

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: 21995	Project Address: 2124-2140 NE Sandy Blvd
Hearing Date: 10/16/19	Appellant Name: John Flynn
Case No.: B-004	Appellant Phone: 5039395130
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: commercial	Stories: 2 Occupancy: B Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure LUR or Permit Application No.:	
Plan Submitted Option: pdf [File 1]	Proposed use: Office (B)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

Requires	OSSC 1021.2 Exits from stories. Two exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be provided where one of the following conditions exists: The exit access travel distance exceeds that specified in Table 1021.2(1) or 1021.2(2) as determined in accordance with the provisions of Section 1016.1.
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Proposed Design	This is an interior alteration to an existing second floor office space (previously permitted as an office occupancy, no change of use/occupancy). There is a finished attic space above the second floor that qualifies as a mezzanine space (see Plan 2, sheet 2.) Both spaces are not sprinklered. The total occupant load for the second floor and mezzanine is 16. Only one exit is required per OSSC Table 1015.1. The calculated exit travel distance from the mezzanine space is 82'-0" which exceeds the maximum limit of 75'-0" per OSSC Table 1021.2(2) by seven feet. (Note: the last 3 feet of the calculated 82-foot exit travel distance is beyond the point of exit discharge, but included in the overall length because the exit door occurs in a recessed alcove (see Plan 1, sheet 2.)
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Reason for alternative	This is an existing condition and the amount by which the exit travel distance exceeds the maximum is less than 10% (7 ft < 7.5 ft). The path of exit travel is simple and easy to navigate. The proposed design calls for removal of an existing door at the bottom of the mezzanine stairs and a lighted directional exit sign on the wall opposite the mezzanine stair bottom landing (see Keyed Note 7, Plan 1, sheet 1.)
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APPEAL DECISION

Single exit from 3rd floor: 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.

