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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 22203	Project Address: 5310 NE 42nd Ave
Hearing Date: 12/11/19	Appellant Name: Josh Brandt
Case No.: B-009	Appellant Phone: 503.226.1575
Appeal Type: Building	Plans Examiner/Inspector: Catherine Heeb
Project Type: commercial	Stories: 1 Occupancy: A-3, B, E Construction Type: III-A (E bldg), V-B (N bldg)
Building/Business Name: De La Salle North Catholic High School	Fire Sprinklers: Yes - New and existing buildings
Appeal Involves: Addition to an existing structure	LUR or Permit Application No.: 19-256420-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Private high school

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1008.1.9.8 Access-controlled egress doors
Requires	<p>1008.1.9.8 Access-controlled egress doors. The entrance doors in a means of egress in buildings with an occupancy in Groups A, B, E, I-2, M, R-1 or R-2, and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-2, M, R-1 or R-2, are permitted to be equipped with an approved entrance and egress access control system, listed in accordance with UL 294, which shall be installed in accordance with all of the following criteria:</p> <p>A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.</p> <p>The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock—independent of the access control system electronics—and the doors shall remain unlocked for a minimum of 30 seconds. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.</p> <p>Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.</p>

Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public.

Proposed Design

The courtyard that is created between the new and existing buildings will be an enclosed, secure space for school events, as well as a space for church functions and other rental opportunities. The courtyard is designed so that the only egress load is from the courtyard occupants themselves, plus 250 occupants from the worst-case gymnasium occupant load. Total occupant load in the courtyard is XXX, so three exits are required -- the two egress courts directly to exit discharge, and the third exit is through the lobby of the new building.

The school is understandably very concerned about security; the two egress courts from the courtyard are secured by gates to prevent access, but the concern remains that after hours an intruder could scale the gate and gain access to the new building via the egress doors that swing in the path of travel into the building.

The school is seeking to fully secure the third exit from the courtyard after hours, when the building is unoccupied, such that an intruder in the courtyard would have no access to the building interior, but would still have two means of egress from the courtyard. We seek to provide a door that complies with 1008.1.9.8 with two exceptions:

omit the sensor required by 1008.1.9.8.1

omit the "Push to Exit" button required by 1008.1.9.8.3

The doors would be operable during regular business hours and at any time when the campus is occupied, and will be "fail-safe" by design.

Reason for alternative Section 1008.1.9.8 is trying to balance security and life safety for a typical scenario where building occupants are subject to an added layer of security. (IBC Commentary: "Since many occupancies are partially occupied around the clock, after normal business hours or on weekends, it is necessary that an adequate level of security be provided without jeopardizing the egress capabilities of the occupants") After hours, the school's priority is the security of the building. The scenario of an intruder gaining access to the courtyard after hours is not difficult to anticipate, and it seems important that the building's security design respond appropriately to that threat.

For the scenario we are proposing, where the egress restrictions would only be in effect when the building is unoccupied, the only occupant load within the courtyard would be an intruder who has gained unauthorized access to the courtyard. In that situation, a third exit would not be required due to the low number of intruders in the courtyard (presumably less than 50 at one time!), and the two direct exits from the courtyard with standard panic hardware would serve the occupant load.

