

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: 26345	Project Address: 1740 NW Glisan St
Hearing Date: 12/8/21	Appellant Name: Chika Tanaka
Case No.: B-010	Appellant Phone: 9713372169
Appeal Type: Building	Plans Examiner/Inspector: Guy Altman
Project Type: commercial	Stories: 1 Occupancy: B Construction Type: V-B
Building/Business Name: Rose Haven	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 21-080732-CO
Plan Submitted Option: pdf [File 1]	Proposed use: A day shelter for women and children

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 1014; ANSI 117.1 Section 505; ANSI 117.1 Section 505.10.3
Requires	<p>1014.1 Where Required</p> <p>Handrails serving flights of stairways, ramps, stepped aisles and ramped aisles shall be adequate in strength and attachment in accordance with Section 1607.8. Handrails required for flights of stairways by Section 1011.11 shall comply with Sections 1014.2 through 1014.9. Handrails required for ramps by Section 1012.8 shall comply with Sections 1014.2 through 1014.8. Handrails for stepped aisles and ramped aisles required by Section 1029.16 shall comply with Sections 1014.2 through 1014.8.</p> <p>505.2 Location.</p> <p>Handrails shall be provided on both sides of stairs and ramps.</p> <p>505.10.3 Bottom Extension at Stairs.</p> <p>At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.</p>
Code Modification or Alternate Requested	Providing one handrail, in lieu of two, at existing exterior stair consisting of two steps. Handrail shall terminate without extension beyond the bottom tread.
Proposed Design	Proposed design is to provide one (1) handrail on east side of stair with no bottom extension beyond bottom tread at existing storefront door on Glisan Street. Top extension of 12" shall be provided. Refer to attached drawings 4/A02.01 and 21 & 19/ A11.04.
Reason for alternative	The existing door, landing and stairs were constructed by the previous tenant without a permit. The door, landing and stair have been reviewed and approved for permit, except for the handrail condition. The door is used as a building exit, and as a staff entrance, with the door not have a

latch device on the outside of the door and operable only with a key card for entry. The door operation for egress is compliant to code. One handrail can be provided that will not interfere with the required exit door operation, and will be provided with the proper extension at the top of the stairs consistent with the extension providing guidance for use of the handrail for egressing occupants. The code compliant extension at the bottom cannot be provided due to its intrusion into the public sidewalk. The intent of the handrails is to provide stability for someone using the stair. The stair only has 2 risers and stability for the extra wide stairs is provided by the single handrail that aligns with the latch side of the egress door. The consistency of the hand using the latch and the handrail makes a smooth transition and based on the location of the door, the building pier, and direction of the path of egress from the stair to the sidewalk, the handrail on this one side provides the best means for the condition. The extension from the sidewalk to the entrance for staff, who are familiar with the stair condition, will generally not be needed. There is accessible entrance right around the corner from this door, for those who are uncomfortable using the stair. The extensions help to guide the occupant to the handrail, but with only 2 risers, the need more the guide is reduced as the perception of a potential fall is less.

APPEAL DECISION

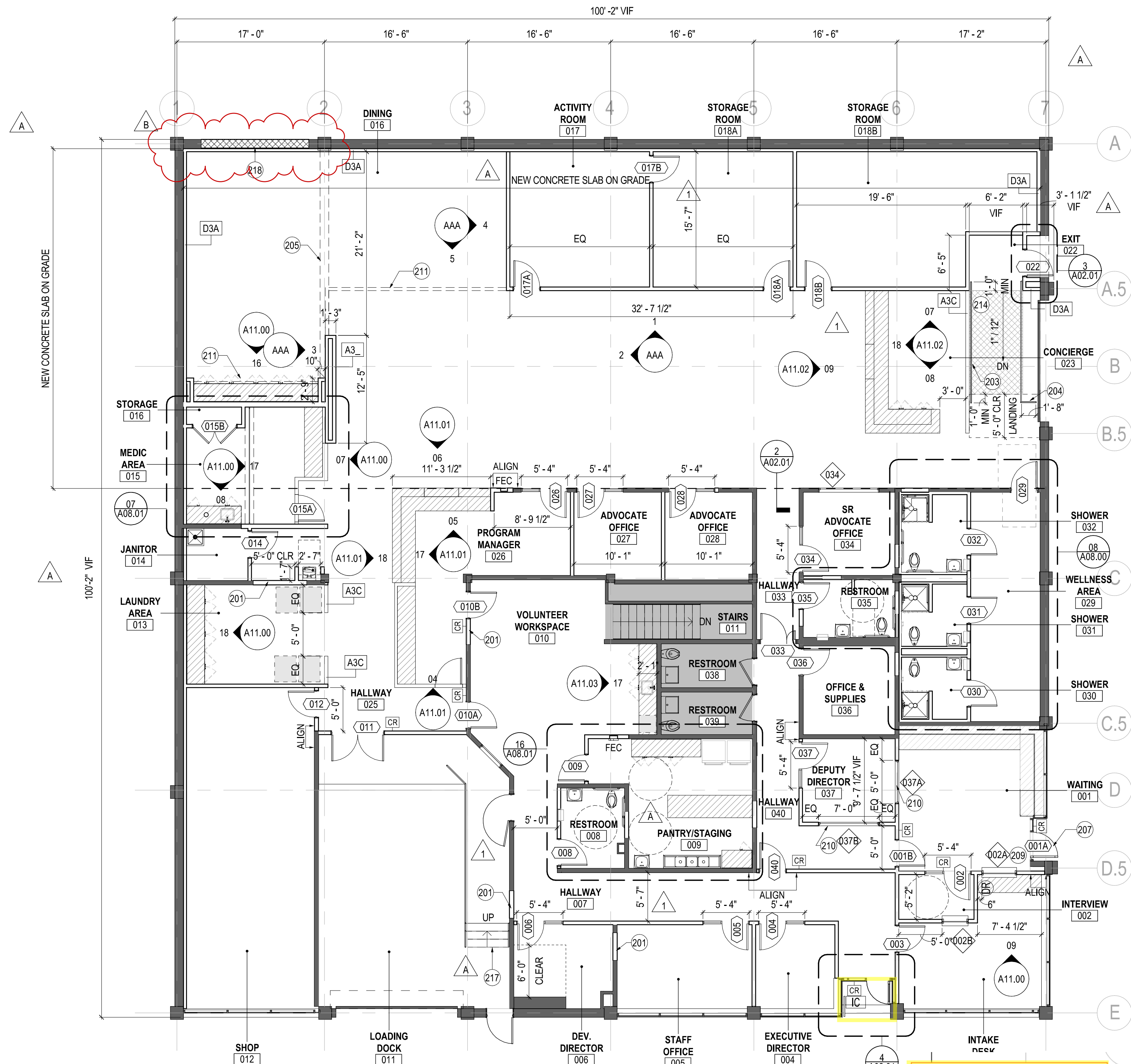
1a. Omission of handrail on West side of stairs: Granted as proposed.