PROJECT SUMMARY

PROPERTY INFORMATION

ADDRESS: 2140 NE SANDY BLVD
PORTLAND, OR 97232
PROPERTY ACCOUNT #: R144490
ZONE: CM3dm
PROPERTY DESCRIPTION

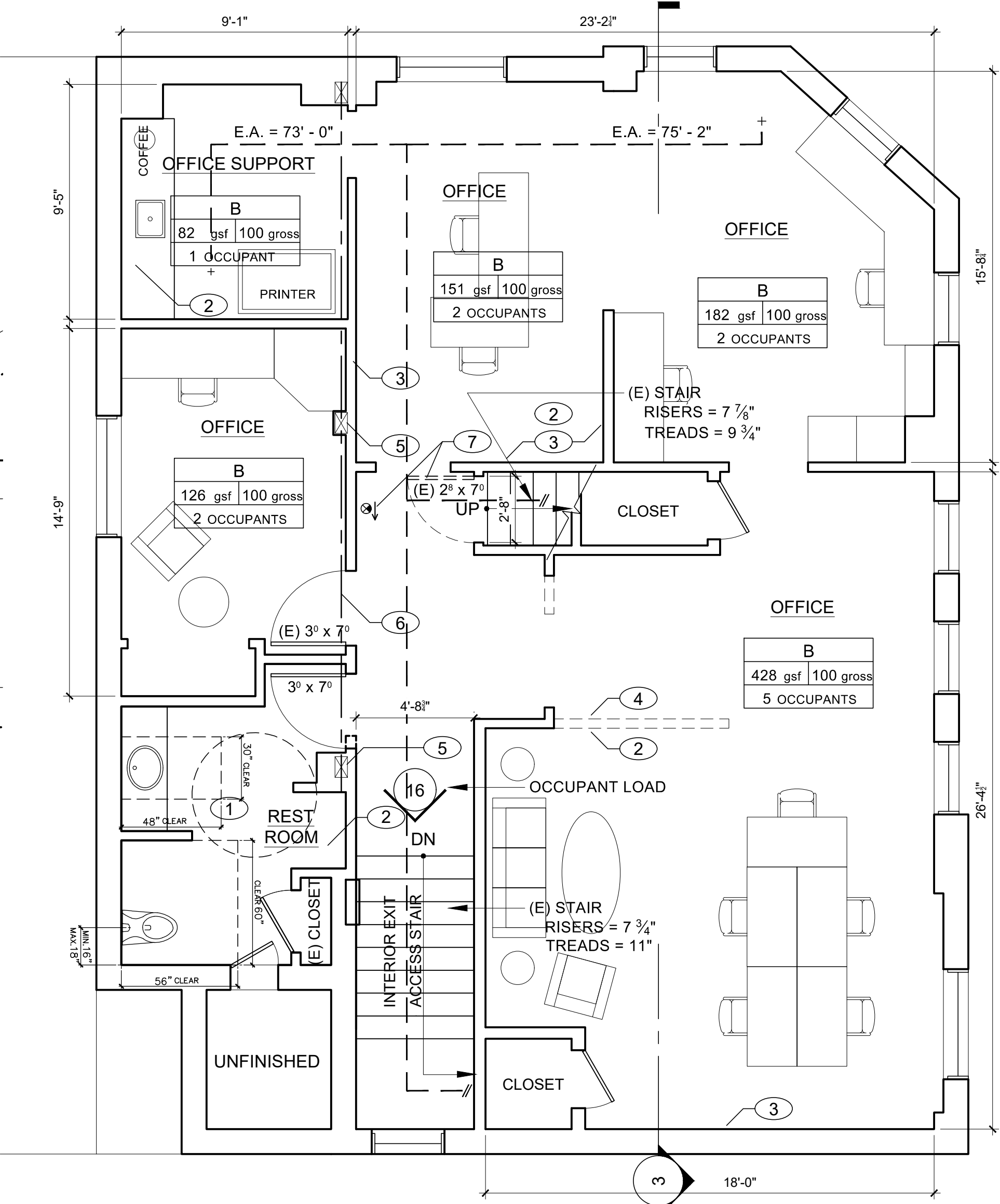
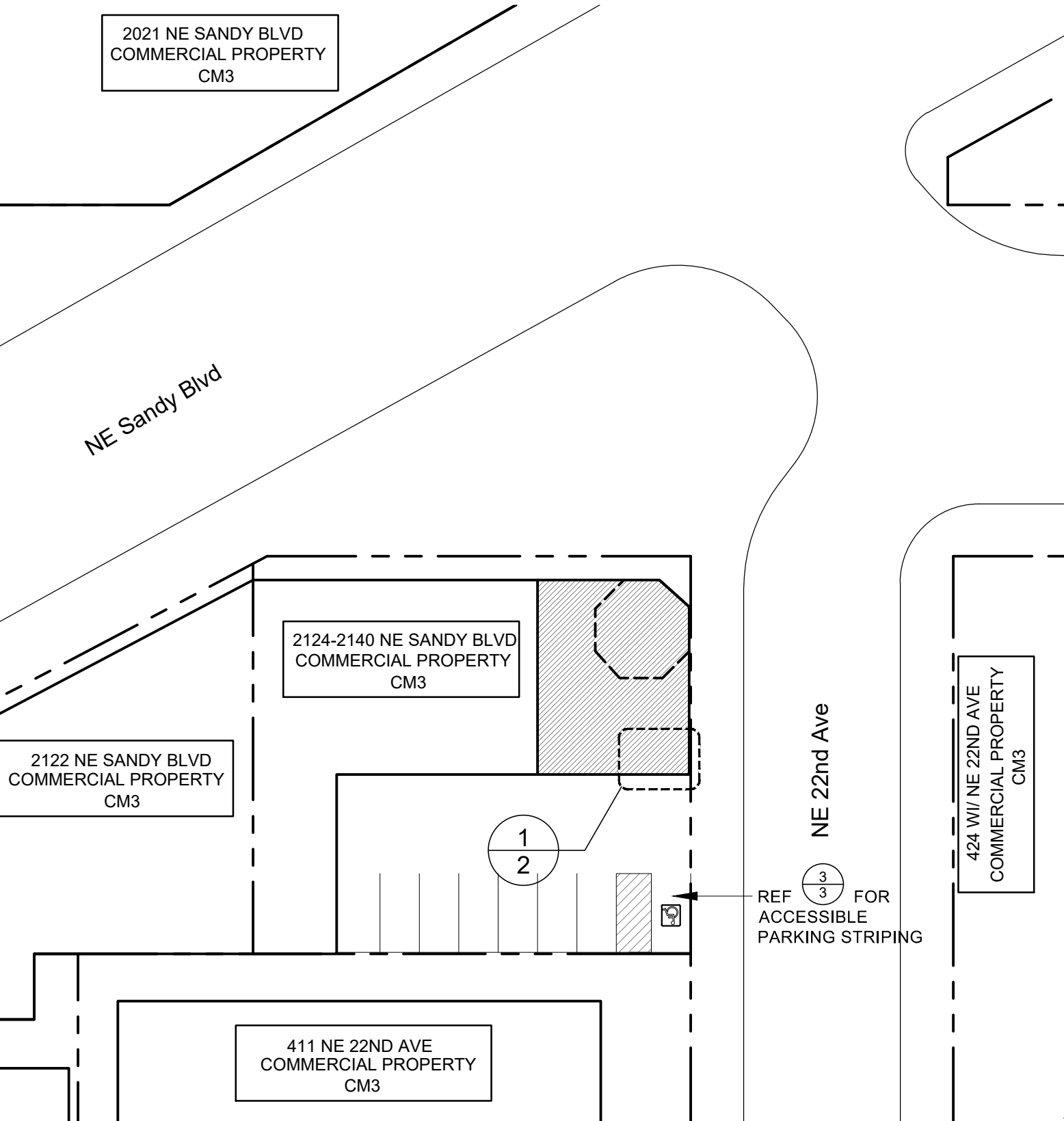
TAX ROLL: DARCH ADD, BLOCK 3, LOT 4 EXC PT IN STS, LOT 5 EXC PT IN ST
MAP #: 3032 OLD
NEW STATE ID: 1N1E35DA -01600
SITE AREA: 9,000 sf (0.21 acres)

