

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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:** 26347

**Project Address:** 600 SW 10th Ave

**Hearing Date:** 12/8/21

**Appellant Name:** Tom Jaleski

**Case No.:** B-012

**Appellant Phone:** 5038607501

**Appeal Type:** Building

**Plans Examiner/Inspector:** Geoff Harker

**Project Type:** commercial

**Stories:** 5 **Occupancy:** A-2, A-3, B, M, S-1 **Construction Type:** I-B

**Building/Business Name:** The Galleria Building

**Fire Sprinklers:** Yes - Throughout

**Appeal Involves:** Alteration of an existing structure

**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** 1009.2.1

#### Requires

Where an accessible floor is four or more stories above a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1009.4.

For an elevator to be considered part of an accessible means of egress it shall be provided with standby power (1009.4.1).

#### Code Modification or Alternate Requested

In lieu of the requirement for standby power for an accessible means of egress elevator, the design provides additional protection with both stairways having 2 hour protection, stair chairs for egress of non-ambulatory occupants, and areas of refuge per 1009.3.3 and 1009.6.

#### Proposed Design

Originally built in 1910, the Galleria is a historic 5-story building that is undergoing renovation and an addition of an open roof deck. The building occupancy is primarily business with retail on the first floor. The building is not considered a high-rise based on discussions with the plans examiner. The building is Type I-B construction and is fully sprinklered.

The proposed open roof deck amenity area qualifies as an occupied roof per OSSC 503.1.4 and will only be available to building occupants and will not be accessible for public use. The roof terraces are only accessible through the tenant spaces. Access back into the building for egress from the roof deck will remain unlocked at all times.

The proposed design for the accessible means of egress elevators not having standby power, required due to the new occupied roof deck, will be provided equivalent protection with additional protection measures as follows:

- Area of refuge per OSSC 1009.6 at each of the 2 stairs on the roof level, the 5th floor above level of exit discharge.

- Area of refuge per OSSC 1009.6 at each of the 2 stairs on the 4th floor above level of exit discharge for both stairs.
- Stair chairs (see attached) provided in each area of refuge on the occupied roof level.

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**Reason for alternative** The Galleria building is a fully sprinklered building being renovated for primarily B occupancy tenants. The current top floor is the 4th floor above the level of exit discharge and the occupied roof, compliant with OSSC 503.1.4, becomes the 5th floor above level of exit discharge. The current elevators do not meet the requirements as accessible means of egress elevators for standby power and to handle a stretcher.

Accessibility upgrades include extending the elevator to the occupied roof level. Upgrading the elevators to handle a stretcher, requiring all new shaft walls and elevator mechanism, exceeds the 25% limit on accessibility upgrades.

Accessible means of egress elevators require standby power to operate during a fire emergency, when the power is shut down. The other use of the elevator would be when there is a medical emergency, when power is typically available.

The code assumes that the 3rd level above level of exit discharge and lower, emergency response personnel will provide assistance in getting anyone down by using the stairs. Above that level, the elevators make it easier to reach someone who cannot rescue themselves, and assist them to exit discharge. Therefore the accessible means of egress needs to be addressed largely to help people on the 4th and 5th floor.

Equivalent protection is provided by areas of refuge on the 4th and 5th floors above level of exit discharge, with stair chairs provided in the areas of refuge, so that if someone needs assistance down the stairs, the effort to get them down the stairs is less with the stair chairs than would otherwise be required. The areas of refuge and the stair chairs are additional means of protection that allow non-ambulatory occupants to be in a protected environment for 2 hours, have communication with emergency response personnel, and be transported down the stairs in a simple manner. These additional means of protection would only be needed when the power is out. The stair chairs would provide a means for non-ambulatory occupants, whether needing assistance due to a fire/smoke event or a medical event, to be transported down the stairs.

Because the proposed design meets or exceeds all other requirements for accessible means of egress including two accessible stairways with areas of refuge and 2-hour separation, and additional protection is provided by stair chairs in both stairways, we urge the board to approve the appeal for standby power.

