Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 24492 (1/6/21) for additional information

Appeal ID: 24537	**Project Address:** 546 NE 12th Ave
Hearing Date: 1/20/21	**Appellant Name:** Joe Echeverri
Case No.: B-009	**Appellant Phone:** 9714201120
Appeal Type: Building	**Plans Examiner/Inspector:** John Cooley, Nate Takara
Project Type: commercial	**Stories:** 2 **Occupancy:** A-1, A-2, A-3, A-4, B, E **Construction Type:** II-B, III-B, II-A
Building/Business Name: Benson Polytechnic High School	**Fire Sprinklers:** Yes - NFPA 13 throughout
Appeal Involves: Erection of a new structure,Alteration of an existing structure,Reconsideration of appeal	**LUR or Permit Application No.:**
Plan Submitted Option: pdf [File 1] [File 2]	**Proposed use:** High School

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2901.2, 2902
Requires	Building official may take any action modifying a Chapter 29 requirement or accepting an alternate method. Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on actual use of the building or space.
Code Modification or Alternate Requested	Reduce number of minimum required plumbing fixtures. Calculate number of required fixtures based upon non-simultaneous use of space.
Proposed Design	Design provides plumbing fixtures for 1800 high school students and staff per the Portland Public Schools (PPS) design specification. The proposed number of fixtures is less than the required minimum number of fixtures calculated per Table 2902.1 when the rooms are occupied simultaneously. Required fixtures: Total 200 WCs, 157 LAVS Design proposes: Total 140 WCs, 109 LAVS On an average school day, 1800 students and staff are expected. The school provides spaces for student use that are not occupied at the same time as they occupy school classrooms and staff offices. Design proposes that the Auditorium and Gymnasium; Media Center and Common areas be deducted from the total required since these spaces will not be fully occupied and in use at the same time. See exhibit for plumbing facilities and areas of simultaneous use. RECONSIDERATION: Added the Plumbing Fixtures Required per Table 2902, Exhibit page L0. This shows the occupancy use group with total 6400+/- occupant load when calculated per OSSC 1004.5.

Required fixtures (6400 occupants): Total 206 WCs, 159 LAVS
Design proposes: Total 140 WCs, 109 LAVS
Total Reduction for non-simultaneous use: 66 WCs, 50 LAVS

Reason for alternative

This appeal is based on existing appeal #15102 for Grant High School and similar appeals granted for Franklin and Roosevelt high schools. These schools, each with 1700 students + 125 staff provided the following WC counts:

Grant High School: Total WCs provided = 95
Franklin High School: Total WCs provided = 77
Roosevelt High School: Total WCs provided = 90

The quantity of plumbing fixtures required by OSSC 2902.1 for the maximum occupant loads of all rooms simultaneously per Table 1004 far exceeds the number which is practically necessary for the 1800 students and staff at Benson High School enrollment.

The school provides Auditorium and Gymnasium for after school events. The Auditorium and Gymnasium function independently from each other and the main school building. Both the Auditorium and Gymnasium spaces are provided with the fixtures as calculated per Table 2902.1.

In addition to classrooms and staff offices, the main school building provides a Media Center and Commons areas for student and staff use during the day. These gathering spaces are part of the main building and may be secured to use separately from the Gymnasium and Auditorium. The Media Center and Commons will not be fully occupied at the same time classrooms and offices are occupied. The Media Center and Commons' combined occupants exceed the occupants in the Auditorium, the Gymnasium, and the 1800 student and staff attending the school each day.

Distribution of the restroom facilities locates them within 500 feet and no more than 1 story of travel from classrooms, administrative and student common areas. During the school day students and staff are free to move through the school building and the proposed design provides a choice of facilities for use.

Similar to Franklin, Roosevelt and Grant High Schools, the actual number of occupants intended to use Benson High School is 1800 students and staff. The design proposes a minimum number of WCs and LAVs exceeding the numbers provided for other schools and also meeting required minimums for after hour functions of the school. The proposed design provides a reasonable number of fixtures. The reduced number satisfies the functional demands of the school without hardship to school operations, maintenance, or its occupants.

RECONSIDERATION: Exhibit page L0 updated per discussion with plans examiner John Cooley. Exhibit includes use and associated occupant load as calculated per OSSC 1004.5. The result of calculations requires fixtures to be provided for 6400 occupants with an allowable reduction for fixed theater seats or bleachers. This occupant load and fixtures significantly exceeds the occupant load for school during the school day and for after-hours use.

Appeal item 2

Code Section

1011.11/ 1014/ 3405.3

Requires

Flights of stairways shall have handrails on each side and comply with 1014.

• OSSC 1014.2,Stair handrail heights measure above treads and nosings shall be uniform, not less than 34 inches and not more than 38 inches.
• OSSC 1014.4 Handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions.
• OSSC 1014.6, 3405.3 Alterations, IEBC Section 503, Exception 2 full extension of handrail not required where such extensions would be hazardous because of plan configuration.

Code Modification or Alternate Requested	Existing handrail height to remain one side of historic stair. Provide handrail one side at exterior non-conforming stairs. RECONSIDERATION: Existing wall mounted handrail height to remain at historic guard wall to maintain structural integrity of concrete wall. Add extensions top and bottom, where practical. Add continuous infill rail at stair mid-landings. Terminate handrail at level of exit discharge.
Proposed Design	Part 1 Locations: • Auditorium (Bldg. A) Stairs 4, 5 • Administration (Bldg. E) Stairs 1, 2. • Gymnasium (Bldg. G1) Stairs 10, 12. Propose the existing historic wood trim wall cap and handrail heights remain as constructed at the intermediate guard walls of historic stairs. The intermediate guard walls are plaster finished, solid walls with ornate wood trim. The cap trim and wall profiles vary between buildings while providing a wall height of 36 inches above stair and landing. Handrail heights also vary between buildings with the typical top of rail 30 inches above stair. See BPHS Stair exhibit for existing and proposed conditions. At intermediate stair guard wall and landings: • Replace existing wall mounted handrail with new metal handrail at existing height (30 inches above stair). • New handrails will be installed with top of rail to match existing height to preserve existing historic wood trim caps. • New handrails will be continuous at intermediate landings except those providing exit discharge (Auditorium Stair 4, Gymnasium Stair 10 and 12.) • Handrail extensions at top of Level 2 landing shall follow the guard wall and terminate versus extending in direction of travel creating and obstruction. • Handrail extensions at bottom landing Level 1 and Lower Level shall follow the curve of the guard wall versus direction of travel versus extending in direction of travel creating and obstruction. At stair perimeter walls separating stairs from other spaces, install new wall mounted handrails at 34-38” aff with handrails extending a minimum 11 inches beyond top and bottom riser. Auditorium stairs 4 and 5 handrail extensions at Main Lobby level 1 shall terminate before the ornate wood pilasters. Part 2 Locations: Auditorium (Bldg A) North Exterior Exit Stair from Lower Level HallwayH04 to Irving Street Auditorium (Bldg A) North Exterior stair from Lower Level to Street Irving Street. Propose to replace existing shall have with top of rail at 36" aff with extension at lower landing to extent possible that they do not conflict with door swing to its full and open position and 12" or more at street level. Propose no handrail at north side of stair. Propose that the north side (street side) of stair, be provided with 42" high guardrail that terminate at top of existing raised curb. RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/2021. Part 1 Location of historic rails: • Auditorium Bldg A – Stair 5; (delete Stair 4) • Administration Bldg E – Stairs 1 and 2 • Gymnasium Bldg G1 – Stairs 10 and 12 See exhibit pages SK2, SK3 and SK4 for rail heights, terminations, and continuity.

Handrail height:
• Intermediate handrail height as-built 30” aff to remain.
• Install new perimeter wall handrail at 34 – 38” aff height.

Handrail termination:
• Intermediate handrail: Bottom terminate into guard less than 11”. Top extend and wrap guard min 11”
• New perimeter wall handrail: Bottom and top extensions min 11” in direction of travel.

Handrail continuity:
• Intermediate handrail on guard wall. Provide new infill ‘continuous’ handrail connecting existing rails between flights.

Part 2 Locations: DELETE from appeal consideration.

Reason for alternative

Appeal submitted to documents the design path for existing building conditions to remain as coordinated with plans examiner John Cooley.

The existing building stairs contribute to the historic style and character of the landmark buildings. OSSC 3405.6 Historic buildings provide for the alteration, restoration, and rehabilitation of historic structures to be made without conformance to all requirements of the code when authorized by the building official.

In previous renovations before 2003, the ornate guard wall trim and handrails remained ‘as is’ at the intermediate guard walls and were altered at the perimeter walls. Alterations installed the perimeter wall mounted handrails with top of rail at 36 inches and handrail extensions top and bottom where practically feasible. This appeal proposes similarly - maintain the historic ornate guard wall trim and handrail ‘as built’ with modifications to provide continuity and terminations. Handrail extensions at perimeter walls will be provided where practically feasible. The appeal proposes similarly- maintain the historic ornate guard wall trim and handrail 'as is' while replacing the perimeter wall handrail to be in conformance. Handrail extensions at perimeter walls will be provided where practically feasible without creating additional hazard. See exhibit for existing and proposed conditions.

Both the Auditorium and Gymnasium guard walls are plaster finish over 3 inch concrete and solid with no openings. Per structural engineers’ evaluation, it is technically infeasible to alter the existing Gymnasium concrete guard walls to increase their height without leading to a full reconstruction. While it is technically feasible to alter the Auditorium and Administration guard walls, the cost of reconstruction and reproduction burdens the project without substantial increase in life safety to the building and a loss of the historic style.

In summary, the reconstruction of the guard walls to increase height for handrail mount is cost prohibitive and alters the historic features. Existing Building code (OSSC 3405.6, IEBC 507) allows for the restoration of historic conditions to remain when they present no greater hazard than the existing condition. Proposed design meets the intent of the code while preserving the historic features of the landmark buildings.

