

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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

Appeal ID: 25048	Project Address: 10200 N Lombard St
Hearing Date: 8/11/21	Appellant Name: Taylor Webb
Case No.: B-007	Appellant Phone: 303-941-1443
Appeal Type: Building	Plans Examiner/Inspector: Renay Radtke Butts
Project Type: commercial	Stories: 1 Occupancy: F-1 Construction Type: V-B
Building/Business Name: 10200 N Lombard, LLC	Fire Sprinklers: Yes - Throughout tenant space
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 21-062540-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] Proposed use: Cannabis Cultivation	

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2019 OSSC Section 1016.2-5
Requires	Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.
Code Modification or Alternate Requested	Allow egress through corridor with water holding tanks located on either side.
Proposed Design	<p>Corridor 154 will have a total of 3 water holding tanks placed along the walls on both sides of the corridor. The tanks will be 325 gallons and will hold reverse osmosis water only, the water will be pumped to the tanks by pipes permanently affixed to the walls. These Water tanks are an integral part of the cultivation operation and are to be permanently fixed and not movable. This is a common operation setup for the industry.</p> <p>Wing walls will be constructed at the ends of the tanks to create an alcove and clearly define the egress path through the corridor. A minimum of 44" clear egress path will be provided, a 51" clear egress path is indicated on the drawings.</p> <p>This design is similar to the design previously approved for this facility in appeal #14802. Floor striping to demarcate the egress path in the corridor is not proposed based on approved appeal #16366.</p>
Reason for alternative	The proposed design provides a clear egress path per the intent of the code and per previously approved appeals.

APPEAL DECISION

Water storage tanks within corridor: Granted provided curbs are installed of sufficient height to contain the contents equivalent of a full single tank in the event of a leak or rupture.

Appellant may contact John Butler (503 865-6427) or e-mail at 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, call (503) 823-7300 or come in to the Development Services Center.

PLAN GENERAL NOTES

1. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION RELATED TO THOSE DISCIPLINES.
2. SECURITY, FIRE SUPPRESSION AND FIRE ALARM DESIGN BY OTHERS.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
4. IT IS THE INTENT OF THIS DESIGN THAT WHEN WALLS ARE CONSTRUCTED COLUMN TO COLUMN OR BEAM TO BEAM THAT THE WALL IS CENTERED ON THE STRUCTURAL MEMBERS
5. ALL WALLS SHALL BE SEALED TO ADJACENT ELEMENT TO PROVIDE AN AIRTIGHT MEMBRANE FROM ADJACENT SPACE. AT GROW ROOMS, PROVIDE CONTINUOUS BEAD OF SEALANT AT ALL FLOOR / WALL INTERFACES AND WALL / CEILING INTERFACES TO INSURE AIR-TIGHTNESS OF ROOM
6. VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS PRIOR TO PROCEEDING.
7. DASHED LINES INDICATE REQUIRED ADA CLEARANCES.
8. ALL CONCRETE SHALL BE TO CHIEF FINISH. NON LEVEL SLAB TO BE NON-SHRINK GROUT OR APPROVED EQUIV. (BY SUBMITTAL)
9. INSTALL SLIP CONNECTION AT ALL WALLS THAT RUN ALONG TOP OR BOTTOM OF BEAMS AND GIRDERS.

[illegible]

NO.	DESCRIPTION
01	EXISTING SPACE, NO WORK IN THIS AREA
1.20	WATER STORAGE TANK BY OWNER
1.28	EXISTING IRRIGATION TANKS

ROOM FINISH LEGEND:

NOTE: ALL ROOMS MARKED "Y" UNDER MOISTURE RESISTANT COLUMN WILL REQUIRE MOISTURE RESISTANT COATINGS AT ALL INTERFACES IN THESE ROOMS WITH CONTINUOUS SILICONE SEALANT TO AIR SEAL AND ISOLATE ROOM FROM ADJACENT AREAS.

ALL BASE AT GWB FINISH TO BE RUBBER BASE, ALL BASE AT FRP TO BE PANEL MFR. SPECIFIED BASE. SET ALL BASES INTO WALL.

