

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201
More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 23804	Project Address: 1102 - 1116 SW Washington St
Hearing Date: 6/10/20	Appellant Name: Robert Snyder
Case No.: B-012	Appellant Phone: 503-863-2354
Appeal Type: Building	Plans Examiner/Inspector: Brian McCall
Project Type: commercial	Stories: 25 Occupancy: A-3, B, M, R-2, S-1, S-2 Construction Type: I-A
Building/Business Name: 11W	Fire Sprinklers: Yes - throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 19-214942-MG
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Mixed use: Commercial Office, Housing, Retail, and Parking

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2902.1 Minimum Number of Fixtures
Requires	<p>Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not specifically listed in Table 2902.1 shall be considered individually by the building official and shall reflect the use of the space being served by the fixtures. The number of occupants shall be determined by this code.</p> <p>Per the occupant load of the Level 8 Amenity Floor the following toilet fixture quantities are required: 2.40 women's 1.32 men's</p> <p>Per the occupant load of the Level 25 Amenity Floor the following toilet fixture quantities are required: 2.87 women's 1.50 men's</p>
Code Modification or Alternate Requested	The intent of this appeal is to request a reduction in toilet fixture quantities for the Level 8 and Level 25 Amenity spaces due to these areas being located on residential floors and being amenity spaces for residents and their guests who have access to their own bathrooms in their living units. The amenity spaces are not open to the general public.
Proposed Design	<p>The building design includes amenity areas on Level 8 and Level 25 which include gathering areas, roof decks, a swimming pool, fitness gym, and yoga room.</p> <p>The residential units have plumbing facilities at a minimum of 1 water closet, lavatory, and bathtub/shower per dwelling unit throughout the building. Many of the units have more than one bathroom, all units 2 bedroom or larger have 2-1/2 bathrooms; the half bath is intended to accommodate guests. All residents and their guests have access to the private toilet rooms in their units, which will reduce the demand on the shared restrooms on the amenity floors.</p>

The calculated occupant load in a fully loaded condition per code for Level 08 is 301.85 occupants. 5 gender assigned fixtures are required - 2.40 women's 1.32 men's
2 toilet fixtures will be provided in a gender-neutral format.

The calculated occupant load per code for Level 25 is 372.40 occupants. 5 gender assigned fixtures are required - 2.87 women's 1.50 men's
2 toilet fixtures will be provided in a gender-neutral format.

The life safety system and exiting are sized for the calculated occupant load, however this assumes no reduction for fixed exercise equipment, or class size limitations for the exercise/yoga studio spaces, furnishings and equipment. It will also be unlikely they will all be fully occupied at the same time. There are a total of 213 residential units in the building, and use of these spaces are limited to residents and their guests.

The toilet rooms will be designed per the Bureau of Development Services CODE GUIDE; Separate Facilities - OSSC/29/#2.

Reason for alternative This alternate is being requested to allow less than the code required toilet fixtures for the two amenity areas of the building. The amenity areas being exclusively for tenants and their guests who will have access to facilities within their units located on or above level 8 or on or below level 25 reducing the need to convenience use.

A building similar to 11W was granted an Alternate Request in 2018 for a similar design proposal. Per the decision for Appeal ID 18706 Case Number B-006 on 11-28-18, the Administrative Appeal Board ruled: Granted as proposed for this use and configuration.

Additionally the basis of Appeal ID 18706 references an ICC Interpretation from 2016 that supports the rational of requiring less toilets in the common areas when there are private toilets within the same building for the majority of people who will be using the amenity spaces.

The fixtures provided on Level 8 & Level 25 in a gender-neutral configuration ensure ready access to a restroom facility without visiting a dwelling unit should that be desired, however all users of the space will also have access to the bathrooms in their apartment units, many of which are located on the same floor, or on an adjacent floor. Therefore, we feel the design has provided equivalent accommodations meeting the intent of the code.

Please see attachment with floor plans, life safety plans, plumbing fixture matrix and decision for Appeal ID 1870.

APPEAL DECISION

Reduction in the minimum required number of plumbing fixtures for tenant amenity spaces: 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.