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## APPEAL DECISION

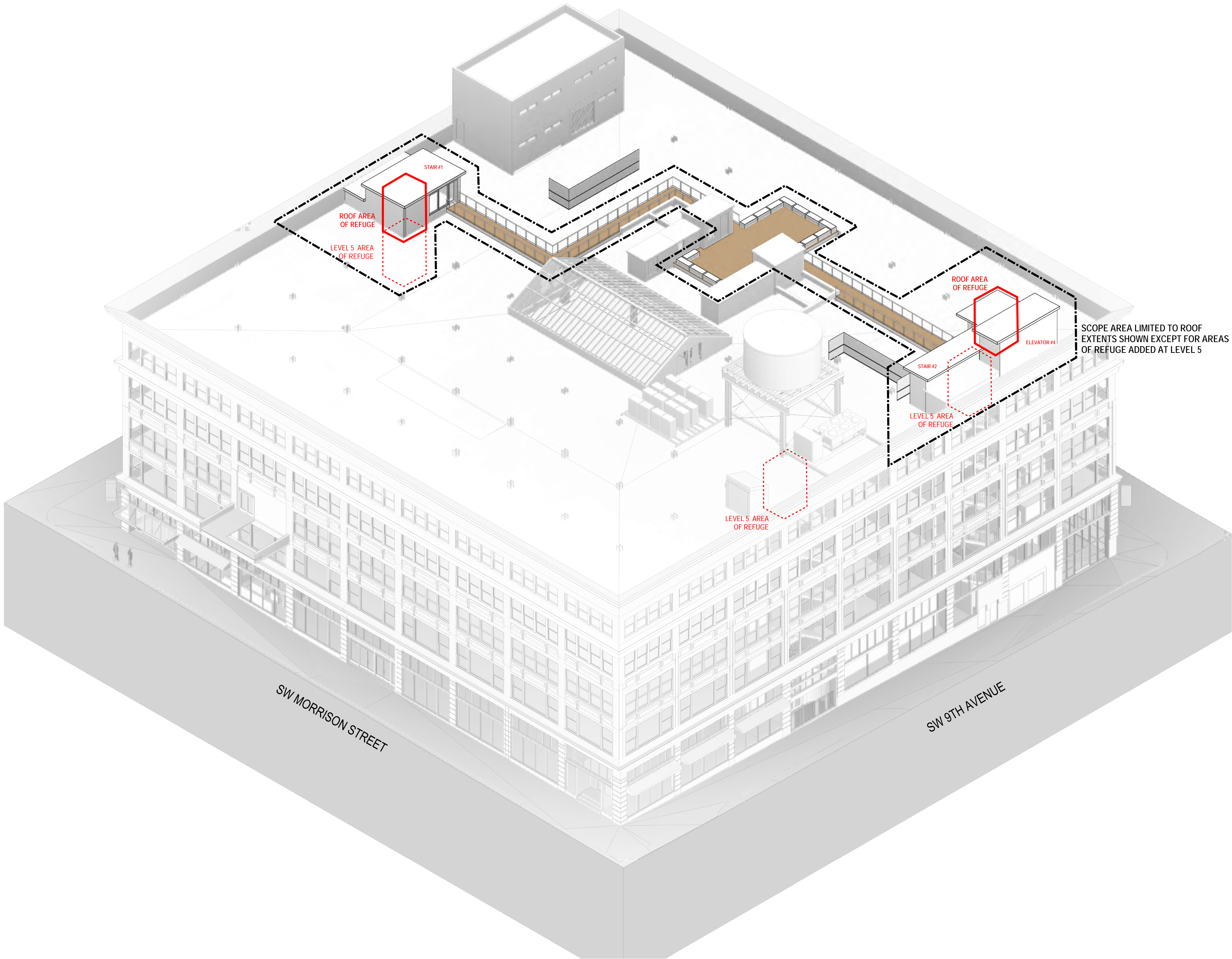
### **Omission of standby power for accessible means of egress elevator: Granted as proposed.**

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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

# GALLERIA C&S - PHASE 5 - ROOF IMPROVEMENTS

UNICO PROPERTIES



ARCHITECTURE  
URBAN DESIGN + PLANNING  
INTERIOR DESIGN

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PRELIMINARY  
NOT FOR CONSTRUCTION