1b. Omission of handrail extension at bottom of East handrail: Granted provided the handrail extends to the same distance as the face of the column on the West side of the stairs.

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.

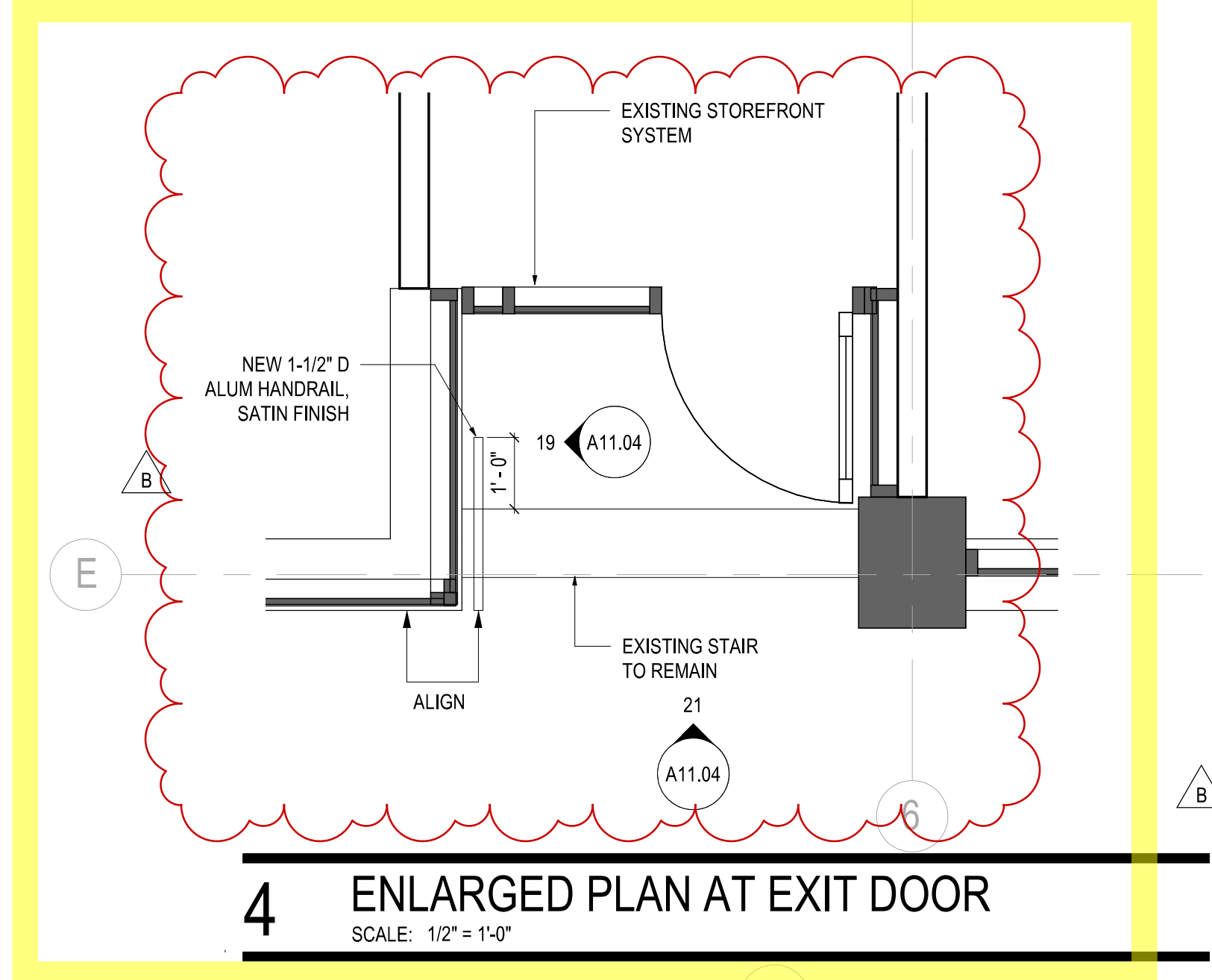
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development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