The exterior stairs at the Irving street sidewalk are below the sidewalk level. The stairs are cast in place concrete integral with the building foundations. A change to pitch and re-construction the stairs is cost prohibitive and will unnecessarily expose the foundation. Replacing the existing handrail with a secure mounting in the exterior building wall at the south side of stair can be readily accommodated and penetrations sealed from weather protection.

In summary, the reconstruction of the existing exterior stairs and ornate interior guard walls to increase height for handrail mount is cost prohibitive and alters the historic features. Existing Building code (OSSC 3405.6, IEBC 507) allows for the restoration of historic conditions to remain when they present no greater hazard than the existing condition. Proposed design meets the intent of the code while preserving the historic features of the landmark buildings.

RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/202. Removal of existing wall mounted handrails and adding new anchor penetrations into the existing 3 inch concrete guard walls is not recommended by the structural engineer. Propose to improve the existing rails with continuity. Propose to improve the rail extensions by wrapping and returning to walls. Adding continuity and returning rails to wall improves the existing rail conditions and retains the historic features.

Appeal item 3

Code Section	1006.3.1
Requires	The path of egress travel to an exit shall not pass through more than one adjacent story.
Code Modification or Alternate Requested	Maintain existing exit access stair configurations for historic buildings.
Proposed Design	Benson High School Auditorium and Gymnasium building exit access stairs connect two stories or two stories and basement to an exterior exit at street, yard or public way. The stair access openings will be protected with addition of quick response sprinklers positioned within 12 inches of opening and on each side of opening. Existing walls at east and west sides of stairs provide 1 HR equivalent fire rating with existing concrete walls or new infill steel and GWB finish walls. The side walls are continuous construction equivalent to fire barriers continuous from foundation to underside of floor or roof deck above. See BPHS Stair exhibit for existing and proposed conditions. Stair descriptions below: Auditorium Lobby Stair 4: Exit access stair discharge located 1 story + 7’-0” below top floor. Direct discharge to Entry Courtyard. • Stair separated from hallway at Lower Level, Level 1 with wood trim bulkhead. • Quick response sprinkler heads within 12 inches of each side of bulkhead. Stair 5: Exit access stair discharge located 1 story + 7’-0” below top floor. Direct discharge to Irving Street. • Stair separated from hallway at Lower Level, Level 1 with wood trim bulkhead. • Quick response sprinkler heads within 12 inches of each side of bulkhead. Gymnasium Stair 10: Exit access stair discharge located 1 story + 7’-7” below top floor. Direct discharge to Entry Courtyard. Stair 11: Exit access stair discharge located 2 stories below top floor. Direct discharge to public way. • Stair separated from corridor at lowest level with 1 HR rated wall and 45 min pair or doors. Stair 12: Exit access stair discharge located 2 stories below top floor. Direct discharge to public way. • Stair separated from hallway at Lower Level, Level and 2 with historic Kalamein wood frame openings and glazed transom. • Quick response sprinkler heads within 12 inches of each side of frame and openings. RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/2021. Auditorium Stair 4 and 5 - as proposed above. • Provide 18" high vertical smoke draft curtain at lobby to stair ceiling opening

	• Provide quick response sprinkler heads within 12 inches lobby side of draft curtain levels 2, 1 and lower level. See SK1 - detail section 1. Gymnasium - Stair 10 and Stair 12: Interior exit stairway. Direct discharge to public way. • Stair separated on 3 sides from hallway and adjacent spaces at Lower Level, Level and 2 with historic Kalamein wood frame openings and glazed transom. • Level 2 hallway wall terminate at underside of ceiling as built. • Door openings equipped with hold open hardware and closer to trigger release upon notification from detection and alert system. • Quick response sprinkler heads within 12 inches of each side of frame for water curtain protection of glazed window and door openings in historic Kalamein frame. See SK1 - detail section 2 Admininstration Stairs 1 and 2 - as proposed above. Existing smoke draft curtain wall greater than 18". • Install tempered safety glazing at existing transom lights. • Install quick response sprinkler heads within 12 inches of each side of glazed clerestory frame for water curtain coverage Levels 1 and 2. • Level 2 hallway walls terminate at underside of ceiling as - built. See SK1 - detail section 3.
Reason for alternative	This appeal is similarly to approved Appeal #15262 for Grant High School and as coordinated with plans examiner. Open circulation and visual access for staff supervision are essential elements to school operations. Enclosing and separating stairs from lobbies and corridors with additional walls and doors creates impediments to student circulation and staff observation. The building's concrete walls on each side of the stairs in combination with the concrete stairs, handrail walls and concrete floors provide non-combustible fire resistant construction separating the exit access stairways from adjacent spaces. The concrete walls and guardrails finished with plaster coating together with concrete floor and stair provide non-combustible construction and separation from adjacent rooms for safe passage directly to building exterior. The increase in concrete thickness for walls on each side stair as a part of the seismic improvements to building in combination with quick response sprinkler heads at the interior stair landings, results in a design that provides for school operations and circulation; increases fire resistance for stair from adjacent assembly spaces; meets the intent of code while providing equivalent or better life safety. RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/2021. Officials indicated the existing historic Kalamein frames provided enclosure equivalent to interior exit stair in current code. Appeal revises existing Gymnasium Stairs 10 and 12 from exit access to interior exit stairways as recommended by officials. Increased safety proposed with water curtain protection coverage on both sides of historic Kalamein frame wall with its glazed window and door openings.

Appeal item 4

Code Section	OSSC 1104.3/ 1104.4
Requires	Where a building or portion of a building is required to be accessible at least one accessible route shall be provided to each portion of the building, entrances, and the public way except stories

	exempted by Section 1104.4. At least one accessible route shall connect each accessible story in multilevel buildings and facilities
Code Modification or Alternate Requested	Gymnasium classrooms at level 2 are not accessible spaces.
Proposed Design	Two remote classrooms (Rooms 255 and 257) located on the second floor at the west side of the high school's Gymnasium (Bldg G1) have limited accessibility and no access to an elevator. Design proposes equivalent accommodation. The two remote classroom activities may be conducted in other spaces and classrooms in buildings on site either at the same level or within 1 story travel from the gymnasiums sloped running track. RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/2021. Propose to provide rail mounted ADA inclined platform stair lift at Gymnasium exit access Stair 11 for accessible access between Levels 1 and 2 west side of Gymnasium. Inclined platform lift shall be designed and installed in conformance with Oregon State Elevator code as required for inclined platform lifts. Stair 11 width is 5'-0" wide. When platform in use, the platform and guide rails occupy 41" leaving 17-19" inches of clear width between moving platform and handrail. Since platform is not intended for emergency exit use, no emergency power supply will be provided. When not in use, the platform will rest at Level 2 beside the stair and beyond the travel path. Two way communication call station and signage shall be located adjacent to platform at Level 2 and at Level 1 landing. See SK1c for Stair plan with equipment layout.
Reason for alternative	The gymnasium is not currently equipped with an elevator. The building's seismic renovation work installs a new elevator in the gymnasiums' east hallway connecting the lower level locker rooms with the main activity level one for the auxiliary and main gymnasiums. As a result the elevator connects levels 1 with the lower level providing an accessible route between locker rooms and the main floor of gymnasiums. Access to the east hallway at level 2 is from adjacent connected Administration and Commons buildings. The accessible route connects all buildings at Level 2 and leads to elevator in adjacent buildings for accessible travel to the main street exits and sidewalks the streel level below. Modifying the building to provide elevator at the west and east hallways of the gymnasium is cost prohibitive. alternatively, providing one elevator for access to only two classrooms on the west side is inefficient and an unnecessary cost when equal or better accommodation may be provided. The remote rooms exist in the historic gymnasium building today and have been used for recreational activity and storage. The west classroom and hallway combined area is 2,280 square feet and less than the 3,000 sf allowed by exception to function without a connecting accessible route or elevator access. The gymnasium's track slopes both directions in excess of 5% making access through the two-story gymnasium space infeasible for wheelchair and other types of mobility impairments further separating the story into east and west. The actual aggregate second floor area exceeds 3,000 sf but when considering the boundary walls of the double height gymnasium and the physical limitations created by the dual slope track, the west classrooms are inaccessible from the east hallway and function as a single story with stair only access. In closing, equivalent accommodation in accordance with the ADA may be provided within convenient access to the track, gym, and basement locker rooms. The proposed design meets the intent of the code and standards without additional financial burden to the school.

RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/2021.

The ADA inclined platform stair lift provides accessible access connection between Gymnasium levels 1 and 2. Stair width will be reduced when platform in motion, however the platform is not intended and will not be powered for emergency use. During an emergency, occupant shall follow school procedures for assisted rescue. Occupant uses the two way communication call button and awaits assistance. The ADA inclined platform lift provides continuity of accessible route for the Gymnasium Level 2 classrooms.

