

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: 21983	Project Address: 11144 NE Sandy Blvd
Hearing Date: 10/9/19	Appellant Name: Adam Clough
Case No.: B-012	Appellant Phone: 541-760-5841
Appeal Type: Building	Plans Examiner/Inspector: Steven Freeh
Project Type: commercial	Stories: 4 Occupancy: R-1, R-2, B Construction Type: V-A
Building/Business Name:	Fire Sprinklers: Yes - location not given
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-175712-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Hotel

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Per 2014 OSSC section 2902.1
Requires	<p>Per 2014 OSSC section 2902.1 the minimum number of fixtures need to be provided as required by table 2902.1 for each type occupancy in the building.</p> <p>The public spaces at the ground floor have been individually classified as B occupancies per R303.1.2(1). An occupant load of 1 occupant per 15 square feet has been used to determine occupant load as required by the plan review comment letter. Using this occupant load these public spaces would have a combined occupant load of 80. Per Table 2902.1, B occupancies requires 1 water closet for each 25 occupants for the first 50 occupants, then 1 water closet for each additional 50 occupants exceeding 50. It also requires 1 lavatory per 40 occupants of the first 80 occupants and 1 lavatory for each additional 80 occupants exceeding 80. With 40 male & 40 female occupants, males and females would each be required to have 2 water closets and 1 lavatory.</p> <p>The R-1 & R-2 portions of the building have a combined occupant load of 137 using 1 occupant per 200 sf as required by 201 OSSC Table 1004.1.2 (see included occupancy plans). These portions of the building would require 1 water closet & lavatory in each dwelling or sleeping unit per table 2902.1</p>
Proposed Design	<p>There are 69 guest rooms, and 2 apartments, each provided with a single water closet and lavatory. There is also a single unisex restroom provided at the ground floor of the building adjacent to the public space. This results in 72 restrooms available for the guests/residents of this building. Reference the attached plans for building areas & occupancies proposed. The public spaces of this building will be used by the same users as the guest rooms, non-simultaneously. The public spaces are not intended to provide any public services beyond those required by the</p>

users renting rooms. Therefore the 1 water closet and lavatory per guestroom required by table 2902.1 is more appropriate for providing the required fixtures for residential and public portions of the building.

As the public spaces above will be used non-simultaneously by the same occupants of the residential spaces above, the occupant load, with regard to plumbing fixture requirements, is appropriately calculated upon the residential unit load only without the addition of the public spaces.

This results in 1 water closet and 1 lavatory being provided at each guest room and each apartment. A single occupant unisex restroom is also provided at the ground level to provide a restroom for guests who have not yet gained access to their rooms.

Reason for alternative Guests of this type of facility usually show up and spend most of their time in their room (sleeping unit) as there are not any additional amenities provided, such as exercise or other recreational amenities. This alternative calculation provides for an appropriate quantity of restrooms for the guests staying at the hotel and avoids adding additional unnecessary plumbing fixtures that would be mostly unused due to the nature of how this facility will be used.