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The administrative staff has not yet reviewed this appeal.

Revisions

1	CD Progress Set -	10/16/19
	VE Addendum No 1	
5	Plan Check	05/15/20
	Responses / DWG	
	Updates	
13	Owner Changes	05/15/20

11W

Drawing Title

PLAN, LEVEL 08

Date: 02/07/2020

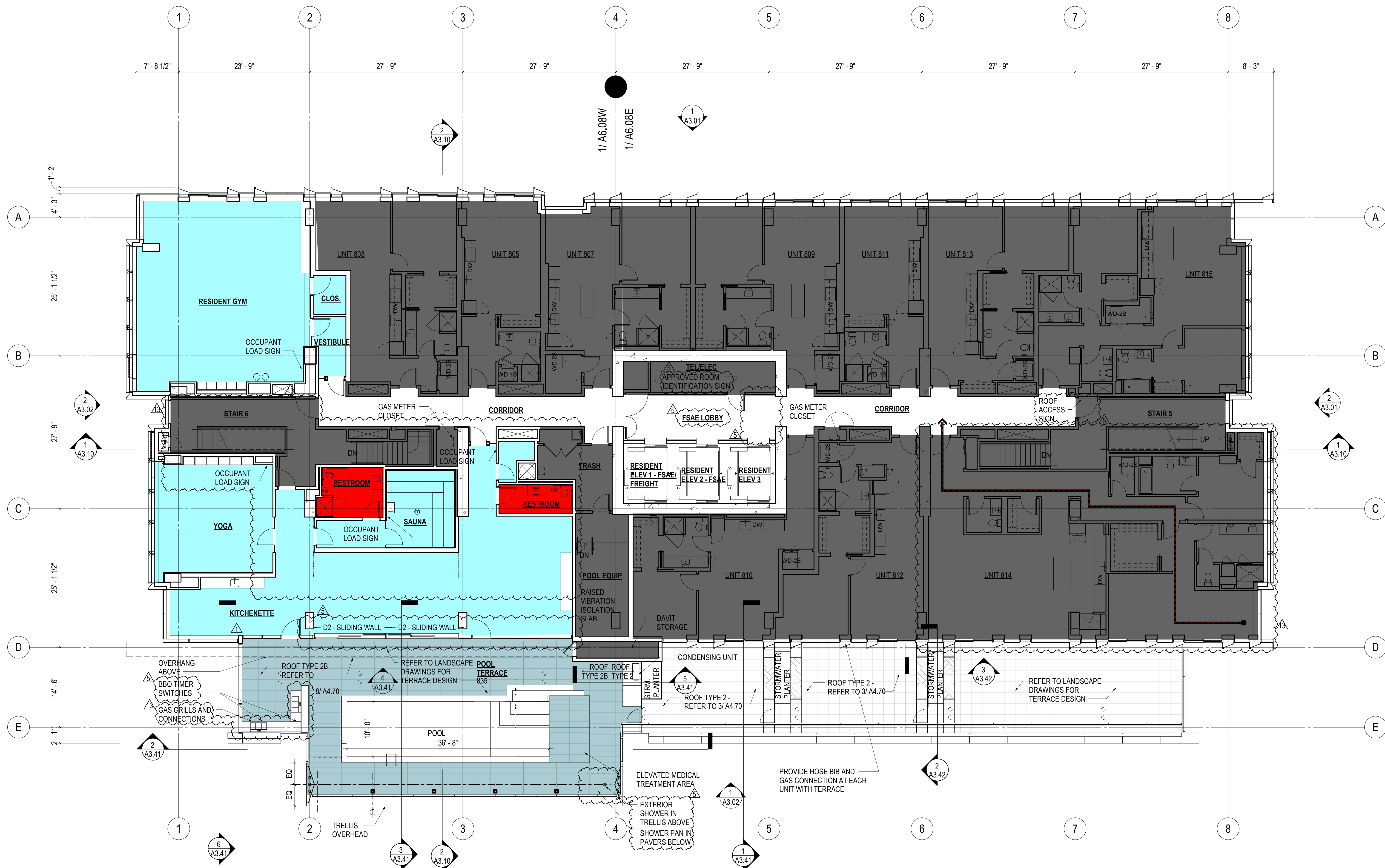
Job No: 23328.11th

Drawn By: Author

Checked By: Checker

Drawing No.