## GALLERIA C&S - PHASE 5 - ROOF IMPROVEMENTS

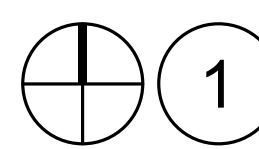
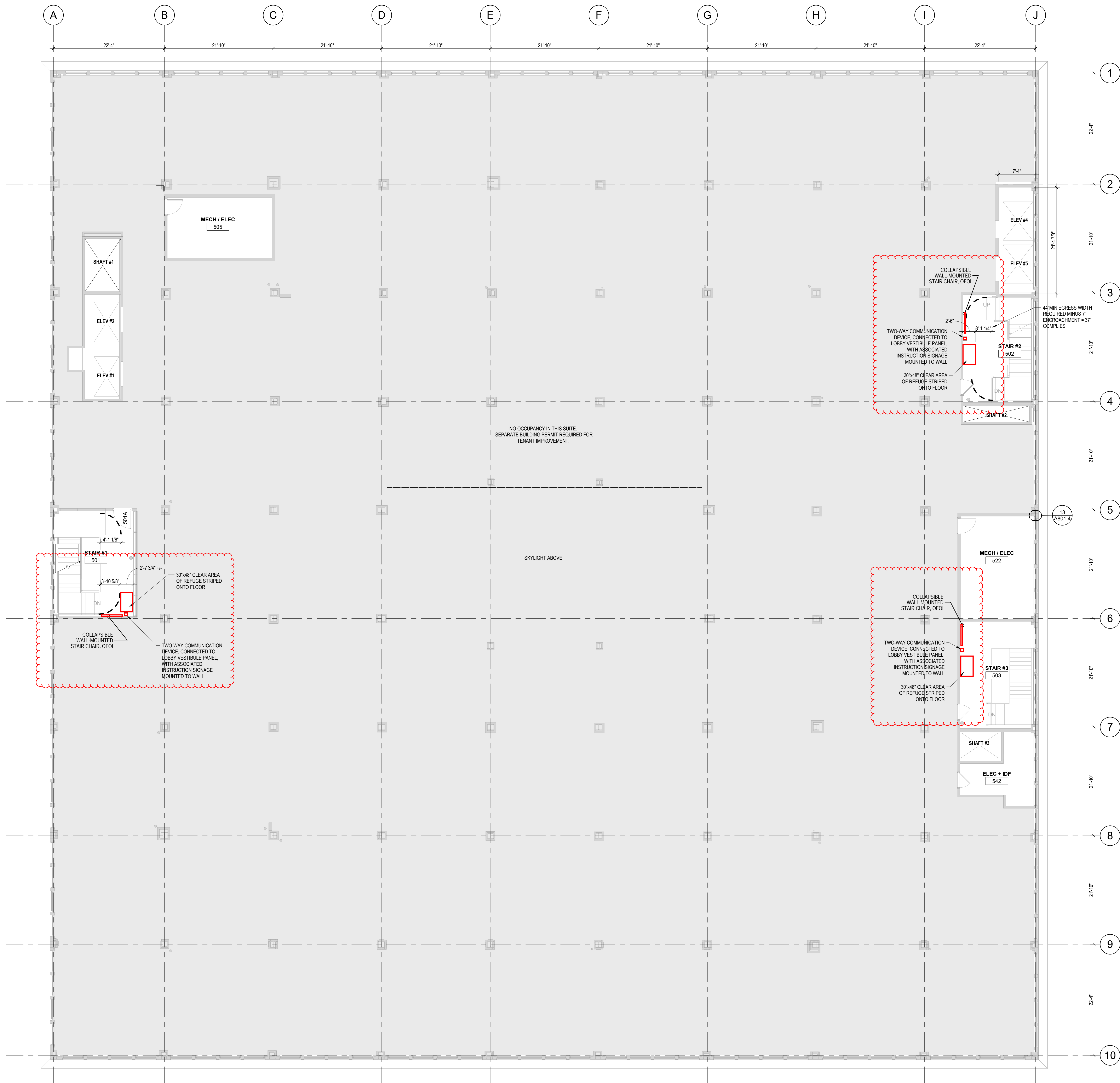
UNICO PROPERTIES  
600 SW 10TH AVENUE  
PORTLAND, OREGON 97205

