

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: 26329	Project Address: 1021 SW 4th Ave
Hearing Date: 12/8/21	Appellant Name: Glen Pak
Case No.: B-004	Appellant Phone: 5032249656
Appeal Type: Building	Plans Examiner/Inspector: Maureen McCafferty
Project Type: commercial	Stories: 9 Occupancy: B, A-2, A-3, S-2 Construction Type: I-B
Building/Business Name: Historic Multnomah County Courthouse	Fire Sprinklers: Yes - Entire Building
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-245664-LU
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Office, Retail, Event Space

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1009.3.1 Exit access stairways
Requires	Exit access stairways that connect levels in the same story are not permitted as part of an accessible means of egress.
Code Modification or Alternate Requested	Approval that an existing stair on the Ground Floor can be utilized as a means of egress.
Proposed Design	The adaptive reuse of the Historic Multnomah County Courthouse maintains much of the original historic character of the building on both the exterior and the interior. An existing entry/exit door on SW 5th Avenue is being maintained as part of the approved Historic Land Use review. There is an existing historic stair on the interior side with a difference in elevation from street to ground floor of approximately 5'-4" that is intended to remain. No alterations are proposed to the stair design or the historic finishes of the staircase as part of the preservation efforts of the project. The sequence leading to the entry/exit doors are not required to be rated but the area will be fully sprinklered. The existing stair has the appropriate width to handle the number of occupants as shown on sheet G101. Updated door hardware will be added to the existing doors to allow them to comply with egress requirements.
Reason for alternative	The existing entry/exit door is required to satisfy egress conditions of the Ground Floor level.

Appeal item 2

Code Section	1010.1.1 Size of doors
Requires	Where this section requires a minimum clear opening width of 32 inches and a door opening

includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches.

Code Modification or Alternate Requested	Approval of the existing historic building entrance near SW Main and SW 5th Avenue that has an existing pair of doors that equal a total opening width of 4'-7" and each door is of equal size.
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Proposed Design	The adaptive reuse of the historic Multnomah County Courthouse maintains much of the original historic character of the building on the exterior. An existing entry/exit door on SW 5th Avenue is being maintained as part of the approved historic land use review. Updated door hardware will be added to the existing doors to allow them to comply with egress requirements.
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Reason for alternative	These doors are required to satisfy egress conditions of the Ground Floor level. Each door leaf is smaller than the required 32 inch requirement by code, but the combined opening provides a 55 inch opening that satisfies the egress requirement of 30 inches that these doors need to serve as shown on G101.
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Appeal item 3

Code Section	1010.1.5 Floor elevation
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Requires	There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).
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Code Modification or Alternate Requested	The existing historic building entrance along SW 4th Avenue has three pairs of double doors that enter and exit to the building, but due to site slope, the three pairs of doors from the interior historic lobby and vestibule step down to SW 4th Avenue. This requested alternate would allow these doors to be utilized for egress.
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Proposed Design	<p>The historic Multnomah County Courthouse is on the National Registry of Historic Places and part of the approved Historic Land Use Review is to maintain the historic architecture of the building including the existing entry/exit doors along SW 4th Avenue. Due to site slope, each door has a step from the sidewalk to a landing. The existing building is built directly along the property line; thus no modification can be made to any of the doors to make them accessible to current code.</p> <p>These doors will access an existing Historic Vestibule and Historic Lobby that will be used as future tenant space. A new accessible entry is being introduced on the corner of SW Main Street and SW 4th Avenue for accessible entry into the building that connects to this future tenant space. The fire life safety analysis of the Historic Lobby is over 50 occupants and requires two means of egress. One exit will connect back to the new lobby while the other will need to exit out the 4th Avenue doors. The existing doors are wide enough to satisfy the requirements of the occupant load as well as Section 1010.1.1 which requires a minimum clear opening width of 32 inches when a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches. These doors were previously used as an exit and contain exit hardware that will be rebalanced</p>
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Reason for alternative	These doors are required to satisfy egress conditions of the Ground Floor level. The egress path for these exits does not need to be rated but will be fully sprinklered.
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Appeal item 4

Code Section	1105.1 Public entrances
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Requires	In addition to accessible entrances required by Sections 1105.1.1 through 1105.1.7, at least 60
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percent of all public entrances shall be accessible.