A2.08

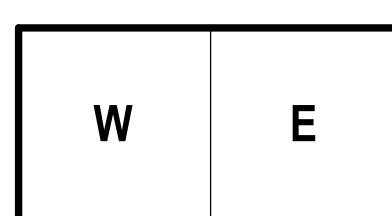
PLAN CHECK
RESPONSE 1

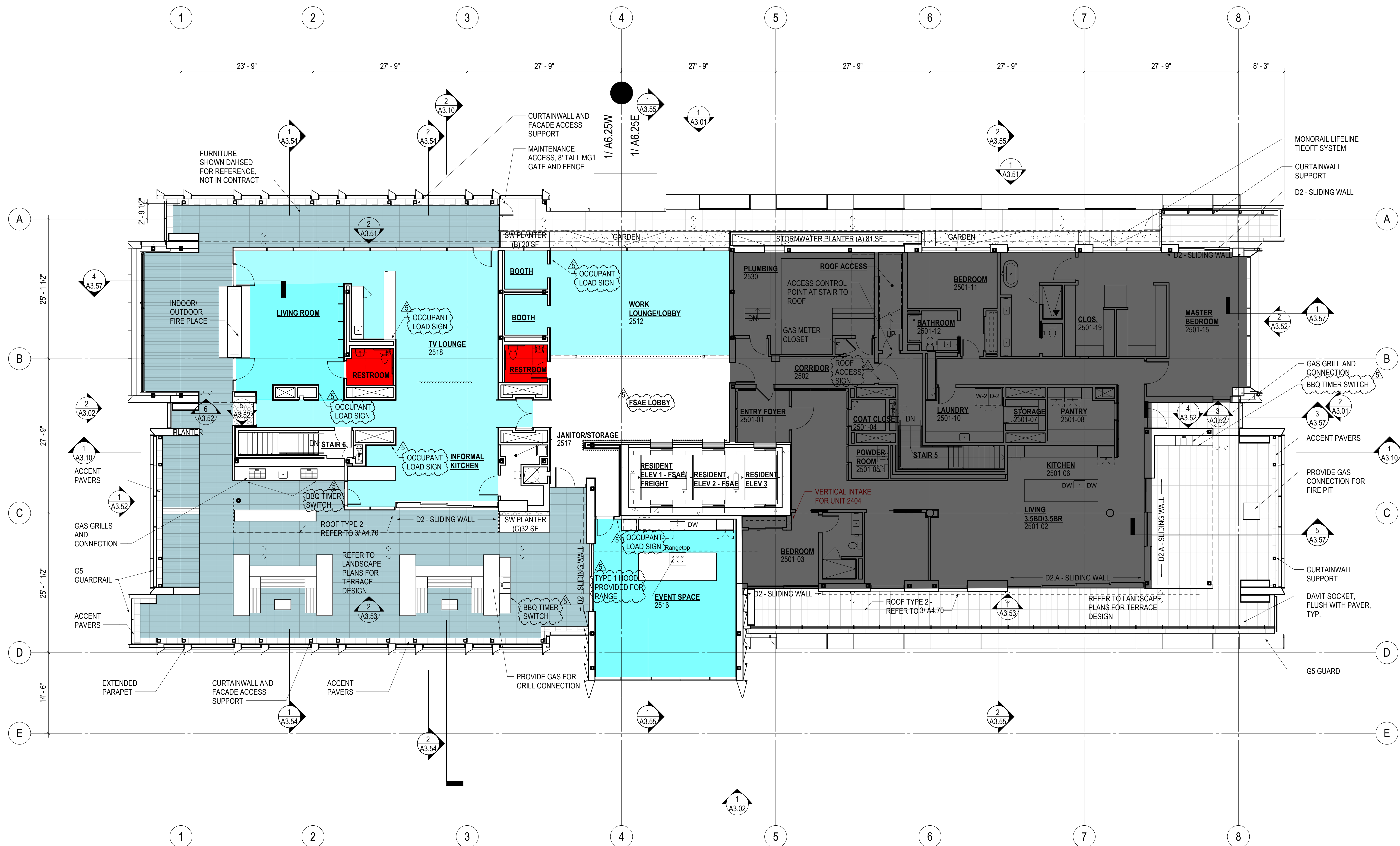
1
A2.08
PLAN, LEVEL 08
1/8" = 1'-0"

