

## Development Services

### From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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

<b>Appeal ID:</b> 24637	<b>Project Address:</b> 4226 NE 161st Ave
<b>Hearing Date:</b> 2/24/21	<b>Appellant Name:</b> Daniel Bramske
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 651-734-8281
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Roza Malekzadeh
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> S-1, B <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Elite Electrical	<b>Fire Sprinklers:</b> Yes - fully sprinklered
<b>Appeal Involves:</b> Alteration of an existing structure, occ Change from S-1 to B	<b>LUR or Permit Application No.:</b> 20-225881-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Electrical contractor offices and warehouse

#### APPEAL INFORMATION SHEET

##### Appeal item 1

<b>Code Section</b>	OSSC 1016.2 Egress Through Intervening Spaces
<b>Requires</b>	Egress through intervening spaces shall comply with this section...  Sec. 5 Egress shall not pass through kitchens, storage rooms, closets, or spaces used for similar purposes.
<b>Code Modification or Alternate Requested</b>	The intent of this appeal is to seek approval to allow one of the two stairs from the new second floor office to exit through the existing warehouse to the existing egress door.
<b>Proposed Design</b>	The building contains two floors of office space, adjacent to a two-story warehouse. One of two exit stairs from the second floor of the offices will exit onto the warehouse floor, approximately 52 feet from the existing exit door in the warehouse. The floor area along the egress path at the warehouse will be marked with a minimum 4'-0" wide area, in yellow paint, with "EXIT PATH". The proposed occupant load upstairs is only 9 occupants, and with the combination of a fully sprinklered building, two exits from the second floor, and a clearly marked egress path at the warehouse, we believe this to be an acceptable design that protects life safety.
<b>Reason for alternative</b>	Due the configuration of existing bathrooms, utilities, and finished spaces while still allowing the required separation of the staircases from the second floor, there is no reasonable alternative location for placing the proposed exit stairs. Additionally, creating an enclosed hallway would limit the effective use of the existing warehouse and loading dock.

#### APPEAL DECISION

**Egress through intervening space: Granted provided the 2nd level is limited to employees only.**  
**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto:John.Butler@portlandoregon.gov) with questions.**

The Administrative Appeal Board finds with the conditions noted, 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

CODE SUMMARY

SITE AND ZONING

ADDRESS: 4226 NE 161ST AVENUE  
PORTLAND, OR 97230

PROPERTY ID: 1N2E24DA-00900

ZONING: IG2 - GENERAL INDUSTRIAL 2

OVERLAYS: H,K,S,X - AIRCRAFT LANDING, PRIME INDUSTRIAL, SCENIC RESOURCE, PDX AIRPORT NOISE IMPACT

PLAN DISTRICT: SS - COLUMBIA SOUTH SHORE PLAN DISTRICT

SITE AREA: 1.02 ACRES  
BUILDING AREA: 18,066 SF GROSS  
BUILDING FOOTPRINT: 18,066 SF

BUILDING CODE

EXISTING BUILDING  
BUILT 2007  
TYPE VB CONSTRUCTION  
2 STORIES

SPRINKLERED: FULLY SPRINKLERED

**OSSC TABLE 506.2 - ALLOWABLE BUILDING HEIGHTS AND AREAS**

OCCUPANCY	AREA DESIGN	ALLOWABLE AREA	RATIO
S-1	15,608 SF	21,000 SF	0.74
B	3,801 SF	27,000 SF	0.14
TOTAL			0.88

PER 508.4.2 SUM OF RATIOS OF EACH OCC SHALL NOT EXCEED 1

**OSSC TABLE 508.4 OCCUPANCY SEPARATION**  
B, S-1 - NO SEPARATION REQUIRED

**OSSC TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS**

STRUCTURAL FRAME	0-HR
BEARING WALLS	
EXT.	0-HR
INT.	0-HR
NONBEARING WALLS	0-HR
FLOOR CONSTRUCTION	0-HR
ROOF CONSTRUCTION	0-HR

