

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: 24528	Project Address: 3580 SW River Pkwy
Hearing Date: 1/20/21	Appellant Name: Renee Snyder
Case No.: B-006	Appellant Phone: 5415217661
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 2 Occupancy: B Construction Type: I-A
Building/Business Name: The Meriwether (Tenant: Dr. Todd Beck)	Fire Sprinklers: Yes -
Appeal Involves: Addition to an existing structure	LUR or Permit Application No.: 20-216499-CO
Plan Submitted Option: pdf [File 1]	Proposed use: B: Dental Clinic

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 601
Requires	Per Table 601 For Type I-A Building 3-hour rated Primary Structural Frame (columns, girders, trusses) 2-hour rated floor construction and secondary members
Code Modification or Alternate Requested	Appeal to maintain approved appeal ID3338 for previous tenant. Proposed design would reduce mezzanine girder protection to 2-hours.
Proposed Design	<p>3-hour rated columns (per Table 601)</p> <p>2-hour rated floor girders, protected as part of 2-hour floor system</p> <p>2-hour rated floor construction (per table 601)</p> <p>Note: proposed change would only affect new tenant's second floor: does not affect existing building or primary structure</p> <p>Summary: Girder protection would be achieved as part of 2-hour floor system and secondary members, as allowed in table 601. See attached floor plans & details. The proposed tenant improvement includes change of occupancy from A-2 to B and a mezzanine conversion to second floor in an existing Type I-FR concrete building. The second floor footprint will also expand. The tenant space is separated from adjacent spaces by 1-hour and 3-hour walls (varies).</p>
Reason for alternative	<p>The argument for the previously approved appeal does not change due to the change of occupancy or mezzanine to 2nd floor conversion.</p> <p>The intent of the 3-hour requirement for structural frame is to delay collapse of a large building due to fire exposure, by protecting vertical load-carrying members for a theoretical time period (3 hours). The proposed reduction to 2-hours for specific members would not affect the overall</p>

building's integrity, as the second floor will be completely independent from the primary structure. The affected members will support only the second floor; i.e. failure of the second floor's structural members would have no life safety impact for the balance of the building.

The requirement for floor construction is 2-hour rated. All beams/girders will be protected within this 2-hour assembly which shall provide a more than adequate delay of collapse for the life-safety needs of the tenant space/proposed use.

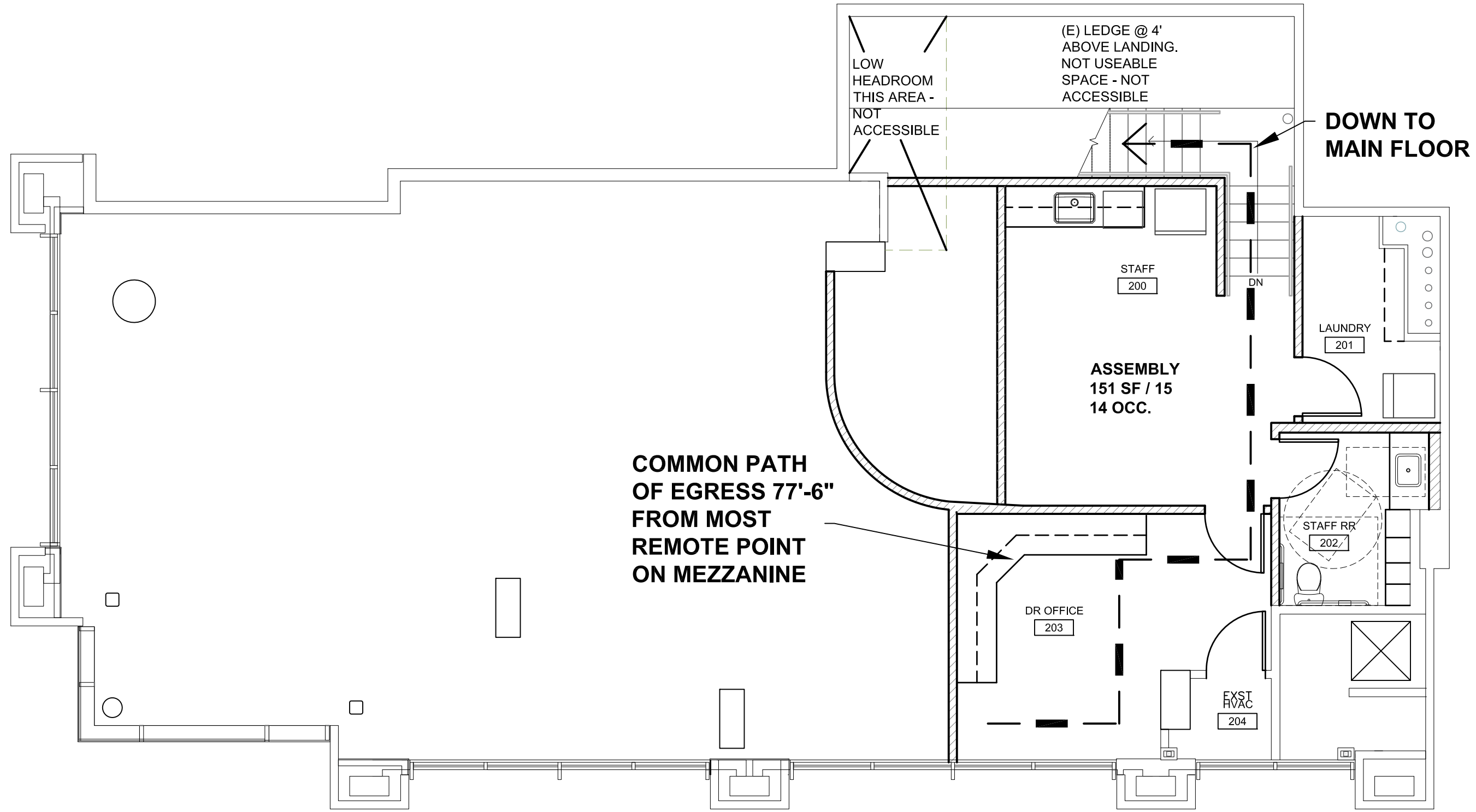
Under this proposal, remaining portions of the structural frame (columns) are to remain protected w/3-hour rating. The proposed tenant space will also be fire-sprinklered throughout.

