

# 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> 23399	<b>Project Address:</b> 4451 NE 42nd Ave
<b>Hearing Date:</b> 2/5/20	<b>Appellant Name:</b> Melissa Meiners
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 503 708-2157
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Steven Mortensen
<b>Project Type:</b> commercial	<b>Stories:</b> 3 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Society 42	<b>Fire Sprinklers:</b> Yes - Throughout Building
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 19-247186-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Apartments

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2014 OSSC 1015.2.1

**Requires** Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways.

Exception 2: Where buildings are sprinklered throughout...the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

**Code Modification or Alternate Requested** Request to use the provisions of the 2019 OSSC, Section 1007.1.1.1.1

**Proposed Design** 2 exits are required from the second and third floors due to occupant load, per 1015.1 Excpn 1 and Table 1015.1.

2 exits are provided; 1 interior exit stairway and 1 exterior exit stairway.

The building is fully-sprinklered per NFPA 13.

The separation distance between exit doors are located not less than one-third the length of the diagonal dimension.

**Reason for alternative** The appeal is not intended to request an alternate to what the code requires, but to request to use provisions in the 2019 OSSC which define how travel distance shall be measured as it relates to exit doors, because the 2014 OSSC does not fully define this.

2019 OSSC Section 1007.1.1.1.1 Measurement Point permits "The separation distance to exit or exit access doorways shall be measured to any point along the width of the doorway."

The changes implemented in the 2019 OSSC provide clarification and allowances for how this measurement can be taken. Travel distance can be measured to the far edge of the exit or exit access doorways which implies up to the door jambs, and is not required to be measured to the centerline of the opening.

## Appeal item 2

<b>Code Section</b>	2014 OSSC 1026.6/1022.2
<b>Requires</b>	Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1022.2. Openings shall be limited to those necessary for egress from normally occupied spaces.
<b>Code Modification or Alternate Requested</b>	Propose protection of openings within 10 feet of exterior exit stairway via sprinklers in lieu of fire-rated openings.
<b>Proposed Design</b>	<p>The building will be fully-sprinklered per NFPA 13, but only for the purpose of increased allowable area for openings in exterior walls per Table 705.8. Otherwise, NFPA 13R sprinklers would be allowed. A full NFPA 13 sprinkler system provides a greater level of protection.</p> <p>2 exits are provided from stories 2 and 3; (1) 1-hour interior exit stairway and (1) exterior exit stairway.</p> <p>The exterior walls within 10 feet of the exterior exit stairway are 1-hour fire-resistance rated.</p> <p>The 2nd and 3rd stories have a low calculated occupant load of 22 occupants each.</p> <p>The farthest travel distance to an exit within stories 2 and 3 = 61'-6".</p> <p>The exterior wall that creates the landing for the exterior exit stairway has non-fire rated openings (doors and windows), including non-rated doors that are a required means of egress.</p> <p>Non-fire-rated exterior exit doors that provide egress to the exterior exit stairway will have glazing.</p> <p>Type 13 water curtain sprinkler protection of the non-fire rated glazed openings will be located on the interior (occupied) and exterior sides of the opening(s).</p> <p>Windows are non-operable.</p> <p>Exterior doors shall have closers.</p> <p>Sprinklers shall be spaced not more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening(s) and a maximum of 12 inches below the ceiling.</p> <p>A separate permit shall be obtained from the Fire Marshal's Office.</p>
<b>Reason for alternative</b>	The openings (windows, and doors with glazing) in the 1-hour exterior wall that faces the exterior exit stairway are proposed in order to allow natural daylight into the common spaces on all 3 stories. As well, they create a visual connection to the exterior exit stairway that is a required means of egress. The exterior exit stairway is open on 3 sides and open to the sky, and the exterior stair landings at each floor level are shallow in depth, with both conditions allowing smoke to easily dissipate. The exterior exit stairway leads to an egress court which is more than 10 feet in width and is fully open to the sky.

Similar appeals have been granted where openings in fire-rated walls (interior and exterior) were permitted to be protected by Type 13 water curtain sprinklers in lieu of fire-rated openings. See appeals #18495, 18355, 15159 and 15727.

The applicant requests that Type 13 water curtain sprinklers be allowed in lieu of fire-rated openings, which provide equivalent life-safety and fire protection, and as authorized per 104.1.

### Appeal item 3

<b>Code Section</b>	2014 OSSC 1012.6
<b>Requires</b>	Handrail Extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.
<b>Code Modification or Alternate Requested</b>	Propose handrail extensions less than 12" horizontally beyond bottom risers, to avoid ROW encroachment at North exterior stair #4, and (1) handrail extension to turn 180 degrees where it meets grade at exterior exit stairway #2.
<b>Proposed Design</b>	<p>The handrail extension will continue beyond the last bottom riser, but not the full 12" length.</p> <p>The handrails at the bottom will wrap 90 degrees and be continuous for 12" before returning to the walking surface.</p>
<b>Reason for alternative</b>	<p>Exterior Exit Stairway #2 – The south handrail extension at the bottom riser of this stair is proposed to turn 180 degrees, in the same way handrails return at the continuous inner handrails between flights of stairs. This will alleviate the pinch point at grade between the handrail and building wall. Turning the handrail extension 180 degrees will also lead occupants around the stairs and towards the egress court when exiting.</p> <p>North Exterior Stair #4 - The straight, continuous 12" extension would extend into the ROW and require an encroachment permit from PBOT. The handrails still provide a continuous gripping surface that lead building occupants to grade when exiting.</p> <p>Similar appeals have been granted. See appeals #18642, 18187, 18922 and 18798.</p> <p>The applicant requests that the handrail extension for the Exterior Exit Stairway #2 be permitted to turn 180 degrees.</p> <p>The applicant requests that the handrail extensions for the North exterior stair #4 be permitted to turn 90 degrees.</p>

### APPEAL DECISION

**1. Determination of exit separation distance per 2015 IBC: Granted as proposed.**

**2. Type 13 water curtain sprinkler protection at non-fire rated openings in exterior walls within 180 degrees of exit stair: Denied. Proposal does not provide equivalent Life Safety protection.**

**3a. Omission of full 12 inch horizontal handrail extension: Denied. Proposal does not provide equivalent Life Safety protection.**

**3b. Stair 2 bottom handrail extension to wrap 180 degrees: Granted as proposed.**

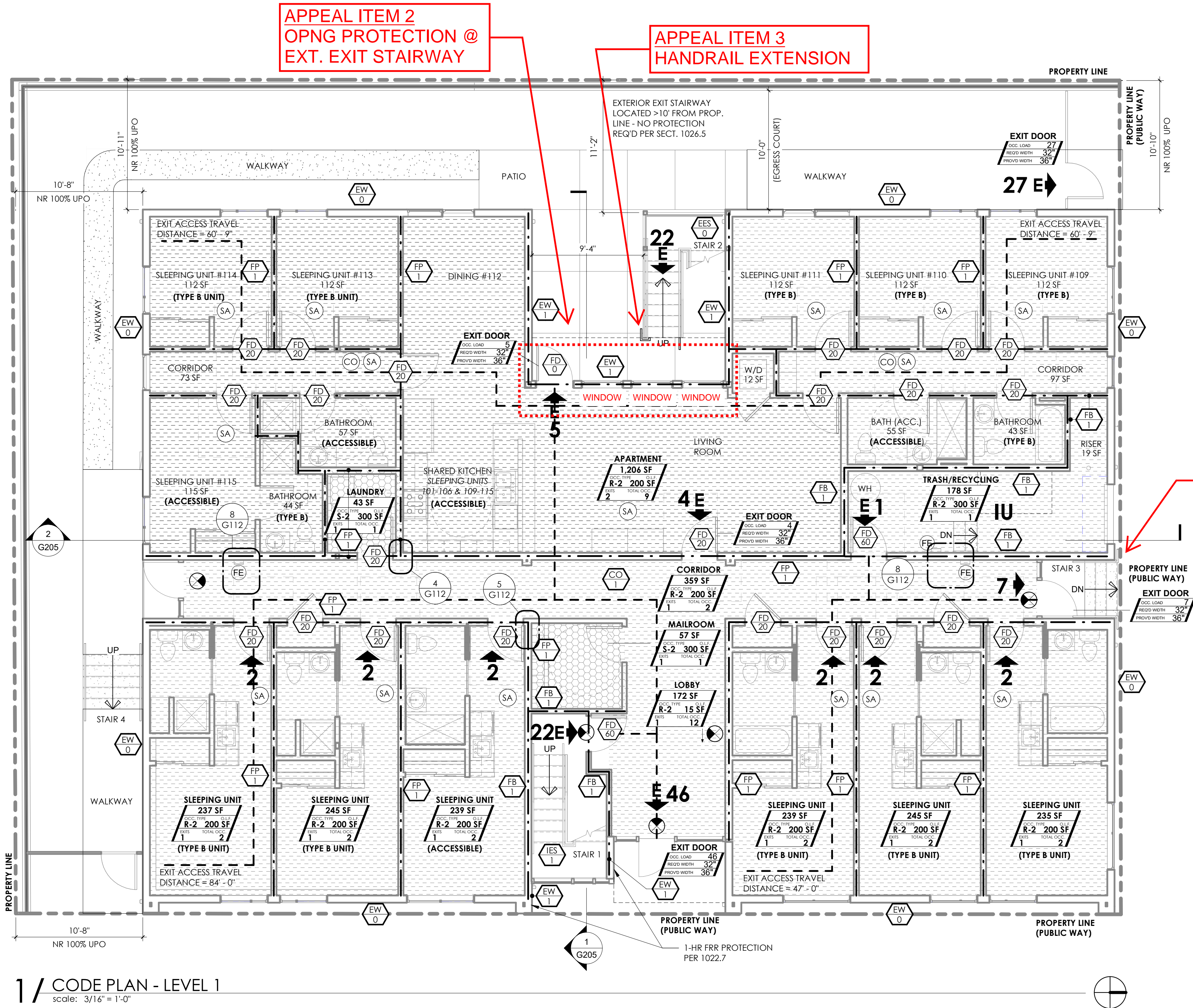
**Appellant may contact John Butler (503 823-7339) with questions.**

For the items granted, 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.

