Development Services

From Concept to Construction

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Appeal ID: 24870		Project Address: 2400 NE Broadway St.	
Hearing Date: 5/12/21		Appellant Name: Rebecca Morello	
Case No.: B-011		Appellant Phone: 2487612001	
Appeal Type: Building Project Type: commercial		Plans Examiner/Inspector: Chanel Horn Stories: 1 Occupancy: A-2, F-2, S-2, S-1 Construction Type: V-B	
Appeal Involves: Alterative structure, Reconsideration	-	LUR or Permit Application No.: 20-146115-000-00-CO	
Plan Submitted Option 4] [File 5]	n: pdf [File 1] [File 2] [File 3] [File	e Proposed use: Brewery	
Appeal item 1 Code Section	1010.1.5 Floor Elevation		
Requires	elevation on each side of the door.	each side of a door. Such floor or landing shall be at the same Landings shall be level except for exterior landings, which are ceed .25 unit vertical in 12 units horizontal (2-percent slope).	
Code Modification or Alternate Requested			
Proposed Design	level. The exterior entry has an exis The existing exterior door landing w the code requirements of OSSC 10 vestibule will be adjusted within the See detail #6/A707 of the attached showing slopes. Original Text: The existing door land	door landings at the northern entry to the basement are non- sting slope of 17% and the interior door landing is sloped at 4% vill be re-graded and paved to a 2% maximum slope, meeting 10.1.5. The existing interior slope of 4% within the basement door landings of the basement vestibule to be 2% maximum. drawings (Reconsideration - Details) for an enlarged plan dings at the northern entry to the basement are non-level. The of 17% and the interior door landing is sloped at 4%. The	

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code requirements of OSSC 1010.1.5. The interior slope of 4% within the basement vestibule is proposed to remain to maintain access to the existing platform lift.

Reason for alternative Reconsideration Text: The existing building was constructed in the early 1900s and the existing interior basement floor slab is not level within the basement vestibule. The slopes will be leveled out to the maximum extent feasible, but will need to remain sloped at 2% maximum within the door landings due to the existing change in elevations from the public right-of-way to the existing platform lift. A 2% slope meets door maneuvering clearance requirements as defined in 2010 ADA 404.2.4.4 exception 1 and ANSI A1117.1 404.2.3.1. The basement consists primarily of employee work areas with low occupant loads totaling 18 occupants. A fully code compliant exit is provided at the southern end of the building for basement occupants providing additional safe means of egress from the basement.

Original Text: The existing building was constructed in the early 1900s and the existing interior basement floor slab is not level within the basement vestibule. Leveling the door landings in the vestibule would create a step of approximately 3" leading to the existing platform lift, which would inhibit occupants in wheelchairs from accessing the lift. It is technically infeasible to alter the pathway to the lift in a code compliant and practical manner due to immediate adjacency of the entry and lift.

The door landings are being brought to compliance to the maximum extent feasible, with the exterior landing being reconstructed to a 2% maximum slope. The interior slope of 4% qualifies as a sloped floor and the basement consists primarily of employee work areas with low occupant loads totaling 18 occupants. A fully code compliant exit is provided at the southern end of the building for basement occupants providing additional safe means of egress from the basement.

Appeal item 2

Code Section	1014.6 Handrail Extensions
Requires	Where handrails are not continuous between flights, the handrails shall extend horizontally not less than 12" beyond the top riser
Code Modification or Alternate Requested	The intent of the appeal is to allow the new handrail mounted to the building facade at the northern exterior stairs to be installed without the top handrail extension due to the existing plan configuration.
Proposed Design	The existing handrails and guardrails at the northern exterior stair are not code compliant. These handrails and guardrails are proposed to be replaced with new rails that are compliant to the maximum extent feasible. The floor mounted handrail will have the required extensions at the top and bottom stair landings. The wall mounted handrail will have the bottom extension but is proposed to be installed without the 12" extension beyond the top riser.
Reason for alternative	Reconsideration Text: An additional stair riser is required to be added to the top of the existing stair landing in order to create a code compliant door landing at the existing pair of doors. When this new riser is added, the wall mounted handrail will no longer be able to meet extension requirements. Per Per ANSI A1117.1 505.10 exception 3 – in alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration. Blocking a door leaf would create a hazard and is not avoidable due to the plan configuration of the existing doors. We are improving the safety of the existing stair by creating a compliant door landing, replacing the handrails and guardrails with rails that comply with code to the maximum extent possible, and providing a handrail on the opposite side of the stair that will have a full extension beyond the top riser.