Code Modification or Alternate Requested	Approval to allow for 40 percent of public entrances to be accessible as opposed to the 60 percent required by code.
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Proposed Design	The historic Multnomah County Courthouse has three existing entrances, one on SW 4th Avenue and two on SW 5th Avenue. The northern most entry on SW 5th Avenue is considered the accessible entry into the building although would not meet ADA requirements with current code because of a non-conforming ramp on the interior of the building. However, this would mean that the percentage of accessible entries into the building is currently at 33 percent.
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The approved Historic Land Use review design will add two new accessible entrances. A new entry at the corner of SW 4th Avenue and Main Street and a restored entry at the middle of SW 5th Avenue. This proposal takes the existing accessible entry and uses it as egress only and will not be used as a public entry, therefore the percentage of accessible entrances would be at 40 percent.

Reason for alternative	The existing grades around the building and the historic spaces on the interior create a condition where none of the existing entrances are accessible even though the single entry on SW 5th Avenue is considered the accessible entrance. Two new accessible entrances are proposed, and the locations were worked through during the Historic Land Use review process. This does not meet the code requirement of 60 percent for accessible entrances but does increase the percentage and number of accessible entrances.
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APPEAL DECISION

1. Existing exit access stairway that connects levels on the same story to be used as the 2nd required accessible means of egress from the first floor: Granted as proposed.

2. Existing double door without mullion with minimum required opening width of 32 inches to be provided by the 2nd door: Granted as proposed.

3. Non-uniform riser height of stairs at sloping public way to remain: Granted as proposed.

4. Reduction in the minimum number of required accessible entrances from 60 percent to 40 percent: Granted as proposed.

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.

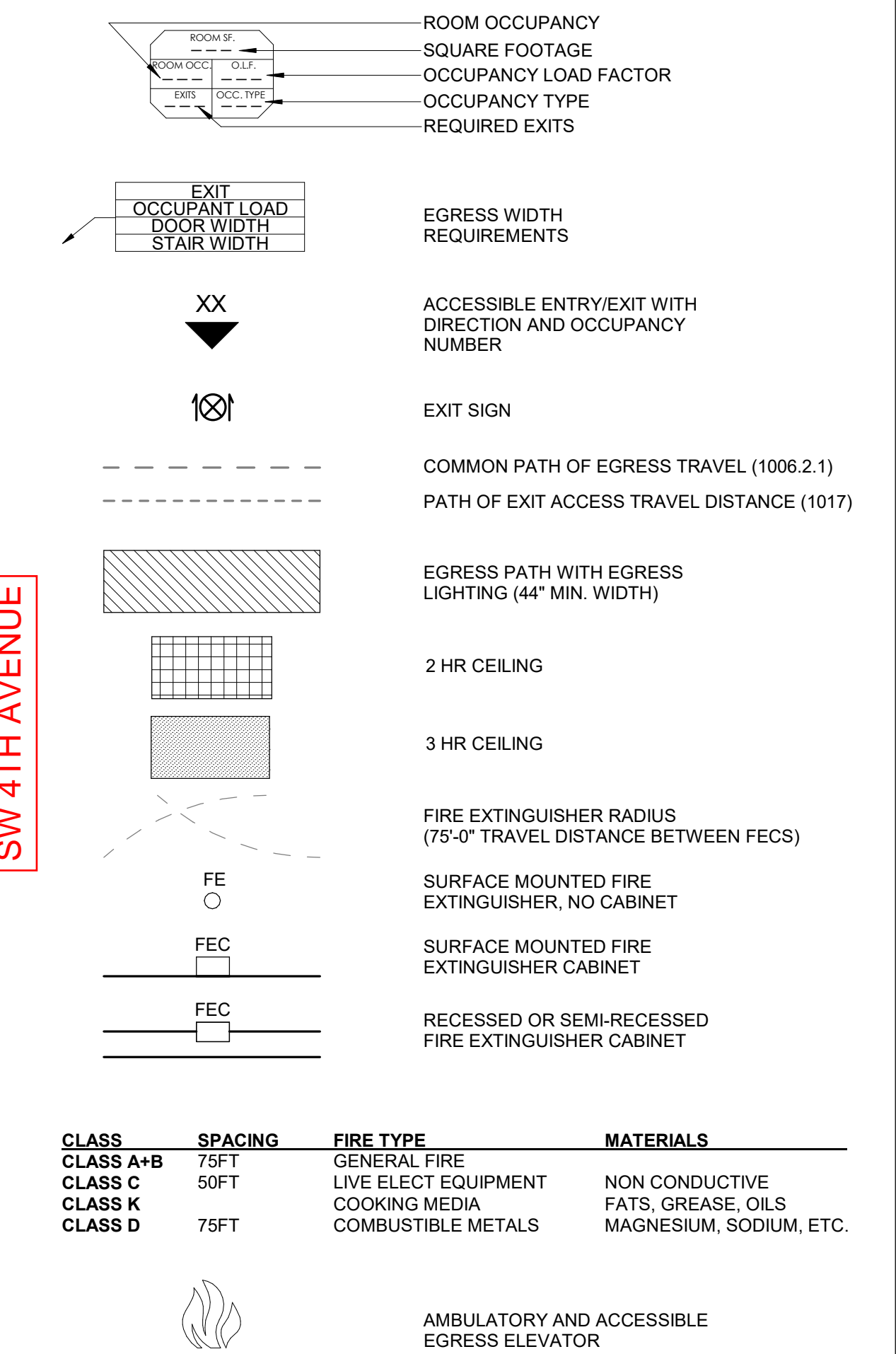
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development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