- INDOOR AMENITY SPACE
- OUTDOOR AMENITY SPACE
- AMENITY TOILET ROOM
- RESIDENTIAL & NON-AMENITY SPACE

GENERAL NOTES

- SEE LS SERIES SHEET FOR LIFE SAFETY DRAWINGS AND FOR LOCATION AND EXTENT OF RATED ASSEMBLIES.
- FOR FINISH INFORMATION, REFER TO INTERIOR FINISH LEGEND AND NARRATIVE IN SPECIFICATION.
- ALL PARTITION ARE SLAB TO SLAB UNLESS OTHERWISE NOTED.
- PROVIDE REINFORCEMENT IN PARTITIONS FOR ANCHORAGE OF CASEWORK, MILLWORK, MONITORS AND OTHER WALL SUPPORTED ITEMS.
- SEE APARTMENT ENLARGE PLANS A6.09 FOR WALL TYPES, DIMENSIONS AND NOTES.
- DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- TRASH CHUTE ONLY ACCESSIBLE ON RESIDENTIAL LEVELS.
- ELEVATORS 1, 2, AND 3 DO NOT STOP AT OFFICE LEVELS.
- NO 13TH FLOOR DESIGNATION.
- REFER TO A6.12W FOR TYPICAL WATER REHEAT ROOM LOCATION ON LEVELS 12, 14, 19, AND 20 ONLY. ALL OTHER FLOORS REFER TO A6.09W FOR TYPICAL TRASH ROOM LAYOUT. REFER TO PLUMBING DRAWINGS FOR REHEAT ROOM LAYOUT.
- ALL FIRE EXTINGUISHER CABINETS (FEC) ARE RECESS MOUNTED UNLESS NOTED OTHERWISE.
- ALL FIRE EXTINGUISHER AND STANDPIPE HOSE CONNECTION CABINETS SHALL BE PROVIDED WITH SIGNAGE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
- ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR-CONDITIONING SYSTEMS, FIRE SPRINKLER RISERS (RISER ROOM) AND VALVES OR OTHER FIRE DETECTION (FACP), SUPPRESSION OR CONTROL ELEMENTS) AND ELECTRICAL, MECHANICAL AND ELEVATOR MACHINE ROOMS SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
- STAIRWAYS SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF.

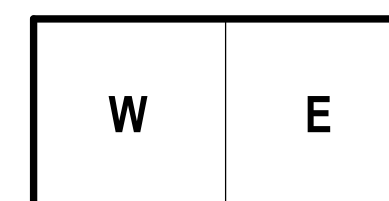
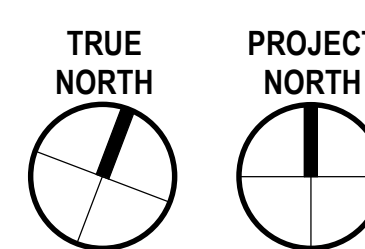


1 PLAN, LEVEL 25
1/8" = 1'-0"

- INDOOR AMENITY SPACE
- OUTDOOR AMENITY SPACE
- AMENITY TOILET ROOM
- RESIDENTIAL & NON-AMENITY SPACE

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- DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- PROVIDE SUPPLEMENTAL FRAMING TO SUPPORT TIE OFFS AND DAVOTS AS SHOWN ON DRAWINGS.
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11W

Drawing Title

PLAN, LEVEL 25

Date: 02/07/2020

Job No: 23328.11th

Drawn By: Author

Checked By: Checker

Drawing No.