REVISIONS

CHECKED BY: JC  
ISSUE DATE: 11.30.2021  
PROJECT NO: 1803065

COVER  
G001.5

ELEVATOR EXTENSION STANDBY POWER APPEAL



**LEVEL 5 - FLOOR PLAN PHASE 5**  
1/8" = 1'-0"



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INTERIOR DESIGN

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PORTLAND, OREGON 97205

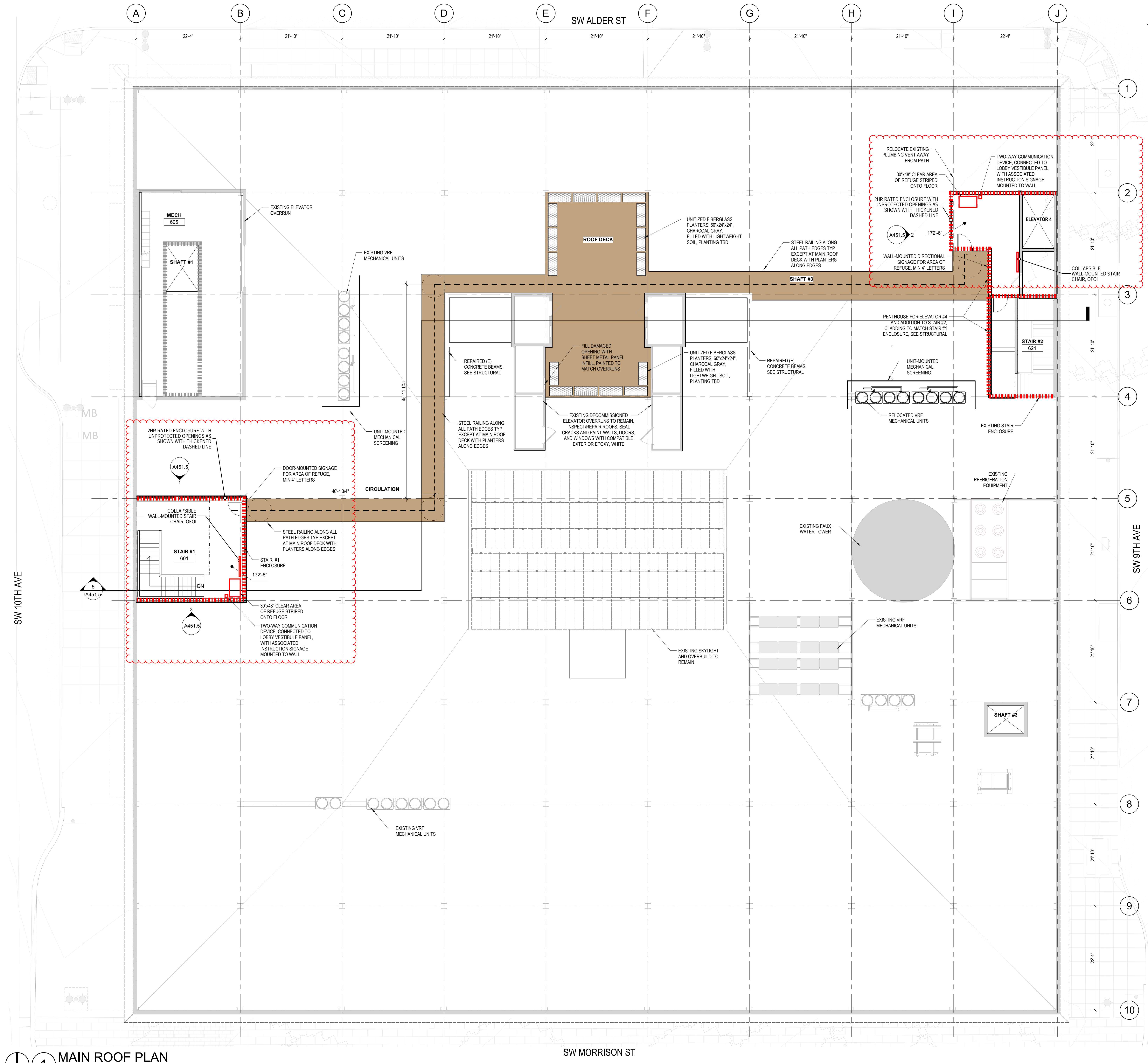
REVISIONS		
4.1	AB-4.1: PLAN	03.31.2021
	CHECK RESPONSE	
4.2	AB-4.2: PERMIT	07.23.2021
	REVISIONS	
4.4	AB-4.4: REVISIONS	08.13.2021

CHECKED BY: JC  
ISSUE DATE: 11.30.2021  
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FLOOR PLAN -  
LEVEL 05

**A105.5**

ELEVATOR EXTENSION STANDBY POWER APPEAL



1 MAIN ROOF PLAN  
1/8" = 1'-0"

LEGEND - ROOF PLAN

- NOT IN SCOPE
- NEW ROOF DECK
- UNITIZED PLANTERS



ARCHITECTURE  
URBAN DESIGN + PLANNING  
INTERIOR DESIGN

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PRELIMINARY  
NOT FOR CONSTRUCTION

