

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 23380

Appeal ID: 23431

Project Address: 8230 SE Yamhill St

Hearing Date: 2/5/20

Appellant Name: Derrick Swerhone

Case No.: B-022

Appellant Phone: 360-852-1872

Appeal Type: Building

Plans Examiner/Inspector: Peter Drake

Project Type: commercial

Stories: 3 **Occupancy:** B **Construction Type:** Type V-N

Building/Business Name: Well House

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Reconsideration of appeal

LUR or Permit Application No.: 19-152547-AD

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

Proposed use: Wellness/Holistic Health Clinic

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

1019.3- Exit Access Stairways

Requires

The code requires an enclosed 1-hr shaft at the Exit Access Stairway which is a hardship for the Owner.

Code Modification or Alternate Requested

The proposed non-compliant revised stair configuration will substantially improve life safety and overall exiting conditions over the original, initially approved, now demolished, residential "winder" stair design as part of the Change of Occupancy approvals.

Proposed Design

The Appellant proposes a new 36" wide wood frame stair with 180 deg. half landing turn. The stair rise and run, handrail locations, and head clearances all meet 2019 OSSC requirements; with the exception of the Code Appeal Section 1019.3. regarding the enclosed shaft requirement. (See Sheet BLD.03) The revision proposes the elimination of the side door (which would require 1-hr rating) for the basement exit, but rather connects the basement directly to the main floor improves the path of travel from the basement to public way. The revision also eliminates the "winder" stair to the second floor, the main floor provides two exits as previously described. (See Sheet BLD.02) This new stair will not only improve life safety but also the functional flow, circulation, security and safety of the clinic.

As part of the reconsideration application, Owner and Appellant shall provide an NFPA-13D approved residential automatic sprinkler system.

Reason for alternative Previous contractor removed the original residential stair(s). These stairs had been permitted as a non-conforming, existing condition, but have been removed and no longer exist. If reconstructed as originally designed, the stairs would be too steep, too narrow, with inadequate landings, and insufficient clearances. This original stair configuration consisted of a single flight from basement

to an exterior side door, and stacked above, a “winder” stair from main floor to 2nd. The stairs are not contiguous, but are stacked, reliant and dependent on combined layout for vertical clearances and landings. The basement stair leads upstairs to a narrow 30” landing, (located approx. 24” below main floor), to then exit through a side door directly into a 36” side yard. The second-floor stair discharges to the main floor with two exits; one to the front street yard and the second to the rear yard. (See Sheet BLD.01).