Appeal item 5

Code Section	OSSC 1023.8 Interior exit access stair discharge identification
Requires	An interior exit stairway shall not continue below the level of exit discharge unless and approved barrier is provided at the level of exit discharge to prevent persons from unintentionally continuing into levels below.
Code Modification or Alternate Requested	Provide stair free of barriers where stairs continue below level of exit discharge.
Proposed Design	Proposed design omits a barrier gate at the main level entry/ exit landing of the Administration Building (Bldg E) Stair 3. Illuminated exit signage and emergency lighting shall be provided in accordance with code. Water curtain sprinkler heads shall be installed at the level 1 door and level 2 window adjacent to the Auditorium building. RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/2021. Locations: • Administration Bldg E Stair 3 (as proposed above) • Gymnasium Bldg G1 Stairs 10 and 12. During site walk, officials identified these stairs equivalent to interior exit stairs. Propose to omit barrier gate at the level of exit discharge located mid-landing between Basement and Level 1. As proposed above, exit signs, emergency exit lighting shall be provided in conformance with code.
Reason for alternative	This appeal similar to previously approved appeal 16027 Grant High School and submitted in coordination with project plans examiner. This is a prominent stair at the West entry/ exit vestibule for the school. The stair is located between the existing historic Auditorium and Administration building. It connects 3 buildings and provides a primary connection between the Lower level band room with the theater and administration offices. The vestibule serves as and Interior exit stairway for the Administration building, horizontal exits from the Auditorium and lowest level of adjacent buidling B with bandroom.to the east (See BPHS Stair exhibit for existing and proposed conditions). The stair features deep landings at the west entry/ exit landings, 5’-0” wide stringers and a central open space between stringers providing exit width in excess of code minimums and visually open from all levels. The walls enclosing stair at the north and east are constructed as double fire-walls providing 2 and 3 hour fire resistance rating. The existing Auditorium and Administration buildings’ 2 hour rated load-bearing masonry exterior walls are being reinforced with additional concrete shear walls

adding to the fire resistance of the fire walls between buildings and the stair interior. This far exceeds the 1 hour fire resistance required by code for stairs connecting 3 or less stories.

Preserving the open stair and providing open circulation is essential to the school and its operations. The existing open stair configuration with no barriers provides a clear path of travel and maintains visual access direct to exits. The proposed design meets the intent of the code without adding pediments to slow student safe access to the large courtyard along NE 12th Avenue.

RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/2021. Stairs have clear and direct visual access to exterior.

Appeal item 6

Code Section	OSSC 1015.3
Requires	Required guards shall be not less than 42 inches high.
Code Modification or Alternate Requested	Allow existing historic guard rail heights to remain as built.
Proposed Design	Propose the existing historic wood trim wall cap and handrail heights remain as constructed at the intermediate guard walls of historic stairs. See BPHS Stair exhibit for historic details and sections. Locations: • Auditorium (Bldg. A) Stairs 4, 5 Guard measures 36” high rising to 44” at intermediate landings. • Administration (Bldg. E) Stairs 1, 2. Guard measures 36” high continuous along stair and landings. • Gymnasium (Bldg. G1) Stairs 10, 12. Guard measures 36” high continuous along stair and landings. RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/2021. Site meeting discussion indicated guard height allowed per existing historic building code exception. Locations: As indicated in initial appeal except Auditorium (Bldg. A) Delete Stair 4 guard. See SK2, SK3 and SK4 for historic building guard heights and details.
Reason for alternative	Appeal submitted to documents the design path for existing building conditions to remain as coordinated with plans examiner John Cooley. The existing building stairs contribute to the historic style and character of the landmark buildings. OSSC 3405.6 Historic buildings provide for the alteration, restoration, and rehabilitation of historic structures to be made without conformance to all requirements of the code when authorized by the building official. In previous renovations before 2003, the ornate guard wall trim and handrails remained ‘as is’ at the guard walls with their existing 36” heights at landings. This appeal proposes similarly - maintain the historic ornate guard wall trim and handrail ‘as is’. Both the Auditorium and Gymnasium guard walls are plaster finish over 3 inch concrete and solid with no openings. Per structural engineers’ evaluation, it is technically infeasible to alter the existing Gymnasium concrete guard walls to increase their height without leading to a full reconstruction. While it is technically feasible to alter the Auditorium and Administration guard walls, the cost of reconstruction and reproduction burdens the project without substantial increase in life safety to the building and a loss of the historic style.

RECONSIDERATION: Reviewed existing conditions with code officials at on-site meeting 1/8/2021. Site visit provided the additional information requested. On -site discussion with officials confirmed guard height met with existing historic building code conformance.

APPEAL DECISION

1. Reduction in minimum number of required plumbing fixtures: Granted as proposed.

2. Existing handrail conditions to remain: Granted as proposed.

3. Existing exit access stair configurations to remain with addition of quick response sprinkler heads: Granted as proposed.
Note: Appeal also grants interior exit stairs 10 and 12 with quick response sprinkler protection on both sides of glazed walls. A separate permit from the Fire Marshal's Office is required.

4. Use of rail mounted ADA inclined platform stair lift for accessible route to two Level 2 classrooms at West side of Gymnasium: Granted as proposed with reduced stair width while lift is in operation.

5. Omission of barrier where stairs continue below level of exit discharge: Granted as proposed.

6. Allow existing historic guard rail heights to remain as built: Granted as proposed.

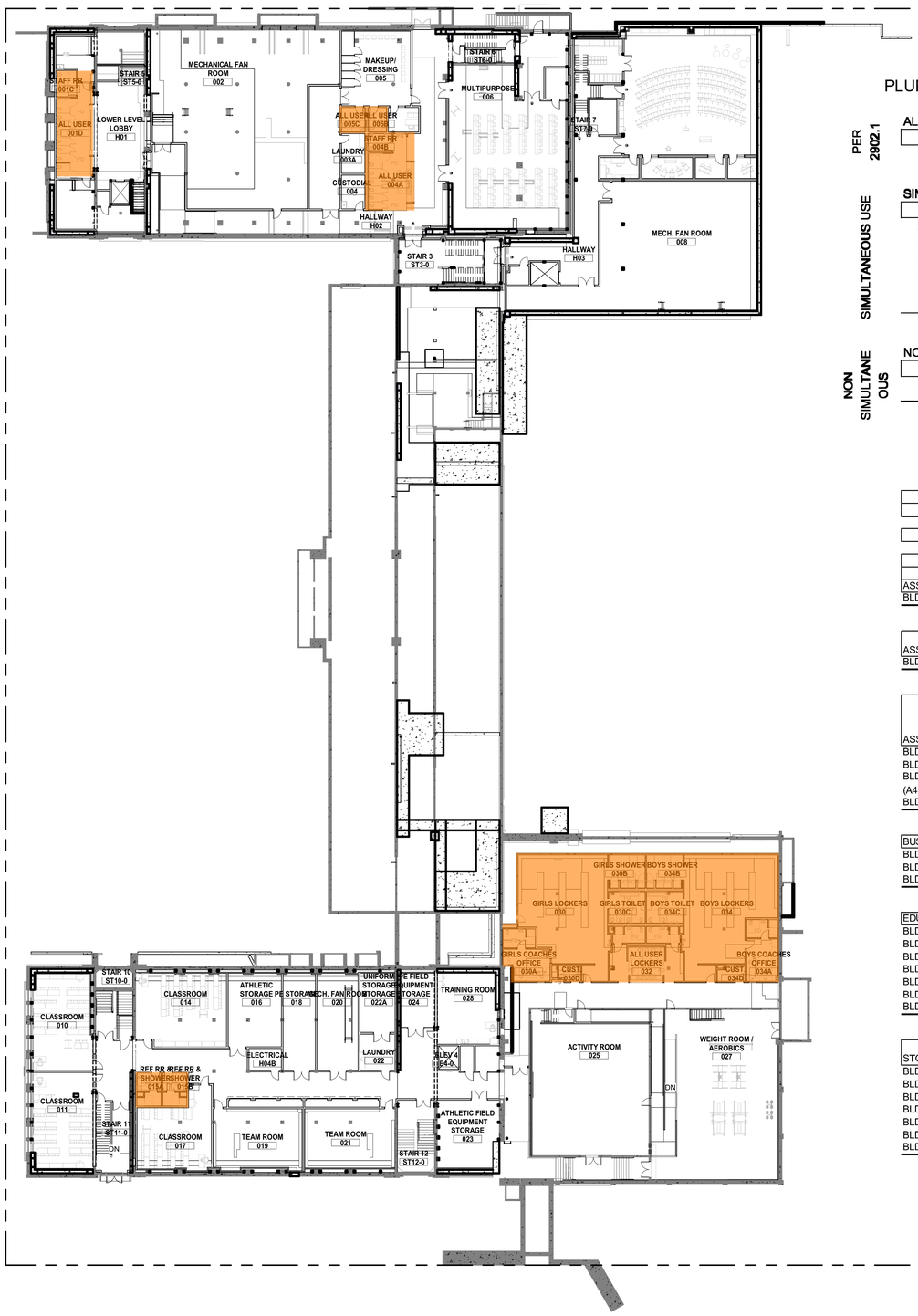
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special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

NE IRVING STREET

NE 15TH AVENUE

NE 12TH AVENUE



PLUMBING FIXTURES - SIMULTANEOUS VS NON-SIMULTANEOUS

PER 2902.1

ALL BUILDINGS - SIMULTANEOUS. Minimum fixtures calculated per Table 2902 with all spaces occupied.