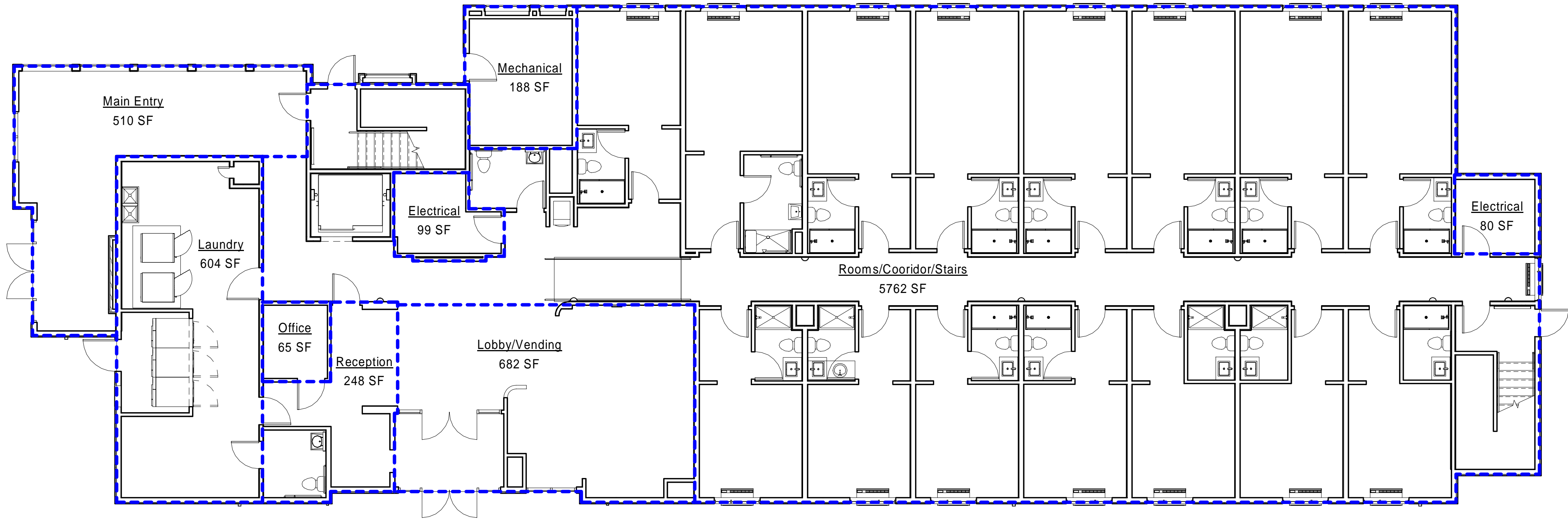
APPEAL DECISION

Reduction in minimum required plumbing fixtures: 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.

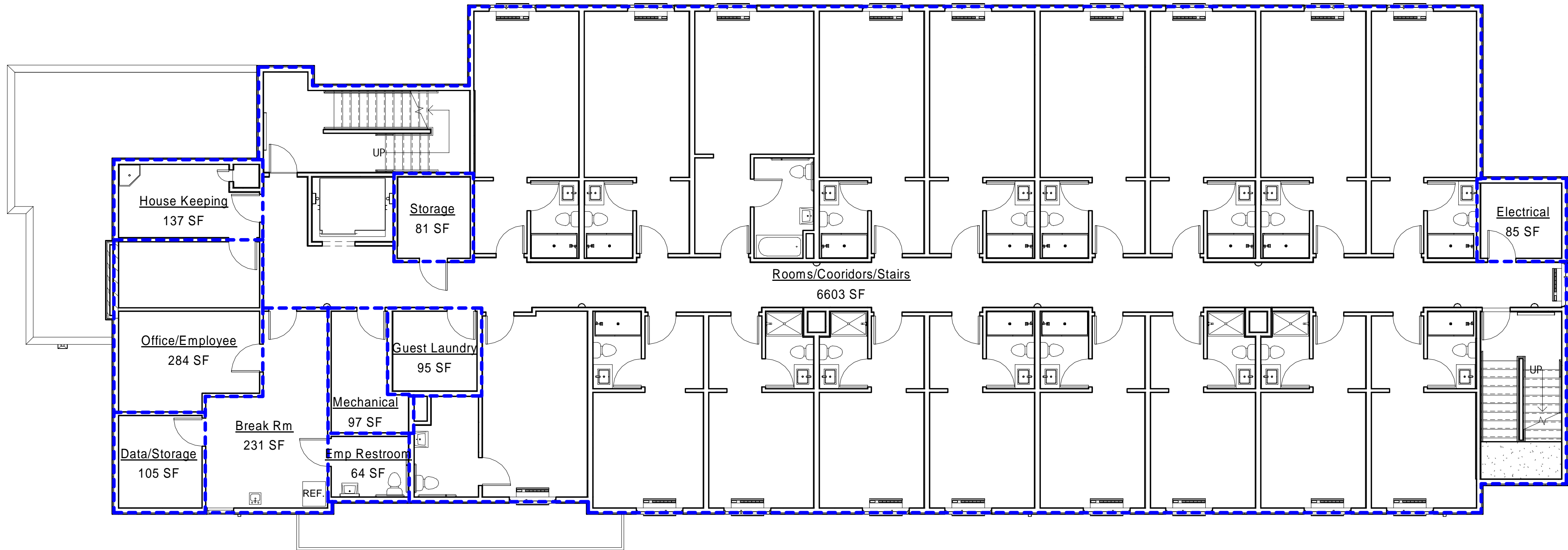
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1 1st Floor Plan
1/8" = 1'-0"

1st Floor Occupancy Schedule				
Name	Area	Occupancy	Load Factor	Occupants
Rooms/Cooridor/Stairs	5762 SF	R-1	200 SF	29
Laundry	604 SF	Incidental	200 SF	4
Reception	248 SF	B Accessory Per 508.2	100 SF	3
Mechanical	188 SF	S-1 Accessory Per 508.2	300 SF	1
Electrical	99 SF	S-1 Accessory Per 508.2	300 SF	1
Lobby/Vending	682 SF	B Per 303.1.2(1)	15 SF	46
Main Entry	510 SF	B Per 303.1.2(1)	15 SF	34
Electrical	80 SF	S-1 Accessory Per 508.2	300 SF	1
Office	65 SF	B	100 SF	1
	8238 SF			120