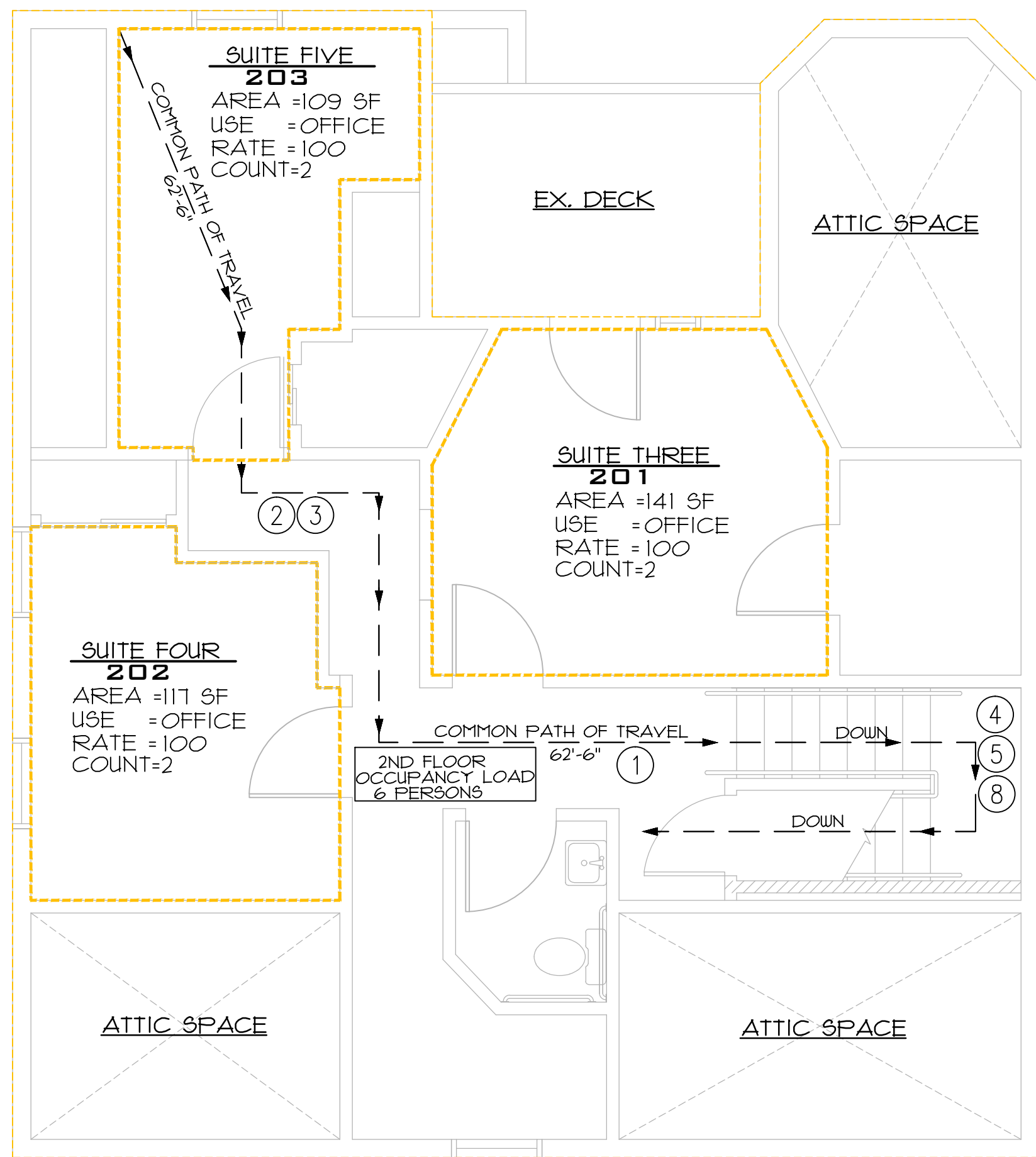
The NFPA-13D System is designed to provide protection against a fire originating from a single ignition location. The purpose to aid in the detection and control of fire , thus providing protection against injury and loss of