIRED				12	22	7	7
GRAND TOTAL PROVIDED				21	23	21	21

NOTES:

- OCCUPANT LOAD FACTOR BASED ON TABLE 1004.1.2 2014 OSSC.
- PLUMBING FIXTURE COUNT BASED ON TABLE 2902.1 2014 OSSC.
- PER TABLE 2902.1, URINALS MAY REPLACE WATER CLOSETS AT A RATIO OF 1 URINAL PER 2/3 WATER CLOSETS.
- PER 2902.1.1, FRACTIONAL NUMBERS RESULTING FROM APPLYING THE FIXTURE RATIOS OF TABLE 2902.1 WERE ROUNDED UP TO THE NEXT WHOLE NUMBER.
- FIXTURE SHIFT NOT TO EXCEED ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES PER OSSC 2902.3.2.



1 GRANDSTANDS FLOOR PLAN  
1/8" = 1'-0"



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4 LINCOLN HIGH  
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97205

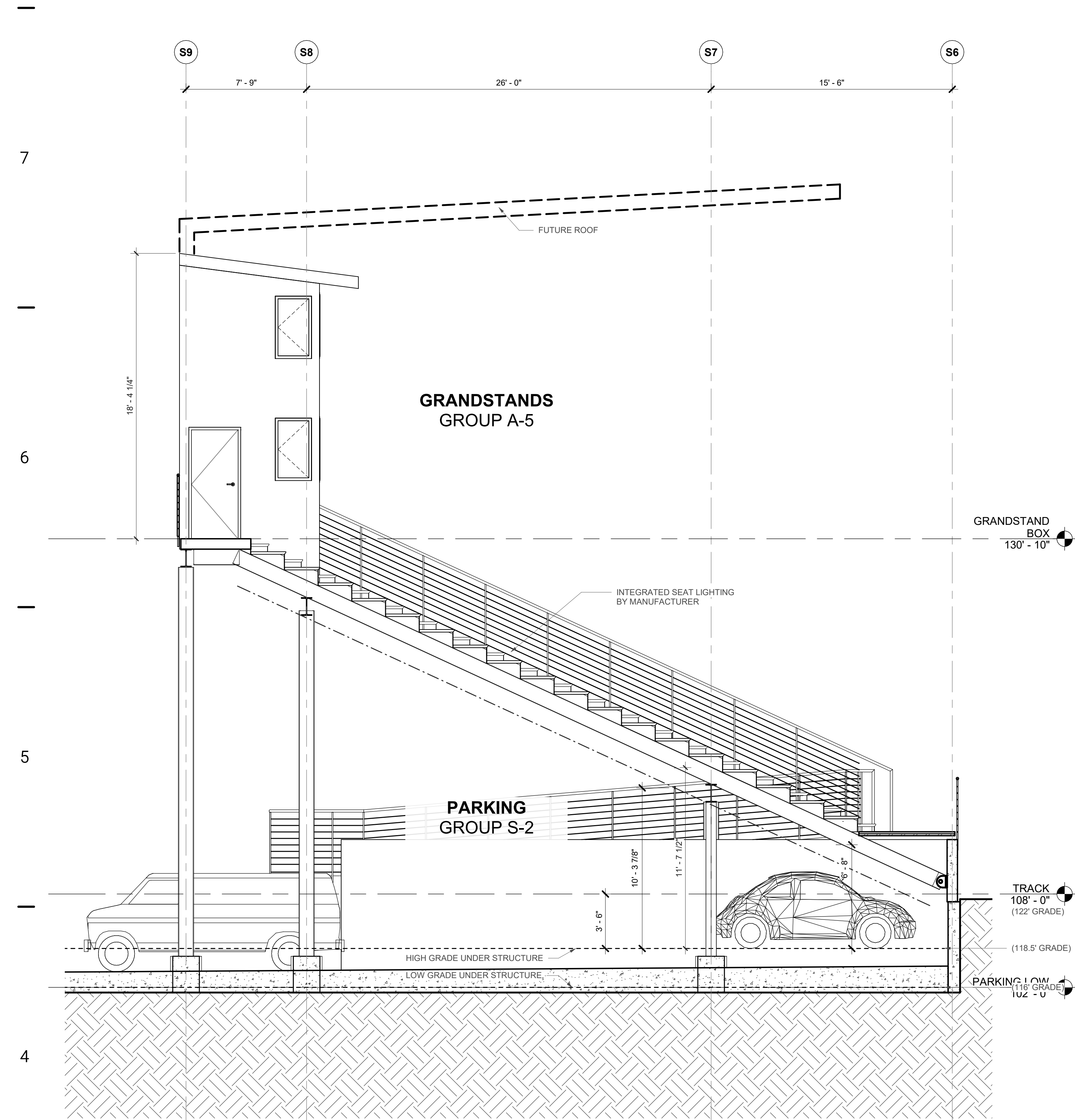
MARK	DATE	DESCRIPTION
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Copyright 17011  
50% CD - PERMIT SET #2  
GRANDSTANDS PLN