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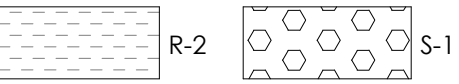


1 / CODE PLAN - LEVEL 1  
scale: 3/16" = 1'-0"

## LIFE-SAFETY GENERAL NOTES

- THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION.
- THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
- SEE ASSEMBLIES/CODE SHEET FOR CODE SUMMARY AND AREA CALCULATIONS BOTH ALLOWABLE AND PROPOSED.
- SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
- AT MEANS OF EGRESS, PROVIDE MINIMUM 1 FOOTCANDLE OF LIGHTING AT WALKING SURFACE OF PATH - BATTERY POWERED BACK-UP LIGHTING TO BE PROVIDED.

## OCCUPANCY LEGEND



**IU** INCIDENTAL USE PER SECTION 509.  
PROTECTION REQUIRED PER SECTION 707 AND 711.

Room name	(ROOM OCCUPANCY TAG)
150 SF	<b>ROOM NAME</b>
150 SF	<b>ROOM AREA SF</b>
150 SF	<b>OCCUPANCY TYPE / OCCUPANT LOAD FACTOR</b>
150 SF	<b>EXITS REQUIRED / TOTAL OCCUPANTS</b>

Occupancy Type	Area	OLF	Total Occupancy
LEVEL 1			
R-2	172 SF	15 SF	12
R-2	3,594 SF	200 SF	35
R-2	178 SF	300 SF	1
S-2	100 SF	300 SF	2
	4,044 SF		50

## MEANS OF EGRESS

- EXIT SIGN WITH INTEGRATED DIRECTIONAL ARROW** WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, & IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 101.1. (W/ POCHÉ INDICATING "EXIT" TEXT SIDE OF SIGN.)
- REQUIRED EXIT OR EXIT ACCESS & MEANS OF EGRESS LOCATION**
- MEANS OF EGRESS**
- 00** ACCUMULATIVE NUMBER OF OCCUPANTS SERVED W/ EGRESS DIRECTION AT ARROW LOCATION.
- EXIT ACCESS TRAVEL DISTANCE: COMPARES ACTUAL DISTANCE WITH MAXIMUM DISTANCE ALLOWED PER TABLE 1016.2.
- ...** COMMON PATH OF TRAVEL

## FIRE & SMOKE PROTECTION

- 1-HOUR FIRE BARRIER WALL, 1-HOUR FIRE PARTITION, OR 1/2-HOUR FIRE PARTITION:** SEE TAG FOR IDENTIFICATION. CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH.
- NONRATED WALL:** AT NON-BEARING INTERIOR WALLS PER TABLE 601 W/ NO OPENING PROTECTION REQ'D AT DOORS, WINDOWS, DUCTS, PENETRATIONS, AND JOINTS UON. SEE WALL TYPES. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
- NONRATED (NR) EXTERIOR WALLS W/ (%) OF UNPROTECTED OPENINGS (UPO) PER TABLE 602 AND SECTION 705.8.**
- FIRE RESISTIVE RATED (FRR) EXTERIOR WALLS W/ (%) OF UNPROTECTED OPENINGS (UPO) PER TABLE 602 AND SECTION 705.8.**
- CORRIDOR (CO) PER SECTION 1018. WITH PROTECTION REQUIRED PER SECTION 708. (RATING IN HOURS)**
- EXTERIOR EXIT STAIRWAY (EES) PER SECTION 1026. WITH PROTECTION REQUIRED PER SECTION 1022.2.**
- INTERIOR EXIT STAIRWAY (IES) PER SECTION 1022. WITH PROTECTION REQUIRED PER SECTION 707 AND 711. (RATING IN HOURS)**
- SHAFT ENCLOSURE (SE) W/ FIRE BARRIER PER SECTION 707 (RATING IN HOURS)**
- FIRE BARRIER (FB) PER SECTION 707 (RATING IN HOURS)**
- FIRE PARTITION (FP) PER SECTION 420.2 & SECTION 708 (RATING IN HOURS)**
- EXTERIOR WALL (EW) PER TABLE 602 & SECTION 705 (RATING IN HOURS)**
- FIRE DOOR W/ OPENING PROTECTION PER SECTION 716. (RATING IN MINUTES)**
- PORTABLE FIRE EXTINGUISHER** WALL-MOUNTED IN CABINET. 2A:10BC RATING W/ MAX. TRAVEL DISTANCE TO EXTINGUISHER SHALL NOT EXCEED 75'. MAX. FLOOR AREA PER EXTINGUISHER NOT TO EXCEED 6,000 SF PER PFC SECTION 906
- SMOKE ALARM** PER PFC SECTION 907.2.11
- CARBON MONOXIDE DETECTOR** PER PFC SECTION 908.7

/koblø/CREATIVE



SOCIETY 42

4471 NE 42ND AVE  
PORTLAND, OR 97211

DATE: 10.28.2019  
DRAWN BY: mm  
JOB NO: 04-2019  
REV NO:

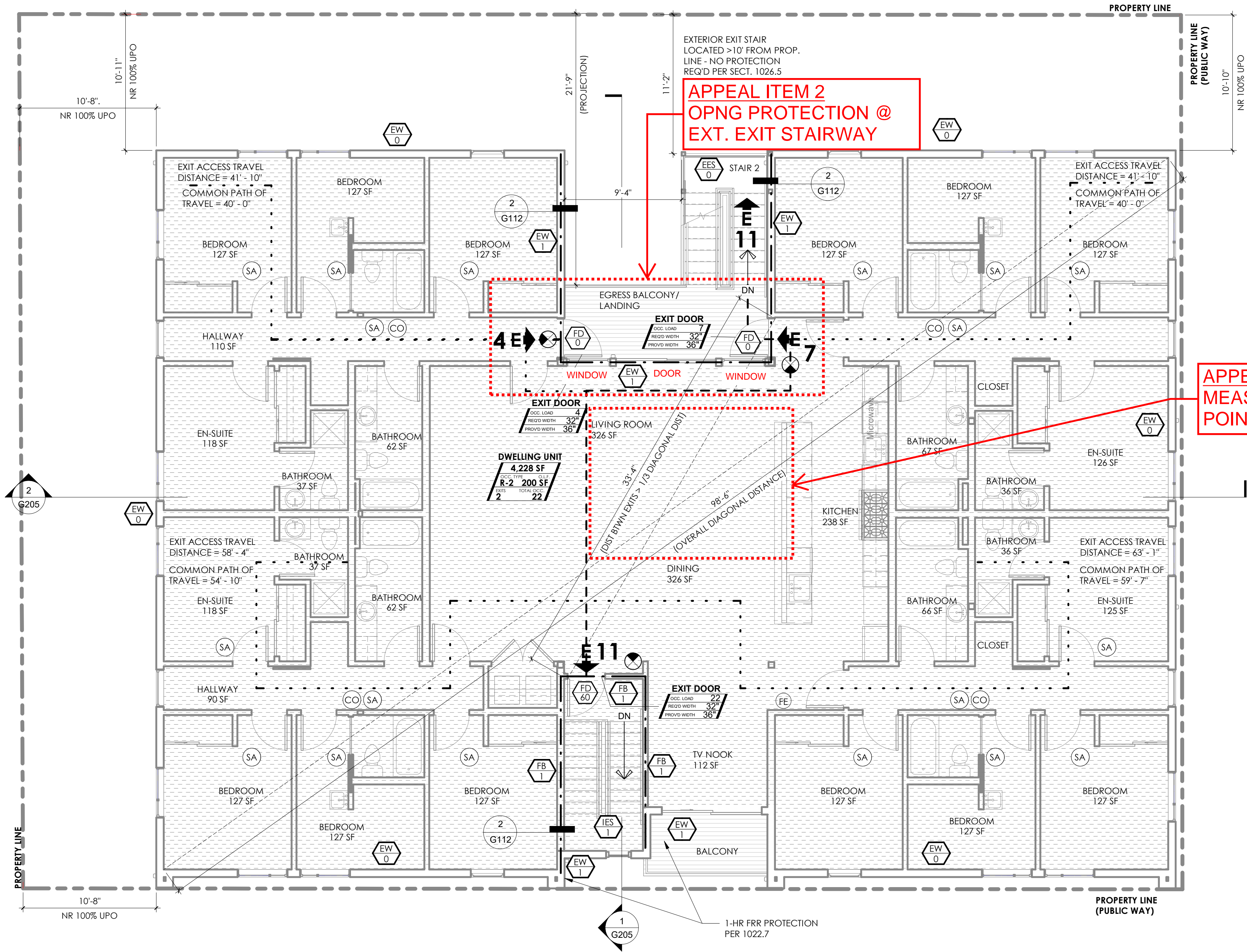
CODE ANALYSIS  
PLAN - LEVEL 1

G201

PERMIT SET

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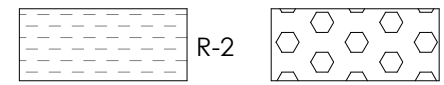


1 / CODE PLAN - LEVEL 3  
scale: 3/16" = 1'-0"

LIFE-SAFETY GENERAL NOTES

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- AT MEANS OF EGRESS, PROVIDE MINIMUM 1 FOOTCANDLE OF LIGHTING AT WALKING SURFACE OF PATH - BATTERY POWERED BACK-UP LIGHTING TO BE PROVIDED .

OCCUPANCY LEGEND



Occupancy Type	Area	OLF	Total Occupancy
LEVEL 2			
R-2	4,228 SF	200 SF	22
	4,228 SF		22

Room name	(ROOM OCCUPANCY TAG)
150 SF	ROOM NAME
ROOM AREA SF	
OCCUPANCY TYPE / OCCUPANT LOAD FACTOR	
EXITS REQUIRED / TOTAL OCCUPANTS	

MEANS OF EGRESS

- EXIT SIGN WITH INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, & IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. (W/ POCHÉ INDICATING "EXIT" TEXT SIDE OF SIGN.)
- REQUIRED EXIT OR EXIT ACCESS & MEANS OF EGRESS LOCATION
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- SMOKE ALARM PER PFC SECTION 907.2.11
- CARBON MONOXIDE DETECTOR PER PFC SECTION 908.7

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SOCIETY 42

4471 NE 42ND AVE  
PORTLAND, OR 97211

DATE: 10.28.2019  
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JOB NO: 04-2019  
REV NO:

CODE ANALYSIS  
PLAN - LEVEL 3

G203

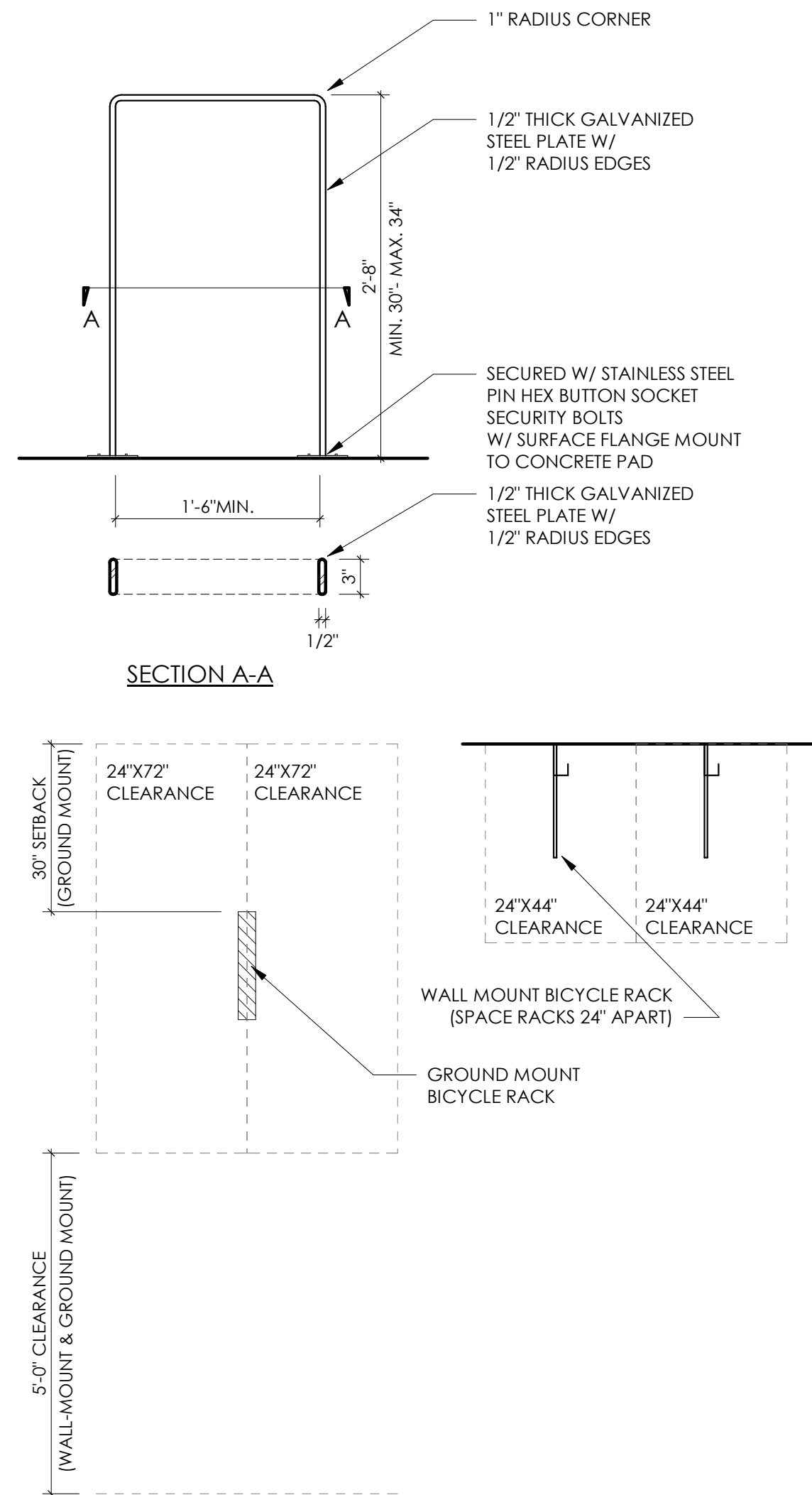
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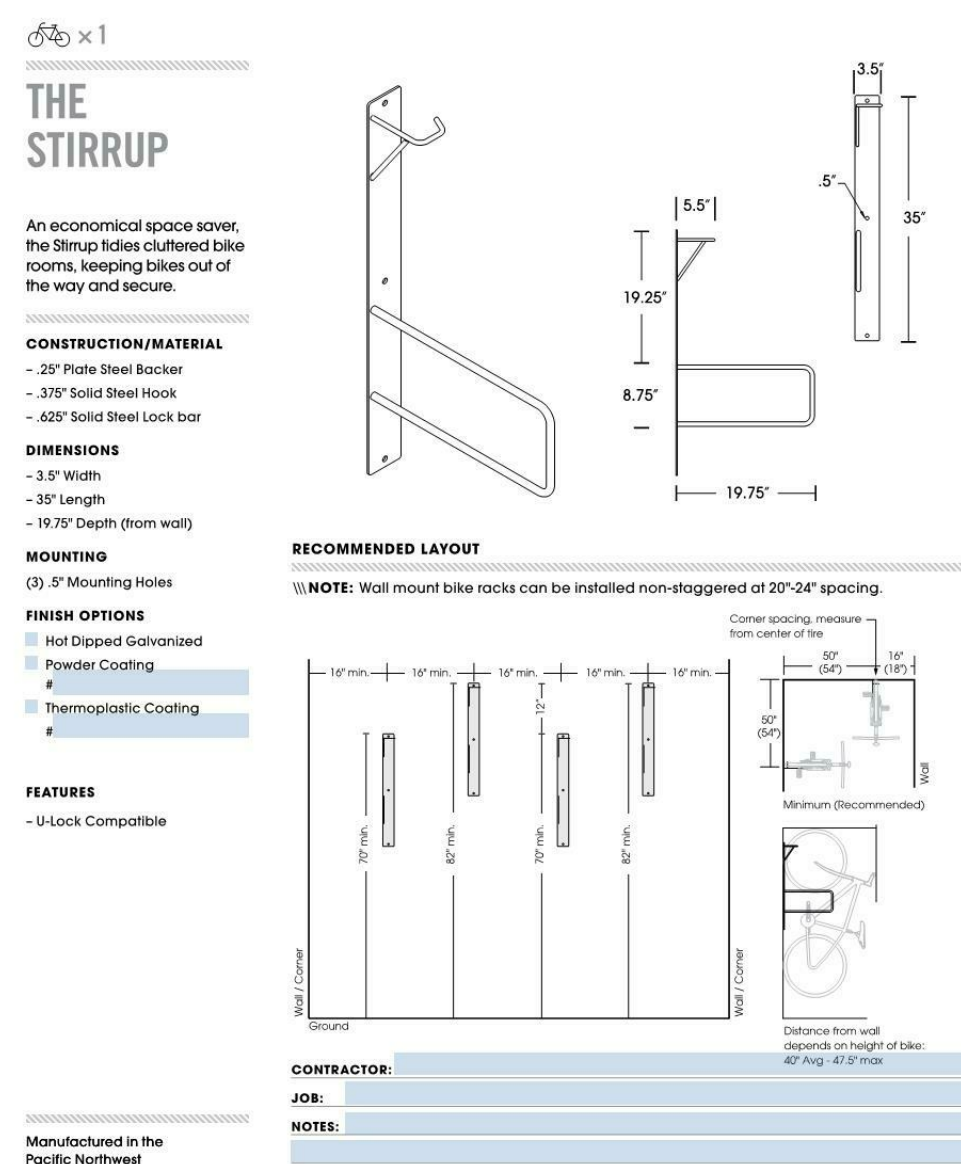




