

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

Appeal ID: 23409

Project Address: 820 N Killingsworth St

Hearing Date: 2/5/20

Appellant Name: Matthew Lillard

Case No.: B-005

Appellant Phone: 5038808197

Appeal Type: Building

Plans Examiner/Inspector: John Cooley, Joe Thornton, Ed Marihart

Project Type: commercial

Stories: 3 **Occupancy:** R-2, M, F, B **Construction Type:** V-B

Building/Business Name: Kanjaya Building

Fire Sprinklers: Yes - All Floors

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.: 17-281033-CO

Plan Submitted Option: pdf [File 1] [File 2]

Proposed use: Apartments over retail/kitchen

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1027.4.1

Requires 1027.4.1 Width. The minimum width of egress courts shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches (1118 mm), except as specified herein. Egress courts serving Group R-3 and U occupancies shall not be less than 36 inches (914 mm) in width. The required width of egress courts shall be unobstructed to a height of 7 feet (2134 mm)

Code Modification or Alternate Requested The intent is to allow for the placement of a new FDC device for this existing building in a location that works for the Portland fire/PBOT as well as the building structural upgrades.

Proposed Design There is an egress court path with an exit at the property-line. The egress court is 42" (by previous code appeal) and the egress gate is a standard 36". The original designed FDC connection location had a conflict with a grade beam and new shear wall at the front entry. This location provides a new fire department connection to the building without compromising the function and structural upgrades to this building.

Reason for alternative The sprinkler contractor met with inspector Mike Silva and this location was "approvable" change with a code appeal. The egress path is not diminished as the gate location and swing provides code required egress. The egress court provides the width required for separation and the neighboring wall provides a 2 hour assembly and our building wall design provide the hour barrier required.

This door is not one of the accessible entries to the building. Its primary purpose is emergency egress.

