

## 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:** Hold for Additional Information

<b>Appeal ID:</b> 24720	<b>Project Address:</b> 5000 N Willamette Blvd
<b>Hearing Date:</b> 3/24/21	<b>Appellant Name:</b> Justin Luther
<b>Case No.:</b> B-004	<b>Appellant Phone:</b> 2063086166
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Elgin Rowland
<b>Project Type:</b> commercial	<b>Stories:</b> 4 <b>Occupancy:</b> Student Building <b>Construction Type:</b> Structural
<b>Building/Business Name:</b> Schoenfeldt Hall	<b>Fire Sprinklers:</b> Yes - In hallway
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 17-238667-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Cell Site on Rooftop

#### APPEAL INFORMATION SHEET

##### Appeal item 1

<b>Code Section</b>	Fire
<b>Requires</b>	Fire escape ladder is 41" instead of 48" away from stairs.. Was due to roof hatch having to be relocated. Fire Marshal approves. See attached Email with highlighted being ok
<b>Code Modification or Alternate Requested</b>	Fire escape ladder is 41" instead of 48" away from stairs.. Was due to roof hatch having to be relocated. Fire Marshal approves. See attached Email with highlighted being ok
<b>Proposed Design</b>	We reached out to the fire inspector after going through revision process for other aspects of the BP. There we found that the ladder was out of code. Unable to resolve issue due to roof hatch being relocated. Fire Marshal says it is okay to move forward. This is so we can final out BP. Please see highlighted attached Email.
<b>Reason for alternative</b>	We installed proposed walls on the roof and those walls landed on a roof hatch that was originally missed by engineer on record. We engaged our EOR and they revised our plans to include the roof hatch and relocation necessary so we could installed proposed FRP walls. This revision went through city plan review and approved but our EOR missed changes that would affect the ladder below the hatch before we sent to city plan review. Now this is the last gating factor holding us back to get this permit final with the city of Portland. We do not know code for this ladder but we extended it as necessary when we relocated roof hatch. Now City inspector has asked us to engage local fire Marshal to determine our options. I have attached photos on site and measurements, per city inspector, he said "code should have the ladder 48in from last step"? We are currently at 41in.

#### APPEAL DECISION

**Reduction in minimum required distance of fire escape ladder from stairs from 48 inches to 41 inches:  
Hold for additional information.**

**See note below regarding the process for submitting additional information.**

**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto:John.Butler@portlandoregon.gov) with questions.**

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.



CITY OF  
**PORTLAND, OREGON**  
BUREAU OF DEVELOPMENT SERVICES  
1900 SW 4th Ave, Suite 5000  
Portland, OR 97201



**COMMERCIAL BUILDING PERMIT**

**17-238667-REV-01-CO**

**Site Address: 5000 N WILLAMETTE BLVD**

**Issued: 10/13/20**

**AT&T U OF P - SCHOENFELDT HALL**

PROJECT INFORMATION		Occ. Group	Const. Type
Utility	Addition		

Project Description: SINGLE PDF - VALUE ADDED REVISION TO UPGRADE CHANNEL LEDGER AND RELOCATE ROOF ACCESS HATCH.

<b>APPLICANT</b>	<b>JUSTIN LUTHER</b>	Phone: (206) 308-6166
<b>PROPERTY OWNER</b>	<b>UNIVERSITY OF PORTLAND</b>	Phone:
<b>CONTRACTOR</b>	<b>CAPSTONE PARTNERS LLC</b>	Phone:

Project Details		Project Details	
Code Edition (Year)	2014 OSSC	Energy Code Edition	2014 Oregon Energy E
Final Permit Valuation	5000	Final adj to ICC Value reason - Display Only	Final overrides ICC-ba
GIS Update Flag 2	08/23/19	Inches of Individual Trees Removed	0
Lot Area (Sq. Ft.)	3516805	Maintain Current Fire Protection?	Yes
Table-based Construction Val Adj - Display	5000	Water District	City of Portland Water I
Zoning - Property (1)	CI1 CI1g CI1g,q CI1n		

