### **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 SUMMAR	Y		
Status: Decision Rend	lered		
Appeal ID: 23383		Project Address: 3903 SW Kelly Ave	
Hearing Date: 1/29/20		Appellant Name: Cristina Camacho	
Case No.: B-009		Appellant Phone: 503-327-0336	
Appeal Type: Building		Plans Examiner/Inspector: Gail Knoll	
Project Type: commerce	cial	Stories: 2 Occupancy: B Construction Type: V-B	
Building/Business Na	me: Kelly Building	Fire Sprinklers: No	
Appeal Involves: Altera	ation of an existing structure	EUR or Permit Application No.: 19-258524-CO	
Plan Submitted Option	1: pdf [File 1]	Proposed use: Business	
APPEAL INFORMA	TION SHEET		
Appeal item 1			
Code Section	OSSC 2014 - 1004 Occup	ant Load. Table 1004.1.2	
Requires	1004.1.2 Businesses areas to have an occupant load factor of 100 gross per sf.		
Code Modification or Alternate Requested			
Proposed Design	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.		
Reason for alternative	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		

### APPEAL DECISION

Business occupant load calculation at 150 sf per occupant per 2018 IBC: Granted as proposed.

sprinkled building per exception 4 of section 1018.1.

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,

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-

https://www.portlandoregon.gov/bds/appeals/index.cfm?action=entry&appeal\_id=23383





### Appeals | The City of Portland, Oregon

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.

CODE SUMMARY					
SCOPE OF WORK		FIRE-RESISTIVE RATING REQUIREMENT	TS FOR BUILDING ELEMENTS		
	THIS PROJECT INCLUDES THE RENOVATION OF AN EXISTING, TWO STORY APPROX. 6,800 SF OFFICE BUILDING IN PORTLAND, OREGON.	FIRE RESISTANCE RATING: TABLE 601	<u>BUILDING ELEMENT</u> PRIMARY STRUCTURAL FRAME BEARING WALLS - EXTERIOR BEARING WALLS - INTERIOR NONBEARING WALLS - EXTERIOR INTERIOR NON-BEARING WALLS	0-HR	TION DISTANCE > 30')
SITE AND ZONING INFORMATION			FLOOR CONSTRUCTION ROOF CONSTRUCTION	0-HR 0-HR	
PROJECT ADDRESS: PROPERTY ID:	3903 SW KELLY AVENUE PORTLAND, OREGON 97239 129302			0.1	
SITE AREA: ZONING OF SITE:	12,054 S.F. RH - HIGH DENSITY RESIDENTIAL	SEPARATION DISTANCESWEST SIDE FIRE SEPARATION DISTANCE MEASURED AT RIGHT ANGLE FROM BUILDTABLE 602EQUAL OR GREATER THAN 5' TO LOT LINE. ALL OTHER FIRE SEPARATION DISTANCEALONG A PUBLIC WAY ARE = 30" OR GREATER.			
GOVERNING CODES		]			
2019 OREGON STRUCTURAL SPECIALTY CODE 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE ALL LOCAL ORDINANCES		EXTERIOR WALL OPENINGS TABLE 705.8	FIRE SEPARATION DISTANCES OF NORTH, EAST & SOUTH EXTERIOR WALLS ARE GREATER THAN 30', THERFORE THERE IS NO OPENING LIMITATION. FIRE SEPARATION DISTANCE OF WEST EXTERIOR WALL IS GREATER THAN 5' BUT LESS THAN 10', THEREFORE 10% OPENING IS ALLOWED.		
ALL WORK SHALL COMPLY WITH THE 2019 OREGON STRUCTU APPLICABLE HEALTH, PLUMBING, MECHANICAL, FIRE, ACCESS					
USE AND OCCUPANCY CLASSIFICATIONS		SHAFT ENCLOSURES SECTION 713	ELEVATOR SHAFT	1HR < 4 STORIES	
OFFICE	BUSINESS (B)	INTERIOR FINISHES	GROUP B. BUILDING IS NON-SPRINKLE	RED	
BUILDING CONSTRUCTION DATA		TABLE 803.13	LOCATION AND USE	REQUIRED CLASS	
AREAS REFERENCED ARE FOR CODE ANALYSIS ONLY			EXIT PASSAGEWAYS CORRIDORS	GROUP B=A GROUP B=B	
CONSTRUCTION TYPE:	TYPE V-B		ROOMS AND ENCLOSED SPACES	GROUP B=C	
FIRE PROTECTION:	FIRE ALARM AND DETECTION PROVIDED THROUGHOUT (SECTION 907)				
*THE BUILDING CONSISTS OF B OCCUPANCIES. (B BASED ON NON-SEPARATED OCCUPANCIES (SECTION 508.3	)	BUILDING EXITING			
ALLOWABLE HEIGHT (TABLE 504.3) TOTAL ALLOWABLE HEIGHT	40 FT <b>40</b> FT	OCCUPANT LOAD FACTOR TABLE 1004.5	SEE PLANS		
		OCCUPANT LOAD	SEE PLANS		
ACTUAL HEIGHT	23 FT	FIRST FLOOR SUMMARY B	24 OCCUPANTS		
ALLOWABLE STORIES (TABLE 504.4) TOTAL ALLOWABLE STORIES	2 2	D TOTAL FIRST FLOOR			
ACTUAL STORIES	2		24 OCCUPANTS		
ALLOWABLE BUILDING AREA (TABLE 506.2)	9,000 SF	SECOND FLOOR SUMMARY B	43 OCCUPANTS		
MODIFIED ALLOWABLE BUILDING AREA PER FLOOR	9,000 SF	TOTAL SECOND FLOOR	43 OCCUPANTS		
	18,000 SF	TOTAL BUILDING OCCUPANTS	67 OCCUPANTS		
ACTUAL FIRST FLOOR ACTUAL SECOND FLOOR	3,088 SF 3,710 SF	OCCUPANT LOAD AND EXITING	NOTES:		
ACTUAL TOTAL BUILDING AREA	<u>6,798</u> _SF	*AREAS USED FOR PERMANEN	T BUILDING COMPONENTS, SUCH AS SHAF /S, TOILET ROOMS, MECHANICAL ROOMS, J		
		EGRESS WIDTH FOR DOORS SECTION 1005.3.2	<u>REQUIRED</u> 1ST FLR: (24 x 0. 2ND FLR: (43 x 0.		PROVIDED 108 INCHES 72 INCHES
		MEANS OF EGRESS ILLUMINATION SECTION 1008		SS ILLUMINATION PRO LE AT PATH OF EGRESS	VIDED AT A MINIMUM OF S SHOWN ON PLANS.