A2.25

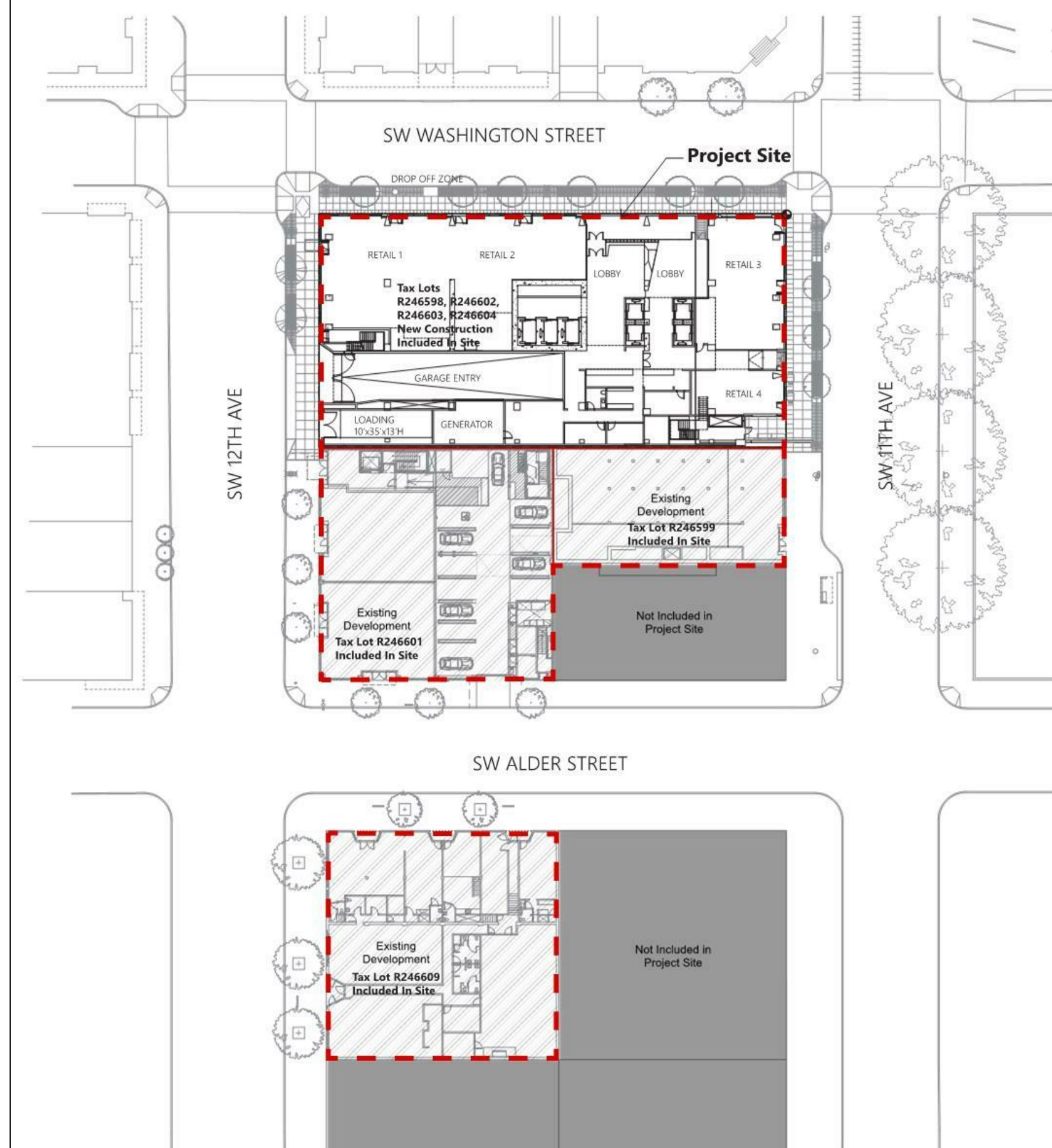
PLAN CHECK
RESPONSE 1

HIGH-RISE BUILDINGS GREATER THAN 16 STORIES WILL REQUIRE TWO FIRE PUMPS THAT TAKE SUCTION FROM THE ON-SITE WATER SUPPLY. AT LEAST ONE PUMP SHALL BE SIZED FOR THE GREATEST OF STANDPIPE DEMAND OR SPRINKLER DEMAND PLUS 100 GPM INSIDE HOSE. THE SECOND PUMP SHALL BE SIZED TO AT LEAST PROVIDE SPRINKLER DEMAND PLUS 100 GPM INSIDE HOSE (AT 100 PSI).