	WC	URINAL	LAV
REQUIRED	206		159

SIMULTANEOUS USE

SIMULTANEOUS USE AREAS

	WC	URINAL	LAV
AUDITORIUM (BLDG A THEATER)	24.46	0	10.46
BLDG B - MEDIA	1.91		0.82
BLDG B+F COMMONS	7.28		2.72
BLDG H LEARNING STEPS	1.31		0.56
GYM (BLDG G1 AUX GYM)	12.20		5.22
GYM (BLDG G2 GYM)	22.41		9.58
TOTAL	69.57		29.34

NON SIMULTANEOUS

NON SIMULTANEOUS

	WC	URINAL	LAV
REQUIRED	136	0	129
PROVIDED	140	13	109

PLUMBING FIXTURES REQUIRED PER 2902.1

CLASSIFICATION			WATER CLOSETS		LAVATORIES		DRINKING
BLDG	NO OF OCC	DESCRIPTION	MALE	FEMALE	MALE	FEMALE	FOUNTAIN
			92.12	113.44	79.41	79.41	
ALL	**6,900**	**TOTAL FIXTURES**	**205.55**		**158.82**		**3**

CLASSIFICATION			WATER CLOSETS		LAVATORIES		DRINKING
BLDG	NO OF OCC	DESCRIPTION	MALE	FEMALE	MALE	FEMALE	FOUNTAIN
ASSEMBLY		THEATER A1	1/125	1/65	1/200	1/200	1/FLOOR
BLDG A	2,091		8.36	16.10	5.23	5.23	
			8.36	16.10	5.23	5.23	
ASSEMBLY		FOOD COURT/ RESTAURANT A2	1/75	1/75	1/200	1/200	1/FLOOR
BLDG B+F	543		3.64	3.64	1.36	1.36	
			3.64	3.64	1.36	1.36	
ASSEMBLY		AUDITORIUMS W/O FIXED SEATING LECTURE HALLS, LIBRARIES, GYMNASIUMS A3/ A4	1/125	1/65	1/200	1/200	1/FLOOR
BLDG B+F	312		1.25	2.40	0.78	0.78	
BLDG E	120		0.48	0.48	0.48	0.48	
BLDG G1+G2 (A4)	2,995		11.98	23.06	7.49	7.49	
BLDG G1+G2	363		1.45	2.80	0.91	0.91	
	3,790		15.16	28.75	9.66	9.66	
BUSINESS		OFFICE BLDGS, OTHER	1/25 < 50;	1/25 < 50;	1/40 < 80;	39.44	NONE
BLDG B+F	99		2.49	2.49	2.12	2.12	
BLDG E	284		4.34	4.34	3.28	3.28	
BLDG I	93		2.43	2.43	2.08	2.08	
	476		9.26	9.26	7.48	7.48	
EDUCATIONAL		EDUCATIONAL FACILITIES	1/50	1/50	1/50	1/50	1/FLOOR
BLDG A	200		2.00	2.00	2.00	2.00	
BLDG B+F	1,051		10.51	10.51	10.51	10.51	
BLDG C+D	2,069		20.69	20.69	20.69	20.69	
BLDG E	288		2.88	2.88	2.88	2.88	
BLDG G1+G2	271		2.71	2.71	2.71	2.71	
BLDG H	1,552		15.52	15.52	15.52	15.52	
BLDG I	65		0.65	0.65	0.65	0.65	
	5,496		54.97	54.97	54.97	54.97	
STORAGE		STORAGE OF GOODS, LOW AND MODERATE	1/100	1/100	1/100	1/100	1/FLOOR
BLDG A	22		0.11	0.11	0.11	0.11	
BLDG B+F	41		0.21	0.21	0.21	0.21	
BLDG C+D	17		0.09	0.09	0.09	0.09	
BLDG E	3		0.02	0.02	0.02	0.02	
BLDG G1+G2	33		0.17	0.17	0.17	0.17	
BLDG H	24		0.12	0.12	0.12	0.12	
BLDG I	3		0.02	0.02	0.02	0.02	
	143		0.72	0.72	0.72	0.72	

- Toilet Rooms
- Auditorium (A1)
- Common Use Areas (A2, A3)
- Media Center (A3)
- Gymnasiums (A4)

1 FLOOR PLAN - OVERALL LOWER LEVEL (BASEMENT)
3/64" = 1'-0"

0' 3' 6' 12'

11/2/2020 10:34:26 PM

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ONE INCH AT FULL SIZE

#	REVISIONS	DATE

KEY PLAN

Portland Public Schools

BENSON POLYTECHNIC HIGH SCHOOL MODERNIZATION

546 NE 12th Ave, Portland, OR 97232

JOB NO: 16995
ISSUE DATE: 01/13/2021

Jurisdiction Stamp Area

FLOOR PLAN - OVERALL LOWER LEVEL

EX L0

NE IRVING STREET

NE 15TH AVENUE

NE 12TH AVENUE

- Toilet Rooms
- Auditorium (A1)
- Common Use Areas (A2, A3)
- Media Center (A3)
- Gymnasiums (A4)

1 FLOOR PLAN - OVERALL LEVEL 1
3/64" = 1'-0"

0' 3' 6' 12' N

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FLOOR PLAN - OVERALL LEVEL 1

EX L1

1 FLOOR PLAN - OVERALL LEVEL 2
3/64" = 1'-0"

0' 3' 6' 12' N

11/2/2020 10:34:58 PM

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Jurisdiction Stamp Area

FLOOR PLAN - OVERALL LEVEL 2

EX L2

configuration

Historic Auditorium

EXIT PUBLIC STREET

NE Irving Street

EXISTING EXTERIOR STAIR
Access up to Irving Street.
Nonconforming 7-1/4" riser and 10-1/2" tread
Appeal: Existing pitch to remain,

Exit Access Stair (1019.3) - No barrier gate*
INTERMEDIATE LANDING

NEW 18" H (blue dash line)
DRAFT CURTAIN AND DELUGE SPRINKLERS

Exit Access Stair - No barrier gate
INTERMEDIATE LANDING

OMIT BARRIER GATE
LEVEL 1 EXIT
(3 connected stories)

BOYS 109A
VESTIBULE V1
BOX OFFICE 109A1
THEATER LOBBY H11B
CUST 109B1
GIRLS 109B
STAIR 5 ST5-1
ELEV E1-1
STAIR 4 ST4-1
THEATER 111
STAGE 111E
SUPPORT 111D
LIT6-1
ALLWAY H11C
STORAGE 111D1
A/V CLOSET 111D1A
VESTIBULE H10C
STAIR 3 ST3-1
NURSE 107A
RECEPTION 107
SICK ROOM 107C
RR 107B
RR 107C1
LAB STORAGE 107D
HALLWAY H10
SOCIAL WORKER 107F
EXAM ROOM 107E
MENTAL HEALTH THERAPY 107G
EXAM ROOM 107H
OHSU 107I
EXAM ROOM 107J
BOOK KEEPER 105A
ATTENDANCE 105B
RECEPTION WAITING 105
LOBBY 101
RECEPTION WAITING 103
PRINCIPAL SECRETARY 103A
PRINCIPAL 103B
CIRCULATION H10A1
CONF. 103C
MAILROOM 103
VP 103D
CIRCULATION H10A2
SECRETARY 103E
VP 103F
OFFICE STORAGE 103H
RR 103G
CUSTODIAN 122
CAMPUS MONITORS 120
ATHLETIC DIRECTOR & STAFF 118
STAIR 2 ST2-1
BOYS 116C
STAFF RR 116B
BREASTFEEDING ROOM 116A
STAFF ROOM 114
COMMUNITY ROOM 112
COMMUNITY PARTNERSHIP 110
STAFF 108B
GIRLS 108A
STAIR 1 ST1-1
DEAN 104
WORKROOM 106
RECORDS STORAGE 106A
IDF 102
CONCESSION 154
A/V CLOSET 150A
HALLWAY H16A
GYM VESTIBULE 150D
STAIR 10 ST10-1
CIRCUIT 147
HALLWAY H14
CARDIO 149
STAIR 11 ST11-1
NEW WATER CURTAIN SPRINKLER HEAD COVERAGE EACH SIDE EXISTING GLAZED WALL
AUX GYM 151
NEW 18" H (blue dash line) DRAFT CURTAIN WITH WATER CURTAIN SPRINKLER HEAD COVERAGE EACH SIDE.
INCLINED STAIR LIFT SEE SK1c
ALL USER 152A
STAFF RR 152C
ELEV E4-1
MDF 150B
HALLWAY H15
GYM VESTIBULE 150E
STAIR 12 ST12-1
PE OFFICE 148
PE/ATHLETIC STORAGE 150C
LISTENING 184B
RADIO TOWER

OMIT BARRIER GATE
(3 connected stories)

INTERMEDIATE LANDING

OMIT BARRIER GATE
(3 connected stories)

2 mirror Stair 10

Historic Administration

Historic Gymnasium

NE 12th Avenue

Public way

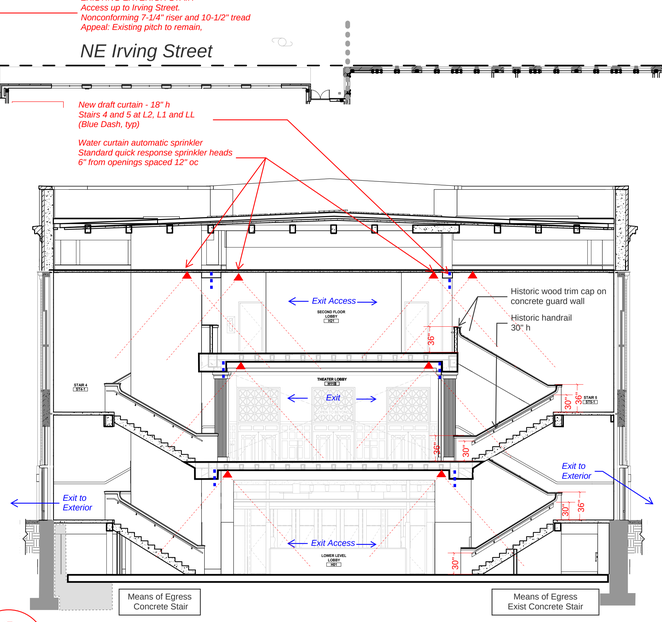
Accssible Route

1 LEVEL 1 COMPOSITE FLOOR PLAN
1" = 20'-0"

0' 5' 10' 20'

