

# Development Services

## From Concept to Construction

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

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



### APPEAL SUMMARY

**Status:** Hold for Additional Information

<b>Appeal ID:</b> 23296	<b>Project Address:</b> 10101 NE Alderwood Rd
<b>Hearing Date:</b> 1/8/20	<b>Appellant Name:</b> Ryan Weston
<b>Case No.:</b> B-012	<b>Appellant Phone:</b> 503-224-9560
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Jeff Donnelly
<b>Project Type:</b> commercial	<b>Stories:</b> 1 <b>Occupancy:</b> B, S-1, F-1 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Eyelevel	<b>Fire Sprinklers:</b> Yes - Entire Space
<b>Appeal Involves:</b> Alteration of an existing structure, occ Change from S-1 to F-1	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Warehouse and Fabrication

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2902.1.1

**Requires** Provide minimum plumbing fixtures per table 2902.1 based on occupancy of space.  
 B occupancy - 13,771 SF  
 S-1 occupancy - 52,203 SF  
 F-1 occupancy - 56,773 SF

B occupancy (138 occupant load) - 2.38 water closets per sex and 1.73 lavatories per sex  
 F-1 Occupancy (568 occupant load) - 2.84 water closets per sex and 2.84 lavatories per sex  
 S-1 Occupancy (105 occupant load) - 0.53 water closets per sex and 0.53 lavatories per sex

Total required fixtures: 6 water closets per sex and 6 lavatories per sex

**Proposed Design** Base the plumbing calculations on occupancy noted below.  
 B occupancy - 13,771 SF  
 S-1 occupancy - 108,976 SF

B occupancy (138 occupant load) - 2.38 water closets per sex and 1.73 lavatories per sex.  
 S-1 occupancy (218 occupant load) - 1.09 water closets per sex and 1.09 lavatories per sex.

Total Required fixtures: 4 water closets per sex and 3 lavatories per sex.

Existing fixtures to remain.  
 Provided - 8 men's water closets/urinals and 5 women's water closets.  
 Provided - 4 men's lavatories and 4 women's lavatories.

#### Reason for alternative

The tenant has noted that their occupancy will have some fabrication and will be going through a permitting process to update their occupancy classification. They however only have 85 total employees within two shifts and as such do not feel they need additional plumbing fixtures to accommodate those employees. Their existing space already has 8 men's water closets/urinals with 4 lavatories and 5 women's water closets with 4 lavatories.

Based on the actual employee count they are well below the occupant load for their existing occupancy and proposed occupant load factors. The proposed occupancies would require the tenant to add 1 female water closet and 2 each, male and female lavatories.

