

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: 26337

Project Address: 545 SW Campus Dr

Hearing Date: 12/8/21

Appellant Name: Matt Little

Case No.: B-009

Appellant Phone: 503-320-6822

Appeal Type: Building

Plans Examiner/Inspector: Sean Vanderjagt

Project Type: commercial

Stories: 5 **Occupancy:** B, A2, A3, M **Construction Type:** Type I-A

Building/Business Name: OHSU Elks Children's Eye Clinic **Fire Sprinklers:** Yes - Throughout

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 18-164033-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Medical Office Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

2014 OSSC 1008.1.9.3

Requires

Provide indicator on keyed cylinder lock at front entry doors. Current lock has no indicator.

Code Modification or Alternate Requested

An indicator for this type of automatic door isn't available. If the physical lock is required, the owner has a procedure described below to direct people to an alternate egress.

Proposed Design

The team proposes the following modification:

It would be acceptable for these egress doors to use the existing lock without an indicator if the owner applies the approach described below.

The physical lock would only be used in the event that the card reader is disabled as a means of securing the building. Instead of a design change, the approach here is to modify how this would be implemented as follows:

This would only occur after business hours.

Prior to locking the doors, the owner would ensure customers are out of the building before locking the doors.

The owner will post a sign at the doors indicating that these doors are locked and indicating where the nearest exit is located. This alternate egress is identified in the attached drawings.

Reason for alternative

In reviewing options with the door vendor, there is no indicator available to alter the keyed cylinder with this function.

The automatic doors at the entry allow access during business hours with a card reader providing access to authorized users during non-business hours. The card reader system also serves to electronically lock the main doors after business hours. The physical lock is intended to only be used in the event that the card reader system is disabled.

The owner would like to keep a keyed cylinder lock at the front door so that if the card reader system is disabled they have a means of securing the building.

APPEAL DECISION

Omission of indicator on keyed cylinder lock at front entry doors: 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.

PROJECT TEAM

OWNER:
OHSU - CASEY EYE INSTITUTE
3375 SW Terwilliger Blvd
Portland, Oregon 97239

CONSTRUCTION MANAGER:
SKANSKA
222 SW Columbia Street,
Portland, Oregon 97201

CIVIL ENGINEER:
KPF
111 SW Fifth Avenue, Suite
2500 Portland, Oregon 97204

LANDSCAPE ARCHITECT:
MAYER+REED
319 SW Washington St, Suite
820 Portland, OR 97204

STRUCTURAL ENGINEER:
MAGNUSSEN KLEINHOFF ASSOCIATES
1301 Fifth Ave, Suite 3200
Seattle, Washington 98101

MECHANICAL ENGINEER:
PAE
522 SW Fifth Avenue, Suite
1500 Portland, Oregon 97204

ELECTRICAL ENGINEER:
PAE
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FLOOR PLAN GENERAL NOTES:

1. REFER TO SHEET AE501 FOR PARTITION TYPES, VARIATION CODE DESCRIPTIONS AND PARTITION REQUIREMENTS. ALL TYPICAL PARTITIONS ARE F-4, UNLESS TAGGED OTHERWISE.
2. DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE. PARTITIONS NOT DIMENSIONED ARE LOCATED CENTERED ON CENTERLINES OF COLUMNS OR ON CENTERLINES OF MULLIONS.
3. NON LATCH SIDE OF DOOR FRAMES TO BE LOCATED 8" FROM ADJACENT PERPENDICULAR FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
4. REFER TO AE400 SERIES ROOM REFERENCE SHEETS (LABEL BELOW ROOM NAME & NUMBER TAG) FOR CASEWORK & ROOM EQUIPMENT DIMENSIONS AND NOTES NOT INDICATED ON THIS DRAWING.
5. REFER TO ITG DRAWINGS FOR ALL DIGITAL DISPLAY MONITOR LOCATIONS THAT REQUIRE CONDUIT ROUTING THROUGH FLOOR SLAB.

