

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 24633	Project Address: 801 SW 10th Ave
Hearing Date: 2/24/21	Appellant Name: Tereza Wiest
Case No.: B-001	Appellant Phone: 503-542-3016
Appeal Type: Building	Plans Examiner/Inspector: Steve Freeh
Project Type: commercial	Stories: 7 Occupancy: A-3 Construction Type: 1-A
Building/Business Name: Multnomah County Library - Central Library	Fire Sprinklers: Yes -
Appeal Involves: Alteration of an existing structure, Addition to an existing structure	
Plan Submitted Option: pdf [File 1]	Proposed use: Public Library

APPEAL INFORMATION SHEET

Appeal item 1

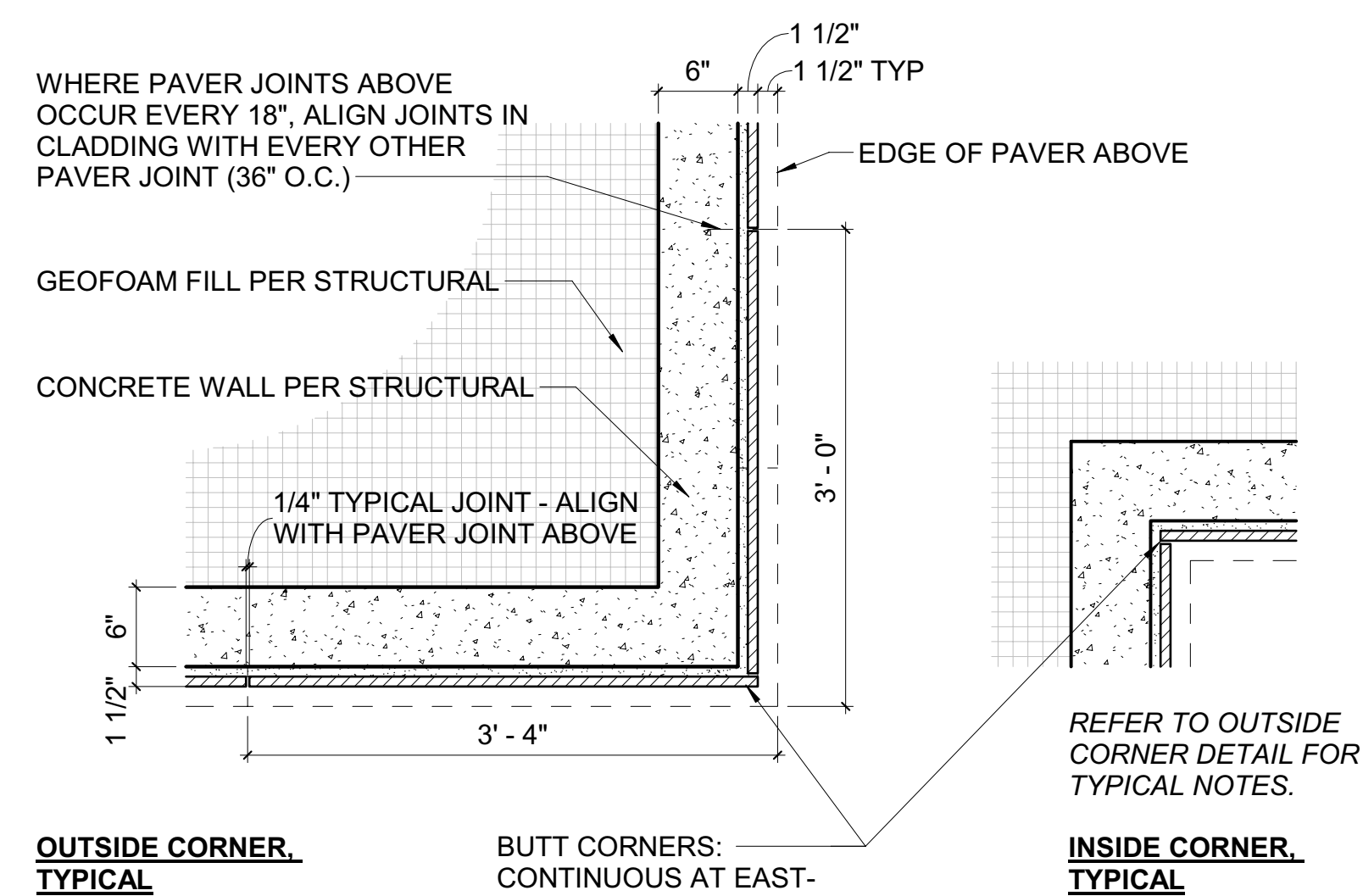
Code Section	OSSC 2019 1014.6, Handrail Extensions
Requires	Handrails shall return to a wall, guard, or walking surface or shall be continuous to the handrail of an adjacent flight.
Code Modification or Alternate Requested	We request that volute terminations be allowed at stair handrails in lieu of the handrails returning to a wall, guard, or walking surface.
Proposed Design	Bronze volute terminations with an extension of 4" or less beyond the support posts below are proposed at the top and bottom of each length of new handrail. The handrail extensions required by OSSC 2019 1014.6 will be maintained.
Reason for alternative	<p>This alternate is proposed in order to allude to the design of the existing bronze handrails that will be replaced at the Library's main stair and to integrate the new railing design with the historic architecture of the building, which is listed on the National Register of Historic Places. The proposed railing design evolved through the Historic Resources Review process (LU 20-175630 HR) because of the importance of this historic sensitivity.</p> <p>The volute terminations extend beyond the required lengths of the handrail extensions and will not interrupt the code-required gripping surface. Accessibility will be maintained will be improved from the existing conditions, in which the handrails at the main entrance stair do not meet the extension and continuity requirements of current code. Since the volutes will not extend by greater than 4" beyond the posts below, they will not be hazardous projections. The proposed design complies with the intent of the code.</p>

APPEAL DECISION

Use of volute terminations at stair handrails in lieu of the handrails returning to a wall, guard, or walking surface: 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.