**Permit Final -12/23/2020**

**This permit expires if, at any time, 180 days pass without an approved inspection. If you are not able to obtain an inspection approval within 180 days, you may request a one-time only extension of 180 days by calling 503-823-7303.**

**BEFORE YOU DIG** ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-332-2344).

**CITY CONTACT PROCESS MANAGEMENT**

Phone: 503-823-7357

E-Mail:

Fax: (503) 823-4172

**INSPECTION REQUEST  
PHONE NUMBERS**

**Building/Trade Inspections - Call Before 6:00 AM: (503) 823-7000**

**TDD: (503) 823-6868**

**IVR Inspection Request  
Number: 4086660**

## Justin Luther

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**From:** Patrick Ryneearson  
**Sent:** Monday, March 15, 2021 3:40 PM  
**To:** Justin Luther  
**Subject:** FW: University of Portland - Stairwell extension  
**Attachments:** 17-238667-REV-01.pdf

Thanks,

## Pat Ryneearson

RF Construction Manager  
Capstone Solutions, Inc.  
13126 NE Airport Way  
Portland, OR 97230  
Cell: (503) 752-2684  
Work: (206) 471-1571  
Fax: (425) 861-9393  
<http://www.capstone-sol.com>  
[pryneearson@capstoneemail.com](mailto:pryneearson@capstoneemail.com)



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**From:** Cole, Mark <Mark.Cole@portlandoregon.gov>  
**Sent:** Tuesday, February 16, 2021 1:09 PM  
**To:** Patrick Ryneearson <pryneearson@capstoneemail.com>  
**Subject:** RE: University of Portland - Stairwell extension

Your permit is finalized and Fire has signed off this permit.

MARK COLE | Fire Inspector Specialist

PORTLAND FIRE & RESCUE

1900 SW 4th Ave., Portland, OR 97201

Mobile: 503.823.3802

Email: [mark.cole@portlandoregon.gov](mailto:mark.cole@portlandoregon.gov)

[www.portlandoregon.gov/fire](http://www.portlandoregon.gov/fire)

**Portland Fire Marshal's Office:** The contents of this email shall not be construed as altering or waiving any code, law, or regulation which may require fire protection features not covered or alluded to.

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**From:** Patrick Rynearson <[prynearson@capstoneemail.com](mailto:prynearson@capstoneemail.com)>

**Sent:** Monday, February 15, 2021 9:31 AM

**To:** Cole, Mark <[Mark.Cole@portlandoregon.gov](mailto:Mark.Cole@portlandoregon.gov)>; Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>

**Cc:** Samuel Wright <[swright@capstoneemail.com](mailto:swright@capstoneemail.com)>; Jon Gebhart <[jgebhart@capstoneemail.com](mailto:jgebhart@capstoneemail.com)>; Anton Pritchard <[apritchard@capstoneemail.com](mailto:apritchard@capstoneemail.com)>; Justin Luther <[jluther@capstoneemail.com](mailto:jluther@capstoneemail.com)>

**Subject:** RE: University of Portland - Stairwell extension

Good morning Mark,

Last we spoke you were sick; hope you are feeling better. I attached photos of the ladder in question you can review without being on site. If you'd like to re-schedule an onsite review, please let me know when and I will meet you on site.

Thanks,

**Pat Rynearson**

RF Construction Manager

Capstone Solutions, Inc.