PROJECT DESCRIPTION

EXISTING ONE- AND TWO- STORY BUILDING OF TYPE V-B CONSTRUCTION, EXISTING ATTIC SPACE OVER SECOND FLOOR PORTION OF BUILDING SERVES AS A MEZZANINE PER OSSC 505.
WORK OCCURS AT THE SECOND FLOOR/ATTIC PORTION OF THE STRUCTURE ONLY. PROPOSED OCCUPANCY GROUP B.
PARTIAL-HEIGHT WALLS ARE TO BE REMOVED. REMOVE LATH & PLASTER AT SELECTED LOCATIONS AND REPLACE WITH GYPSUM WALLBOARD. NO DEMOLITION WORK WILL AFFECT EXISTING STRUCTURE OR EGRESS PATHWAYS. ELECTRICAL, PLUMBING, AND HVAC WORK WILL BE SUBMITTED AS SEPARATE PERMIT APPLICATIONS.
SEE SHEET 2 FOR EGRESS NOTES.

LEGEND - TENANT WORK PLAN KEY

- (E) WALL TO REMAIN
- WALL TO BE REMOVED
- PROJECT SITE
- 1 REMOVE & REPLACE EXISTING PLUMBING FIXTURES IN RESTROOM. SEE SHEET 4 FOR NEW FIXTURE MOUNTING HEIGHTS
- 2 EXISTING PLUMBING FIXTURE(S) REMOVED AND PLUMBING LINES CAPPED
- 3 REMOVE LATH & PLASTER, INSTALL DRYWALL
- 4 REMOVE PARTIAL WALL 4' HEIGHT
- 5 EXISTING STRUCTURE POST
- 6 LINE OF EXISTING BEAM ABOVE
- 7 REMOVE DOOR AND PROVIDE LIGHTED DIRECTIONAL EXIT SIGN



2 SITE PLAN

1 2nd FLOOR PLAN
GROSS FLOOR AREA = 1,235 sf

PRELIMINARY
for Review

RESOLVE
ARCHITECTURE + PLANNING
3742 SE MILL ST.
PORTLAND, OREGON 97214
t: (503) 231-8120 e: info@resolvearchitecture.com

