

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: 25051	Project Address: 521 NE 16th Ave
Hearing Date: 8/11/21	Appellant Name: Scott Sholar
Case No.: B-009	Appellant Phone: 503-444-2223
Appeal Type: Building	Plans Examiner/Inspector: Geoffrey Harker
Project Type: commercial	Stories: 5 Occupancy: R-2 Construction Type: I-A, V-A
Building/Business Name:	Fire Sprinklers: Yes - throughout, full NFPA 13
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 521 NE 16th Ave
Plan Submitted Option: pdf [File 1]	Proposed use: Mixed-Use

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2019 OSSC 1010.1.9
Requires	2019 OSSC 1010.1.9 Door Operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
Code Modification or Alternate Requested	To allow the door exiting from the lobby into the parking to be locked with fob access control.
Proposed Design	During normal operation Door 130C (see attached sketch 001) providing access from lobby to parking garage would be locked except by use of a resident fob/access control. During an emergency when alarms have been activated the door from lobby to garage would unlock to provide egress without the use of a resident fob. Egress from the second lobby exit leading directly to exterior would allow free egress at all times.
Reason for alternative	<p>The alternative is being requested due to a recent break in where the unlocked door created a security issue due to the individuals who broke into the lobby being able to access the parking garage. This would help limit those entering the private garage to being residents only while also not trapping anyone within the lobby who does not have a fob as there is another unlocked exit to the exterior of the building.</p> <p>The alternative provides equivalent life safety/fire protection due to the second exit unlocking during an emergency and during normal operation there is an unobstructed sightline to the other unlocked exit that leads directly to the building exterior. All of level 1 is fully sprinklered and type IA construction.</p> <p>See similar appeal 24611.</p>

APPEAL DECISION

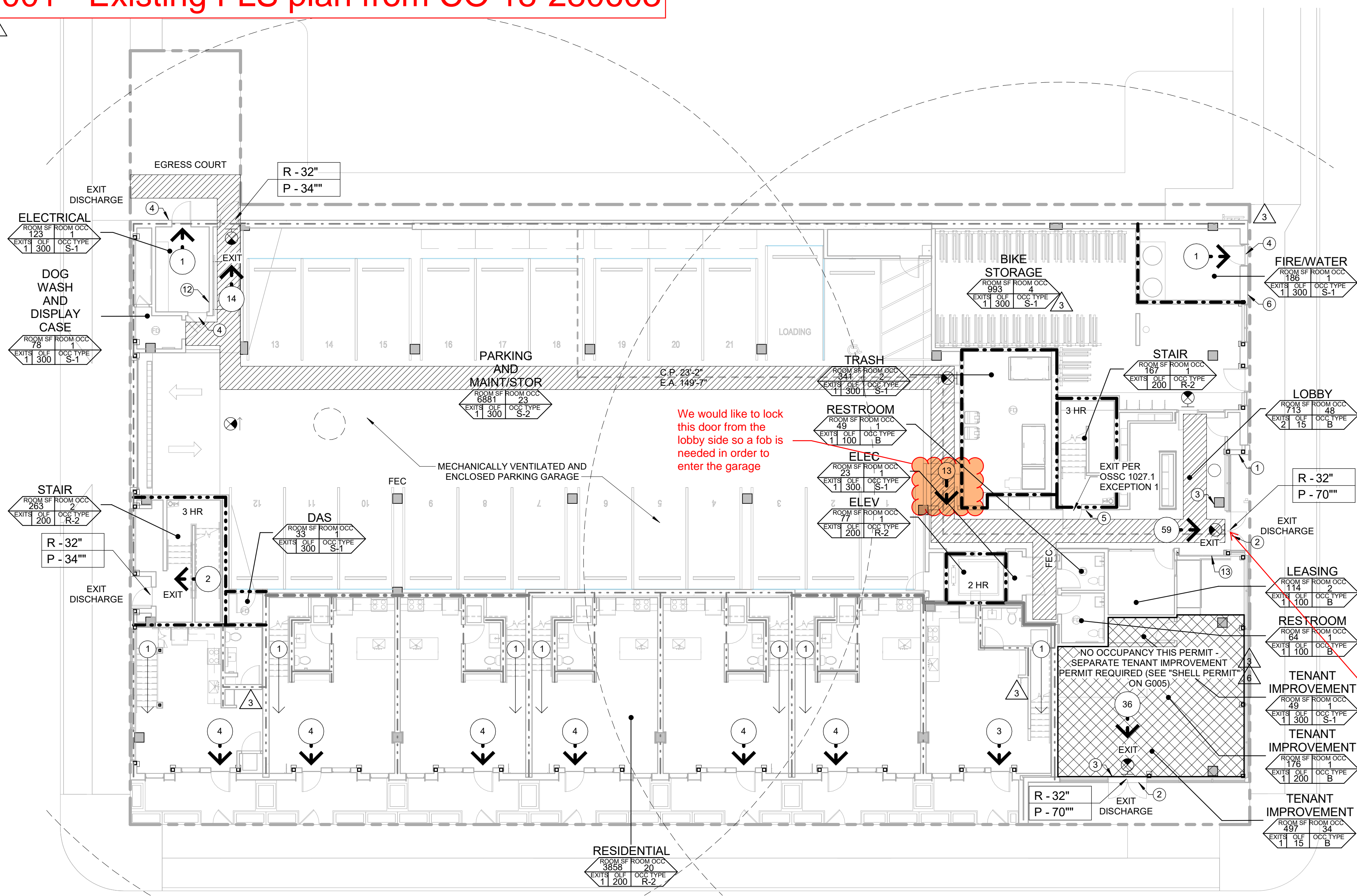
Electromagnetic lock on lobby door providing access to parking garage: Granted provided a pull station with signage is provided at the door and the electro-magnetic lock is tied into the fire alarm system such that activation of the fire alarm system or loss of power will unlock this door.