TOTAL REQUIRED TOTAL PROVIDED

000

LOAD

67

MALE FEMALE

34

34

DOORS, GATES, AND TURNSTILES

COMMON PATH OF EGRESS TRAVEL

EXIT ACCESS TRAVEL DISTANCE

DEAD-END CORRIDOR ALLOWABLE LENGTH

PLUMBING FIXTURE REQUIREMENTS

SECTION 1010

EXIT ACCESS

SECTION 1016

TABLE 1006.2.1

TABLE 1006.3.3(2)

SECTION 1007.1.1

TABLE 1017.2

CORRIDORS

SECTION 1020

SECTION 1020.4

OCCUPANCY

В

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

BUILDING ELEMENT	REQUIRED RATING
PRIMARY STRUCTURAL FRAME	0-HR
BEARING WALLS - EXTERIOR	0-HR
BEARING WALLS - INTERIOR	0-HR
NONBEARING WALLS - EXTERIOR	0-HR (FIRE SEPARATION DISTANCE > 30')
INTERIOR NON-BEARING WALLS	0-HR
FLOOR CONSTRUCTION	0-HR
ROOF CONSTRUCTION	0-HR

LOCATION AND USE	REQUIRED
EXIT PASSAGEWAYS	GROUP B=
CORRIDORS	GROUP B=

RATING SIZE AND HARDWARE PROVIDED TO MEET OSSC SECTION 1010 SEE INDIVIDUAL FLOOR PLANS AND SPECIFICATIONS

ALL SPACES EXIT DIRECTLY TO THE EXTERIOR, THROUGH AN ENTRY FOYER, OR THROUGH AN INTERVENING ROOM (SECTION 1016.2)

B < 75 FEET (NON SPRINKLERED)

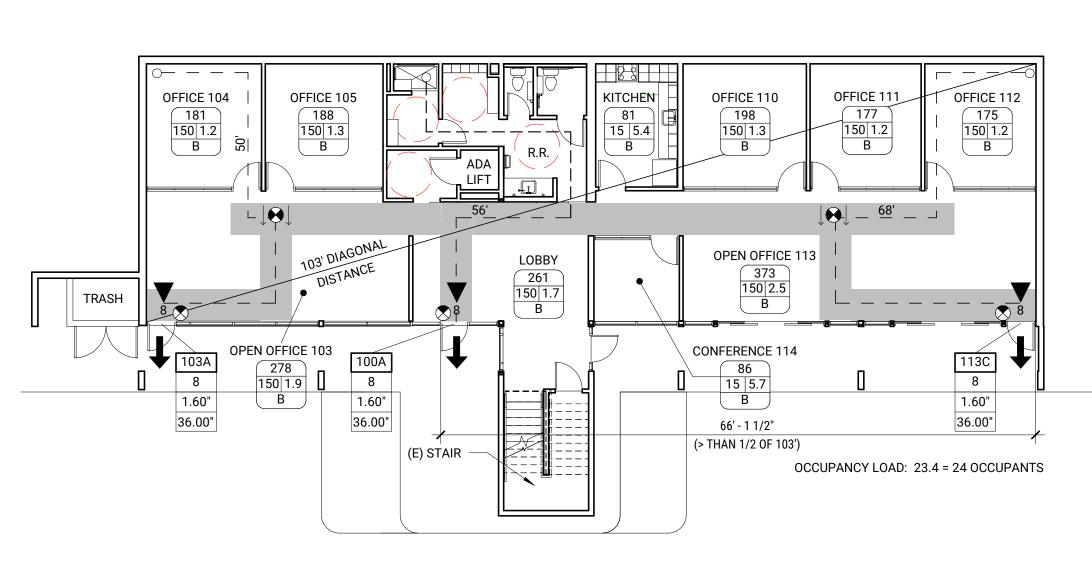
MAXIMUM OCCUPANT LOAD WITH ONE EXIT 49 PERSONS (B OCCUPANCIES)