1 Historic Auditorium Lobby Section

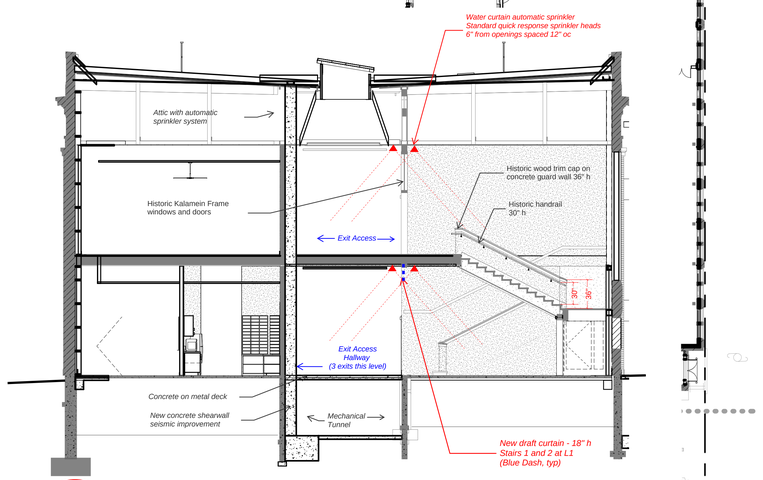
see SK2 enlarged stair plans and details



3 Historic Administration Building

Note: Stair 1 and 2 sim

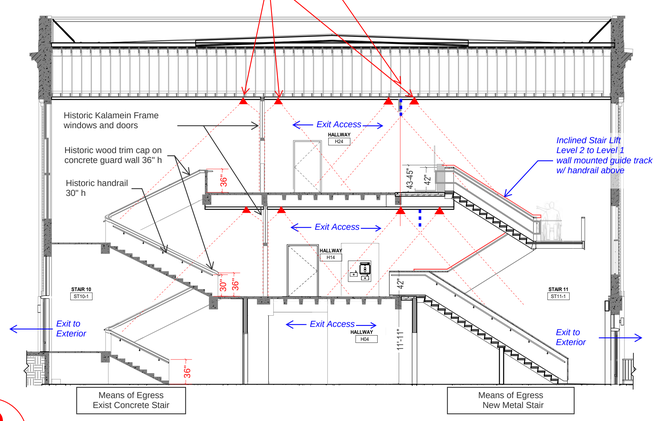
see SK4 enlarged stair plans and details



2 Historic Gymnasium West Hallway and Stair Section

Note. Stair 12 Mirror of Stair 10

see SK3 enlarged stair plans and details



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KEY PLAN

Portland Public Schools

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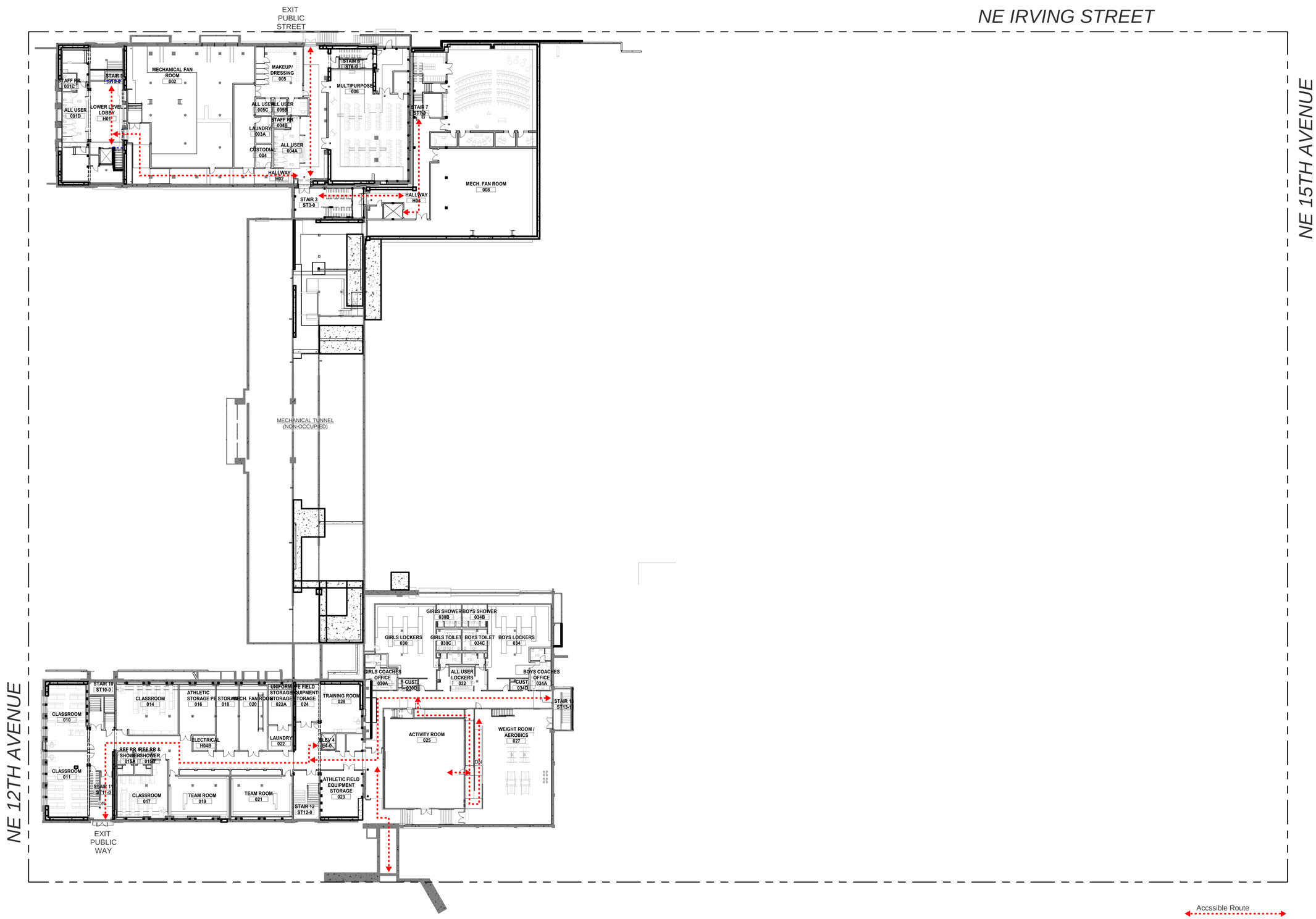
546 NE 12th Ave, Portland, OR 97232

JOB NO: 16995
ISSUE DATE: 01/13/2021

Jurisdiction Stamp Area

FLOOR PLAN - LEVEL ONE

SK 1



1 FLOOR PLAN - OVERALL LOWER LEVEL (BASEMENT)
3/64" = 1'-0"

0' 3' 6' 12' N

11/2/2020 10:34:26 PM

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#	REVISIONS	DATE

KEY PLAN
A B C D E F G1 G2 H I

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546 NE 12th Ave, Portland, OR 97232

JOB NO: 16995
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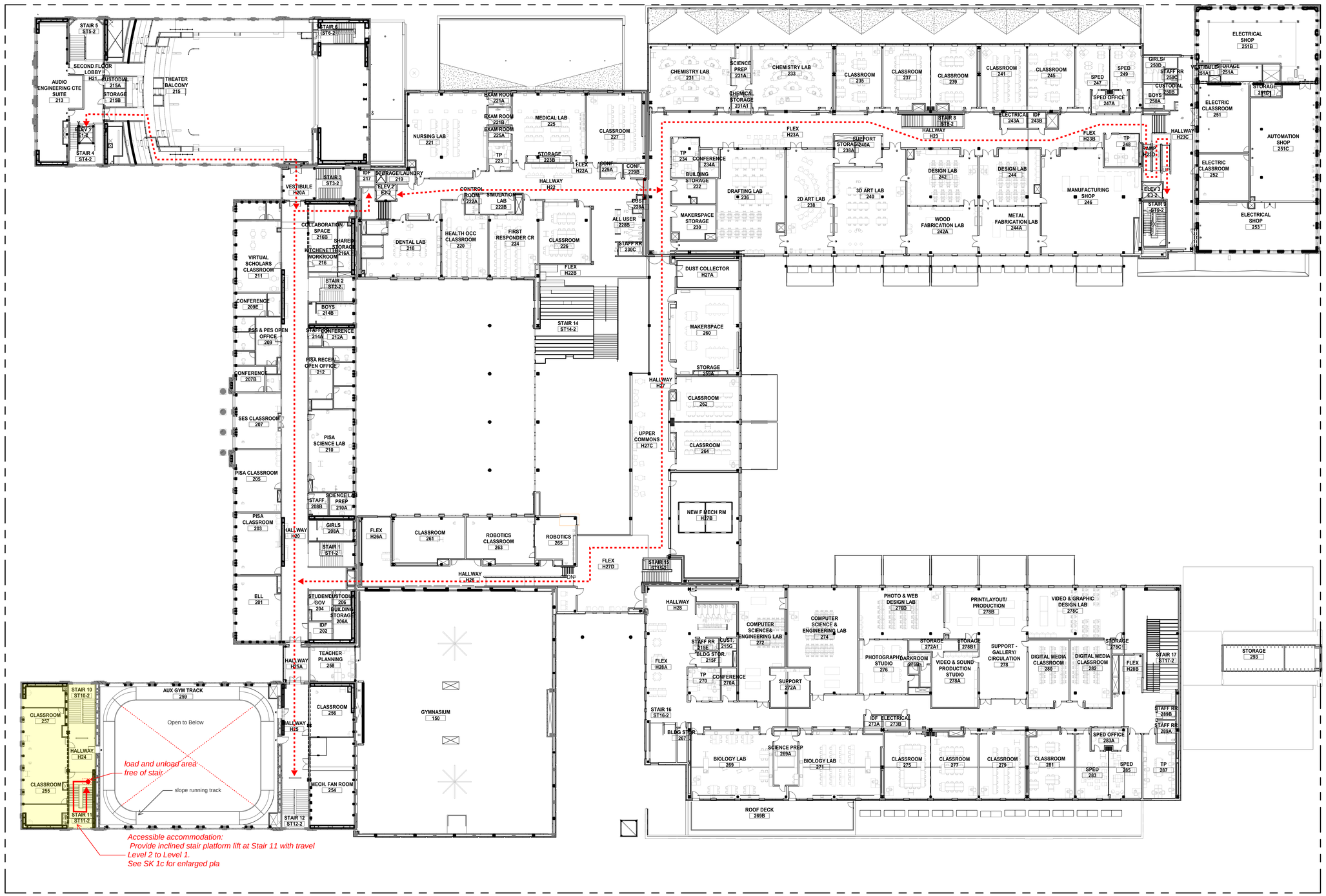
Jurisdiction Stamp Area

