Development Services

From Concept to Construction

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APPEAL SUMM	ARY					
Status: Hold for A	dditional Information - Reconsideration	n of ID 14968				
Appeal ID: 21978		Project Address: 5 SE MLK Jr Blvd				
Hearing Date: 10/9	/19	Appellant Name: Tom Jaleski				
Case No.: B-010		Appellant Phone: 9712385266				
Appeal Type: Build	ling	Plans Examiner/Inspector: Kathy Aulwes, Joe Thornton				
Project Type: com	mercial	Stories: 17 Occupancy: R-2, B, S-2,M, A-3 Construction Type: I-A				
Building/Business	Name: 5 MLK	Fire Sprinklers: Yes - throughout				
Appeal Involves: E structure,Reconside	Frection of a new eration of appeal	LUR or Permit Application No.:				
Plan Submitted Op	otion: pdf [File 1] [File 2]	Proposed use: Residential, parking, retail				
Appeal item 1 Code Section	3007.7					
Requires	3007.7 Fire service access eleva service access eleva	ator lobby. The fire service access elevator shall open into a fire accordance with Sections 3007.7.1 through 3007.7.5.				
	Exception: Where a fire service a entrance shall be permitted to op	access elevator has two entrances onto a floor, the second ben into an elevator lobby in accordance with Section 708.14.1.				
	3007.7.1 Access. The fire service for an interior exit stairway.	3007.7.1 Access. The fire service access elevator lobby shall have direct access to an enclosure for an interior exit stairway.				
	3007.7.2 Lobby enclosure. The f barrier having a fire-resistance ra comply with Section 3007.7.3.	ire service access elevator lobby shall be enclosed with a smoke ating of not less than 1 hour, except that lobby doorways shall				
	Exception: Enclosed fire service discharge.	access elevator lobbies are not required at the levels of exit				

3007.7.3 Lobby doorways. Other than the door to the hoistway, each doorway to a fire service access elevator lobby shall be provided with a 3/4-hour fire door assembly complying with Section 716.5. The fire door assembly shall also comply with the smoke and draft control door assembly requirements of Section 716.5.3.1 with the UL 1784 test conducted without the artificial bottom seal.

3007.7.4 Lobby size. Each enclosed fire service access elevator lobby shall be a minimum of 150 square feet (14 m2) in an area with a minimum dimension of 8 feet (2440 mm).

Appeals | The City of Portland, Oregon

Proposed Design	Based on approved appeal #14968 (attached). The building was constructed with a 1 hour rated
	lid separating the corridor from the non-combustible MEP items above the ceiling. The proposed
	design seeks to remove the 1 hour rated ceiling separating the corridor from the MEP elements
	above the ceiling on floors 7-16.
	Below is the text of approved appeal #14968:
	The residential unit levels are provided with elevators that serve the entire building and will meet
	the requirements of Fire Service Access Elevators except the following:
	The exit enclosure does not have access directly to the fire service access elevator lobby.
	Equivalent protection is provided by the following, equivalent to 2015 IBC allowance for stair and
	lobby connection:
	The elevator lobby is separated from the corridor connecting to the exit stairway by doors required
	per 3007.7.3.
	The lobbies and connecting corridors to the exit enclosure are surrounded by 1 hour rated smoke
	barrier walls per 3007.7.2.
	Elevator shafts and stair shafts are pressurized on all levels.

Reason for alternative Approved appeal #14968 will remain in effect. The design was permitted and beginning to be constructed to have a 1 hour rated horizontal assembly separate the corridor from the MEP items in the ceiling above, see photo. This design was not part of the approved appeal. This condition was conveyed by a city inspector to Corey Stanley who aggreed in an e-mail that this horizontal assembly was not necessary to meet the code requirement for the corridor connecting the stair and the FSAE lobby. The building is of Type IA construction and the floor rating is at least 2 hours as required by code. The concrete floor provides the fire rated separation required by code, to other floors. The code does not require this horizontal assembly in a corridor to meet the conditions of a smoke barrier per 2014 OSSC 709.4, required for an FSAE lobby. The space above the ceiling is not used as a plenum. All penetrations are firestopped to residential units and the ductwork meets the requirements of 2014 OSSC 717.5.5, exception. The terms of the approved appeal will continue to be adhered to for the construction of the building. The appeal only concerns the ceilings on the residential floors, Floor 7-16 highlighted in the attached drawing. These are all residential unit floors and the walls and doors of the corridor will remain per the approved appeal.

Below is the text of approved appeal #14968:

The building is a new high-rise residential building of Type IA construction with office space on the first five floors, assembly and office spaces on the sixth floor and residential units on floors 7 through 17. The intent of OSSC 3007.7.1 is to preserve the integrity of the fire service access elevator lobby while firefighting operations are conducted. The proposed design meets the requirements of 2015 IBC section 3007.6.1.