PT-1 : FLAT WHITE ACRYLIC PAINT, EGGSHELL FINISH

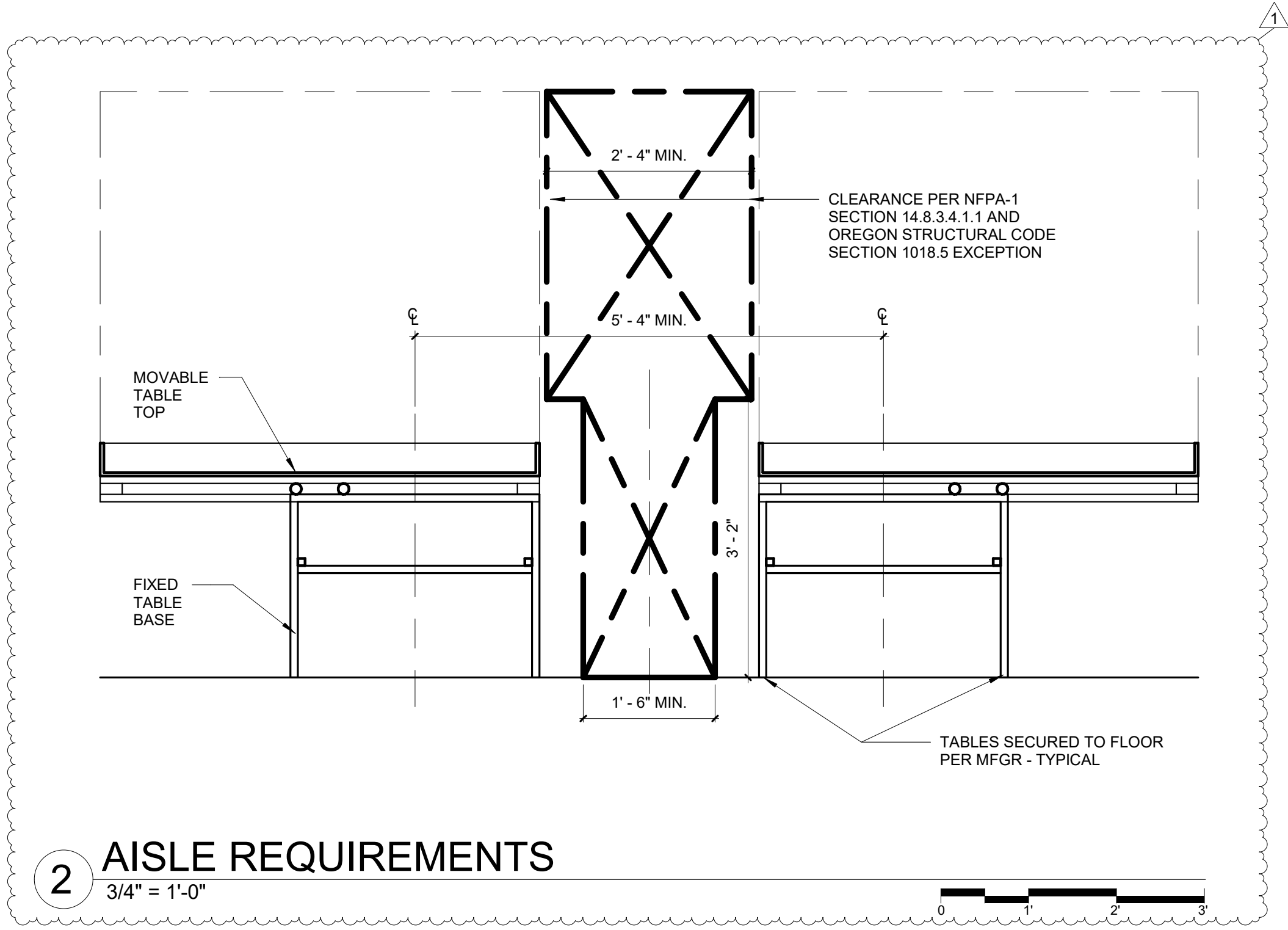
PT-2: EPOXY PAINT

FRP-8 DESIGNATES SMOOTH FRP PANEL TO 8'-0" A.F.F. W/ PT-1 ABOVE

<E> DESIGNATES EXISTING MATERIALS TO REMAIN; PREPARED TO EXPOSE ORIGINAL MATERIALS AS REQUIRED

F-1 : EXISTING CONCRETE, SEALED

F-1 : 4" VINYL COVE BASE



TENANT IMPROVEMENT -
RESEARCH AND DEVELOPMENT AREA

QUALITY PRODUCT SOLUTIONS

10160 N LOMBARD ST SUITE 700 PORTLAND, OR
97203

[illegible]