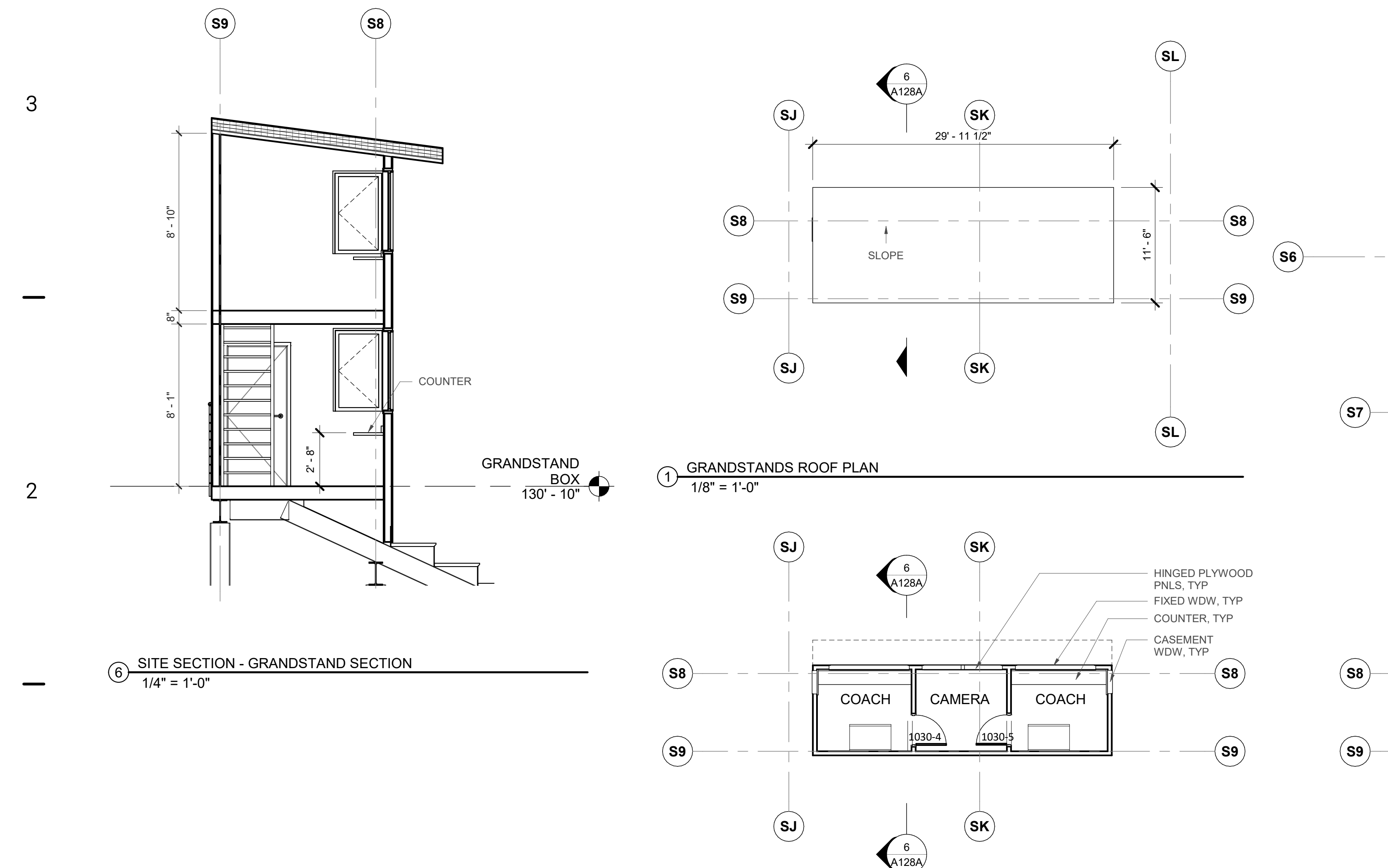
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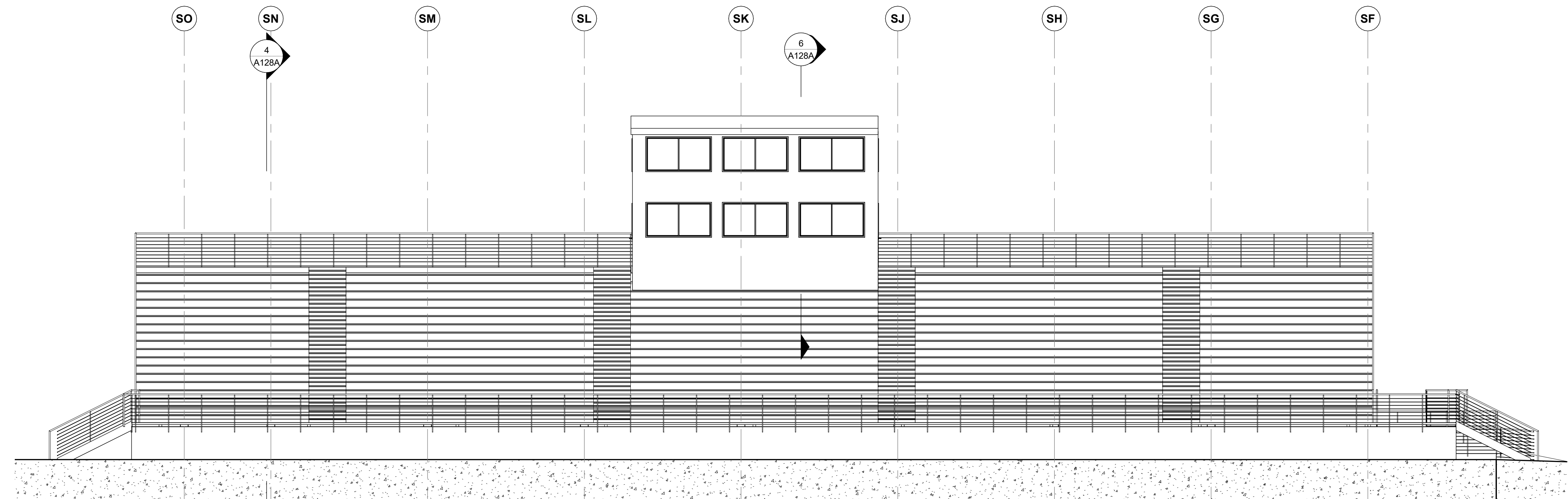
4 SITE SECTION - GRANDSTANDS2  
1/4" = 1'-0"