GALLERIA C&S - PHASE 5 - ROOF IMPROVEMENTS

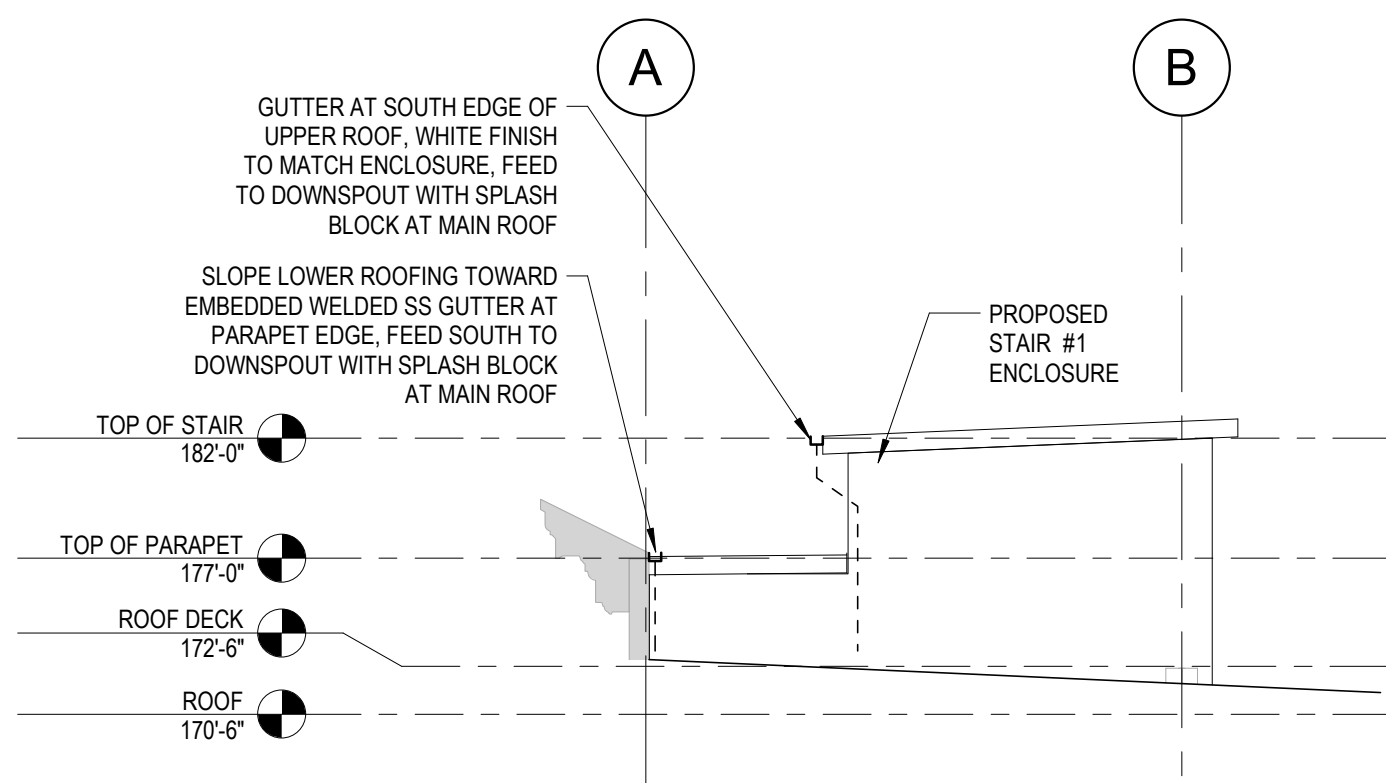
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REVISIONS