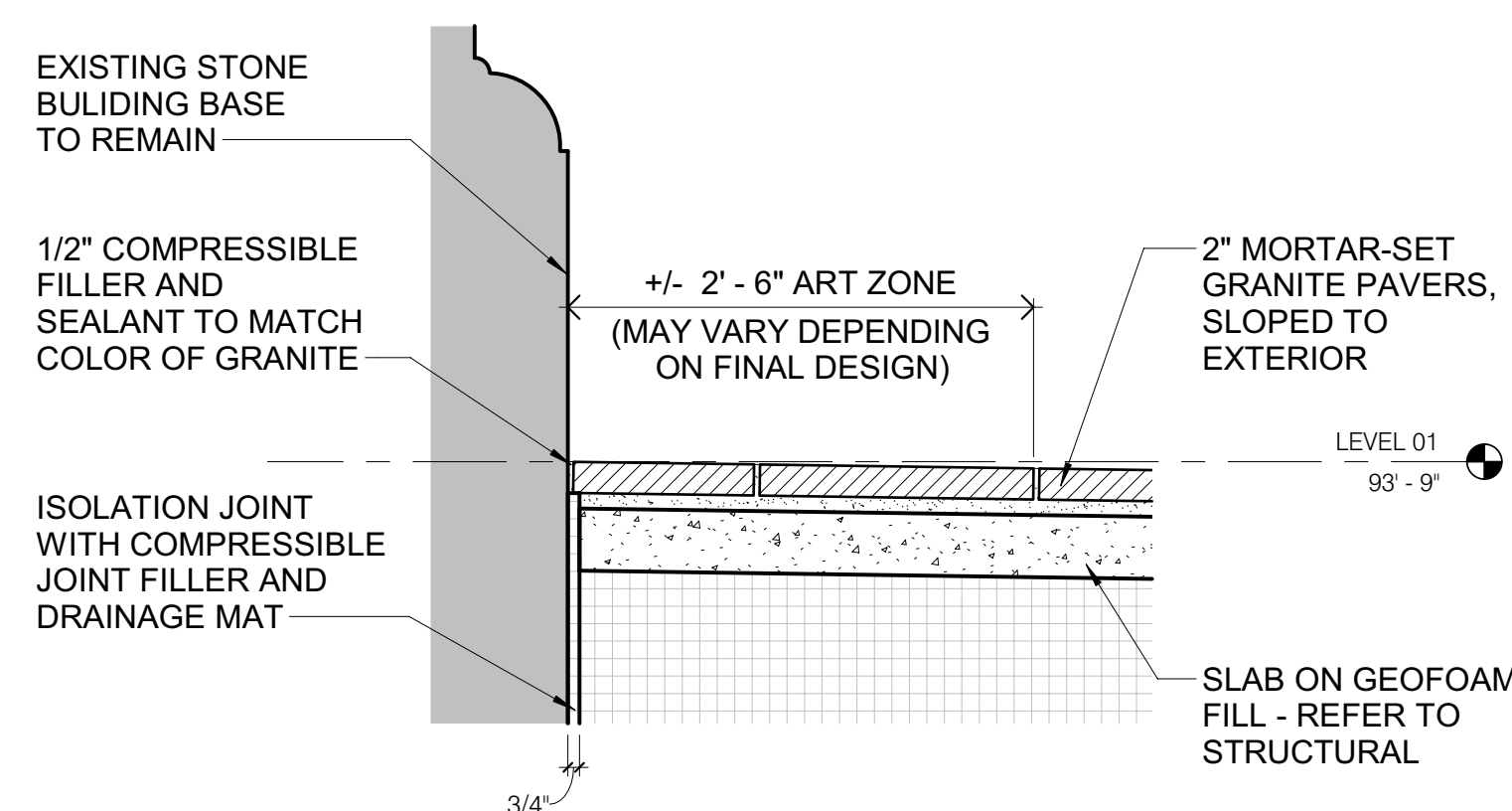


OUTSIDE CORNER,
TYPICAL

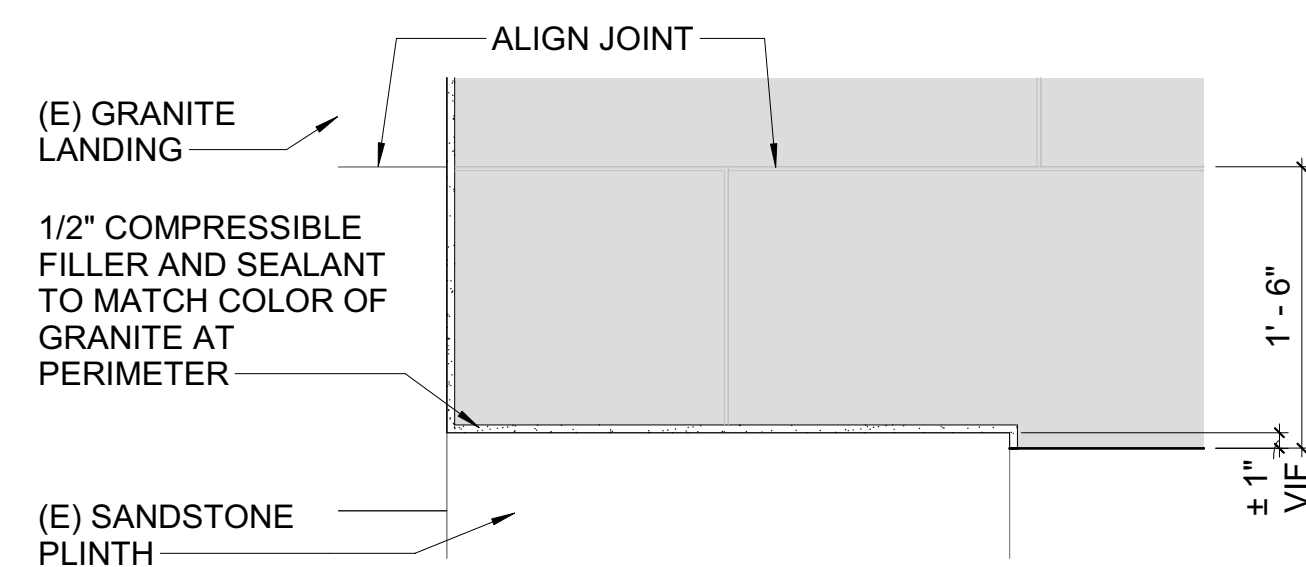
BUTT CORNERS: _____
CONTINUOUS AT EAST-
FACING WALL WHERE
OCCURS

INSIDE CORNER,