The code wants direct access to a lobby from a stair and does not want a hose to prop open a door to allow smoke into the lobby. The proposed design meets the intent of the code by providing equivalent protection of the corridor and lobby to what is required for a fire service access elevator lobby. The 1 hour rating meets the requirements for smoke barriers for the FSAE lobby and the corridor walls in a residential building. The 1 hour smoke barrier separation of the dwelling units to the corridor ensures that adequate protection is provided to firefighters and occupants who need assistance.

The high rise tower (levels 6 through 17) is such that connecting the exit stairway to the fire service access elevator lobby without connecting the stair and lobby by a corridor is impractical. One interior exit access stairway is connected to the fire service access elevator lobby through the corridor per 3007.10.1, but does not connect directly to the lobby. 2015 IBC has revised section

3007.7.1 to include an allowance to connect a stairway and the elevator lobby by a corridor meeting the separation requirements of the lobby. The stair layout of the lower levels match the layout of the upper levels. The lobby and stairway are separated from the remaining corridor area and second exit stairway by 1 hour rated smoke barriers.

The cumulative effect of large elevator lobby, the lobbies protected with 1 hour rated smoke barrier walls, and the shaft pressurization, we believe the proposed design meets the code intent for protection of occupant protection and firefighting operations on each floor, and we therefore request approval of this proposed design.

APPEAL DECISION

Omission of 1 hour smoke enclosure at ceiling on levels 7 through 17: Hold for additional information. Appellant may contact John Butler (503 823-7339) with questions.

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.

			PLUMBING F	IXTURE REQUIRE	MENTS		
DESCRIPTION	DESCRIPTION PER OSSC TABLE 2902.1	OCCUPANTS	MALE (M)	FEMALE (F)	WATER CLOSETS (M)	WATER CLOSETS (F)	
LEVEL 6	· ·			·			
OFFICE - EAST	BUSINESS	55.0	27.5	27.5	1.55	1.55	
OFFICE - WEST	BUSINESS	11.0	5.5	5.5	1.11	1.11	Γ
MULTIPURPOSE	AUDITORIUM	78.0	39.0	39.0	0.31	0.60	Γ
PREFUNCTION	AUDITORIUM	41.0	20.5	20.5	0.16	0.32	Γ
PHONE ROOM	STORAGE	4.0	2.0	2.0	0.02	0.02	Γ
BOARDROOM	AUDITORIUM	30.0	15.0	15.0	0.12	0.23	Γ
DOG RUN	GYMNASIUM	8.0	4.0	4.0	0.03	0.06	
EXCERSIZE	GYMNASIUM	92.0	46.0	46.0	0.37	0.71	
LOUNGE	BANQUET HALL	72.0	36.0	36.0	0.48	0.48	
DECK	AUDITORIUM	133.0	66.5	66.5	0.53	1.02	Γ
		524.0	262.0	262.0	4.69	6.10	Γ
LEVELS 6-16							
RESIDENTIAL	RESIDENTIAL	97.0	48.5	48.5	1 PER DWE	LLING UNIT	







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AVATORIES (M)	LAVATORIES (F)
1.34	1.34
1.07	1.07
0.20	0.20
0.10	0.10
0.02	0.02
0.08	0.08
0.02	0.02
0.23	0.23
0.18	0.18
0.33	0.33
3.57	3.57

OCCUPANCY LOADS - EXI	T REQUIREMENTS															
LEVEL	ROOM NAME	OCC TYPE	AREA (SQ.FT.)	OCCUPANCY / LOAD FACTOR =	OCCUPANT LOAD PER FLOOR	# OF EXITS REQUIRED	# OF EXITS PROVIDED	OCCUPANCY LOAD PER EXIT	STAIRWAY WIDTH FACTOR	(OCCUPANCY LOAD) X (WIDTH FACTOR)	REQUIRED STAIRWAY WIDTH	PROVIDED STAIRWAY WIDTH OR AT GRADE EXIT	OTHER EGRESS COMPONENTS FACTOR	(OCCUPANCY LOAD) X (OTHER EGRESS FACTOR)	REQUIRED WIDTH FOR DOORS / CORRIDORS	PROVIDED WIDTH FOR DOORS / CORRIDORS
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LEVEL 6						-										
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	OFFICE BOH - WEST	В	1,025	100	11											
	MULTI-PURPOSE	A-3	1,159	15	78											
	PRE-FUNCTION	A-3	608	15	41	-										
	PHONE ROOMS	В	122	100	4	-										
	BOARDROOM	A-3	446	15	30											
	DOG ROOM + RUN	В	760	100	8	-							\land			
	EXERCISE	В	4,551	50	92								/01			
	LOUNGE	A-3	1,070	15	72											
	DECK	A-3	2,000	15	133							STAIR 01 -02				
	· · ·		•	TOTAL	524	2	2	262	0.2	52	52	53	0.15	39	32 / 44	32 MIN / 44 MIN
LEVEL 7 THRU 16																
ALL ROOMS	UNITS	R-2	19,250	200	97]						STAIR 01 -02				
				TOTAL	97	2	2	49	0.2	10	44	44	0.15	7	32 / 44	32 MIN / 44 MIN