Glisan Street

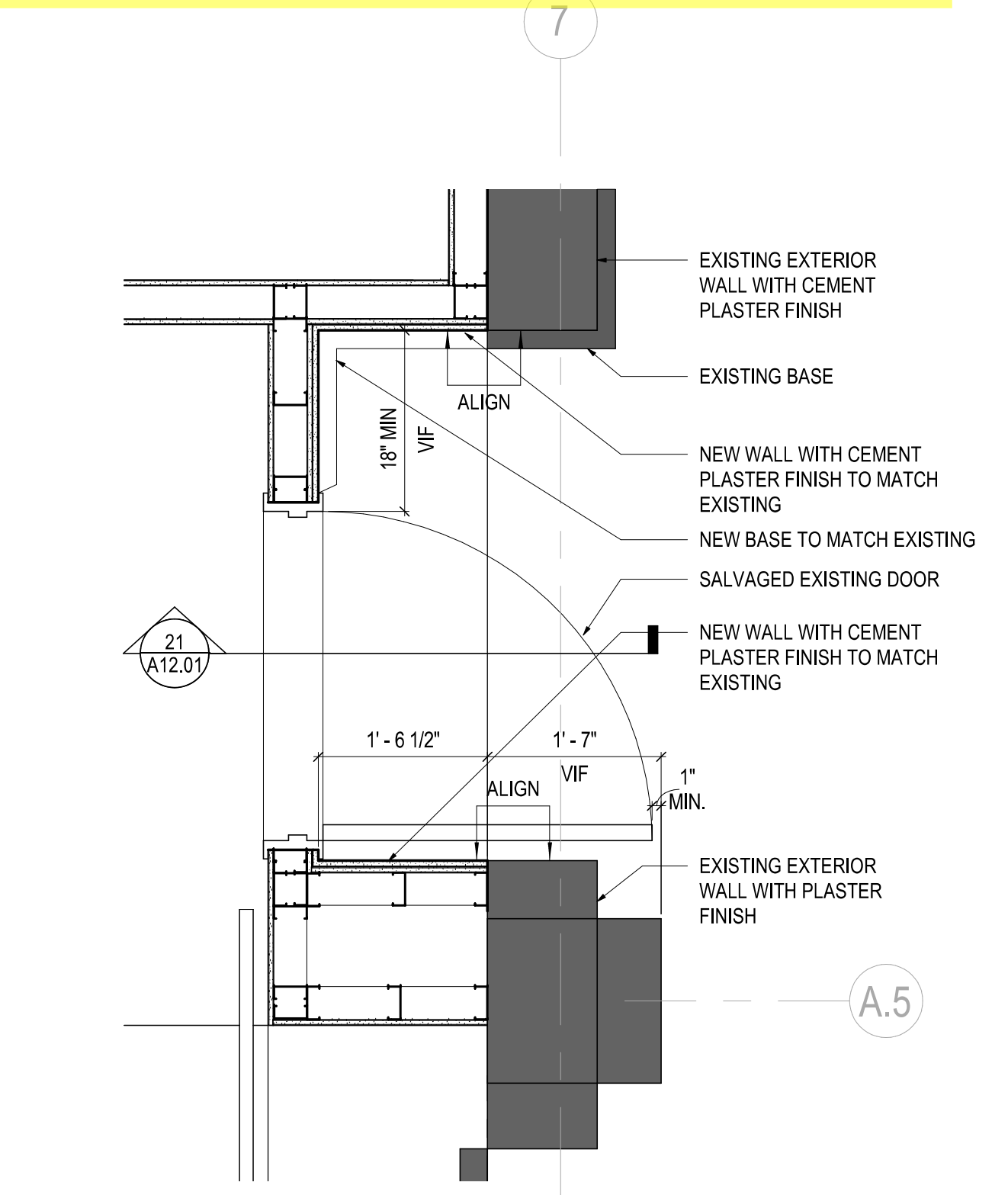
18th Ave.