TYPICAL

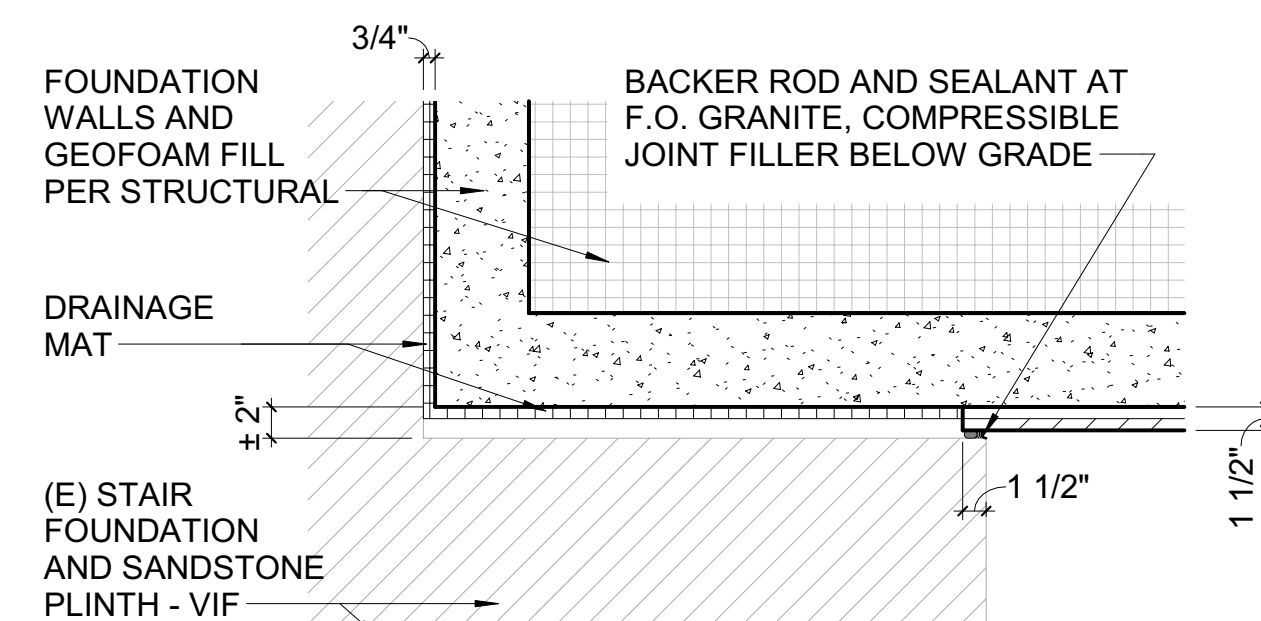
8 GRANITE CLADDING CORNERS
1" = 1'-0"



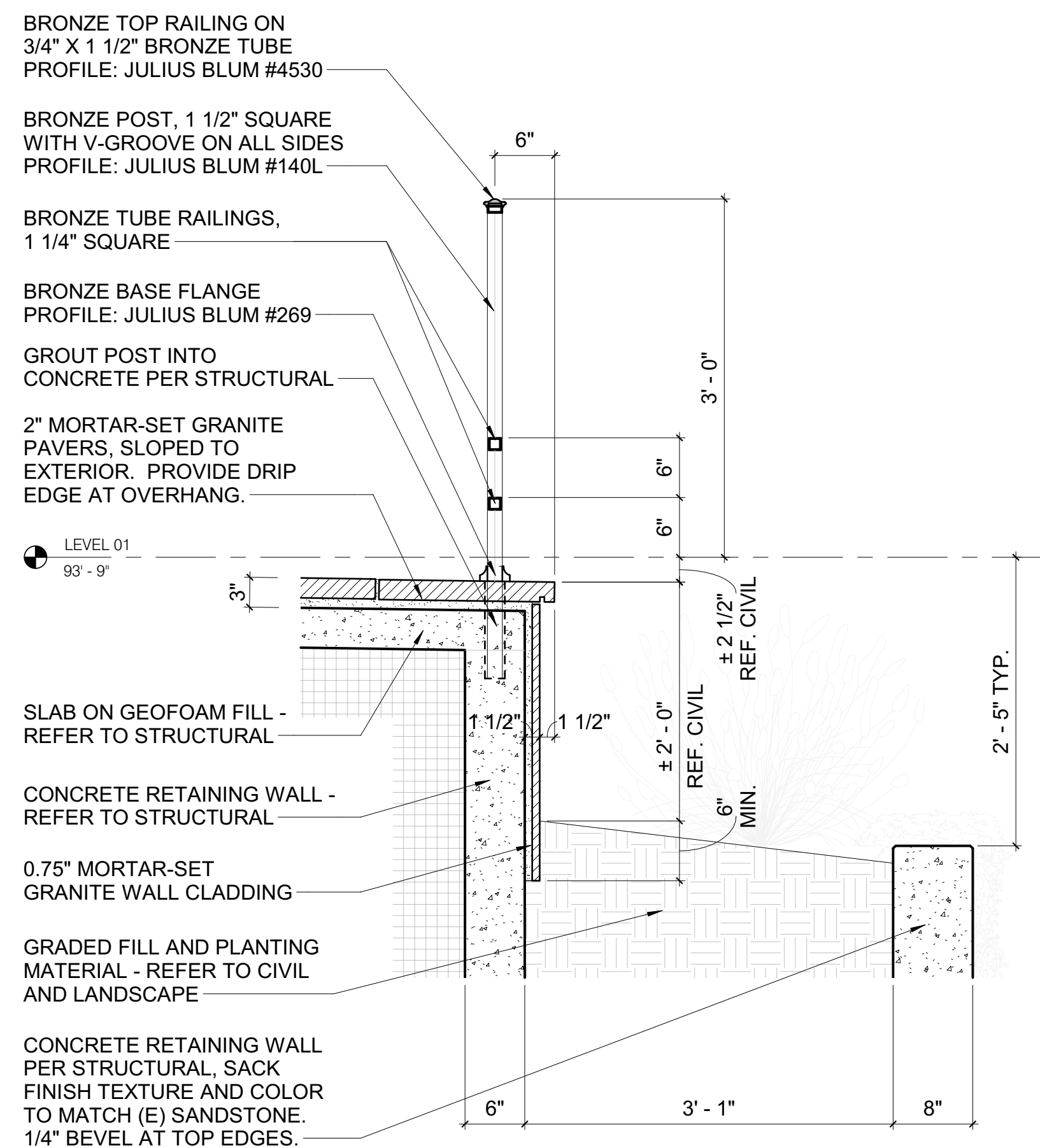
5 SECTION AT INTERSECTION WITH BUILDING (TYPICAL)
1" = 1'-0"



