

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 25069

Appeal ID: 26206	Project Address: 531 SE 14th Ave
Hearing Date: 10/6/21	Appellant Name: Tom Jaleski
Case No.: B-016	Appellant Phone: 5038607501
Appeal Type: Building	Plans Examiner/Inspector: Jeff Rago
Project Type: commercial	Stories: 5 Occupancy: A-2, A-3, B, M, S-1 Construction Type: II-A
Building/Business Name: Revolution Hall	Fire Sprinklers: Yes - Throughout
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Office, retail, assembly

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1012.8
Requires	Ramps with a rise greater than 6 inches shall have handrails on both sides. Handrails shall comply with Section 1014.
Code Modification or Alternate Requested	<p>To allow the 1:16 sloped floor portion of the auditorium to be used as standing room occupiable area with handrails compliant with sloped aisles requirements.</p> <p>RECONSIDERATION TEXT</p> <p>No Change (except added ICC opinion and change to Reason portion based on ICC opinion)</p>
Proposed Design	<p>The former Washington High School is now being used as an event space, and office space. The former school auditorium is now used to host music and other assembly events. The auditorium is on the second floor of the building with a balcony. The auditorium and building was permitted to meet 2010 OSSC requirements as part of the renovation to current use.</p> <p>The auditorium is currently permitted with fixed seating, providing an occupant load on the main floor level of 442 occupants with an additional 84 occupants in movable seats that can be removed for certain events. Total permitted occupant load is 529 on the main floor, building level 2. On building level 3, 301 additional fixed seats are located for a total occupant load in the auditorium of 830 occupants.</p> <p>The proposed design is to replace all existing fixed seating (except the designated ADA seating and its accompanying seat) with removable seating. When all seats on the lower level of the auditorium are removed, the standing room tickets will be sold to maintain fixed seating occupant load that is currently permitted. The proposed design for removable handrails provides stability</p>

when the seats are removed for egress and for accessible access to the accessible seating areas in front of the stage.

RECONSIDERATION TEXT

No Change

Reason for alternative Washington High school was renovated to meet 2010 OSSC and had many upgrades to ensure life safety. At the time of the permitted renovation items such as a voice/alarm system was installed to get occupants to move faster towards the exits, as described in research. The building is a full sprinklered building and the maximum occupant load will remain as currently permitted.

The proposed design is to allow the 1 vertical unit in 16 horizontal units ramped floor for standing for events with handrails being added that meet the requirements of OSSC 1029.9, 1029.14, and 1029.16, see attached plan for location. Ramped aisles are acceptable to the code as long as there is something to stabilize walking. OSSC 1029.16, exception shows that the code allows seat backs or handrails to provide this stability. These items also work to provide the necessary stability for disabled people in this special condition that does not need to conform to OSSC 1012.8 for handrails on a standard ramp.

The handrails will be fixed to the floor in a structure that is in place when the seats are in place or removed. The handrails replace the seat backs as stabilizing structures for accessing the ramped aisle. This is described in OSSC 1029.16, exception 1 that states that aisle handrails are not required when seating is provided on both sides of the aisle. The handrails put in place when seating is removed will meet the requirements of 1029.16.1 for discontinuity and 1029.16.2 for termination. The handrails will be placed in one of the same aisle locations as located when seats are in place to allow equivalent access to the flat area in front of the stage as when the seats are in place. The handrails will be in place to meet the requirements for aisles in assembly occupancies that are typically sloped and need to meet the requirements of OSSC 1029.9.1 (4), which requires an aisle width of 42" for ramped aisles with seating on both sides.

Accessible seating is provided at the top of the ramped floor area, just inside of the entrances to the auditorium and at the flat floor area in front of the stage. The same accessible seating areas, with accompanying seat, will be maintained when the seats are removed for standing occupants. The accessible seating areas are on the same accessible routes in the theater as currently permitted. The handrails provide equivalent stability as the seat backs for continuity and graspability.

The attached plan and section show where the handrails will be located when seating is removed. This location is the same route that wheelchair occupants would use to access the permitted accessible seating location near the stage. The handrails simply replace the seatbacks for use. The handrails are fully compliant with sections of OSSC Section 1029 for handrails at a sloped aisle, including breaks to allow for occupants to access the areas beyond the handrails.