EXISTING PICTURE



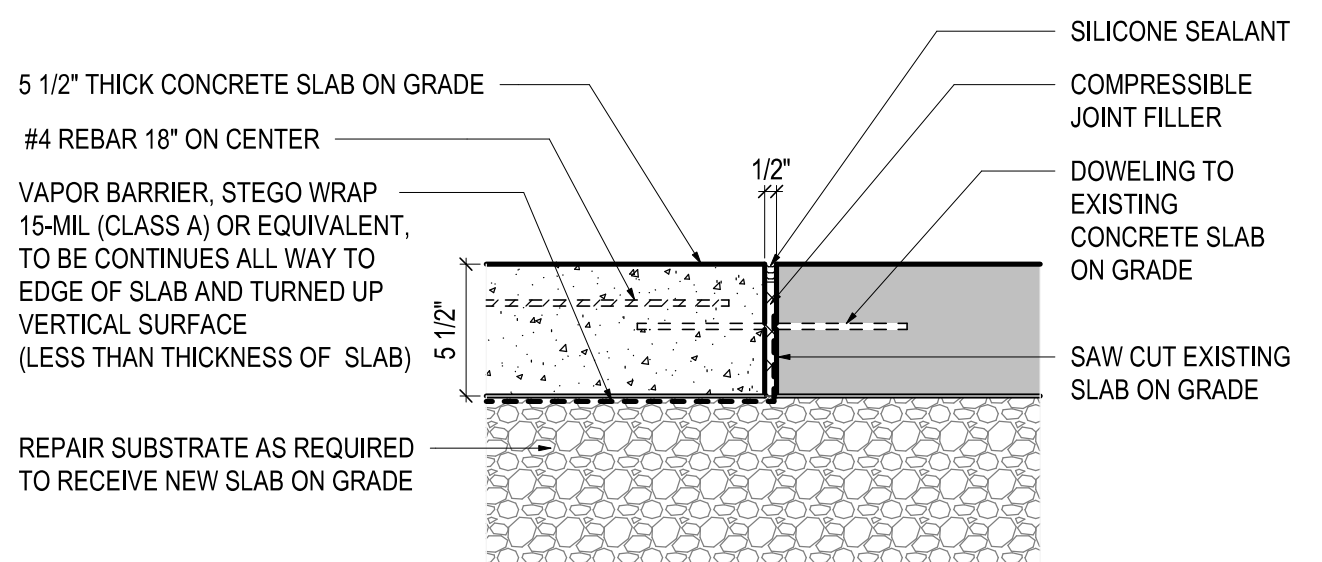
4 ENLARGED PLAN AT EXIT DOOR

SCALE: 1/2\"/>



3 ENLARGED PLAN

SCALE: 3/4\"/>



2 SLAB ON GRADE - NEW TO EXISTING

SCALE: 1 1/2\"/>

SHEET NOTES

- 201 INFILL (E) WALL TO MATCH ADJACENT WALL TYPE.
- 203 PROVIDE HANDRAIL TO MEET ADA. REFER TO G02 SHEET FOR REQUIREMENTS.
- 204 PROVIDE GUARDRAIL W/ HANDRAIL INSIDE. ANCHOR TO (N) RAMP TO MEET ADA. HEIGHT TO BE 42\"/>
- 205 LINE OF BEAM ABOVE.
- 207 MODIFY (E) EXTERIOR STOREFRONT DOOR TO ACCOMMODATE PANIC HARDWARE FOR EGRESS, CARD READER AND REMOTE LOCK. PROVIDE CLOSER.
- 209 FIXED TELLER WINDOW W/ TRANSACTION COUNTER
- 210 FIXED FRAMED WINDOW. 40TH
- 211 LINE OF SOFFIT/ CEILING ABOVE.
- 214 (N) RAMP TO (E) CONCRETE PLATFORM AT EXIT IN HATCHED AREA. HEIGHT TO BE VERIFIED AFTER (N) CONCRETE IS POURED. LENGTH TO BE DETERMINED BY HEIGHT OF PLATFORM AND SLOPE NOT TO EXCEED 1:12. REFER TO G02 SHEET FOR REQUIREMENTS.
- 217 EXISTING STAIRS TO REMAIN
- 218 INFILL WINDOW OPENING TO MATCH EXISTING EXTERIOR WALL CONSTRUCTION. INFILL TO MEET EXISTING FIRE RATED CONSTRUCTION.

CONSTRUCTION LEGEND

- AREA NIC
- (E) CONSTRUCTION TO REMAIN
- (E) 1 HR RATED CONSTRUCTION TO REMAIN
- (E) 2 HR RATED CONSTRUCTION TO REMAIN
- (E) DOOR & FRAME TO REMAIN
- PARTITION TYPE TAG
- (N) NON-RATED CONSTRUCTION
- (N) 1 HR RATED CONSTRUCTION
- (N) 2 HR RATED CONSTRUCTION
- DOOR NUMBER, TYPE & HARDWARE TAG
- (N) DOOR & FRAME
- MILLWORK
- FIRE EXTINGUISHER CABINET

GENERAL NOTES

- SEE G SHEET SERIES FOR SYMBOLS, ABBREVIATIONS, GENERAL NOTES & TYPICAL MOUNTING LOCATIONS, HEIGHTS AND ALIGNMENTS.
- GO TO VERIFY LIMITS OF DEMOLITION SCOPE WITH NEW CONSTRUCTION SCOPE PRIOR TO COMMENCING WORK.
- SEE CONSULTANT AND VENDOR DRAWINGS FOR RELATED SCOPE OF WORK AND ADDITIONAL INFORMATION. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE ON LOCATION OF DEVICES.
- ALL PARTITIONS TO BE TYPE A3A, UON. ALL FURRED OUT PARTITIONS TO BE D3A, UON.
- SEE SHEET A8.00 FOR PARTITIONS TYPES.
- LOCATE THE HINGE SIDE OF DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED 4\"/>
- CONTRACTOR SHALL PROVIDE NON-COMBUSTIBLE BACKING FOR ALL WALL MOUNTED EQUIPMENT, WHITEBOARDS AND MILLWORK.
- PROVIDE LEVEL 4 FINISH AT WALLS UON. ALL NEW GYP BD WALLS, CEILINGS AND SOFFITS WITH ACCENT COLOR PAINT OR GRAPHICS TO RECEIVED A LEVEL 5 FINISH, UON.
- ALL DIMENSIONS ARE BASED OFF OF THE FACE OF FINISH OR GRIDLINES. MAINTAIN DIMENSIONS MARKED AS CLEAR. ALLOW FOR THICKNESSES OR MOUNTING OF FINISHES. GO TO VERIFY VALIDITY OF GRIDLINES IN FIELD AND ADVISE ARCHITECT OF ANY VARIANCES.
- ALL NEW PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. PATCH WATERPROOFING TO MAINTAIN WATER TIGHT BUILDING ENVELOPE.
- COORDINATE AND ALIGN ALL ACCESS PANELS WITH NEW CONSTRUCTION. WHERE ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS AS REQUIRED. VERIFY LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
- HEAD OF ALL GYP. BD. WALLS AND SOFFITS TO BE CLEANLY TERMINATED AT DECK IN EXPOSED CEILING LOCATIONS. U.O.N. THERE SHALL BE NO VISIBLE GAP THROUGH WALL.
- REFER TO G02 SHEET SERIES FOR ACCESSIBILITY REQUIREMENTS AND MOUNTING LOCATIONS.



1740 NW Glisan Street
Portland, OR 97209

Gensler

811 SW 6th Ave
Suite 300
Portland, OR 97204
United States

Tel 971.277.2370

Date	Description
04/30/2021	ISSUE FOR PRICING
06/11/2021	ISSUE FOR PERMIT/ CONSTRUCTION
A 10/13/2021	RESPONSE TO PLAN CHECK COMMENTS
1 10/13/2021	BULLETIN #1
B 11/24/2021	RESPONSE TO PLAN CHECK COMMENTS #2