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Original Text: The handrail mounted to the building façade cannot extend 12" beyond the top riser due to the plan configuration of the entry doors. The extension would impede the function of one leaf of the pair. We are improving the safety of the stair by replacing the handrails and guardrails with rails that comply with code to the maximum extent possible and the handrail on the opposite side of the stair that will have a full extension beyond the top riser.

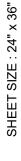
APPEAL DECISION

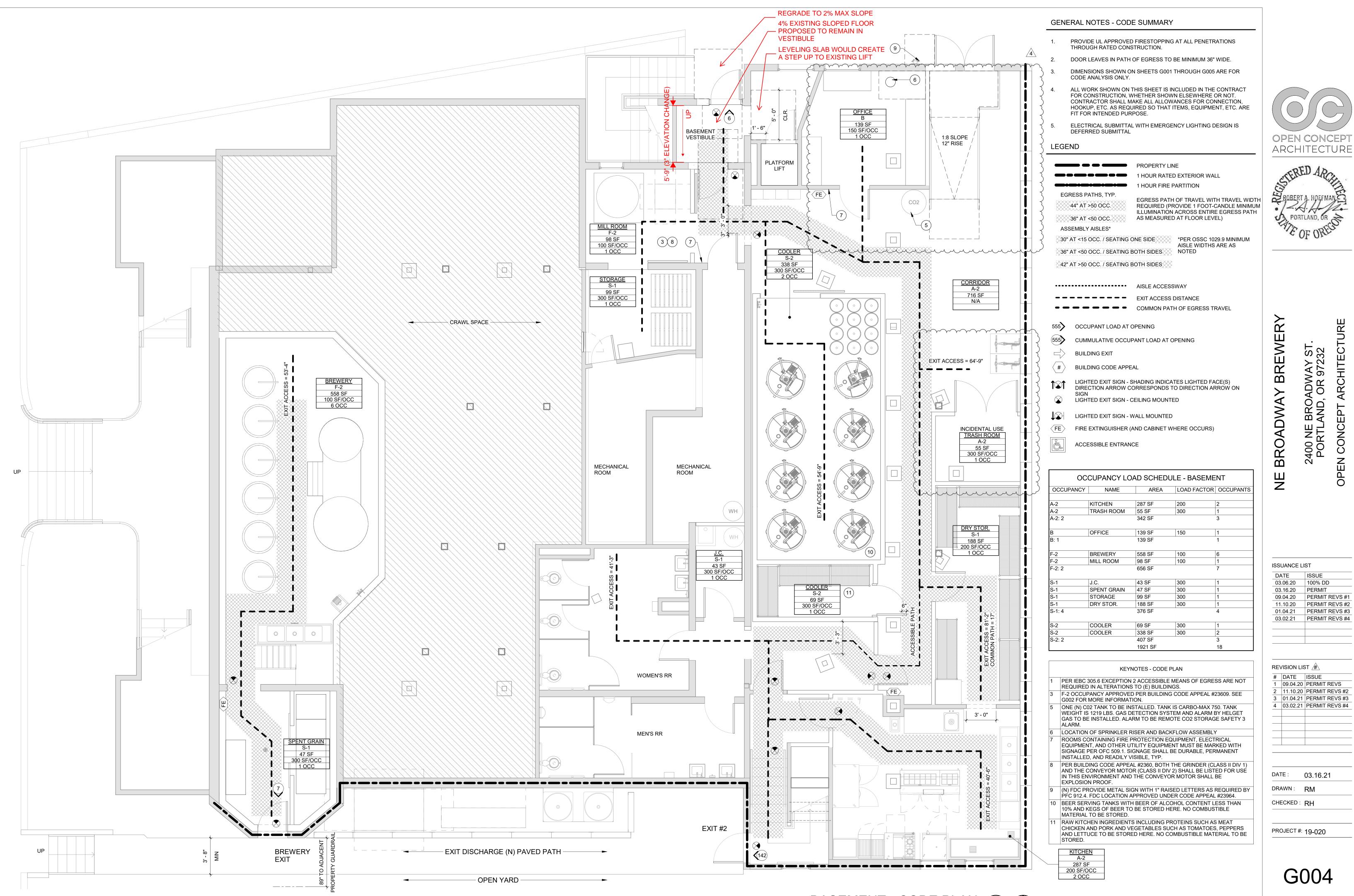
1. Interior door landing with 2 percent slopes: Granted as proposed. Note: This decision does not waive any Federal requirements for accessibility that are enforced by Department of Justice.