.3

WEST WING TOTAL 175 P

4



D4 LEVEL 6 LIFE SAFETY DIAGRAM

GENERAL NOTES:

AREAS

1. BUILDING COMPLIES WITH OSSC SECTION 403 HIGH-RISE BUILDINGS

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- 2. BUILDING COMPLIES WITH TYPE 1A CONSTRUCTION PER OSSC TABLE 503 ALLOWABLE BUILDING HEIGHTS AND
- BUILDING COMPLIES WITH OSSC SECTION 508 MIXED USE AND OCCUPANCY
- 4. BUILDING IS SPRINKLERED PER NFPA 13
- 5. VOICE ANNUNCIATION SYSTEM IS TO BE PROVIDED, BASED ON EXIT WIDTH CALCULATIONS

STAIRS & VERTICAL EXITS DOORWAYS & HORIZ. EXITS

GROUP S-2 STORAGE **GROUP M - MERCANTILE** GROUP B - BUSINESS GROUP R-2 - RESIDENTIAL GROUP A-3 - ASSEMBLY

4

EAST WING TOTAL

2

 \square EXIT CAPACITY - GROUPS S-2, M, B, R-2 & A-3 - (W/ SPRINKLER SYSTEM) LIFE SAFETY & EXITING LEGEND DOOR CAPACITY TYPE REQUIRED CAPACITY ROOM NAME AREA IN SF ROOMS 36" DOOR = **240 P** 0.2 IN. x OCCUPANT LOAD OCCUPANCY 0.15 IN. x OCCUPANT LOAD 38" DOOR = **253 P** STAIR # STAIRS LOAD CAPACITY EGRESS WITH AUTOMATIC SPRINKLER 40" DOOR = **267 P** LOAD CAPACITY MAX TRAVEL DISTANCE COMMON PATH EGRESS 42" DOOR = **280 P** COMMON PATH , TRAVEL 100' 400' **Ж** СР / ТD 44" DOOR = **293 P** OF TRAVEL [/] DISTANCE 250' 75' _____ LINE OF TRAVEL 46" DOOR = **307 P** 1 HOUR WALL 300' 100' 48" DOOR = **320 P** 2 HOUR WALL 2 2 250' 125' 3 HOUR WALL 3 3 72" DOOR = **480 P** 250' 75' <u>P.O.S.</u> POSTED OCCUPANCY SIGN 02

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F4 OSSC REQUIREMENTS & LEGEND

