

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Hold for Additional Information - Held over from ID 22095 (11/6/19) for additional information

Appeal ID: 22125

Project Address: 1723 NW 24th Ave

Hearing Date: 11/20/19

Appellant Name: Nathan Cox

Case No.: B-003

Appellant Phone: 503-525-9315

Appeal Type: Building

Plans Examiner/Inspector: John Cooley

Project Type: commercial

Stories: 1 **Occupancy:** M **Construction Type:** V-B

Building/Business Name: 24_Thurman

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Reconsideration of appeal

LUR or Permit Application No.: 19-126989-REV-01-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Mercantile

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

OSSC 2902

Requires

Reconsideration of Appeal 22095

Previous attachments included, now with existing as-permitted plumbing fixture calculation worksheet as requested

OSSC Section 2902 (specifically Table 2902.1) requires the minimum amount of plumbing fixtures provided to be based on load factors applied individually to occupant loads, and allows the building official to consider actual uses.

Proposed Design

This appeal is related to the Life Safety Checklist for permit #19-126989-REV-01-CO (IVR# 4446428) issued by John Cooley and dated October 10 2019. This permit is currently under review for modifications to the unoccupied tenant space 101. The building is single story (with mezzanines), primarily 'M' mercantile use, comprised of five tenants who share two toilet rooms and other support space via a common corridor.

Per checklist item #5, an overall analysis of the existing building with regards to plumbing fixture calculations was requested. We have researched previously approved permits and have determined that two tenant spaces have severely exaggerated occupant loads in relation to their actual uses.

Therefore, we are requesting that more accurate and actual occupant loads as outlined in the following attachments can be used in responding to this checklist.

Attachments:

Overall building ground level plan with current and proposed occupant loads by tenant space

Occupancy plan from permit #18-152926 (Tenant 102) - mark-up showing actual uses with proposed occupant loads
 Occupancy plan from permit #18-124399 (Tenant 104-5) - mark-up showing actual uses with proposed occupant loads
 Overall summary worksheet with proposed occupant loads based on actual uses
 **Additional information for reconsideration:

 Overall building worksheet showing existing as-permitted plumbing fixture calculations

Reason for alternative After reviewing and analyzing the approved permit documents for the existing tenants, these are the primary inaccuracies found:

Permit #18-152926 (Tenant 102). This space is occupied by a small wellness clinic with 2 full-time practitioners and an occasional part-time lab assistant. Due to the size-limited nature of the business, there are never more than 3-4 employees and patients total in the space at a given time, so the application of 16 'B' occupants on the mezzanine level is excessive and unnecessary. It appears this was revised by hand at the permit counter by the applicant and/or reviewer. We are proposing to leave the 'M' portion of the space (at the front where health-related products are sold) as currently permitted.