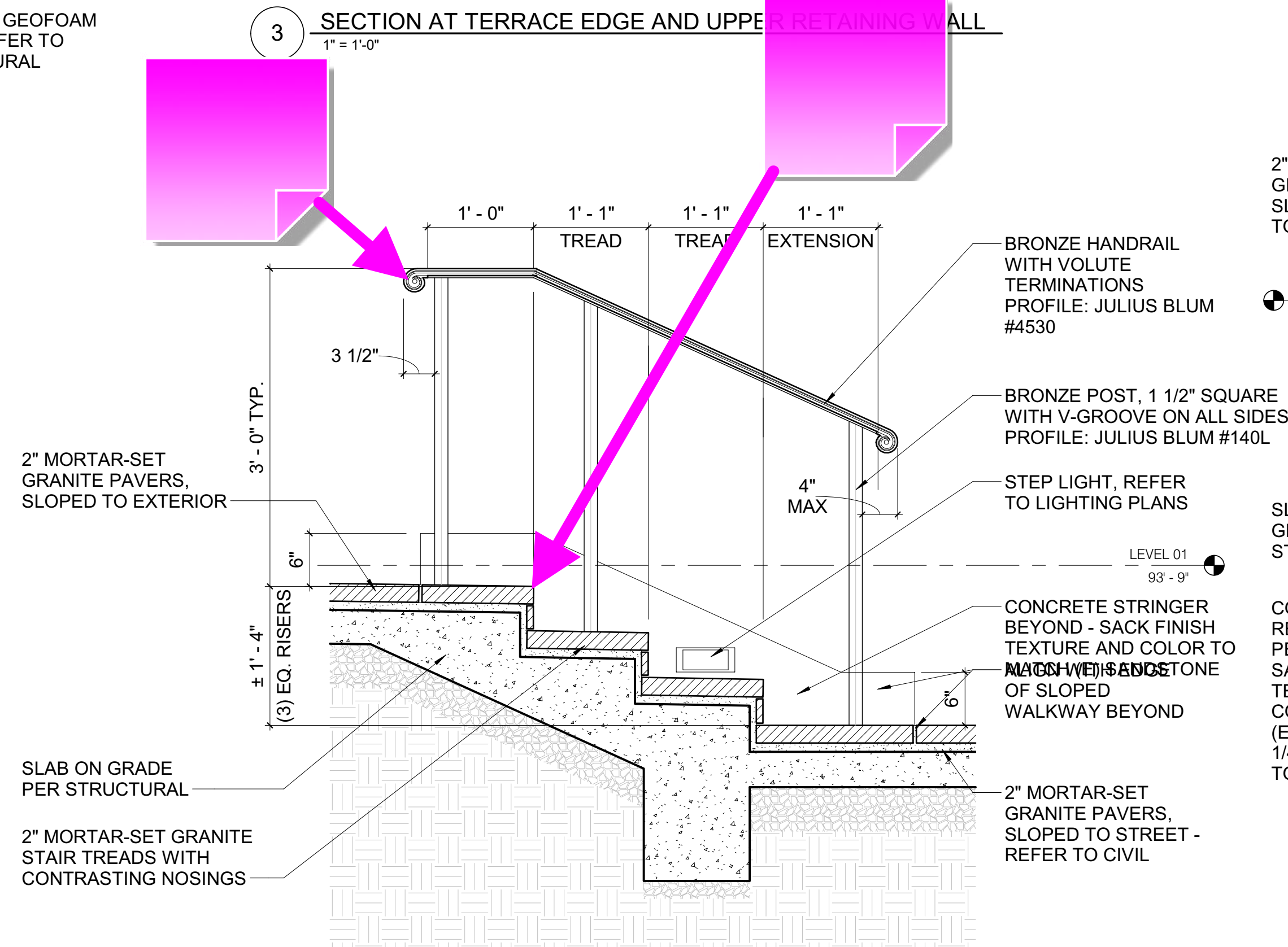
6 PLAN DETAIL - TERRACE CORNER
1" = 1'-0"



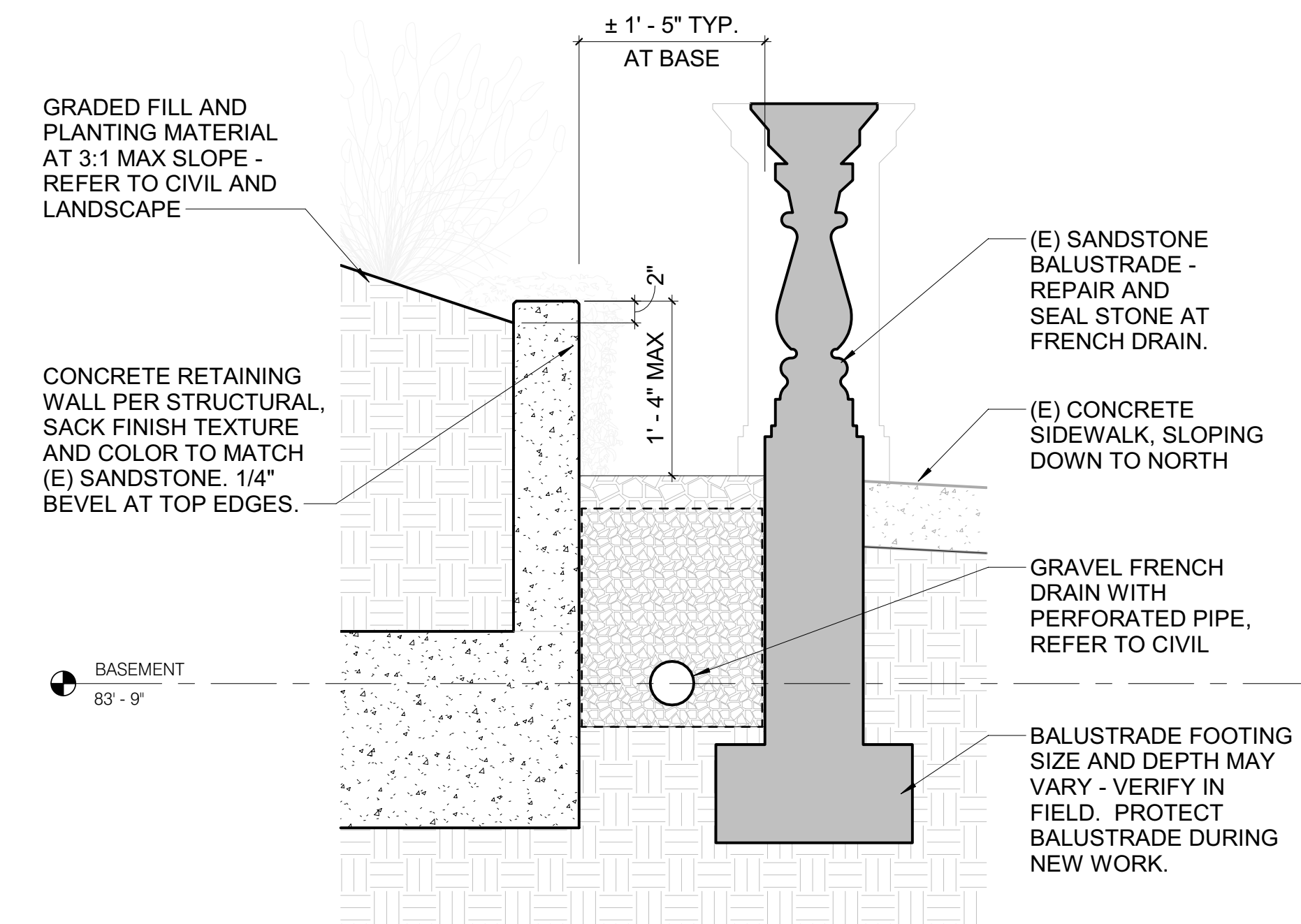
7 PLAN DETAIL - TERRACE CORNER - BELOW
1" = 1'-0"