FLOOR PLAN

PROJ. #	19.130
ISSUED:	FOR PERMIT
DATE:	5/28/21
DRAWN:	MDD
CHECKED:	TLW

A-1

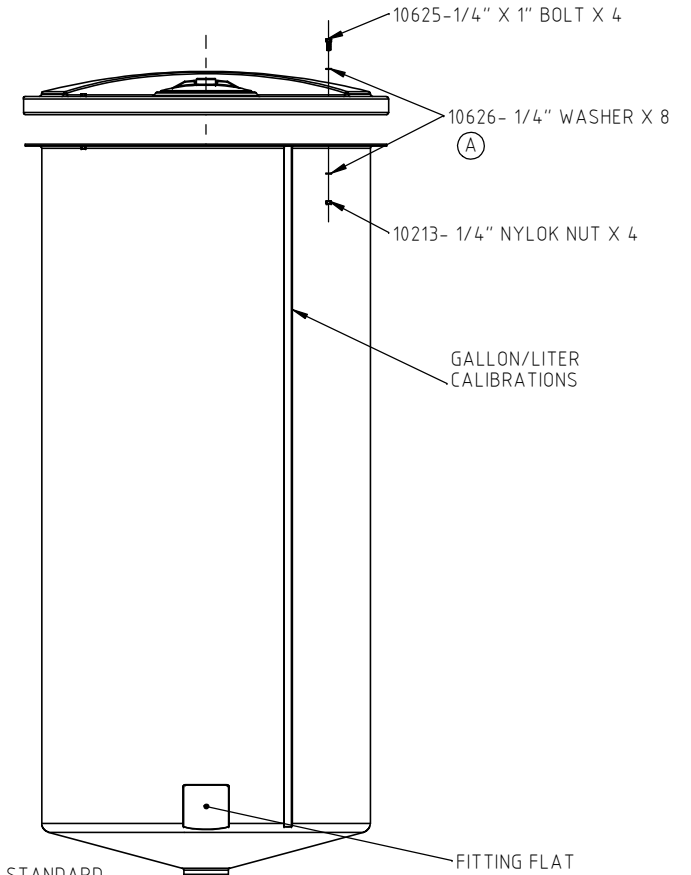
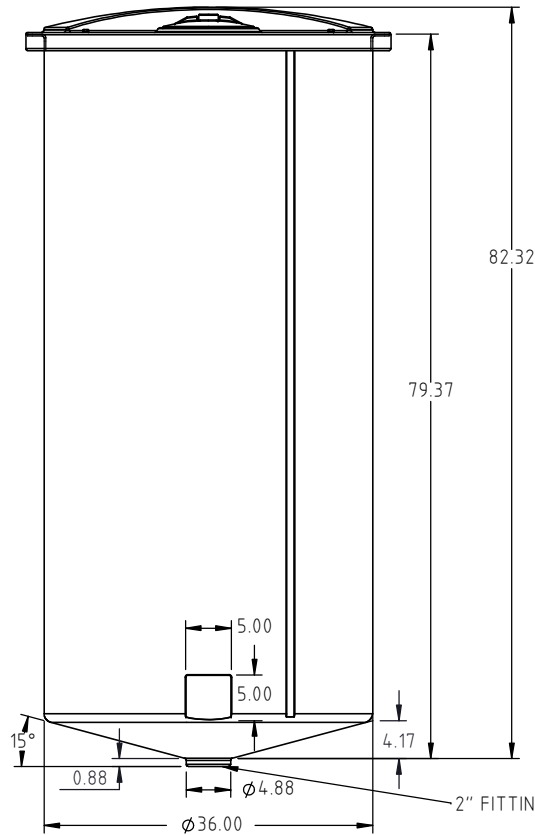
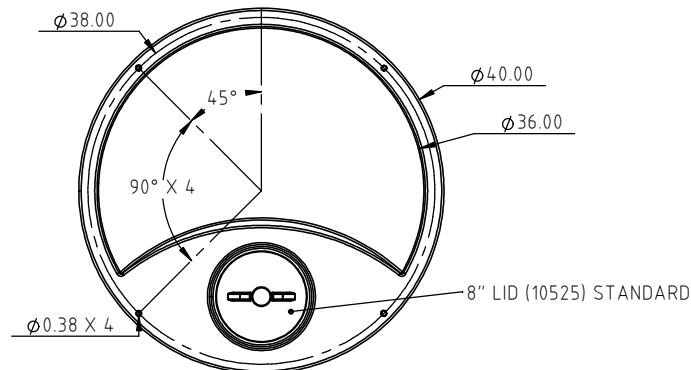
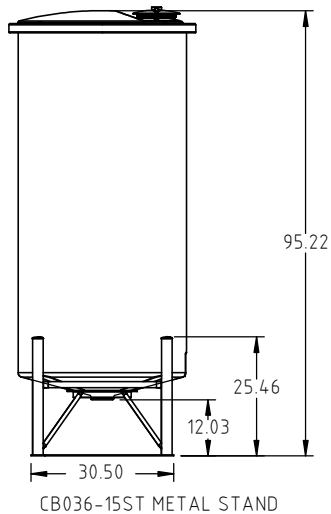
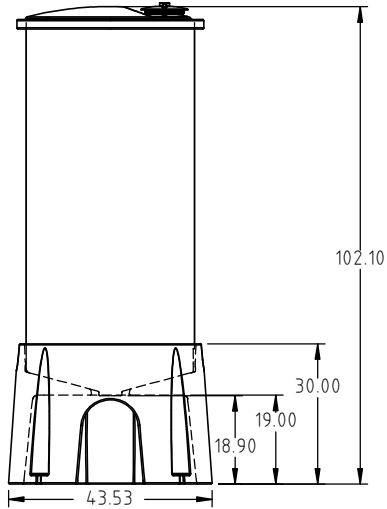
SCALE: As indicated

