

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 27507	Project Address: 805 SW Broadway
Hearing Date: 2/16/22	Appellant Name: Ryan Brunelle
Case No.: B-006	Appellant Phone: 5034837204
Appeal Type: Building	Plans Examiner/Inspector: Brian Quattlebaum
Project Type: commercial	Stories: 26 Occupancy: B Construction Type: I-B
Building/Business Name: Fox Tower	Fire Sprinklers: Yes - Fully sprinklered building
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 21-102479-FA
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] Proposed use: Office	

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1010.1.9.10
Requires	<p>Door hardware release of electric locking systems shall be permitted on doors in the means of egress in any occupancy except Group H where installed in accordance with all of the following:</p> <p>The door hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.</p> <p>The door hardware is capable of being operated with one hand and shall comply with Section 1010.1.9.6.</p> <p>Operation of the door hardware directly interrupts the power to the electric lock and unlocks the door immediately.</p> <p>Loss of power to the electric locking system automatically unlocks the door.</p> <p>Where panic or fire exit hardware is required by Section 1010.1.10, operation of the panic or fire exit hardware also releases the electric lock.</p> <p>The locking system units shall be listed in accordance with UL 294.</p>
Code Modification or Alternate Requested	Tenant's business involves confidential personal and corporate information, and we are appealing the requirement for door hardware release of electrically locked doors (1200A, 1200B, 1400A, and 1400B) during standard operation.
Proposed Design	<p>We propose to meet items 1, 2, 4, and 6 of OSSC 1010.1.9.10 (see A-601 for door fail-safe door hardware). Item 5 is not required for egress from the elevator lobbies on either floors 12 or 14 based on the occupancy load (see G-101 & G-102 for reference). We propose these (3) additional items as an alternative way to meet the intent of item 3:</p> <p>Activation of the building fire alarm system shall automatically unlock the electric lock, and the electric lock shall remain unlocked until the fire alarm system has been reset.</p>

Activation of the building automatic sprinkler system or fire detection system shall automatically unlock the electric lock, and the electric lock shall remain unlocked until the fire alarm system has been reset.

A call station shall be provided at each elevator lobby with instructions to "Press call button to request assistance from Building Security Operations".

Reason for alternative The proposed appeal meets the requirements of OSSC 1010.1.9.10, with the exception of operation of the door hardware interrupting the power of the electric lock and unlocking the door immediately (item 3). Fail-safe hardware shall be provided that immediately unlocks in the event of power loss or activation of the building fire protection systems, with doors remaining unlocked until these systems are reset. This exceeds the fail-safe function of item 4 of OSSC 1010.1.9.10.

The building elevators are access controlled or require the aid of Security Personnel to proceed to upper floors. During standard operation, the elevators may be called at the upper floors to allow persons to return to the main floor lobby and exit the building. In the rare event that all (4) elevators are not operational, building power is maintained, and the fire protection systems are not activated, we are proposing a call station at the elevator lobbies on floors 12 and 14. Through the call button a person may alert Building Security that they are within the elevator lobby and require assistance to return to the main floor.

APPEAL DECISION

Electromagnetic locks with omission of direct latch release by door hardware at doors 1200A, 1200B, 1400A, and








1400B: Granted provided the call station is monitored 24 hours a day, 7 days a week.

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.

[illegible]

LIFE SAFETY LEGEND	
EXIT	
	CEILING MOUNTED, SINGLE
	CEILING MOUNTED, DOUBLE
	CEILING MOUNTED, DOUBLE BI-DIRECTIONAL
	CEILING MOUNTED, SINGLE BI-DIRECTIONAL
	WALL MOUNTED, SINGLE
	WALL MOUNTED, DOUBLE
	WALL MOUNTED, DOUBLE BI-DIRECTIONAL
<div>AREA NAME OR SMOKE COMPARTMENT</div> <div>ROOM NAME</div> <div>OCCUPANCY GROUP</div> <div>12,000 SF 100 L 120</div> <div>OCCUPANT LOAD</div> <div>INDICATES OCCUPANT LOAD FACTOR</div> <div>SQUARE FOOTAGE OF AREA</div> <div>EGRESS CAPACITY REQUIRED</div> <div>EGRESS CAPACITY PROVIDED</div> <div>EXIT NAME</div> <div>STAIR X</div>	