THIS IS A PORTLAND AMENDMENT TO THE OREGON AND INTERNATIONAL FIRE CODE. SMOKE CONTROL PANEL SHALL INCLUDE A VISUAL DEPICTION OF THE BUILDING SHOWING TYPICAL FLOOR PLAN(S) WITH LOCATIONS OF EXIT ENCLOSURES AND ELEVATOR SHAFTS. THE PANEL SHALL ALSO INCLUDE SECTION VIEWS OF THE BUILDING TO SHOW THE EXTENT OF TRAVEL FOR EACH EXIT ENCLOSURE AND ELEVATOR. EXIT ENCLOSURES AND ELEVATOR SHAFTS SHALL BE LABELED ON THE PLAN SECTION VIEWS TO MATCH THE LABELING USED IN THE BUILDING ITSELF.

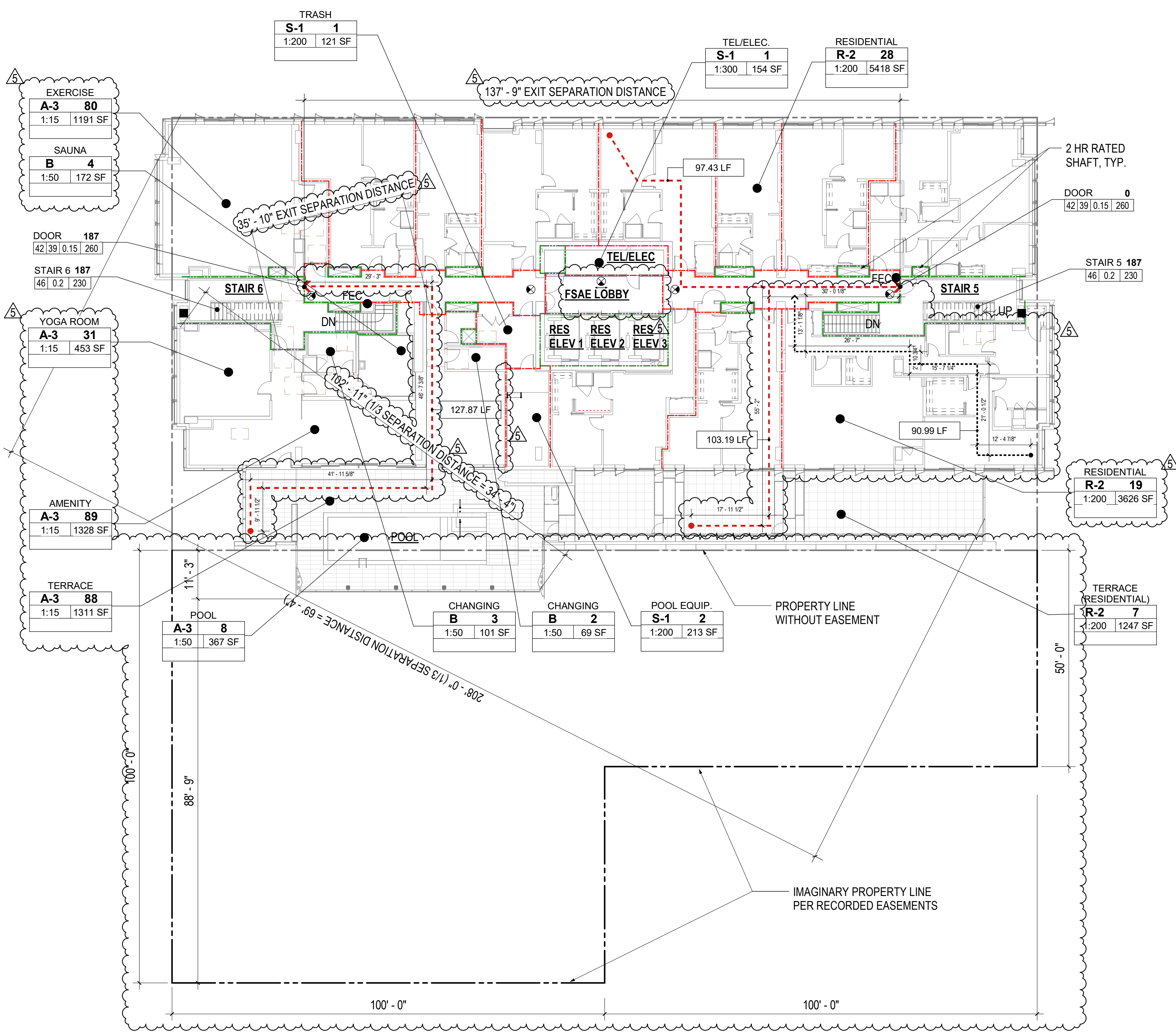
SMOKE CONTROL SYSTEMS SHALL BE TESTED BY A SPECIAL INSPECTOR

Site area: 10,000 sf
Existing structures: 10,000 sf
FAR 12:1 (9:1 resi base + max 3:1 bonus): 120,000 s
FAR to transfer: 35,990 sf
FAR to remain: 84,010 sf