3



ID NUMBER 14968 - ITEMS 1-3

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PPDL:: DUMMENT Reserved to 100000000000000000000000000000000000	APPERLY DUMARY Balance Control Named Record Society of Soc	From Concept to Co Phone: 503-823-7300 Email: Nore Contact Info (http://www.po	bervices Instruction bds@portlandoregon.gov 1900 SW 4 rtlandoregon.gov//bds/article/519984)	Ith Ave, Portland, OR 97201			3007.7.1 Acce for an interior 3007.7.2 Lobb barrier having comply with S Exception: En
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https://www.portlandoregon.gov/bds/appeals/index.cfm?action=entry&appeal_id=14968 4/24/2017 https://www.portlandoregon.gov/bds/appeals/index.cfm?action=entry&appeal_id=14968	 A substitution of the second se	Appeal item 2 Code Section Requires	Level 03 only. To provide equiv levels, including the levels abov firefighter staging, and the park stairway connected lobby by an on lower level 03 is due to the c The elevators connect the grou Lobbies are provided at the elev lobby as allowed per OSSC 300 parking garage levels provide e The lobbies do directly connect protection is provided for occup garage levels with a standpipe a protected enclosure and not imp stage for fighting a fire event at Parking garages are an S-2 occ sprinkler protected Type IA con provide a smoke secured zone and stairway connection on eac with all 3 levels being atmosphe required for enclosed parking gar The cumulative effect of separa oversize landings at the exit sta protection of occupant protectio therefore request approval of th 3007.7 3007.7 Fire service access elev service access elevator lobby in Exception: Where a fire service entrance shall be permitted to o	or the garage except for a connection to an exit stairway on Low alent protection, the elevator lobbies are provided on all parking re, there is an oversized protected landing on lower level 03 for ing garage is a ramped configuration, providing access to the open ramp. The connection to the stairway and the elevator lob lepth of the elevator pit and equipment on the level. and floor lobby, upper floors and the 3 parking garage levels belor vators on the 3 parking garage levels and not the ground floor 17.7.2, exception, for level of exit discharge. The lobbies on all 3 levator lobbies smoke barrier walls. to an interior exit stairway on Lower Levels 01 and 02. Equivale ants and firefighters by having an oversized landing at the parking and a lobby on all three levels. These areas allow people to be ir bede egressing occupants. It also allows room for firefighters to the level or adjacent level. upancy acknowledging the low fuel load hazard, particularly in struction. The adjacent elevator lobby and oversized stair landing on this level. The protection provided by having an elevator lobb h level is somewhat moot given the parking ramp configuration wically connected. The garage is provided with ventilation as arages. tion of the lobbies with connected stairway on the level above, a inways, we believe the proposed design meets the code intent for n and firefighting operations on the parking garage level, and we is proposed design. ator lobby. The fire service access elevator shall open into a fire accordance with Sections 3007.7.1 through 3007.7.5. access elevator has two entrances onto a floor, the second pen into an elevator lobby in accordance with Section 708.14.1. <u>dex.cfm?action=entry&appcal_id=14968</u>	bby w. int ng na g yy ind or e 	Reason for alternative Reason for alternative APPEAL DECISION 1. Fire service access Granted as proposed https://www.portlando	proposed desil except OSSC provide addition will provide the The protection • Area smoke • Outdoor deck The building is first five floors, through 17. The area. All other To provide equilation throughout the extra time for pro- occupants and per OSSC Sec occupants add migration of he horizontal exit between enclose code acknowle from exposure spread of fire a the extra 25 oc ensuring quick direct access to the occupants, the state occupants, the per OSSC sector occupants add migration of he horizontal exit between enclose code acknowle from exposure spread of fire a the extra 25 oc ensuring quick direct access to the occupants, the present and o occupants, the present and o occupants, the
https://www.portlandoregon.gov/bds/appeals/index.cfm?action=entry&appeal_id=14968 4/24/2017 https://www.portlandoregon.gov/bds/appeals/index.cfm?action=entry&appeal_id=14968 4/24/2017 Appeals The City of Portland, Or	Appeals The City of Portland, O	Appeal item 2 Code Section Requires	Level 03 only. To provide equiv levels, including the levels abov firefighter staging, and the park stairway connected lobby by an on lower level 03 is due to the d The elevators connect the grou Lobbies are provided at the elevel lobby as allowed per OSSC 300 parking garage levels provide e The lobbies do directly connect protection is provided for occup garage levels with a standpipe a protected enclosure and not im stage for fighting a fire event at Parking garages are an S-2 occ sprinkler protected Type IA con provide a smoke secured zone and stairway connection on eac with all 3 levels being atmosphe required for enclosed parking ga The cumulative effect of separa oversize landings at the exit sta protection of occupant protectio therefore request approval of th 3007.7 3007.7 Fire service access elev service access elevator lobby in Exception: Where a fire service entrance shall be permitted to o	or the garage except for a connection to an exit starway on Low alent protection, the elevator lobbies are provided on all parking re, there is an oversized protected landing on lower level 03 for ing garage is a ramped configuration, providing access to the open ramp. The connection to the starway and the elevator lob lepth of the elevator pit and equipment on the level. Ind floor lobby, upper floors and the 3 parking garage levels belovators on the 3 parking garage levels and not the ground floor 17.7.2, exception, for level of exit discharge. The lobbies on all 3 levator lobbies smoke barrier walls. It an interior exit stairway on Lower Levels 01 and 02. Equivale ants and firefighters by having an oversized landing at the parkin and a lobby on all three levels. These areas allow people to be in bede egressing occupants. It also allows room for firefighters to the level or adjacent level. In adjacent elevator lobby and oversized stair landing on this level. The protection provided by having an elevator lobb h level is somewhat moot given the parking ramp configuration as arages. It on of the lobbies with connected stairway on the level above, a inways, we believe the proposed design meets the code intent for n and firefighting operations on the parking garage level, and we is proposed design.	bby w. int ng n a g yy ind or e 	Reason for alternative Reason for alternative APPEAL DECISION 1. Fire service access Granted as proposed https://www.portlandc	proposed designed except OSSC provide addition will provide the The protection • Area smoke of • Outdoor deck • Outdoor of • OSSC Secondocupants • Outdoor of • Outdoor • Outdooor • Outdoor • Outdoor • Outdoor • Outdoor • Outdoo