2nd Floor Occupancy Schedule				
Name	Area	Occupancy	Occupant Load Factor	Occupants
Rooms/Cooridors/Stairs	6603 SF	R-1	200 SF	34
Office/Employee	284 SF	B Accessory Per 508.2	100 SF	3
Guest Laundry	95 SF	R-1 Accessory Per 508.2	200 SF	1
Storage	81 SF	S-1 Accessory Per 508.2	300 SF	1
Electrical	85 SF	S-1 Accessory Per 508.2	300 SF	1
Mechanical	97 SF	S-1 Accessory Per 508.2	300 SF	1
House Keeping	137 SF	Incidental	200 SF	1
Break Rm	231 SF	B Accessory Per 508.2	100 SF	3
Data/Storage	105 SF	S-1 Accessory Per 508.2	300 SF	1
Emp Restroom	64 SF	B Accessory Per 508.2	100 SF	1
	7782 SF			47



2 2nd Floor Plan
1/8" = 1'-0"



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Motel 6
Owner: Henry Patel
11144 NE Sandy Blvd
Portland, OR 97220

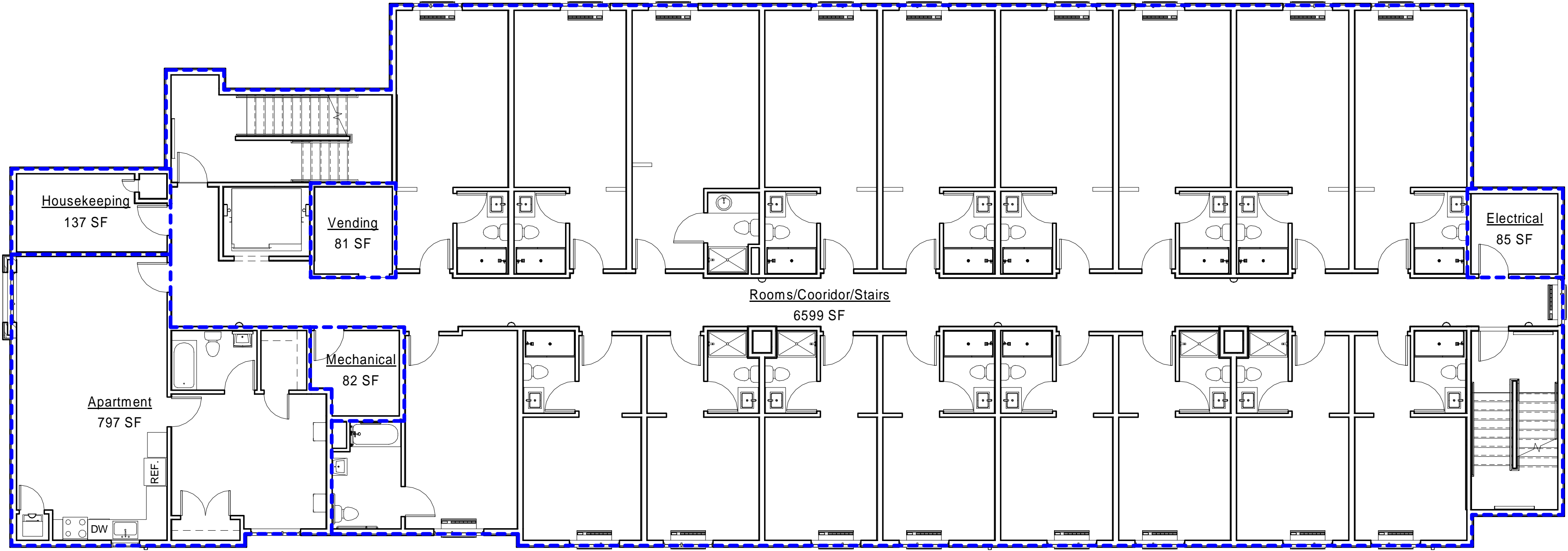
1st & 2nd Floor Occupancy Plans

REV. #	DATE	REVISION	DWN	CHKD
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DESIGNED BY: Designer
DRAWN BY: Author
CHKD BY: Checker
SCALE: AS NOTED
DATE: 04/24/2018
W.O. NUMBER: 16-069