LIFE SAFETY PLAN - LEVEL 8

From sheet LS.024

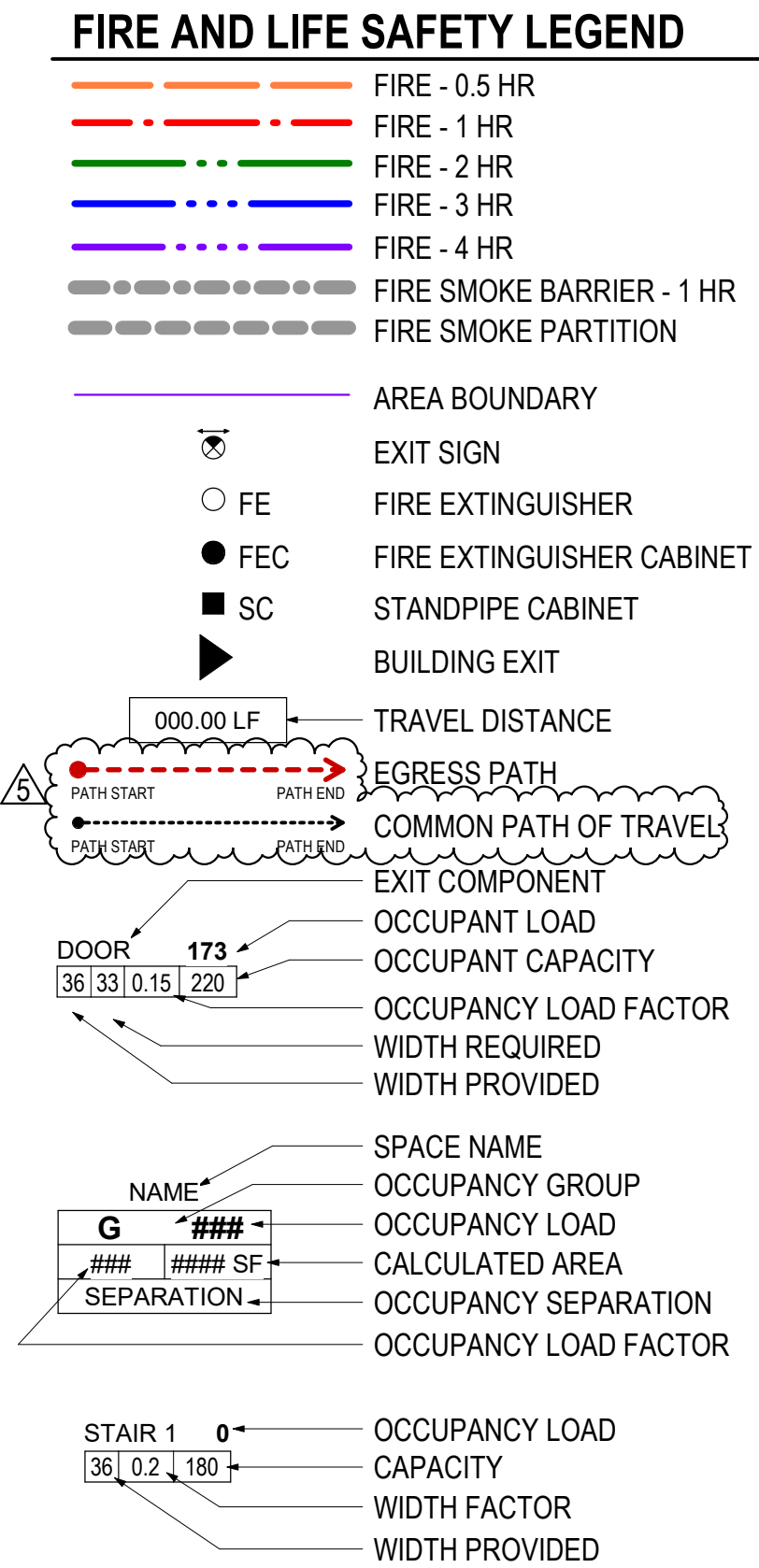


OCCUPANCY SCHEDULE LEVELS 7-11				
NAME	OCC GROUP	OCC LOAD FACTOR	AREA	OCC LOAD

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NAME	OCC GROUP	OCC LOAD FACTOR	AREA	OCC LOAD

LEVEL 08				
AMENITY	A-3	1:15	1328 SF	89
EXERCISE	A-3	1:15	1191 SF	80
POOL	A-3	1:50	367 SF	8
TERRACE	A-3	1:15	1311 SF	88
YOGA ROOM	A-3	1:15	453 SF	31
CHANGING	B	1:50	101 SF	3
CHANGING	B	1:50	69 SF	2
SALINA	B	1:50	172 SF	4
RESIDENTIAL	R-2	1:200	5418 SF	28
RESIDENTIAL	R-2	1:200	3626 SF	19
TERRACE (RESIDENTIAL)	R-2	1:200	1247 SF	7
POOL EQUIP.	S-1	1:200	213 SF	2
TEL/ELEC.	S-1	1:300	154 SF	1
TRASH	S-1	1:200	121 SF	1

363





FIRE AND LIFE SAFETY LEGEND

FIRE - 0.5 HR

FIRE - 1 HR

FIRE - 2 HR


FIRE - 3 HR

FIRE - 4 HR


FIRE SMOKE BARRIER - 1 HR

FIRE SMOKE PARTITION


AREA BOUNDARY




EXIT SIGN




FIRE EXTINGUISHER