life.. Designed to prevent total involvement in room of origin, improving Occupant escape.

APPEAL DECISION

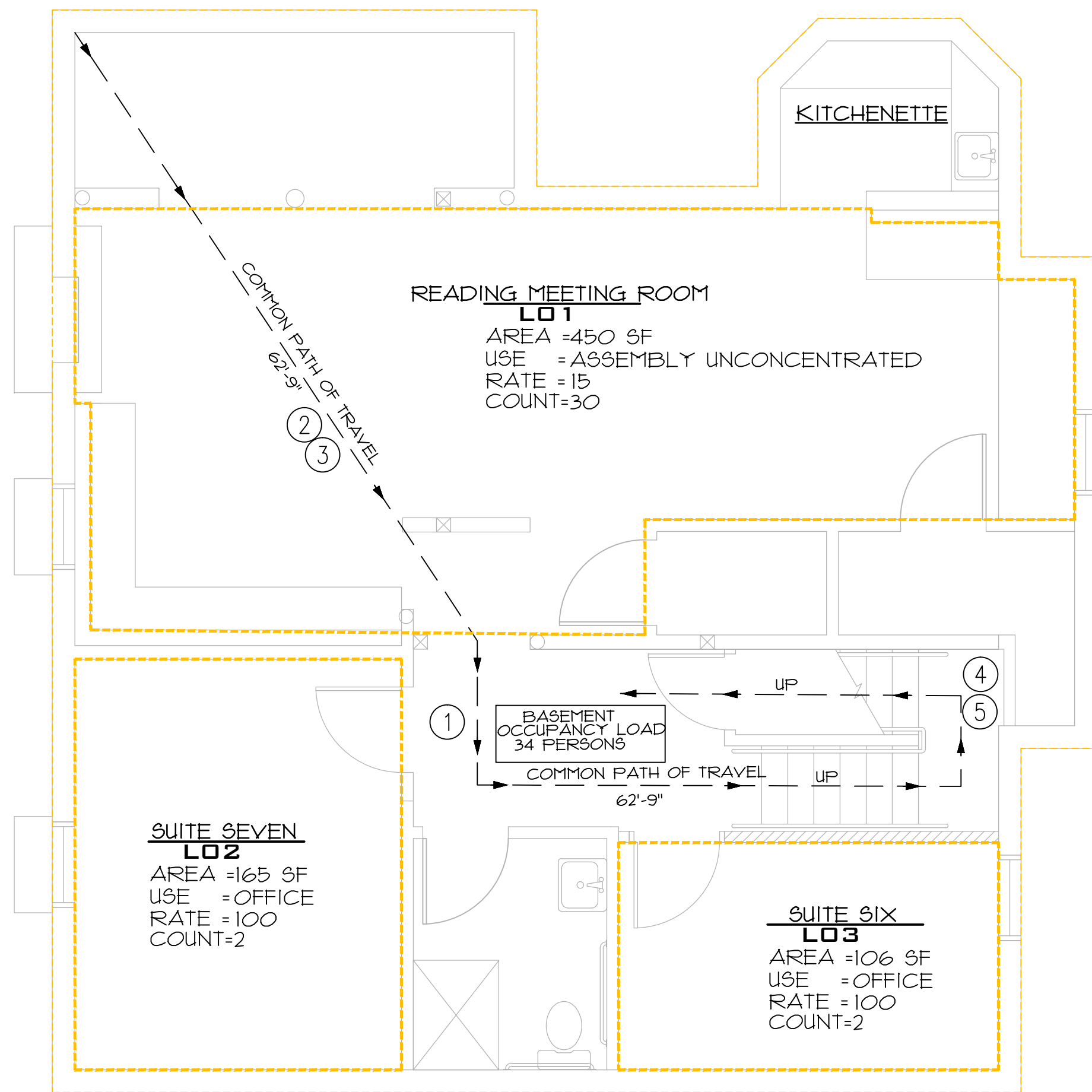
Reconstruction of existing stairs to connect 3 stories with omission of rated shaft enclosure: Granted as proposed.