13126 NE Airport Way

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Cell: (503)-752-2684  
Office: (425) 861-9332  
Fax: (425) 861-9393  
<http://www.capstone-sol.com>  
[prynearson@capstoneemail.com](mailto:prynearson@capstoneemail.com)



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**From:** Patrick Ryneerson  
**Sent:** Thursday, February 4, 2021 1:01 PM  
**To:** [mark.cole@portlandoregon.gov](mailto:mark.cole@portlandoregon.gov); Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>  
**Cc:** Samuel Wright <[swright@capstoneemail.com](mailto:swright@capstoneemail.com)>; Jon Gebhart <[jgebhart@capstoneemail.com](mailto:jgebhart@capstoneemail.com)>; Anton Pritchard <[apritchard@capstoneemail.com](mailto:apritchard@capstoneemail.com)>; Justin Luther <[jluther@capstoneemail.com](mailto:jluther@capstoneemail.com)>  
**Subject:** RE: University of Portland - Stairwell extension

Hi Mark,

Thank you for taking my call. Per our conversation you would like to meet on site to take a look at the ladder we had to relocate.

I will meet you on site **Tuesday 2/9 @9:00AM.**

Here is my number and address to site below. Please give me a call once you arrive and I will meet you at Schoenfeldt Hall.

**Cell - (503) 752-2684**  
**5373 N Warren St Portland, OR 97203**

Thanks,

**Pat Ryneerson**

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Fax: (425) 861-9393  
<http://www.capstone-sol.com>  
[prynearson@capstoneemail.com](mailto:prynearson@capstoneemail.com)



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**From:** Patrick Ryneerson  
**Sent:** Friday, January 29, 2021 1:35 PM  
**To:** [mark.cole@portlandoregon.gov](mailto:mark.cole@portlandoregon.gov); Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>  
**Cc:** Samuel Wright <[swright@capstoneemail.com](mailto:swright@capstoneemail.com)>; Jon Gebhart <[jgebhart@capstoneemail.com](mailto:jgebhart@capstoneemail.com)>; Anton Pritchard <[apritchard@capstoneemail.com](mailto:apritchard@capstoneemail.com)>; Justin Luther <[jluther@capstoneemail.com](mailto:jluther@capstoneemail.com)>  
**Subject:** RE: University of Portland - Stairwell extension

Hi Mark/Keith,

Wanted to follow up here and see if you could give us any feedback on some solutions or if any traction has been made to get a resolution to our problem?

Thanks,

**Pat Ryneerson**

RF Construction Manager  
Capstone Solutions, Inc.  
13126 NE Airport Way  
Portland, OR 97230  
Cell: (503)-752-2684  
Office: (425) 861-9332  
Fax: (425) 861-9393  
<http://www.capstone-sol.com>  
[prynearson@capstoneemail.com](mailto:prynearson@capstoneemail.com)



**From:** Patrick Ryneerson

**Sent:** Monday, January 18, 2021 8:54 AM

**To:** [mark.cole@portlandoregon.gov](mailto:mark.cole@portlandoregon.gov); Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>

**Cc:** Samuel Wright <[swright@capstoneemail.com](mailto:swright@capstoneemail.com)>; Jon Gebhart <[jgebhart@capstoneemail.com](mailto:jgebhart@capstoneemail.com)>; Anton Pritchard <[apritchard@capstoneemail.com](mailto:apritchard@capstoneemail.com)>; Justin Luther <[jluther@capstoneemail.com](mailto:jluther@capstoneemail.com)>

**Subject:** RE: University of Portland - Stairwell extension

Good morning Mark,

I wanted to follow up on this and see if we could get any direction for this ladder access? We are looking to get this permit final before it expires.