PROJECT NAME

**ELKS CHILDREN'S
EYE CLINIC -
OHSU CASEY EYE
INSTITUTE**

**CONFORMED
SET**

11/09/2018

REVISIONS

MARK	DATE	DESCRIPTION
6	2019.05.18	RFI-185/202
5	2019.04.11	RFI-183
4	2019.03.18	RFI-124
3	2019.02.14	ASI-004
2	2018.12.21	ASI-002 / Agency Check Sheet Response No. 02
1	2018.11.12	RFI-13.014.0

SCALE: 1/4" = 1'-0"

PROJECT ARCHITECT

Designer

PROJECT NUMBER

101938.00

DATE

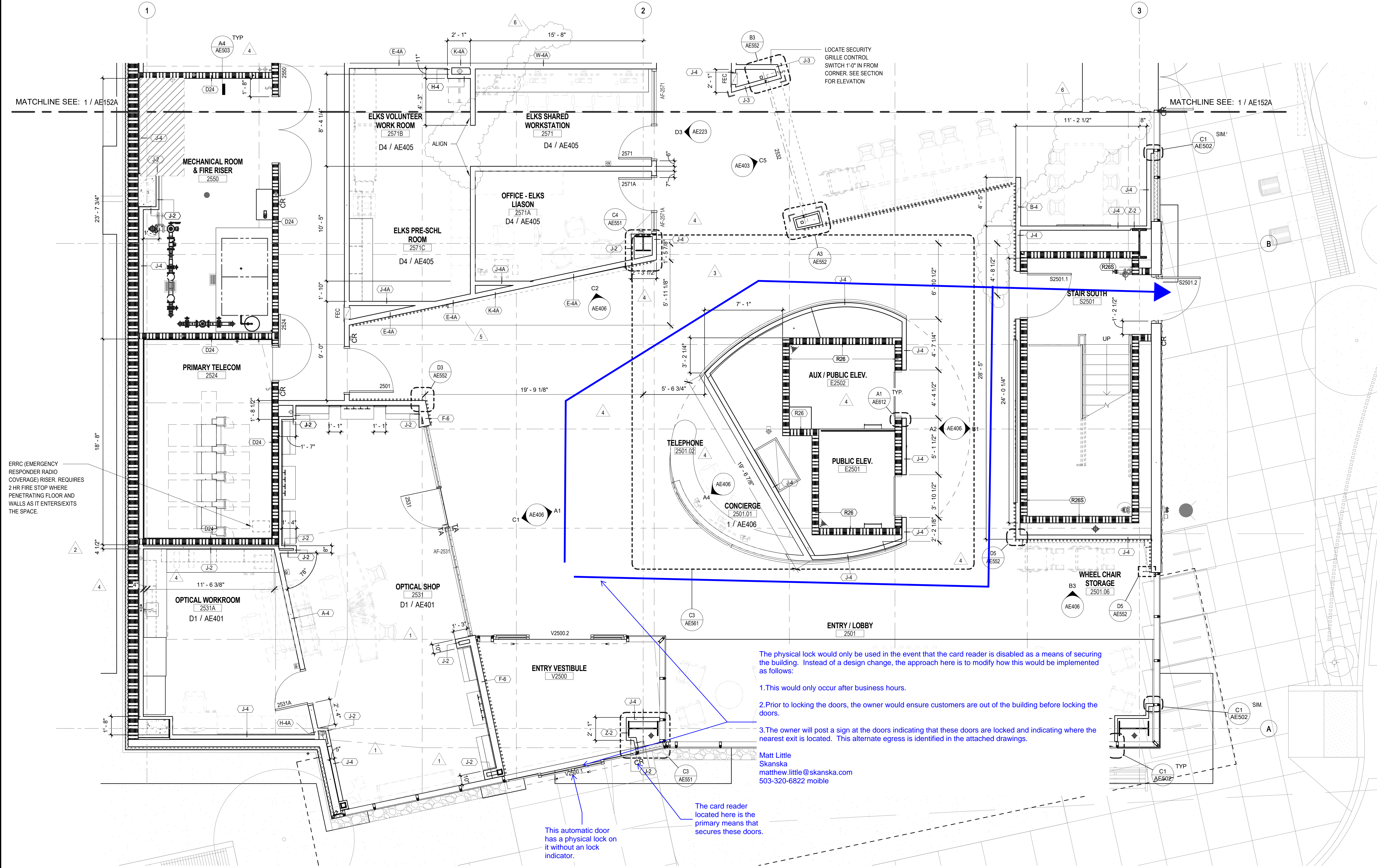
06/29/2018

SHEET NAME

**TI FLOOR PLAN LEVEL 2
AREA B**

SHEET NUMBER

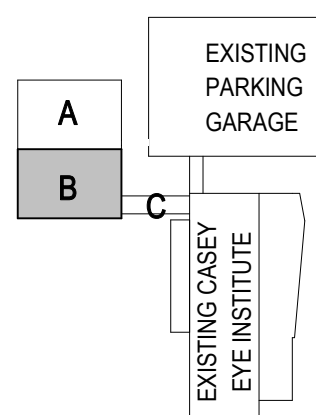
AE152B



LEVEL 2 - AREA B

SCALE: 1/4" = 1'-0"

