

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 23502	Project Address: 1320 SW Broadway
Hearing Date: 2/26/20	Appellant Name: Tom Jaleski
Case No.: B-012	Appellant Phone: 971-238-5266
Appeal Type: Building	Plans Examiner/Inspector: Jeffrey Rago
Project Type: commercial	Stories: 6 Occupancy: M, S-2, S-1, B, A-3 Construction Type: I-B
Building/Business Name: Oregonian Building	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 20-106307-FA
Plan Submitted Option: pdf [File 1]	Proposed use: Office Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1004.1.2

Requires The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor, or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

Code Modification or Alternate Requested Provide the 2nd floor a 100 s.f. per occupant designation in relation to Title 24.85 to match the same tenants approved occupant load calculation method approved by Appeal #16519 for the 1st and 2nd floors, #14728 for a 1st floor tenant, and #14458 for the 3rd, 4th and 5th floors.

Proposed Design The Oregonian building is a 6 story historical building designed by the famous Oregon architect Pietro Belluschi and completed in 1948. The building went through a substantial core and shell remodel in 2015, including voluntary seismic improvements. A fast-growing Portland video encoding company plans to expand its headquarters on floors 3, 4, 4M, and 5 of this building to the 2nd floor.

As permitted by section 1004.1.2 we are requesting that the building official approve an occupant load factor of 100sf/person gross for the entire floor area of all floors leased by this tenant. This will

be used for code compliance evaluations including determining the seismic triggers per Title 24.85 of the City Code for the entire 37,750 sf of leasable space on the 2nd floor.

The proposed design will match how D+H was approved through appeal # 16519 for the 2nd floor to use 100 s.f. per occupant load, with the tenant being replaced by the same tenant that appeal #14458 approved on floors 3, 4, and 5. Additional protection will be provided with a posted occupant load placard placed in the elevator lobby on the 2nd floor as approved for floors 3, 4, and 5 per appeal #14458.

Reason for alternative The Oregonian building is a 6-story historical building in Portland designed by the famous Oregon architect Pietro Belluschi and completed in 1948. Originally built as a newspaper production facility used for printing, office space, public reception, as well as a home to a television studio, the building has undergone renovations and attracted leading IT, architectural and financial services tenants.

Tenant Perspective:

The proposed tenant is a high-tech business that requires non-traditional office layouts. The competition for creativity, innovation, and staff retention is fierce in this market sector. Portland has typically not attracted attention from this market sector until recently; it has not been for a lack of trying. Now that we have gained a foothold it is important to make sure that the regulations recognize the unique needs of these companies and make appropriate adjustments. As if evident from the request there is no need for a reduction in life safety provisions. In fact these spaces are higher end than the average market, the request is for proper classification to accommodate the type of activities that take place in this business work spaces.

The key features of the tenant's offices is:

All floors are private, there are no public areas anywhere. Every employee has an assigned desk. Anyone who enters this space is either an employee or an escorted visitor. Security is paramount due to intense competition in this innovation driven market sector with very short time frames for concept to market.

Typically 70% - 75% of employees are in their offices, rest are off site either at trade shows, customer locations, or working remotely.

Visitors - The data across multiple office locations indicates that there will be on average 20 visitors over any one month period for this location.

Firm wide events will not be held here, these are held at other locations already ready for such activities.

Even the rooms labelled as Conference room, AV room, Customer Experience room, Alternative Work Areas, Breakout Rooms, are office functions. As mentioned in item 2 this is a private office and all persons in all of these rooms are primarily those that have an assigned desk or those that have prearranged meeting and escorted by an employee.

We request that you grant this appeal for these reasons:

---No changes in use or occupancy are proposed.

---The actual occupant load is less dense than the permitted 100 sf/occupant.

---The number of exits provided could serve over 1,000 occupants.

---The 3rd, 4th and 5th floors were approved in appeal # 14458 for the same space configuration and same tenant.

---This floor was approved for this occupant calculation method for the previous tenant of this space, Appeal # 16519.

---The 1st floor is approved for the same occupant load calculation method, Appeal #14728, and #16519.

