

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Mixed Decision. Item 1: Hold for Additional Information. Item 2: Decision Rendered

Appeal ID: 23799	Project Address: 1006 SE Salmon St
Hearing Date: 6/10/20	Appellant Name: Mark Annen
Case No.: B-008	Appellant Phone: 503 239 4834
Appeal Type: Building	Plans Examiner/Inspector: Renay Radtke Butts
Project Type: commercial	Stories: 2 Occupancy: F-1, S-1,B Construction Type: III-B + V-B
Building/Business Name: Coava Coffee	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 20-139380-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: F-1 (Industrial) S-1 (Storage) + B (accessory offices)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1012
Requires	<p>1012.1 Scope The provisions of this section shall apply to ramps used as a means of egress.</p> <p>1012.8 Handrails Ramps with a rise greater than 6" shall have handrails on both sides. Handrails shall comply with Section 1014.</p>
Code Modification or Alternate Requested	Request allowance for no handrail requirement for ramp. It is a vehicle ramp for forklift access only between warehouse storage areas between two buildings, not a means of egress. Handrails would impede the action of a required roll'down fire shutter door in the 3 hr wall opening. Desire to keep pedestrians off this ramp for safety.
Proposed Design	A separate at-grade access opening is provided for pedestrians.
Reason for alternative	<p>Handrails would impede necessary fire door and encourage pedestrian access. For safety of pedestrians a separate access opening is provided and signage stating "no pedestrian access - forklift only, pedestrian access opening to the East" would be posted on each side of vehicle ramp.</p> <p>As an alternate, a handrail on the west side only of vehicle ramp with a minimal break that would not impede fire door operation. Handrail ends to return to ramp surface.</p>

Appeal item 2

Code Section	Table 705.8
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Requires	Table 705.8 Fire Separation distance: 10 to less than 15' - Unprotected, Nonsprinklered - Allowable Area =15% Existing East wall 14' from property line is 341.1 sq. ft., 15% is 51.2 sq. ft. allowable area.
Code Modification or Alternate Requested	Allow replacement in existing 85 sq. ft. (25% allowable area) concrete window opening with a smaller window (76 sq. ft., 22% allowable area) and 1 hr. rated concrete header at top. New window would meet current energy code and decrease the existing opening size though still slightly over the 15% allowance.
Proposed Design	Existing window opening was built at time when allowable per code. Building is Type III-B Shipping Room (F-1) containing accessory office area per historic permits. Change to Offices (B) with multiple egress doors (one added) and total occupancy of 25. Use of area only slightly altered and we propose to reduce existing opening with new double paned commercial glazing of noncombustible materials to current energy code.
Reason for alternative	While still slightly over the 15% prescribed allowable area we are reducing the existing area and replacing with a better window. Improvement in structural capacity with new header, improvement in energy conservation with double pane glass in commercial storefront frame. Life safety improvement with additional egress door from offices. At 14' from property line we are only 1' away from the 25% allowance per table 705.8 while we are reducing existing opening from 25% to 22% in the proposed window.