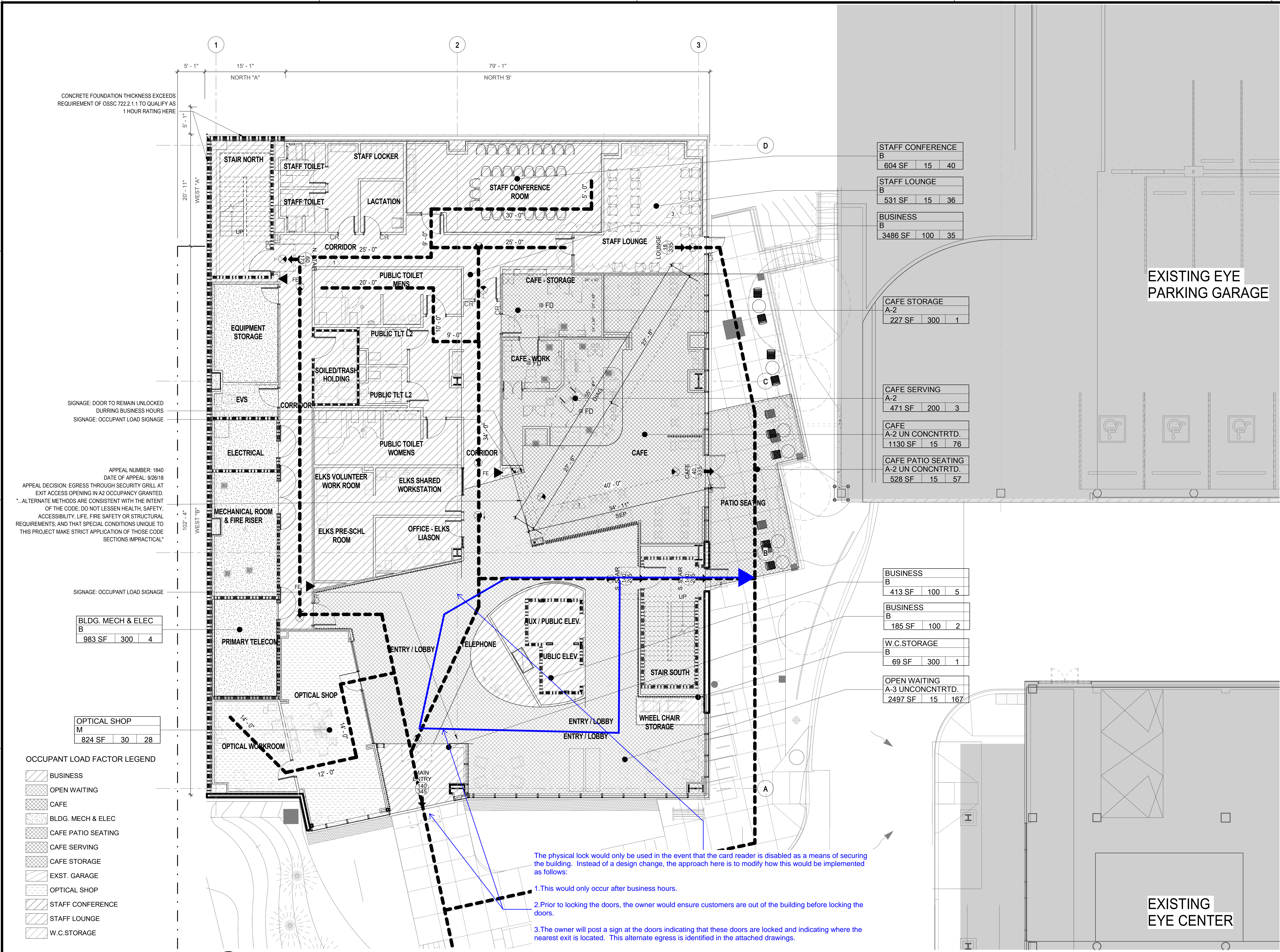
KEYPLAN



0 2 4 8 12 FT

SCALE: 1/4" = 1'-0"