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OC0325-36

A



				DRAWN / DATE ADH 2/11/11	MATERIAL 10420
A	10626 WAS SJ10067	ADH 10/26/11	2311	APPROD. / DATE REH 4/18/11	
REV	DESCRIPTION	BY / DATE	CCN		
ALL DIMENSIONS ARE IN DECIMAL INCHES TOLERANCES UNLESS OTHERWISE SPECIFIED		THIRD ANGLE PROJECTION ANSI 14.5M		SHOT WEIGHT: 90.00 LBS	NOTES: 1.) 0.22 WALL THICKNESS
POLYETHYLENE				SHIPPING WEIGHT: 92.00 LBS	
±1% @ 68°F				FINISH:	



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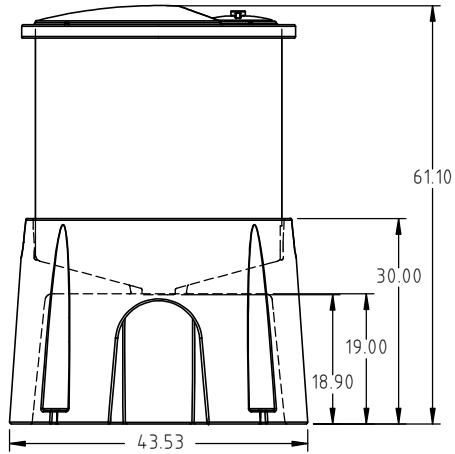
Acra Roto-Mold Injection Molding Blow Molding Sowjoy

4010 HOSPERS DRIVE S. BOX 425, HOSPERS, IOWA 51238-0425

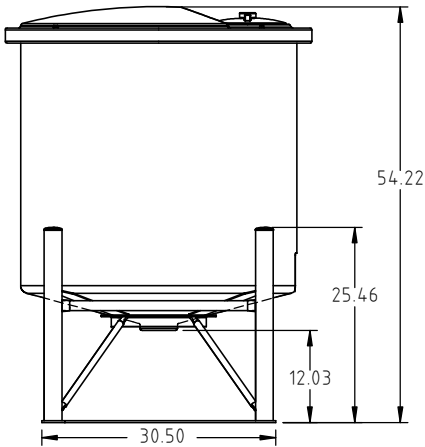
DESCRIPTION 36" DIA. X 325 GALLON CONE BOTTOM- OPEN TOP

SCALE N.S.