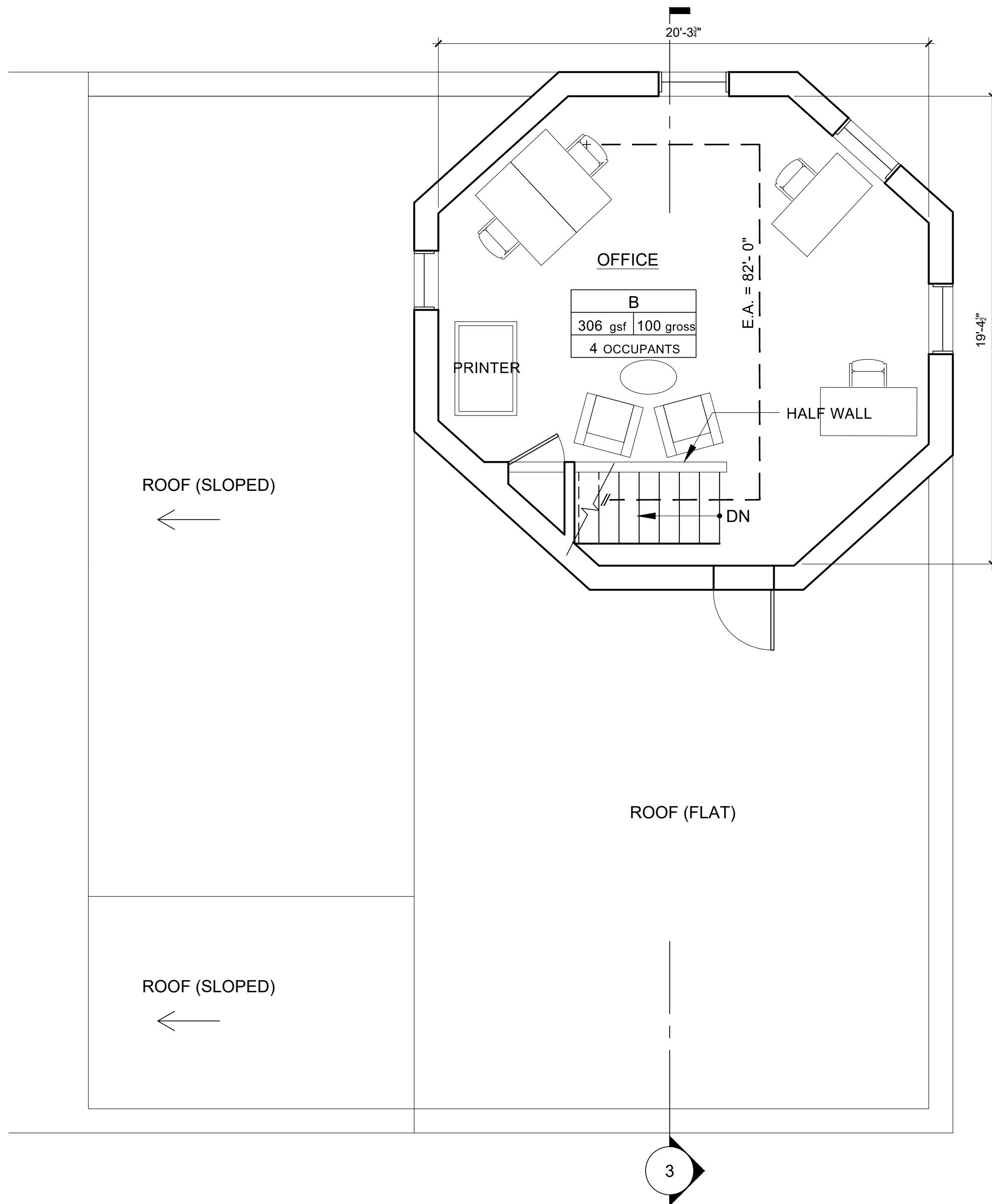
PROJ #: 19-14

INTERIOR IMPROVEMENTS
SECOND FLOOR OFFICE SUITE
2124-2140 NE SANDY BLVD.
PORTLAND, OREGON 97202
OLLER FAMILY, LLC

REV:

DATE: 10.10.2019

1

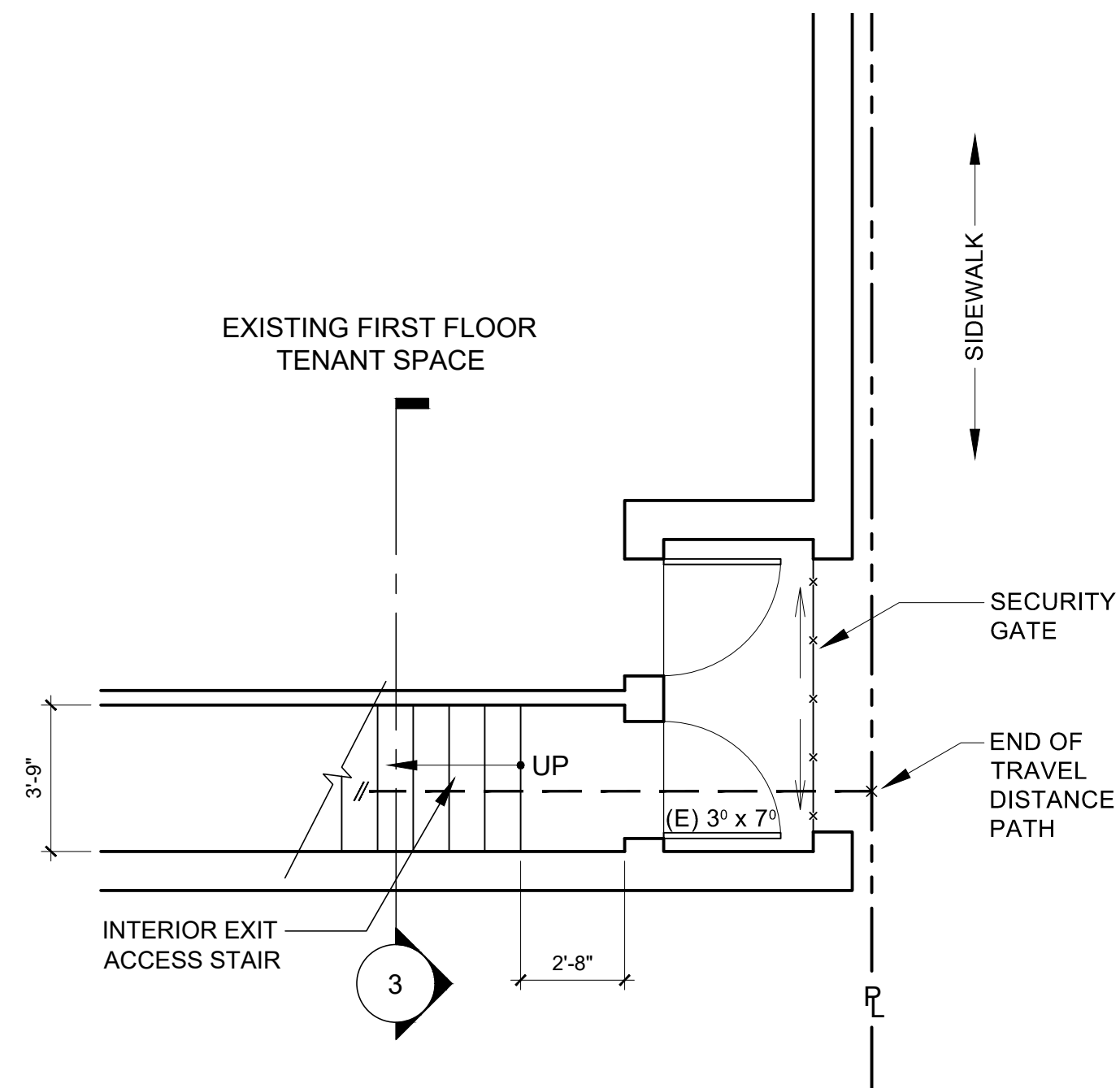


2 MEZZANINE FLOOR PLAN

GROSS FLOOR AREA = 306 sf

1/4" = 1'-0"

N



1 1st FLOOR PLAN

STAIR UP TO SECOND FLOOR

TENANT SPACE

1/4" = 1'-0"

N

MEANS OF EGRESS

OCCUPANT LOAD (SECTION 1004)

MEZZANINE	4	(B OCCUPANCY)
SECOND FL.	12	(B OCCUPANCY)

NUMBER OF EXITS REQUIRED (TABLE 1021.2(2))

TOTAL OCCUPANT LOAD	16	OCCUPANT LOAD < 29
NUMBER OF EXITS REQ'D FROM SECOND FLOOR	1	

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1021.2(2))

..... 75 FEET

EXIT TRAVEL DISTANCE FROM MEZZANINE LEVEL = 82'-0"