2. Omission of handrail extensions: Denied. Proposal does not provide equivalent Life Safety protection. Appellant may contact Josh Weeks (503 823-8834) with questions.

For the item granted, 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.

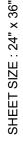
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

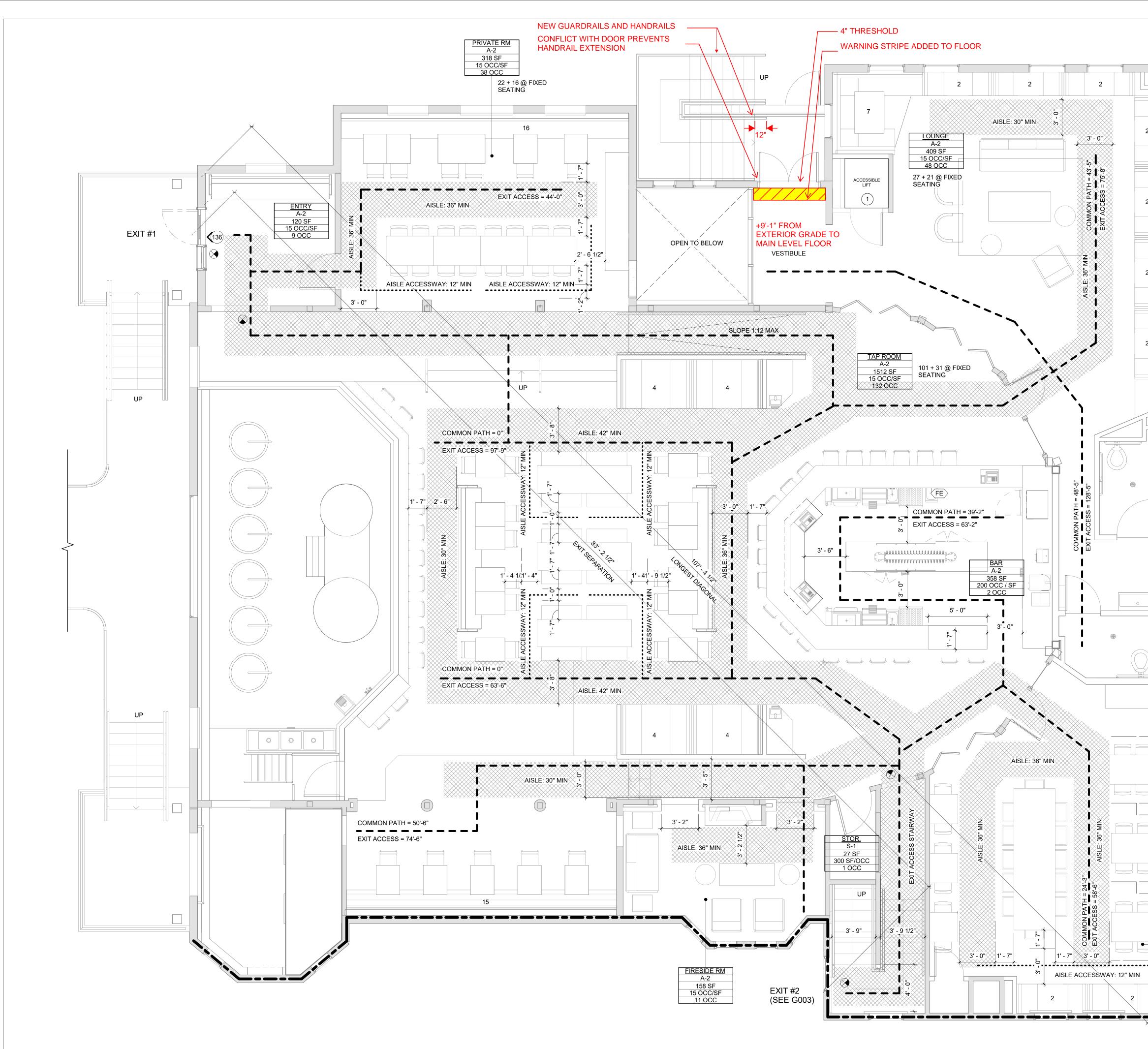




BASEMENT - CODE PLAN 1/4" = 1'-0"