The proposed design provides equivalent access to the flat area by the stage and for egress from the sloped floor area by installing handrails in place of the seat backs as shown as equivalent per 1029.16, exception 1.

RECONSIDERATION TEXT

No Change (except add paragraph below)

Appeal 25069 was denied based on sloped floor over 1:20 not being allowed to have occupant load based on OSSC 1003.5 designating slopes over 5% being a ramp. We asked for an ICC opinion on this matter and John Gonzalez wrote the attached opinion stating that though slopes over 5% are considered a ramp, it does not mean that a sloped floor cannot have occupiable area in a net occupant load calculation. The opinion makes clear the distinction.

APPEAL DECISION

Use of 1:16 sloped floor to be used as standing room occupiable area with handrails compliant with sloped aisles requirements: Denied. Proposal does not provide equivalent Life Safety protection. Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

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.

Mike Davis

From: Ayush Vaidya
Sent: Friday, September 24, 2021 11:07 AM
To: Tom Jaleski
Cc: Mike Davis
Subject: FW: 2018 IBC Section 1012 and Table 1004.5
Attachments: RE: 2018 IBC Section 1012 and Table 1004.5

@Tom Jaleski – does this answer your question?



Ayush Vaidya
Senior Analyst | [Connect](#)
971.238.5268
A Minority-Owned Business



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From: John Gonzalez <jgonzalez@iccsafe.org>
Sent: Friday, September 24, 2021 11:02 AM
To: Ayush Vaidya <ayush.vaidya@codeul.com>
Cc: Chris Reeves <creeves@iccsafe.org>
Subject: RE: 2018 IBC Section 1012 and Table 1004.5

September 24, 2021

Dear Mr. Vaidya:

Re: Sections 1004.5 and 1004.6; Table 1004.5 of the *2018 International Building Code* (IBC)

This e-mail is in response to your submitted ICC-online staff opinion request and subsequent e-mail sent by your colleague Tom Jaleski on September 21, 2021, regarding the above referenced code sections and table. (See the e-mail thread below, as well as the attached e-mail, for the specifically asked question.)

GIVEN: My understanding is that the proposed project involves an existing theater which had traditional fixed theater seating located on a sloped floor. The proposed modified theater will have the existing theater seats removed with the new performance venue intended to serve an audience of standing patrons or, on other occasions, rows of interlocking removable seats will be provided to create a more traditional fixed seating-like condition.

ANSWER: Firstly, while the definition for “net floor area” in Section 202 states that the area is “the actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets”, with respect to ramps, the code is addressing the typical ramp which serves only as a circulation component between levels and, therefore, generally not considered to be occupied. Accordingly, similar to the other common circulation components consisting of stairways and corridors, a ramp used for circulation purposes is not required to be included where Table 1004.5 indicates using a net floor area to calculate an occupant load based on the function of a space.

As I understand it, the question relates to the application of “net floor area” when calculating the appropriate occupant load of the main audience space when the space will function as one expansive open assembly hall. During these events

where the audience is standing to view a stage performance, you indicate that the audience area is intended to include that portion of the original theater floor which is sloped where the original rows of theater seats occurred. My understanding is that the intended occupied areas may include the indicated sloped aisles formed by the indicated removable handrails.

This area of the existing assembly floor is indicated to have a slope steeper than one unit vertical in 20 units horizontal. The definition of “ramp” in Section 202 indicates that ramps consists of walking surfaces having a “running slope steeper than one units vertical in 20 units horizontal (5-percent slope)”. While the existing floor does slope more than 1 per 20, since the entire audience space is intended to serve as occupied space, the sloped floor in question is not required to be considered a ramp for circulation purposes. Accordingly, the sloped floor area in question can serve as occupied space and, therefore, shall be included in the net floor area when applying Table 1004.5.

Code opinions issued by ICC staff are based on ICC-published codes and do not include local, state or federal codes, policies or amendments. This opinion is based on the information which you have provided. We have made no independent effort to verify the accuracy of this information nor have we conducted a review beyond the scope of your question. This opinion does not imply approval of an equivalency, specific product, specific design, or specific installation and cannot be published in any form implying such approval by the International Code Council. As this opinion is only advisory, the final decision is the responsibility of the designated authority charged with the administration and enforcement of this code.