FLOOR PLAN - OVERALL LOWER LEVEL

SK 1a



1 FLOOR PLAN - OVERALL LEVEL 2

3/64" = 1'-0"

0' 3' 6' 12' N

11/2/2020 10:34:58 PM

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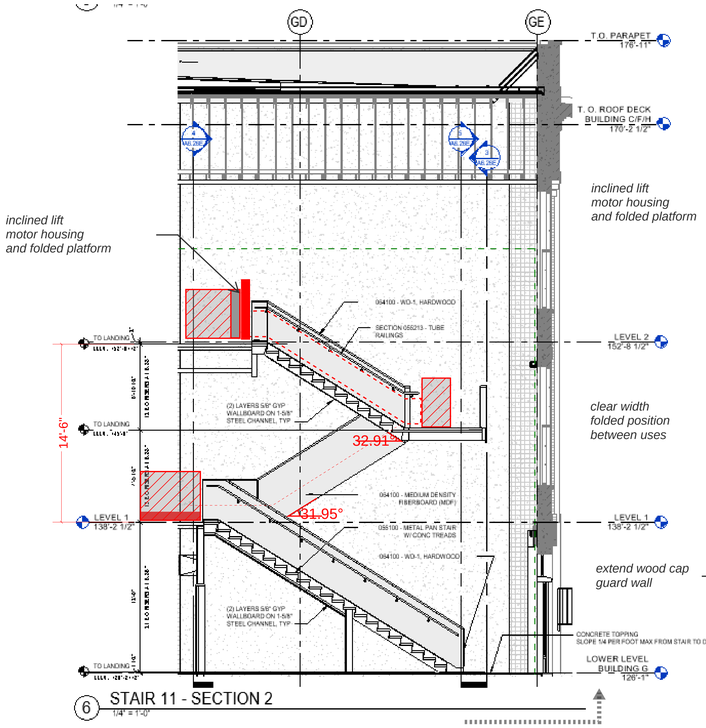
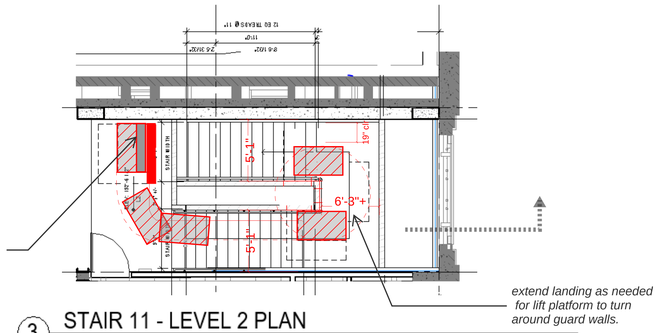
Jurisdiction Stamp Area

FLOOR PLAN - OVERALL LEVEL 2

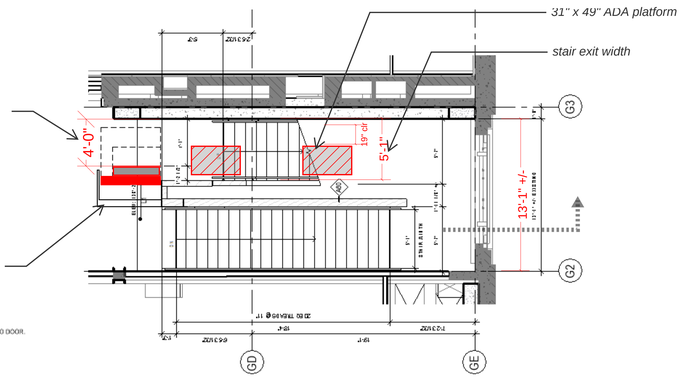
SK 1b



6 STAIR 11 - SECTION 2
1/4" = 1'-0"



3 STAIR 11 - LEVEL 2 PLAN
1/4" = 1'-0"



4 STAIR 11 - LEVEL 1 PLAN
1/4" = 1'-0"

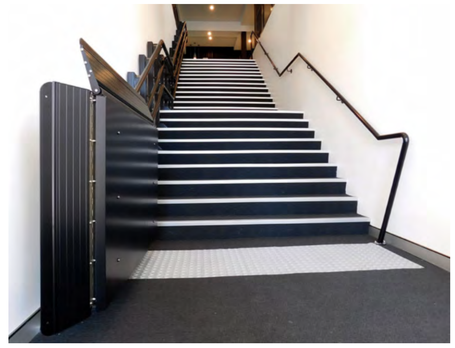


Image: Platform folded up when not in use.

Images: Inclined platform mounted to guard rail.

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A B C D
E F
H I
G1 G2

KEY PLAN

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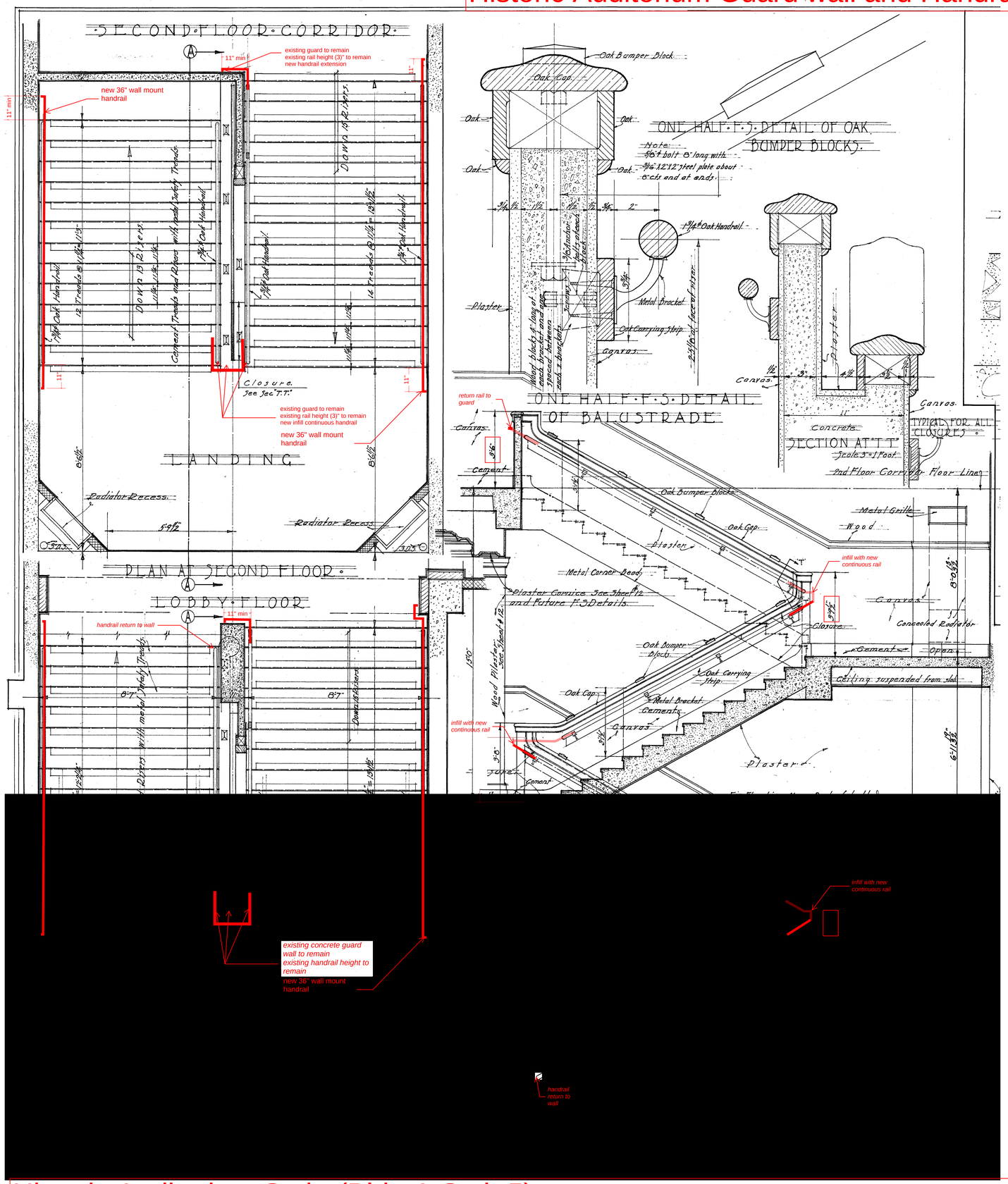
Jurisdiction Stamp Area

FLOOR PLAN - OVERALL LEVEL 2

SK 1c

11/2/2020 10:34:58 PM

Historic Auditorium Guard wall and Handrail section



Historic Auditorium Stair (Bldg A Stair 5)