**OSSC TABLE 602 - FIRE RESISTANCE RATING REQ. ON EXTERIOR WALLS**

5 ≤ X < 10	B, S-1	1-HR
10 ≤ X < 30	B, S-1	1-HR
X ≥ 30	ALL	0-HR

**OSSC TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE**

5 ≤ X < 10	UP, S	25%
15 ≤ X < 20	UP, S	75%

**OSSC 903 SPRINKLERS**  
REQ'D FOR B OR S-1 OCC. > 12,000 SF

**OSSC 907 FIRE ALARM & DETECTION**  
NOT REQUIRED

**OSSC TABLE 1004 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**

1ST FLOOR		
BUSINESS, OFFICES - 150 GROSS	2,458 SF / 150 = 17 OCC	
WAREHOUSE - 500 GROSS	15,608 / 500 = 32 OCC	
2ND FLOOR		
BUSINESS, OFFICES - 150 GROSS	1,343 / 150 = 9 OCC	
TOTAL = 58 OCCUPANTS		

**OSSC 1005 - MEANS OF EGRESS SIZING**  
OCCUPANT LOAD x 0.2 INCH/OCCUPANT  
MAX LOAD @ DOOR = 58 OCC x 0.2 = 11.6". ALL DOORS TO BE A MIN. OF 34" WIDE CLEAR.

**OSSC 1006 - EGRESS & EXITING**  
B, S-1 OCC, SPRINKLERED  
(2) EXITS PROVIDED, SEPARATED BY MIN 1/3 TOTAL DIAGONAL DISTANCE OF TENANT SPACE

**OSSC 1008 - MEANS OF EGRESS ILLUMINATION**  
EGRESS LIGHTING REQUIRED ALONG THE EGRESS PATH TO THE RIGHT OF WAY PER SECTION 1008.1.

**PERFORMANCE REQUIREMENTS:**  
AVERAGE OF 1fc WITH A MINIMUM OF 0.1fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL.

LIGHT LEVEL MAY DECLINE TO AVERAGE OF 0.06fc WITH A MINIMUM OF 0.006fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL AFTER 90 MINUTES OF OPERATION ON EMERGENCY POWER.

MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

POWER PROVIDED BY BATTERY INVERTERS (EMERGENCY GENERATOR) (REFERENCE ELECTRICAL DOCUMENTS)

**OSSC 1011 - STAIRWAYS**  
STAIRWAYS SERVING LESS THAN 50 SHALL HAVE A WIDTH OF NO LESS THAN 36 INCHES ENCLOSURES UNDER INTERIOR STAIRWAYS MUST HAVE 1-HR RATED CONSTRUCTION

**OSSC 1013.1 - ILLUMINATED EXIT SIGNS:**  
REQUIRED PER 1013.1

**OSSC TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE**  
B OCCUPANCY, 300 FEET W/ SPRINKLER  
S-1 OCCUPANCY, 250 FEET W/ SPRINKLER

**ACCESSIBILITY**  
ALTERATIONS TO THE TENANT SPACE TO BE ACCESSIBLE AS REQUIRED BY OSSC CHAPTERS 10 AND 34, COMPLYING WITH ICC A117.1 2009

OSSC TABLE 2902 PLUMBING FIXTURE CALC					
OCCUPANCY	# OCC	W.C. RATIO (M)	W.C. RATIO (F)	LAV PER GENDER	DRINKING FTN.
B	1 PER 25	1 PER 25	1 PER 25	1 PER 40	N/A
OFFICES	26 (13M / 13F)	52	52	0	
S-1	1 PER 100	1 PER 100	1 PER 100	1 PER 100	N/A
WAREHOUSE	32 (16M / 16F)	.16	.16	.16	0
TOTAL REQ'D (ROUNDED UP)		1	1	1	0
FIXTURES PROVIDED		(2) SINGLE OCCUPANT RR EXISTING & (1) NEW ADA UNISEX			0