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Sincerely,

John S. Gonzalez
ICC Senior Technical Staff
Central Regional Office (Chicago)
4051 West Flossmoor Road
Country Club Hills, IL 60478
888-ICC-SAFE (422-7233), x4232 phone
jgonzalez@iccsafe.org

From: Chris Reeves <creeves@iccsafe.org>
Sent: Monday, September 13, 2021 8:52 AM
To: ayush.vaidya@codeul.com
Cc: John Gonzalez <jgonzalez@iccsafe.org>
Subject: 2018 IBC Section 1012 and Table 1004.5

Ayush Vaidya,

I have forwarded your code opinion request to John Gonzalez. Typical turn-around time for a written response is about 5 working days.

Please let me know if you have any questions.

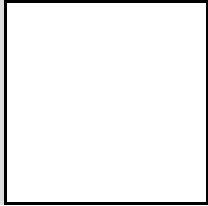
Christopher R. Reeves, P.E.
Director, Architectural & Engineering Services
International Code Council, Inc.
Central Regional Office
888-ICC-SAFE (422-7233), x4309

From: ICC <no-reply@iccsafe.org>

Sent: Sunday, September 12, 2021 11:39 PM

To: Chris Reeves <creeves@iccsafe.org>; ICC Code Opinion Requests <ICCCodeOpinionRequests@iccsafe.org>

Subject: ICC Request Code Opinions Confirmation:



ICC Request Code Opinions Confirmation:

Hi creeves@iccsafe.org, ICCCodeOpinionRequests@iccsafe.org, Your request has been received. We will get back to you soon.

Details:

Record ID

9659872

Requestor Full Name

Ayush Vaidya

Requestor email address

ayush.vaidya@codeul.com

Phone Number

9712385268

Requestor Address

13515 SW Millikan Way, Beaverton, OR, 97005-2306, UNITED STATES

Code Reference

International Building Code

Code Edition

2018

Code Section

Multiple

Questions

An existing building has auditorium seating with sloped floor greater than 1:20 (5%). The seating will be removed and the floor will be used as an assembly area with standing room to view live music. This "occupiable" sloped floor meets the definition of Ramp in Chapter 2 as a walking surface with running slope steeper than 1:20 (5%). Egress Aisles with handrails complying with IBC 1012 are provided per IBC 1003.5.

The IBC does not state the slope of a floor at which occupant loads are not counted for occupiable areas in assembly occupancies. The definition of Floor Area, Net in Chapter 2 states that unoccupied accessory areas such as ramps are not included in the net floor area calculation.

Can an area with floor of greater than 1:20 (5%) slope be counted as occupied space for occupant load calculations per 1004.5, or is the entire sloped floor considered unoccupied accessory area?