APPEAL ITEM

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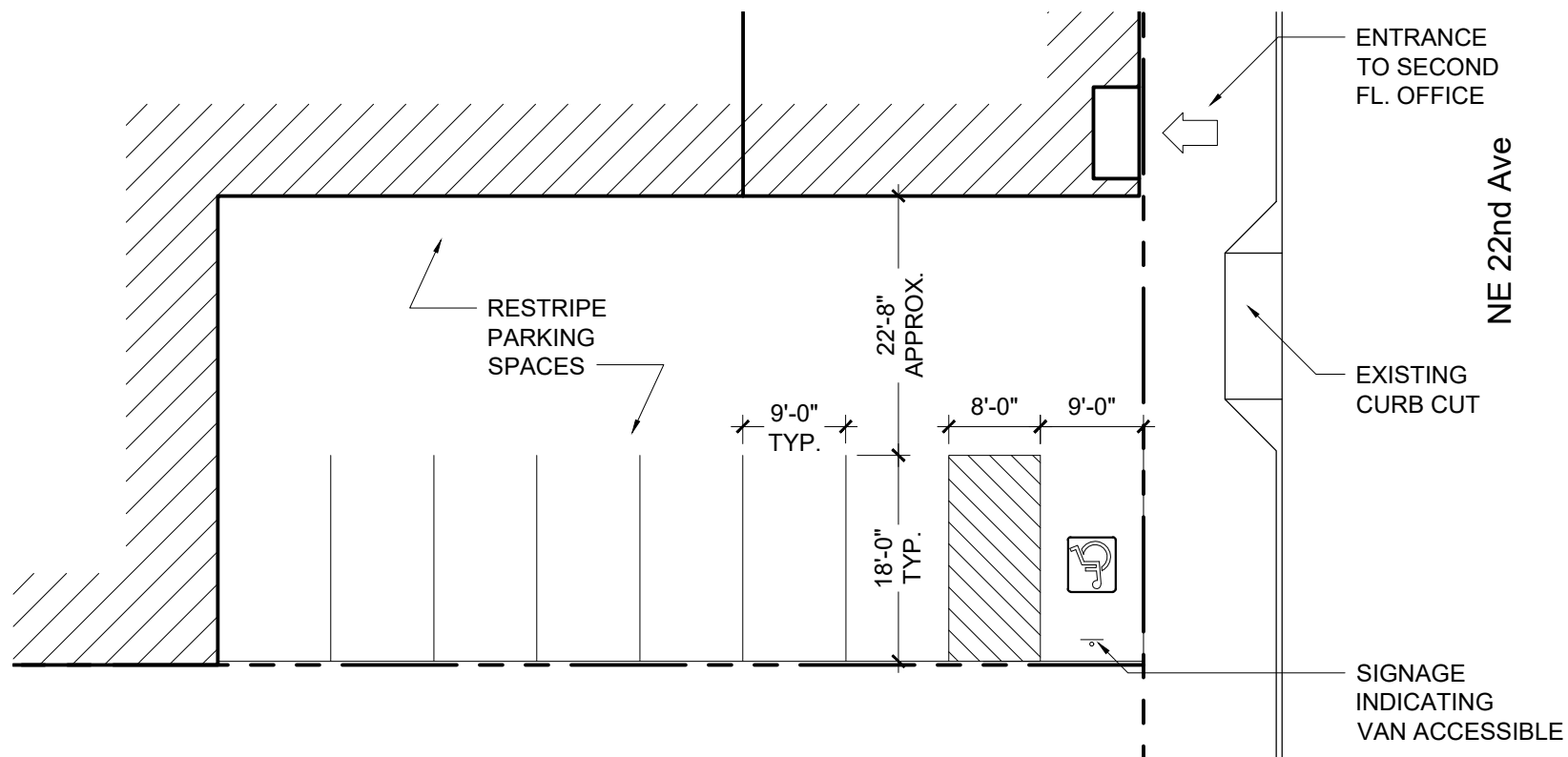
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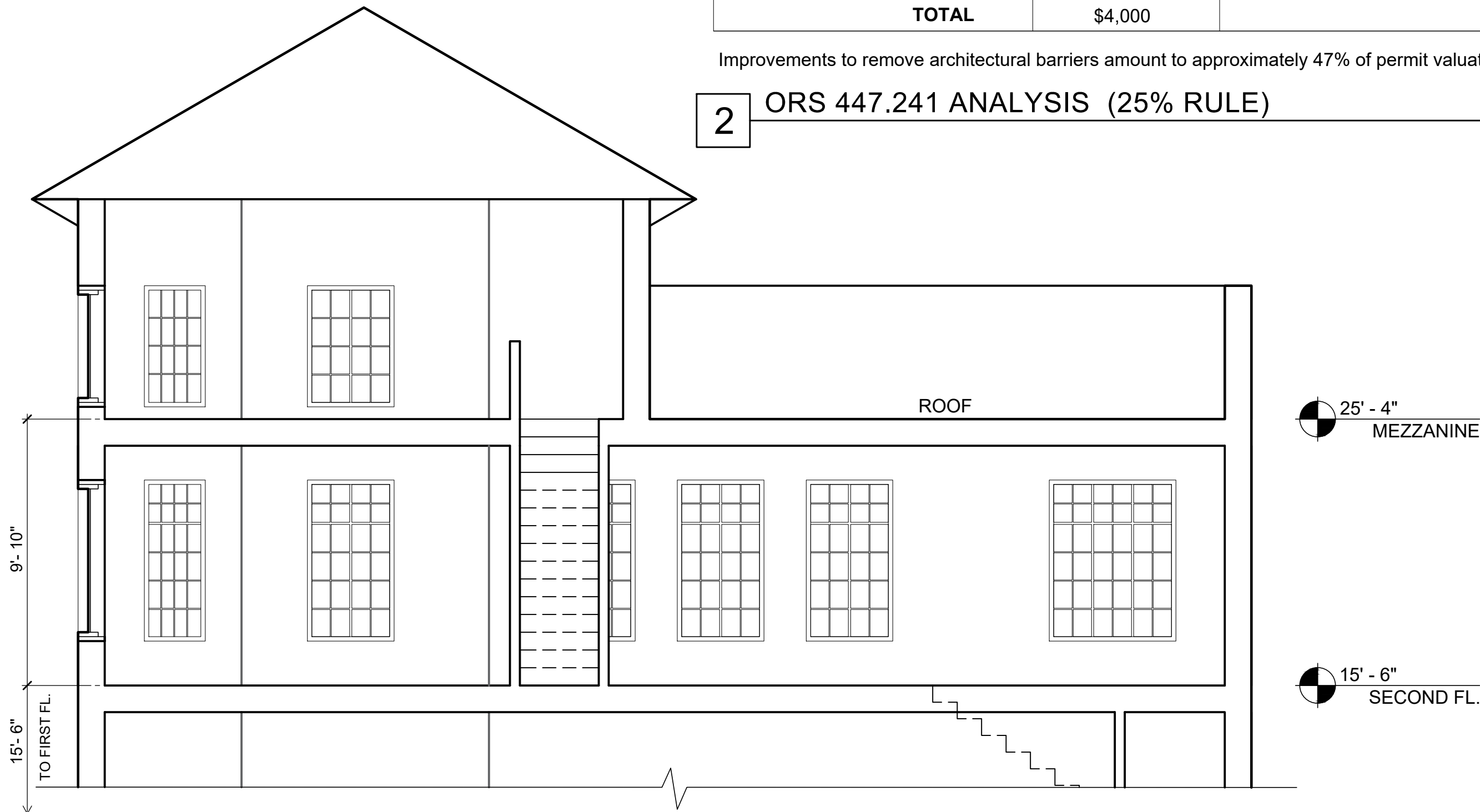
DATE: 10.10.2019