MAIN LEVEL - CODE PLAN 1/4" = 1'-0"

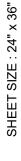
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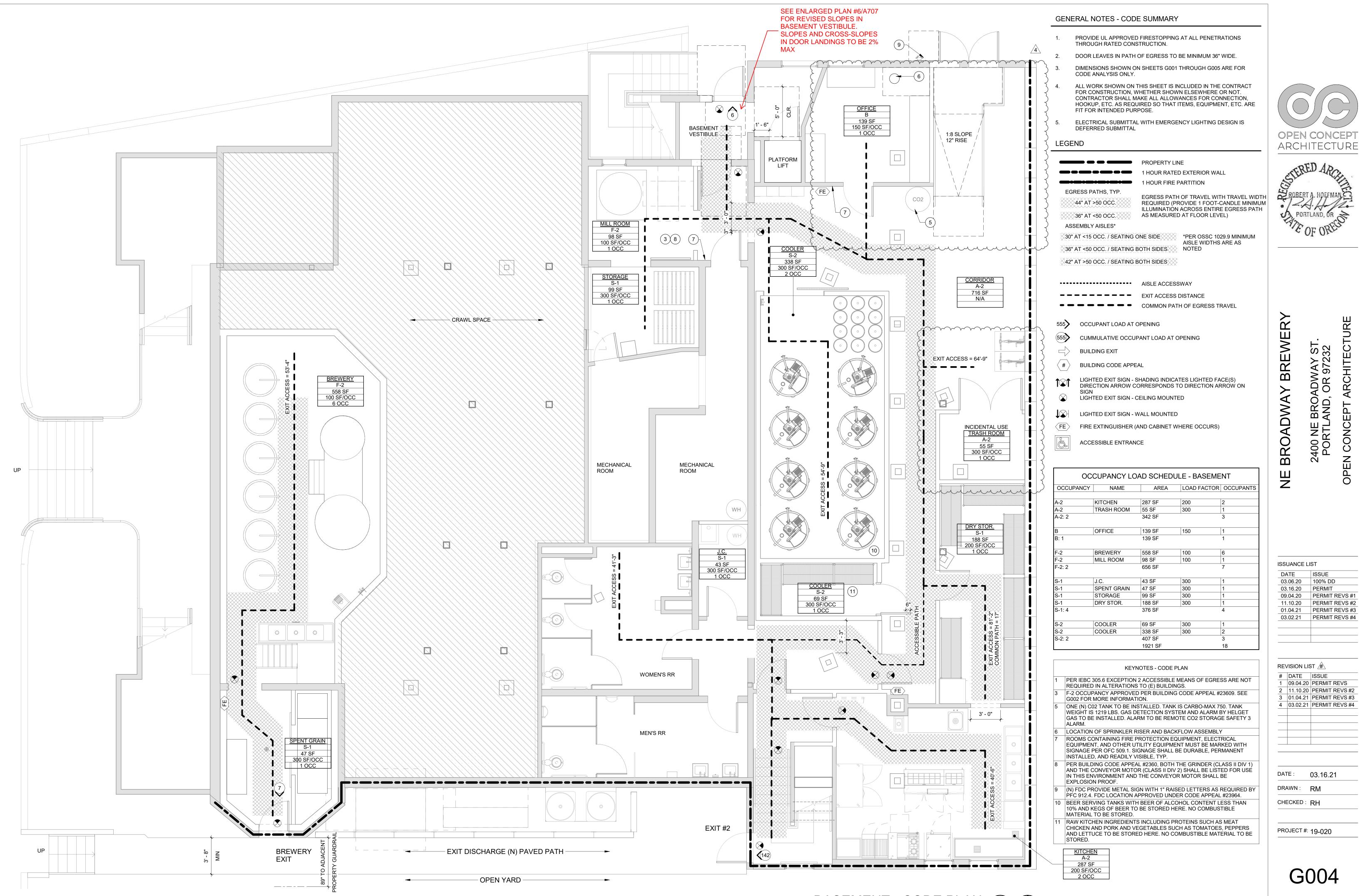


