

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: 22140

Project Address: 1220 SW Columbia St

Hearing Date: 11/20/19

Appellant Name: John OFlaherty

Case No.: B-007

Appellant Phone: 5035173907

Appeal Type: Building

Plans Examiner/Inspector: Geoffrey Harker

Project Type: commercial

Stories: 2 **Occupancy:** Classification R-1/B **Construction Type:** III-N

Building/Business Name: Joyce Furman Building - New Avenues for Youth

Fire Sprinklers: Yes - Throughout all floors.

Appeal Involves: other: a current fire code ordinance for our building.

LUR or Permit Application No.:

Plan Submitted Option: pdf [File 1]

Proposed use: Main floor office space and second floor transitional housing space.

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC 1018.1

Requires

This appeal request is in regard to a recent fire inspection finding. New Avenues was informed that since our first floor offices, used by administrative staff, all have fire rated doors, we are not permitted to use door stops to hold the doors open. Our first floor offices have a significant amount of foot traffic so I asked the fire inspector what alternatives can we explore so we can keep the doors open. I was told that I would have to be able to demonstrate that fire doors were not required at the time of the internal construction to build out the office space. If I can demonstrate this, then we can keep the doors open. If not, we would have to either keep the doors closed or invest in a magnetized system attached to our fire alarm that would automatically release the doors to close whenever the alarm is tripped. That cost is \$20K to \$25K to install. Since that is a significant amount of money, I recently came down to the Bureau of Records to see if I could determine if the install of fire doors at the time of the internal construction was required. I was assisted by Plans Examiner Geoffrey Harker who was able to determine that at the time of the construction, it was subject to the 1997 UBC code and that code did require fire rated doors. However, if the same internal construction were to be done today, it would be subject to the 2014 OSSC code (1018.1) and fire doors would not be required because this building is equipped with a sprinkler system throughout. Mr. Harker recommended that since fire doors would not be required today, I submit this appeal proposing that New Avenues be granted non-fire rated door status for this building.

Proposed Design N/A

Reason for alternative This appeal request is primarily an accessibility matter since we do have significant foot traffic in and out of all of our administrative offices every work day. We also have an employee who uses a wheelchair and having our doors closed would create a significantly more challenging work environment for this individual.

APPEAL DECISION

Omission of one hour fire rating in corridors of UBC building: Denied. Proposal does not provide equivalent Life Safety protection.

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

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.

CITY OF PORTLAND/MULTNOMAH COUNTY

CERTIFICATE of OCCUPANCY

Valid from 30TH day of MAY, 2000

LOCATION:	1220 SW COLUMBIA STREET	BUILDING PERMIT NO.:	BLD99-00162
DESCRIPTION OF PROPERTY OR PORTION APPROVED:	R667735510	OCCUPANCY CLASSIFICATION:	R-1/B
OWNER:	PARTNERS FOR NEW AVENUES FOR YOUTH	CONSTRUCTION TYPE:	III-N
USE:	HOUSING (DORMITORY) & OFFICES		
SPECIAL CONDITIONS:			

THIS CERTIFICATE MUST BE VISIBLY AND PERMANENTLY POSTED

Certification is hereby given that this premise was inspected on this date and was in compliance with the applicable provisions of the City of Portland Zoning Ordinance and/or Construction Regulations for the use and occupancy as noted. Unauthorized change in the character of use or occupancy is prohibited.