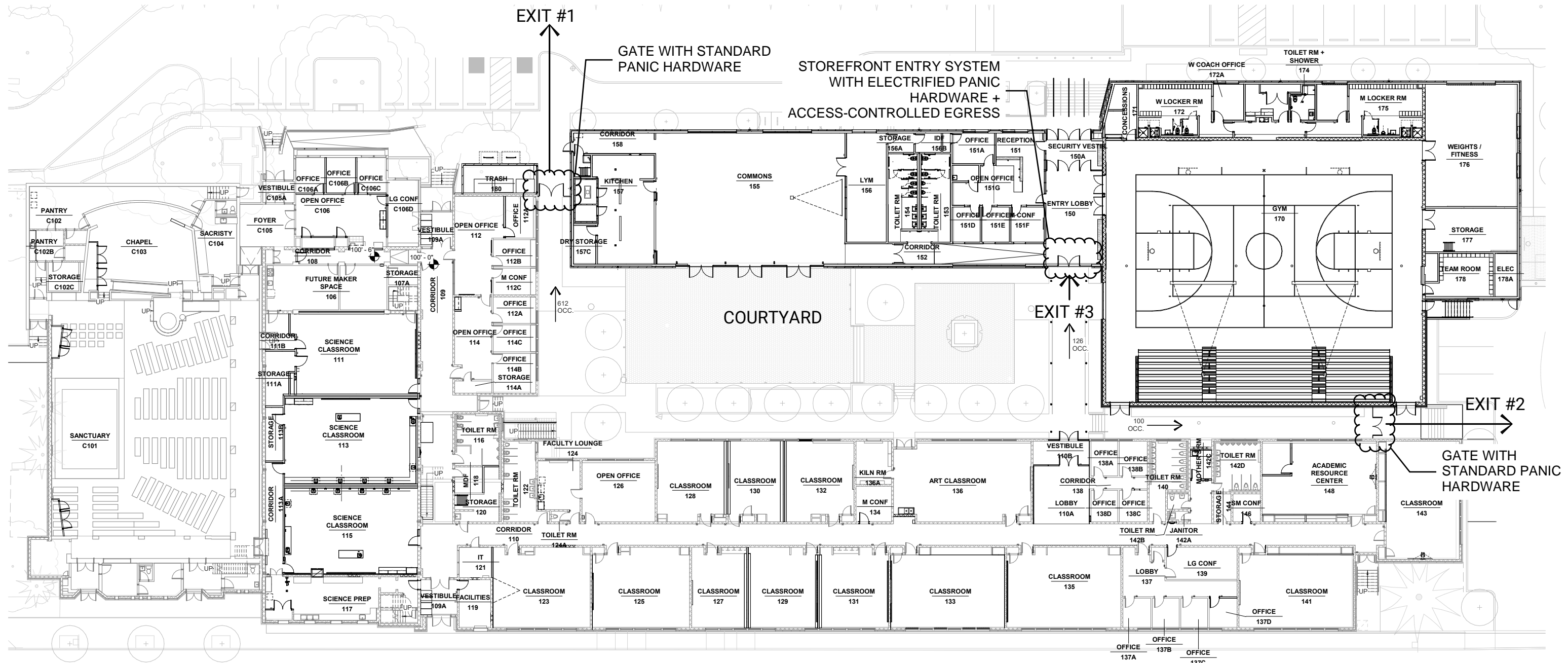
From a life safety perspective, the new and existing buildings are both protected with fire sprinklers and fire alarm system, and the door will go into fail-safe mode in any/all of the scenarios spelled out in the code: loss of power, sprinkler activation, or fire alarm activation. And in all situations, two means of egress from the courtyard will remain operational.

APPEAL DECISION

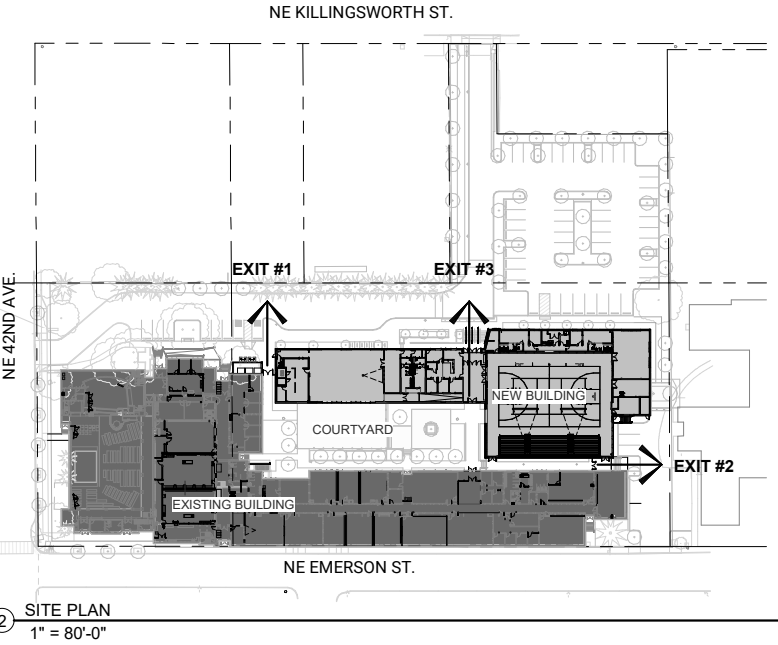
Omission of sensor and exit button on access controlled egress door: **Granted as proposed.**

The Administrative Appeal Board finds 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.



① FLOOR PLAN - COURTYARD EGRESS APPEAL
1/16" = 1'-0"



BORA