APPEAL DECISION

Reduction in minimum required protection of primary structural members in 1A construction from 3 hours to 2 hours as previously granted in Appeal #3338: 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.

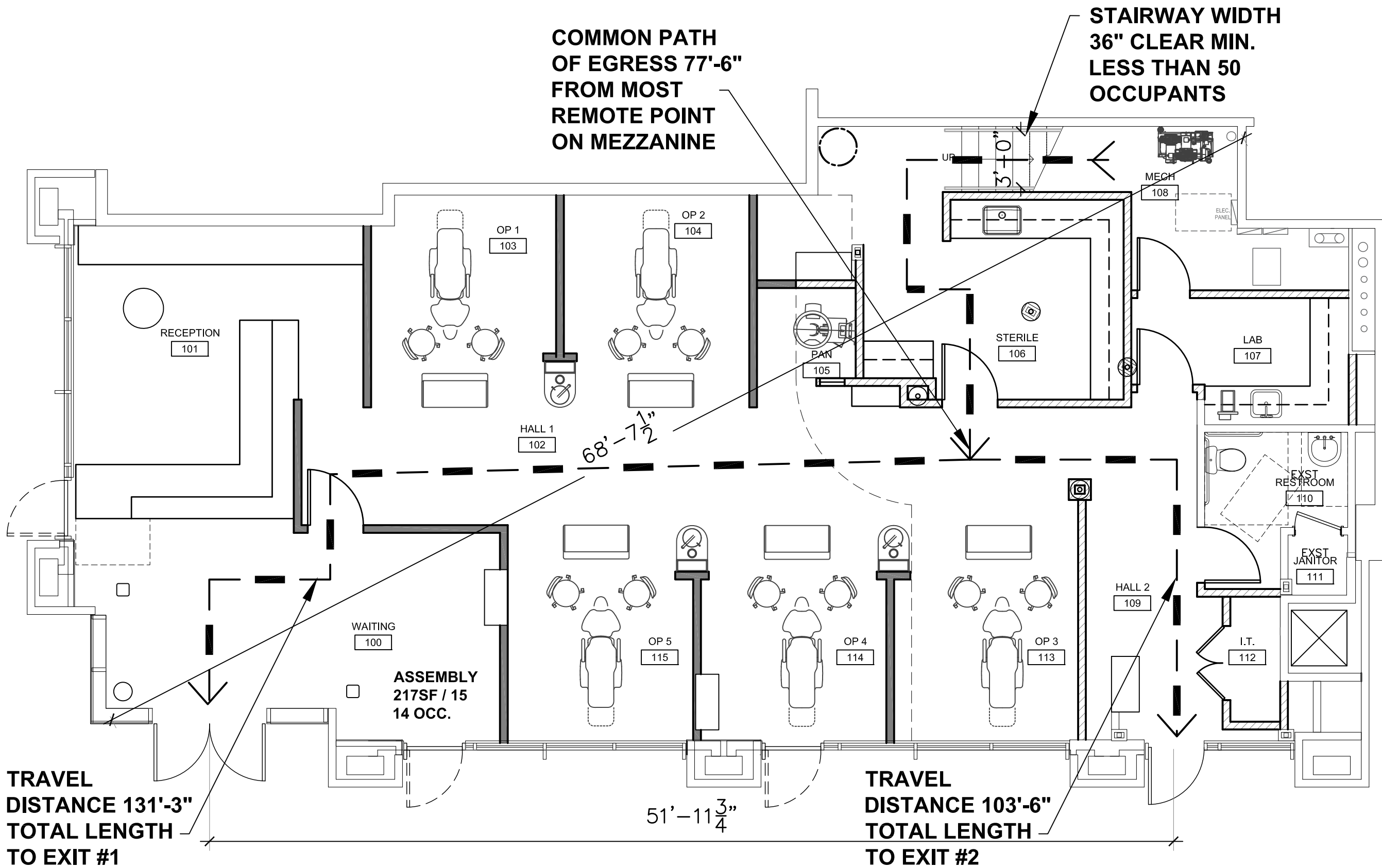


2

T-0.1

EXITING PLAN- MEZZANINE

SCALE: 3/16" = 1'-0"



1

T-0.1

EXITING PLAN- FIRST FLOOR

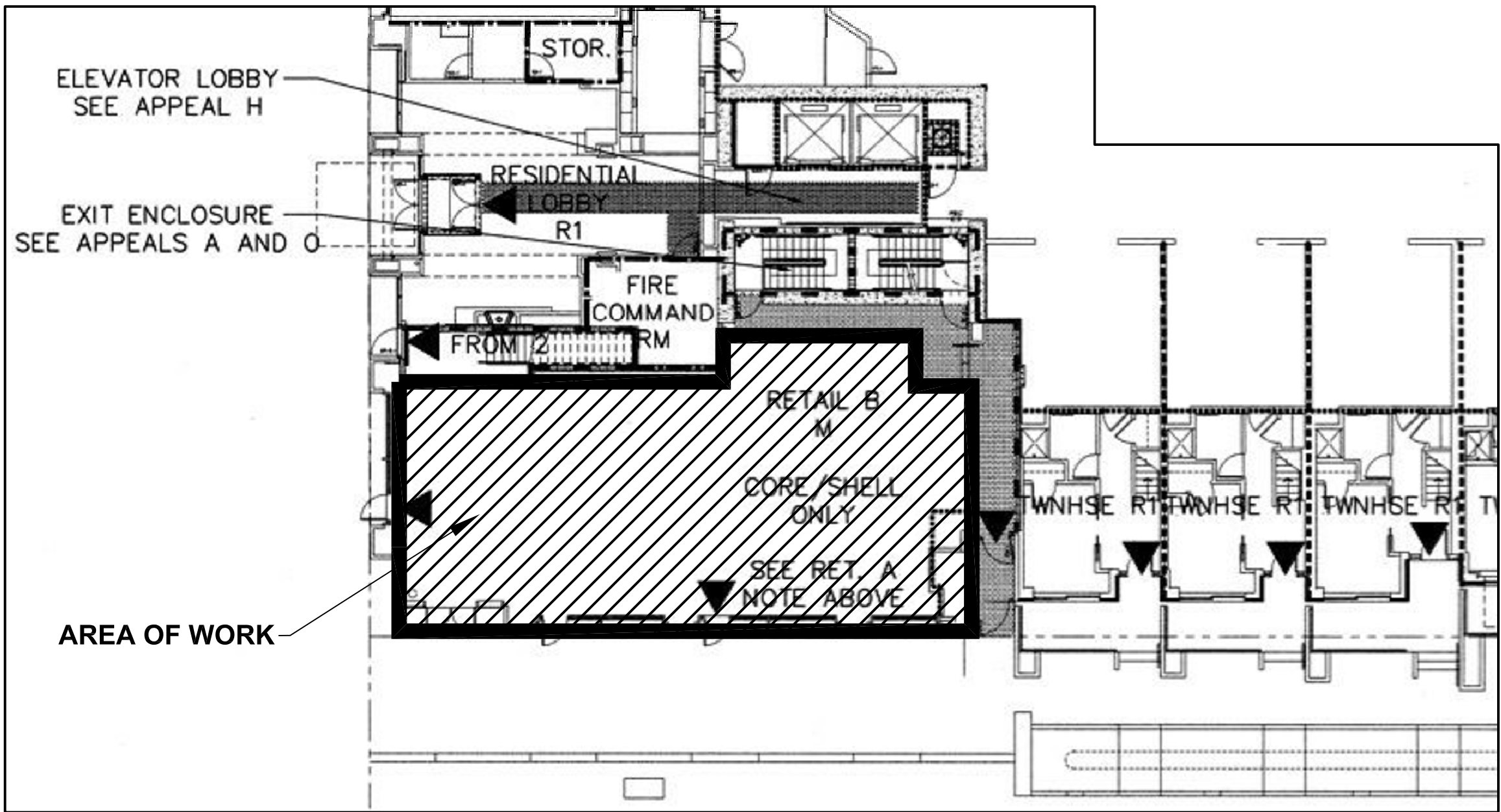
SCALE: 3/16" = 1'-0"