---The consistency of occupancy and use from approved appeals should maintain occupant load calculation method.

--A Maximum Occupant Load placard will be placed in the 2nd floor elevator lobby that states the

maximum number of occupants is 378 occupant based on 100s.f./occupant for the 37,750 s.f. gross floor area.

Based on the discussion above and other information included in the attached documents, we believe that calculating the occupant load for these floors using 100 sf gross will result in more than double the actual occupant load. Therefore, we urge you to approve this appeal.

APPEAL DECISION

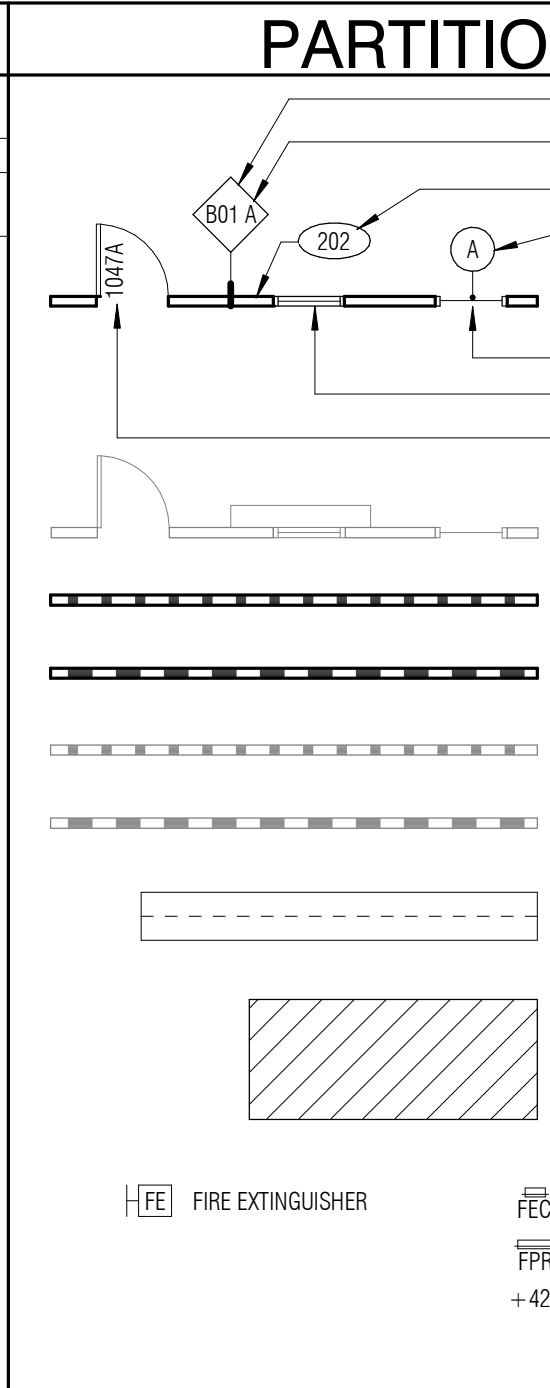
Use of occupant load factor of 1:100 gross for office tenant based on actual number of employees and non-simultaneous use for determination of seismic upgrades: Hold for additional information.

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.

PARTITION SCHEDULE									
TYPE	FIRE RATING	UL #	DESCRIPTION	SSMA #	STUD SPACING (IN)	MAX DEFLECTION	MAX HT	THICKNESS	DETAIL REF.
B01	NR	NR	NON-RATED 2 1/2" METAL STUDS, FULL HEIGHT (SLAB-TO-SLAB) WITH ONE LAYER 5/8" GYPBOARD EACH SIDE	250S125-33	16	L/240	14' - 3"	3 3/4"	17/A-B.0
B07	NR	NR	NON-RATED 2 1/2" METAL STUDS, FULL HEIGHT (SLAB-TO-SLAB) WITH TWO LAYERS 5/8" GYPBOARD EACH SIDE (OUTER LAYERS STOP 6" ABOVE CEILING)	250S125-33	16	L/240	14' - 3"	5"	18/A-B.0



KEYNOTE

NEW CONSTRUCTION

EXISTING CONSTRUCTION TO REMAIN

NEW 1HR FIRE RESISTANT RATED PARTITION

NEW 2HR FIRE RESISTANT RATED PARTITION

EXISTING 1HR FIRE RESISTANT RATED PARTITION

EXISTING 2HR FIRE RESISTANT RATED PARTITION

NEW MILLWORK WITH OVERHEAD CABINETS

AREA N.I.C.

