

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 23287	Project Address: 1620 NW 14th Ave
Hearing Date: 1/8/20	Appellant Name: Spencer Deinard
Case No.: B-008	Appellant Phone: 503.221.1121
Appeal Type: Building	Plans Examiner/Inspector: Yevgeiy Vitruk
Project Type: commercial	Stories: 12 Occupancy: S-2, R-2, A-3 Construction Type: I-B
Building/Business Name: Vibrant!	Fire Sprinklers: Yes - Throughout
Appeal Involves: occ Change from S-2 to B, other: New Interior Smoking Room	LUR or Permit Application No.: 17-110289-CO
Plan Submitted Option: pdf [File 1]	Proposed use:

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1016.2
Requires	<p>2019 OSSC</p> <p>1016.2 Egress through intervening spaces</p> <p>1016.2 – Item #2</p> <p>Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a Group H occupancy and provide a discernible path of egress travel to an exit.</p> <p>1016.2 – Item #5</p> <p>Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.</p>
Code Modification or Alternate Requested	
Proposed Design	Existing Building permitted in 2019 - Alteration of existing interior space: Proposed design intent is to create an Indoor Smoking Room for Tenant Use within the existing parking garage. Existing Storeroom will be modified but requires a change of occupancy from S-2 to B. Location limited due to existing conditions so Building Code appeal is necessary for permissible exiting.
Reason for alternative	Adjacent building tenants and business owners have been filing complaints to Ownership regarding Cigarette Smoke. Tenants of the Vibrant! apartment building have been crossing the

streets and smoking in front of their businesses and residences. Ownership seeks to try and correct this by providing a new Interior Smoking Room with proper ventilation per code for their tenants use.

As this is an existing structure, the only suitable location is to create a space within the existing Parking Garage. This requires an appeal to Section 1016.2, Items #2 and #5. The new room will be outfitted with suitable egress hardware. See Code Plan A001 for proposed space and exiting. If the Appeal is granted, the Owner will seek Occupancy Reclassification for that space through a TI Permit.

APPEAL DECISION

Egress through intervening space: Granted as proposed.

Note: This decision does not waive any State of Oregon restrictions for locations where smoking is prohibited.

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.



CONSULTANT:

PROJECT NUMBER: 215198

14th and Raleigh Apartments

**NW 14th Avenue & Raleigh Street
 Portland, OR 97209**

SHEET TITLE:

GROUND FLOOR CODE ANALYSIS PLAN

DRAWN BY: DT/MV
 DATE ISSUED: 01.11.2017
 ADDENDUM #1 04.12.2017
 ADDENDUM #2 04.21.2017
 FOR CONSTRUCTION 06.28.2017

SHEET: **A001**
 LRS Architects, Inc. © 2017

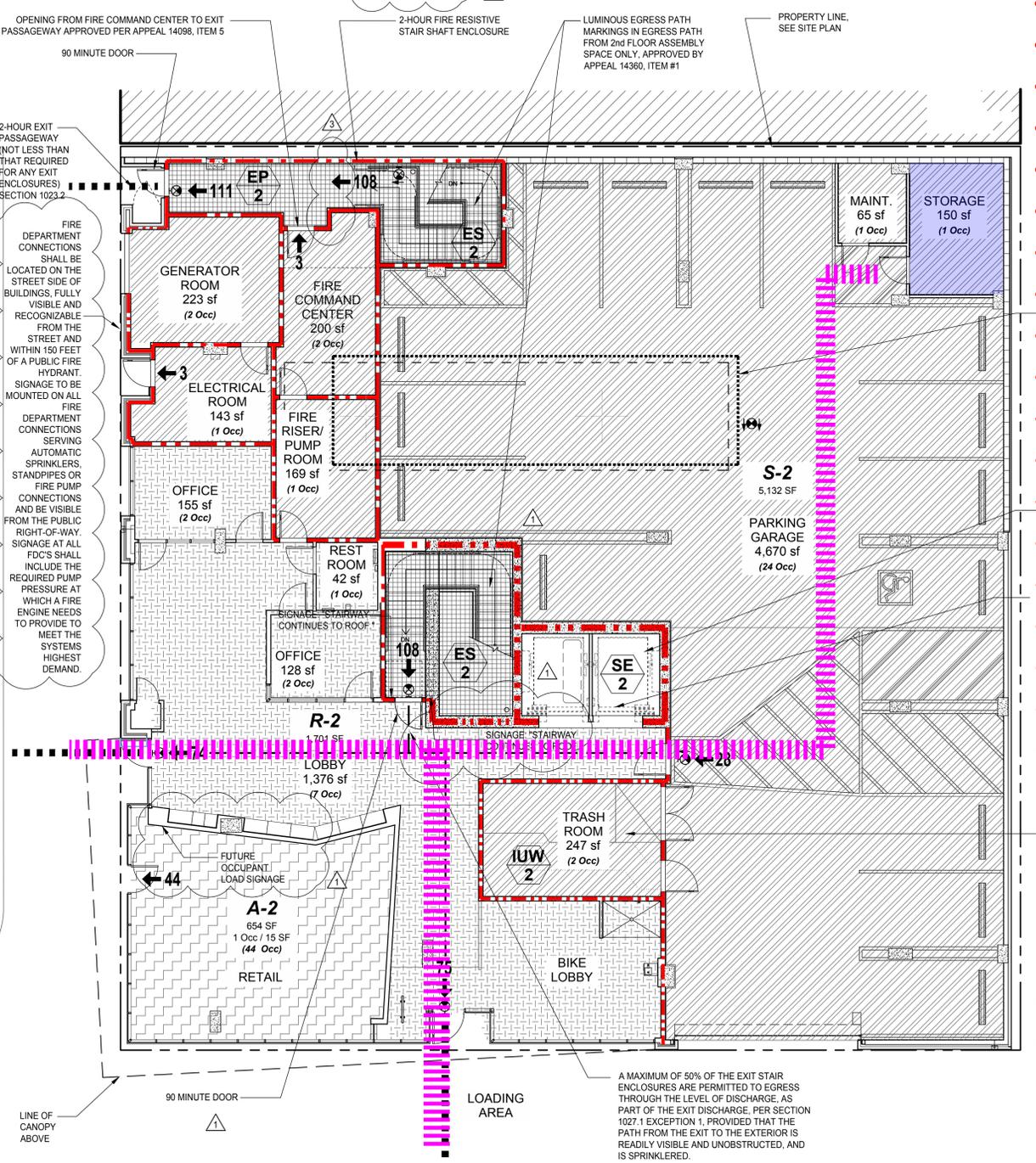
NW 14th AVENUE

NW RALEIGH STREET

EXISTING CONDITION

1. GROUND FLOOR CODE ANALYSIS PLAN

SCALE: 1/8" = 1'-0"



OCCUPANCY LEGEND NOTE:
 MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

NONSEPARATED USES: THIS MIXED USE OCCUPANCY BUILDING INCORPORATES NONSEPARATED USES PER SECTION 508.3. NO OCCUPANCY SEPARATIONS PER TABLE 508.4 ARE THEN PROVIDED AND THE AREA AND HEIGHT REQUIREMENTS ARE DESIGNED TO THE MOST RESTRICTIVE OCCUPANCY GROUP.

OCCUPANCY CALCULATIONS:
 TOTAL GROUND FLOOR AREA = 9,517 S.F.
 TOTAL OCCUPANCY LOAD = 139

MEANS OF EGRESS

FE-X ABC FIRE EXTINGUISHER (EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL)

(X Occ) ROOM OCCUPANT LOAD (OR TOTAL FLOOR OCCUPANT LOAD) PER SECTION 1004.

EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, AND IN PAGES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. SEE ELECTRICAL DRAWINGS. (W/ POCHÉ INDICATING 'EXIT' TEXT SIDE OF SIGN) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.

E → REQUIRED EXIT AND EXIT EGRESS DIRECTION

XX → ACCUMULATIVE NUMBER OF OCCUPANTS SERVED WITH EGRESS DIRECTION AT ARROW LOCATION. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE 1004.1.1)

MOER: 2 MEANS OF EGRESS REQUIRED (QUANTITY) (ONLY DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED)

EGRESS PATH - REFER TO TABLE FOR TOTALS

GENERAL NOTES

- LOCAL BUILDING DEPARTMENT CONFORMS TO 2014 OSSC
- THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
- SEE ASSEMBLY/ CODE SHEET FOR CODE SUMMARY AND AREA CALCULATIONS.
- SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
- SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS, AND COURTYARD LAYOUT (WHERE OCCURS).