BUILDING SUMMARY			
SPACE	OCCUPANCY TYPE	AREA (SF)	TOTAL OCCUPANTS
WAITING ROOM / BREAK ROOM	A (1:15)	368	25
REMAINING MAIN FLOOR	B (1:150)	1,808	12
SECOND STORY	B (1:150)	524	4
TOTAL			41

CODE ANALYSIS	
CODE	2019 ORE. STRUCTURAL SPECIALTY CODE
JURISDICTION	CITY OF PORTLAND
CONSTRUCTION TYPE	TYPE I-A, SPRINKLED
PREVIOUS OCCUPANCY TYPE	A-2 CAFE (W/ F-1 KITCHEN & S-1 STORAGE)
NEW OCCUPANCY TYPE	B DENTAL CLINIC
PREVIOUS TENANT SQUARE FOOTAGE	2,064 SF (2,745 W/ MEZZ.)
NEW TENANT SQUARE FOOTAGE	2,025 SF MAIN FLOOR
	675 SF SECOND FLOOR
TOTAL	2,700 SF
NUMBER OF STORIES	2 STORIES
FIRE SPRINKLERS	SPRINKLED

FIRE CODE ANALYSIS	
CODE	2019 ORE STRUCTURAL SPECIALTY CODE
SPRINKLER SYSTEM	EXISTING SYSTEM TO BE MAINTAINED
SMOKE DETECTION	EXISTING SYSTEM TO BE MAINTAINED
FIRE ALARM	EXISTING SYSTEM TO BE MAINTAINED

FIRE RESISTANCE RATINGS OF EXISTING BUILDING ELEMENTS		
BUILDING ELEMENT	(E) FIRE RATING	ASSEMBLY DESCRIPTION
COLUMNS	3 HR.	TABLE 721.1(1)
PRIMARY BEAMS	2 HR.	PER APPEAL #3338 - PROTECTED AS PART OF FLOOR ASSEMBLY
SECONDARY BEAMS	2 HR.	PROTECTED AS PART OF FLOOR ASSEMBLY
FLOORS	2 HR.	TABLE 721.1(1)



3

T-0.1

VICINITY PLAN

NTS

EGRESS PLAN KEY

WHEELCHAIR SPACE / WHEELCHAIR CLEAR AREA

5'-0" DIAMETER WHEELCHAIR TURN AROUND AREA

NEW TENANT PARTITION WALL

EXISTING WALL

PATH OF EGRESS ILLUMINATION. MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL. THE POWER SUPPLY FOR THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF A POWER FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR. LIGHTING LEVEL TO BE VERIFIED THROUGH A FIELD TEST.

MEANS OF EGRESS REQUIREMENTS

EXITING	REQUIRED	PROPOSED
PROVIDED EXITS	2 EXITS	2 EXITS (SEE PLAN)
TRAVEL DISTANCE [TABLE 1016.2]	300' MAX	131'-3"
COMMON PATH OF TRAVEL [TABLE 1006.2.1]	100' MAX	77'-6"

PLUMBING FIXTURE CALCULATION								
OCCUPANCY/AREA	OCC. CALC.	OCC. LOAD			WATER CLOSETS		LAVATORIES	
			MALE	FEMALE	RATIO	MALE/FEMALE	RATIO	MALE/FEMALE
B: 2,332 SF DENTAL CLINIC	1/150	16	8	8	1/25	1/1	1/40	1/1
A: 368 SF WAITING & BREAK ROOM	1/15	25	13	13	1/25	1/1	1/40	1/1

REQUIRED TOTALS					PROVIDED			
WATER CLOSETS		LAVATORIES			WATER CLOSETS		LAVATORIES	
MALE/ FEMALE	1/1	MALE/ FEMALE	1/1		UNISEX (*FAMILY)	2	UNISEX (*FAMILY)	2

*2902.2.1 EXCEPTION 4. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD, INCLUDING EMPLOYEES AND CUSTOMERS, IS 50 OR FEWER. ONE SINGLE-USER TOILET ROOM SHALL BE PERMITTED.

*NOTE: THE AREA OF WORK SHALL NOT BE OCCUPIED DURING CONSTRUCTION, PER OSSC 3302.1.