FIRE EXTINGUISHER CABINET




STANDPIPE CABINET




BUILDING EXIT




TRAVEL DISTANCE




EGRESS PATH




COMMON PATH OF TRAVEL




EXIT COMPONENT




OCCUPANT LOAD




OCCUPANT CAPACITY




OCCUPANT LOAD FACTOR




WIDTH REQUIRED




WIDTH PROVIDED




SPACE NAME




OCCUPANCY GROUP




OCCUPANCY LOAD




CALCULATED AREA



OCCUPANCY SEPARATION



OCCUPANCY LOAD FACTOR



OCCUPANCY LOAD

CAPACITY

WIDTH FACTOR

WIDTH PROVIDED

FIRE - 0.5 HR

FIRE - 1 HR

FIRE - 2 HR


FIRE - 3 HR

FIRE - 4 HR


FIRE SMOKE BARRIER - 1 HR

FIRE SMOKE PARTITION


AREA BOUNDARY




EXIT SIGN




FIRE EXTINGUISHER




FIRE EXTINGUISHER CABINET




STANDPIPE CABINET




BUILDING EXIT




TRAVEL DISTANCE




EGRESS PATH




COMMON PATH OF TRAVEL




EXIT COMPONENT




OCCUPANT LOAD




OCCUPANT CAPACITY




OCCUPANT LOAD FACTOR




WIDTH REQUIRED



WIDTH PROVIDED



SPACE NAME



OCCUPANCY GROUP