Thanks,

**Pat Ryneerson**

RF Construction Manager

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Fax: (425) 861-9393

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[pryneerson@capstoneemail.com](mailto:pryneerson@capstoneemail.com)





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**From:** Patrick Ryneearson

**Sent:** Monday, January 11, 2021 9:34 AM

**To:** [mark.cole@portlandoregon.gov](mailto:mark.cole@portlandoregon.gov); Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>

**Cc:** Samuel Wright <[swright@capstoneemail.com](mailto:swright@capstoneemail.com)>; Jon Gebhart <[jgebhart@capstoneemail.com](mailto:jgebhart@capstoneemail.com)>; Anton Pritchard <[apritchard@capstoneemail.com](mailto:apritchard@capstoneemail.com)>; Justin Luther <[jluther@capstoneemail.com](mailto:jluther@capstoneemail.com)>

**Subject:** FW: University of Portland - Stairwell extension

Hi Mark,

(this one got stuck in my outbox, sorry for the delay I thought this one sent on 1/5/21..) I spoke with Keith today and he asked me to engage you in this matter. We installed proposed walls on the roof and those walls landed on a roof hatch that was originally missed by engineer on record. We engaged our EOR and they revised our plans to include the roof hatch and relocation necessary so we could installed proposed FRP walls. This revision went through city plan review and approved but our EOR missed changes that would affect the ladder below the hatch before we sent to city plan review. Now this is the last gating factor holding us back to get this permit final with the city of Portland. We do not know code for this ladder but we extended it as necessary when we relocated roof hatch. Now City inspector has asked us to engage local fire Marshall to determine our options. I have attached photos on site and measurements, per city inspector, he said "code should have the ladder 48in from last step"? We are currently at 41in.

Attached,

- Plans with changes
- Permits on file for this site
- Photos of ladder

Thanks,

**Pat Ryneearson**

RF Construction Manager

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[pryneearson@capstoneemail.com](mailto:pryneearson@capstoneemail.com)



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**From:** Patrick Ryneerson

**Sent:** Tuesday, January 5, 2021 9:20 AM

**To:** Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>

**Cc:** Jon Gebhart <[jgebhart@capstoneemail.com](mailto:jgebhart@capstoneemail.com)>; Anton Pritchard <[apritchard@capstoneemail.com](mailto:apritchard@capstoneemail.com)>; Samuel Wright <[swright@capstoneemail.com](mailto:swright@capstoneemail.com)>

**Subject:** FW: University of Portland - Stairwell extension

Hey Keith,

Thank you for taking my call. Per our conversation you would like to engage another opinion in this matter. Per your request here is the attached ladder photos and engineering plans with changes showing the roof hatch relocation but not including the stairs.

Thanks,

**Pat Ryneerson**

RF Construction Manager

Capstone Solutions, Inc.

13126 NE Airport Way

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Office: (425) 861-9332

Fax: (425) 861-9393

<http://www.capstone-sol.com>

[pryneerson@capstoneemail.com](mailto:pryneerson@capstoneemail.com)



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**From:** Patrick Ryneearson  
**Sent:** Tuesday, December 22, 2020 11:51 AM  
**To:** Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>  
**Cc:** Samuel Wright <[swright@capstoneemail.com](mailto:swright@capstoneemail.com)>; Jon Gebhart <[jgebhart@capstoneemail.com](mailto:jgebhart@capstoneemail.com)>  
**Subject:** RE: University of Portland - Stairwell extension

Hey Keith,

We had our city inspectors on site today and the only action item left on site per city inspector is the ladder needs a specific distance away from top stair, I think he said 48"? can you take a look at the attached photos and let us know what our options are to achieve this distance? We are thinking of shortening our stand-off's from the wall and having the ladder taper or cut ladder and have a transition point mid-way up.

Thanks,

**Pat Ryneearson**

RF Construction Manager  
Capstone Solutions, Inc.  
13126 NE Airport Way  
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[pryneearson@capstoneemail.com](mailto:pryneearson@capstoneemail.com)



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**From:** Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>  
**Sent:** Monday, August 17, 2020 11:31 AM  
**To:** Patrick Ryneearson <[pryneearson@capstoneemail.com](mailto:pryneearson@capstoneemail.com)>  
**Subject:** RE: University of Portland - Stairwell extension

Hello Patrick,

I have sent your emails over to Paul Jennings whom is the Senior Plan Reviewer for the Fire Inspectors at BDS. At this point, unfortunately, it is a waiting game. I am hoping you requested that your architect resubmit updated plans back through BDS. Let me know if I can provide any more assistance. Thank you.