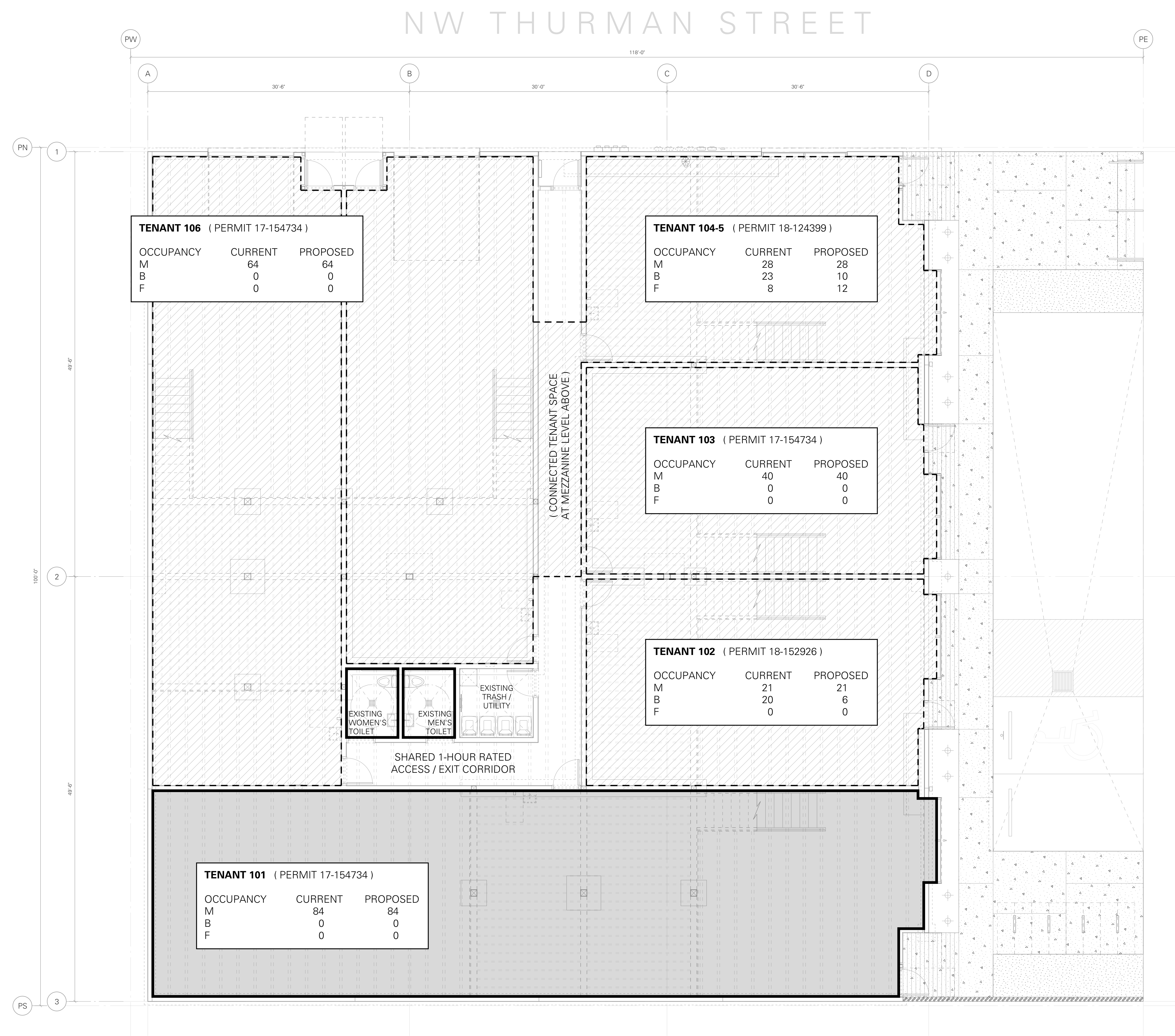
Permit #18-124399 (Tenant 104-5). This space consists of a jewelry merchant with in-house fabrication space at ground level, with several small private / open offices on the mezzanine(s). Two separate spaces were combined and connected at the mezzanine level as part of this permit. We are proposing that the mezzanine level offices to remain 'B' as permitted, but the ground level shipping (accessory to the 'F' occupancy) and small kitchenette room to be revised as indicated. The shipping area is directly adjacent / open to the fabrication space which it serves, while the kitchenette room consists mostly of built-in cabinetry, and therefore should not have an assembly-unconcentrated load or 'B' occupancy applied to it. We are proposing to leave the 'M' portion of the space (at the front where products are sold) as currently permitted.

APPEAL DECISION

Reduction in minimum required plumbing fixture count: 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. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.



TENANT 106 (PERMIT 17-154734)

OCCUPANCY	CURRENT	PROPOSED
M	64	64
B	0	0
F	0	0

TENANT 104-5 (PERMIT 18-124399)

OCCUPANCY	CURRENT	PROPOSED
M	28	28
B	23	10
F	8	12

TENANT 103 (PERMIT 17-154734)

OCCUPANCY	CURRENT	PROPOSED
M	40	40
B	0	0
F	0	0

TENANT 102 (PERMIT 18-152926)

OCCUPANCY	CURRENT	PROPOSED
M	21	21
B	20	6
F	0	0

TENANT 101 (PERMIT 17-154734)

OCCUPANCY	CURRENT	PROPOSED
M	84	84
B	0	0
F	0	0


PERMIT #19-126989-REV-01
Plumbing Fixture Code Appeal
November 4, 2019

Floor Plan: Ground Level
3/16"=1'-0"