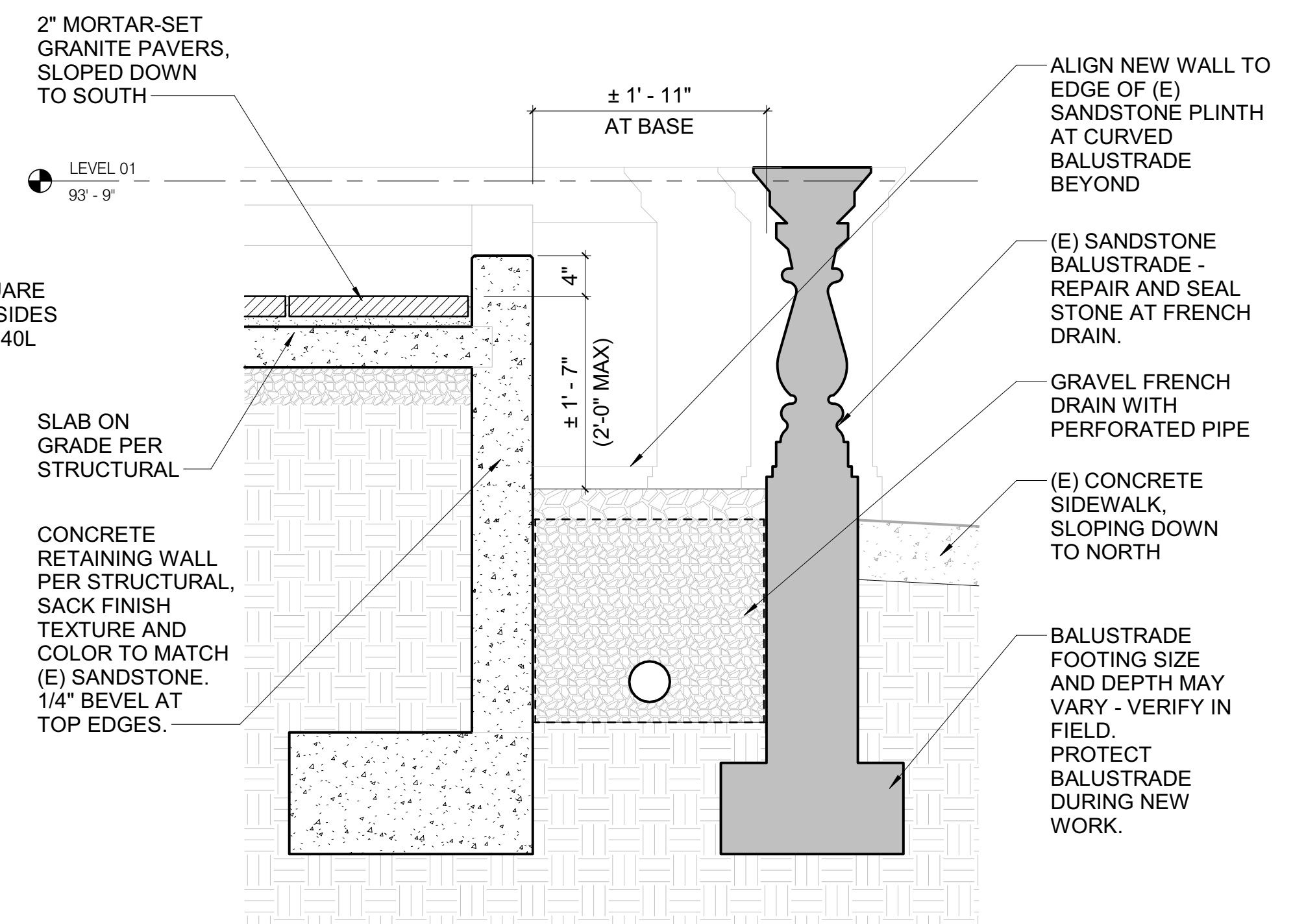
3 SECTION AT TERRACE EDGE AND UPPER RETAINING WALL
1" = 1'-0"



4 SECTION AT NEW STAIR
1" = 1'-0"



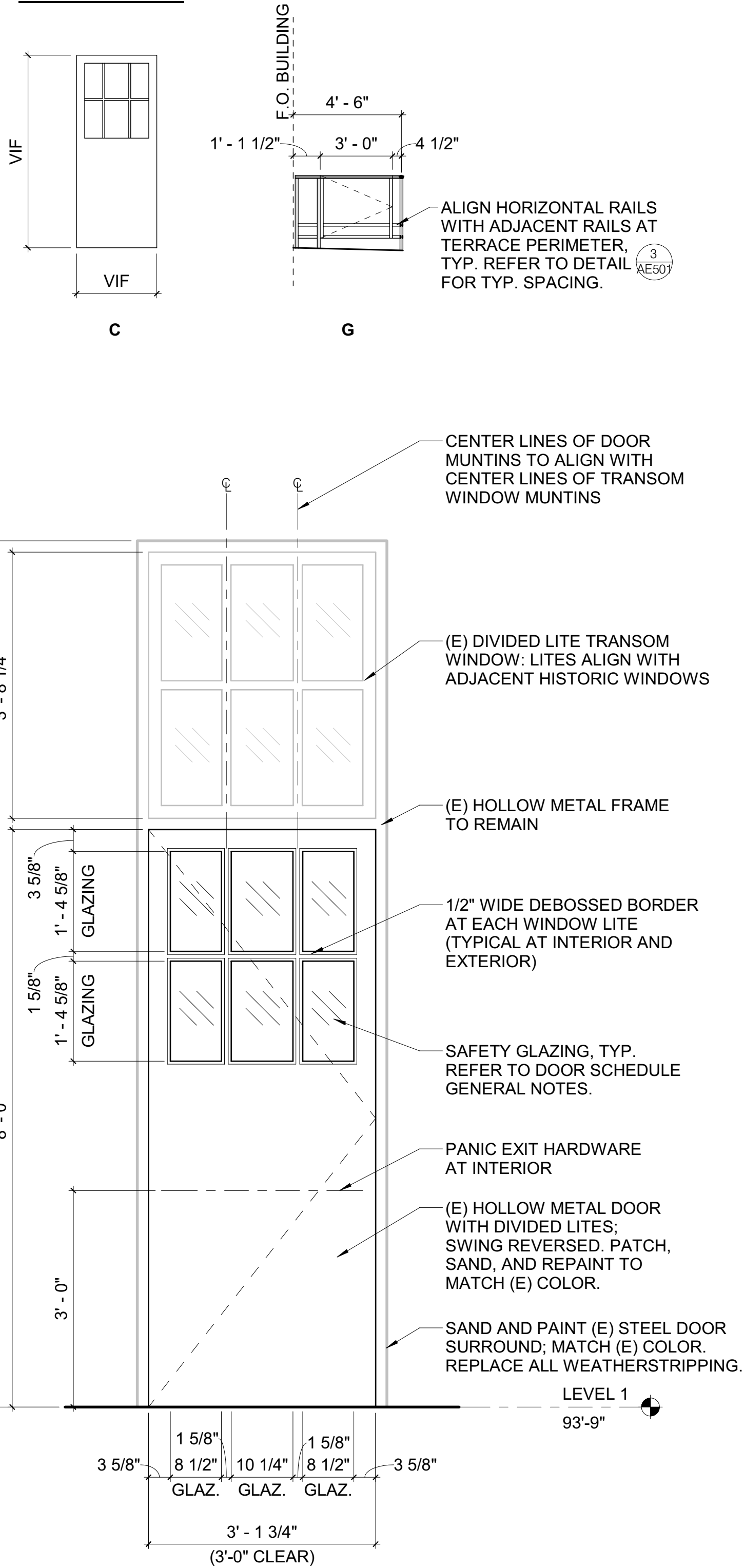
1 SECTION AT LOWER RETAINING WALL AND BALUSTRADE
1" = 1'-0"