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.

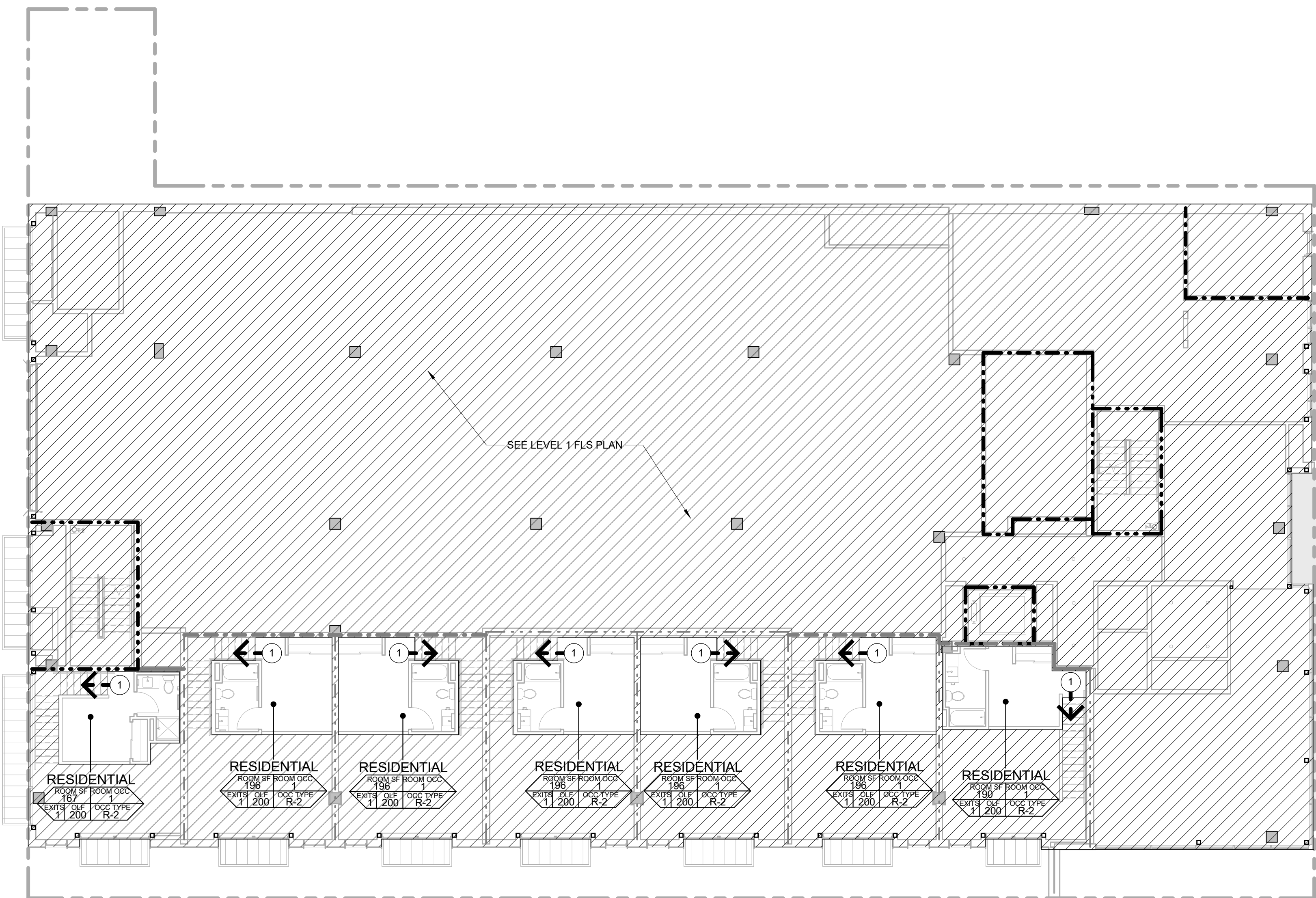
Sketch 001 - Existing FLS plan from CO 18-280603