IBC WALL TYPES

(WT) WALL TYPES NOTES:

- SEE SPECIFIC WALL TYPE AND LISTED ASSEMBLIES ON FLOOR PLANS AND AD WALL TYPE SHEETS.
- SEE CODE ANALYSIS PLANS FOR EACH SPECIFIC DESIGNATED IBC WALL TYPE AND LOCATION.
- AT IBC WALL TYPES DESIGNATED BELOW WITH NOTE: "ADDITIONAL PROTECTION FEATURES REQUIRED", SEE DOOR AND WINDOW SCHEDULES, MECHANICAL DRAWINGS, PENETRATION DETAILS, JOINT DETAILS, AND FOR CONTINUITY REQUIREMENTS SEE ASSOCIATED VERTICAL SECTIONS AND DETAILS (AND HORIZONTAL ASSEMBLIES WHERE REQUIRED).
- SPECIFIC IBC WALLS TYPES OCCURRING IN COMBINATION WITH OTHER SPECIFIC IBC WALL TYPES TO COMPLY WITH THE MOST RESTRICTIVE REQUIREMENTS OF EACH.
- AT IBC WALLS TYPES DESIGNATED BELOW, IN ACCESSIBLE CONCEALED SPACES PER IBC 703.7, PROVIDE PERMANENT NOTATION "FIRE AND OR SMOKE BARRIER - PROTECT ALL OPENINGS".

CONSTRUCTION TYPES

TYPE IIB CONSTRUCTION. SEE ARCHITECTURAL PLANS, SECTIONS AND DETAILS. SEE AD SHEETS FOR LISTED ASSEMBLIES

2-HOUR FLOOR CEILING HORIZONTAL ASSEMBLY PER TABLE 601 AND CHAPTER 7 (TYPICAL)

1-HOUR ROOF CEILING HORIZONTAL ASSEMBLY PER TABLE 601 AND CHAPTER 7 (TYPICAL)

2-HOUR INTERIOR BEARING WALLS PER TABLE 601 (TYPICAL)

0-HOUR NON BEARING INTERIOR WALLS PER TABLE 601 (TYPICAL)

1-HOUR EXTERIOR WALLS PER TABLE 602 (TYPICAL)

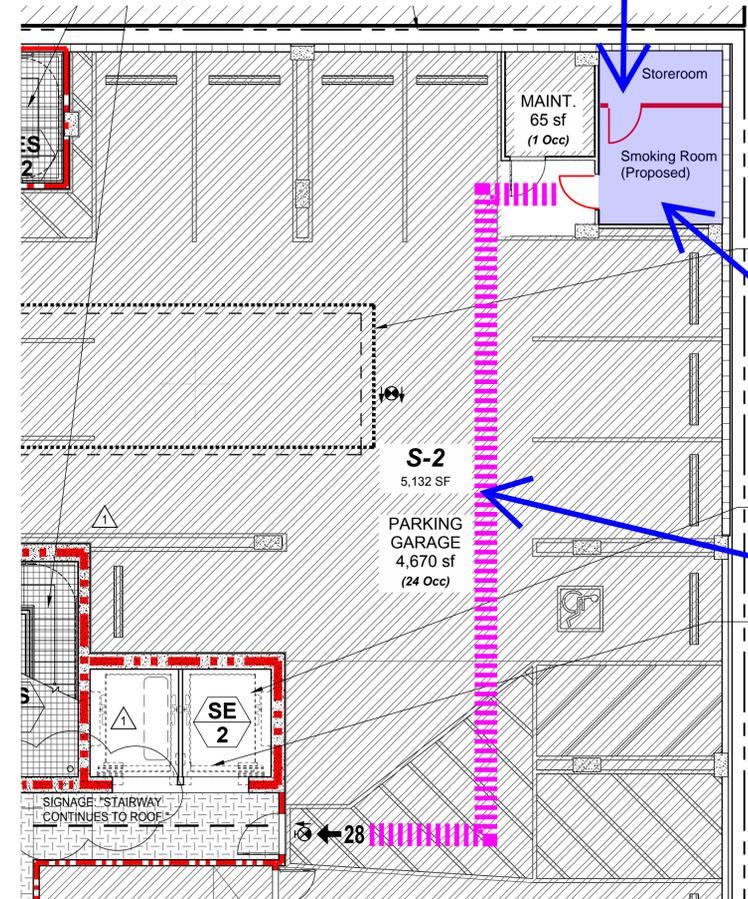
SEE ARCHITECTURAL PLANS, SECTIONS AND DETAILS

OCCUPANCY LEGEND

FLOOR AREA PER OCCUPANT	TYPE	VALUE
A-2	15	15
S-2	200	200
R-2	200	200

EXISTING CONDITION AS PERMITTED

RELOCATE EXISTING STOREROOM DOOR AND FRAME



PROPOSED SMOKING ROOM: NEW PUSH/PULL DOOR AND FRAME WITH VISION PANEL

PROPOSED EGRESS THROUGH PARKING GARAGE AND ADJACENT LOBBY

PROPOSED CONDITION

s:\shared\1131.m\27 June P:\Portland\0151215198 - 14th and NW Raleigh Apartments Hearing\300_Arch\AD\215198_A01_X_Cover_Plan.dwg