- OFFICE AREA
- CONFERENCE / ASSEMBLY
- STORAGE
- BUILDING COMMON AREA AND OTHER TENANT SPACES

FIRE RATING LEGEND

- SMOKE PARTITION
- 1 HOUR FIRE-RATED PARTITION
- 2 HOUR FIRE-RATED PARTITION
- 3 HOUR FIRE-RATED PARTITION

5

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EGRESS CAPACITY TOTALS - 14TH FLOOR						
EXIT	DOOR EGRESS WIDTH	DOOR EGRESS CAPACITY	STAIR EGRESS WIDTH	STAIR EGRESS CAPACITY	EGRESS CAPACITY PROVIDED	EGRESS CAPACITY REQUIRED
STAIR 2	33	220	48	240	220	154
TOTAL:					220	154

OCCUPANCY CALCULATIONS						
AREA NAME	OCCUPANCY GROUP	SPACE FUNCTION	AREA	OCCUPANT LOAD FACTOR	AREA NSF/GSF	OCCUPANT LOAD
14TH FLOOR TF						
ACC RESTROOM	B	BUSINESS AREAS	83 SF	150 SF	GROSS	1
BLDG ELECTRICAL ROOM	B	MECHANICAL EQUIPMENT ROOM	69 SF	300 SF	GROSS	1
ELEVATOR LOBBY	B	BUSINESS AREAS	321 SF	150 SF	GROSS	3
LARGE CONFERENCE	B	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	345 SF	15 SF	NET	23
LARGE CONFERENCE	B	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	262 SF	15 SF	NET	18
MAIL ROOM	B	STORAGE, STOCK, SHIPPING AREAS	153 SF	300 SF	GROSS	1
MDF ROOM	B	MECHANICAL EQUIPMENT ROOM	211 SF	300 SF	GROSS	1
MEDIUM CONFERENCE	B	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	266 SF	15 SF	NET	18
MEDIUM CONFERENCE	B	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	207 SF	15 SF	NET	14
MEN'S RESTROOM	B	BUSINESS AREAS	202 SF	150 SF	GROSS	2
MOTHER'S ROOM	B	BUSINESS AREAS	94 SF	150 SF	GROSS	1
OFFICE	B	BUSINESS AREAS	10033 SF	150 SF	GROSS	67
OFFICE	B	BUSINESS AREAS	2441 SF	150 SF	GROSS	17
PANTRY	B	BUSINESS AREAS	705 SF	15 SF	GROSS	47
SMALL CONFERENCE	B	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	155 SF	15 SF	NET	11
SMALL CONFERENCE	B	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	128 SF	15 SF	NET	9
SMALL CONFERENCE	B	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	150 SF	15 SF	NET	10
SMALL CONFERENCE	B	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	139 SF	15 SF	NET	10
STORAGE	B	STORAGE	96 SF	300 SF	GROSS	1
STORAGE	B	STORAGE	157 SF	300 SF	GROSS	1
STORAGE	B	STORAGE	10 SF	300 SF	GROSS	1
TRAINING	B	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	734 SF	15 SF	NET	49
WELLNESS ROOM	B	BUSINESS AREAS	55 SF	150 SF	GROSS	1
WOMEN'S RESTROOM	B	BUSINESS AREAS	192 SF	150 SF	GROSS	2
14TH FLOOR TF			17209 SF			309
TOTAL:			17209 SF			309

EXIT SIGNS

CEILING MOUNTED, SINGLE

CEILING MOUNTED, DOUBLE

CEILING MOUNTED, DOUBLE DIRECTIONAL

CEILING MOUNTED, SINGLE DIRECTIONAL

WALL MOUNTED, SINGLE

WALL MOUNTED, DOUBLE

WALL MOUNTED, DOUBLE DIRECTIONAL

ROOM NAME

OCCUPANCY GROUP

12,000 SF | 100 | 120

AREA NAME OR SMOKE COMPARTMENT

OCCUPANT LOAD

INDICATES OCCUPANT LOAD FACTOR

SQUARE FOOTAGE OF AREA

EGRESS CAPACITY REQUIRED

EGRESS CAPACITY PROVIDED

EXIT NAME

EXIT ROUTE: A

100'-0"

