

# 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

<b>Appeal ID:</b> 23383	<b>Project Address:</b> 3903 SW Kelly Ave
<b>Hearing Date:</b> 1/29/20	<b>Appellant Name:</b> Cristina Camacho
<b>Case No.:</b> B-009	<b>Appellant Phone:</b> 503-327-0336
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Gail Knoll
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> B <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Kelly Building	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure <b>LUR or Permit Application No.:</b> 19-258524-CO	
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Business

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	OSSC 2014 - 1004 Occupant Load. Table 1004.1.2
<b>Requires</b>	1004.1.2 Businesses areas to have an occupant load factor of 100 gross per sf.
<b>Code Modification or Alternate Requested</b>	OSSC 2019 – 1004 Occupant Load. Table 1004.5. Businesses areas to have an occupant load factor of 150 gross per sf.
<b>Proposed Design</b>	The proposed project is a TI of an existing 2-story office building of 6,800 sf of Type V-B construction with Type B occupancy classifications that has fire alarm and detection throughout. The areas will be mostly B occupancy (unchanged from existing occupancy classification) except for an 86 sf conference room and 81 sf kitchen on the first floor, and a 363 sf conference room and 64 sf kitchenette on the second floor.
<b>Reason for alternative</b>	This project was submitted for permit in late November of 2019, under the OSSC 2014 code but is expected to start construction in 2020. If the OSSC 2019 version is considered only for occupancy load calculations, per Table 1004.5, Businesses areas are allowed to have an occupant load factor of 150 gross. Considering this; the occupancy on the first floor is 24, and occupancy on the second floor is 43 occupants, allowing the second floor to have unrated corridors in a non-sprinkled building per exception 4 of section 1018.1.

### APPEAL DECISION

**Business occupant load calculation at 150 sf per occupant per 2018 IBC: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

SCOPE OF WORK
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## SITE AND ZONING INFORMATION

## USE AND OCCUPANCY CLASSIFICATIONS

## BUILDING CONSTRUCTION DATA

CONSTRUCTION TYPE: TYPE V-B

## FIRE-RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS

**INTERIOR FINISHES**

## BUILDING EXITING

OCCUPANT LOAD SEE PLANS

**TOTAL FIRST FLOOR** **24 OCCUPANTS**

**TOTAL SECOND FLOOR 43 OCCUPANTS**

**TOTAL BUILDING OCCUPANTS** 67 OCCUPANTS

OCCUPANT LOAD AND EXITING NOTES:

DEAD-END CORRIDOR ALLOWABLE LENGTH 20 FEET (NON SPRINKLED)  
SECTION 1020.4

## PLUMBING FIXTURE REQUIREMENTS

NOTE: SINGLE-USER TOILET ROOM IS PERMITTED PER SECTION 2902.2, EXCEPTION 4



36" MINIMUM EGRESS PATH TO MEET ALL REQUIREMENTS OF SECTION 1024.2.  
EMERGENCY LIGHTING ALONG EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH.