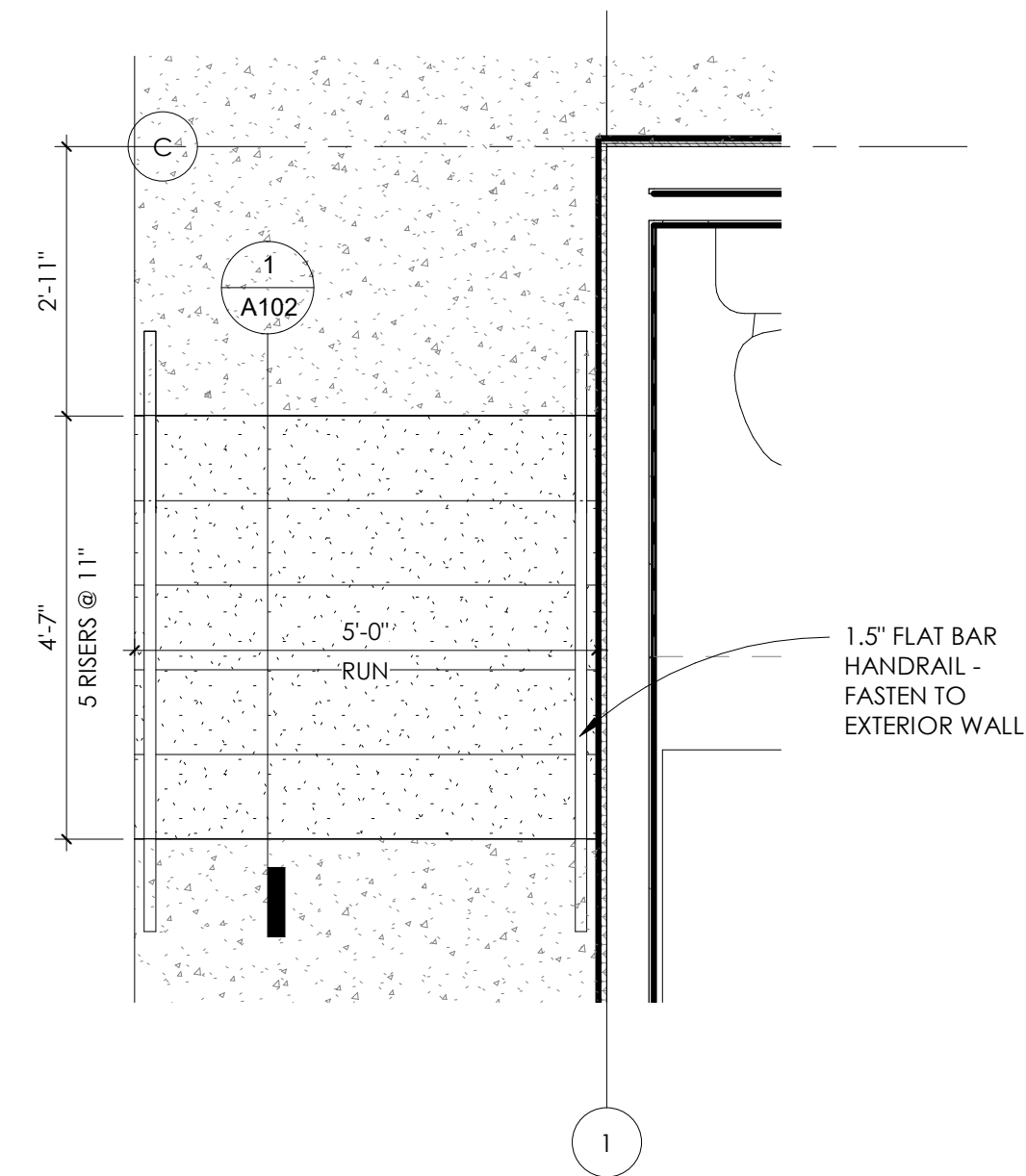




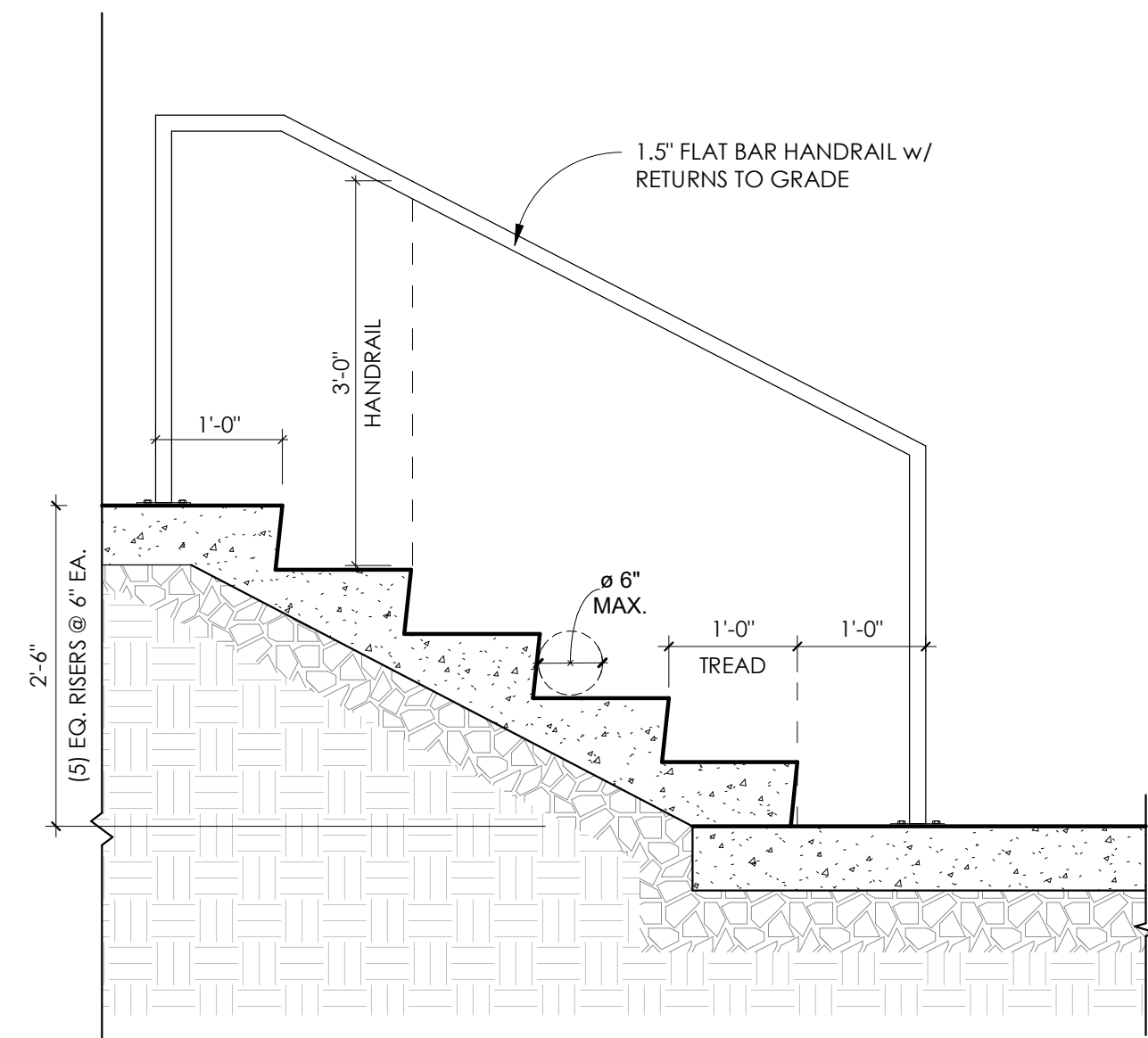
BICYCLE CLEARANCE PLAN (SCALE: 2" = 1'-0")  
GROUND MOUNT BICYCLE PARKING



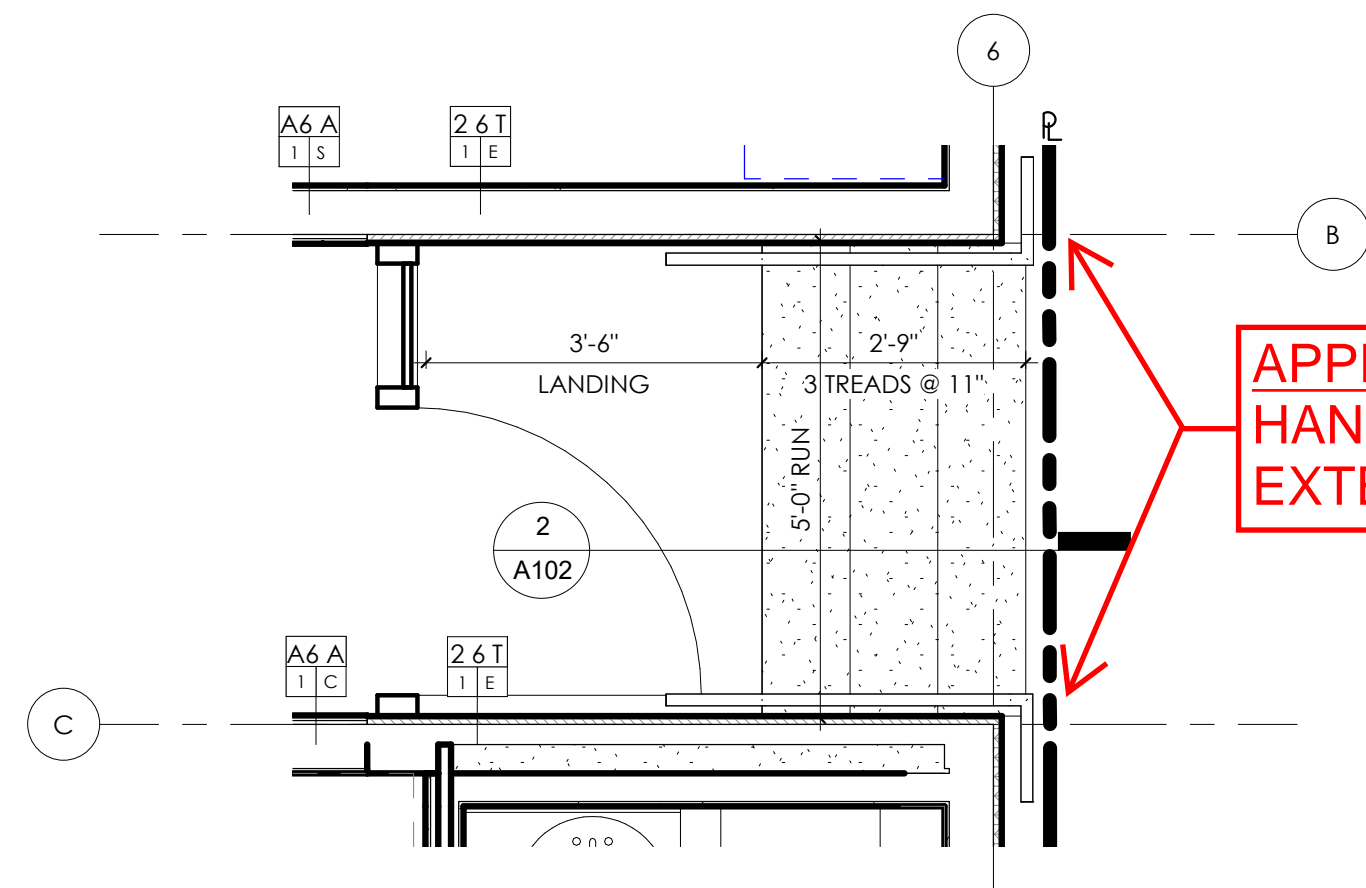
WALL-MOUNT BICYCLE PARKING  
PROVIDE 44"x24" CLEARANCE CENTERED ON BICYCLE RACK W/ 