

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 26331

Project Address: 605 SE Grant St

Hearing Date: 12/8/21

Appellant Name: Sara Mahoney

Case No.: B-006

Appellant Phone: 9712852001

Appeal Type: Building

Plans Examiner/Inspector: Kent Hegsted

Project Type: commercial

Stories: 2 **Occupancy:** F-1 **Construction Type:** III-B, Non-sprinkered

Building/Business Name: The Heights

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.: 21-089222-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Marijuana grow (F-1)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

OSSC Section 1016.2

Requires

Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Code Modification or Alternate Requested

Allow cultivation room #2 to egress through irrigation room.

Proposed Design

Cultivation room #2 egresses through the irrigation room, which contains 4 fixed water storage tanks as well as a container for fertilizer.

Reason for alternative

The irrigation room is not higher hazard than the cultivation room. The four 326 gallon water tanks are fixed in place and do not pose a risk to life/safety and cannot intrude into the egress path as they are strapped to the wall to ensure they do not fall in an earthquake. There is also a container for fertilizer that will be kept in a designated location and not moved. There is no additional storage in this room that could be moved to block the egress path, nor any items that can fall into the path from storage shelves. We propose striping the 36" wide egress path on the floor with yellow paint with a note to "keep clear" as a redundancy for life/safety.

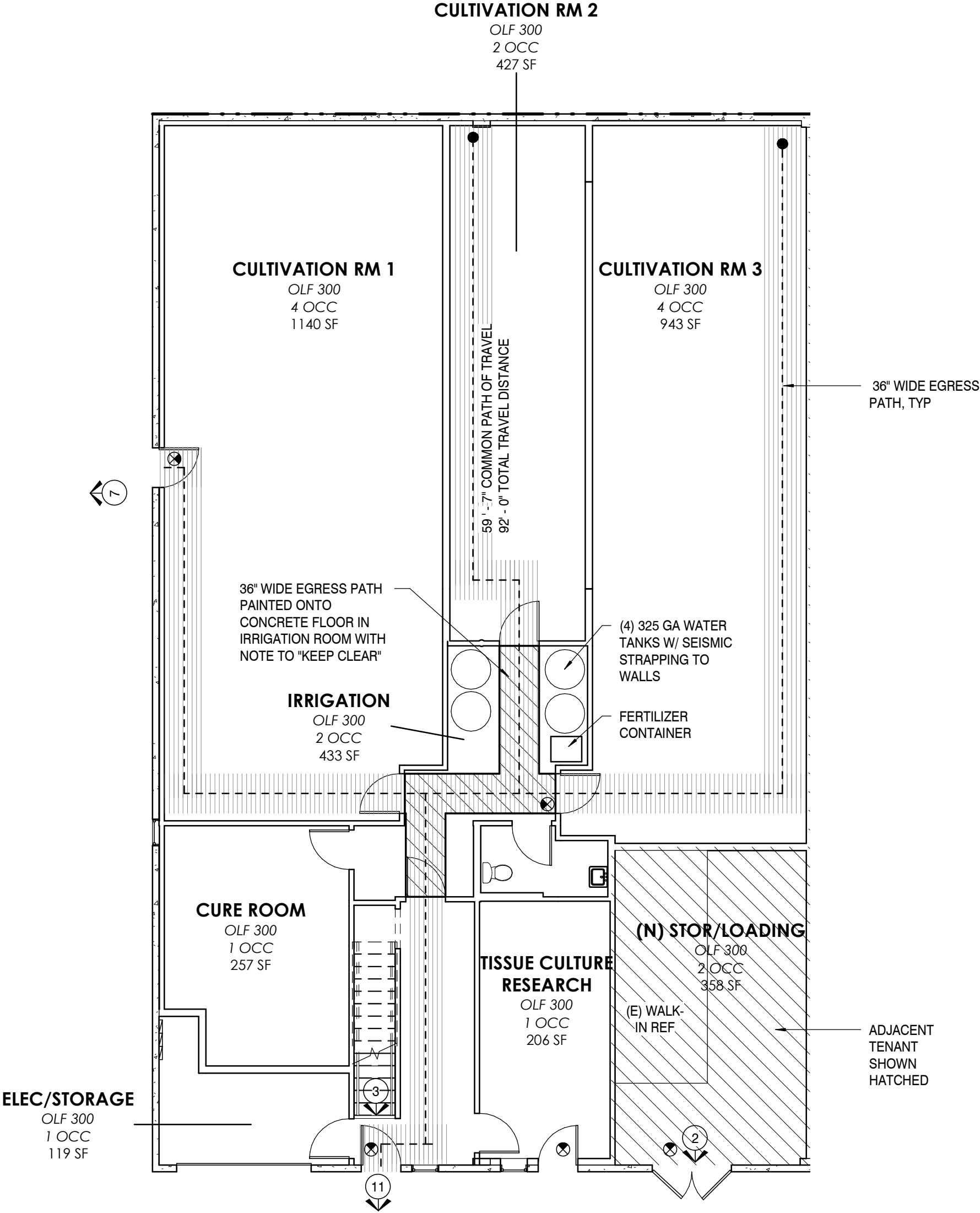
APPEAL DECISION

Cultivation room #2 with egress through intervening irrigation / storage room: Granted provided water tanks on each side of the egress path are provided with containment sufficient to capture the equivalent of 1 tank (325 gallons) and provided floor striping is applied as shown on plan and provided accessible maneuvering clearance at door adjacent to tanks is verified at time of plan review.

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.



EGRESS PLAN