OPEN CONCEPT

PROJECT #: 19-020

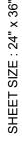
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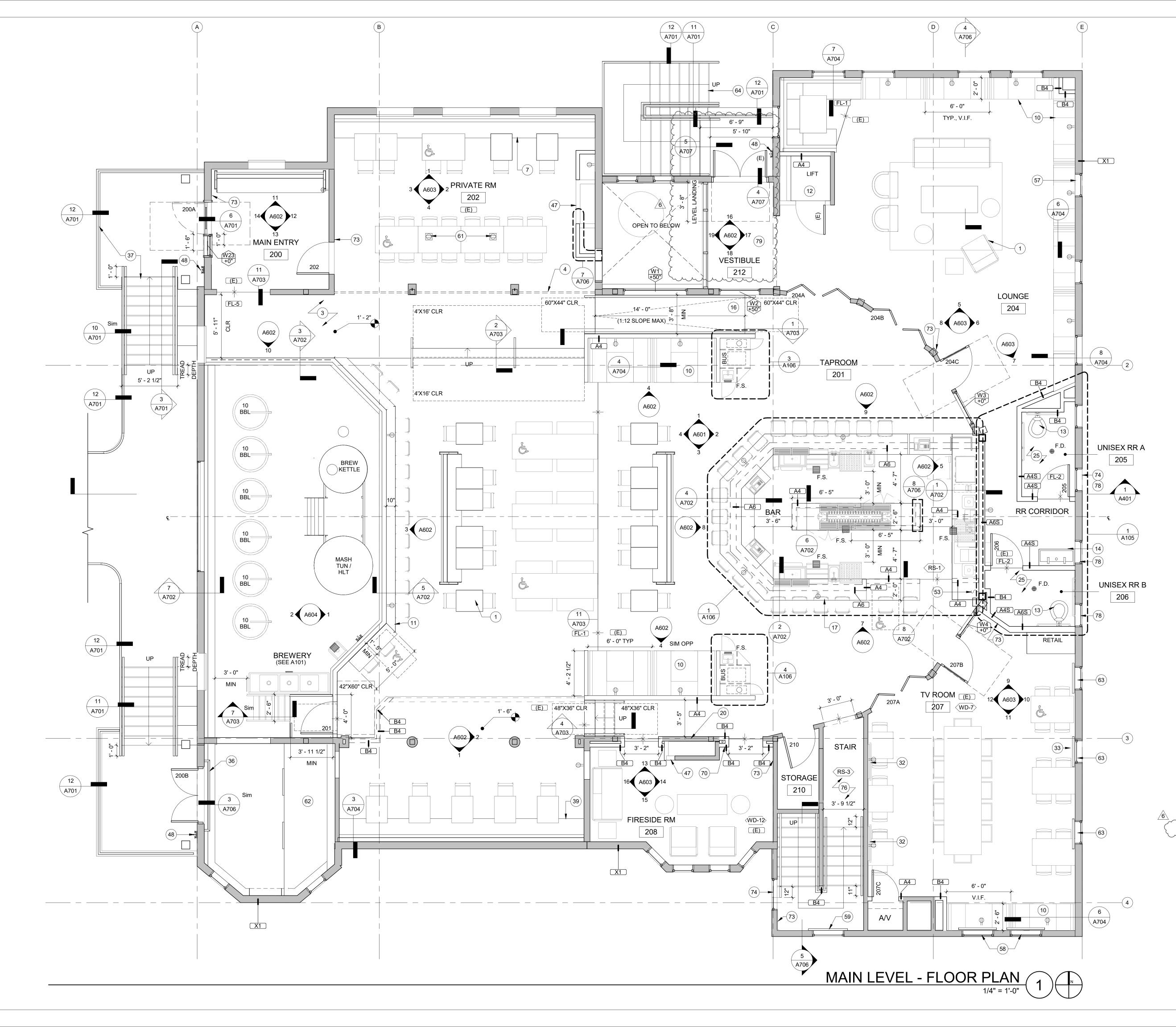




BASEMENT - CODE PLAN 1/4" = 1'-0"







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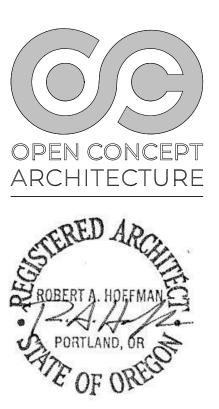
GENERAL NOTES

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FINISH AT EXISTING WALLS, CENTERLINE OF STUD AT NEW WALLS, UNLESS NOTED OTHERWISE. DO NOT SCALE OFF DRAWINGS.

2. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO BEGINNING WORK TO CONFIRM SIGNIFICANT DISCREPANCIES WITH ARCHITECTURAL DIMENSIONS.