	FLS SCHEDULE - LEVEL 1 AND LEVEL 1 MEZ						
	Name	Occupant Area	Occupant Type	Occupant Load Factor	Occupant Load	Exits Required	Comments
1	BIKE STORAGE	993 SF	S-1	300	4	1	NON-SEPARATED OCC
	DAS	33 SF	S-1	300	1		
	DOG WASH AND DISPLAY CASE	78 SF	S-1	300	1	1	NON-SEPARATED OCC
	ELEC	23 SF	S-1	300	1	1	NON-SEPARATED OCC
	ELECTRICAL	123 SF	S-1	300	1	1	NON-SEPARATED OCC
	ELEV	77 SF	R-2	200	1		CIRCULATION
	FIRE/WATER	186 SF	S-1	300	1	1	NON-SEPARATED OCC
	LEASING	114 SF	B	100	2	1	NON-SEPARATED OCC
	LOBBY	713 SF	B	15	48	2	NON-SEPARATED OCC
1	PARKING AND MAINT/STOR	6,881 SF	S-2	300	23	1	NON-SEPARATED OCC
	RESIDENTIAL	3,858 SF	R-2	200	20	1	
	RESIDENTIAL	196 SF	R-2	200	1	1	MEZZANINE
	RESIDENTIAL	196 SF	R-2	200	1	1	MEZZANINE
	RESIDENTIAL	190 SF	R-2	200	1	1	MEZZANINE
	RESIDENTIAL	196 SF	R-2	200	1	1	MEZZANINE
	RESIDENTIAL	196 SF	R-2	200	1	1	MEZZANINE
	RESIDENTIAL	196 SF	R-2	200	1	1	MEZZANINE
	RESIDENTIAL	167 SF	R-2	200	1	1	MEZZANINE
	RESTROOM	49 SF	B	100	1	1	NON-SEPARATED OCC
	RESTROOM	64 SF	B	100	1	1	NON-SEPARATED OCC
	STAIR	167 SF	R-2	200	1		CIRCULATION
	STAIR	263 SF	R-2	200	2		CIRCULATION
	TENANT IMPROVEMENT	176 SF	B	200	1	1	NON-SEPARATED OCC
	TENANT IMPROVEMENT	497 SF	B	15	34	1	NON-SEPARATED OCC
	TENANT IMPROVEMENT	49 SF	S-1	300	1	1	NON-SEPARATED OCC
TRASH	341 SF	S-1	300	2	1		

main exit from lobby would provide free egress at all times and is visible from the door in question