MAXIMUM DISTANCE BETWEEN TWO EXITS OR EXIT ACCESS NOT LESS THAN 1/2 MAX OVERALL DIAGONAL DISTANCE (NON SPRINKLERED) 200 FEET (NON SPRINKLERED)

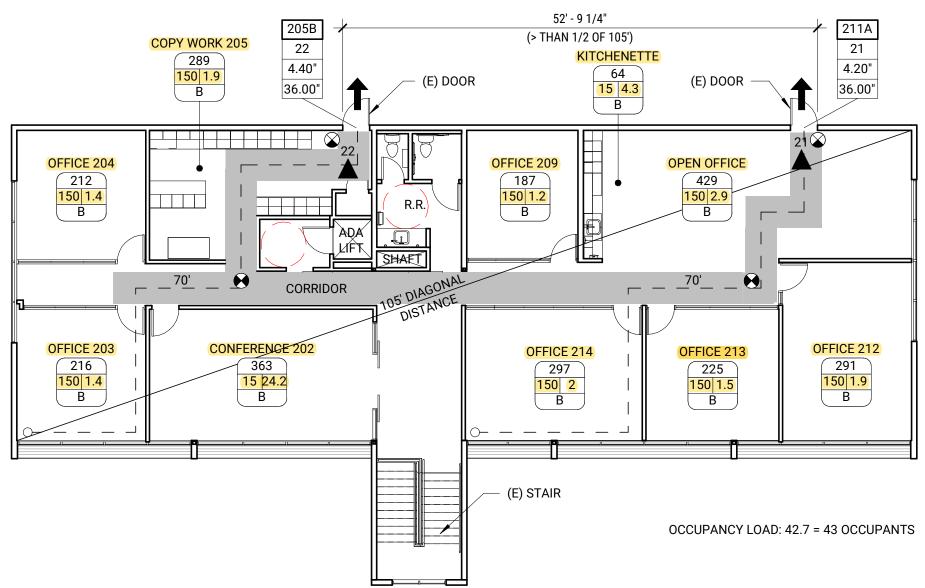
75 FEET (WITH ONE EXIT PER TABLE 1006.3.3(2))

REQUIRED FIRE RATING 0-HR PER TABLE 1020.1 (CORRIDOR OCC LOAD < 30) AND PER SECTION 1020.1, EXCEPTION 4

20 FEET (NON SPRINKLED)



# **FIRST FLOOR CODE PLAN**



## SECOND FLOOR CODE PLAN

## SYMBOL LEGEND

ROOM NAME ROOM NUMBER	AREA IN SQUA OCCUPANCY I OCCUPANCY ( LOAD FACTOR
100	EGRESS DOOF NUMBER OF C REQUIRED WIE PROVIDED WIE
→	EXIT
1	NUMBER OF O

WATER CLOSETS LAVATORIES DRINKING BATHTUBS/ RATIO RATIO MALE FEMALE MALE RATIO FEMALE FOUNTAINS SHOWERS 1 PER 25 FOR FIRST 50 AND 1 PER 25 FOR FIRST 50 AND 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 1.47 0.85 1 PER 50 FOR THE 1.47 1 PER 50 FOR THE 0.85 0 0 FOR THE REMAINER EXCEEDING 80 **REMAINER EXCEEDING 50** REMAINDER EXCEEDING 50 1.47 1.47 0.85 0.85 0 0 4 GENDER NEUTRAL (SINGLE-USER) WATER CLOSETS PROVIDED 2 GENDER NEUTRAL (SINGLE-USER) LAVATORIES PROVIDED 0 PROVIDED 1 PROVIDED

JARE FEET Y LOAD Y CLASSIFICATION OR NUMBER

OCCUPANTS EXITING VIDTH VIDTH

OCCUPANTS SERVED BY EGRESS ACCESS

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.



DRAWN:	KB
DATE:	11/26/2019
PROJECT NO.	000619

**CODE SUMMARY** 