FIRE RATINGS LEGEND



NOTE: FIRE RATINGS ON LIFE SAFETY PLANS SHOW RATINGS BASED ON SEPARATION REQUIREMENTS. SEE G103.B FOR FIRE RATINGS BASED ON STRUCTURAL BEARING FIRE RESISTANCE RATINGS PER TABLE 601.

FIRE LIFE SAFETY LEGEND



EXIT ACCESS REQUIREMENTS

REQUIRED DISTANCE WITH SPRINKLER SYSTEM PER 903.3.1.1

OCCUPANCY TYPE	TRAVEL DISTANCE (SECTION 1017, TABLE 1017.2)	COMMON PATH OF TRAVEL (SECTION 1006.2.1, TABLE 1006.2.1)
A-1, A-2, A-3	250 FT. MAX.	75 FT. MAX*
B	300 FT. MAX.	100 FT. MAX
S-1, S-2	400 FT. MAX.	100 FT. MAX

*30 FT. MAX. WITH FIXED SEATING PER SECTION 1029.8

EGRESS WIDTHS REQUIRED

SECTION 1005.3.1 STAIRWAYS .2 INCHES PER OCCUPANT
SECTION 1005.3.2 OTHER COMPONENTS .15 INCHES PER
OCCUPANT

DEAD END CORRIDOR (1020.4)

A OCCUPANCY WITH AUTOMATIC SPRINKLER SYSTEM, NO MORE THAN 20 FT.

LEVEL 01	AREA NAME	OC# #
	FUTURE EVENT SPACE	423
	FUTURE RESTAURANT	299
	FUTURE COFFEE SHOP	77
	HISTORIC HALLWAY	74
	BUILDING COMMON	35
	FUTURE OFFICE	25
	MAIN LOBBY	190
	FUTURE KITCHEN	14
	HISTORIC LOBBY	165
	MEETING	4
	FOC	1
	MAIL ROOM	1
	LOADING	6
	ELEC	1
	DATA	1
	STORAGE	1
	JANITOR	1
		1318
	TOTAL OCCUPANTS AND AREA	1318

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 20 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