FIRE EXTINGUISHER

FIRE EXTINGUISHER CABINET

FIRE PROTECTION RISER CABINET

+42" - INDICATES MOUNTING HEIGHT A.F.F.

PARTITION TYPE (SEE PARTITION SCHEDULE)

INSULATION TYPE, WHERE OCCURS

GLAZING SYSTEM TYPE

FLOOR TO CEILING WINDOW

PARTIAL HEIGHT WINDOW (WITH SILL)

DOOR TAG (DOOR NUMBER BASED ON ROOM NUMBER WITH ALPHA SUFFIX IF MULTIPLE)

NEW CONSTRUCTION

EXISTING CONSTRUCTION TO REMAIN

NEW 1HR FIRE RESISTANT RATED PARTITION

NEW 2HR FIRE RESISTANT RATED PARTITION

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- ### PARTITION LEGEND

PARTITION TYPE (SEE PARTITION SCHEDULE)

INSULATION TYPE, WHERE OCCURS

GLAZING SYSTEM TYPE

FLOOR TO CEILING WINDOW

PARTIAL HEIGHT WINDOW (WITH SILL)

DOOR TAG (DOOR NUMBER BASED ON ROOM NUMBER WITH ALPHA SUFFIX IF MULTIPLE)

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EXISTING CONSTRUCTION TO REMAIN