ZONING CODE

PORTLAND ZONING CODE TABLE 266 - PARKING SPACES BY USE			
ZONING	MIN. REQ'D	MAX REQ'D	
WAREHOUSE	1 PER 750 SF NET BLDG. AREA	1 PER 500 SF OF NET BLDG. AREA	
	1 PER 3,500 SF > 3,000 SF	1 PER 2,500 SF > 3,000 SF	
	15,608 SF = 8 SPACES	15,608 SF = 13 SPACES	
OFFICE	1 PER 500 SF NET BLDG. AREA	1 PER 294 SF NET BLDG. AREA	
	3,801 SF / 500 = 8 SPACES	3,801 SF / 294 = 13 SPACES	
TOTAL REQ'D		MIN. REQ'D = 16 SPACES	
TOTAL ADA REQ'D		1 (STANDARD) / 1 (VAN)	
		MAX REQ'D = 26 SPACES	

BICYCLE PARKING SPACES BY USE		
ZONING	LONG-TERM SPACES REQ'D	SHORT-TERM SPACES REQ'D
WAREHOUSE	(2)	(2)

OSSC TABLE 1106 - ACCESSIBLE PARKING SPACES		
TOTAL PKNG IN SHARED LOT	MIN. ACCESSIBLE SPACES	# OF VAN ACCESSIBLE SPACES
25	1 REQ'D	1 REQ'D

ENERGY CODE SUMMARY

BUILDING ENVELOPE REQUIREMENTS FOR CLIMATE ZONE 4C  
PER ASHRAE 90.1-2016.

TRADE OFF METHOD CHOSEN FOR ENVELOPE COMPLIANCE

ENVELOPE COMPONENTS:

INSULATION AT ATTIC:	R-49
INSULATION AT EXTERIOR WALLS:	R-21
SLAB-ON-GRADE, UNHEATED	NO INSULATION, EXISTING

STOREFRONT WINDOWS AT EXTERIOR: U-0.29; SHGC-0.39  
VINYL WINDOWS AT WAREHOUSE: U-0.20; SHGC-0.14  
OPAQUE DOORS AT WAREHOUSE: U-0.37

LIFE SAFETY GENERAL NOTES

- DOORS PROVIDED ALONG EGRESS PATH ARE 36" MIN. WIDE WITH 32" MIN CLEAR OPENING WIDTH, MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. LATCH SIDE STOP CAN REDUCE CLEAR WIDTH 5/8" MAX. ALL NEW DOORS SHALL HAVE ADA MANUEVERING CLEARANCES AND EGRESS COMPLIANT HARDWARE BETWEEN 34-48" AFF. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQ'D TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
- PER OSSC 1010.1.3, THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS SHALL NOT EXCEED 5 POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DIENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE.
- PROVIDE EMERGENCY EGRESS LIGHTING FOR THE EGRESS PATH IN ALL PUBLIC SPACES. MINIMUM INTENSITY SHALL NOT BE LESS THAN 1 FOOTCANDLE AT FLOOR LEVEL ALONG THE ENTIRE LENGTH OF THE PATH. CONNECT TO BUILDING ELECTRICAL SYSTEM.
- PROVIDE EXIT SIGNAGE. EXIT SIGNAGE SHALL BE CONNECTED TO BUILDING POWER SUPPLY WITH BATTERY BACK-UP FOR MIN. 1-1/2 HOUR DURATION.