3. SEE STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL INFORMATION NOT INDICATED HERE.

LEGEND NEW FRAMED WALLS, SEE WALL TYPES NEW CONCRETE WALLS, SEE WALL TYPES NEW CONCRETE WALLS, SEE WALL TYPES NEW WOOD POST, SEE STRUCTURAL FLOOR DRAIN FLOOR DRAIN FLOOR DRAIN CONVENIENCE OUTLET KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLET KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLET KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLET KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLET KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLET KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLET KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLET KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLES - MAIN KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLES - MAIN KEYNOTES - FLOOR PLANS - MAIN Image: CONVENIENCE OUTLES - FOR MORE INFORMATION. Image: CONVENIENCE OUTLET ON EMAIN KEYNOTES - KINNER - MAIL SIN MAINS - MAIN - MAINS, SEE ELLARGED PLANS. Image: CONVENIENCE OUTLET ON EMAIN KEYNONES, SEE DETAILS - FOR MORE Image: MAIN COUNTER - SEE DETAILS - FOR MORE INFORMATION. Image: MAIN STALL (N) ROUNTING - FOR WALES </th <th>ALL .</th> <th>STRUCTURAL INFORMATION NOT INDICATED HERE.</th>	ALL .	STRUCTURAL INFORMATION NOT INDICATED HERE.
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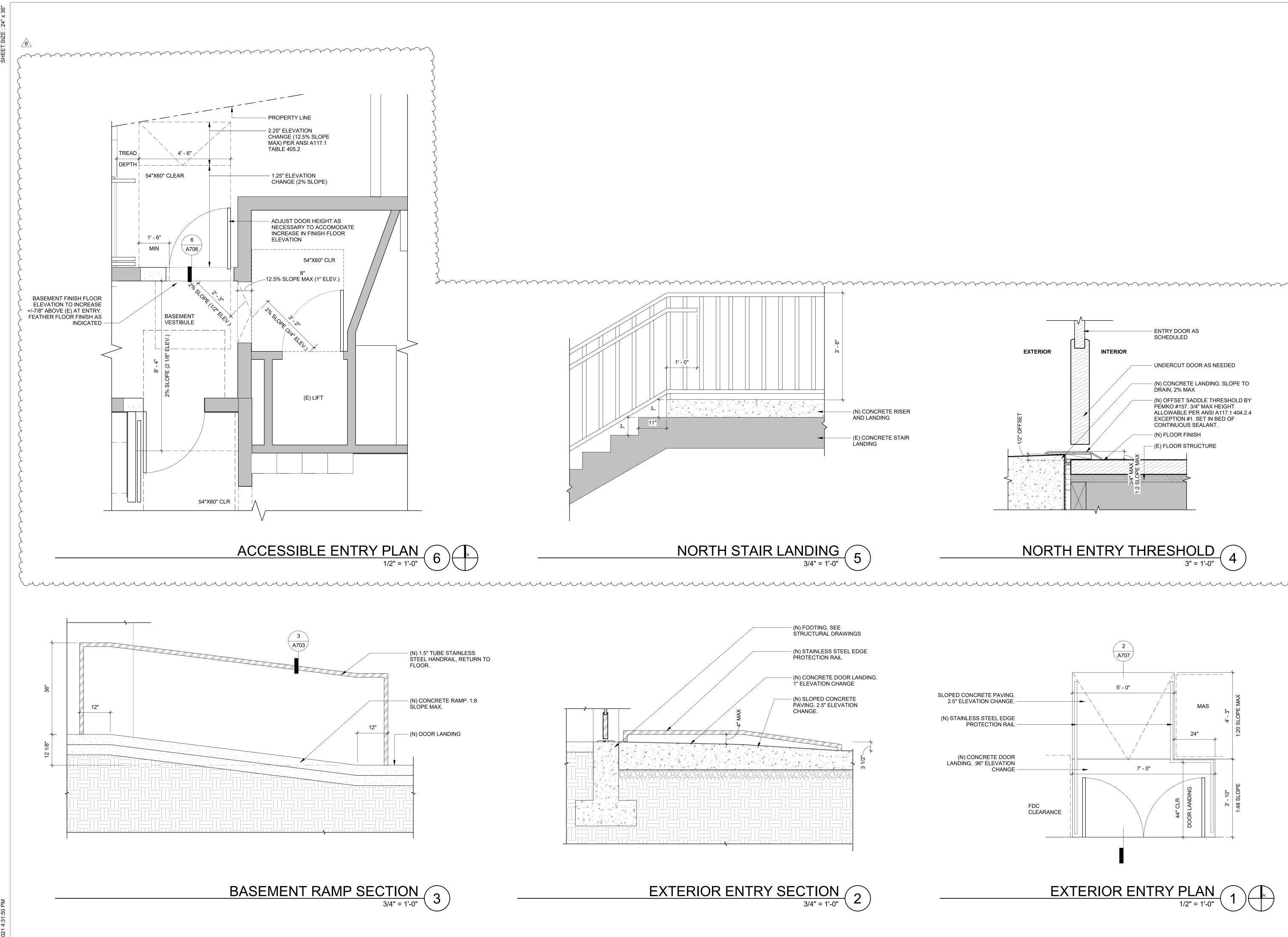