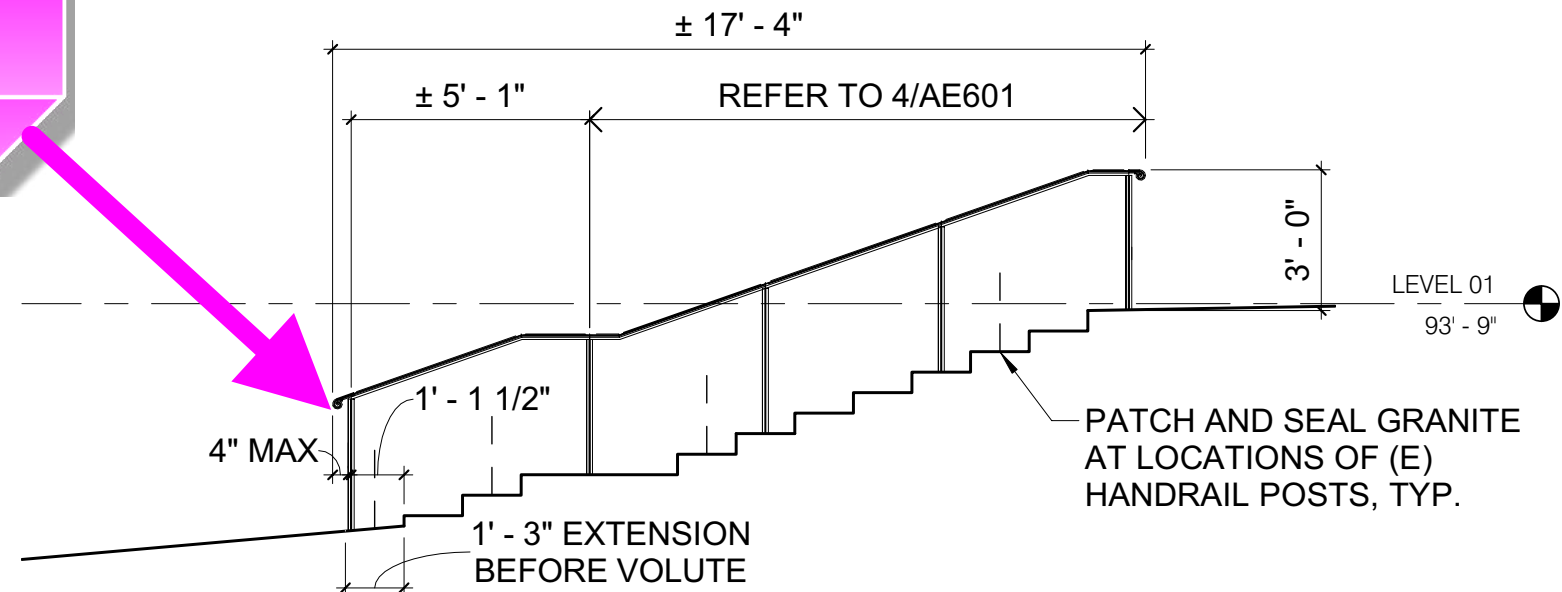
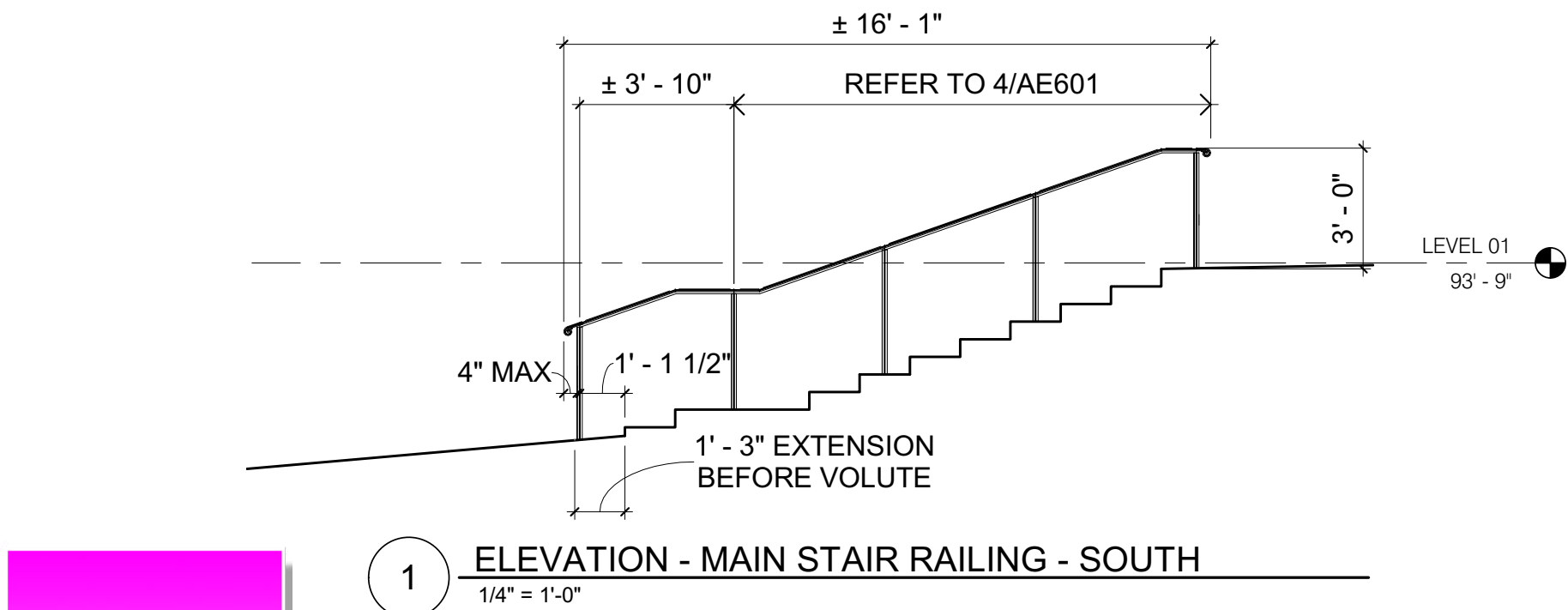
2 SECTION AT SLOPED WALKWAY EDGE
1" = 1'-0"