Seal / Signature



Project Name

Rose Haven Pro Bono

Project Number

78.5711.000

Description

CONSTRUCTION PLAN - LEVEL 01

Scale

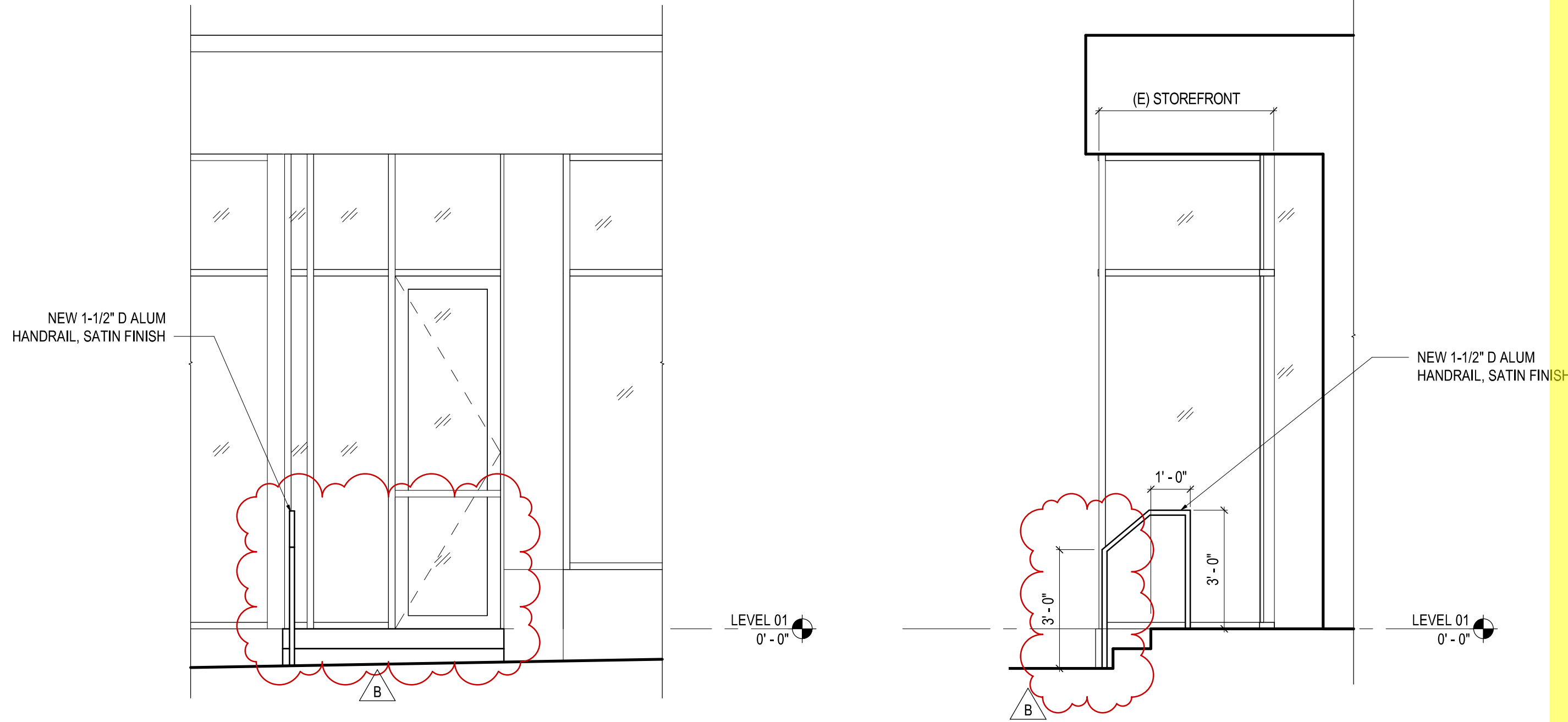
As indicated

A02.01

SUBMITTED 11/30/2021

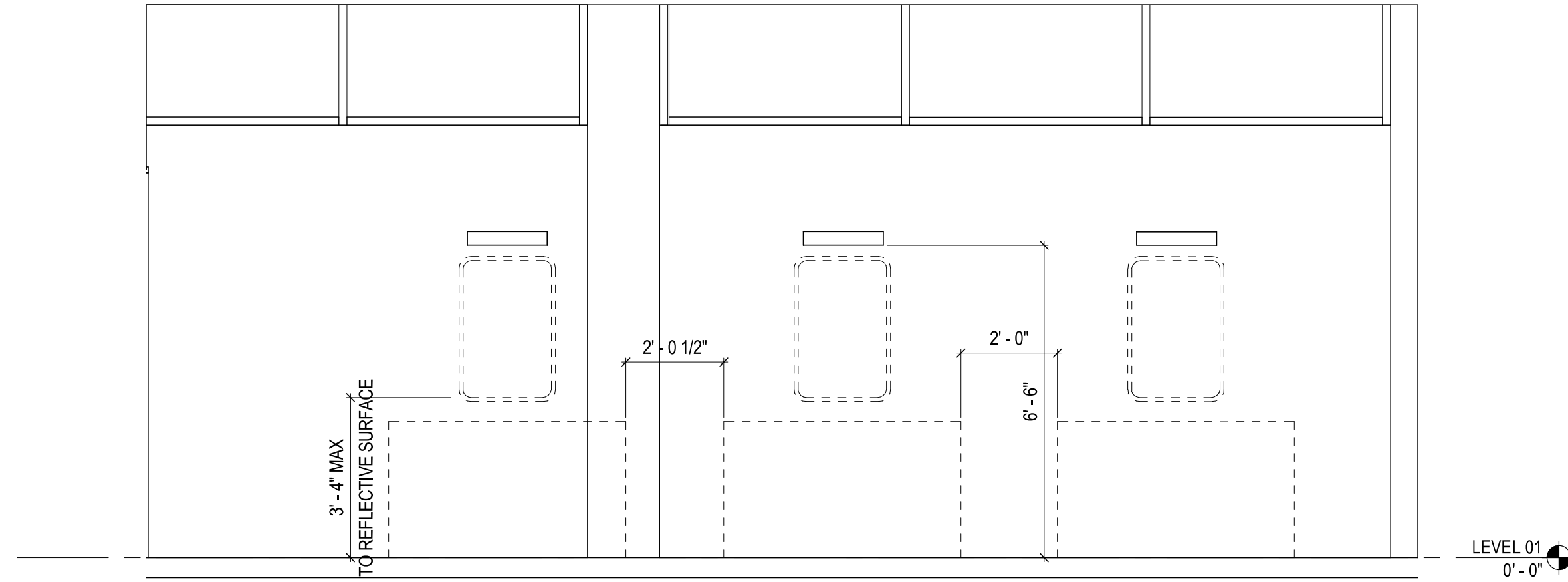
© 2021 Gensler

11/23/2021 2:19:42 PM BM 360/078.5711.000 - Rose Haven Pro Bono/78.5711.000_Rose Haven_2020.rvt