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.

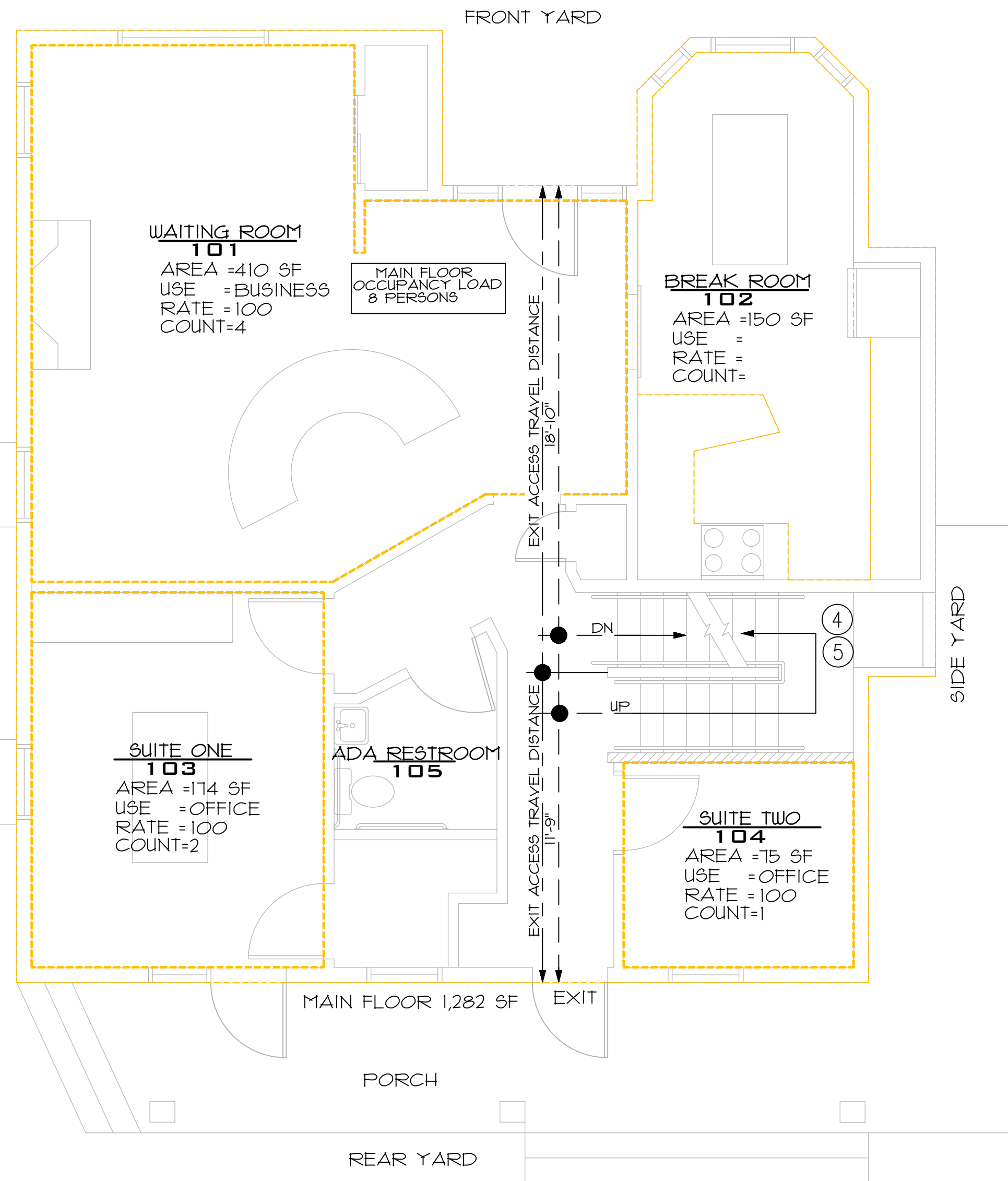
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development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



