

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Deision Rendered

Appeal ID: 22174

Project Address: 2360 NW Quimby St

Hearing Date: 11/20/19

Appellant Name: Tom Jaleski

Case No.: M-001

Appellant Phone: 9712385266

Appeal Type: Mechanical

Plans Examiner/Inspector: John Cooley

Project Type: commercial

Stories: 3 **Occupancy:** A-3, B, R-3 **Construction Type:** V-B

Building/Business Name: N M Bodecker Foundation

Fire Sprinklers: Yes - Throughout, NFPA 13

Appeal Involves: Alteration of an existing structure, occ Change from Single-family residence to arts education center

LUR or Permit Application No.: Excerpt from Building Code Appeal ID 22150

Plan Submitted Option: pdf [File 1]

Proposed use: Arts education center

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OMSC 507.2.3 Commercial Cooking Hoods

Requires

Domestic cooking appliances utilized for commercial purposes shall be provided with Type I or Type II hoods as required for the type of appliances and processes in accordance with sections 507.2, 507.2.1 and 507.2.2.

EXCEPTION: A single domestic cooking appliance installed where domestic cooking operations occur, such as in a church, day-care center, fire station, employee lunchroom, or similar types of commercial occupancies shall meet the requirements of Section 505.1 of the International Mechanical Code.

Proposed Design

The existing domestic range with domestic vent hood will remain. Equivalent protection for not providing a Type I hood will be as follows:

- Grease producing cooking will be prohibited.
- A permanent etched sign shall be installed in plain sight on the hood stating, "NO FRYING, GRILLING, SAUTÉING OR GREASE PRODUCING COOKING ALLOWED ON THIS INSTALLATION".
- Portable fire extinguishing equipment shall be provided as directed by the District Fire inspector.

Reason for alternative

The existing domestic range with domestic vent hood will remain. Equivalent protection for not providing a Type I hood will be as follows:

- The kitchen is part of an arts education center for teens and will be used occasionally for catered events.
- The use of the kitchen matches the domestic cooking operations listed in the exception.

The building is only open by invitation to the public, and all activities will be managed and monitored by foundation staff. The kitchen will only be used as a warming kitchen when catering is provided for an event or activity.

The kitchen will not be used to cook anything that may cause fires which the Type I hood is intended to prevent, and it will be monitored by foundation staff, therefore we request approval of this appeal.

APPEAL DECISION

Use of residential range hood in A3 occupancy: Granted provided an automatic residential range-top fire suppression system is installed.