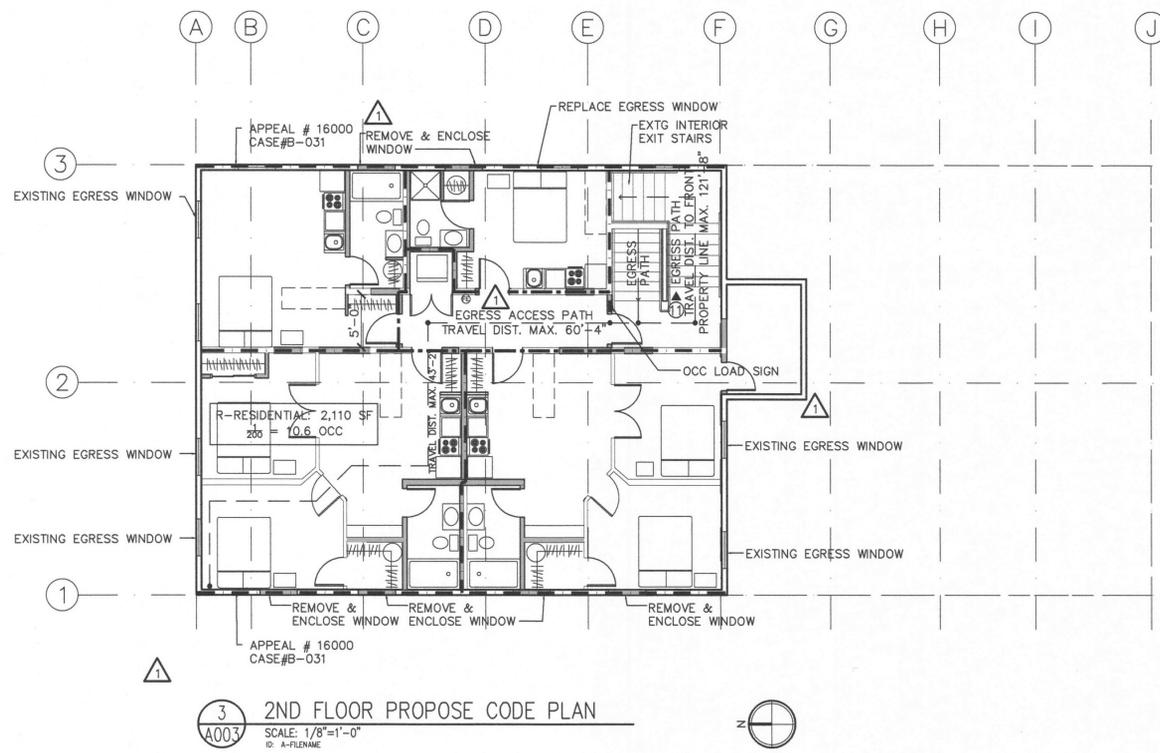
APPEAL DECISION

Reduction in minimum required width of egress court to 37 inches: Granted provided the Fire Department Connection type is straight through with top and bottom hose connections and provided the connection is framed in sufficiently to avoid sharp edges or projections.

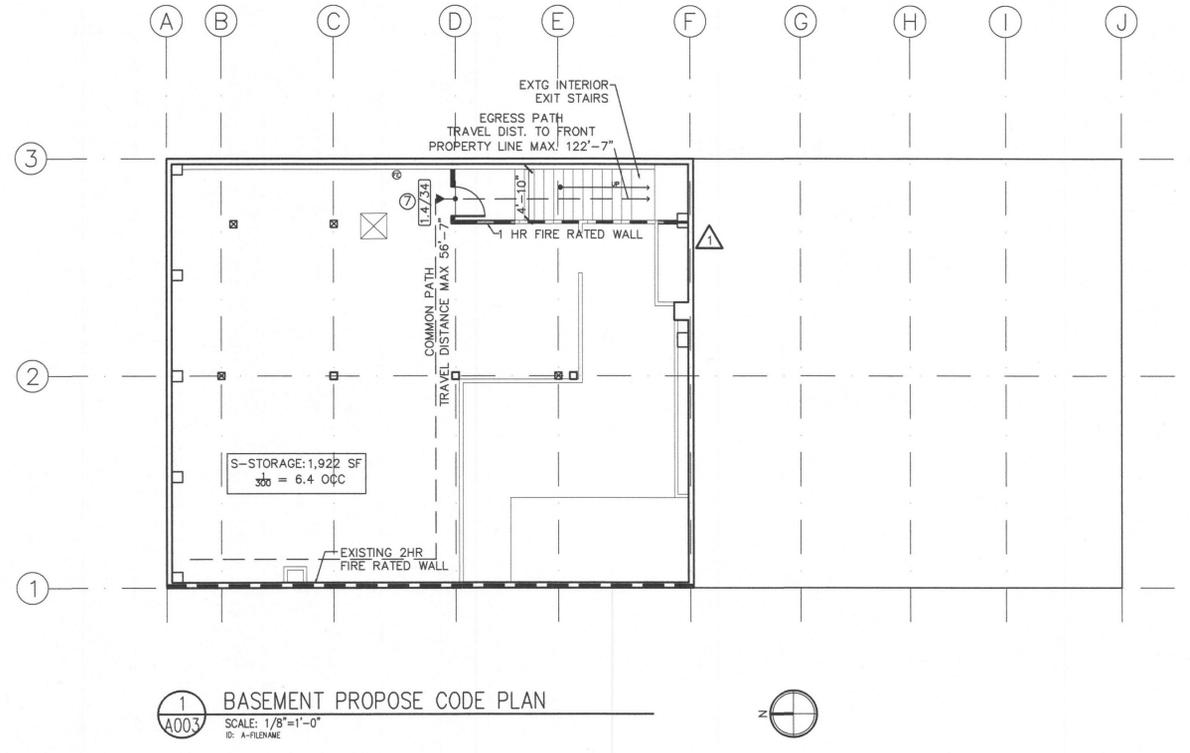
Appellant may contact John Butler (503 823-7339) with questions.

The Administrative Appeal Board finds with the conditions noted, 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.