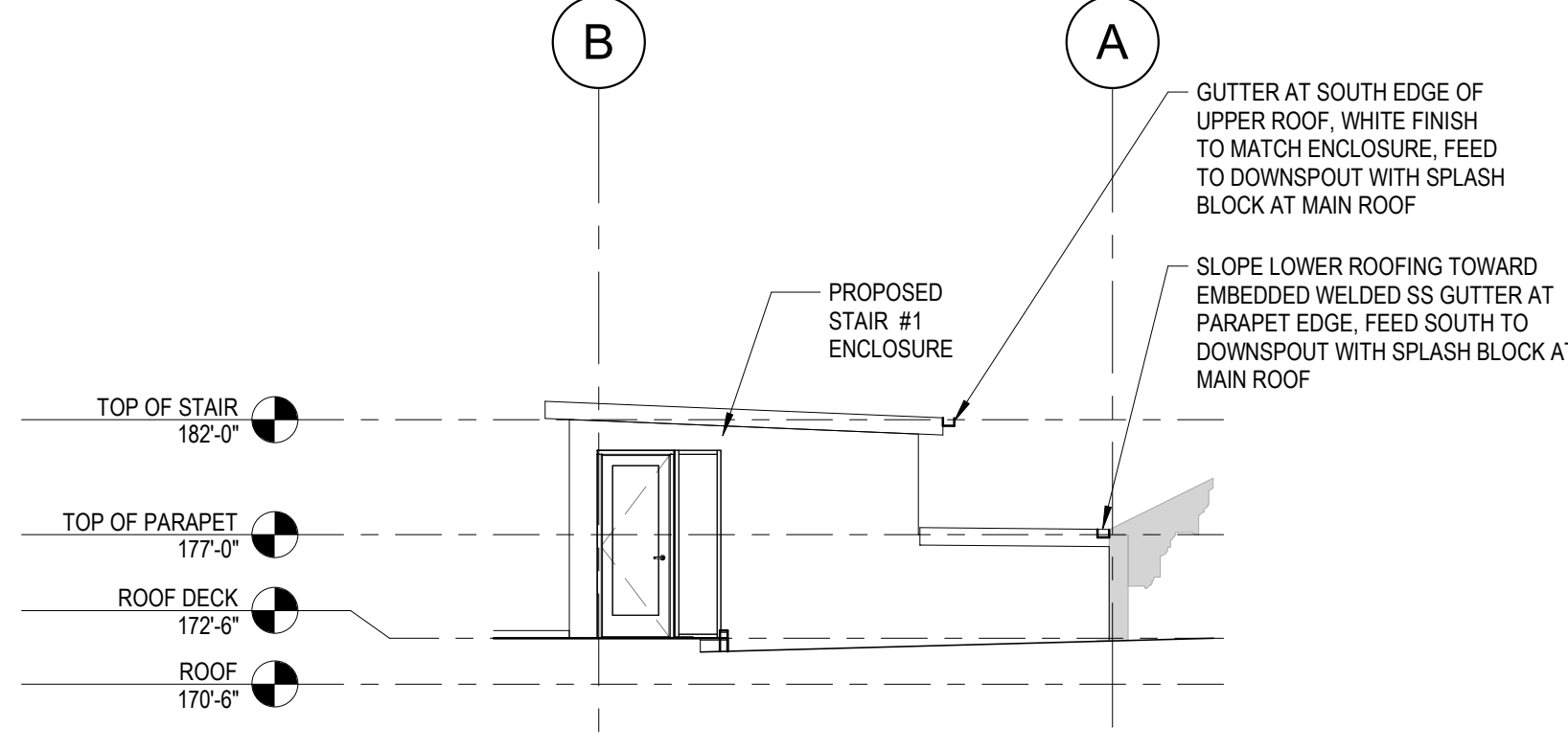
CHECKED BY: JC  
ISSUE DATE: 11.30.2021  
PROJECT NO: 1803065