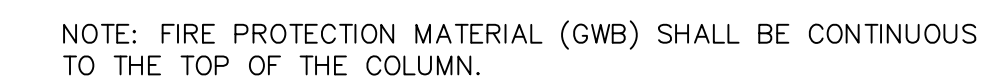
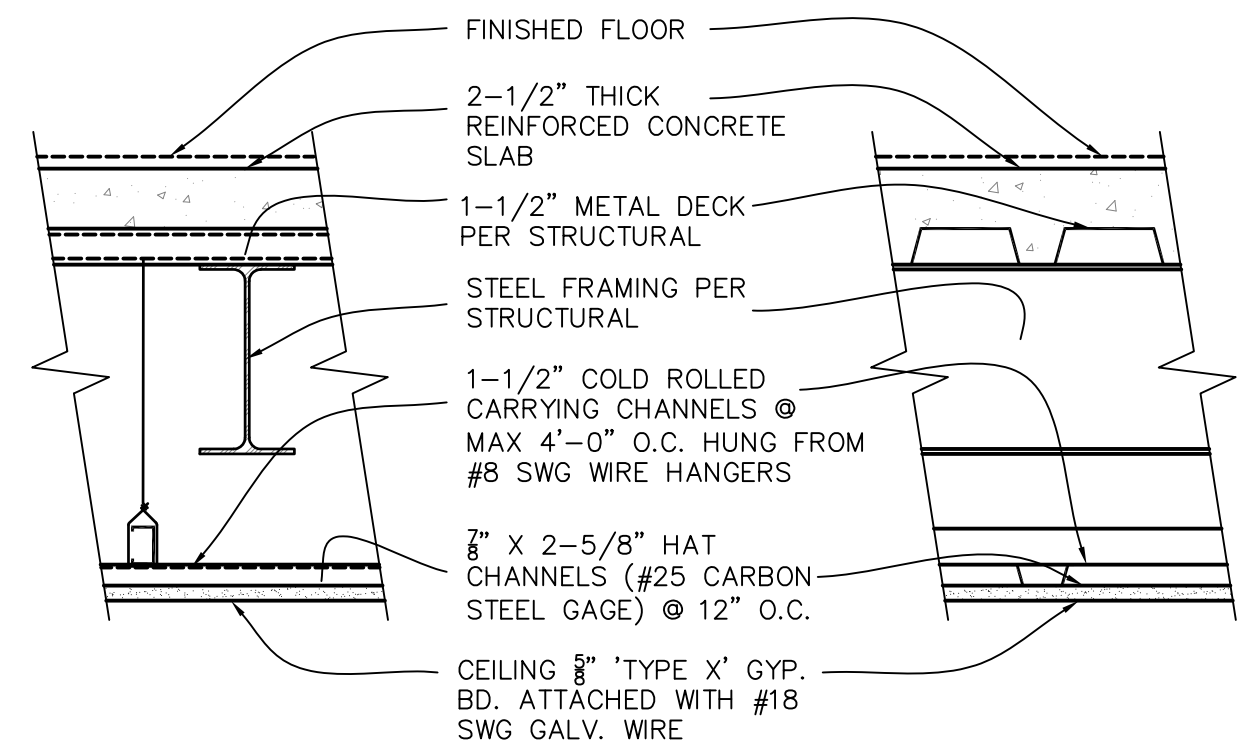