Regards

Keith Hill | Fire Inspector

PORTLAND FIRE & RESCUE

1300 SE Gideon St., Portland, OR 97202

Desk: 503.823.3854 | Cell: 503.593.8393

Email: [keith.hill@portlandoregon.gov](mailto:keith.hill@portlandoregon.gov)

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**From:** Patrick Rynearson <[prynearson@capstoneemail.com](mailto:prynearson@capstoneemail.com)>

**Sent:** Thursday, August 13, 2020 8:35 AM

**To:** Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>

**Subject:** RE: University of Portland - Stairwell extension

Keith,

See updated drawings, our EOR put door on wrong side on previous drawings.

Thanks,

## Pat Rynearson

Project Superintendent  
Capstone Solutions, Inc.  
13126 NE Airport Way  
Portland, OR 97230  
Cell: (503)-752-2684  
Office: (425) 861-9332  
Fax: (425) 861-9393  
<http://www.capstone-sol.com>  
[prynearson@capstoneemail.com](mailto:prynearson@capstoneemail.com)



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**From:** Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>  
**Sent:** Monday, August 10, 2020 7:09 AM  
**To:** Patrick Rynearson <[prynearson@capstoneemail.com](mailto:prynearson@capstoneemail.com)>  
**Subject:** RE: University of Portland - Stairwell extension

This will need to be resubmitted to BDS. I am working with the plans supervisor on this. Thank you.

---

**From:** Patrick Rynearson <[prynearson@capstoneemail.com](mailto:prynearson@capstoneemail.com)>  
**Sent:** Thursday, August 6, 2020 11:58 AM  
**To:** Hill, Keith <[Keith.Hill@portlandoregon.gov](mailto:Keith.Hill@portlandoregon.gov)>  
**Cc:** Jon Gebhart <[jgebhart@capstoneemail.com](mailto:jgebhart@capstoneemail.com)>; Anton Pritchard <[apritchard@capstoneemail.com](mailto:apritchard@capstoneemail.com)>; Samuel Wright <[swright@capstoneemail.com](mailto:swright@capstoneemail.com)>  
**Subject:** RE: University of Portland - Stairwell extension



The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Keith,

Here is our updated drawings from the EOR that includes the hatch door. Now I think we need to know how we can address the ladder access mounting.

Thanks,

**Pat Rynearson**

Project Superintendent  
Capstone Solutions, Inc.  
13126 NE Airport Way  
Portland, OR 97230  
Cell: (503)-752-2684  
Office: (425) 861-9332  
Fax: (425) 861-9393  
<http://www.capstone-sol.com>  
[prynearson@capstoneemail.com](mailto:prynearson@capstoneemail.com)



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**From:** Patrick Rynearson  
**Sent:** Tuesday, August 04, 2020 12:06 PM  
**To:** [keith.hill@portlandoregon.gov](mailto:keith.hill@portlandoregon.gov)  
**Cc:** Jon Gebhart <[jgebhart@capstoneemail.com](mailto:jgebhart@capstoneemail.com)>; Anton Pritchard <[apritchard@capstoneemail.com](mailto:apritchard@capstoneemail.com)>; Samuel Wright <[swright@capstoneemail.com](mailto:swright@capstoneemail.com)>  
**Subject:** University of Portland - Stairwell extension

Hi Keith,

Per your request here are the stairwell extension drawings for the access hatch in question not showed on our drawings. I will be reaching out to the EOR to have this revised.

Thanks,

**Pat Rynearson**

Project Superintendent  
Capstone Solutions, Inc.  
13126 NE Airport Way

Portland, OR 97230

Cell: (503)-752-2684

Office: (425) 861-9332

Fax: (425) 861-9393

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