

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 24489 (12/23/20) for additional information

Appeal ID: 24525	Project Address: 900 SW Washington St
Hearing Date: 1/20/21	Appellant Name: Steven Rupert
Case No.: B-004	Appellant Phone: 5033176573
Appeal Type: Building	Plans Examiner/Inspector: Katherine Aulwes
Project Type: commercial	Stories: 35 Occupancy: S, A, B, M, R Construction Type: I-A
Building/Business Name: Block 216	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure, Reconsideration of appeal	LUR or Permit Application No.: 19-130673-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Mixed Use Retail, Hotel, Office, Condominium Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1015.2.1 Two Exits or exit access doorways
Requires	Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of area served measured in a straight line between exit doors or exit access doorways. Exception 2 reduces separation distance to 1/3rd where a building is equipped with an automatic sprinkler system throughout.
Code Modification or Alternate Requested	Confirmation that the design layout of the Club Lounge exit door locations are acceptable as documented on G01.19 at 1/3rd of the overall diagonal measured from the NE corner of the Club lounge to the SW corner of the exterior terrace and that the Reading Room area within the Club Lounge space does not need a second exit unto itself.
Proposed Design	<p>Original Text:</p> <p>The Club Lounge located in the SW corner of level 20 is a space with an overall diagonal dimension of 112'-0" with the exterior terrace included. Exit doors are separated by 37'-7" which is more than 1/3rd of that diagonal and therefore comply with OSSC 1015.2. The Club Lounge space is intentionally designed to maximize the occupant's opportunity for views, aligning seating groups along the building façade with services along the core side of the lounge space.</p> <p>Marriott describes the club lounge as a place for guests to relax and unwind, away from their guestroom and public circulation; a place to meet away from the main Lobby or other public spaces, and an opportunity to interact with other guests in an exclusive environment. This is a relaxed low use area available only for use by hotel guests.</p>

The location of the exit doors for this club lounge and the overall linear configuration of the space leaves a seating group (the Reading Room) area with a calculated load of 36 occupants more than 30ft from a point at which two options are available.

The Reading Room has a 2 story volume from the adjacent pool and along its eastern perimeter that does not allow for egress to the east and has exterior facades along the east and south perimeters.

The travel distance from the furthest seat within the Reading Room area to a point of two egress options is approximately 57 feet.

Reconsideration Text:

The horizontal dimension (16'-8") at the north end of the area comprised of the seating group Reading Room and Terrace does not exceed 1/3 of the diagonal of that area Measured from the point at which an option to two exits is available to the far end of the Terrace (60'-8").

An occupancy load sign will be posted at the Club Lounge Entry as required for assembly occupancies per OSSC 1004.3. In addition to indicating the overall club lounge occupant load this sign will be provided with a plan graphic for the lounge that highlights the partial Seating Area, Reading Room and Terrace with a limitation of 49 occupants for that area (see attached figure).

A sign will also be posted on the wall at the north end of this area noting that the occupant load for the area south of the sign is limited to 49 occupants (see attached figure).

Reason for alternative Original Text:

Applying a calculated load of 15sf/occupant to the entire area of the Terrace, Reading Room and Seating Group south of the point at which two options are available (Boundary dashed in magenta) results in a calculated occupant load of 65 occupants. However, the space plan for the Club Lounge provides seats in the Reading Room and 8 seats in the adjacent Seating Group. If the calculated load of the Terrace is added to the actual seat count of these spaces the aggregate occupant load is 42 occupants; well below the 49 occupant limit set in table 1015.1 for A and B occupancies. As such this area should only require a single exit.

The intent of the Club Lounge as described in the Marriott program is for this space to be a place to relax and unwind away from other public areas of the hotel. While the planned seating provides guests with a variety of seating options, it is common for a portion of the provided seating to remain unused. This fact further supports the concept of counting seats within the space rather than applying a calculated load to the seating and circulation of this area.

Compliance with table 1015.1 when actual seat count is applied should allow the Reading Room to not be subject to 1015.2. Additional provisions will be provided to enhance life safety over that required of base code requirements. Spot-type smoke detectors will be provided in both the club lounge and along the north-south corridor serving as exit access to both stairwells from the club lounge. Detection will be provided in accordance with NFPA 72 – National Fire Alarm and Signaling Code.

This additional detector coverage will allow for incipient-level detection of a fire along exit access from the club lounge, both in the corridor itself and from spaces directly adjacent to the corridor, providing occupants with notification of a potential fire which could impact their egress. The decreased notification time serves to minimize the potential period during which occupants in the back of the club lounge might be impacted by a fire along their means of egress by beginning their egress earlier in fire growth relative to the notification time associated with sprinklers. The earlier egress begins in the fire growth curve, the less overall smoke production which may be encountered along the exit access path leading to the stairwells.

We respectfully request this design be approved.