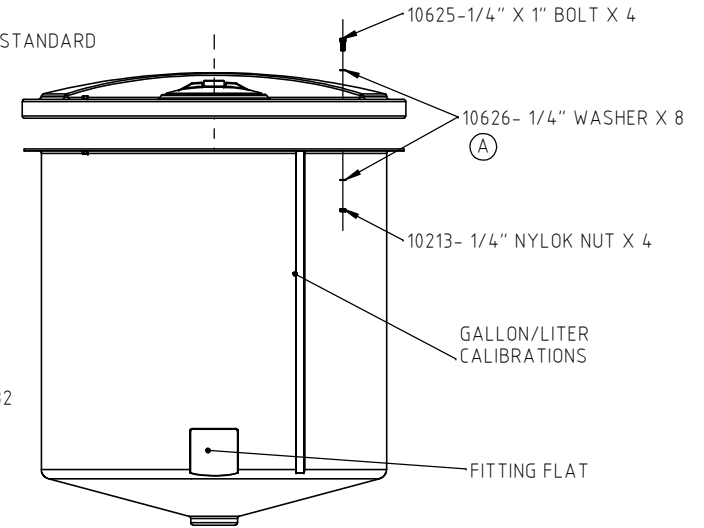
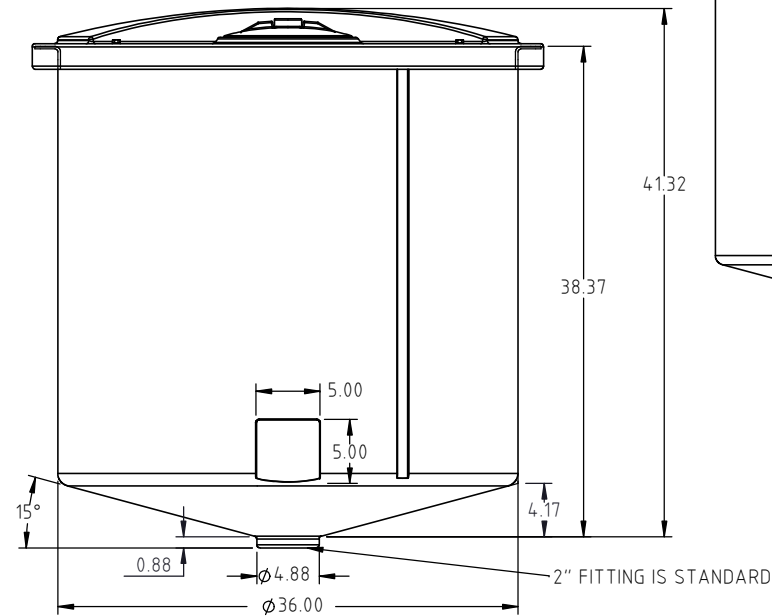
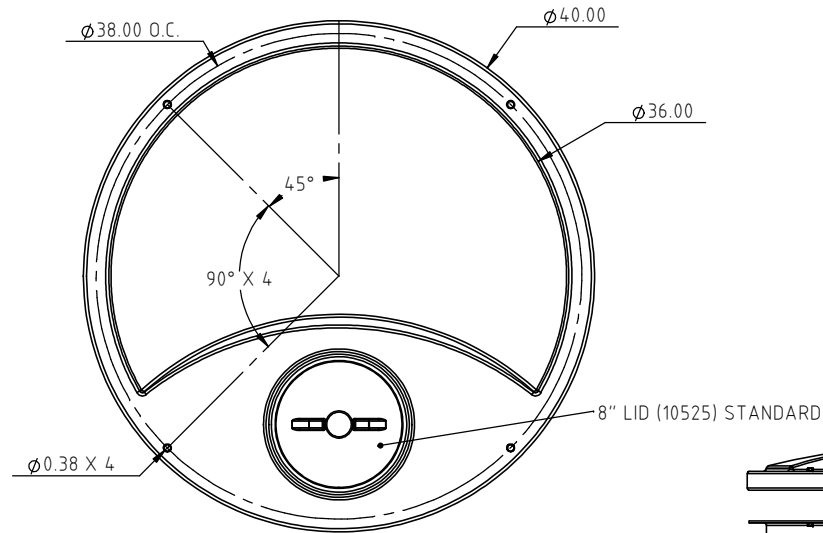
PART NO. OC0325-36