2



3 PARKING LOT

1/16" = 1'- 0"



1 BUILDING SECTION @ SECOND FLOOR & MEZZANINE

1/4" = 1'- 0"

The following cost analysis has been prepared in response to OSSC 3411 Accessibility for Existing Buildings and ORS 447.241 "Standards for renovation. Alteration or modification of certain buildings; barrier removal improvement plan."

25% Amount

Final permit valuation = \$8,500

$\$8,500 \times 0.25 = \$2,125$

Provisions of OSSC 3411 and ORS 447.241 require that 25% of project costs (\$2,125) be allocated to the removal of architectural barriers. Improvements are to be based on a prioritized list as described in the code. The following table identifies those priorities and the costs associated with such improvements.

Cost Allocation

	AMOUNT	NOTES
Parking	\$1,000	Provide "van accessible" signage and re-stripe parking space.
Accessible Entrance	\$20,000	This improvement (wheelchair lift) is not provided as the cost exceeds the 25% threshold and is therefore disproportionate.
Accessible route to altered spaces	[not provided]	This is technically infeasible due to existing conditions. See note above.
One accessible restroom for each sex or a single unisex restroom	\$3,000	Work includes widening existing door opening to restroom, new plumbing fixtures placed at accessible heights with required clearances.
TOTAL	\$4,000	

Improvements to remove architectural barriers amount to approximately 47% of permit valuation.

2 ORS 447.241 ANALYSIS (25% RULE)

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3