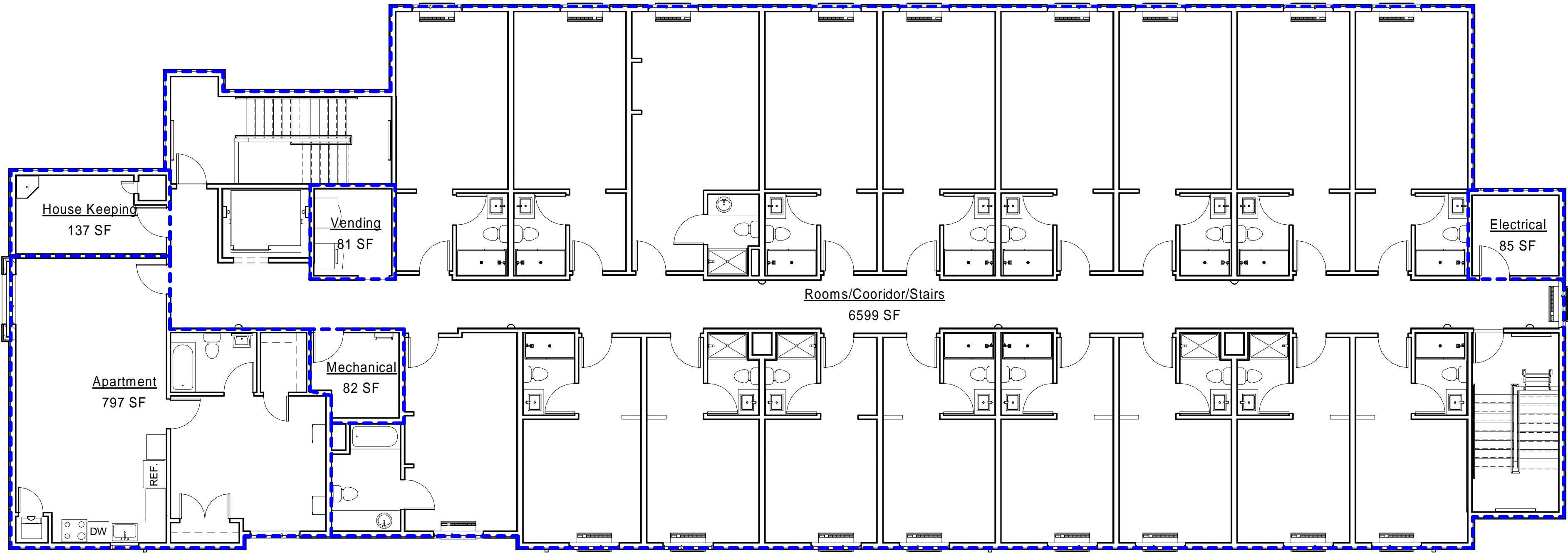
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3rd Floor Occupancy Schedule				
Name	Area	Occupancy	Load Factor	Occupants
Rooms/Corridor/Stairs	6599 SF	R-1	200 SF	33
Mechanical	82 SF	S-1 Accessory Per 508.2	300 SF	1
Vending	81 SF	R-1 Accessory Per 508.2	200 SF	1
Housekeeping	137 SF	Incidental	200 SF	1
Apartment	797 SF	R-2	200 SF	4
Electrical	85 SF	S-1 Accessory Per 508.2	300 SF	1
	7782 SF			41

1 3rd Floor Occupancy Plan
1/8" = 1'-0"



4th Floor Occupancy Schedule				
Name	Area	Occupancy	Occupant Load Factor	Occupants
Rooms/Corridor/Stairs	6599 SF	R-1	200 SF	33
Electrical	85 SF	S-1 Accessory Per 508.2	300 SF	1
Mechanical	82 SF	S-1 Accessory Per 508.2	300 SF	1
House Keeping	137 SF	Incidental	200 SF	1
Vending	81 SF	R-1 Accessory Per 508.2	200 SF	1
Apartment	797 SF	R-2	200 SF	4
	7782 SF			41

2 4th Floor Occupancy Plan
1/8" = 1'-0"



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Motel 6

Owner: Henry Patel
11144 NE Sandy Blvd
Portland, OR 97220

3rd & 4th Floor Occupancy Plan

REV. #	DATE	REVISION	DWN	CHKD
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DESIGNED BY: Designer
DRAWN BY: Author
CHKD BY: Checker
SCALE: AS NOTED
DATE: 04/24/2018
W.O. NUMBER: 164089

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