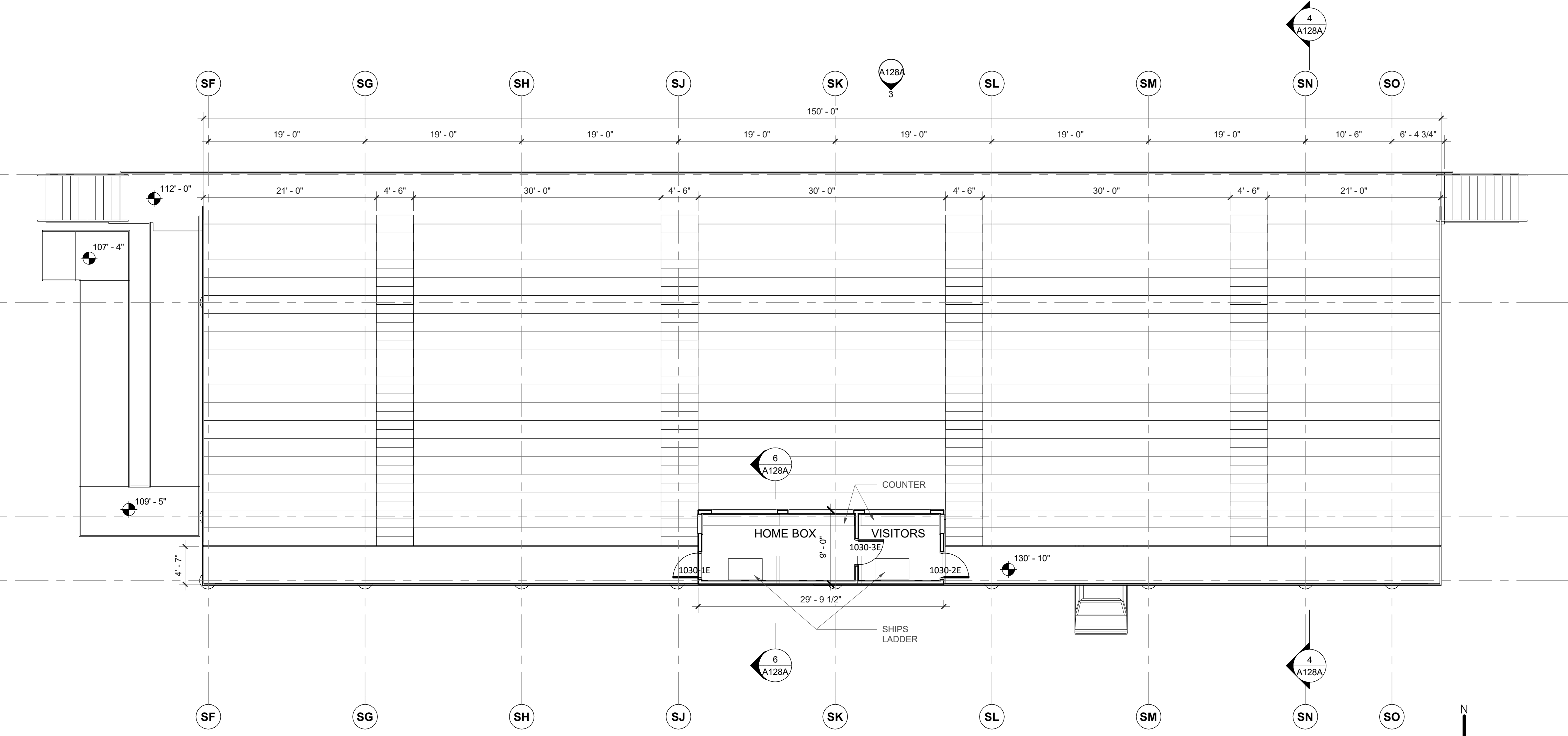
6 SITE SECTION - GRANDSTAND SECTION  
1/4" = 1'-0"