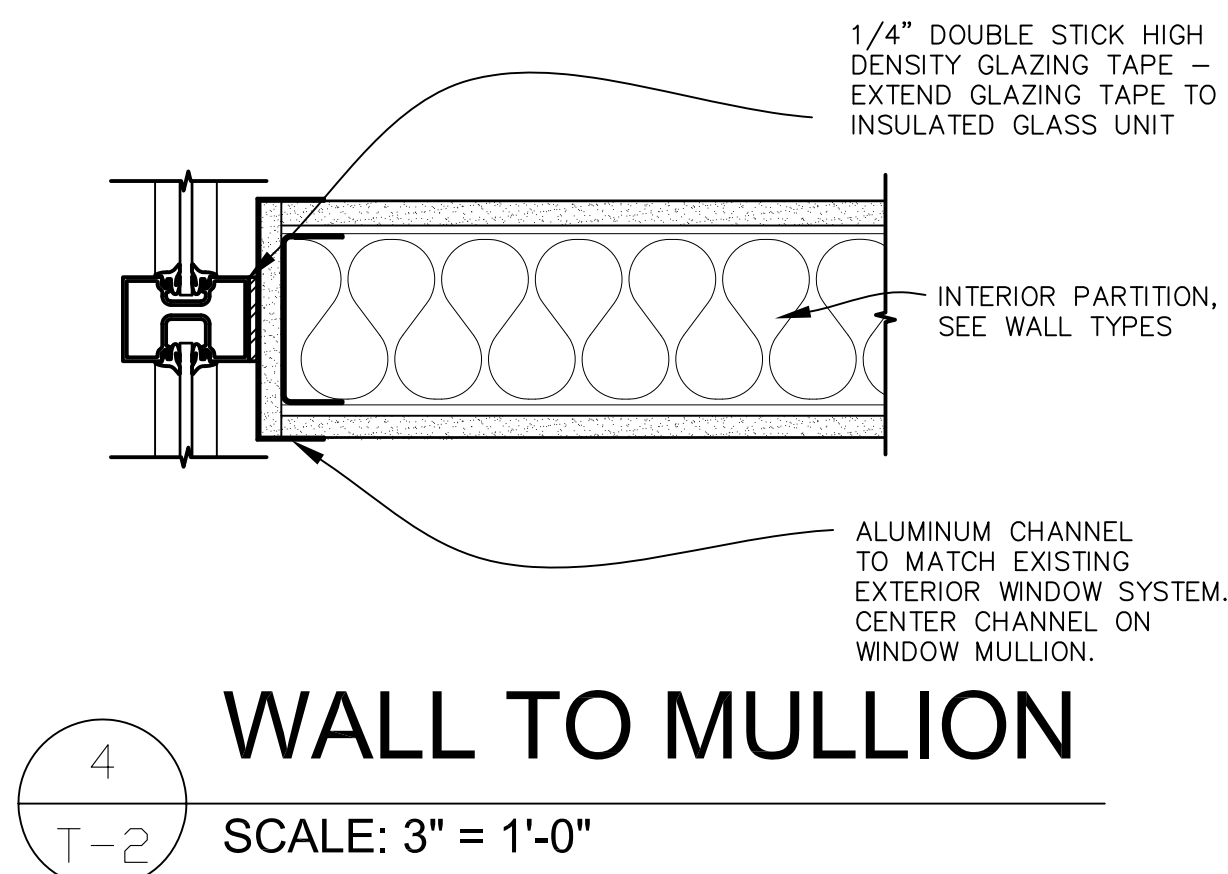
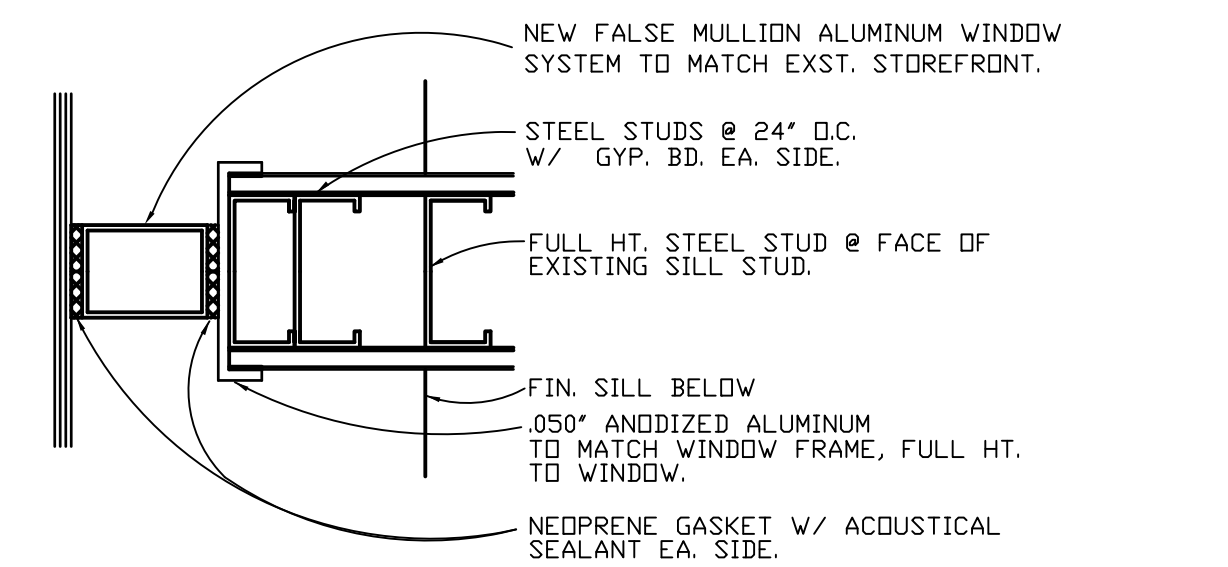
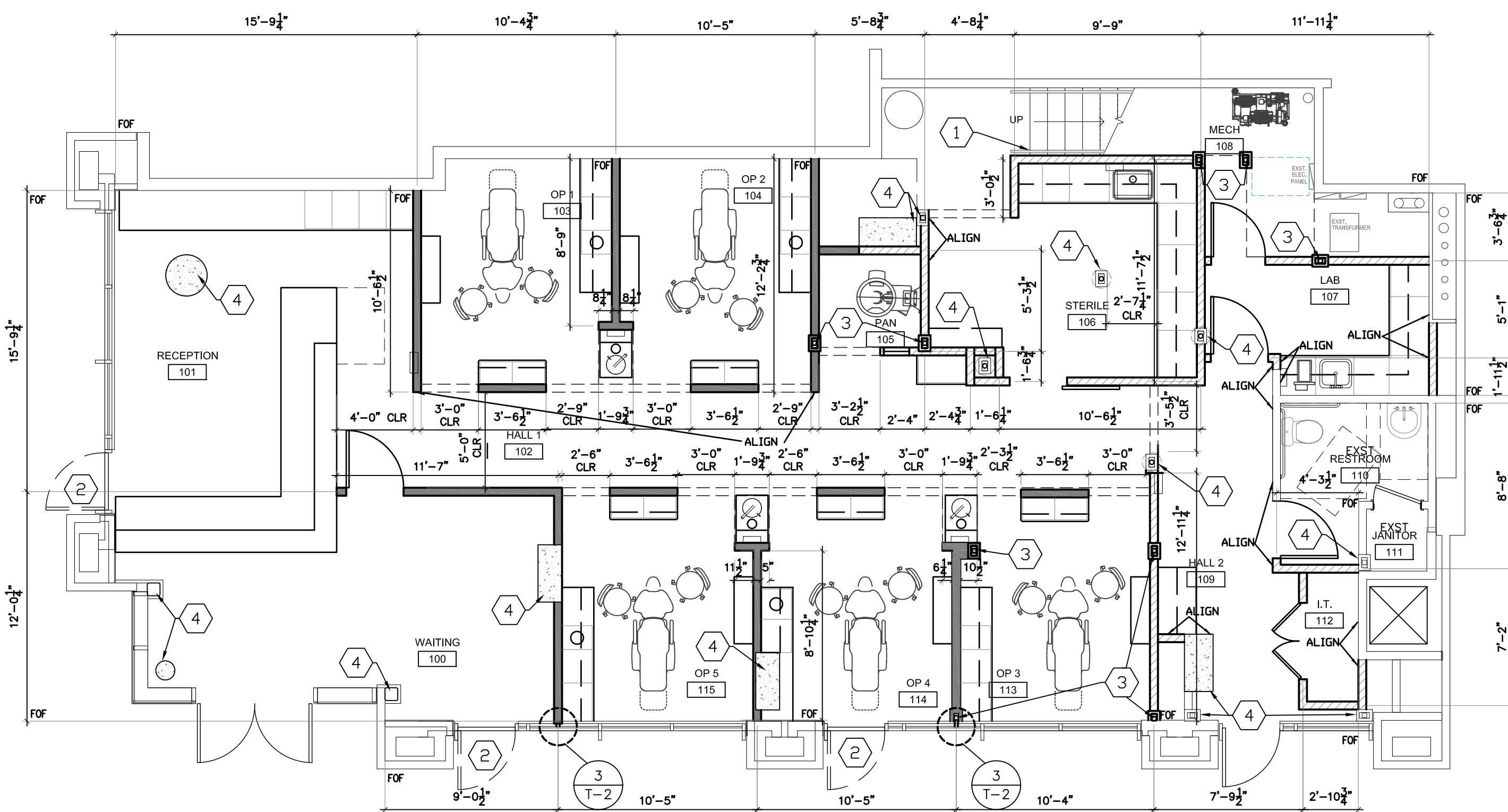