		ID NUMBER 15137 - ITER		
f Portland, Oregon	Page 3 of 5	Appeals The City of Portland, Oregon		Page 1 of
3007.7.1 Access. The fire service access elevator lobby shall have direct access to an enclosure for an interior exit stairway.		Development Services		Contration of the set
barrier having a fire-resistance rating of not less than 1 hour, except that lobby doorways shall comply with Section 3007.7.3.		Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 More Contact Info (http://www.portlandoregon.gov//bds/article/519984)) SW 4th Ave, Portland, OR 97201	A LINE
Exception: Enclosed fire service access elevator lobbies are not required at the levels of exit discharge.				
3007.7.3 Lobby doorways. Other than the door to the hoistway, each doorway to a fire service access elevator lobby shall be provided with a 3/4-hour fire door assembly complying with Section		APPEAL SUMMARY		
716.5. The fire door assembly shall also comply with the smoke and draft control door assembly requirements of Section 716.5.3.1 with the UL 1784 test conducted without the artificial bottom		Appeal ID: 15137	Project Address: 5 SE MLK Jr Blvd	
seal. 3007.7.4 Lobby size. Each enclosed fire service access elevator lobby shall be a minimum of 150		Hearing Date: 5/24/17 Case No.: B-021	Appellant Name: Tom Jaleski Appellant Phone: 971-238-5266	
square feet (14 m2) in an area with a minimum dimension of 8 feet (2440 mm).		Appeal Type: Building Project Type: commercial	Plans Examiner/Inspector: Jerry Englehardt Stories: 17 Occupancy: R-2, B, S-2,M, A-2 Construction	
The residential unit levels are provided with elevators that serve the entire building and will meet the requirements of Fire Service Access Elevators except the following:		Building/Business Name: 5 MLK	Type: I-A Fire Sprinklers: Yes - throughout	
The exit enclosure does not have access directly to the fire service access elevator lobby. Equivalent protection is provided by the following, equivalent to 2015 IBC allowance for stair and		Appeal Involves: Erection of a new structure	LUR or Permit Application No.:	
lobby connection: The elevator lobby is separated from the corridor connecting to the exit stairway by doors required		Plan Submitted Option: pdf [File 1]	Proposed use: Residential, parking, retail	
per 3007.7.3. The lobbies and connecting corridors to the exit enclosure are surrounded by 1 hour rated smoke		Appeal item 1		
barrier walls per 3007.7.2. Elevator shafts and stair shafts are pressurized on all levels.		Code Section 3007.7		
a The building is a new high-rise residential building of Type IA construction with office space on the first five floors, assembly and office spaces on the sixth floor and residential units on floors 7 through 17. The intent of OSSC 3007.7.1 is to preserve the integrity of the fire service access		Requires 3007.7 Fire service access service access elevator lo	s elevator lobby. The fire service access elevator shall open into a fire bby in accordance with Sections 3007.7.1 through 3007.7.5.	
elevator lobby while firefighting operations are conducted. The proposed design meets the requirements of 2015 IBC section 3007.6.1.		Exception: Where a fire se entrance shall be permitte	ervice access elevator has two entrances onto a floor, the second d to open into an elevator lobby in accordance with Section 708.14.1.	
The code wants direct access to a lobby from a stair and does not want a hose to prop open a door to allow smoke into the lobby. The proposed design meets the intent of the code by providing		3007.7.1 Access. The fire for an interior exit stairway	service access elevator lobby shall have direct access to an enclosure	
equivalent protection of the corridor and lobby to what is required for a fire service access elevator lobby. The 1 hour rating meets the requirements for smoke barriers for the FSAE lobby and the corridor walls in a residential building. The 1 hour smoke barrier separation of the dwelling units to		3007.7.2 Lobby enclosure barrier having a fire-resista	. The fire service access elevator lobby shall be enclosed with a smoke ance rating of not less than 1 hour, except that lobby doorways shall	
the corridor ensures that adequate protection is provided to firefighters and occupants who need assistance.		comply with Section 3007.	7.3.	
The high rise tower (levels 6 through 17) is such that connecting the exit stairway to the fire service access elevator lobby without connecting the stair and lobby by a corridor is impractical.		discharge.	Other then the does to the beliefunction of the sector	
One interior exit access stairway is connected to the fire service access elevator lobby through the corridor per 3007.10.1, but does not connect directly to the lobby. 2015 IBC has revised section 3007.7.1 to include an allowance to connect a stairway and the elevator lobby by a corridor		3007.7.3 Lobby doorways access elevator lobby sha 716.5. The fire door access	. Other than the door to the holstway, each doorway to a fire service II be provided with a 3/4-hour fire door assembly complying with Section holy shall also comply with the smoke and draft control door assembly	
meeting the separation requirements of the lobby. The stair layout of the lower levels match the layout of the upper levels. The lobby and stairway are separated from the remaining corridor area		requirements of Section 7 seal.	16.5.3.1 with the UL 1784 test conducted without the artificial bottom	
and second exit stairway by 1 hour rated smoke barriers. The cumulative effect of large elevator lobby, the lobbies protected with 1 hour rated smoke barrier		3007.7.4 Lobby size. Each square feet (14 m2) in an	n enclosed fire service access elevator lobby shall be a minimum of 150 area with a minimum dimension of 8 feet (2440 mm).	
walls, and the shaft pressurization, we believe the proposed design meets the code intent for	4/24/2017	Proposed Design	1- (index - Co. 2	5/20/20
f Portland, Oregon	Page 4 of 5	Appeals The City of Portland, Oregon	below grade are provided with elevators that serve the parking garage	Page 2 of
request approval of this proposed design.		and the ground floor lobby the following:	and will meet the requirements of Fire Service Access Elevators except	
1021.2.4		The lobby at Lower Level Equivalent protection is pr	01 will not be directly connected to an enclosed exit stairway ovided by the following:	
Three exits or exit access stairways or ramps providing access to exits at other stories shall be		Elevator lobby provided as Elevator lobby connected	s required per 3007.7 for separation and size. to exit stairway on parking level below.	
provided from any story or occupied roof with an occupant load from 501 to and including 1,000. Four exits or exit access stairways or ramps providing access to exits at other stories shall be		Oversize stair landing ope lobby.	n to a 1 hour rated smoke barrier protected area adjacent to the elevator	
The proposed design meets the requirements of OSSC section 1021 except for the sixth floor. The		Reason for alternative The building is a new high underground parking gara	-rise residential building of Type IA construction with three story ge, office space on the first five floors, assembly and office spaces on	
proposed design of the sixth floor (see the attached plan) meets the requirement of the OSSC, except OSSC §1021.2.4. The sixth floor has 525 occupants and only 2 enclosed exit stairways. To		the sixth floor and residen Fire Service Access Eleva Level 01 only. To provide	tial units on floors 7 through 17. The elevators meet the requirements for tors for the garage except for a connection to an exit stairway on Lower equivalent protection, elevator lobbies are provided on all parking levels	