5' MANEUVERING CLEARANCE BEHIND (CLEARANCE DIAGRAM ABOVE).



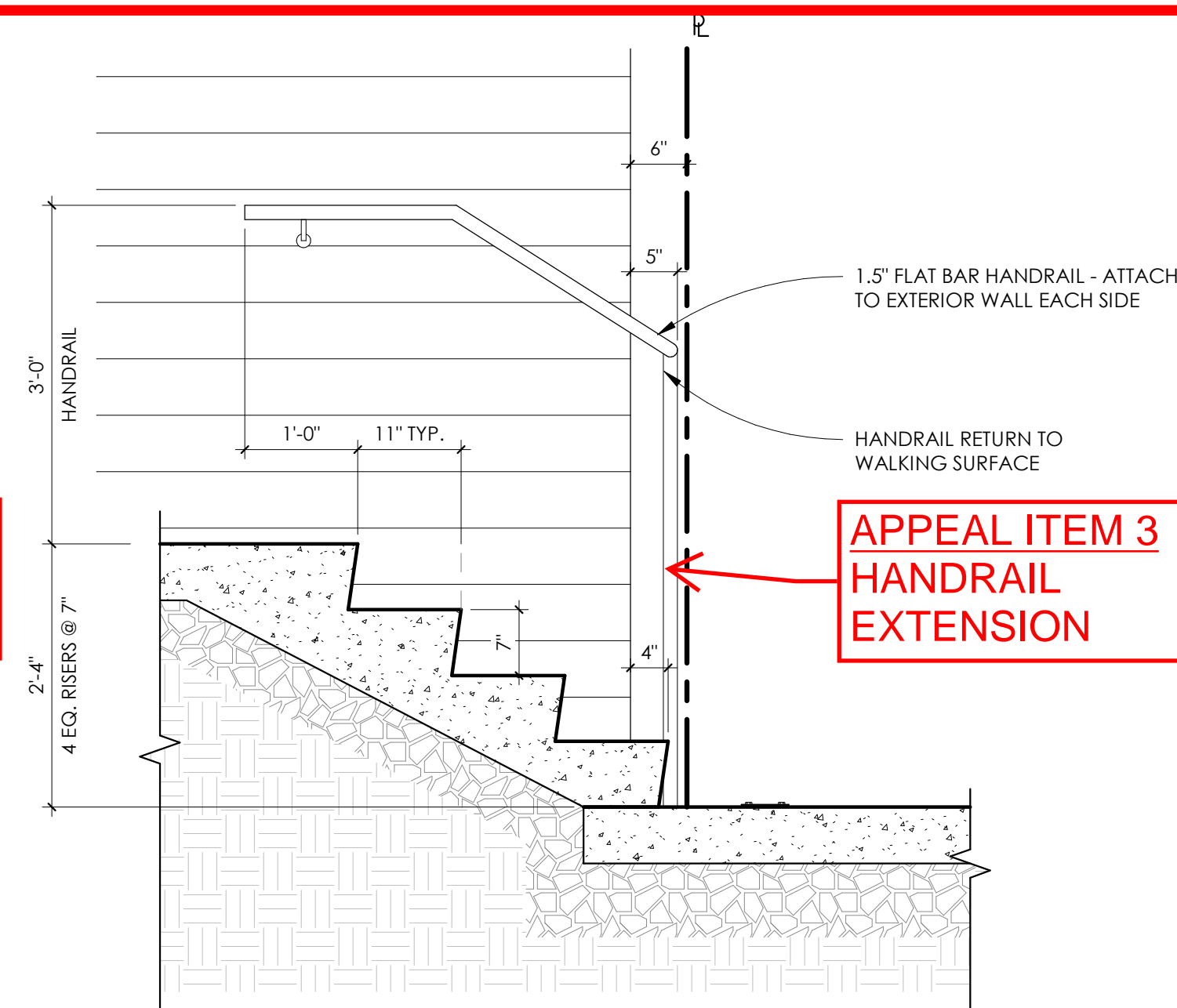
4/ CONCRETE STAIR 3 @ SOUTH ENTRY - PLAN  
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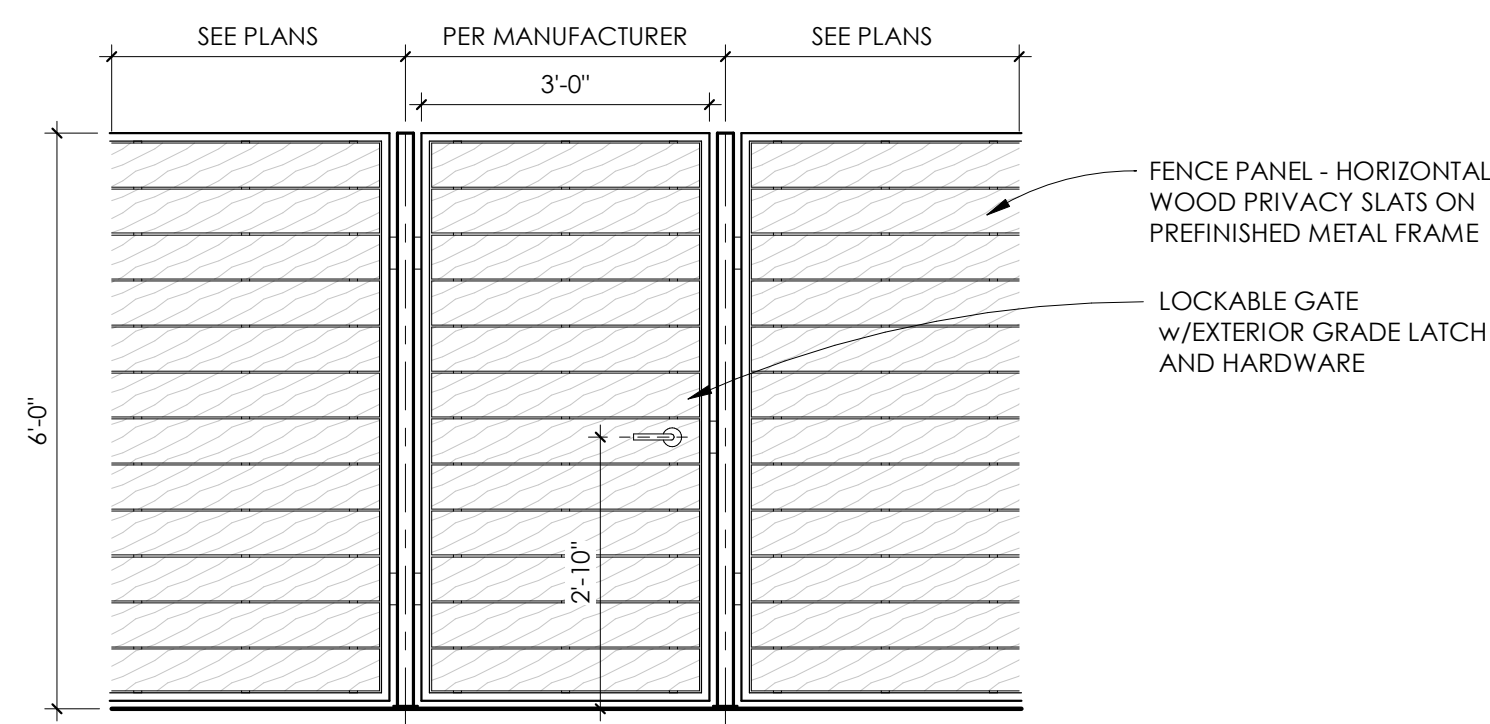
1/ CONCRETE STAIR 3 AT SOUTH ENTRY - NO GUARDRAIL