DATE
1/19/2021PROJECT NUMBER
0186430

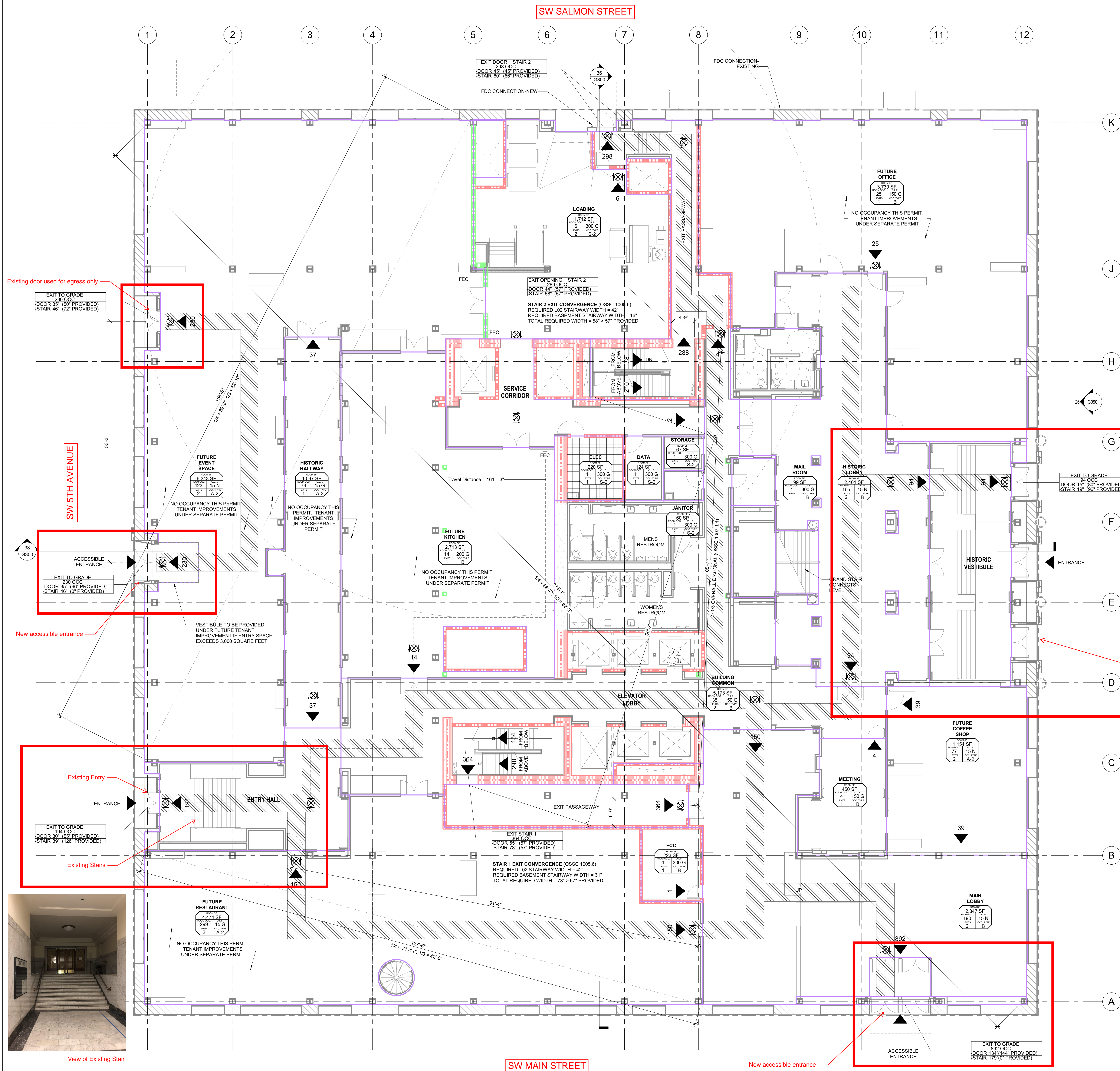
SCALE

As indicated

SHEET TITLE
LS - L01



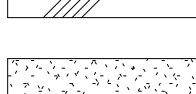
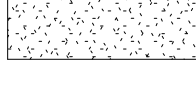

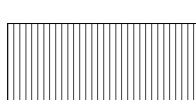
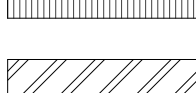
G101

PERMIT PROGRESS SET



View of Existing Stair

NOTE: SEE A400 SERIES FOR MATERIAL CALLOUTS

- | | | |
|---|---------------|-------------------------------------|
|  | CIG-1 | CLEAR INSULATED GLASS TYPE 1 |
|  | CISG-1 | CLEAR INSULATED SAFETY GLASS TYPE 1 |
|  | CP-1 | CEMENT PLASTER TYPE 1 |
|  | MP-1 | METAL PANEL TYPE 1 |
|  | MP-2 | METAL PANEL TYPE 2 |
|  | STL-1 | STEEL PLATE |
|  | ML-1 | METAL LOUVER TYPE 1 |



33 PROPOSED - SOUTH - MAIN ST ELEVATION



36 PROPOSED - WEST - FIFTH AVE ELEVATION



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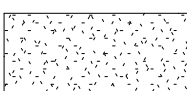


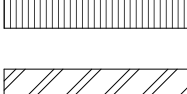

PROJECT NUMBER
0186430

SCALE
1/32" = 1'-0"

SHEET TITLE

EXTERIOR
ELEVATIONS

NOTE: SEE A400 SERIES FOR MATERIAL CALLOUTS

- | | | |
|---|---------------|-------------------------------------|
|  | CIG-1 | CLEAR INSULATED GLASS TYPE 1 |
|  | CISG-1 | CLEAR INSULATED SAFETY GLASS TYPE 1 |
|  | CP-1 | CEMENT PLASTER TYPE 1 |
|  | MP-1 | METAL PANEL TYPE 1 |
|  | MP-2 | METAL PANEL TYPE 2 |
|  | STL-1 | STEEL PLATE |
|  | ML-1 | METAL LOUVER TYPE 1 |

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PROJECT NUMBER
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SCALE
1/32" = 1'-0"

SHEET TITLE
EXTERIOR
ELEVATIONS

A201

PERMIT PROGRESS SET



Existing 4th Avenue Entrance - Each door contains a step with landing