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01.04.21	PERMIT REVS #
03.02.21	PERMIT REVS #
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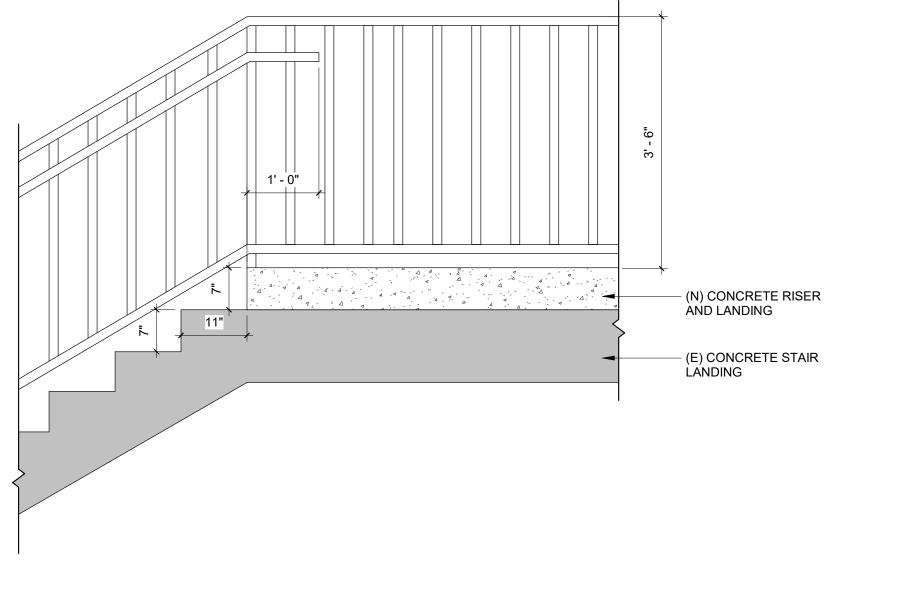
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2	11.10.20	PERMIT REVS #2		
6	04.26.21	PERMIT REVS #6		
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	DATE :	04.29.21
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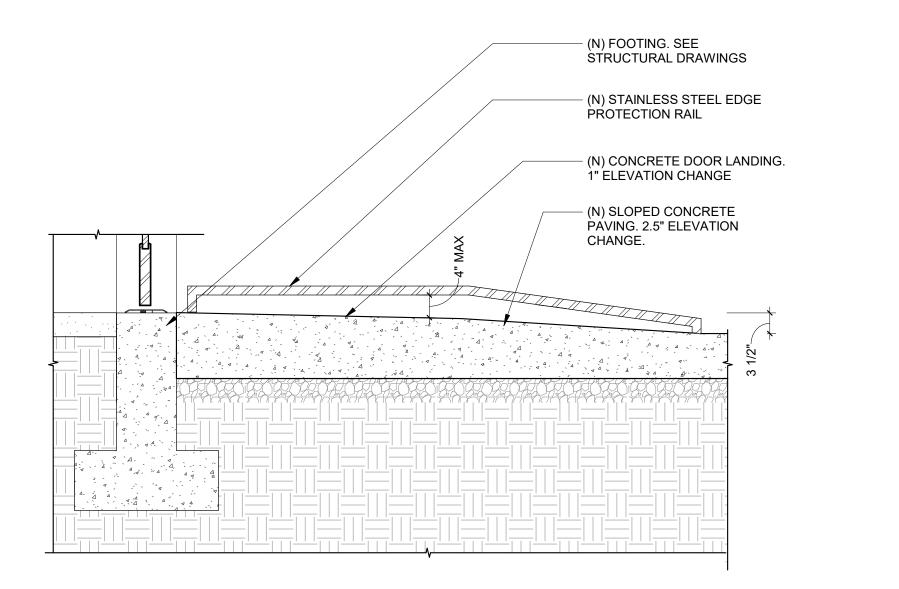
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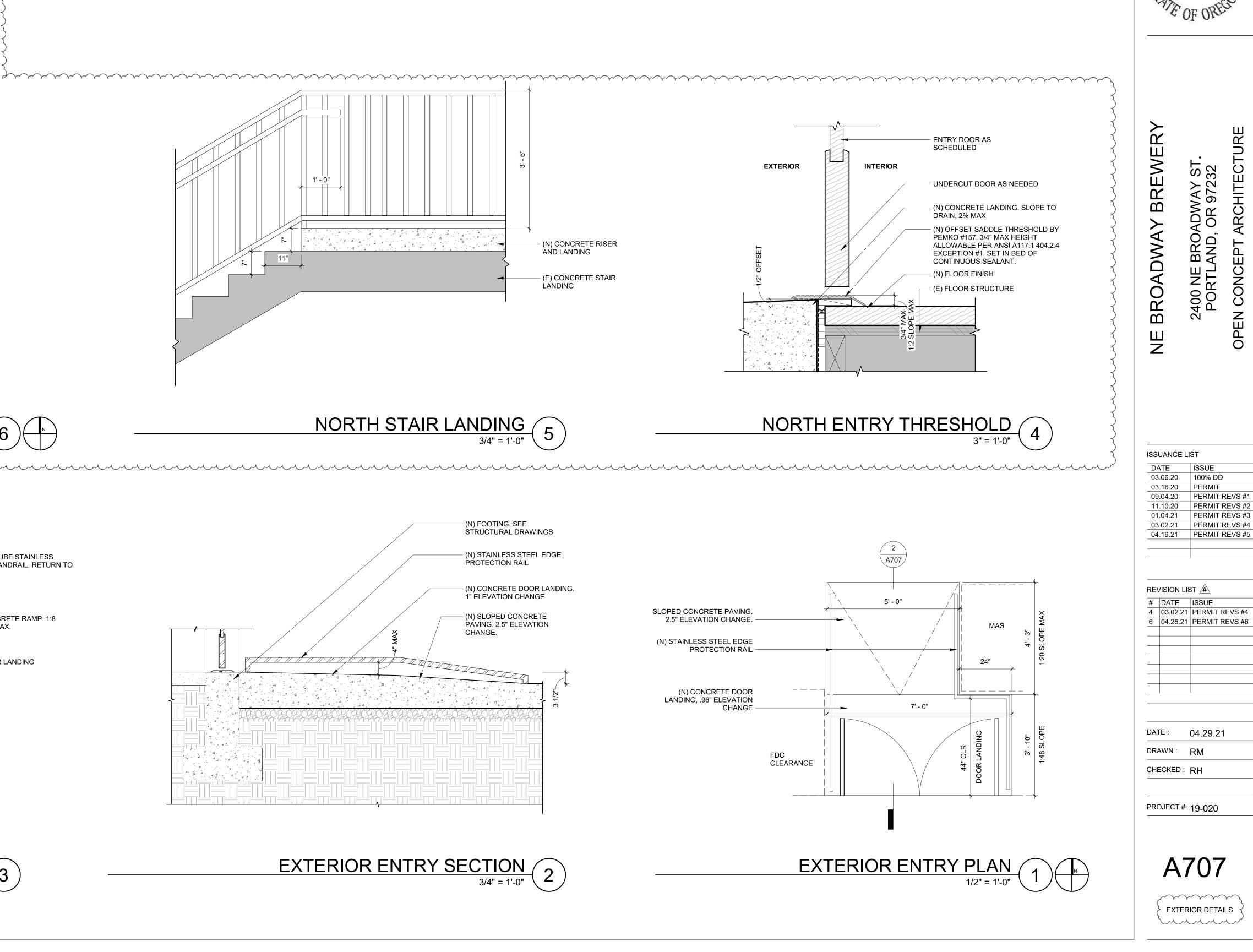




NORTH STAIR LANDING 3/4" = 1'-0"



EXTERIOR ENTRY SECTION 3/4" = 1'-0"



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