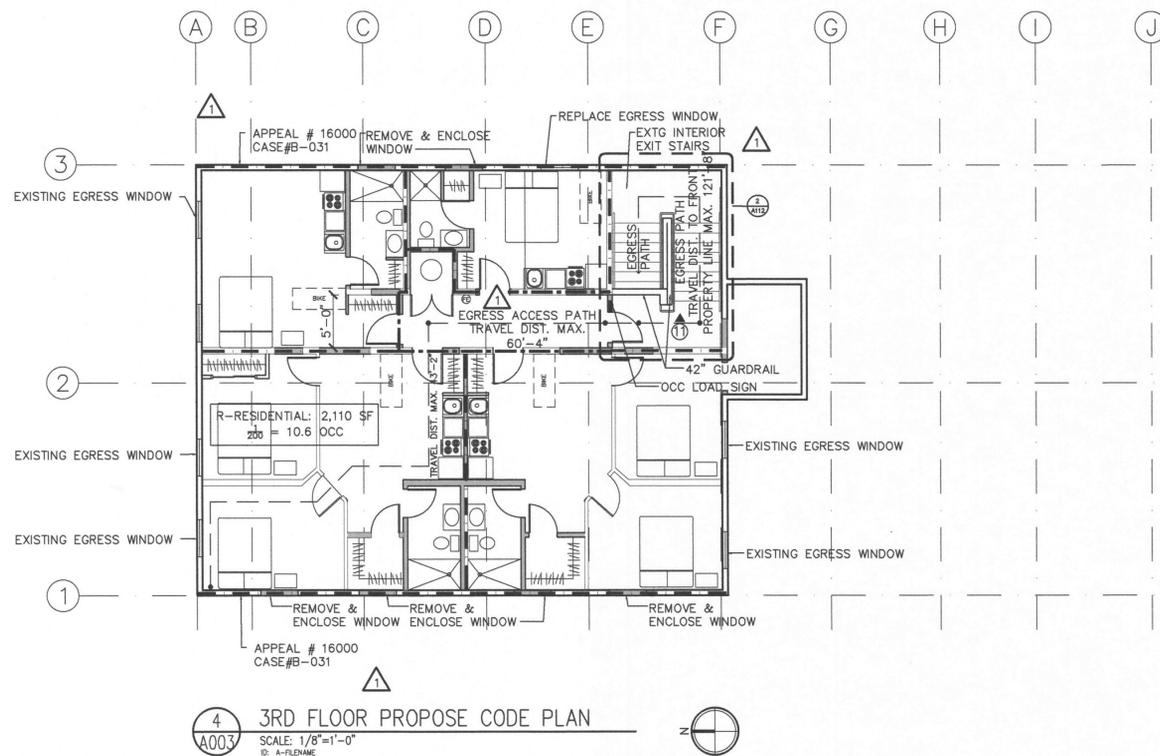
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



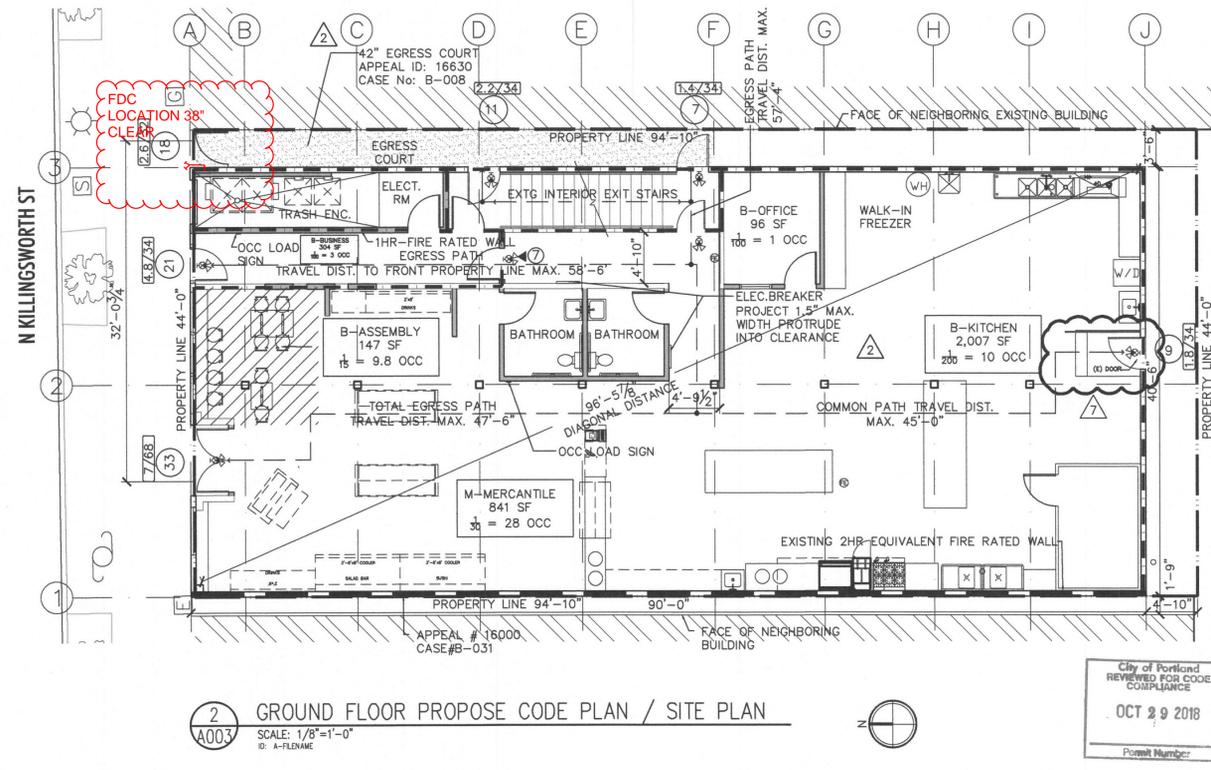
3 2ND FLOOR PROPOSE CODE PLAN
 A003 SCALE: 1/8"=1'-0"
 ID: A-FILENAME