provide additional protection for the 25 occupants above the number allowed per §1021.2.4, we will provide the following protection measures:		including the levels below, staging, and the parking g	there is an oversized protected landing on lower level 01 for firefighter arage is a ramped configuration, providing access to the stairway	
 The protection measures provided will be: Area smoke detection throughout the building. 		connected lobby by an op level 01 is not possible du	en ramp. The connection to the stairway and the elevator lobby on lower e to the depth of the elevator pit and equipment on the level for the	
Outdoor deck area between the stairways on Level 6. Barrow area between the stairways on Level 6. Barrow area between the stairways on Level 6. Barrow area between the stairways on Level 6.		elevator above. The 2 FSAE elevators con	nect the ground floor lobby, upper floors and the 3 parking garage levels	
first five floors, assembly and office spaces on the sixth floor and residential units on floors 7 through 17. The sixth floor has an occupant load of 525 occupants, including the outdoor roof deck area. All other floors in the building have less than 500 occupants, only requiring 2 exit stairways.		below. Lobbies are provid floor lobby as allowed per 3 parking garage levels pr doors.	ed at the elevators on the 3 parking garage levels and not the ground OSSC 3007.7.2, exception, for level of exit discharge. The lobbies on all ovide elevator lobbies with smoke barrier walls and 45 minute rated	
To provide equivalent protection, the proposed design will be to provide area smoke detection throughout the building to provide early warning of a fire/smoke event in the building and therefore		The intent of having stairs on the level. This is typica	connected to FSAE lobbies is to allow a space for firefighters to stage	
occupants on the sixth floor, the exit stairways will be sized to provide the required egress capacity per OSSC Section 1005.3. The design of the sixth floor provides design features that provide the		and using the connected s only one level below the g	tair to the event level, to stage from the stair landing. Lower level 01 is round floor and location of the fire command center and would typically	
occupants additional protection by being separated by the outdoor roof deck, preventing the migration of heat and smoke between the stairways. The roof deck provides similar protection of a		be accessed by stairs for a outside of the stir enclosur	any event on that level. The oversized landing and protected corridor re provides a space for firefighters to stage on that floor. The FSAE	
horizontal exit by providing a 2 hour rated floor slab, open air ceiling, and approximately 40 feet between enclosed building areas, a fire separation distance of about 20 feet on the sixth floor. The code acknowledges that fire separation distances greater than 10 feet only need to be protected		assistance and will be equ the fire command center a	rever 01 to provide a safe enclosure for occupants who need evacuation hipped with communications equipment to call for assistance. Signage in and in the FSA elevators will indicate that no direct connection is	
from exposure to fire from the inside. The approximate 40 foot distance will mitigate any the spread of fire and smoke between stairways, ensuring at least one stairway is available and allow		provided on lower level 01 lobbies do directly connec	,but is provided on the ground floor and lower levels 02 and 03. The to an interior exit stairway on Lower Levels 02 and 03. Equivalent	
the extra 25 occupants extra time to queue at the stairway. The footprint of the sixth floor is small, ensuring quick access to each of the stairways and the fire service access elevator lobby has		protection is provided for o landing at the parking gara	occupants and firefighters on lower level 01 by having an oversized age levels with a standpipe and a lobby on all three levels. These areas	
direct access to the roof deck. The sixth floor is for the use of tenants and their guests only, giving the occupants familiarity of the space and egress routes.		room for firefighters to sta	ge for fighting a fire event at the level or adjacent level.	
The area smoke detection throughout the building plus the design of the sixth floor of a small footprint and outdoor deck separating the stairways will provide adequate protection for the		Parking garages are an S- sprinkler protected Type I/	•2 occupancy acknowledging the low fuel load hazard, particularly in A construction. The adjacent elevator lobby and oversized stair landing range on this lowel. The protection provided by having an elevator lobby.	
occupants, therefore we request approval.		and stairway connection o with all 3 levels being atm	n each level is somewhat moot given the parking ramp configuration ospherically connected. The garage is provided with ventilation as	
N as elevator lobby not connected to the enclosed exit stairway at Lower Level 3.		required for enclosed park	ing garages.	
d with lobby doors minimum 3/4 hour rated.		oversize landings at the ex	kit stairways, we believe the proposed design meets the code intent for	
loregon.gov/bds/appeals/index.cfm?action=entry&appeal_id=14968 f Portland, Oregon	4/24/2017 Page 5 of 5	https://www.portlandoregon.gov/bds/appea Appeals The City of Portland, Oregon	ls/index.cfm?action=entry&appeal_id=15137	5/30/20 Page 3 of
s elevator lobby configuration per 2015 IBC for levels 6 - 17 with lobby / corridor hour rated: Granted as proposed.		protection of occupant pro therefore request approva	tection and firefighting operations on the parking garage level, and we I of this proposed design.	
exit at 6th floor with occupant load of 525: Granted for this occupancy, use and		APPEAL DECISION		
opeal Board finds with the conditions noted, that the information submitted by the appellant approved modifications or alternate methods are consistent with the intent of the code: do		Fire Service Access Elevator with indirect a	ccess to exit stairway through parking area: Granted	
ety, accessibility, life, fire safety or structural requirements; and that special conditions make strict application of those code sections impractical.		enclosure per OSSC Section 1024.	e provided on the noors from the elevator lobby to the stair	
e Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within the date this decision is published. For information on the appeals process and costs		The Administrative Appeal Board finds with the demonstrates that the approved modifications of not lessen health, sofoty, accessibility, life, find	conditions noted, that the information submitted by the appellant or alternate methods are consistent with the intent of the code; do	
al fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, r come in to the Development Services Center.		unique to this project make strict application of	those code sections impractical.	
		Pursuant to City Code Chapter 24.10, you may 180 calendar days of the date this decision is p	appeal this decision to the Building Code Board of Appeal within ublished. For information on the appeals process and costs,	
		including forms and first	and fee waivers, do to www.portlanders.com.com/l.do/	