SECOND FLOOR 1,175 SF



LOWER FLOOR 1,282 SF



MAIN FLOOR 1,282 SF

3 SECOND FLOOR CODE PLAN
1/4" = 1'-0"

2 LOWER FLOOR CODE PLAN
1/4" = 1'-0"

1 FIRST FLOOR CODE PLAN
1/4" = 1'-0"

TOTAL BUILDING AREA	3,139 SF
GENERAL TO COMPLY WITH 2019 OREGON SPECIALTY CODE	
OCCUPANT GROUP	B1- WELLNESS CLINIC
TOTAL OCCUPANT LOAD	48 PERSONS

BUILDING CODE NON-COMPLIANCE
SECTION 1019- EXIT ACCESS STAIRWAYS
1019.2 - ALL OCCUPANCIES
1019.3 - EXIT ACCESS ENCLOSED WITH A SHAFT ENCLOSURE

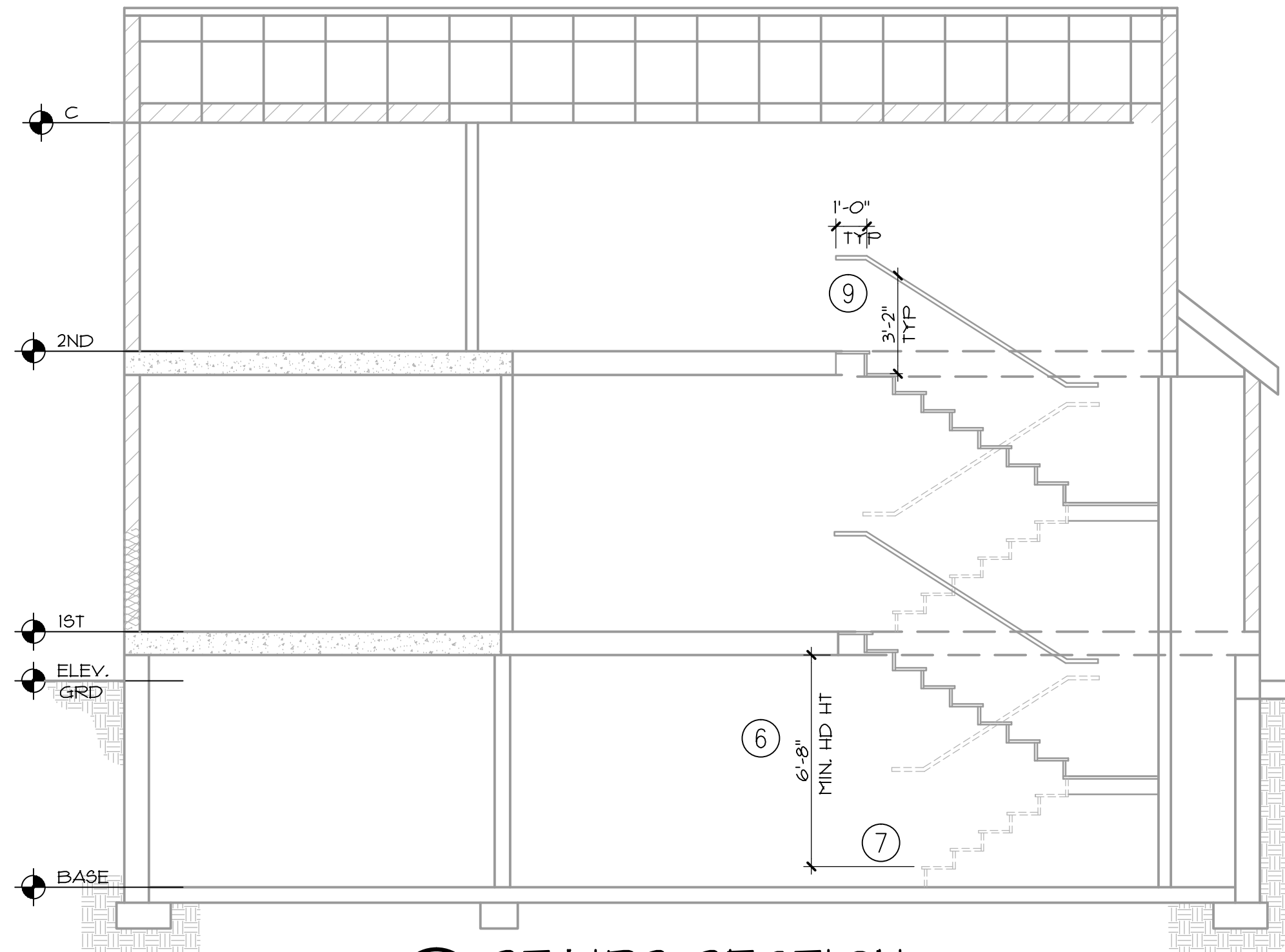
RECONSIDERATION OF APPEAL- 13D SPRINKLER SYSTEM

NFPA- 13D- 2019

APPELLANT PROPOSES THE ADDITION OF A NFPA-13D- RESIDENTIAL SPRINKLER SYSTEM

THE SYSTEM IS DESIGNED TO PROTECT AGAINST A FIRE ORIGINATING FROM A SINGLE IGNITION LOCATION. THE PURPOSE TO AID IN THE DETECTION AND CONTROL OF FIRE, THIS PROVIDING PROTECTION AGAINST INJURY AND LOSS OF LIFE. A SPRINKLER SYSTEM SHALL BE DESIGNED WITH THIS STANDATD TO PREVENT TOTAL INVOLVEMENT IN THE ROOM OF ORIGIN, WHERE SPRINKLERED, AND TO IMPROVE THE OCCUPANT'S CHANCE OF ESCAPE.

EXIT AND STAIR REQUIREMENTS					
1	TABLE 1006.3.2 STORIES WITH ONE EXIT	2	SECTION 1006- EXITS	4	SECTION 1005.3.1- STAIRWAYS
	• FIRST STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 49 PERSONS EXIT TRAVEL DISTANCE 15'-0"		TABLE 1006.2.1-NUMBER OF EXITS AND EXIT ACCESS DOORWAYS		THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY OCCUPANT LOAD BY FACTOR OF 0.3 INCHES.
	• SECOND STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 29 PERSONS EXIT TRAVEL DISTANCE 15'-0"		SPACES WITH ONE EXIT OR EXIT ACCESS		THEREFORE:
			• "B" OCCUPANCY W/OLE30 MAX. COMMON PATH OF TRAVEL 15'-0".		• FIRST STORY ABOVE OR BELOW GRADE OCCUPANT LOAD 6 PERSONS 0.3 X 6 = 1.8" SO, 36" OK
		3	TABLE 1006.3.2 STORIES WITH ONE EXIT		• SECOND STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 34 PERSONS 0.3 X 34 = 10.2" SO, 36" OK
			• FIRST STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 49 PERSONS EXIT TRAVEL DISTANCE 15'-0"		
			• SECOND STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 29 PERSONS EXIT TRAVEL DISTANCE 15'-0"		



4 STAIRS SECTION
1/4" = 1'-0"