OC036-STP POLY STAND



CB036-15ST METAL STAND



				DRAWN / DATE	MATERIAL
				ADH 2/11/11	
				APPRD. / DATE	
A	10626 WAS SJ10067	ADH 10/26/11	2311	REH 4/18/11	10420
REV	DESCRIPTION	BY / DATE	CCN		
ALL DIMENSIONS ARE IN DECIMAL INCHES TOLERANCES UNLESS OTHERWISE SPECIFIED		THIRD ANGLE PROJECTION ANSI 14.5M		SHOT WEIGHT: 50.00 LBS	NOTES: 1) 0.20 WALL THICKNESS
POLYETHYLENE				SHIPPING WEIGHT: 52.00 LBS	
METAL DECIMAL ± .125" FRACTION ± 1/4" ANGLE ± 1°				FINISH:	
±1% @ 68°F					



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Acu Roto-Mold Injection Molding Blow Molding Sowjoy

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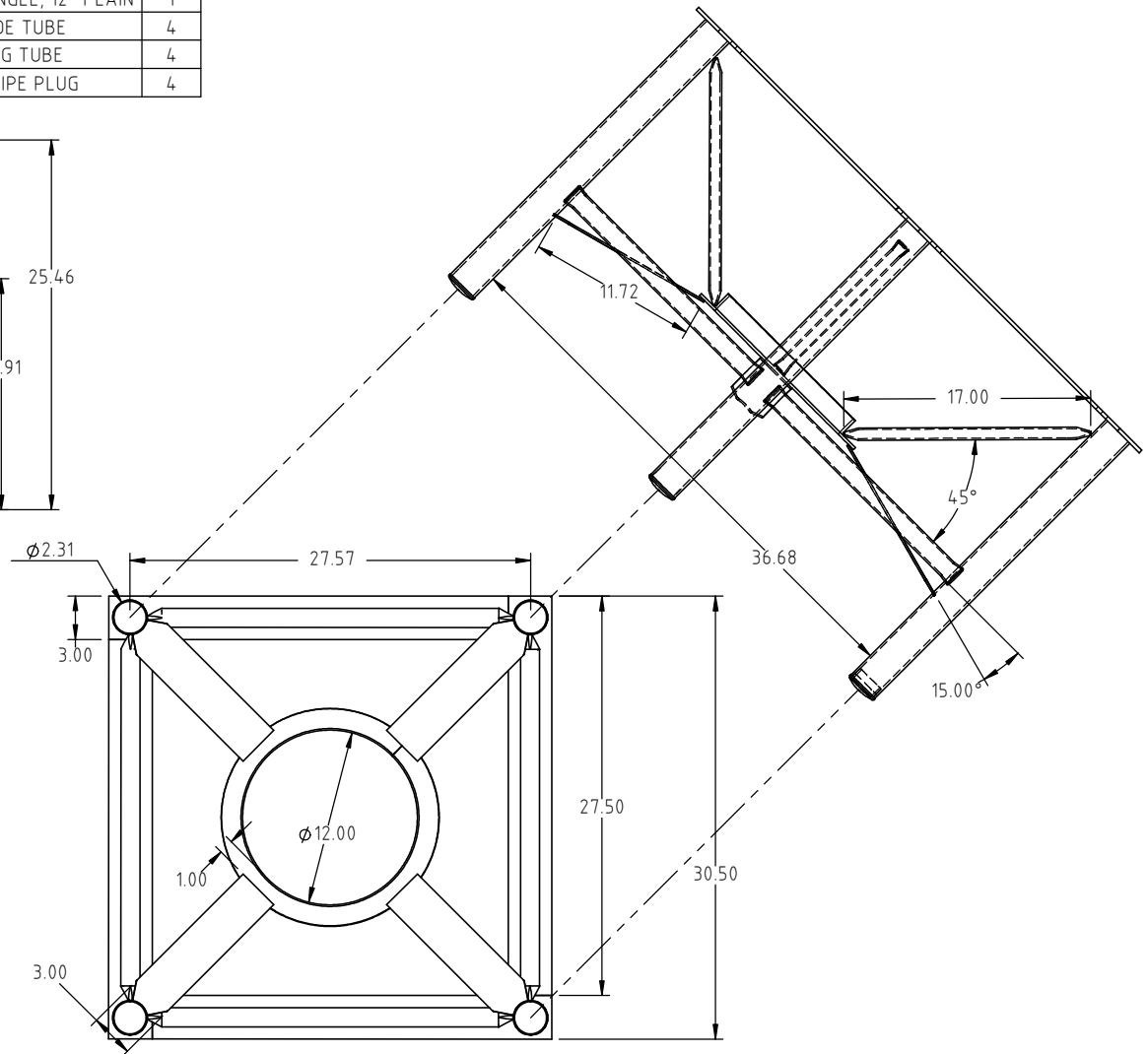
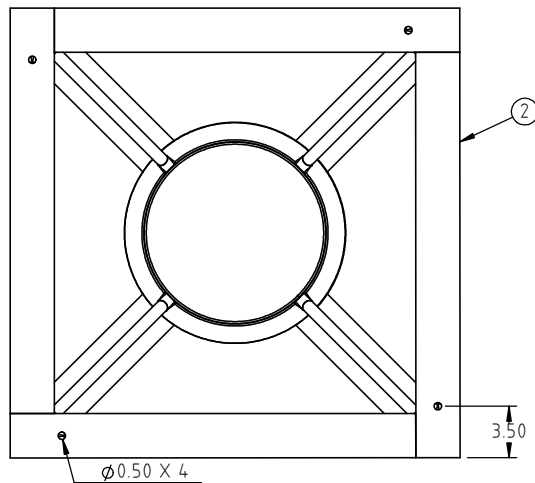
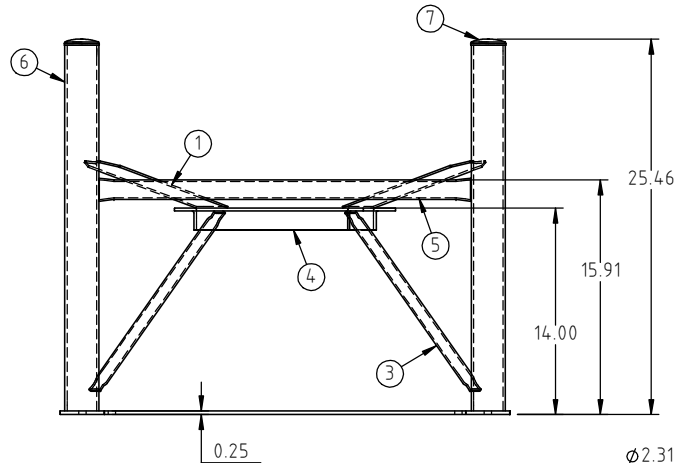
DESCRIPTION		36" DIA. X 145 GALLON CONE BOTTOM- OPEN TOP	
SCALE	N.S.	PART NO.	OC0145-36