1 FLS - LEVEL 1
3/32" = 1'-0"



2 FLS - LEVEL 1 MEZ
3/32" = 1'-0"

KEYNOTES - FLS	
1	KNOX BOX
2	BUILDING ADDRESS, NUMBERS TO CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5"
3	OCCUPANT LOAD SIGNAGE, APPLICATIONS FOR OCCUPANT LOAD ARE AVAILABLE ONLINE AT: HTTPS://WWW.PORTLANDOREGON.GOV/FIRE/ARTICLE230181
4	EQUIPMENT ROOM SIGNAGE, ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR-CONDITIONING SYSTEMS, FIRE SPRINKLER, RISERS AND VALVES OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS) AND ELECTRICAL/MECHANICAL/ELEVATOR MACHINE ROOMS SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE
5	STAIRWAY SIGNAGE INDICATING STAIRWAY CONTINUES TO ROOF, LOCATE AT STREET LEVEL AND ALL FLOORS
6	PROVIDE APPROVED SIGNAGE ON SIDE OF BUILDING FOR FDC
7	FIREPLACE, UL RATED AND GLASS COVERED OPENING
8	ELEVATOR SMOKE DOOR
9	HORIZONTAL EXIT
10	ELEVATOR NOT PART OF ACCESSIBLE MEANS OF EGRESS PER OSSC 1007.2.1 EXCEPTION 1
11	2-WAY CALLBOX
12	2-WAY COMMAND STATION
13	OPERABLE PARTITION
14	EXTEND STANDPIPE TO ROOF

FIRE LIFE SAFETY LEGEND		
	EXIT FIXTURE, DOUBLE-FACED, DIRECTION OF ARROW(S) AS SHOWN.	PROPERTY LINE
	EXIT FIXTURE, SINGLE-FACED, DIRECTION OF ARROW(S) AS SHOWN.	COMMON PATH OF TRAVEL
	EXIT ACCESS TRAVEL DISTANCE	EXIT ACCESS TRAVEL DISTANCE
	1/2 HR PARTITION - 1/3 HOUR DOOR	1/2 HR PARTITION - 1/3 HOUR DOOR
	1 HR PARTITION - 1/3 HOUR DOOR	1 HR PARTITION - 1/3 HOUR DOOR
	1 HR BARRIER - 1 HOUR DOOR	1 HR BARRIER - 1 HOUR DOOR
	2 HR BARRIER - 1 1/2 HOUR DOOR	2 HR BARRIER - 1 1/2 HOUR DOOR
	3 HR BARRIER - 3 HOUR DOOR	3 HR BARRIER - 3 HOUR DOOR
	1 HR FIRE-RESISTANCE RATING	1 HR FIRE-RESISTANCE RATING
	2 HR FIRE-RESISTANCE RATING	2 HR FIRE-RESISTANCE RATING
	3 HR FIRE-RESISTANCE RATING	3 HR FIRE-RESISTANCE RATING
	AREA OF REFUGE	
	FIRE EXTINGUISHER CABINET	

OWNER:
CA GLISAN 16 OWNER LLC

ADDRESS:
521 NE 16TH AVE
PORTLAND, OR 97232

PROJECT NO.: 16193
DRAWN: Author
DATE: 19 DECEMBER 2018
CONFORMANCE SET

REVISION:	DESCRIPTION:
1	02/12/19
3	03/20/19
5	05/24/19
6	07/23/19

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SHEET TITLE:
FIRE LIFE SAFETY - LEVEL 1

SHEET NO.:

G101

CONFORMANCE SET