

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 - Held over from ID 22125 (11/20/19) for additional information

Appeal ID: 22219

Project Address: 1723 NW 24th Ave

Hearing Date: 12/11/19

Appellant Name: Nathan Cox

Case No.: B-019

Appellant Phone: 503-525-9315, x113

Appeal Type: Building

Plans Examiner/Inspector: John Cooley

Project Type: commercial

Stories: 1 **Occupancy:** M, B, F **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, showing dimensioned floor plans with tenant areas / occupant loads and 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 Checksheet 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 checksheet 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 checksheet.

Attachments:

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

- (RECONSIDERATION: added dimensions and floor area / occupant load detail as requested).
- 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 building worksheet showing existing as-permitted plumbing fixture calculations.
 - Overall summary worksheet with proposed occupant loads based on actual uses.

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.

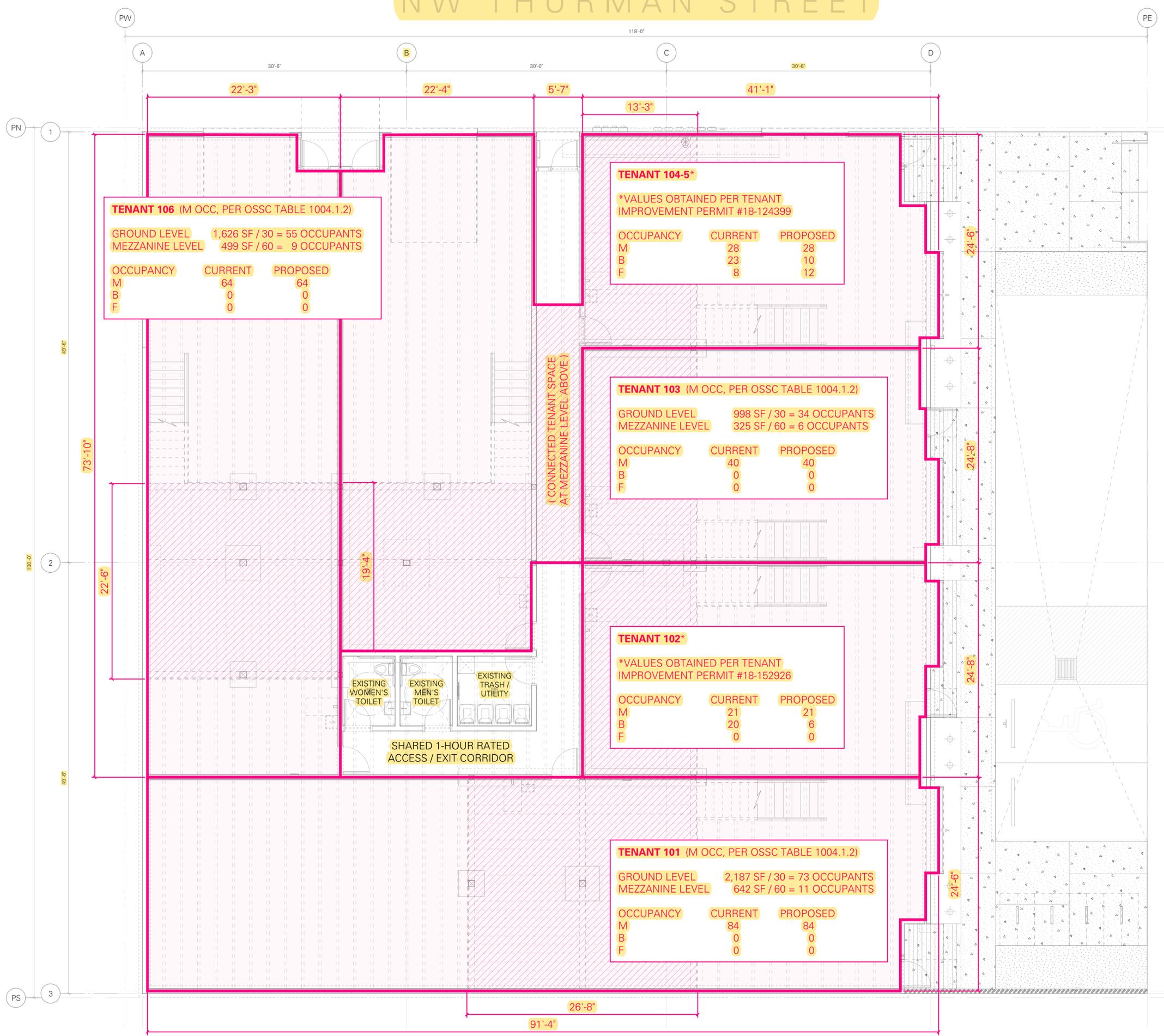
Permit #18-124399 (Tenant 104-5). This space consists of a jewelry merchant with in-house fabrication space at ground level, with several small private / open offices on the mezzanine(s). Two separate spaces were combined and connected at the mezzanine level as part of this permit. We are proposing that 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: Denied. Proposal does not provide equivalent sanitation facilities.