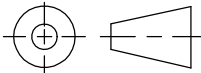
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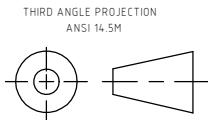
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KEY	PART NUMBER	DESCRIPTION	QTY.
1	CB036-45ST-1	TANK SUPPORT STRAP	4
2	CB036-15ST-2	BASE STRAP	4
3	CB036-45ST-3	LOW SUPPORT	4
4	RAR-12	ROLLED ANGLE, 12" PLAIN	1
5	CB036-15ST-5	SIDE TUBE	4
6	CB036-15ST-6	LEG TUBE	4
7	12687	2" PIPE PLUG	4

CB036-15ST



				DRAWN / DATE ADH 2/2/11	MATERIAL
				APPRD. / DATE	
REV	DESCRIPTION	BY / DATE	CCN	REH 4/18/11	
ALL DIMENSIONS ARE IN DECIMAL INCHES TOLERANCES UNLESS OTHERWISE SPECIFIED		THIRD ANGLE PROJECTION ANSI 14.5M		SHOT WEIGHT:	NOTES:
<u>POLYETHYLENE</u>				SHIPPING WEIGHT: 84 LBS	
METAL DECIMAL ± .125" FRACTION ± 1/4" ANGLE ± 1°				FINISH: POWDER COATING, BLACK TILE, 40012	
±1% @ 68°F					



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DESCRIPTION STAND FOR 15" X Ø36.00". CONE BOTTOM TANK

SCALE N.S.

PART NO. CB036-15ST