PPS

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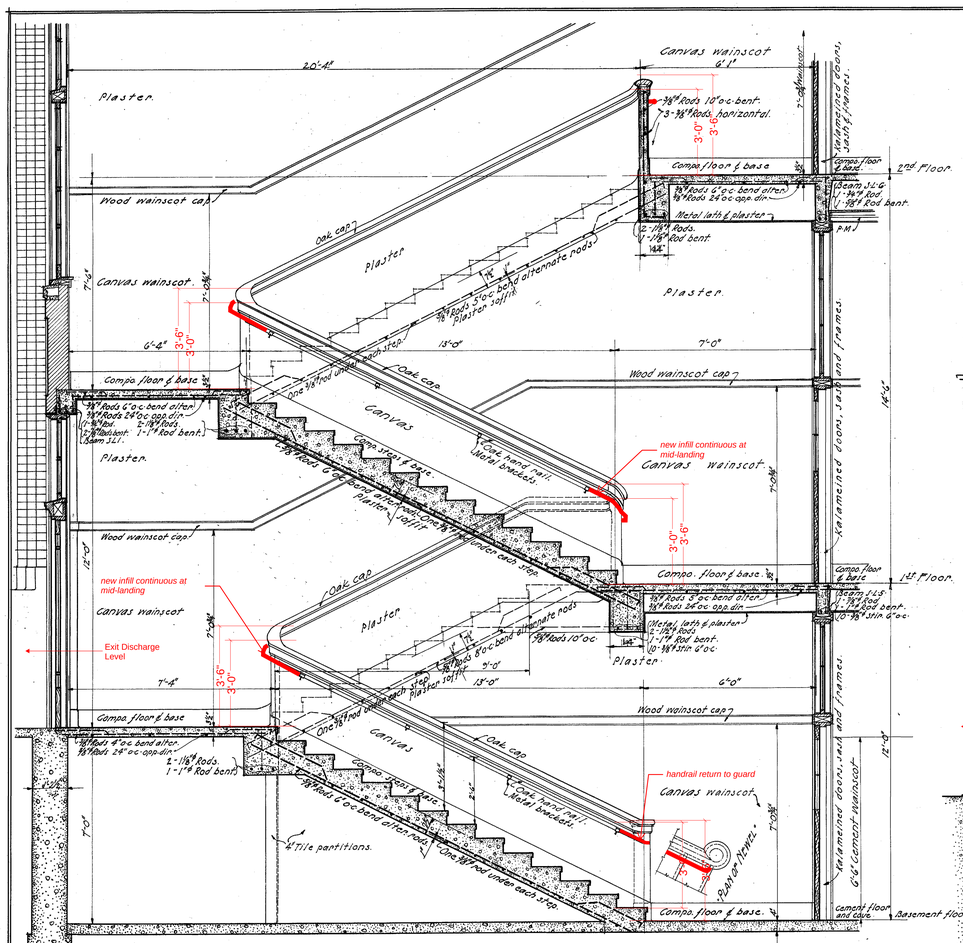
Jurisdiction Stamp Area

STAIR HANDRAIL SECTIONS

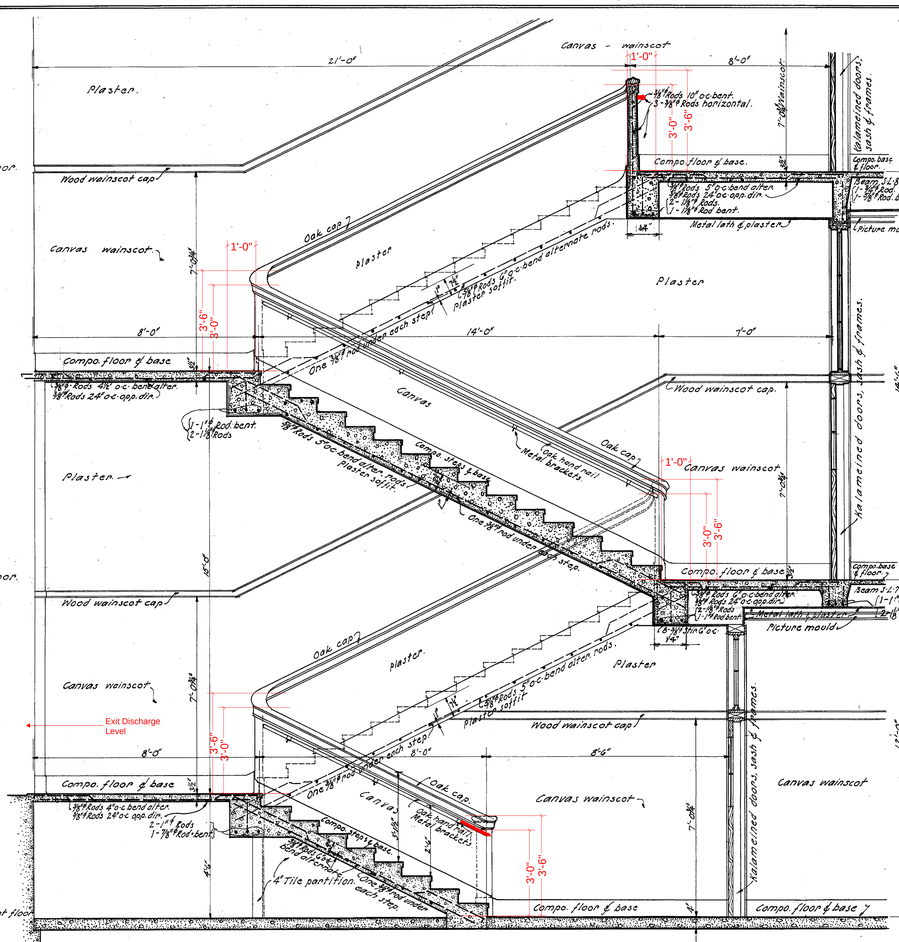
ADMINISTRATION

SK 2

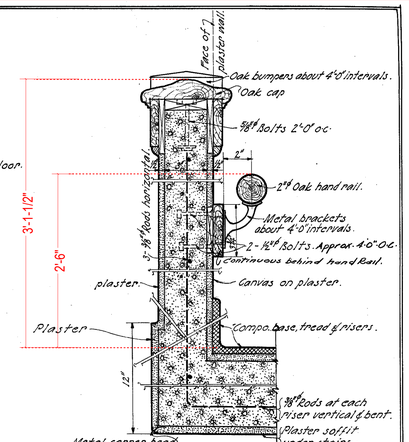
Historic Gymnasium Guard wall and Handrail section



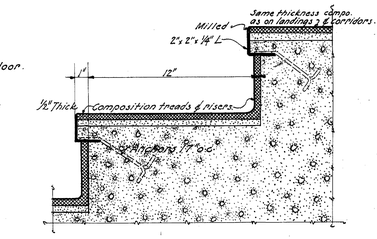
"SECTION THRU STAIRWAY AT A·A"
Scale-½"=1'-0".



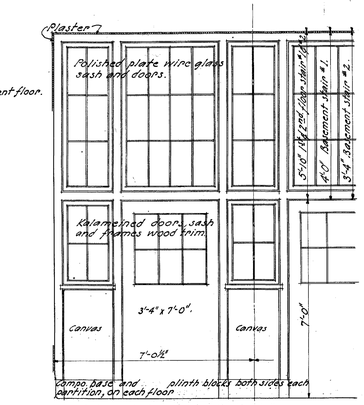
"SECTION THRU STAIRWAY AT B·B"
Scale½"=1'-0"



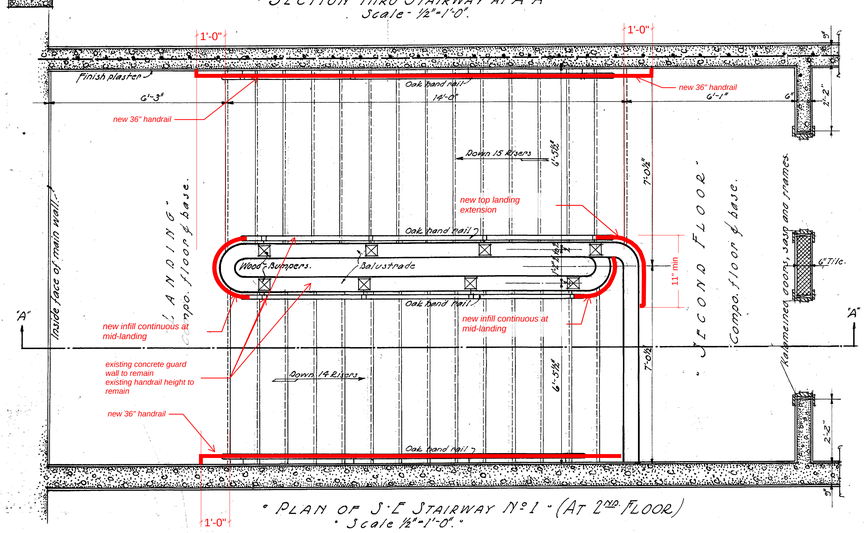
"SECTION THRU BALUSTRADE & WALL HAND RAIL"
Scale-3"=1'-0"



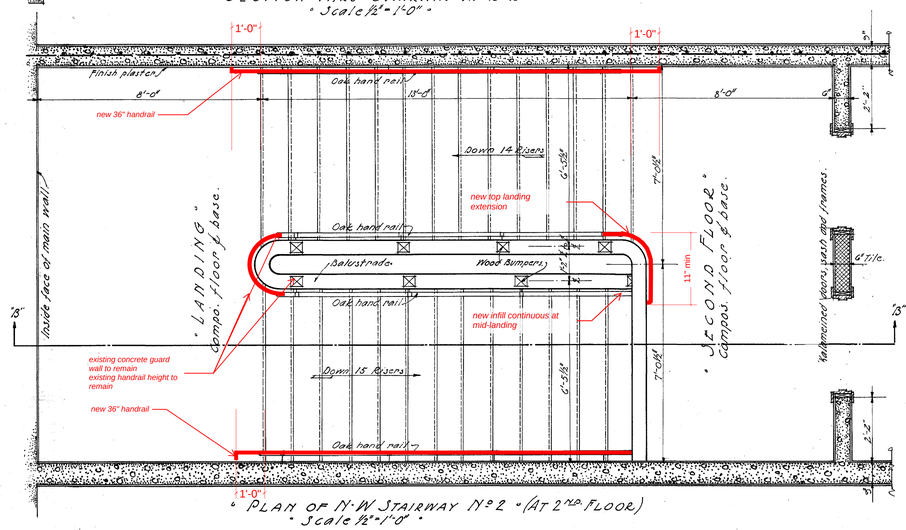
"TYPICAL DETAIL OF TREADS"
"STAIRWAYS #1 & #2"
Scale-3"=1'-0".