11/19/2020 9:26:00 AM
BIM 360://OHSU/EC/CH/LECC/NBBJ_T1.rvt



B1 LIFE SAFETY PLAN - LEVEL 2

SCALE: 1/8" = 1'-0"

LIFE SAFETY SHEET SYMBOLS

SYMBOLS:

- FE 3A-405/C FIRE EXTINGUISHER
- STP STANDPIPE
- TWO SIDED EXIT SIGN
- ONE SIDED EXIT SIGN
- SIGN AT EXIT
- DE DELAYED EGRESS DOOR WITH CONTROLLED ACCESS ON TEXT SIDE OF OPENING

FIRE AND SMOKE RATINGS:

- SMOKE RESISTANT PARTITION (FULL HEIGHT)
- 1-HOUR FB - FIRE BARRIER
- 2-HOUR FB - FIRE BARRIER

DISTANCES DESCRIPTION:

- TD - TRAVEL DISTANCE
- CPT - COMMON PATH OF TRAVEL
- DIAG - LENGTH OF DIAGONAL FOR ROOM OR SPACE
- SEP - SEPARATION DISTANCE

EGRESS DESCRIPTION:

- HORIZONTAL EXIT
- EGRESS CAPACITY REQUIRED
- EGRESS CAPACITY PROVIDED
- DIRECTION OF EGRESS
- STAIR (48' x 160')
- NAME OF EXIT
- EGRESS CAPACITY REQUIRED
- EGRESS CAPACITY PROVIDED
- DIRECTION OF EGRESS

SPACE DESCRIPTION:

Room name	Occupancy group	Area in sq. ft.
Room name	12,000 SF	100
Room name	120	

EMERGENCY EGRESS LIGHTING

THE EGRESS PATH WILL BE ILLUMINATED TO A MINIMUM OF 1 FOOTCANDLE AND 10 FOOTCANDLES AT STAIRS. DURING A POWER OUTAGE, THE EGRESS PATH WILL BE ILLUMINATED TO AN AVERAGE OF 1 FOOTCANDLE WITH NO POINT BEING LESS THAN 0.1 FOOTCANDLE.

BACKUP POWER FOR EMERGENCY EGRESS LIGHTING WILL BE SUPPLIED BY THE LIFE SAFETY DISTRIBUTION SYSTEM FROM THE EXISTING ON-SITE DIESEL-FIRED EMERGENCY GENERATORS. LIFE SAFETY POWER WILL BE RESTORED WITHIN 10 SECONDS OF A LOSS OF UTILITY POWER.

OREGON STRUCTURAL SPECIALTY CODE SUMMARY WORKSHEET

OREGON STRUCTURAL SPECIALTY CODE SUMMARY WORKSHEET

CONSTRUCTION TYPE, HEIGHT, AND EXTERIOR WALL FIRE RESISTANCE REQUIREMENTS:

Construction Type	Height	Exterior Wall Fire Resistance
North A	5'-0" to 10'-0"	1-HR
North B	10'-0" to 15'-0"	2-HR
East A	10'-0" to 15'-0"	2-HR
East B	15'-0" to 20'-0"	2-HR
South A	10'-0" to 15'-0"	2-HR
South B	15'-0" to 20'-0"	2-HR
West A	10'-0" to 15'-0"	2-HR
West B	15'-0" to 20'-0"	2-HR

ALLOWABLE AND PROPOSED BUILDING AREA AND INCREASES (903.506.509)

IF the building is divided by a fire wall (903.5.1) or a fire-resistance-rated wall (903.5.2), provide a separate analysis for each area.