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sed Design The residential unit levels are provided with elevators that serve the entire buildir the requirements of Fire Service Access Elevators except the following:

on for alternative The building is a new high-rise residential building of Type IA construction with c first five floors, assembly and office spaces on the sixth floor and residential units through 17. The intent of OSSC 3007.7.1 is to preserve the integrity of the fire se elevator lobby while firefighting operations are conducted. The proposed design requirements of 2015 IBC section 3007.6.1. The code wants direct access to a lobby from a stair and does not want a hose to

www.portlandoregon.gov/bds/appeals/index.cfm?action=entry&appeal_id=149

Code Section	1021.2.4
Requires	Three exits or exit access stairways or ramps providing access to exits at other stories shall be provided from any story or occupied roof with an occupant load from 501 to and including 1,000. Four exits or exit access stairways or ramps providing access to exits at other stories shall be provided from any story or occupied roof with an occupant load greater than 1,000.
Proposed Design	The proposed design meets the requirements of OSSC section 1021 except for the sixth floor. The proposed design of the sixth floor (see the attached plan) meets the requirement of the OSSC, except OSSC §1021.2.4. The sixth floor has 525 occupants and only 2 enclosed exit stairways. To provide additional protection for the 25 occupants above the number allowed per §1021.2.4, we will provide the following protection measures:
	The protection measures provided will be:Area smoke detection throughout the building.Outdoor deck area between the stairways on Level 6.
Reason for alternative	The building is a new high-rise residential building of Type IA construction with office space on the first five floors, assembly and office spaces on the sixth floor and residential units on floors 7 through 17. The sixth floor has an occupant load of 525 occupants, including the outdoor roof deck area. All other floors in the building have less than 500 occupants, only requiring 2 exit stairways.
	throughout the building to provide early warning of a fire/smoke event in the building and therefore extra time for people on the sixth floor to get to an exit stairway. To accommodate the number of occupants on the sixth floor, the exit stairways will be sized to provide the required egress capacity per OSSC Section 1005.3. The design of the sixth floor provides design features that provide the occupants additional protection by being separated by the outdoor roof deck, preventing the migration of heat and smoke between the stairways. The roof deck provides similar protection of a horizontal exit by providing a 2 hour rated floor slab, open air ceiling, and approximately 40 feet between enclosed building areas, a fire separation distance of about 20 feet on the sixth floor. The code acknowledges that fire separation distances greater than 10 feet only need to be protected from exposure to fire from the inside. The approximate 40 foot distance will mitigate any the spread of fire and smoke between stairways, ensuring at least one stairway is available and allow the extra 25 occupants extra time to queue at the stairway. The footprint of the sixth floor is small, ensuring quick access to each of the stairways and the fire service access elevator lobby has direct access to the roof deck. The sixth floor is for the use of tenants and their guests only, giving the occupants familiarity of the space and egress routes.
	The area smoke detection throughout the building plus the design of the sixth floor of a small footprint and outdoor deck separating the stairways will provide adequate protection for the occupants, therefore we request approval.
APPEAL DECISION . Fire service access Granted as proposed os://www.portlando peals The City of	s elevator lobby not connected to the enclosed exit stairway at Lower Level 3: with lobby doors minimum 3/4 hour rated. pregon.gov/bds/appeals/index.cfm?action=entry&appeal_id=14968 Portland, Oregon
oors minimum 3/4 h	our rated: Granted as proposed.
. Omission of 3rd ex	
. Omission of 3rd ex onfiguration only.	
• Omission of 3rd ex onfiguration only. The Administrative App emonstrates that the ot lessen health, safe nique to this project n	beal Board finds with the conditions noted, that the information submitted by the appellant approved modifications or alternate methods are consistent with the intent of the code; do ty, accessibility, life, fire safety or structural requirements; and that special conditions nake strict application of those code sections impractical.