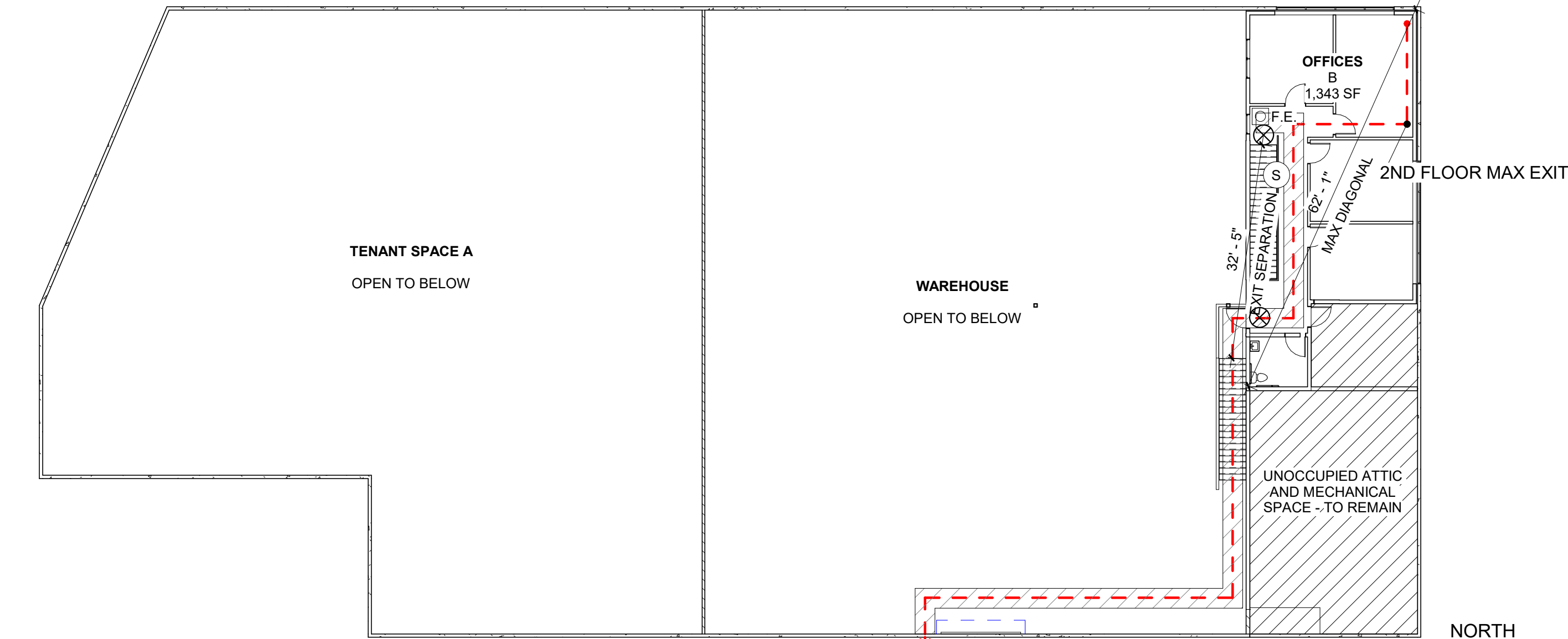
EGRESS SCHEDULE

PATH	EXIT ACCESS TRAVEL DISTANCE (EATD)
1ST FLOOR MAX EXIT	118' - 8 3/8"
2ND FLOOR MAX EXIT	166' - 0 13/16"