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Not for
Construction

**24_Thurman**
Renovation+Improvements

Location:
1723 NW 24th Avenue
Portland OR 97210

Project No.:
160426

Issued for:
Code Appeal

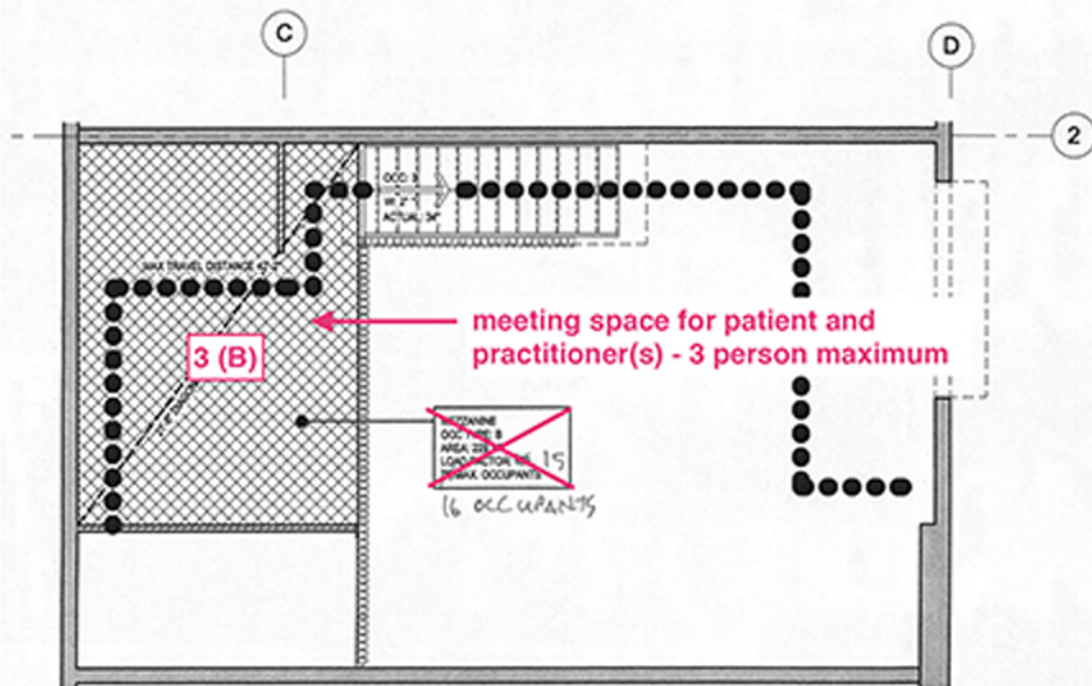
Date:
November 4 2019

Revision:

Floor Plans

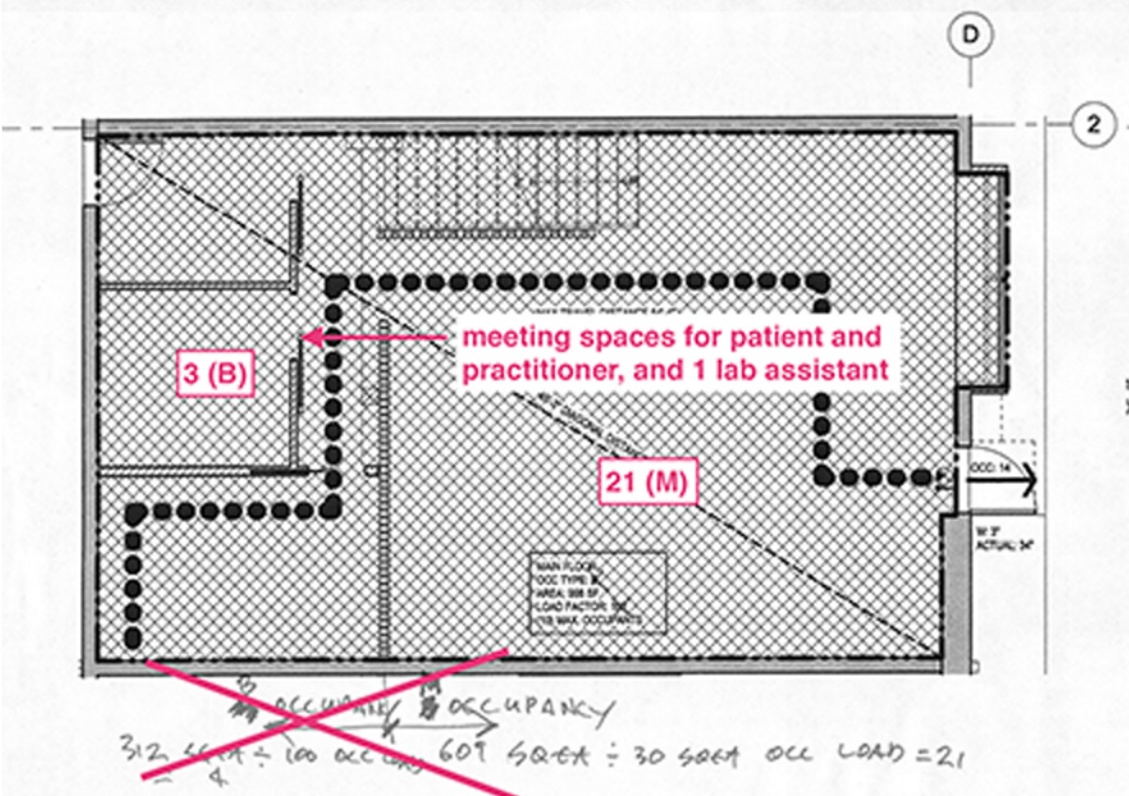
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③ LIFE SAFETY PLAN - MEZZANINE
1/4" = 1'-0"