ROOF PLAN  
A110.5

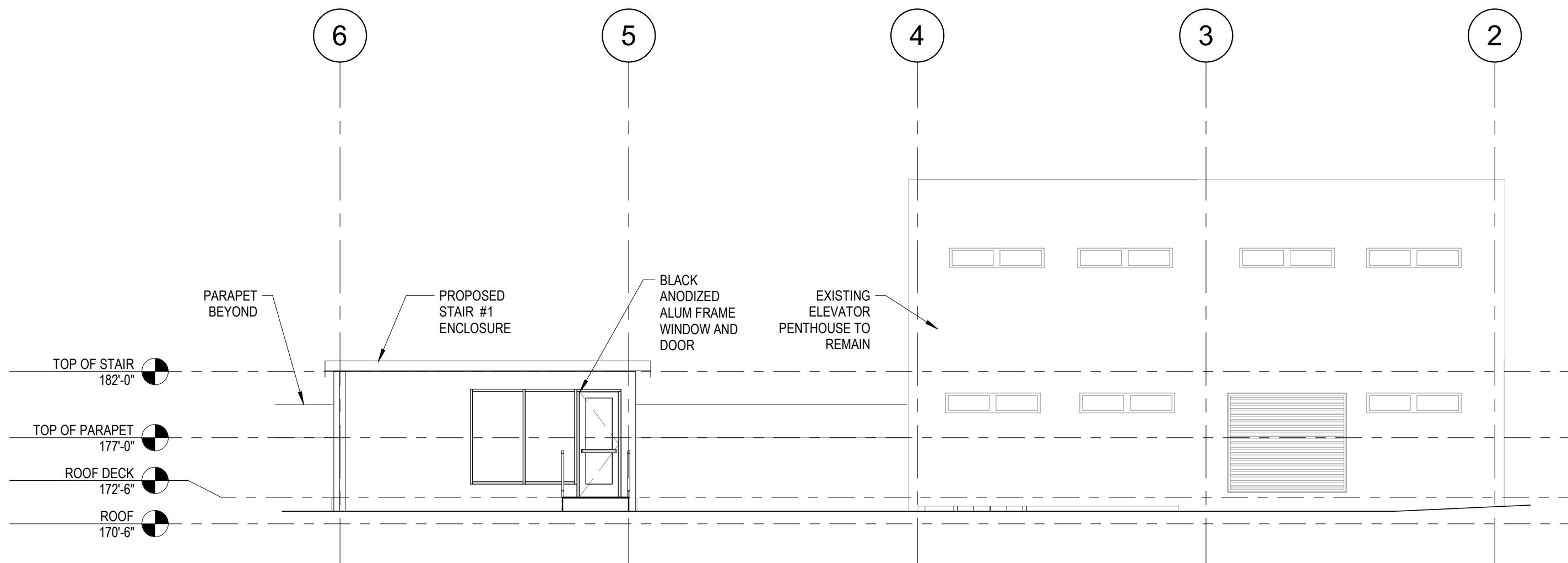
ELEVATOR EXTENSION STANDBY POWER APPEAL



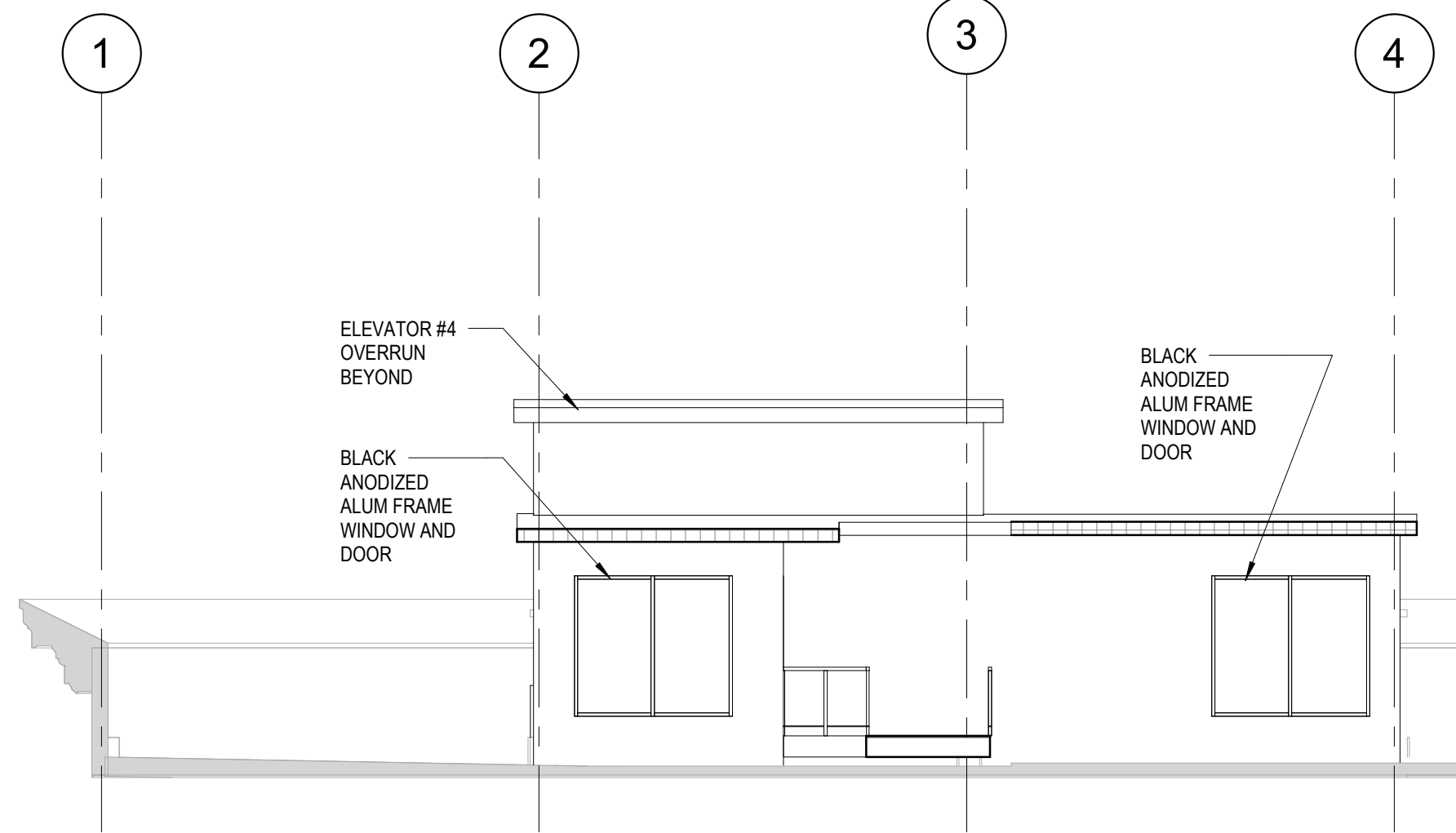
3 SOUTH ELEVATION - STAIR #1 ENCLOSURE  
1/8" = 1'-0"