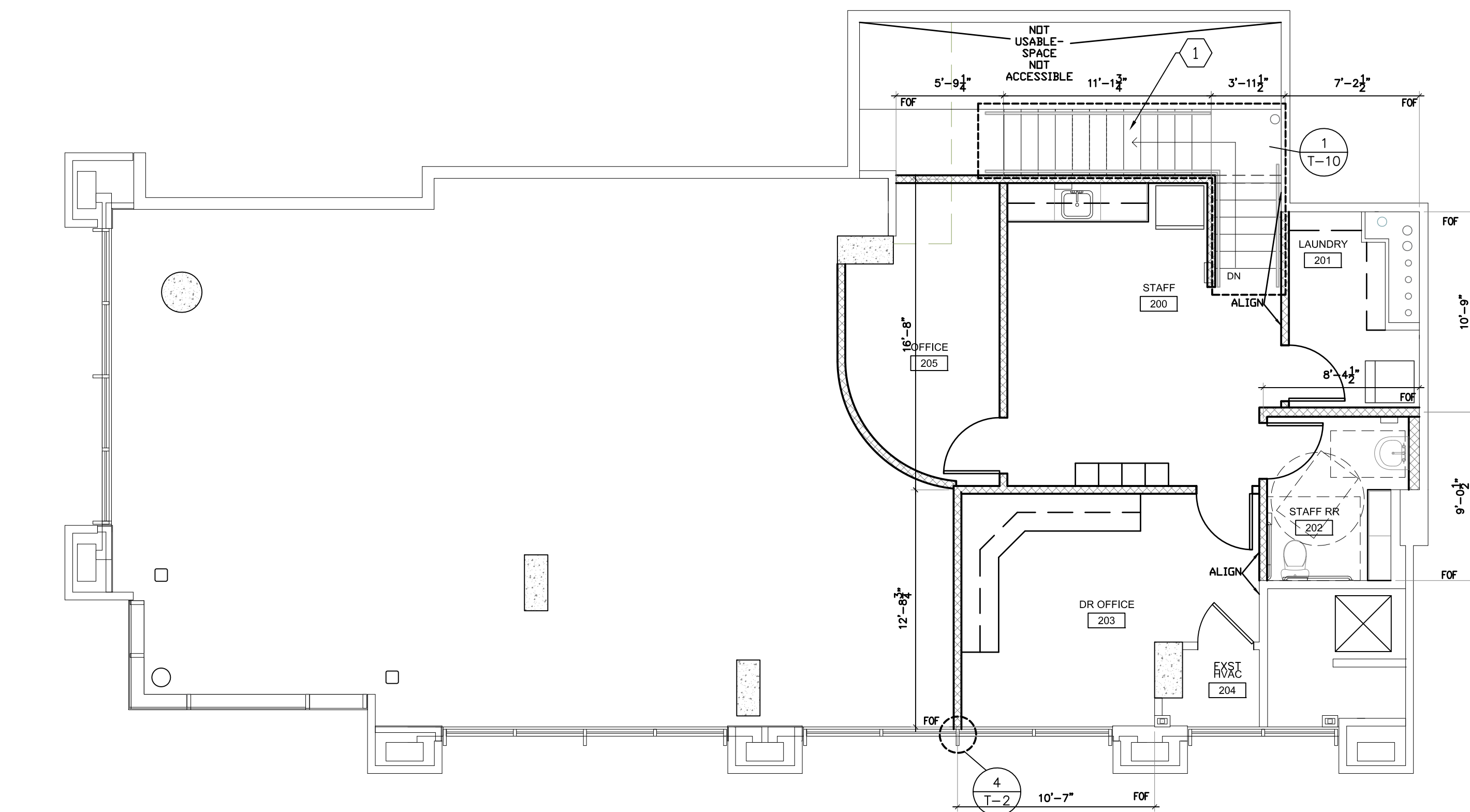
EMMETTPHAI R
C O N S T R U C T I O N