ROOM NAME	DOOR AND GATE SCHEDULE																		NOTES
	DOOR / GATE						FRAME			DETAILS		DESIGN CRITERIA					ASSEMBLY RATING		
	NO.	TYPE	SIZE		MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HARDWARE GROUP	HEAD	JAMB	LOCK FUNCTION	CARD READER	DOOR CLOSER	AUTOMATIC DOOR OPERATOR			
NORTH TERRACE	102A	C	3' - 4"	8' - 0"	HM	PT	(E)	(E-HM)	PT	1	(E)	(E) - REF. 2/AE502	(E)	-	(E)	-	NOT RATED	EXISTING HALF LITE DOOR, OPPOSITE SWING.	
NORTH TERRACE	102B	G	3' - 0"	3' - 0"	BRONZE	-	-	-	-	2	-	-	-	-	-	-	NOT RATED	BRONZE SWING GATE TO MATCH ADJACENT RAILING.	

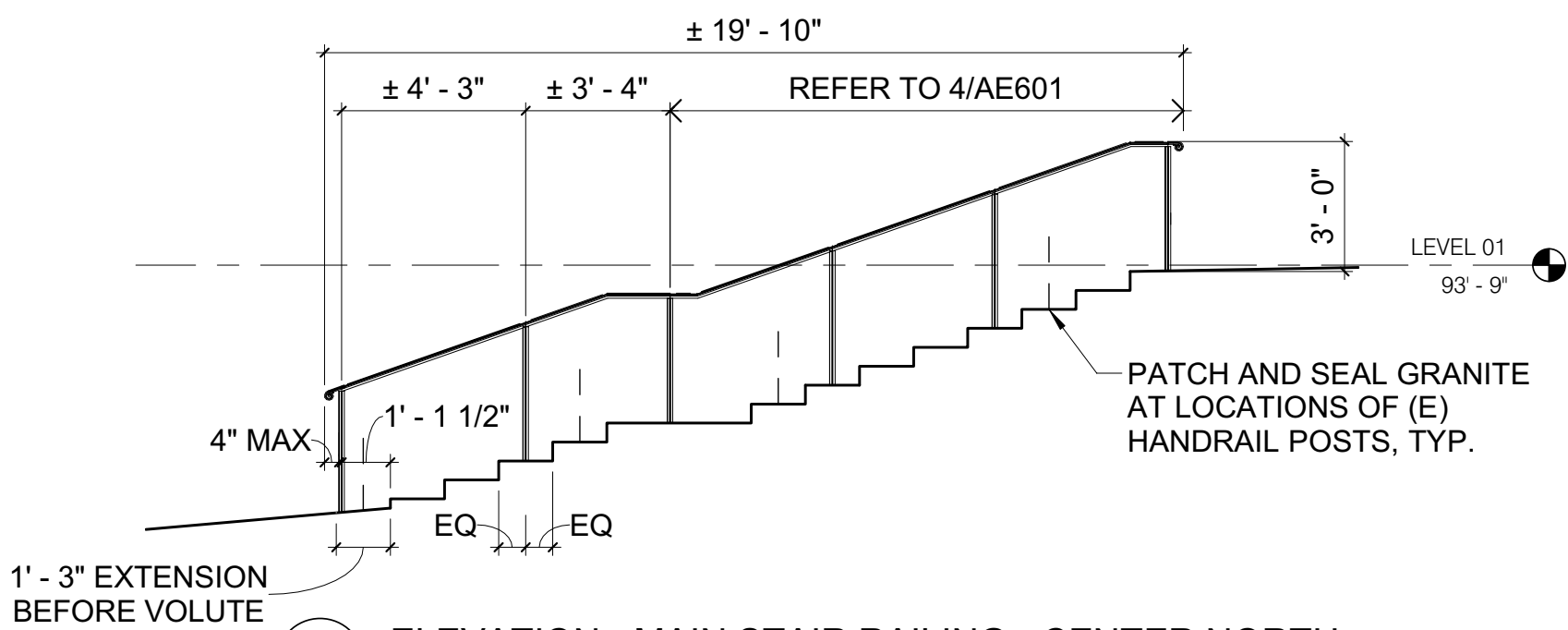
DOOR TYPES



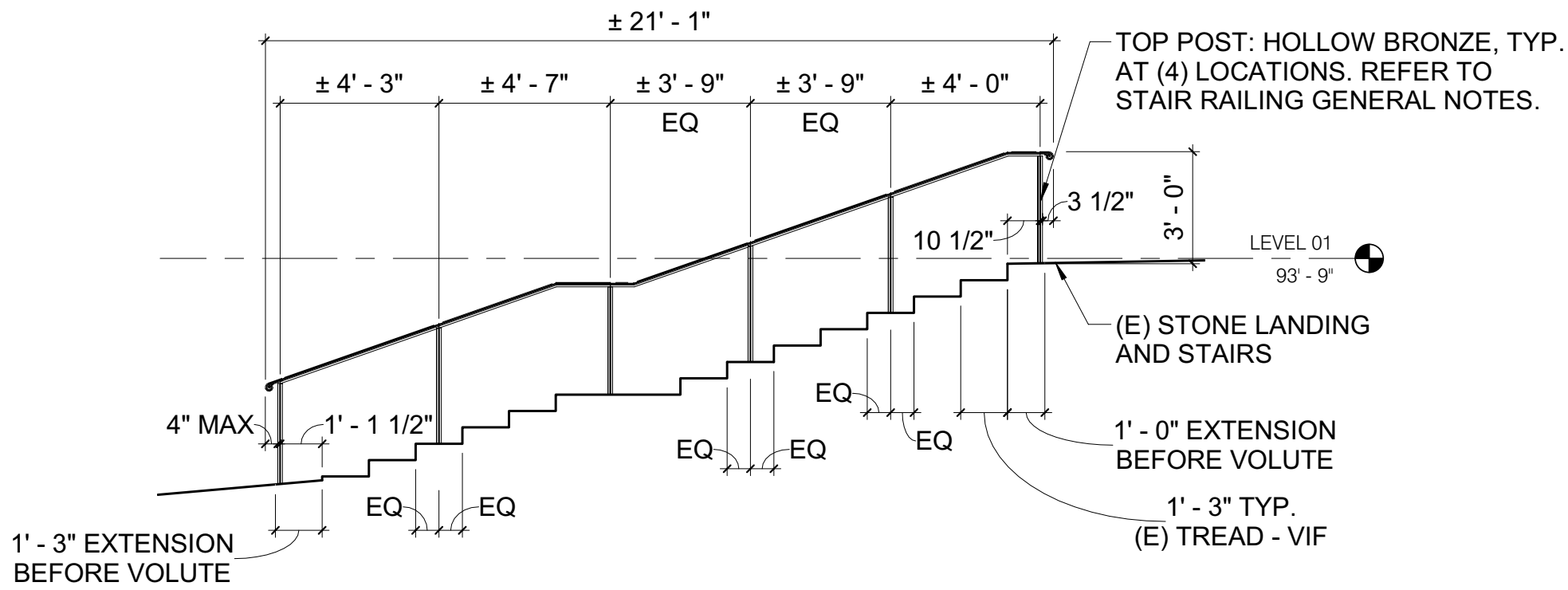
5 EGRESS DOOR - EXTERIOR ELEVATION
3/4" = 1'-0"



2 ELEVATION - MAIN STAIR RAILING - CENTER SOUTH
1/4" = 1'-0"



3 ELEVATION - MAIN STAIR RAILING - CENTER NORTH
1/4" = 1'-0"



4 ELEVATION - MAIN STAIR RAILING - NORTH
1/4" = 1'-0"

ABBREVIATIONS: DOOR SCHEDULE

MATERIAL:	
ALUM	ALUMINUM
HM	HOLLOW METAL
STL	STEEL
WD	WOOD
GL	GLASS
TG	TEMPERED GLAZING, ANSI Z97.1 CLASS A
LG	LAMINATED GLAZING, ANSI Z97.1 CLASS A

FINISH:	
ANOD	ANODIZED
CLR	CLEAR
PT-#	PAINT
ST-#	STAIN
LOCK FUNCTION:	
PA	PASSAGE
PR	PRIVACY
E	ENTRANCE/OFFICE
C	CLASSROOM
S	STOREROOM
PP	PUSH/PULL

REFER TO MAIN ABBREVIATION LIST FOR ADDITIONAL ABBREVIATIONS.

DOOR SCHEDULE GENERAL NOTES

- THICKNESS OF DOOR 1 3/4" UNLESS NOTED OTHERWISE
- PROVIDE ADA COMPLIANT LEVER HARDWARE AT ALL HINGED DOORS, TYPICAL.
- PROVIDE DOOR SILENCERS WHERE GASKETING IS NOT SPECIFIED. THE COLOR OF BRUSH GASKETING (IF USED) SHALL MATCH THE COLOR OF SURROUNDING FRAME.
- ALL GLAZING IN DOORS AND FRAMES TO BE TEMPERED GLAZING (TG) OR LAMINATED GLAZING (LG), UNLESS OTHERWISE NOTED.
- EACH PANE OF TEMPERED OR LAMINATED GLASS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER WITH A MARK THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED.
