

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: 23408

Project Address: 309 SW 4th Ave

Hearing Date: 2/5/20

Appellant Name: Karin Wohlert

Case No.: B-004

Appellant Phone: 503-847-2184

Appeal Type: Building

Plans Examiner/Inspector: Brian McCall

Project Type: commercial

Stories: 6 **Occupancy:** A-2, A-3, B, M, R-1, S-1, S-2

Construction Type: III-A

Building/Business Name: Henry Building

Fire Sprinklers: Yes - Yes - Throughout

Appeal Involves: Alteration of an existing structure, Addition to an existing structure

LUR or Permit Application No.: 18-105251-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Multi-family housing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1009.4

Requires The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches. See Section 1007.3 for accessible means of egress stairways.

Code Modification or Alternate Requested The stair minimum width is obstructed by an existing structural column.

Proposed Design The proposed layout adds an egress stair from the basement to the first floor. The first riser in the basement stair provides 41 1/8" clear width. After the first riser the stair increases in width to 44". The building will continue being equipped with an approved automatic sprinkler system and fire alarm system. Please see the attached graphic with the occupant loads for the basement and the enlarged stair plans.

Reason for alternative The existing building historic stair walls, existing structure and seismic design limit the options to locate the new stair. The stair exceeds minimum width required for egress sizing per OSSC section 1005.1. The basement will not be open to the public rather the space will be used by those familiar with the space.

The Henry Building provides housing to very low-income individuals with high barriers to housing access. The space and rooms in the basement support these critical services. This building serves as a critical housing resource to the city and it benefits its community by helping individuals attain stable and safe housing that might not be available anywhere else. The proposed design will increase the building's capacity to house these populations in need, and the seismic upgrade of

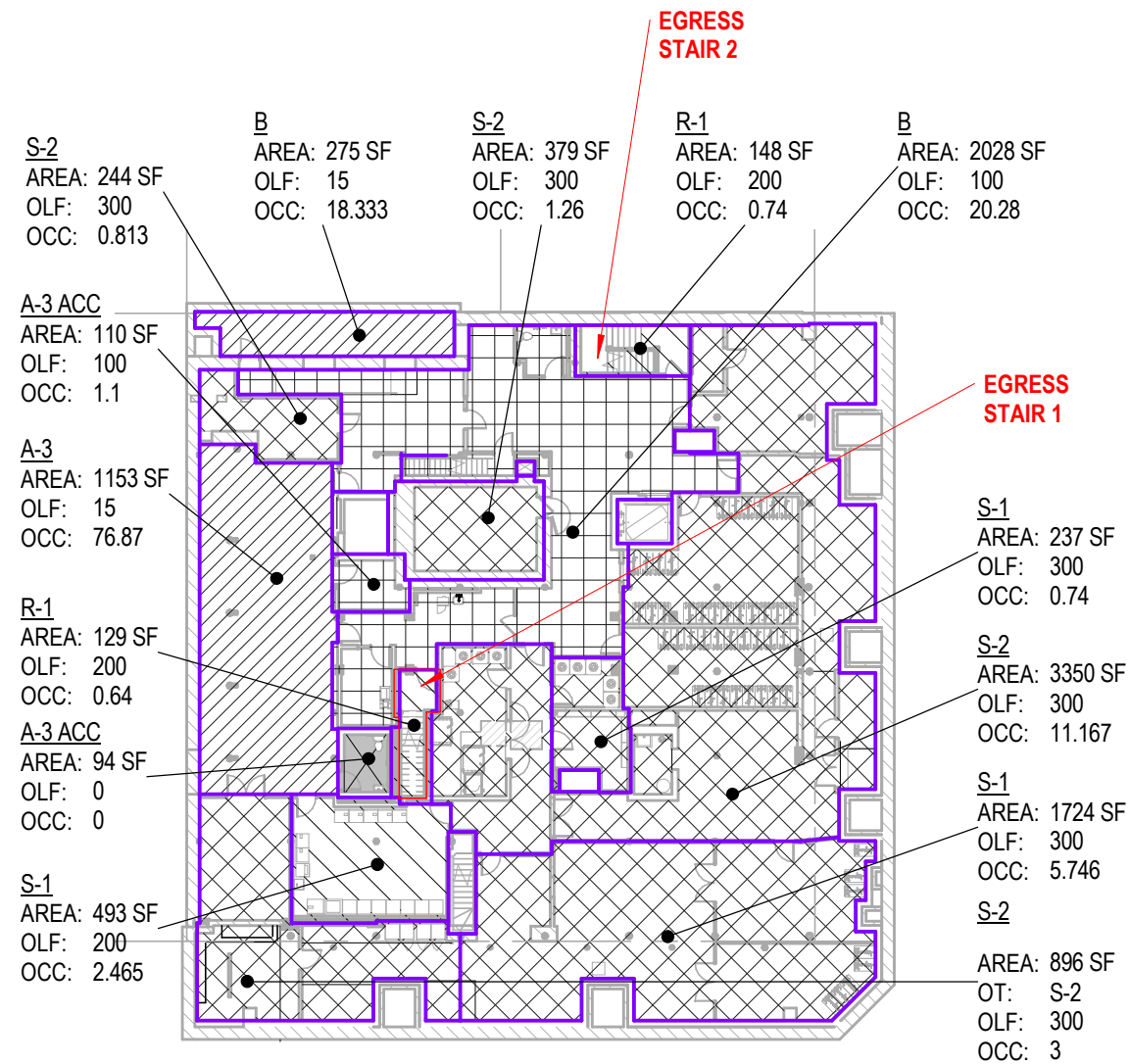
the existing unreinforced masonry will increase the overall life safety of the building and its surrounding public spaces.