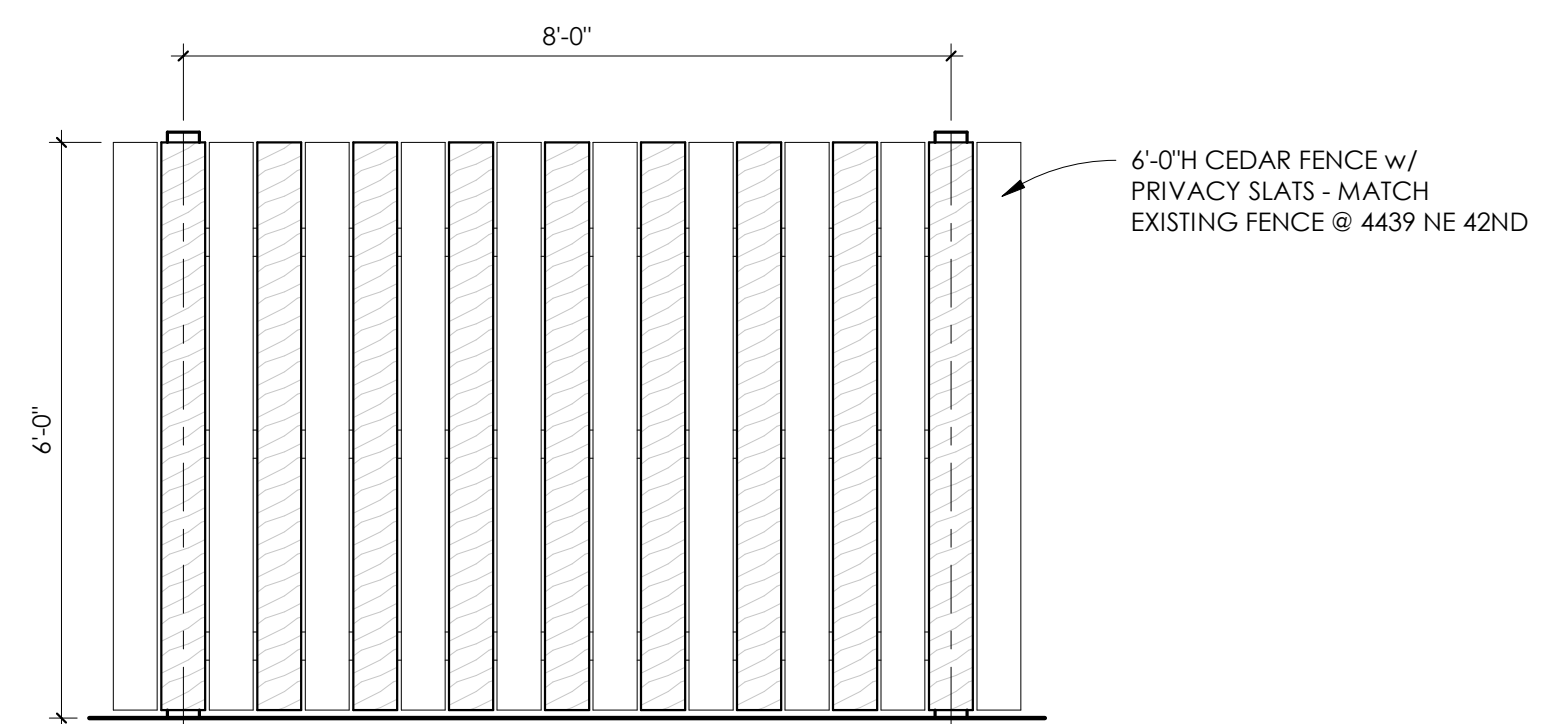
5/ CONCRETE STAIR 3 @ NORTH ENTRY - PLAN  
scale: 1/2" = 1'-0"