APPEAL DECISION

1. Omission of handrail at forklift ramp: Hold for additional information.

2. Increase in maximum allowable exterior wall opening: Granted as proposed.

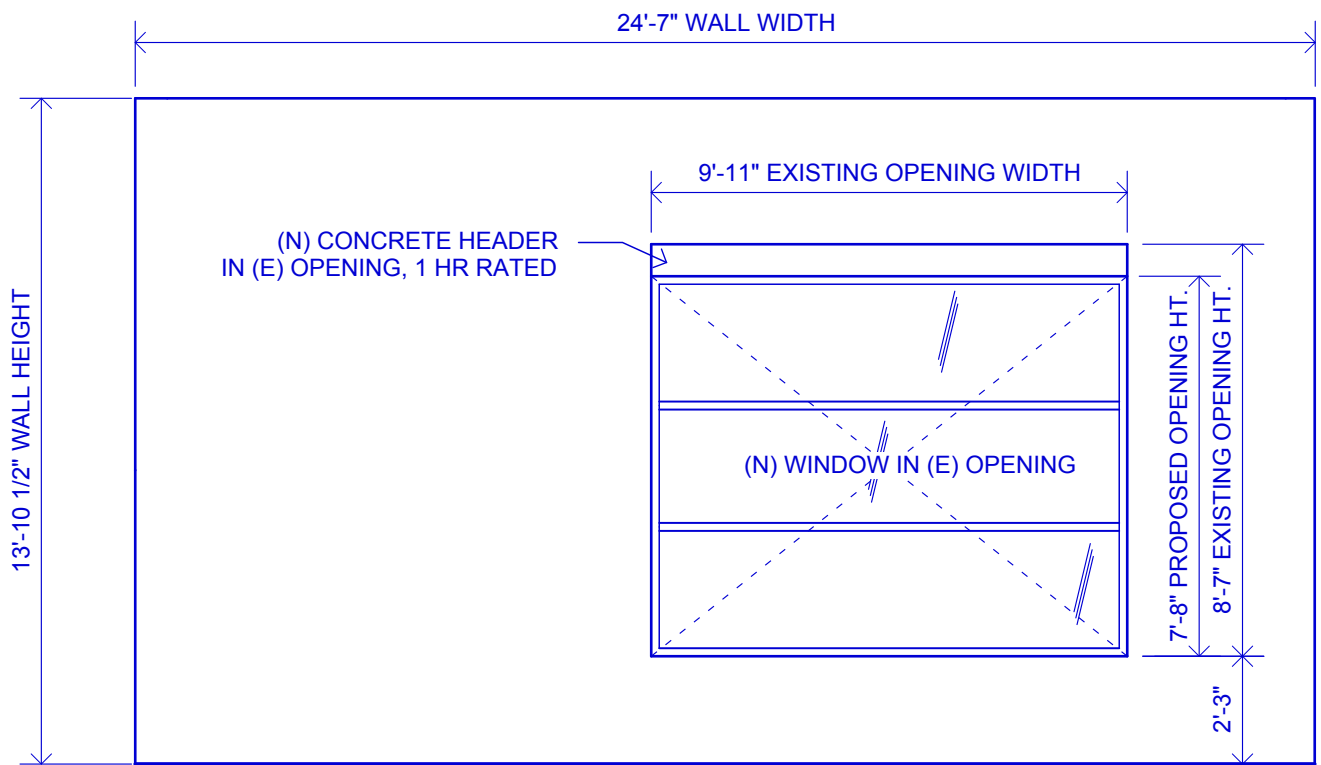
Appellant may contact John Butler (503 823-7339) or e-mail at John.Butler@portlandoregon.gov with questions.

For Item 1: 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.

For Item 2: 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.

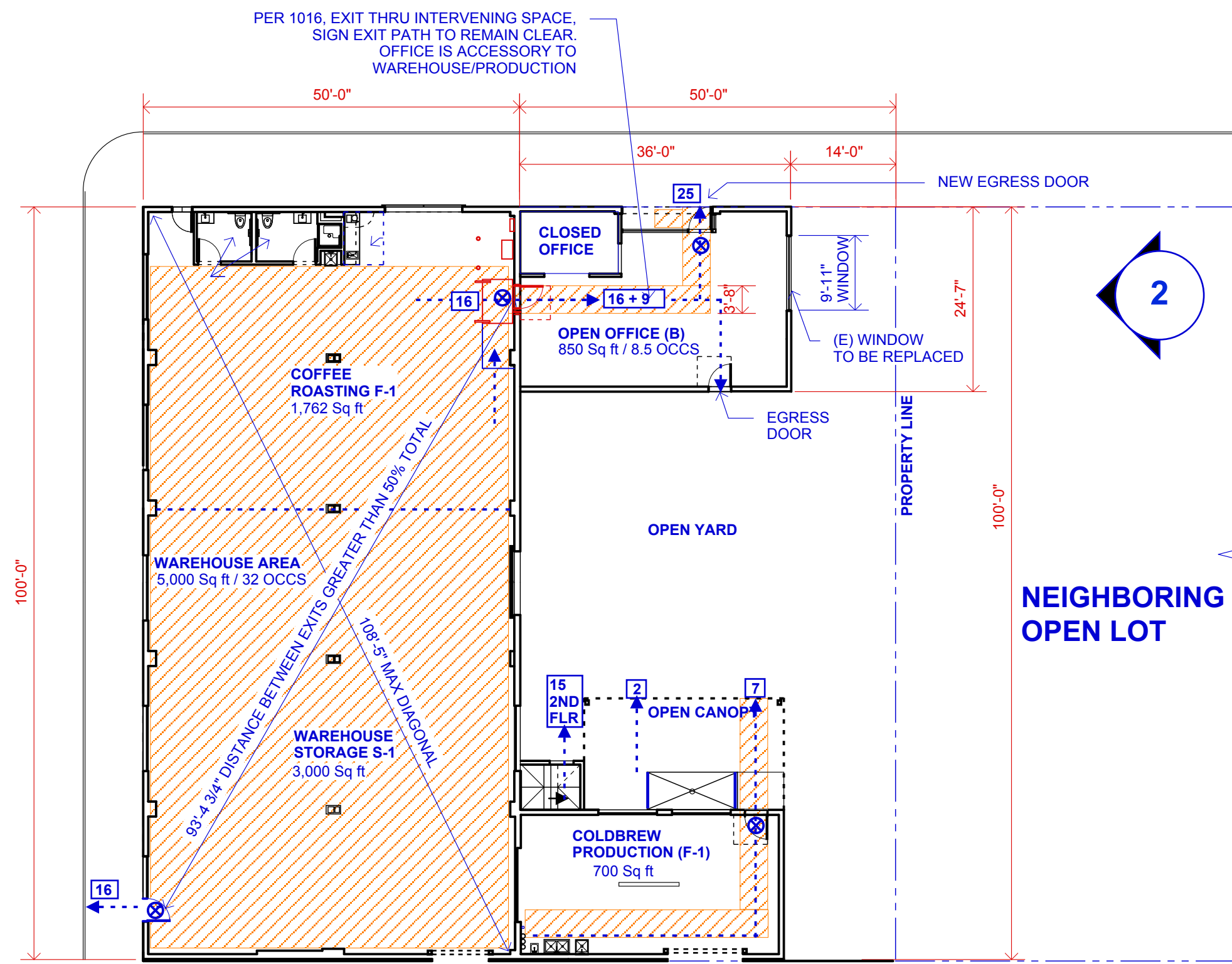
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