APPEAL DECISION

Decrease in minimum required egress stair width at 1 stair tread to 41 inches: Granted as proposed.

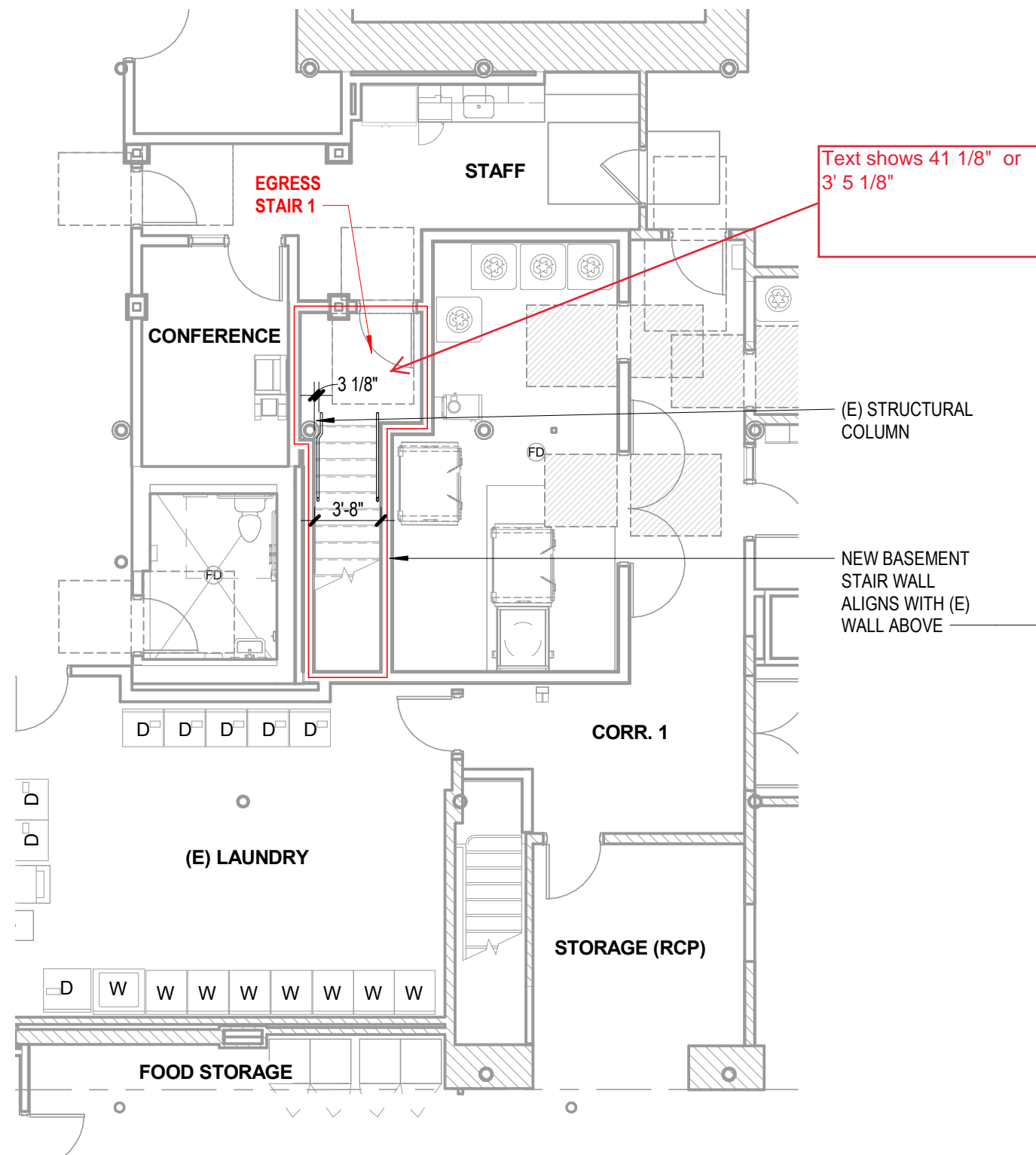
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special 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.

