

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 23498	Project Address: 1200 SW Park Ave
Hearing Date: 2/26/20	Appellant Name: Andrew Smith
Case No.: B-009	Appellant Phone: 503-542-1245
Appeal Type: Building	Plans Examiner/Inspector: Steven Mortensen
Project Type: commercial	Stories: 4 Occupancy: A-3, B, S-1 Construction Type: I-A
Building/Business Name: Oregon Historical Society Research Library	Fire Sprinklers: Yes -
Appeal Involves: other: Occupancy Classification	LUR or Permit Application No.: 19-264146-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Library/Museum

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 303.4,311.2, Table 1004.1.2

Requires Occupancy definitions:

303.4 - Assembly Group A-3. Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to: Libraries.

311.2 - Moderate-hazard storage, Group S-1. Buildings occupied for storage uses that are not classified as Group S-2, including but not limited to, storage of the following: Books and paper in rolls or packs.

Table 1004.1.2 - Maximum floor area allowances per occupant.

Accessory storage areas, mechanical equipment room, 1:300 gross. Library stack area, 1:100 gross

Code Modification or Alternate Requested The intent of this appeal is to assign an occupancy of S-1 and an occupant load factor of 1:300 gross to the Reference Storage and Vault Storage areas, rather than an occupancy of A-3 and an occupant load factor of 1:100 gross, to reflect the actual use of these spaces.

Proposed Design The top floor of the Oregon Historical Society is a research library where the public can go to access some of the State of Oregon's most important and invaluable archival materials. Part of the impetus for undertaking the project is to provide an appropriately secure area for these rare and sometimes fragile archives to reside that has not existed to this point. These are the spaces at the center of the floor plan labeled REFERENCE STORAGE and VAULT STORAGE. No public access to these spaces is allowed. Only select, designated OHS staff enter these areas to retrieve stored archive materials. There are never more than 5-6 staff members in these areas across all 3 levels at any one time. An occupant load factor of 1:300 gross results in an occupancy load of 19

people, which is 3-4 times more than the actual occupancy in practice. An occupant load factor of 1:100 gross results in an occupancy of 54, which is 10 times the actual occupancy.

Reason for alternative OSSC 311.2 lists Books and Paper storage as part of an S-1 occupancy. Given the lack of public access and actual use of the Reference Storage and Vault Storage spaces, an S-1 occupancy seems the most appropriate designation. Assigning these spaces an occupancy load factor of 1:300 gross not only better reflects their actual use, but it avoids the need to provide additional plumbing fixtures based on a theoretical occupant load which are not needed to support the actual occupant load.

APPEAL DECISION

Determination of occupancy classification of library reference and vault rooms: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.

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