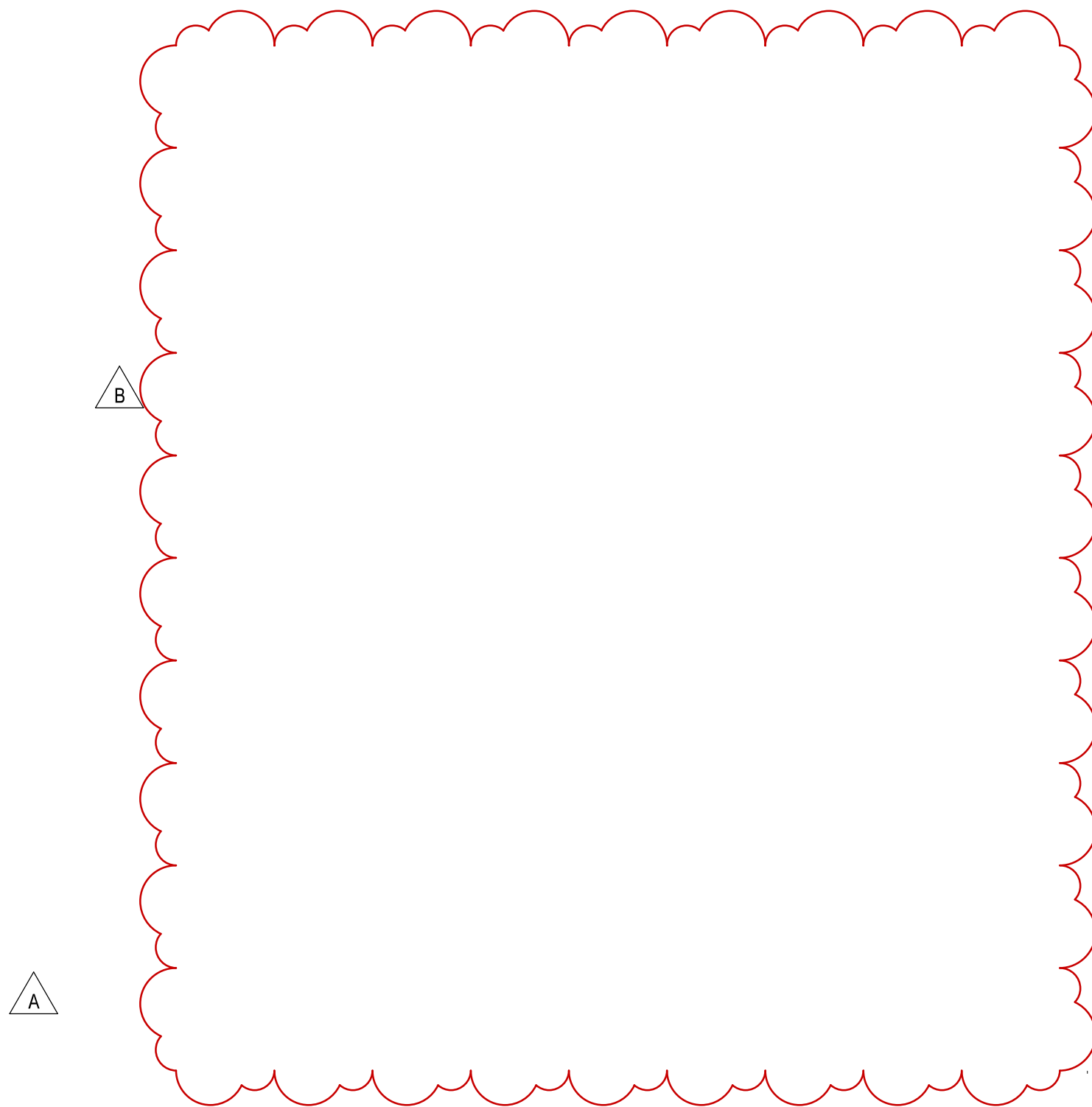


21 HANDRAIL ELEVATION - NORTH
SCALE: 3/8" = 1'-0"

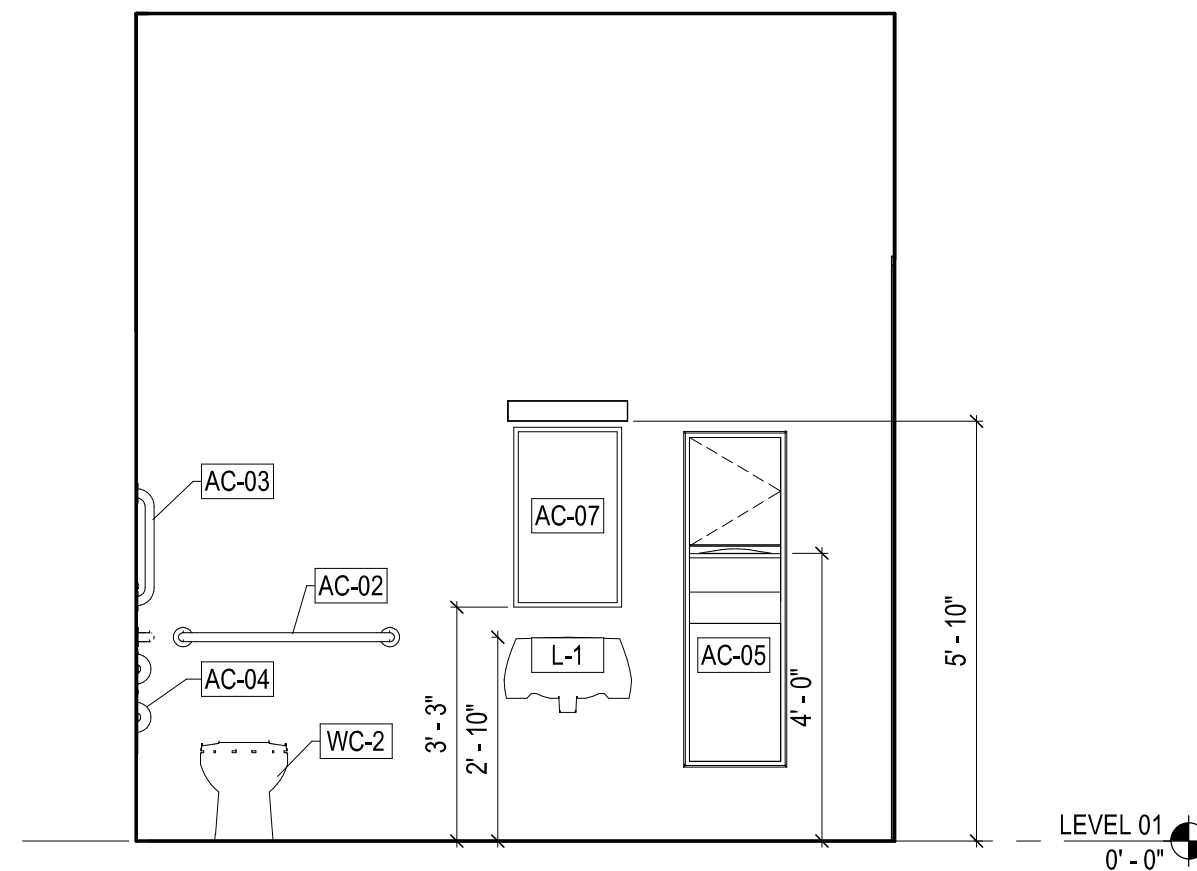
19 HAND RAIL ELEVATION - WEST
SCALE: 3/8" = 1'-0"