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+42" - INDICATES MOUNTING HEIGHT A.F.F.
- ### SHEET NOTES

 - SEE A-8 SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.
 - ALL WALLS TO BE B01 WITH ACOUSTIC INSULATION EXCEPT WHERE OTHERWISE NOTED.
 - PARTITIONS DIMENSIONED TO FINISH FACE U.O.N. DO NOT ADJUST DIMENSIONS INDICATED AS "CLEAR" WITHOUT WRITTEN DIRECTION FROM ARCHITECT. DRAWINGS SHALL NOT BE SCALED. VERIFY ALL DIMENSIONS AND EXISTING AS BUILT FIELD CONDITIONS, INCLUDING FIELD MEASUREMENTS PRIOR TO START OF WORK. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
 - USE TYPE "K" GWB ON FIRE RATED PARTITIONS.
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 - SEE A-8 DETAIL SHEET SERIES FOR TYPICAL PARTITION DETAILS, EXTENTS OF FRAMING AND FINISHES.
 - WHERE PURCHASED PARTITIONS EXCEED MAXIMUM HEIGHT, BRACE TO ADJACENT STRUCTURE. SEE A-8 DETAIL SHEET SERIES.
 - MAINTAIN INTEGRITY OF EXISTING FIRE RESISTANT RATED ASSEMBLIES FOR ALL PENETRATIONS.
 - PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNT EQUIPMENT, ETC.
 - REFER TO A-2 SHEET SERIES FOR POWER & SIGNAL DEVICE LOCATIONS.
 - PROVIDE LEVEL 4 FINISH U.O.N. PROVIDE LEVEL 5 FINISH AT ALL PARTITIONS TO RECEIVE WALL COVERING. REFER TO FINISH PLANS FOR LOCATIONS AND ADDITIONAL INFORMATION.
 - LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVERALL, NOTIFY ARCHITECT IN WRITING WHERE DISCREPANCIES OCCUR.
 - ALL EXPOSED OUTSIDE GYPSUM BOARD CORNERS SHALL HAVE A CONTINUOUS METAL CORNER BEAD.
 - DIMENSIONS TAKEN FROM PERIMETER EXTERIOR WINDOW WALL ARE TAKEN FROM THE INSIDE FACE OF THE VERTICAL MILLION. DIMENSIONS MARKED VERIFY IN FIELD, SHALL BE VERIFIED PRIOR TO START OF WORK UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL COORDINATE WORK WITH HVAC, MECHANICAL, ELECTRICAL, PLUMBING, DESIGN BUILD FIRE PROTECTION AND STRUCTURAL DRAWINGS AND REPORT TO THE ARCHITECT DISCREPANCIES FOR CORRECTION AND ADJUSTMENT PRIOR TO START OF WORK. NO ALLOWANCE WILL BE MADE FOR INCREASED COST DUE TO THE CONTRACTOR'S LACK OF COORDINATION.
 - PATCH FLOOR AND WALL AREAS DAMAGED DUE TO NEW CONSTRUCTION OR WHERE PENETRATIONS HAVE BEEN MADE FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK. TREAT AT UL RATED ASSEMBLIES CONSISTENT WITH EXISTING UL RATING.
 - WHERE EXISTING RATED ASSEMBLIES ARE SHOWN, CONTRACTOR IS REQUESTED TO FIELD VERIFY AS BUILT FIELD CONDITIONS TO CONFIRM RATINGS SHOWN. IF NON-COMPLIANT CONDITIONS ARE FOUND, DEMO AND REPLACE WITH NEW EQUIVALENT UL ASSEMBLY, OR REPORT FINDINGS TO OWNER/ARCHITECT IN WRITING WHO WILL PROVIDE WRITTEN DIRECTION.
 - PATCH AND REPAIR ALL EXISTING PARTITIONS AFTER DEMOLITION WHERE DAMAGE HAS OCCURRED AT UNPROTECTED LOCATIONS. PLEASE NOTE THAT DEMOLITION ACTIVITY MAY OCCUR BEYOND WORK LIMITS SHOWN ON DEMOLITION PLAN DUE TO CONCEALED CONDITIONS.
 - ALL LIGHT GAUGE COLD FORMED METAL FRAMING SHALL MEET OR EXCEED PROPERTIES SPECIFIED FOR THE CORRESPONDING MEMBER SIZE IN STEEL MANUFACTURERS ASSOCIATION (SSMA) PRODUCT TECHNICAL INFORMATION (D-C-ES REPORT NO. CR-484PT) AND SHALL COMPLY WITH APPLICABLE AMERICAN SOCIETY FOR TESTING AND MATERIALS, AMERICAN IRON AND STEEL INSTITUTE S100 AND SPECIFIED TRUE GAUGE FLAT STEEL MILL THICKNESS THAT ONLY TRUE GAUGE FLAT STEEL CAN SATISFY. USE OF EFFECTIVE THICKNESS COLD REDUCED AFTERMARKET EQUIVALENT PRODUCT (ED) STUDS FURNISHED BY ED STUD MANUFACTURERS, VENDORS OR SUPPLIERS ARE NOT PERMITTED WITHOUT EXCEPTION.