Area	Occupancy	Area (sq. ft.)	Area (sq. ft.)
North A	1	11,500	11,500
North B	2	11,500	11,500
East A	3	11,500	11,500
East B	4	11,500	11,500
South A	5	11,500	11,500
South B	6	11,500	11,500
West A	7	11,500	11,500
West B	8	11,500	11,500

OCCUPANCY CLASSIFICATION (903.506.509)

Area	Occupancy	Area (sq. ft.)	Area (sq. ft.)
North A	1	11,500	11,500
North B	2	11,500	11,500
East A	3	11,500	11,500
East B	4	11,500	11,500
South A	5	11,500	11,500
South B	6	11,500	11,500
West A	7	11,500	11,500
West B	8	11,500	11,500

BUILDING FIRE SUPPRESSION, ALARM AND STANDPIPE SYSTEMS (903.506.509)

System	Area (sq. ft.)	Area (sq. ft.)
North A	11,500	11,500
North B	11,500	11,500
East A	11,500	11,500
East B	11,500	11,500
South A	11,500	11,500
South B	11,500	11,500
West A	11,500	11,500
West B	11,500	11,500

BUILDING CODE APPEALS (104.101)

Use all approved Building Code Appeals for this project.

Appeal No.	Date	Code Section	Approved Design (summary of the building design)
10401	02/20/18	104.101	SECURITY GRILL AT EXIT ACCESS OPENING IN A2 OCCUPANCY

LIFE SAFETY SHEET LOAD & FIXTURE COUNT

OCCUPANCY GROUP CLASSIFICATION

B, A-2, A-3, M,

FLOOR AREA

11,420 SF

OCCUPANT LOAD COUNT

B: 123
M: 28
A-3: 167
A-2: 80

TOTAL = 398

WC (FEMALE)

B: (50 x 1/25) + (62-50) x 1/50 = 2.24
M: 16 x 1/500 = .03
A-3: 84 x 1/65 = 1.29
A-2: 40 x 1/75 = .53

TOTAL = 2.24 + .03 + 1.29 + .53 = 4.09 (5 F)

WC (MALE)

B: (50 x 1/25) + (62-50) x 1/50 = 2.24
M: 16 x 1/500 = .03
A-3: 84 x 1/125 = .67
A-2: 40 x 1/75 = .53

TOTAL = 2.24 + .03 + .67 + .53 = 3.47 (4 M)

LAV (FEMALE & MALE)

B: (80 x 1/40) = 2.0
M: 14 x 1/750 = .01
A-3: 84 x 1/200 = .42
A-2: 40 x 1/200 = .2

TOTAL = 2.0 + .01 + .42 + .2 = 2.63 (3 F, 3 M)

nbbj

223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
www.nbbj.com

PROJECT TEAM

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PROJECT NAME

ELKS CHILDREN'S
EYE CLINIC -
OHSU CASEY EYE
INSTITUTE

CONFORMED SET

11/09/2018

REVISIONS

MARK	DATE	DESCRIPTION
3	2020.11.18	RFI-640
2	2019.08.09	ASH-006
1	2018.12.21	ASH-002 / Agency Check Sheet Response No. 02

SCALE

1/8" = 1'-0"

PROJECT ARCHITECT

Designer

PROJECT NUMBER

101938.00

DATE

06/29/2018

SHEET NAME

LIFE SAFETY PLAN -
LEVEL 2

SHEET NUMBER

GI202

**CITY OF PORTLAND BDS
INSPECTION REPORT**

IVR Number: 4205406

Permit Number: 2018 164033 000 00 CO

Location: 545 SW CAMPUS DR ECEC , PORTLAND,
Oregon, 97239, USA

Applicant Name: CARL TULLY

Permit Type: Commercial Building Permit(CO)

Work Description: New OHSU Elk's Children's Eye Clinic at the OHSU Casey Eye Institute. 62,000 sq ft, 5 stories + mechanical penthouse. Also has a MT permit.

Inspection Code: 295 Other/Consultation

Inspection Result: Not Approved-See Corr Note

COMMENTS AND CORRECTIONS INFORMATION:Provide indicator for keyed lock or appeal. OSSC 1008.1.9.3

Inspector:
Vanderjagt,Sean

Phone:
503-823-2710

Date/Time:
2021-11-01
14:58:43

CORRECT THE FOLLOWING:

Status	Deficiency
	OSSC 1008.1.9.3 - Provide indicator on keyed cylinder lock at front entry doors. Current lock has no indicator.

APPEALS: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, the Owner/Contractor may appeal any code provision cited in this Correction Notice to the BDS Administrative Board of Appeal within 180 calendar days from the date of the inspection for which the Correction Notice was issued. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo or call (503) 823-7335. Permit expiration will not be extended pending resolution of any administrative appeal, except upon receipt of a written request to do so and approval of the Building Official.