eal ID: 15137	
ing Date: 5/24/1	7
No.: B-021	
al Type: Building	9
ect Type: comme	rcial
ling/Business N	ame: 5 MLK
eal Involves: Ere	ction of a new structure
Submitted Option	on: pdf [File 1]
EAL INFORM	ATION SHEET
eal item 1	
e Section	3007.7
uires	3007.7 Fire service access elevator service access elevator lobby in acce
	Exception: Where a fire service acce entrance shall be permitted to open i
	3007.7.1 Access. The fire service ac
	for an interior exit stairway.
	3007.7.2 Lobby enclosure. The fire s barrier having a fire-resistance rating comply with Section 3007.7.3.
	Exception: Enclosed fire service acc discharge.
	3007.7.3 Lobby doorways. Other tha access elevator lobby shall be provid 716.5. The fire door assembly shall a requirements of Section 716.5.3.1 with seal.
	3007.7.4 Lobby size. Each enclosed square feet (14 m2) in an area with a
osed Design www.portland s The City o	doregon.gov/bds/appeals/index f Portland, Oregon
	and the ground floor lobby and will m the following:

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APPEAL ID	ITEM NUMBER	DESCRIPTION	APPROVED
14968	1	FIRE SERVICE ACCESS TO ELEVATOR LOBBY- LOWER LEVEL 03	4/19/2017
14968	2	FIRE SERVICE ACCESS TO ELEVATOR LOBBY - LEVELS 06-17	4/19/2017
14968	3	LEVEL 06 OCCUPANT LOAD	4/19/2017
15137	1	FIRE SERVICE ACCESS TO ELEVATOR LOBBY	5/24/2017
15953	1	REDUCTION OF TWO FIRE CONNECTIONS TO ONE FIRE CONNECTION	10/11/2017
15953	3	SPRINKLED OUTDOOR PATH AS 1 HOUR CORRIDOR	10/11/2017
15917	1	SUB DUCT RISER CLARIFICATION	10/4/2017
15918	1	MASTER TRAP FOR DRAINS IN PARKING GARAGE	10/4/2017
15975	1	SUB DUCT EXHAUST	10/18/2017
16022	1	FIRE FEATURES ON ROOF DECK	10/30/2017
16057	1	RADON CONTROL METHODS, R2 AND R3 OCCUPANCY	11/1/2017
16058	1	EXIT POINT OF DISCHARGE VISIBLE FROM STAIR ENCLOSURE IN LOBBY	11/1/2017
16408	1	LOCATION OF FUEL FILL CONECTION TO TANKS	2/1/2018
16973	1	SPRINKLERED EXTERIOR GRILLS	6/7/2018
18706	1	LEVEL 17 FIXTURE REDUCTION	11/28/2018

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BUILI	DING DEPT STAMP	
PRO	JECT TEAM	
C	GREC Architec	ts
	GE	OWNER ERDING EDLEN
	GREC	ARCHITECT CARCHITECTS
	KPFF CONSULTIN Structu KPFF Consul Tin	JRAL ENGINEER
	ME	P/FP ENGINEER Glumac
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NOTE 1. THIS	ES S DOCUMENT, ALONG WITH THE A	
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ISSU	JANCES	
06	ISSUED FOR CONSTRUCTION	07-02-2018
05	BUILDING PERMIT	01-10-2018
03	FND. PERMIT CORRECTIONS 1	11-01-2017 09-15-2017
01 NO.	FOUNDATION PERMIT	08-11-2017 DATE
PRO	JECT	
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