1 GRANDSTANDS ROOF PLAN  
1/8" = 1'-0"

5 GRANDSTANDS FLOOR PLAN  
1/8" = 1'-0"



3 GRANDSTAND  
1/8" = 1'-0"



2 GRANDSTANDS FLOOR PLAN  
1/8" = 1'-0"



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GRANDSTANDS PLN

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# Development Services

## From Concept to Construction

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



### APPEAL SUMMARY

#### Status:

<b>Appeal ID:</b> 3021	<b>Project Address:</b> 1600 SW Salmon St
<b>Hearing Date:</b> 7/5/06	<b>Appellant Name:</b> Dennis Clawson
<b>Case No.:</b> B-012	<b>Appellant Phone:</b> 503-916-2000 x 4610
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Katherine Bang
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> A5 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Lincoln High School	<b>Fire Sprinklers:</b>
<b>Appeal Involves:</b> Alteration of/additional to an existing structure	<b>LUR or Permit Application No.:</b> 06-124512 CO
<b>Plan Submitted Option:</b> mail	<b>Proposed use:</b> Grandstand at Lincoln High School

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** : 302.3.2, 406, and 903.2.1.5

**Requires**      &#61623; Individual occupancies shall be separated from other adjacent occupancies as required by Table 302.2.2. One hour separation is required between an A occupancy and an S2 occupancy.

&#61623; Open parking garages shall be constructed of Type I, II or IV construction.

&#61623; For A5 occupancies, an automatic sprinkler system shall be provided in concession stands, retail areas, press boxes and other accessory use areas in excess of 1000 SF.

**Proposed Design**      Existing grandstand is constructed of wood slats on steel framework. The grandstand measures 44 ft wide x 360 ft long and totals 15,840 SF.

Lincoln High School does not have adequate on site parking for students & staff. The area below the grandstands is asphalt, while not permitted by the City of Portland, is used for parking.

The parking area below the grandstands is limited to teachers during school hours 7:00AM – 5:00PM.

The use of the grandstands is limited to after school hours.

The District proposes to install signs stating "NO PARKING DURING ATHLETIC EVENTS. VEHICLES WILL BE TOWED AT OWNERS EXPENSE" and at the entry gates install a sign stating

"PARKING LOT TO BE FREE OF VEHICLES AND LOCKED DURING ATHLETIC EVENTS".

**Reason for alternative** Principal Peter Hamilton, reports the grandstands are not used when providing instruction for PE or athletic events. The grandstand area is much too large to effectively provide instruction. When Instruction for PE or athletic events is provided it is brief - for a few minutes - and best served with students sitting or standing on turf areas or in the vicinity of the event being discussed. Mr. Hamilton reports, occasionally students use the grandstands as a casual place to visit and



socialize in very small groups, usually no more than 5 or 6.

To reduce the school's liability and damage to cars by objects falling from the grandstands, teachers are notified of sporting events and instructed to remove cars prior to the event.

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## APPEAL DECISION

**1. Parking located beneath grandstand: Granted as proposed.**

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