2. EAST ELEVATION - REPLACEMENT WINDOW

SCALE: 1/4" = 1'-0"

TOTAL WALL AREA = 341.1 SQ. FT.
ALLOWABLE OPENING IS 15%
341 x 0.15 = 51.2 SQ FT
EXISTING OPENING IS 85 SQ. FT. (25% OF AREA)
PROPOSED OPENING IS 76 SQ. FT. (22% OF AREA)



1. SITE PLAN

SCALE: 1/16" = 1'-0"

OCCUPANCY LOAD CALCULATIONS PROPOSED OCCUPANT LOAD THIS PERMIT 1006 SE MAIN ST.

COFFEE ROASTING INDUSTRIAL F-1 - 1,761 SQ FT/100 = 17.6 OCCS
INDUSTRIAL STORAGE S-1 - 3,000 SQ FT/300 = 10 OCCS
BATHROOMS - 152 SQ FT = 1 OCC
KITCHENETTE B - 37 SQ FT/15 = 2.5 OCCS
GROUND FLR LOCKER AREA B - 50 SQ FT/50 = 1 OCCS 32 OCCS WAREHOUSE

GROUND FLR OFFICE AREA B - 850 SQ FT/100 = 8.5 OCCS 9 OCCS OFFICE

COLD BREW, INDUSTRIAL F-1 - 700 SQ FT/100 = 7 OCCS 7 OCCS COLD BREW

STAIR TO SECOND FLR. B - 55 SQ FT/100 = 0.5 OCCS
2ND FLR LOCKER RM & LAND'G. B - 727 SQ FT/50 = 14.5 OCCS 16 OCCS OPEN AREA
AREA UNDER CANOPIES S-1 - 397 SQ FT/300 = 1.5 OCCS

**TOTAL OCCUPANCY = 7,505 GRND LVL + 727 SEC LVL = 8,232 SQ. FT. GROSS
72 OCCUPANTS**

CONSTRUCTION TYPE: IIIB / VB
OCCUPANCY: F-1/S-1/B

SYMBOLS AND ELEMENTS

- PATH AND AREAS OF EGRESS
EMERGENCY LIGHTING PER SHADED AREA
44" MIN. UNLESS OTHERWISE NOTED.
MIN. 1 F.C. AS MEASURED @ FLR. LVL.
- EXIT FIXTURE W/ BATTERY BACKUP
- EXTERIOR LANDING EGRESS LIGHTING ON
BATTERY BACKUP

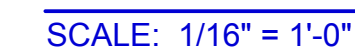
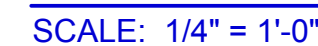
REVISIONS	BY
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ARCHITECTURE LLC
RESIDENTIAL
RESTAURANT
COMMERCIAL
INTERIOR
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Date	06/03/2020
Scale	VARIES
Drawn	MJA
	WINDOW APPEAL
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Of	AP.2 Sheets



- ### 1, EGRESS PLAN - VEHICLE RAMP BETWEEN

CONSTRUCTION TYPE: IIIB VB
OCCUPANCY: F-1/S-1/B