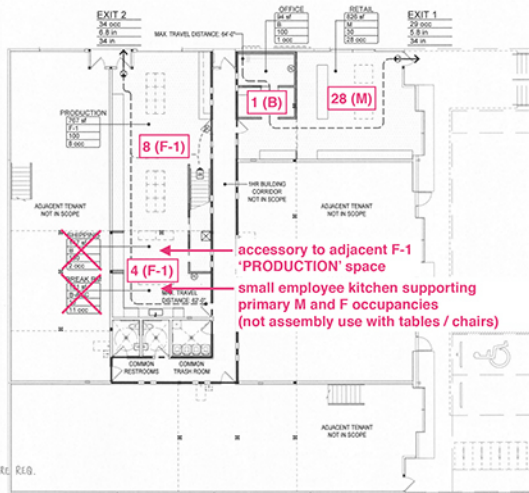
PERMIT #18-152926 (TENANT 102)
PROPOSED OCCUPANT LOADS BASED ON ACTUAL USES
*provided for code appeal informational purposes, November 4 2019



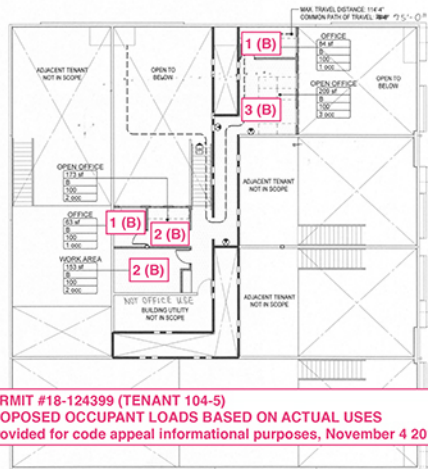
③ LIFE SAFETY PLAN - LEVEL 01
1/4" = 1'-0"

PERMIT #18-152926 (TENANT 102)
PROPOSED OCCUPANT LOADS BASED ON ACTUAL USES
*provided for code appeal informational purposes, November 4 2019

LEVEL 01



MEZZANINE



PERMIT 19-126989-REV-01: Plumbing Fixtures Required

PROPOSED CURRENT OCCUPANT LOADS (based on actual uses)						
TENANT	M	B	F	TOTAL		
106	64	0	0	64		
104-5	28	10	12	50		
103	40	0	0	40		
102	21	6	0	27		
101	84	0	0	84		
TOTAL	237	16	12	265		
PER OSSC TABLE 2902.1						
	1/500	1/25 (<50)	1/100		PER GENDER	
WATER CLOSETS REQUIRED	0.474	0.64	0.12	1.234	0.617	1M / 1F
WATER CLOSETS PROVIDED						1M / 1F
	1/750	1/40 (<80)	1/100		PER GENDER	
LAVATORIES REQUIRED	0.316	0.4	0.12	0.836	0.418	1M / 1F
LAVATORIES PROVIDED						1M / 1F

PERMIT 19-126989-REV-01: Plumbing Fixtures Required

EXISTING PERMITTED OCCUPANT LOADS (see attached floor plans)						
TENANT	M	B	F	TOTAL		
106	64	0	0	64		
104-5	28	23	8	59		
103	40	0	0	40		
102	21	20	0	41		
101	84	0	0	84		
TOTAL	237	43	8	288		
PER OSSC TABLE 2902.1						
	1/500	1/25 (<50)	1/100		PER GENDER	
WATER CLOSETS REQUIRED	0.474	1.72	0.08	2.274	1.137	2M / 2F
WATER CLOSETS PROVIDED						1M / 1F
	1/750	1/40 (<80)	1/100		PER GENDER	
LAVATORIES REQUIRED	0.316	1.075	0.08	1.471	0.7355	1M / 1F
LAVATORIES PROVIDED						1M / 1F