Reconsideration Text:

The width at the north end of the seating and reading room area in question does not exceed 13rd of the overall diagonal. However, we believe the occupant load of this area should not require two exits and therefore a narrower dimension should be found acceptable. Due to the intended use of the club lounge amenity as required by the hotel operator's program, the occupancy of this area will be much lower than the result of the common 1/15sf calculation for A-3 occupancies. The capacity of the seating arrangement as shown for this area is also reflective of this lower occupant load anticipation. If a restriction of 49 occupants is applied to this area, only one exit is required. By posting signage indicating this limitation all staff of the hotel operator who control access to this lounge and manage the use of this area will be well informed of this limitation. Having the occupant load limit posted directly north of the space in addition to a graphic indication on the primary occupant load sign for the Club Lounge will reinforce an understanding of this limitation.

Appeal item 2

Code Section Section 1028.8 Common path of egress travel

Requires The common path of egress travel shall not exceed 30 feet from any seat to a point where an occupant has a choice of two paths of egress travel to two exits. Exception 1: For areas serving less than 50 occupants, the common path of egress travel shall not exceed 75 feet.

Code Modification or Alternate Requested Allow common path travel distance from farthest seat exceeding 30ft, but less than the 75ft allowed by exception 1 of 1028.8.

Proposed Design Original Text:
The Club Lounge located in the SW corner of level 20 is a space with an overall diagonal dimension of 112'-0" with the exterior terrace included. Exit doors are separated by 37'-7" which is more than 1/3rd of that diagonal and therefore comply with OSSC 1015.2. The Club Lounge space is intentionally designed to maximize the occupant's opportunity for views, aligning seating groups along the building façade with services along the core side of the lounge space.

Marriott describes the club lounge as a place for guests to relax and unwind, away from their guestroom and public circulation; a place to meet away from the main Lobby or other public spaces, and an opportunity to interact with other guests in an exclusive environment. This is a relaxed low use area available only for use by hotel guests.

The location of the exit doors for this club lounge and the overall linear configuration of the space leaves a seating group (the Reading Room) area with a calculated load of 36 occupants more than 30ft from a point at which two options are available.

The Reading Room has a 2 story volume from the adjacent pool and along its eastern perimeter that does not allow for egress to the east and has exterior facades along the east and south perimeters.

The travel distance from the furthest seat within the Reading Room area to a point of two egress options is approximately 57 feet.

Reconsideration Text:

No new information. Hold-over information request was for 1015.2.1.

Reason for alternative Original Text:

In addition to the 26 seats shown within the Reading Room, there are 8 seats in the seating group north of the Reading Room prior to reaching the point at which two options for egress are available. These 34 seats along with the calculated load of the Terrace results in a total count of 42 occupants.

Exception 1 of 1028.8 increases the allowable common path of travel measurement to 75ft for areas serving less than 50 occupants. The combined calculated load of the reading room and terrace south of the reading room is 44 which is less than the threshold for this exception.

In addition to code compliance via our interpretation of exception 1 of 1028.8 for this area of the club lounge labeled Reading Room, additional provisions will be provided to enhance life safety over that required of base code requirements. Spot-type smoke detectors will be provided in both the club lounge and along the north-south corridor serving as exit access to both stairwells from the club lounge. Detection will be provided in accordance with NFPA 72 – National Fire Alarm and Signaling Code.

This additional detector coverage will allow for incipient-level detection of a fire along exit access from the club lounge, both in the corridor itself and from spaces directly adjacent to the corridor, providing occupants with notification of a potential fire which could impact their egress. The decreased notification time serves to minimize the potential period during which occupants in the back of the club lounge might be impacted by a fire along their means of egress by beginning their egress earlier in fire growth relative to the notification time associated with sprinklers. The earlier egress begins in the fire growth curve, the less overall smoke production which may be encountered along the exit access path leading to the stairwells.

We respectfully request this design be approved.

Reconsideration Text:

No new information. Hold-over information request was for 1015.2.1.

APPEAL DECISION

1. Increase in maximum allowable common path of egress travel from 30 feet to 57 feet: Granted as proposed.

2. Determination of exit access separation: Granted as proposed.

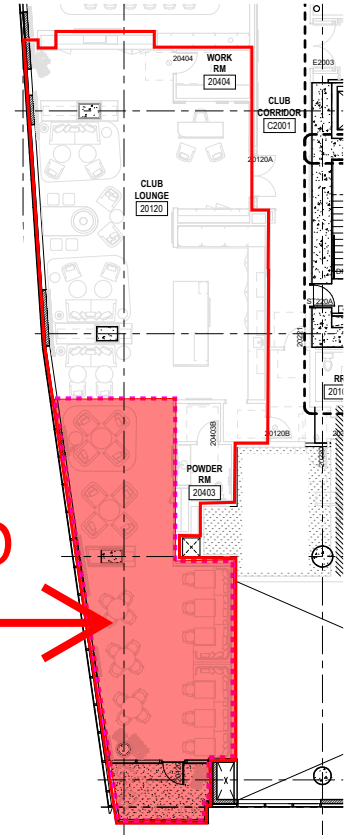
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special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

SIGN AT MAIN ENTRANCE/EXIT OF CLUB LOUNGE:

**CLUB LOUNGE
MAXIMUM OCCUPANT LOAD
107 OCCUPANTS**

**LIMITED AREA NOT TO EXCEED
49 OCCUPANTS**



SIGN AT NORTH WALL OF LIMITED OCCUPANCY AREA:

**MAXIMUM OCCUPANCY
BEYOND THIS POINT
49 OCCUPANTS**