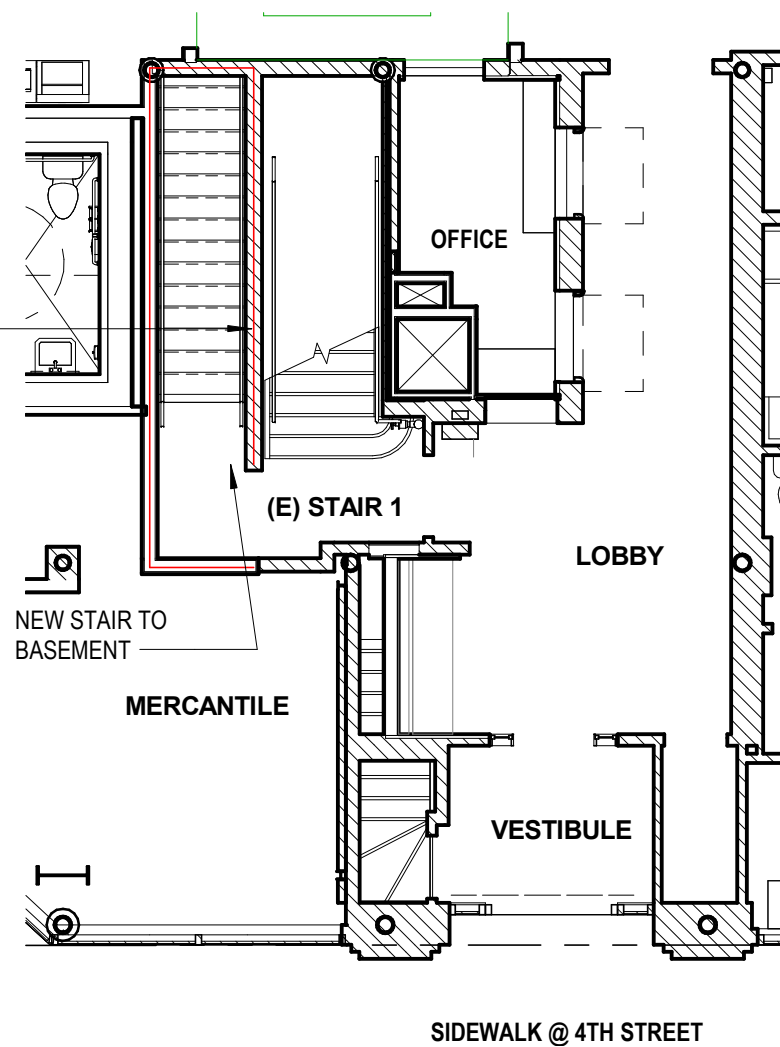


1 BASEMENT OCCUPANT LOADS
1" = 30'-0"

LEVEL 0 OCCUPANT LOAD						
NAME	OCC TYPE	EGRESS AREA	OCC LOAD FACTOR	OCCUPANT LOAD	MAX COMMON PATH OF TRAVEL	EXITS REQ'D
COMMUNITY HALL	A-3	1153 SF	15	77	75	2
OFFICE	A-3 ACC	110 SF	100	2	100	1
EXTERIOR LOUNGE	B	275 SF	15	19	100	1
OFFICE	B	144 SF	100	2	100	1
LAUNDRY	S-1	493 SF	200	3	100	1
STAFF ONLY DRY FOOD STORAGE	S-1	71 SF	300	1	100	1
STAFF ONLY STORAGE	S-1	1039 SF	300	4	100	1
RECYCLING	S-1	93 SF	300	1	100	1
STAFF ONLY STORAGE	S-1	390 SF	300	2	100	1
STAFF ONLY STORAGE	S-1	294 SF	300	1	100	1
STORAGE - RESIDENT CLOTHING	S-1	142 SF	300	1	100	1
STAFF ONLY DRY FOOD STORAGE	S-1	76 SF	300	1		
STAFF ONLY DRY FOOD STORAGE	S-1	35 SF	300	1		
MECHANICAL	S-2	234 SF	300	1	100	1
ELEC	S-2	299 SF	300	1	100	1
ELEC	S-2	252 SF	300	1	100	1
MECHANICAL	S-2	478 SF	300	2	100	1
ELEC/IT	S-2	42 SF	300	1	100	1
VET STORAGE	S-2	355 SF	300	2	100	1
STORAGE	S-2	77 SF	300	1	100	1
MAINTENANCE WORKSHOP/STORAGE	S-2	1246 SF	300	5	100	1
BIKE STORAGE	S-2	370 SF	300	2	100	1
TRASH	S-2	223 SF	300	1	100	1
BIKE STORAGE	S-2	530 SF	300	2	100	1
BASEMENT LEVEL TOTAL: 24		8421 SF		133		



① STAIR 1 BASEMENT
1/8" = 1'-0"



② STAIR 1 - LEVEL 1
1/8" = 1'-0"