2/ CONCRETE STAIR 3 @ NORTH ENTRY - SECTION  
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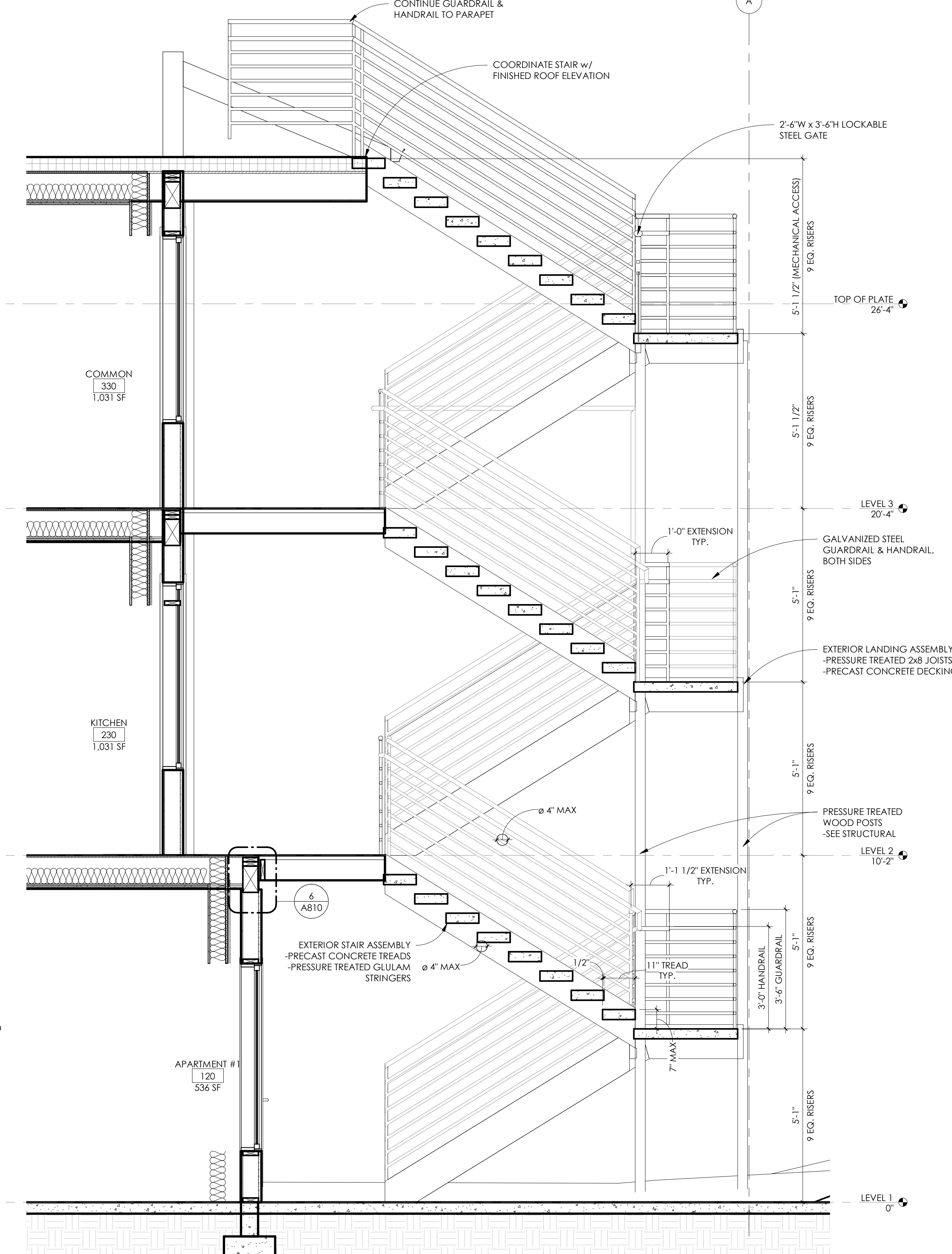
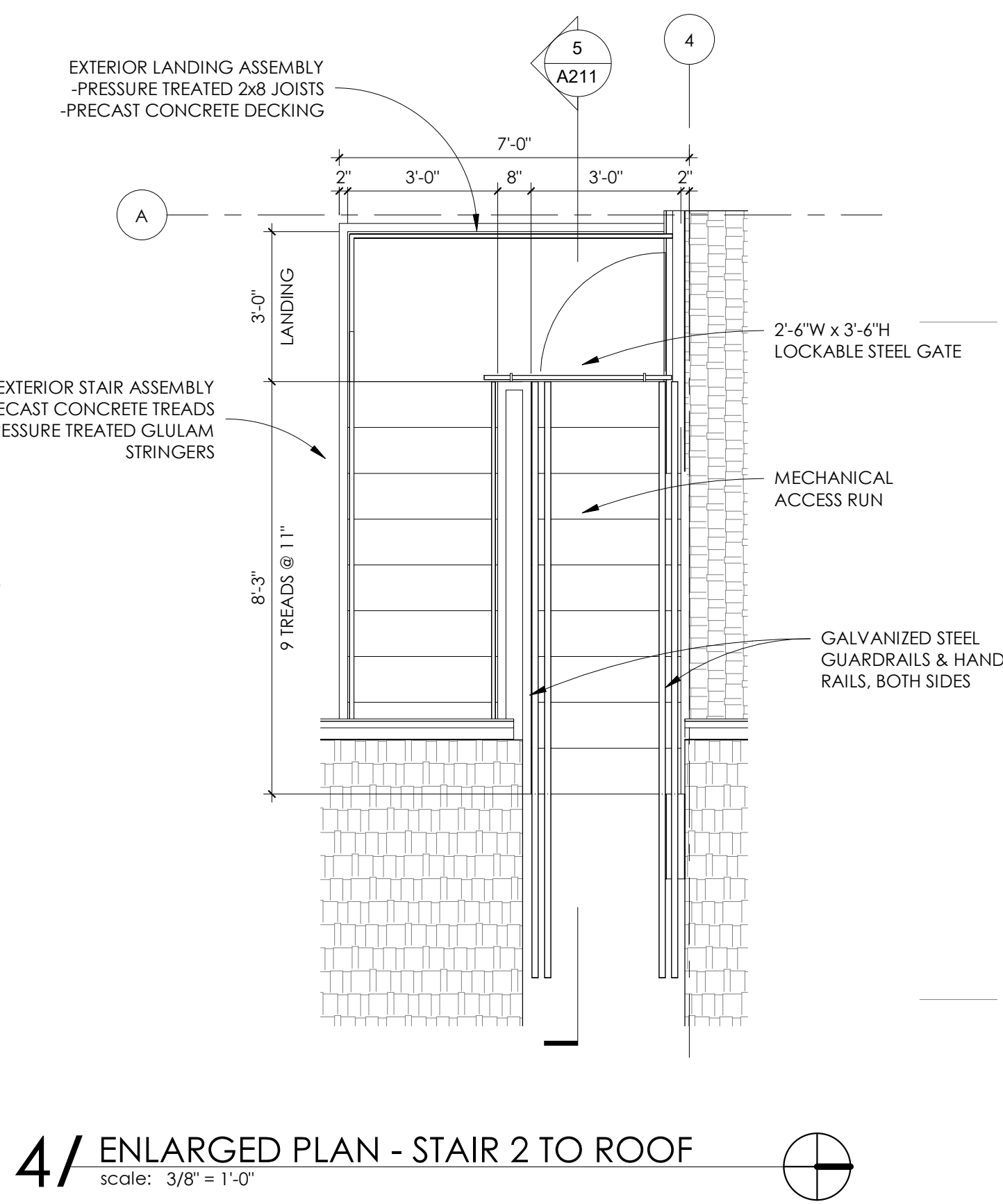
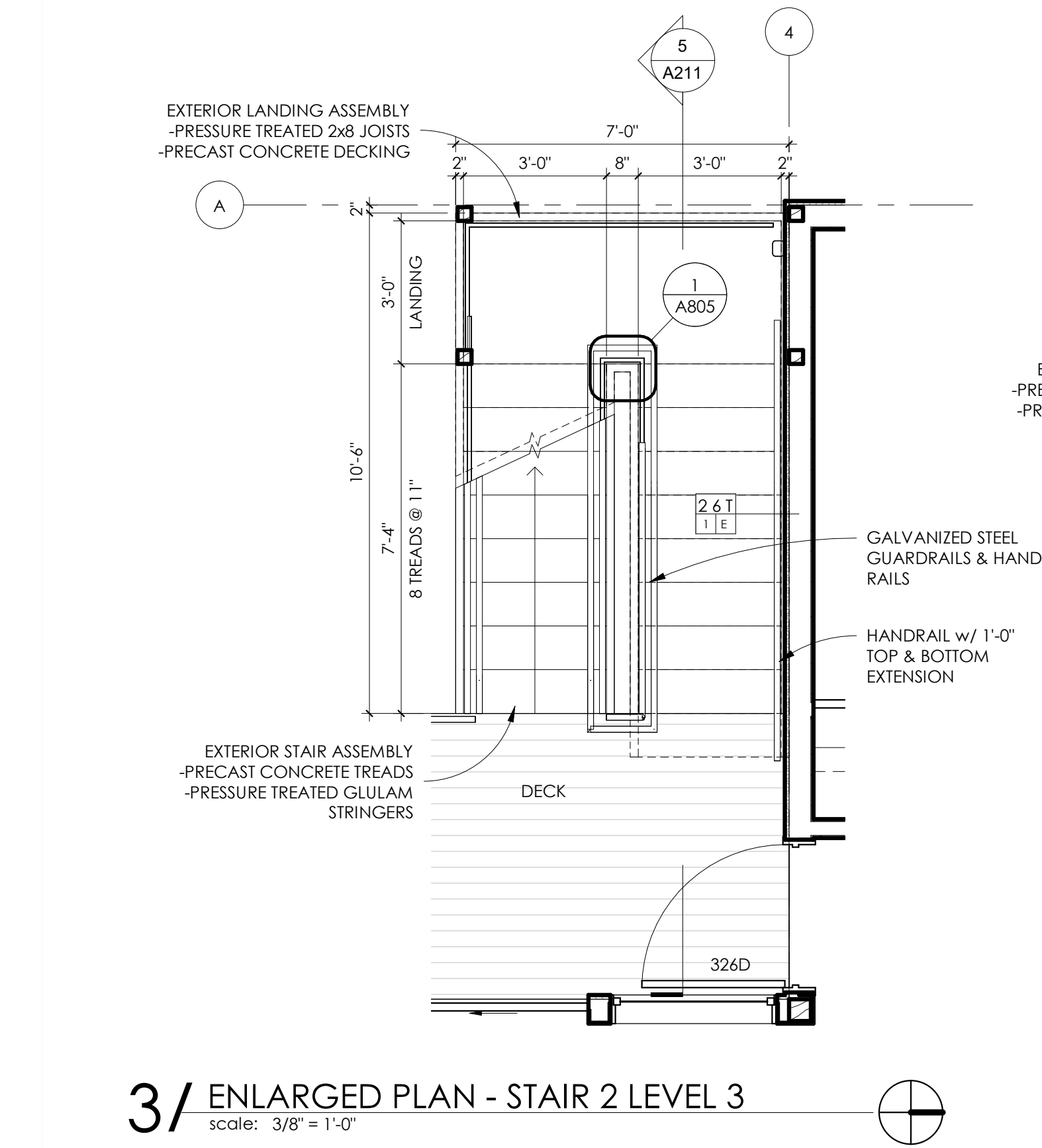
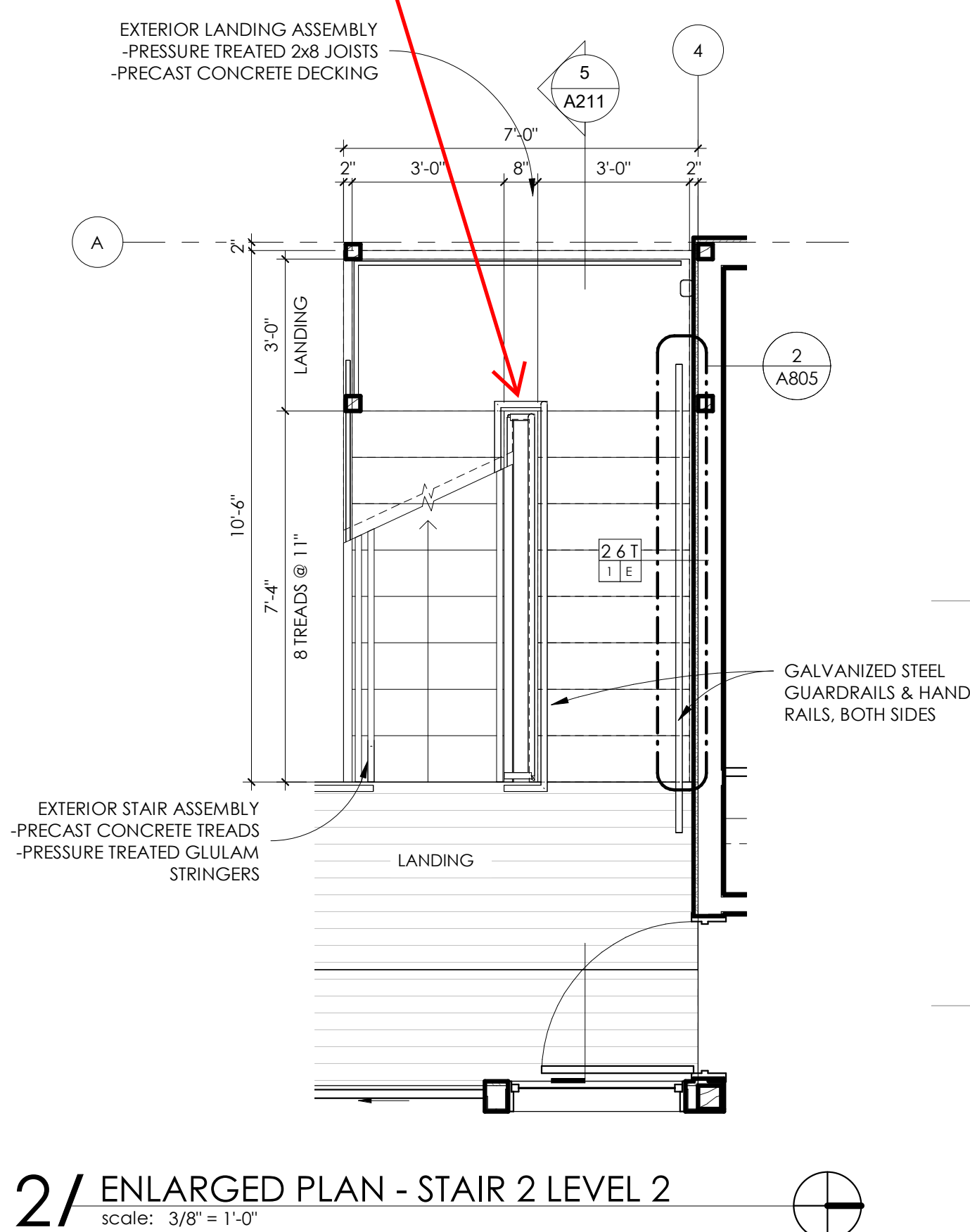
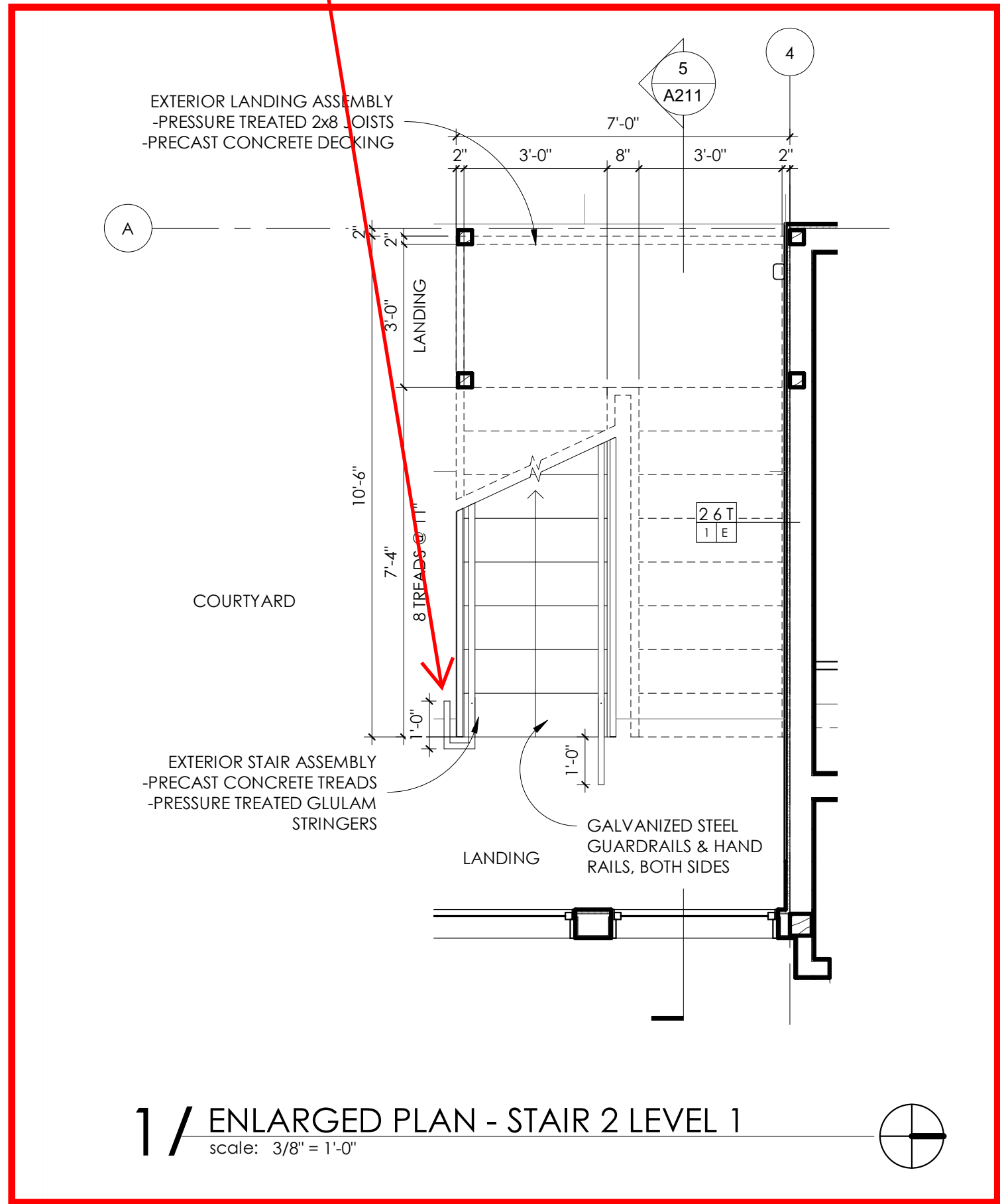
6/ ENTRY FENCE & GATE ELEVATIONS



3/ PRIVACY FENCE ELEVATIONS



APPEAL ITEM 3 -  
HANDRAIL EXTENSION TURNS 180 DEGREES.  
SIMILAR CONDITION TO INNER HANDRAIL



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SOCIETY 42  
4471 NE 42ND AVE  
PORTLAND, OR 97211

DATE: 10.28.2019  
DRAWN BY: mm  
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REV NO:

STAIR 2 - PLANS & SECTIONS

A211

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