- THE OPENING FORCE OF DOORS ALONG AN ACCESSIBLE ROUTE SHALL NOT EXCEED 8 1/2 POUNDS-FORCE FOR EXTERIOR DOORS AND 5 POUNDS-FORCE FOR INTERIOR DOORS.

HARDWARE GROUPS

- GROUP 1 - MATCH (E) HARDWARE AND REUSE (E) WHEN FEASIBLE:
- (1) PANIC BAR EXIT DEVICE AND LATCH
 - (1) AUTOMATIC CLOSER/HOLD OPEN
 - (3) BUTT HINGES
 - (1) BRASS THRESHOLD

- GROUP 2 - HARDWARE TO BE COORDINATED WITH GATE FABRICATOR
- (3) BRONZE HINGES
 - (1) BRONZE PUSH LATCH

RAILING GENERAL NOTES

- STAIR HANDRAIL HEIGHT SHALL BE 3'-0" AS MEASURED FROM FRONT EDGE OF TREAD.
- PROVIDE JULIUS BLUM BRONZE VOLUTE TERMINATION AT EACH EXPOSED END OF ALL RAILINGS. REQUIRED STAIR HANDRAIL EXTENSION LENGTHS SHALL NOT INCLUDE VOLUTE, AND VOLUTE SHALL NOT PROJECT GREATER THAN 4" BEYOND FACE OF ADJACENT POSTS IN ANY CONDITION.
- PROVIDE JULIUS BLUM BRONZE BASE #269 AT BASES OF ALL RAILING POSTS.
- RAILING POSTS AT MAIN ENTRANCE STAIR SHALL MATCH BRONZE POSTS AT REMAINDER OF PROJECT (JULIUS BLUM PROFILE #140L). UPPER-MOST POST AT EACH SECTION OF RAILING AT THE MAIN ENTRANCE STAIR SHALL BE HOLLOW, 1 1/2" SQUARE BRONZE TO ALLOW FOR LOW-VOLTAGE WIRING TO UNDER-RAIL LIGHTING. SCORE GROOVES IN FACES TO MATCH TYPICAL POSTS.
- MAIN ENTRANCE STAIR RAILINGS INCLUDE INTEGRATED UNDER-RAIL LIGHTING AND ARE TO BE ENGINEERED AND FABRICATED BY LIGHTING MANUFACTURER. REFER TO ELECTRICAL DRAWINGS.
- VERIFY ALL EXISTING CONDITIONS IN FIELD.

Mark	Date	Description of Revision By

CONSULTANT PROJECT NO.	19032
CAD DWG file:	AE601.dwg
Drawn By:	TW
Checked By:	JS
Approved By:	DW
M.C.Bldg# - PROJ. #	B601 - P78 CF1001102
Sheet Title	ARCHITECTURAL SCHEDULES
DOORS AND RAILINGS	

DATE:	NOVEMBER 24, 2020
CITY OF PORTLAND SHEET ORDER:	