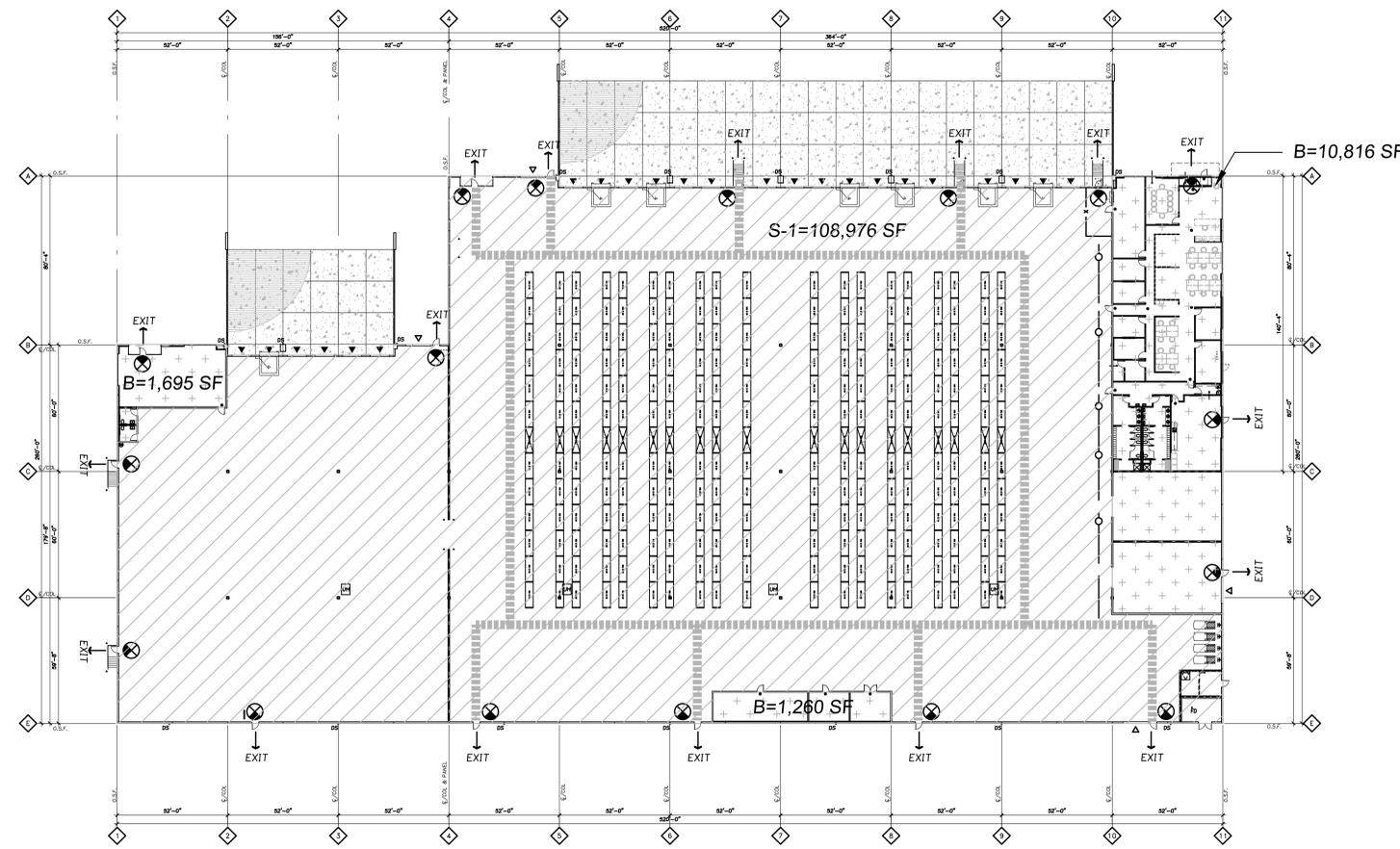
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## APPEAL DECISION

**Reduction in minimum required number of plumbing fixtures: Hold for additional information. Appellant may contact John Butler (503 823-7339) with questions.**

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.