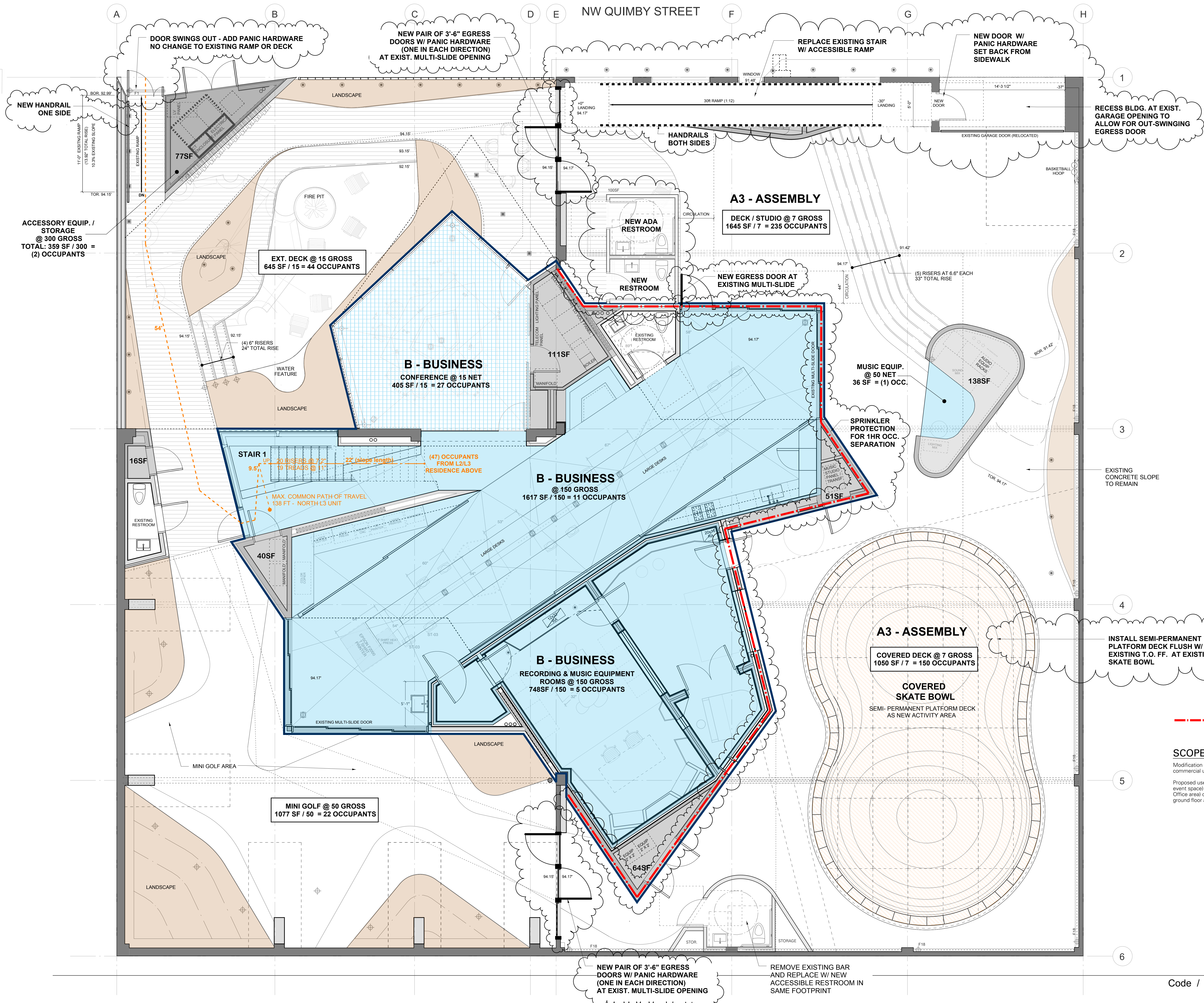
Appellant may contact Joe Thornton (503 823-4280) with questions.

The Administrative Appeal Board finds with the conditions noted, 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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TOTAL MAX. EGRESS LENGTH: 194.5'
(L3 NORTH UNIT TO SIDEWALK)



NEW FIRE SEPARATION
PER APPEAL #4

SCOPE OF PROPOSED WORK

Modification of the existing building to accommodate limited commercial use.

Proposed use to include separated B and A-3 occupancy (studio, gallery, event space) on Level 1 with R-3 (artist residence) and B (Foundation Office area) on Levels 2 and 3. Public access would be limited to the ground floor and closely controlled by the Foundation staff.

INSTALL SEMI-PERMANENT
PLATFORM DECK FLUSH W/
EXISTING T.O. FF. AT EXISTING
SKATE BOWL

A3 - ASSEMBLY

COVERED DECK @ 7 GROSS
1050 SF / 7 = 150 OCCUPANTS

COVERED SKATE BOWL

SEMI-PERMANENT PLATFORM DECK
AS NEW ACTIVITY AREA

A3 - ASSEMBLY

DECK / STUDIO @ 7 GROSS
1645 SF / 7 = 235 OCCUPANTS

B - BUSINESS

CONFERENCE @ 15 NET
405 SF / 15 = 27 OCCUPANTS

B - BUSINESS

@ 150 GROSS
1617 SF / 150 = 11 OCCUPANTS

B - BUSINESS

RECORDING & MUSIC EQUIPMENT
ROOMS @ 150 GROSS
748 SF / 150 = 5 OCCUPANTS

MINI GOLF @ 50 GROSS
1077 SF / 50 = 22 OCCUPANTS

EXT. DECK @ 15 GROSS
645 SF / 15 = 44 OCCUPANTS

ACCESSORY EQUIP. /
STORAGE
@ 300 GROSS
TOTAL: 359 SF / 300 =
(2) OCCUPANTS

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Not for
Construction



BODECKER

Foundation
Location:
2360 NW Quimby Street
Portland OR 97210
Project No.:
19001

Issue:
APPEAL DOCUMENT

Date:
11.11.2019

Revision:

CODE REVIEW

Nov. 11th, 2019

CODE PLANS

L1

Code / Occupancy Plan: Level 01 01

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LEVEL 2 - OCCUPANCY

NORTH RESIDENCE	4
EXT. RES. DECK	1
SOUTH RESIDENCE	4
BUSINESS	7

TOTAL: 16 OCCUPANTS

Not for
Construction



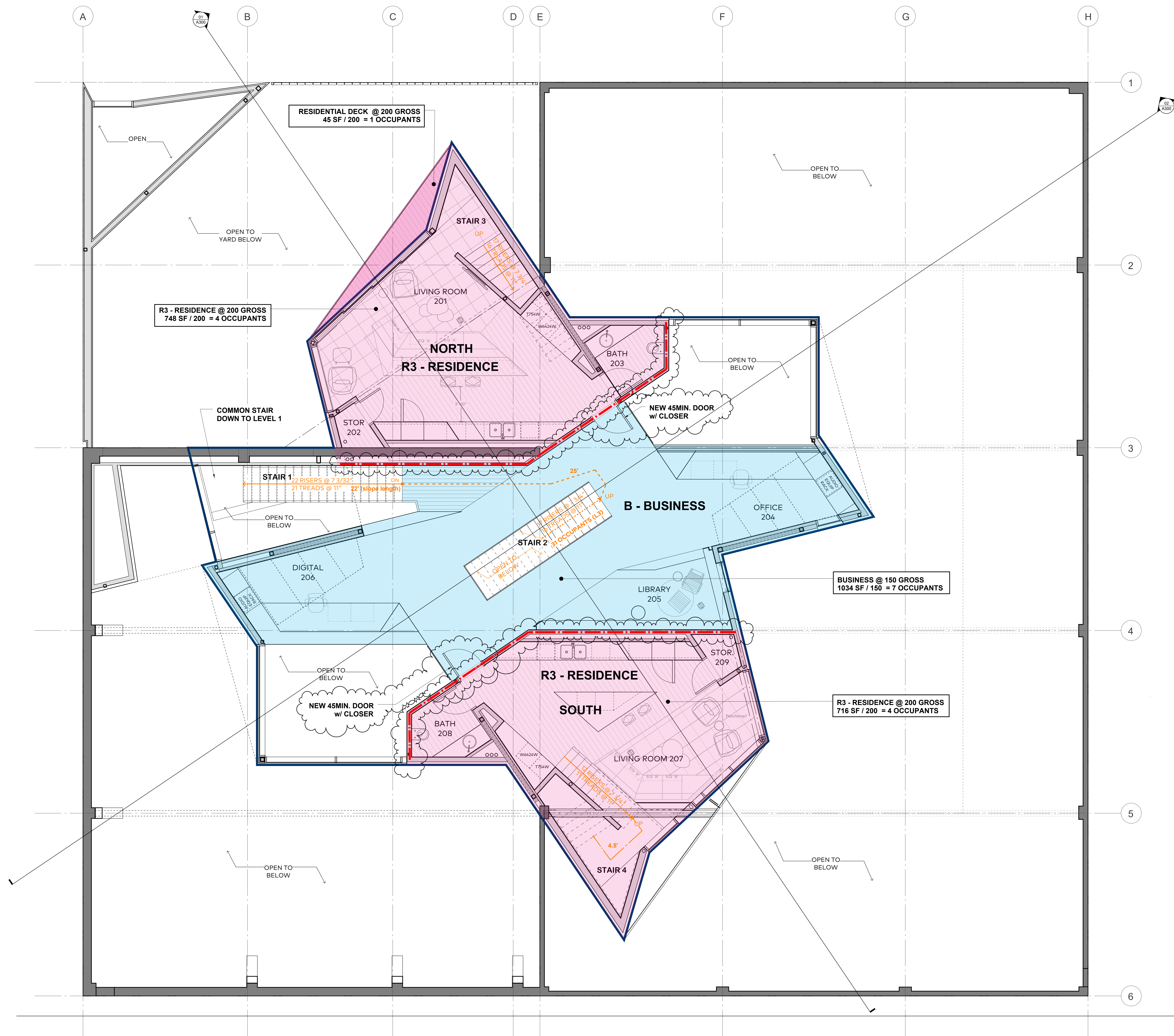
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CODE REVIEW
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CODE PLANS
L2

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Code / Occupancy Plan: Level 02 **01**
1/4"=1'-0"



LEVEL 3 - OCCUPANCY

NORTH RESIDENCE	2
SOUTH RESIDENCE	2
BUSINESS	5
EXTERIOR DECKS	22

TOTAL: 31 OCCUPANTS

R-3 TOTAL EGRESS LENGTH

NORTH UNIT:

L3 - (BATH TO STAIR 2)	64.5'
STAIR 2	19.5'
L2 - (STAIR 2 TO 1)	22'
STAIR 1	25'
L1 - (STAIR 1 TO FRONT DOOR)	9.5'