Check In Time
11:38 pm

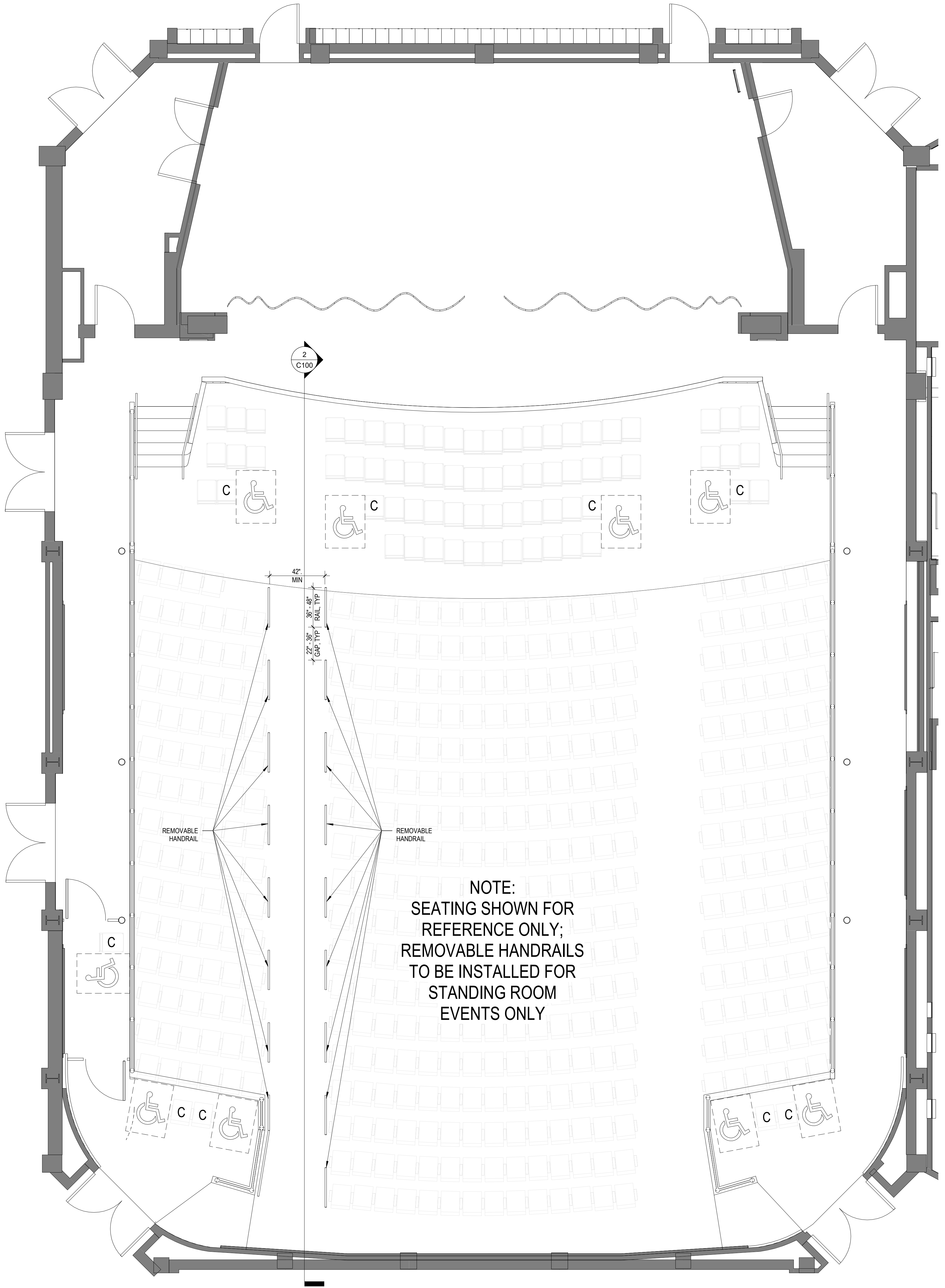
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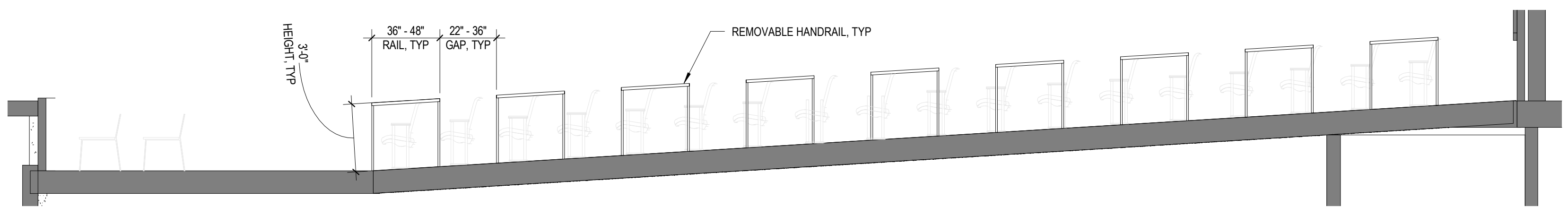
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1 PLAN - LEVEL 2 AUDITORIUM REMOVABLE HANDRAIL
1/4" = 1'-0"



2 SECTION - LEVEL 2 AUDITORIUM REMOVABLE HANDRAIL
1/4" = 1'-0"