MAXIMUM TRAVEL DISTANCE FROM FURTHEST POINT

FEC

FIRE EXTINGUISHER CABINET

OFFICE AREA

CONFERENCE / ASSEMBLY

STORAGE

BUILDING COMMON AREA AND OTHER TENANT SPACES

REGISTERED ARCHITECT

STEVEN M. MCCONNELL

4944

STATE OF OREGON

FIRE RATING LEGEND

SMOKE PARTITION

1 HOUR FIRE-RATED PARTITION

2 HOUR FIRE-RATED PARTITION

3 HOUR FIRE-RATED PARTITION

223 YALE AVENUE NORTH
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REGISTERED ARCHITECT

STEVEN M. MCCONNELL

4944

STATE OF OREGON

MOSS ADAMS
PORTLAND

PERMIT SET

10/29/2021

PROJECT NUMBER

101878.10

PROJECT ARCHITECT

RB

SHEET NAME

F14 LIFE SAFETY PLAN

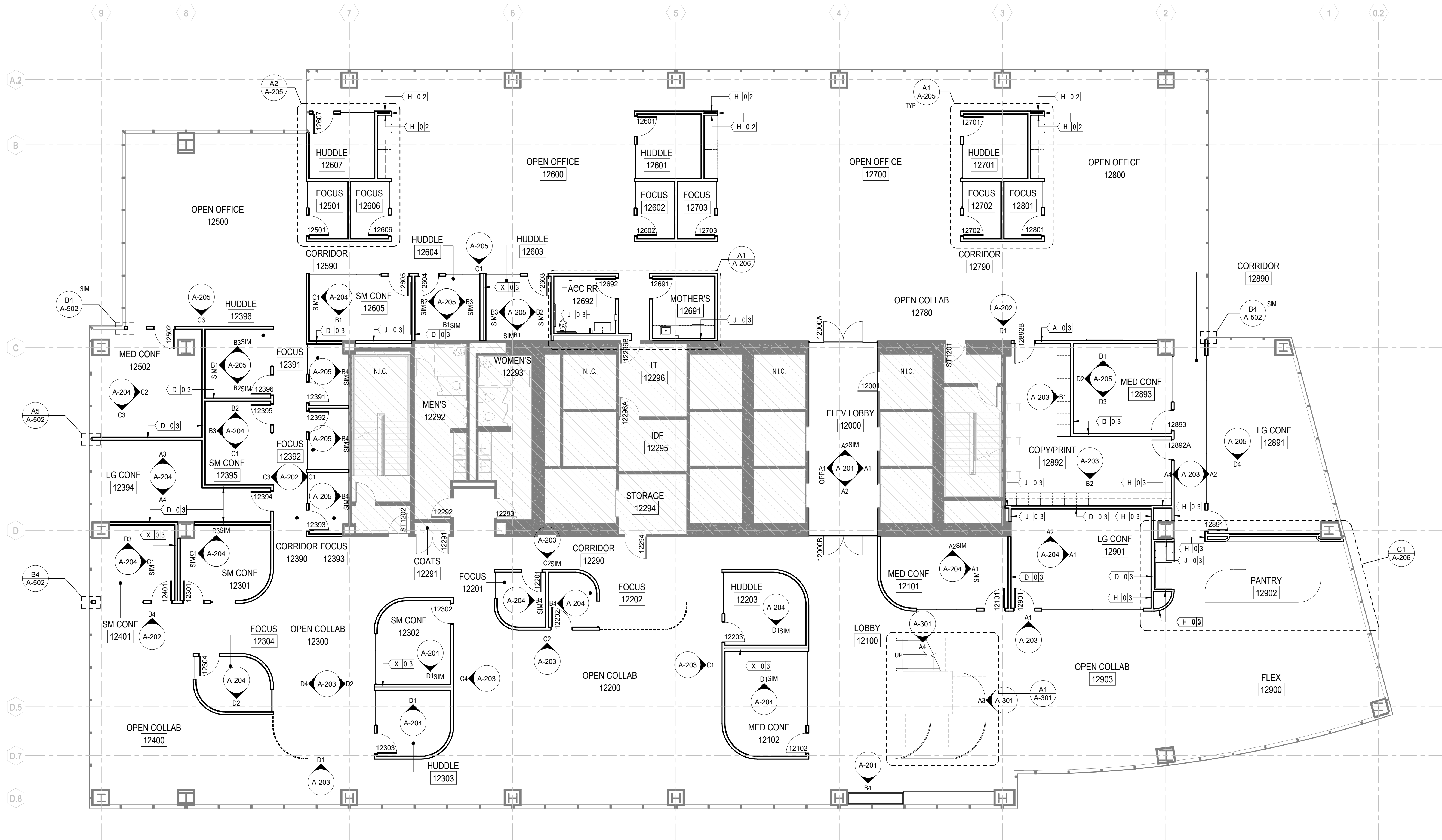
SHEET NUMBER

G-102

The diagram is a detailed floor plan of the 14th floor, showing various rooms and their egress paths. Rooms are color-coded: Office Area (white), Conference/Assembly (hatched), Storage (diagonal lines), and Building Common Area/Other Tenant Spaces (grey). Egress paths are marked with dashed lines and arrows, leading to Exit Route A (128'-0") and Exit Route B (138'-0"). Stairs are labeled STAIR 1 and STAIR 2. Fire extinguisher cabinets (FEC) are indicated throughout the plan. Room labels include: SMALL CONFERENCE, WELLNESS ROOM, MDF ROOM, ACC RESTROOM, MOTHER'S ROOM, OFFICE, STAIR VESTIBULE, BLDG ELECTRICAL ROOM, STORAGE, STAIR, PANTRY, TRAINING, WOMEN'S RESTROOM, MAIL ROOM, LARGE CONFERENCE, ELEVATOR LOBBY, MEN'S RESTROOM, and STORAGE. Each room label includes its area, occupancy group, and egress capacity.