TOTAL LENGTH: 140.5'

SOUTH UNIT:

L3 - (BATH TO STAIR 2)	45'
STAIR 2	19.5'
L2 - (STAIR 2 TO 1)	22'
STAIR 1	25'
L1 - (STAIR 1 TO FRONT DOOR)	9.5'

TOTAL LENGTH: 121'

EXTERIOR EGRESS COURT TRAVEL DISTANCE: 54'
(AT LEVEL 1: FRONT DOOR TO PUBLIC SIDEWALK)

TOTAL MAX. EGRESS LENGTH: 194.5'
(L3 NORTH UNIT TO SIDEWALK)

MAX. COMMON PATH OF TRAVEL: 138'
(L3 NORTH UNIT TO L1 STAIR LANDING)

NEW FIRE SEPARATION PER APPEAL #3

Not for
Construction



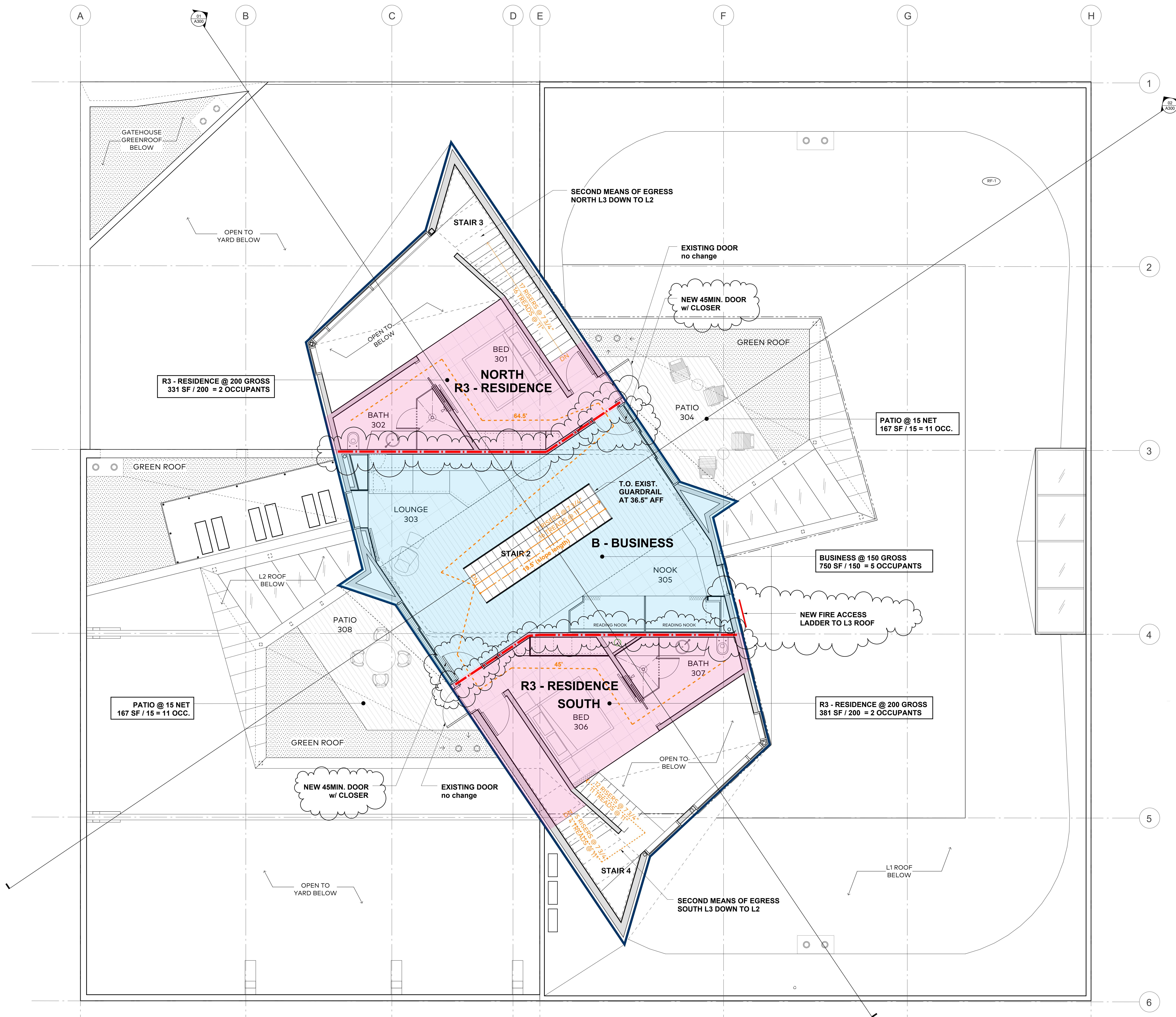
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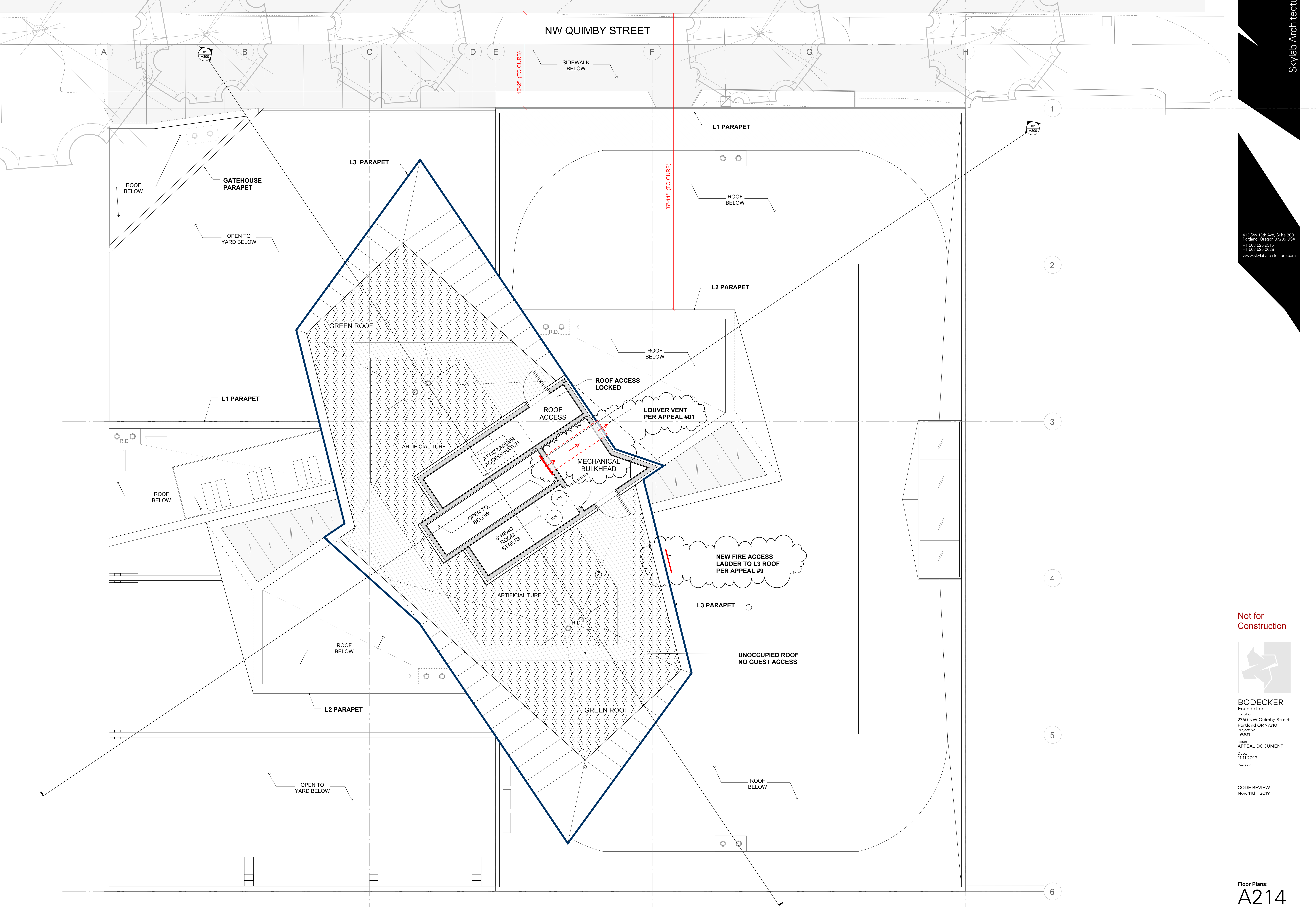
CODE REVIEW
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CODE PLANS
L3

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Code / Occupancy Plan: Level 03 **01**
1/4"=1'-0"





Not for
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