"TYPICAL DETAIL OF KALAMEINED PARTITIONS FOR STAIRWAYS #1 & #2"
Scale-½"=1'-0".



"PLAN OF S·E STAIRWAY No 1 "(AT 2ND. FLOOR)
"Scale ½"=1'-0".



"PLAN OF N·W STAIRWAY No 2 "(AT 2ND. FLOOR)
"Scale ½"=1'-0"

Historic Gymnasium Stairs (Bldg G1 Stairs 10 and 12)

SHEET 309

GEORGE H. JONES ~ ARCHITECT.

"GYMNASIUM"
"BENSON POLYTECHNIC SCHOOL"
"STAIRWAY DETAILS"
"STAIRWAYS No 1 & No 2"

DATE	SCHOOL DISTRICT No 1, MULTNOMAH COUNTY, OREGON.
FEB 10, 1922.	MATTHEW P. ODELL, SUPERINTENDENT OF PROPERTIES
WORK/CHECK	Administration Bldg. S. 6th & Clackamas Sts. PORTLAND, OREG.

MASS. 12B

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#	REVISIONS	DATE

KEY PLAN: A, B, C, D, E, F, G1, G2, H, I

Portland Public Schools

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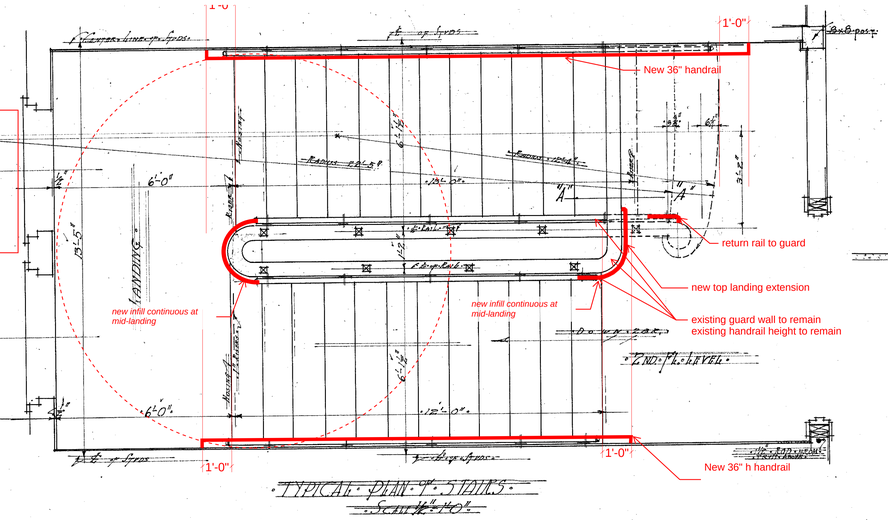
Jurisdiction Stamp Area

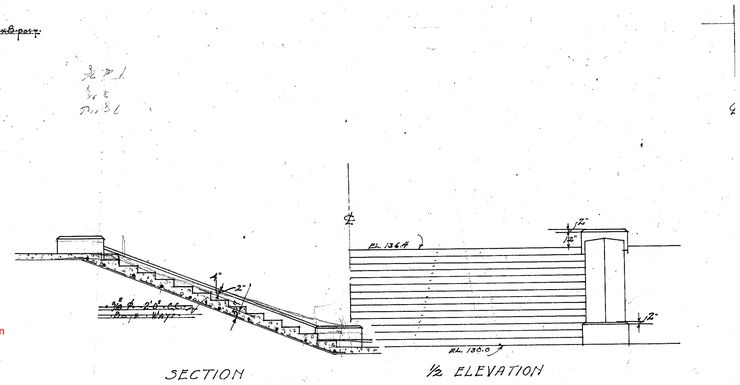
STAIR HANDRAIL SECTIONS

GYMNASIUM

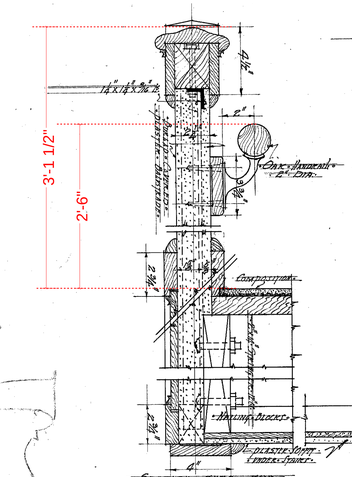
SK 3

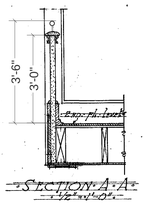
Historic Administration Guard wall and Handrail section

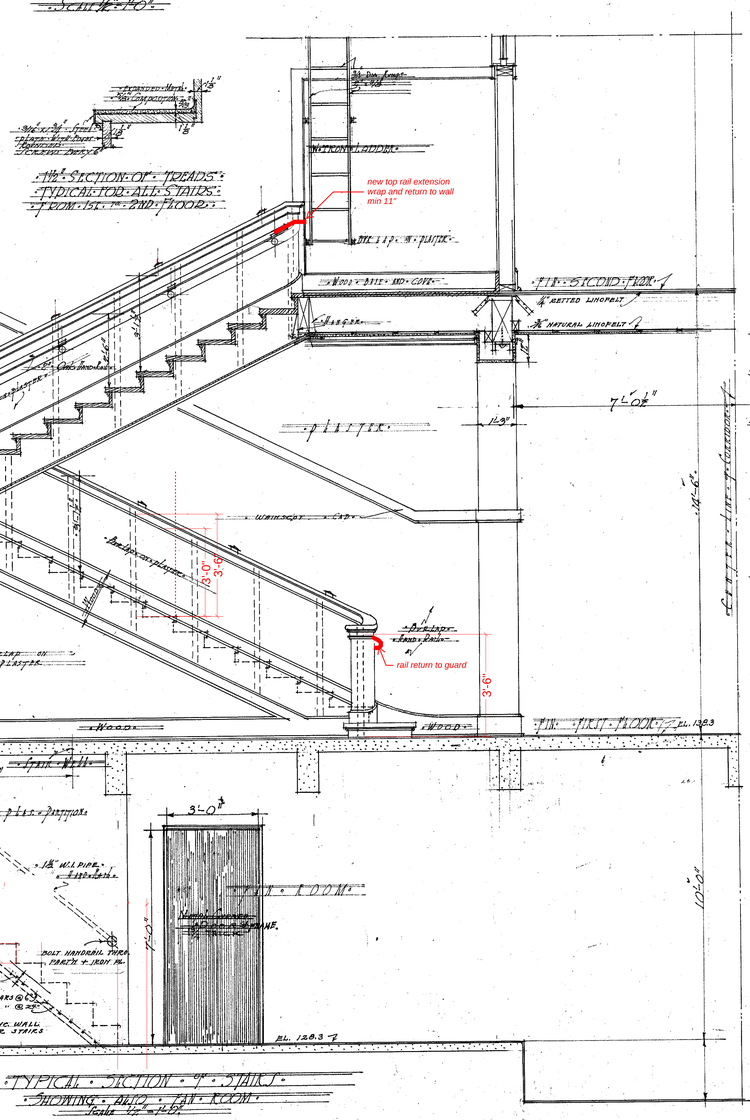


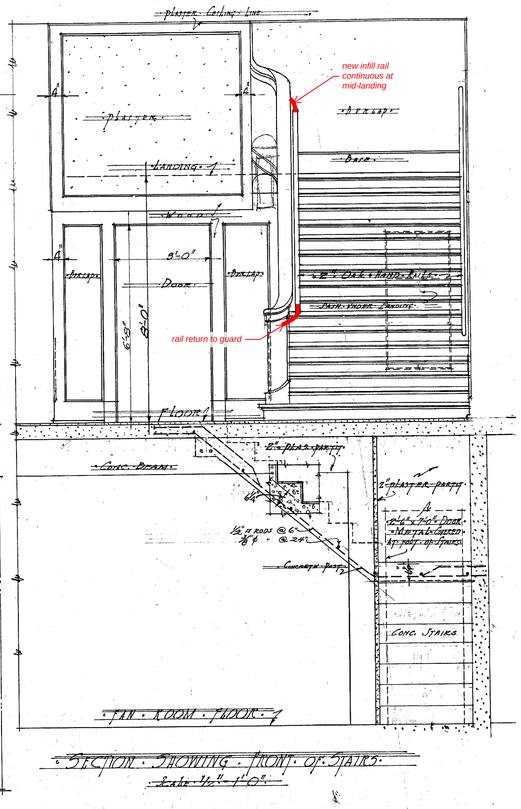


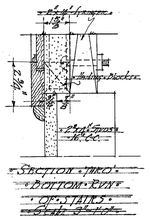
DETAILS OF STEPS
WEST OF MAIN BUILDING
SCALE ¼ IN. = 1 FT.











Historic Administration Stairs Plans and Sections (Bldg E Stair 1 and 2 (sim)

PPS

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E F
G1 G2 H I

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STAIR HANDRAIL SECTIONS

ADMINISTRATION

SK 4