B-9P
12-91

Robert O. Gilman
FOR BUREAU OF BUILDINGS

DOOR					FRAME		HOWE		REMARKS
NO.	SIZE (W x H x T)	MATL	TYPE	FINISH	MATL	FINISH	GROUP	LABEL	
	SHED LINE								
100A	3-0-0-0-0 3/4"	SL	F	P1070	SL	P1070	10	-	
100B	3-0-0-0-0 3/4"	SL	E	P1070	SL	P1070	11	-	
100C	3-0-0-0-0 3/4"	SL	E	P1070	SL	P1070	10	-	
100A	3-0-0-0-0 3/4"	(C) ALUM	-	-	(C) ALUM	-	7	-	3
100B	3-0-0-0-0 3/4"	(C) ALUM	-	-	(C) ALUM	-	7	-	3
100B	3-0-0-0-0 3/4"	WD	C	P105	SL	P107K	12	45 MIN.	
100A	3-0-0-0-0 3/4"	SL	A	P1070	SL	P1070	14	20 MIN.	2
100B	3-0-0-0-0 3/4"	WD	A	P105	SL	P107K	1	45 MIN.	
100A	3-0-0-0-0 3/4"	WD	A	P105	SL	P107K	13	20 MIN.	
100A	3-0-0-0-0 3/4"	WD	B	P105	SL	P107K	1	20 MIN.	
107A	3-0-0-0-0 3/4"	WD	B	P105	SL	P107K	1	20 MIN.	
100A	3-0-0-0-0 3/4"	WD	B	P105	SL	P107K	1	20 MIN.	
100A	3-0-0-0-0 3/4"	WD	A	P105	SL	P107K	3	20 MIN.	
110A	3-0-0-0-0 3/4"	WD	A	P105	SL	P107K	3	20 MIN.	
112A	3-0-0-0-0 3/4"	WD	A	P105	SL	P107K	1	60 MIN.	
113A	3-0-0-0-0 3/4"	SL	C	P1070	SL	P107K	5	90 MIN.	
114A	3-0-0-0-0 3/4"	ALUM	D	WFR	ALUM	WFR	7	-	
114B	3-0-0-0-0 3/4"	SL	C	P1070	SL	P1070	5	90 MIN.	
115A	3-0-0-0-0 3/4"	SL	C	P1070	SL	P1070	5	45 MIN.	
116A	3-0-0-0-0 3/4"	WD	B	P105	SL	P107K	4	20 MIN.	
110B	3-0-0-0-0 3/4" PR	WFR	L	WFR	SL	P107K	15	-	-
117A	3-0-0-0-0 3/4"	WD	B	P105	SL	P107K	-	20 MIN.	
117B	3-0-0-0-0 3/4" PR	WD	M	P105	SL	P107K	1	-	4
118A	3-0-0-0-0 3/4"	WD	B	P105	SL	P107K	1	20 MIN.	
119B	3-0-0-0-0 3/4"	WD	A	P105	SL	P106K	1	20 MIN.	
120A	3-0-0-0-0 3/4"	WD	A	WFR	ALUM	WFR	1	-	
121A	3-0-0-0-0 3/4"	WD	A	WFR	ALUM	WFR	1	-	
122A	3-0-0-0-0 3/4"	SL	D	P1070	SL	P1070	6	90 MIN.	

CODE SUMMARYAPPLICABLE CODES:

- 1997 UNIFORM BUILDING CODE (UBC)
- WITH 1998 STATE OF OREGON AMENDMENTS
- 1997 UNIFORM FIRE CODE (UFC)
- WITH 1998 STATE OF OREGON AMENDMENTS
- 1994 UNIFORM MECHANICAL CODE (UMC)
- WITH 1998 STATE OF OREGON AMENDMENTS
- 1997 NATIONAL ELECTRIC CODE (NEC)

ACTUAL BUILDING AREAS WITH OCCUPANCY CLASSIFICATION:

REMODELED BUILDING: MIXED OCCUPANCY

BASEMENT LEVEL:

R1 2032 SF

NOTE: R1'S LEVEL WILL BE USED AS AN EMERGENCY SHELTER IN THE FUTURE. IT WILL BE USED AS VOCATIONAL TRAINING FOR YOUTHS IN THE INTERIM.

GROUND LEVEL:

R1 304 SF

B 3488 SF

S3 5820 SF

SECOND LEVEL:

R1 9539 SF

SEE 310

UBC TABLE 3-A

SEE 304, 310, 311

UBC TABLE 3-A

UBC TABLE 3-A

SEE 310

OCCUPANCY SEPARATION:

B AND R1: 1 HOUR FIRE RESISTIVE CONSTRUCTION

UBC TABLE 3-B

B AND S3: 1 HOUR FIRE RESISTIVE CONSTRUCTION (SEE APPEAL BELOW)

UBC TABLE 3-B

R1 AND S3: 2 HOUR FIRE RESISTIVE CONSTRUCTION

SECTION 302.4, EXCEPTION 2

OTHER FIRE RESISTIVE SEPARATIONS:

1. SPRINKLERS ARE SUBSTITUTED FOR THE REQUIREMENT OF ONE HOUR FIRE RESISTIVE CONSTRUCTION THROUGHOUT (MORE THAN 3000 SF OF FLOOR AREA ABOVE FIRST STORY).