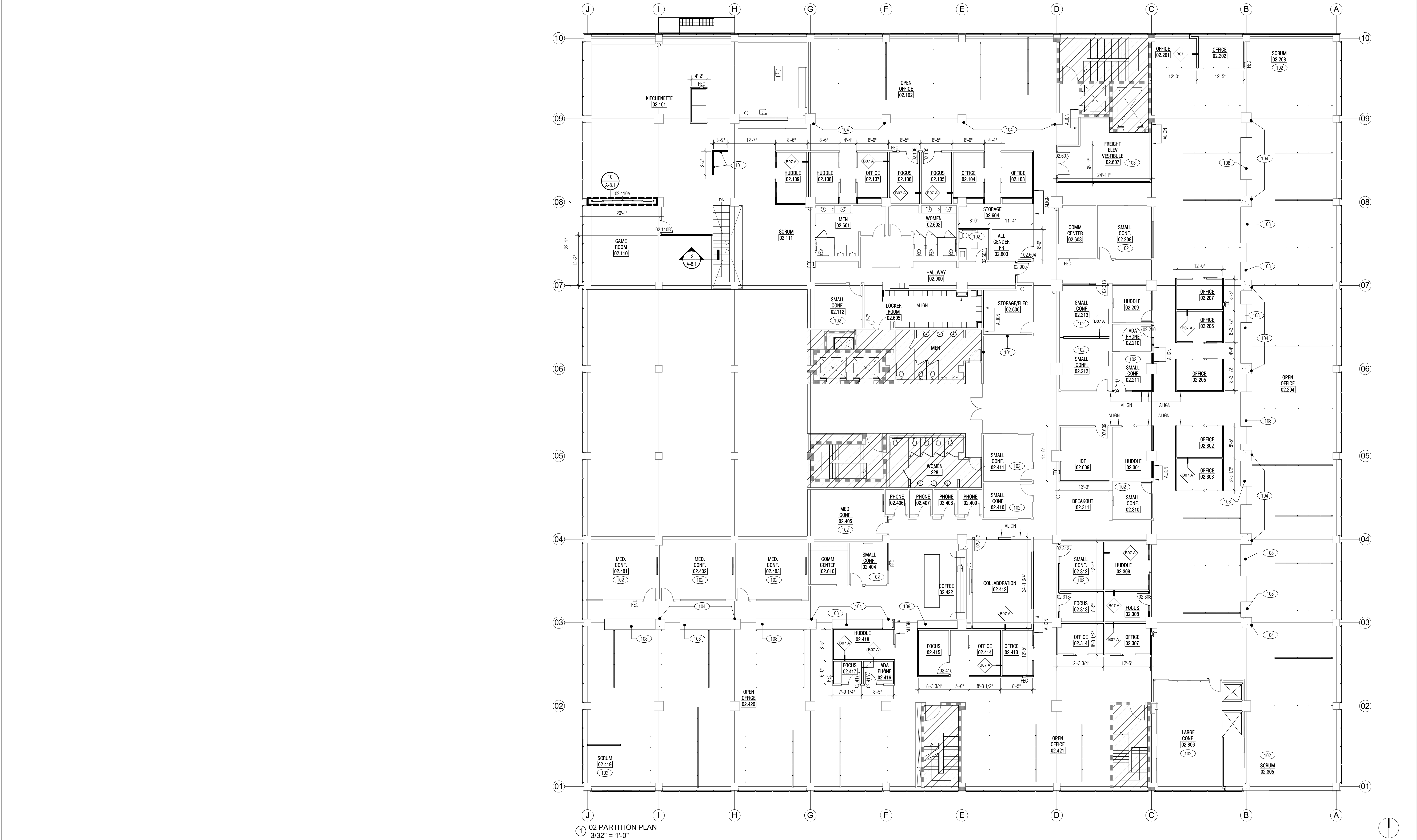
KEY NOTES	
NO.	DESCRIPTION
101	EGD LOCATION: PROVIDE LEVEL 5 WALL FINISH.
102	PROVIDE 16 GAUGE SHEET METAL BACKING PLATE AT ALL WALL MOUNTED GLASS WHITE BOARDS AND PEN TRAY. WALL MOUNTED EQUIPMENT IN RESTROOM TOILET ROOMS, AND ALL OTHER WALL MOUNTED EQUIPMENT NOT NOTED. SEE DETAIL 04/A-B.0.
103	FREIGHT ELEVATOR VESTIBULE WALLS TO BE B01. NO ACOUSTIC INSULATION.
104	EGD LOCATION: EGD WRAPS ALL SIDES OF COLUMN. PROVIDE LEVEL 5 FINISH.
108	PROVIDE NEW COUNTERTOP. PROVIDE NEW GWB INFILL WHERE REQUIRED.
109	PROVIDE NEW BASE CABINETS AND COUNTERTOP.

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Owner Approval
21/04/2024 2674.000
Job No. As indicated
Scale

**SECOND FLOOR
PARTITION PLAN**
Title
2A-1.0
Sheet



**PDX13 TENANT
IMPROVEMENT**

**1320 SW BROADWAY
PORTLAND, OR 97201**



1 ISSUE FOR PERMIT 01.03.2019
Delta Issue Description Date

IA INTERIOR
ARCHITECTS