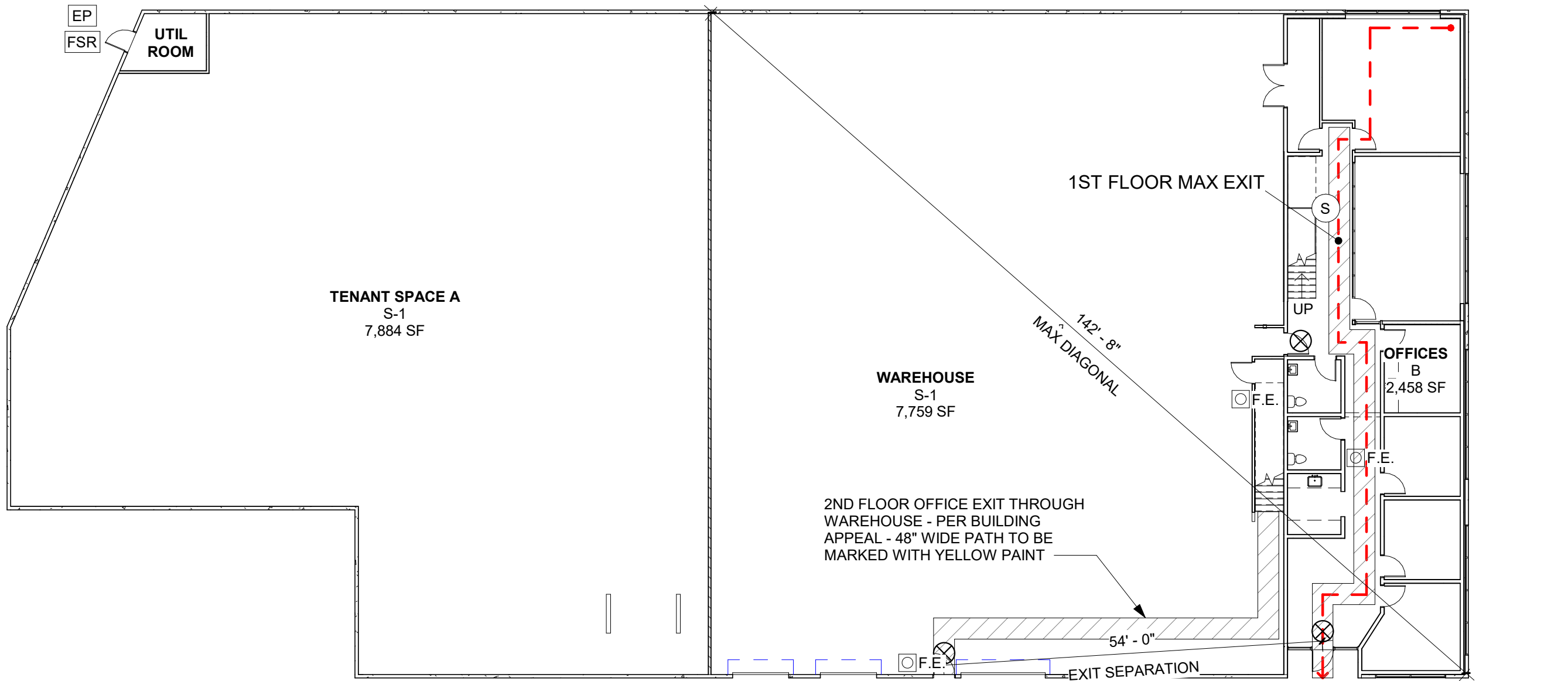
EGRESS KEY

- TRAVEL DISTANCE
- EXIT SIGN
- DIRECTIONAL EXIT SIGN
- EGRESS PATH
- SMOKE DETECTOR DEVICE
- FIRE EXTINGUISHER, CLASS B EXTRA HAZARD CLASS, 50' SPACING, MIN. UL RATING 10-A:80-B-C OR AS DIRECTED BY FIRE OFFICIAL
- FIRE EXTINGUISHER, CLASS B ORDINARY HAZARD CLASS, 50' MIN. SPACING, IN UL RATING 10-BC OR AS DIRECTED BY FIRE OFFICIAL. PROVIDE AND INSTALL IN WALL CABINET.
- SIGN ON DOOR "ELECTRIC PANEL INSIDE"
- FIRE DEPARTMENT CONNECTION
- SIGN ON DOOR "FIRE SPRINKLER RISER INSIDE"
- 1-HR WALL

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2 2ND FLOOR LIFE SAFETY PLAN  
1/16" = 1'-0"



1 1ST FLOOR LIFE SAFETY PLAN  
1/16" = 1'-0"



721 NW 9th Ave, Suite 280  
Portland, Oregon 97209  
(503) 224-1282  
www.EMAarchitecture.com

EMA  
Architecture, LLC

ELITE ELECTRICAL GROUP OFFICE T.I.  
4226 NE 161ST AVE SUITE B, PORTLAND, OR 97230

PERMIT SET

12/21/20

No.	Date

LIFE SAFETY

G0.1



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721 NW 9th Ave, Suite 280  
Portland, Oregon 97209  
(503) 224-1282  
www.EMAarchitecture.com

**EMA**  
Architecture, LLC

ELITE ELECTRICAL GROUP OFFICE T.I.  
4226 NE 161ST AVE SUITE B, PORTLAND, OR 97230

PERMIT SET

12/21/20

No.	Date
1	2/10/21

PROPOSED FLOOR  
PLANS

A2.1