+++ B=13,771 SF

/// S-1=108,976 SF

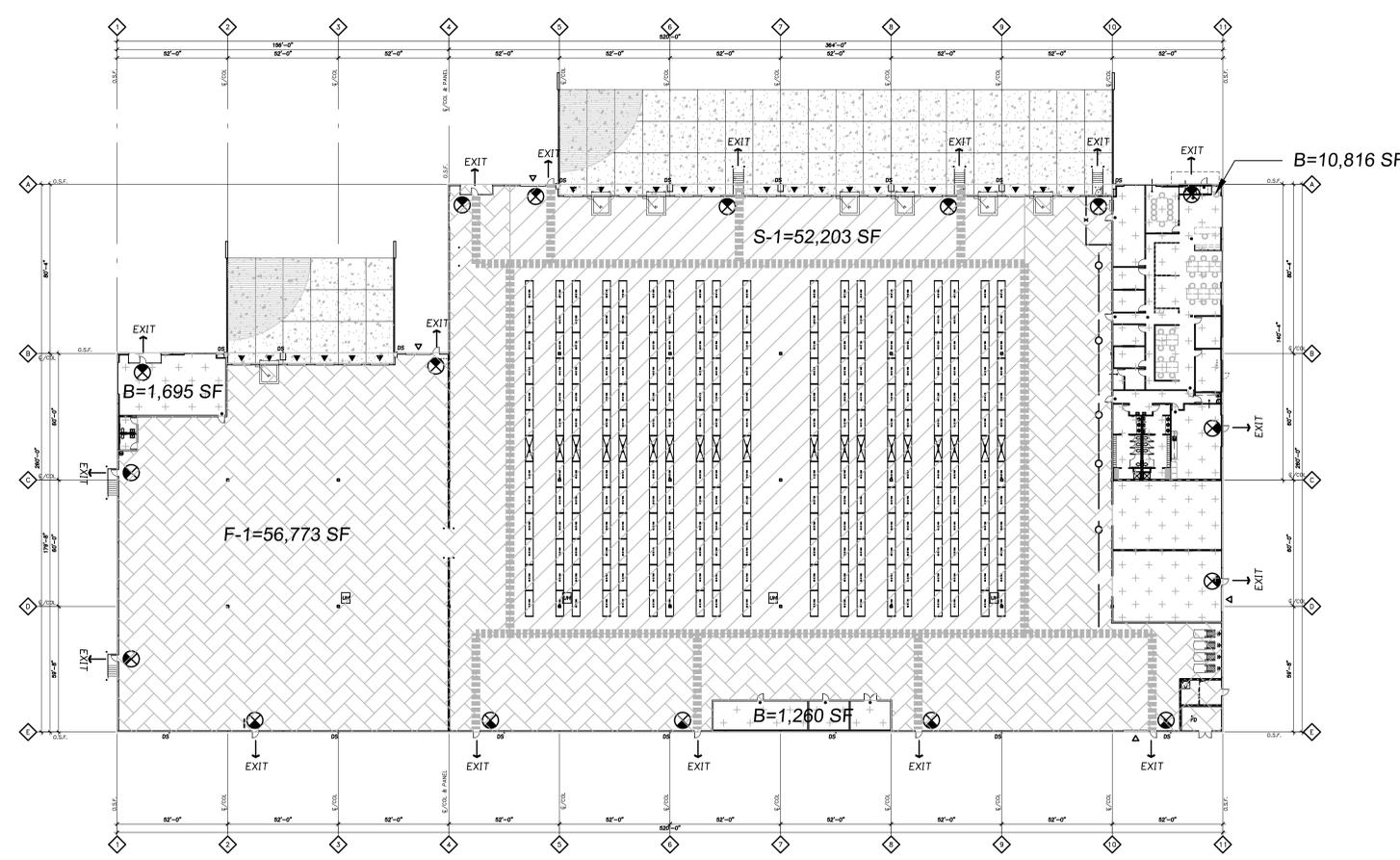
/// F-1=0 SF

**PLUMBING FIXTURE CALCULATIONS**

USE	OCCUPANCY				WATER CLOSETS			LAVATORIES					
	OCCUPANCY TYPE	LOAD FACTOR 1004.1.2	AREA	OCCUPANCY LOAD	RATIO	MEN'S WATER CLOSETS	WOMEN'S WATER CLOSETS	UNISEX WATER CLOSETS	RATIO	MEN'S LAVATORIES	WOMEN'S LAVATORIES	UNISEX LAVATORIES	DRINKING FOUNTAINS
MAIN													
OFFICE	B	100	13,771.00	138	1 PER 25 ≤ 50, 1 PER 50 REMAINDER	2.38	2.38	-	1 PER 40 ≤ 80, 1 PER 80 REMAINDER	1.73	1.73	-	N/A
STORAGE (Existing)	S-1	500	108,976.00	218	1 PER 100	1.09	1.09	-	1 PER 100	1.09	1.09	-	N/A
SUBTOTALS						3.47	3.47	-		2.82	2.82	-	-
REQUIRED TOTALS			122,747.00			4	4	-		3	3	-	-
PROVIDED						*8	5	-		4	4	-	2

\*INCLUDES 3 URINALS

**EXISTING OCCUPANCY**  
1/32"=1'-0"



+++ B=13,771 SF

/// S-1=52,203 SF

/// F-1=56,773 SF

**PLUMBING FIXTURE CALCULATIONS**

USE	OCCUPANCY				WATER CLOSETS			LAVATORIES					
	OCCUPANCY TYPE	LOAD FACTOR 1004.1.2	AREA	OCCUPANCY LOAD	RATIO	MEN'S WATER CLOSETS	WOMEN'S WATER CLOSETS	UNISEX WATER CLOSETS	RATIO	MEN'S LAVATORIES	WOMEN'S LAVATORIES	UNISEX LAVATORIES	DRINKING FOUNTAINS
MAIN													
OFFICE	B	100	13,771.00	138	1 PER 25 ≤ 50, 1 PER 50 REMAINDER	2.38	2.38	-	1 PER 40 ≤ 80, 1 PER 80 REMAINDER	1.73	1.73	-	N/A
Manufacturing	f-1	100	56,773.00	568	1 PER 100	2.84	2.84	-	1 PER 100	2.84	2.84	-	N/A
STORAGE (Existing)	S-1	500	52,203.00	105	1 PER 100	0.53	0.53	-	1 PER 100	0.53	0.53	-	N/A
SUBTOTALS						5.75	5.75	-		5.10	5.10	-	-
REQUIRED TOTALS			122,747.00			6	6	-		6	6	-	-
PROVIDED						*8	5	-		4	4	-	2

\*INCLUDES 3 URINALS

**PROPOSED OCCUPANCY**  
1/32"=1'-0"

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**OCCUPANCY  
AND PLUMBING  
FIXTURE  
EXHIBIT**

DRAWN BY: REV  
CHECKED BY: REV  
SHEET

**EX 1**