1 BASEMENT PROPOSE CODE PLAN
 A003 SCALE: 1/8"=1'-0"
 ID: A-FILENAME



4 3RD FLOOR PROPOSE CODE PLAN
 A003 SCALE: 1/8"=1'-0"
 ID: A-FILENAME



2 GROUND FLOOR PROPOSE CODE PLAN / SITE PLAN
 A003 SCALE: 1/8"=1'-0"
 ID: A-FILENAME

City of Portland
 REVIEWED FOR CODE COMPLIANCE
 OCT 29 2018
 Permit Number:

Proposed Tenant	Use	Occupant per SF	Area (SF)	Total Occupants
Basement	S-Storage	300	1,922	6.4
Seating	B-Assembly	15	147	9.8
Deli	M-Mercantile	30	841	28.0
Kitchen	B-Kitchen	200	2,007	10.0
Office	B-Business	100	96	1.0
Trash Enclosure	S-Storage	300	120	0.4
Lobby	B-Business	100	304	3.0
2nd Floor	R-Residential	200	2,110	10.6
3rd Floor	R-Residential	200	2,110	10.6
TOTAL			9657.0	79.8

EGRESS LOADING		
NUMBER OF EXISTING EXITS AND STAIR REQUIRED PER OSSC CHAPTER 10	REQUIRED	PROVIDED
BASEMENT: 6.4 OCCUPANTS X 0.20" PER PERSON	1 EXIT 1.4"	1EXIT 34"
GROUND FLOOR: 55 OCCUPANTS X 0.20" PER PERSON PLUS FLOOR BELOW/ABOVE OCCUPANTS (29) 5.8"	2 EXIT 11"	3 EXIT 136" 68"
2ND/3RD FLOOR: 22 OCCUPANTS X 0.20" PER PERSON	1 EXIT 4.4"	1 EXIT 34"
TOTAL: 85 OCCUPANTS X 0.20" PER PERSON	4 EXIT 16.64"	5 EXIT 204"

1007.1.1 EXCEPTIONS
 ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDING.

1003.5.1 ELEVATION CHANGE EXCEPTIONS:
 A STAIR WITH A SINGLE RISER OR WITH TWO RISERS AND A TREAD IS PERMITTED AT LOCATION NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11, 1009.7 MIN. DEPT OF TREAD IS 13 INCHES AND AT LEAST ONE HANDRAIL PROVIDED.

APPROVED APPEAL FIRE-RESISTANCE RATINGS

APPEAL ID: 16000 CASE No: B-031
 PLANS EXAMINER: STEVEN MORTENSEN, JOE THORNTON.