1 NORTH ELEVATION - STAIR #1 ENCLOSURE  
1/8" = 1'-0"



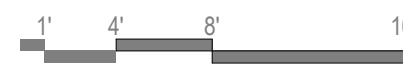
4 EAST ELEVATION - STAIR #1 AND ELEVATOR PENTHOUSE  
1/8" = 1'-0"



2 WEST ELEVATION - STAIR #2 AND ELEV #4 PENTHOUSE  
1/8" = 1'-0"



5 EAST-WEST BUILDING SECTION LOOKING NORTH  
1/8" = 1'-0"



## THE WORLD'S NO.1 STAIRWAY EVACUATION CHAIR

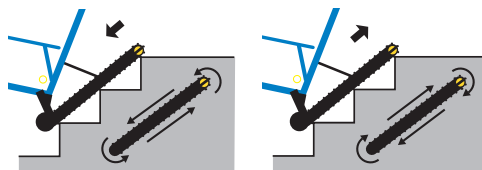
# Evac+Chair® Power 800

THIS ELECTRIC/BATTERY POWERED STAIR CLIMBER  
ALLOWS FOR EASY AND SAFE STAIR ASCENT & DESCENT

Can be used in emergency evacuations, power outages,  
and daily patient transport to safely and easily move  
a passenger up and down a flight of stairs.

### Features

- 1 Height adjustable head cushion**  
Headrest with padded cushion for maximum comfort for the passenger during transit
- 2 Easy to use control panel**  
3 Speed control panel with on/off power and ascent and descent buttons
- 3 Ergonomic adjustable handle**  
For ease of deployment and compact storage
- 4 Additional operator handles**  
For added stability when using additional operators during transportation
- 5 Extra long quick release four point harness**  
For increased passenger safety
- 6 Rechargeable lithium ion battery pack**  
Fully charged in 1.5 hours  
(Equivalent to Going Up and Down a 5 Story building flight of stairs 30 times)
- 7 High strength aluminium frame**  
Increased strength and robustness for continued use
- 8 LED safety light and photoluminescent branding**  
For ease of use in situations of poor visibility
- 9 Adjustable stair track**  
Tension control system for perfect transportation with tool included
- 10 Lockable rear wheels**  
Can be applied in situations where the chair needs to remain in a stationary position



### Includes

- Battery Charger (US/EU/UK)
- Rechargeable Battery
- 2 Keys
- User Guide
- Passenger Headrest
- Passenger Safety Straps
- Photoluminescent Wall Sign
- Wall Hooks
- Dust Cover
- Manufacturers Warranty

### Benefits

- FDA Registered
- CE & ISO 9001 Certificated
- Robust and compact in size
- Provides a quick, easy and safe emergency evacuation
- Easy to use
- One person operation
- No heavy lifting required
- Enables small attendants to easily move passengers three times their size
- Easy to open, ready to use in seconds
- Folds for compact storage
- Flame retardant materials
- Wipeable materials and anti-microbial paint for infection control
- Exceeds fire safety requirements and emergency response guidelines established to support the Americans with Disabilities Act



Dimensions	Height	Width	Depth	Weight	Weight Capacity
Folded	45"	19.5"	10.6"	66lbs	350lbs

VIDEO LINK: [evac-chair.com/watch-video/](http://evac-chair.com/watch-video/)

For over 35 years EVAC+CHAIR® is America's Original and World's Number One Selling Evacuation Chair.  
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