310.2.2
SECTION 500

2. ONE HOUR FIRE RESISTIVE CONSTRUCTION FOR WALLS AND FLOORS SEPARATING SLEEPING UNITS. NO SPRINKLER SUBSTITUTION ALLOWED.

310.2.2

3. STORAGE AND LAGNORY ROOMS THAT ARE WITHIN GROUP R-1 USED IN COMMON BY TENANTS SHALL BE SEPARATED FROM REST OF BUILDING BY ONE HOUR FIRE RESISTIVE CONSTRUCTION. NO SPRINKLER SUBSTITUTION ALLOWED.

310.2.2

4. CORRIDOR WALLS, B OCCUPANCY, WITH OCCUPANT LOAD MORE THAN 30 SHALL BE ONE HOUR RATED WITH 20 MIN. DOORS.

310.1.3

5. PROPERTY LINE: 4 HOUR FIRE RESISTIVE CONSTRUCTION

UBC TABLE 3-A

TYPE OF CONSTRUCTION:

TYPE III-B

UBC TABLE 3-A

MAXIMUM BUILDING HEIGHT:

ALLOWABLE: 55 FEET MAXIMUM, 2 STORIES

UBC TABLE 3-B

ACTUAL: 30 FEET, 2 STORIES

UBC TABLE 3-B

USE REQUIREMENTS:OCCUPANT LOAD:BASEMENT LEVEL
33 OCCUPANTSR1 OCCUPANCY-USE: BOARDING
1483 SF/33=45 OCCUPANTSR1 OCCUPANCY-USE: OFFICE
772 SF/100=8 OCCUPANTSR1 OCCUPANCY-USE: MECHANICAL STORAGE
207 SF / 300=4 OCCUPANTGROUND LEVEL
64 OCCUPANTSB OCCUPANCY-USE: OFFICE
3468 SF/100=35 OCCUPANTSS3 OCCUPANCY-USE: PARKING GARAGE
3620 SF/200=20 OCCUPANTSSECOND LEVEL
48 OCCUPANTSR1 OCCUPANCY-USE: CONCRETE RESIDENCE
USE GREATER NUMBER:2 PEOPLE/ROOM
17 ROOMS X 2 PEOPLE=34 OCCUPANTS200 SF/OCCUPANT
3630 SF/200=18 OCCUPANTS
USE THIS NUMBER

TOTAL OCCUPANTS: 145

MINIMUM DISTANCE TO EXITS:

250 FEET MAXIMUM FROM ANY LOCATION TO AN EXIT-BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

NUMBER OF EXITS:BASEMENT LEVEL
(BY UBC)2 EXITS 2 PROVIDED.
TWO EXITS REQUIRED WHERE NUMBER OF OCCUPANTS ARE AT LEAST 30.GROUND LEVEL
(B, S3 OCC)2 EXITS 2 PROVIDED (BY OCCUPANCY)
2 EXITS 3 PROVIDED (BY OCCUPANCY)
TWO EXITS REQUIRED WHERE NUMBER OF OCCUPANTS ARE AT LEAST 30.SECOND LEVEL
(BY UBC)2 EXITS 2 PROVIDED.
TWO EXITS REQUIRED WHERE NUMBER OF OCCUPANTS ARE AT LEAST 30.EXIT WIDTH:

TOTAL EXITING WIDTH REQUIRED = 44

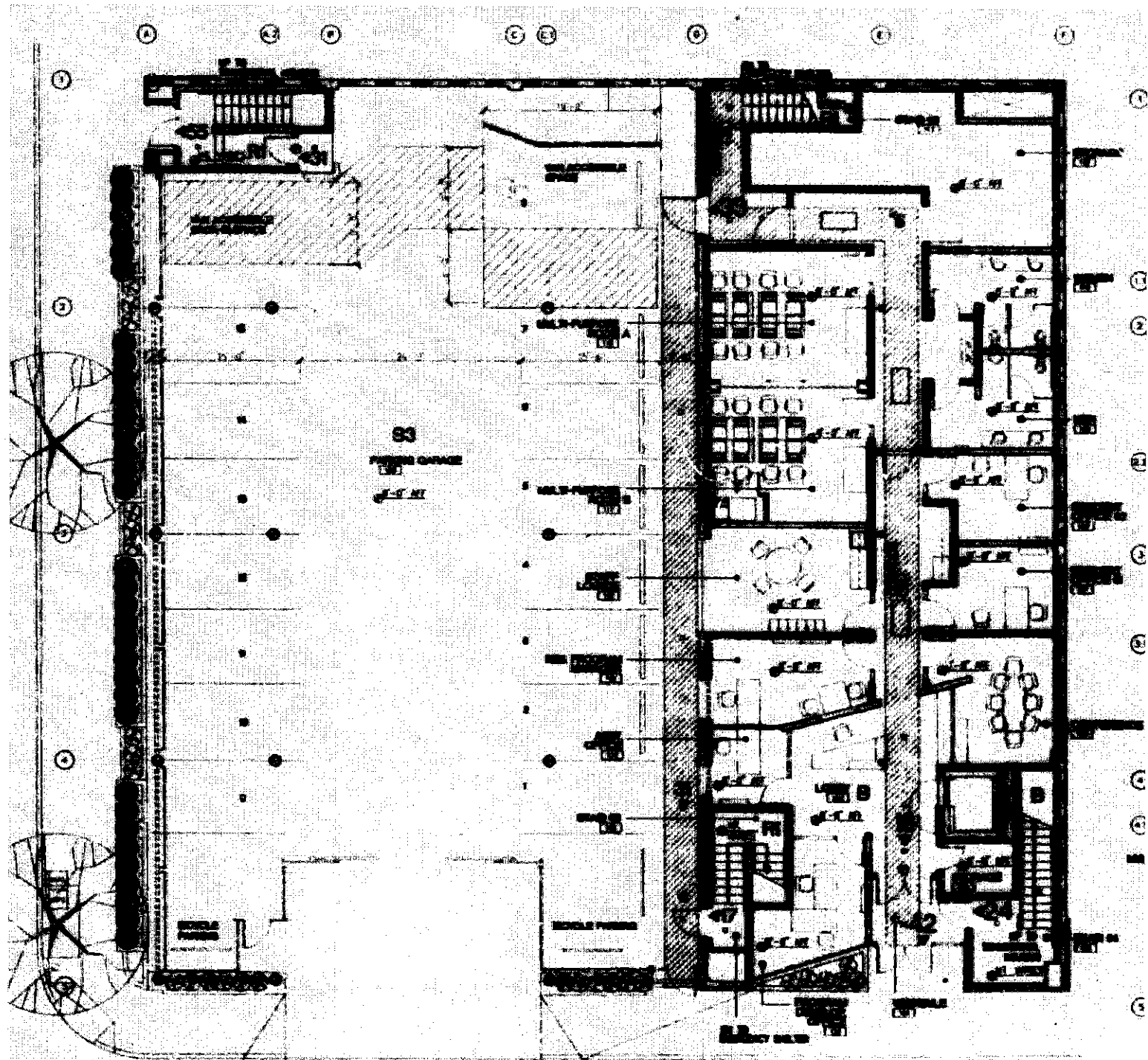
TOTAL EXITING WIDTH PROVIDED = 44

SHOWLDS AND UNOBSTRUCTED MEANS OF EGRESS

SPECIAL EXITING REQUIREMENTS:

EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE.

FOR BASEMENT LEVEL SLEEPING ROOMS, SEE "APPROVED APPEALS" NO. 1 (AT L) FOR REQUIREMENTS.



① GROUND LEVEL CODE DIAGRAM ①