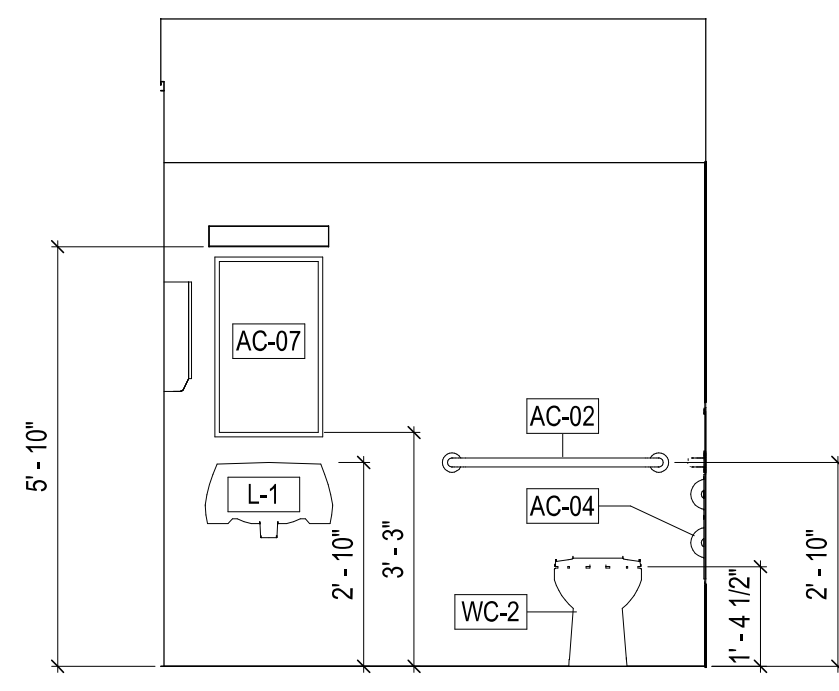
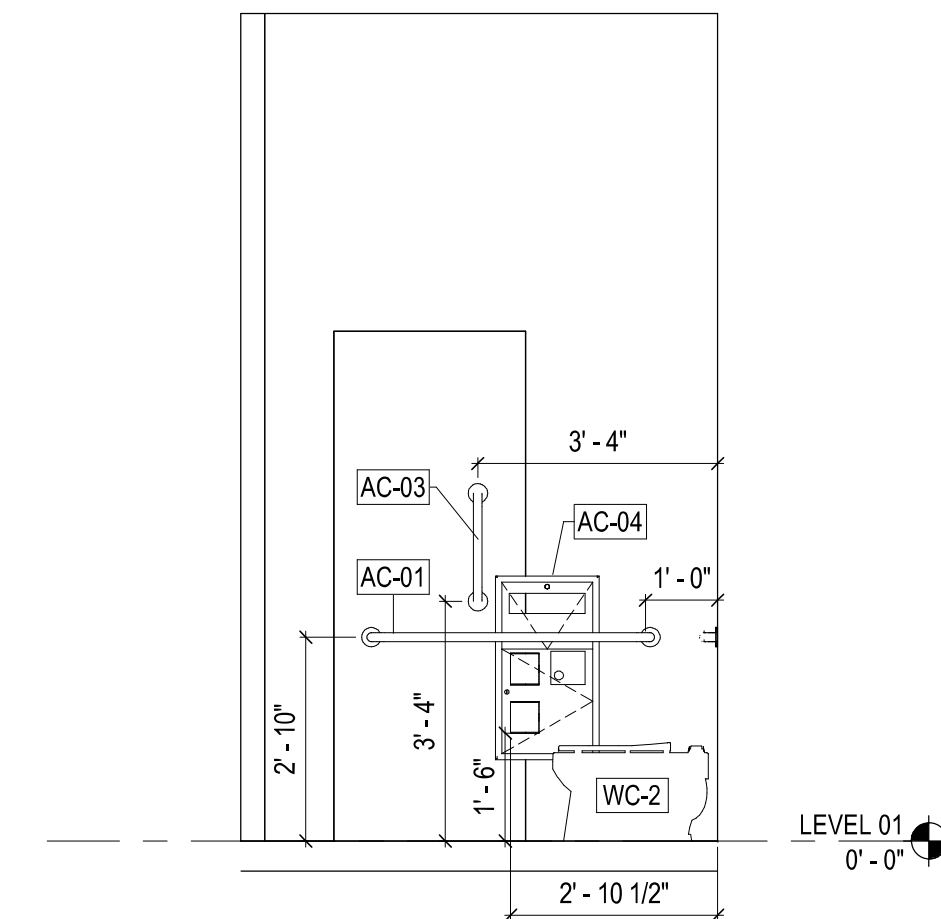
10 WELLNESS AREA - EAST
SCALE: 3/8" = 1'-0"