PROPOSED: NFPA 13 SPRINKLERED ENTIRE BUILDING, PROVIDE EQUIVALENT 2-HOUR FIRE PROTECTION WITH STRUCTURAL SHEATING ON INTERIOR SIDE OF WEST WALL. REMOVE EXISTING PLASTER/GWB AT 2ND & 3RD FLOOR INTERIOR ON EAST AND WEST WALLS AND PROVIDE 1-HOUR EQUIVALENT FIRE PROTECTION ON THE INTERIOR OF THE BUILDING PER REQUIRED 705.5 TABLE 605.

APPROVED: ALTERNATE 2-HR ASSEMBLY AT EXISTING EXTERIO WAL: GRANTED PROVIDE CONTINUITY OF WALL ASSEMBLY IS MAINTAINED WITH FIRE BLOCKING AT FLOOR CEILING AND ROOF/CEILING INTERSECTION.

APPEAL ID: 16630 CASE No: B-008
 PLANS EXAMINER: JOHN COOLEY, JOE THORNTON, ED MARIHART

PROPOSED:

1. REMOVAL OF BUILDING FROM CHAPTER 13 STATUS. GRANTED
2. 3RD FLOOR ALTERNATE 1HR FLOOR/CEILING ASSEMBLY. GRANTED
3. EXISTING 42" EGRESS COURT TO REMAIN. GRANTED
4. 3RD FLOOR ALTERNATE STC / IIC RATING OF FLOOR/CEILING ASSEMBLY.

LEGEND

- ⊙ EGRESS OCCUPANT LOAD
- 207/34 REQ'D EGRESS WIDTH IN INCHES/PROVIDED EGRESS WIDTH IN INCHES (0.20" / OCCUPANT)
- EXIT DISCHARGE. EXIT TRAVEL DISTANCE = 250' PER TABLE 1016.1 W/ SPRINKLER SYSTEM
- ⊕ FIRE EXTINGUISHER, K-CLASS FOR COMMERCIAL KITCHEN AND MIN 2A10BC RATED FOR OTHER AREAS
- 1 2 HOUR FIRE BARRIER IN ACCORDANCE WITH SECTION 707
- 1 HOUR FIRE BARRIER IN ACCORDANCE WITH SECTION 707
- 1/2 HOUR FIRE BARRIER IN ACCORDANCE WITH SECTION 707

GENERAL NOTES

1. PROVIDE STANDARD KNOX-BOX, GC TO COORDINATE WITH LOCAL FIRE MARSHAL TO DETERMINE EXACT TYPE AND LOCATION.
2. FIRE EXTINGUISHERS SHALL BE MOUNTED AT A HEIGHT GREATER THAN 48" MIN & LESS THAN 60" MAX AFF PER IFC AND SHALL BE ACCESSIBLE AND READILY IDENTIFIABLE FROM THEIR SURROUNDINGS. GC TO COORDINATE LOCATION OF PORTABLE FIRE EXTINGUISHERS WITH FIRE MARSHAL AND JURISDICTION INSPECTOR(S) PRIOR TO INSTALLATION.
3. PROVIDE FIRE SAFETY AND EVACUATION PLANS IN ACCORDANCE WITH OSFC SEC 404.2 AND APPROVED BY THE LOCAL FIRE MARSHALL.
4. NON-STRUCTURAL ELEMENTS ARE ONLY ALLOWED TO PROJECT 1 1/2" INTO THE REQUIRED EXIT WIDTH.

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17-221033 Rev 01

BEKINSERD ARCHITECT
 STATE OF OREGON
 MATTHEW LALOR
 PORTLAND, OREGON

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ISSUED / REVISED DATE

CITY COMMENTS 1 03.23.2018

CITY COMMENTS 2 04.24.2018

CLIENT COMMENTS 1 04.27.2018

ORIGINAL ISSUE DATE 12.07.2017
 DRAWN BY JN CHECKED BY ML

PROPOSED CODE PLAN SITE PLAN
A003
 PERMIT SET



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WEATHERS

ESR-1027

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15
YEAR

This product may carry
a 15-year limited warranty
for details

AUTO
FIRE DEPT. CO. **SPK**

Yellow measuring tape showing measurements from 0 to 11 feet.

CAUTION

Large blue graffiti 'W' on the wooden boardwalk.

Black graffiti 'W' on the grey wall.