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.



TENANT 106 (M OCC, PER OSSC TABLE 1004.1.2)

GROUND LEVEL 1,626 SF / 30 = 55 OCCUPANTS
 MEZZANINE LEVEL 499 SF / 60 = 9 OCCUPANTS

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

TENANT 104-5*

*VALUES OBTAINED PER TENANT IMPROVEMENT PERMIT #18-124399

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

TENANT 103 (M OCC, PER OSSC TABLE 1004.1.2)

GROUND LEVEL 998 SF / 30 = 34 OCCUPANTS
 MEZZANINE LEVEL 325 SF / 60 = 6 OCCUPANTS

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

TENANT 102*

*VALUES OBTAINED PER TENANT IMPROVEMENT PERMIT #18-152926

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

TENANT 101 (M OCC, PER OSSC TABLE 1004.1.2)

GROUND LEVEL 2,187 SF / 30 = 73 OCCUPANTS
 MEZZANINE LEVEL 642 SF / 60 = 11 OCCUPANTS

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



SHARED 1-HOUR RATED ACCESS / EXIT CORRIDOR

CONNECTED TENANT SPACE (AT MEZZANINE LEVEL ABOVE)

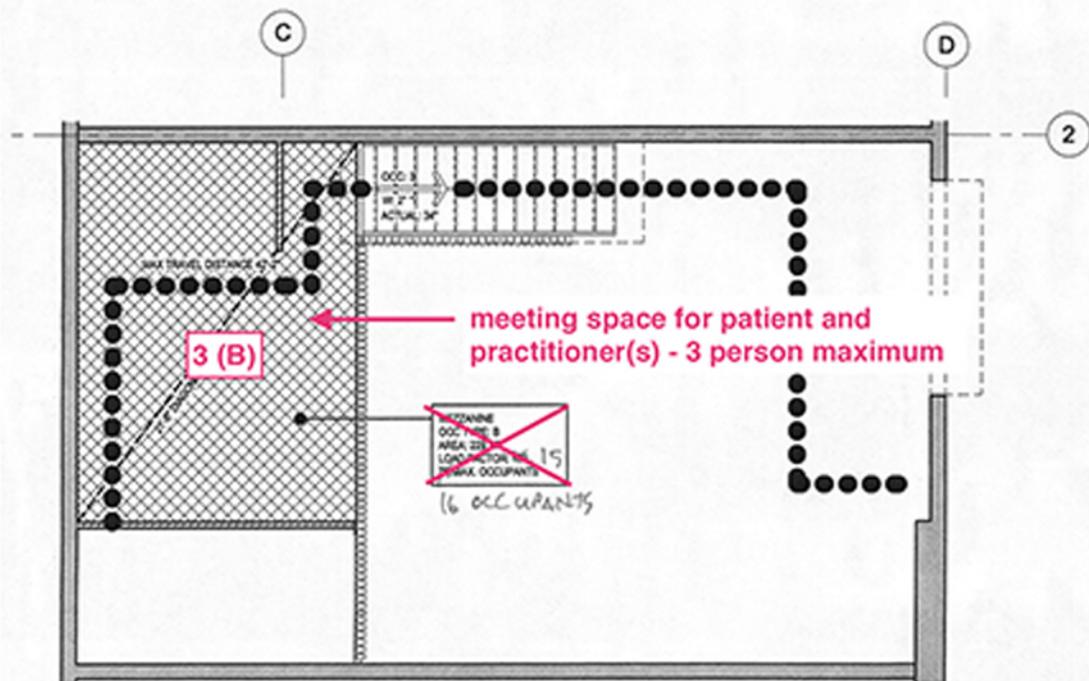
NW 24TH AVENUE

TENANT AREA
 GROUND LEVEL
TENANT AREA
 GROUND / MEZZANINE LEVEL

PERMIT #19-126989-REV-01
Plumbing Fixture Code Appeal
November 4, 2019
 (reconsideration 12/4/2019)

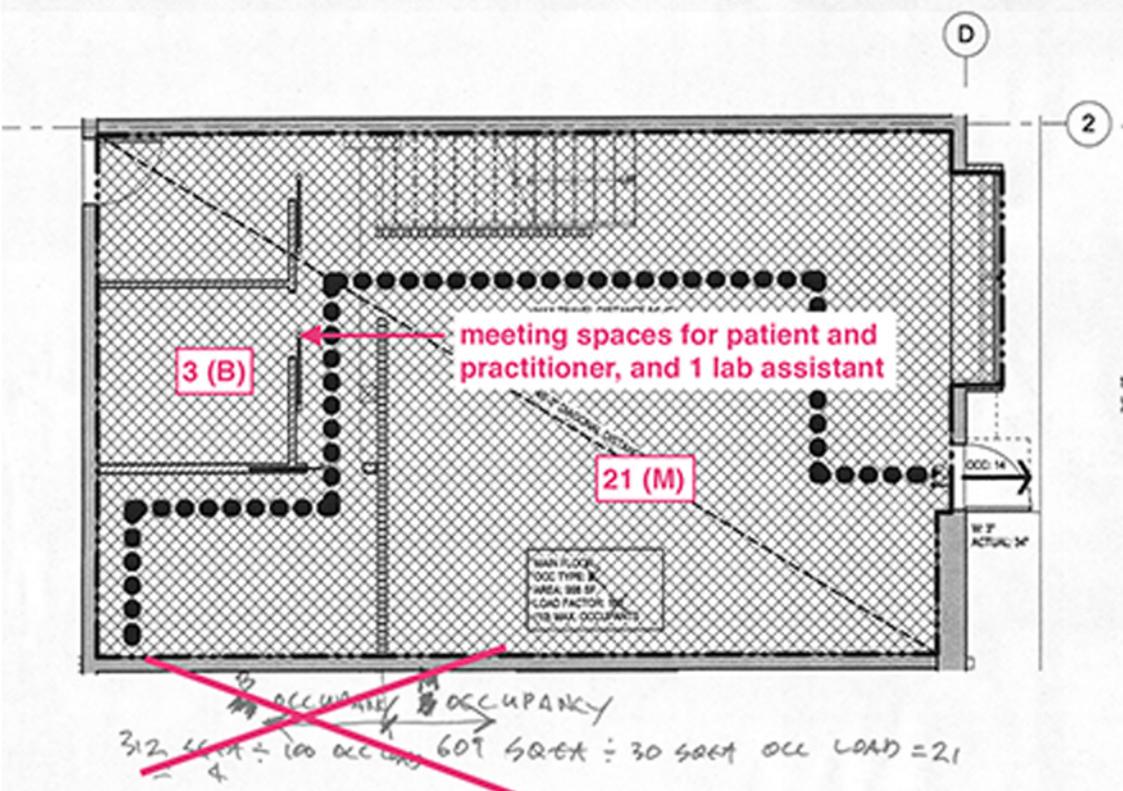
Not for Construction

24_Thurman
 Renovation+Improvements
 Location: 1723 NW 24th Avenue
 Portland OR 97210
 Project No.: 160426
 Issued for: Code Appeal
 Date: November 4 2019
 Revision:



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

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	Space is almost double the area indicated by fixture calc.	
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