WWW.EMMETTPHAI R.COM 503-572-8606
OR CCB# 57427 WA LIC# EMMETPC814JN

CONSTRUCTION DRAWINGS FOR:
DR. TODD BECK

3580 SW RIVER PARKWAY, PORTLAND, OR 97239

DESCRIPTION	DATE
PERMIT SET	
DATE: 11/15/2020	DWN: RS
PROJ. #:	CHK: TC
SCALE: VARIES = 1'-0"	SHEET: T-0.1
	CODE SUMMARY



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION, CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.
2. DIMENSIONS FOR NEW WALLS ARE FROM EXISTING TO CENTERLINE OF NEW WALLS UNLESS NOTED OTHERWISE.
3. ALL WALLS, EXISTING AND NEW, DRYWALL FINISH TO BE LEVEL 4 SMOOTH FINISH. SKIM COAT EXISTING WALLS AS NEEDED TO ACHIEVE DESIRED FINISH LEVEL.
4. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND EQUIPMENT. SEE DENTAL EQUIPMENT PROVIDED PLANS FOR EQUIPMENT DETAILS. NO EQUIPMENT INSTALLED WILL WEIGH MORE THAN 400 LBS OR MORE THAN 75 POUNDS MOUNTED ABOVE 4 FEET A.F.F.
5. DENTAL EQUIPMENT SUPPLIER TO DETERMINE EXACT PLACEMENT OF DENTAL CHAIRS, DENTAL SUPPLIED CABINETS AND OTHER EQUIPMENT ON-SITE PRIOR TO ROUGH-IN OF UTILITIES.
6. DO NOT SCALE THE DRAWINGS. IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE DESIGNER FOR CLARIFICATION.
7. CLINICAL AREA (OPERATORIES, STERILIZATION & LAB) DIMENSIONS ARE CRITICAL: MAINTAIN INDICATED SIZE. CONTACT DESIGNER IF CONFLICTS ARE ENCOUNTERED.

DIMENSION PLAN SYMBOLS

- | | |
|---|--|
| 1 | NEW STEEL STAIRCASE TO BE BIDDER DESIGNED. |
| 2 | EXISTING EXTERIOR DOORS NOT USABLE. REMOVE HARDWARE FROM OUTSIDE, DOORS TO REMAIN LOCKED. |
| 3 | NEW 3-HOUR RATED COLUMN. SEE STRUCTURAL ENGINEERING FOR DETAILS. SEE DETAIL 6/T-2 FOR 3-HOUR ASSEMBLY. |
| 4 | EXISTING 3-HOUR RATED COLUMN TO REMAIN. |

[illegible]

DATE: 11/15/2020	DWN: RS CHK: TC
PROJ. #:	SHEET: T-2
SCALE: 3/16" = 1'-0"	DIM PLAN