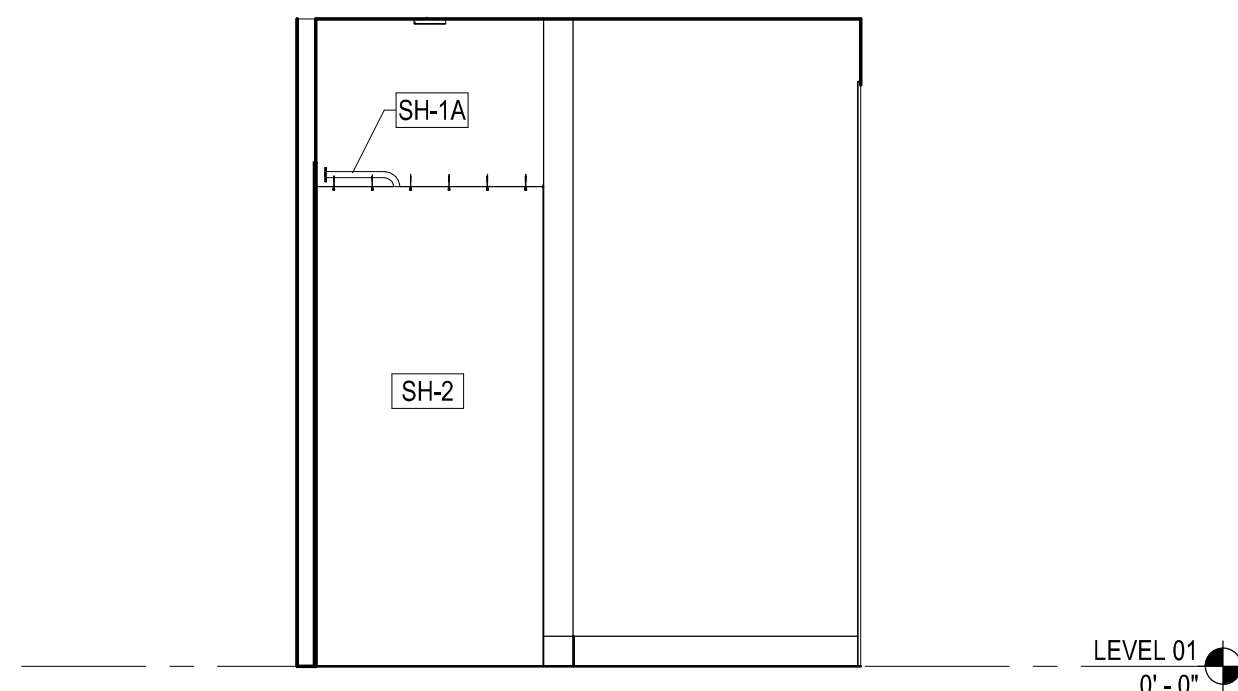
11 035 RESTROOM - NORTH
SCALE: 3/8" = 1'-0"



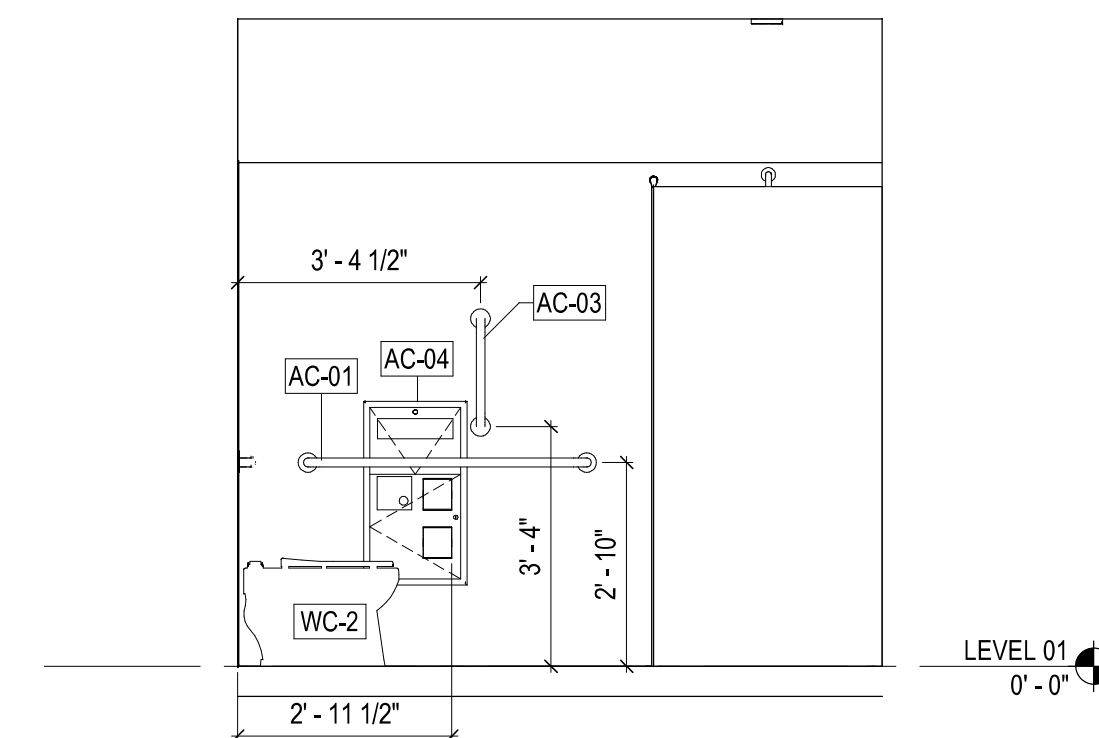
05 035 RESTROOM - WEST
SCALE: 3/8" = 1'-0"



18 032 SHOWER - NORTH
SCALE: 3/8" = 1'-0"



12 032 SHOWER - SOUTH
SCALE: 3/8" = 1'-0"



06 032 SHOWER - EAST
SCALE: 3/8" = 1'-0"



1740 NW Glisan Street
Portland, OR 97209

Gensler

811 SW 6th Ave
Suite 300
Portland, OR 97204
United States

Tel 971.277.2370

Date	Description
06/11/2021	ISSUE FOR PERMIT/ CONSTRUCTION
A 10/13/2021	RESPONSE TO PLAN CHECK COMMENTS
B 11/24/2021	RESPONSE TO PLAN CHECK COMMENTS #2

Seal / Signature



Project Name

Rose Haven Pro Bono

Project Number

78.5711.000

Description

INTERIOR AND EXTERIOR
ELEVATIONS

Scale

3/8" = 1'-0"

A11.04

SUBMITTED 11/30/2021

© 2021 Gensler