A1 F14 LIFE SAFETY PLAN
1/8" = 1'-0"

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A1 F12 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

1. PROVIDE UL LISTED FIRE-RESISTANT PENETRATION FIRESTOPPING AT ALL PENETRATIONS OF FIRE RATED CONSTRUCTION.
2. PROVIDE ELECTRICAL CONNECTIONS, SUPPORT AND BACKING FOR AUDIO-VISUAL EQUIPMENT PROVIDED BY OWNER. COORDINATE SCOPE OF WORK WITH OWNER.
3. COORDINATE LOCATIONS OF LIGHT SWITCHES, CONTROL DEVICES AND THERMOSTATIC SENSORS WITH ARCHITECT PRIOR TO INSTALLATION.
4. AFTER INSTALLING ROUGH-IN BOXES FOR ALL ELECTRICAL DEVICES AND THERMOSTATS AND PRIOR TO INSTALLING RIGID CONDUIT OR PULLING WIRE, SCHEDULE A WALK-THROUGH WITH THE ARCHITECT TO REVIEW LOCATIONS OF DEVICES. ADJUST BOXES VERTICALLY AND HORIZONTALLY WHENEVER POSSIBLE PER SHEET A-605.
5. PROVIDE METAL BACKING MOUNTED TO STUDS TO SUPPORT ALL WALL HUNG ACCESSORIES AND EQUIPMENT PER A-501.
6. REFER TO A-501 FOR TYPICAL PROJECT PARTITIONS.
7. GYPSUM BOARD HEADER AT ALL GLASS SYSTEMS TO BE TYPE W03 UNO.

SHEET LEGEND

- NO WORK IN THIS AREA (NIC)
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EQUIPMENT, NIC

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MOSS ADAMS
PORTLAND

PERMIT SET

10/29/2021

PROJECT NUMBER 101878.10

PROJECT ARCHITECT RB

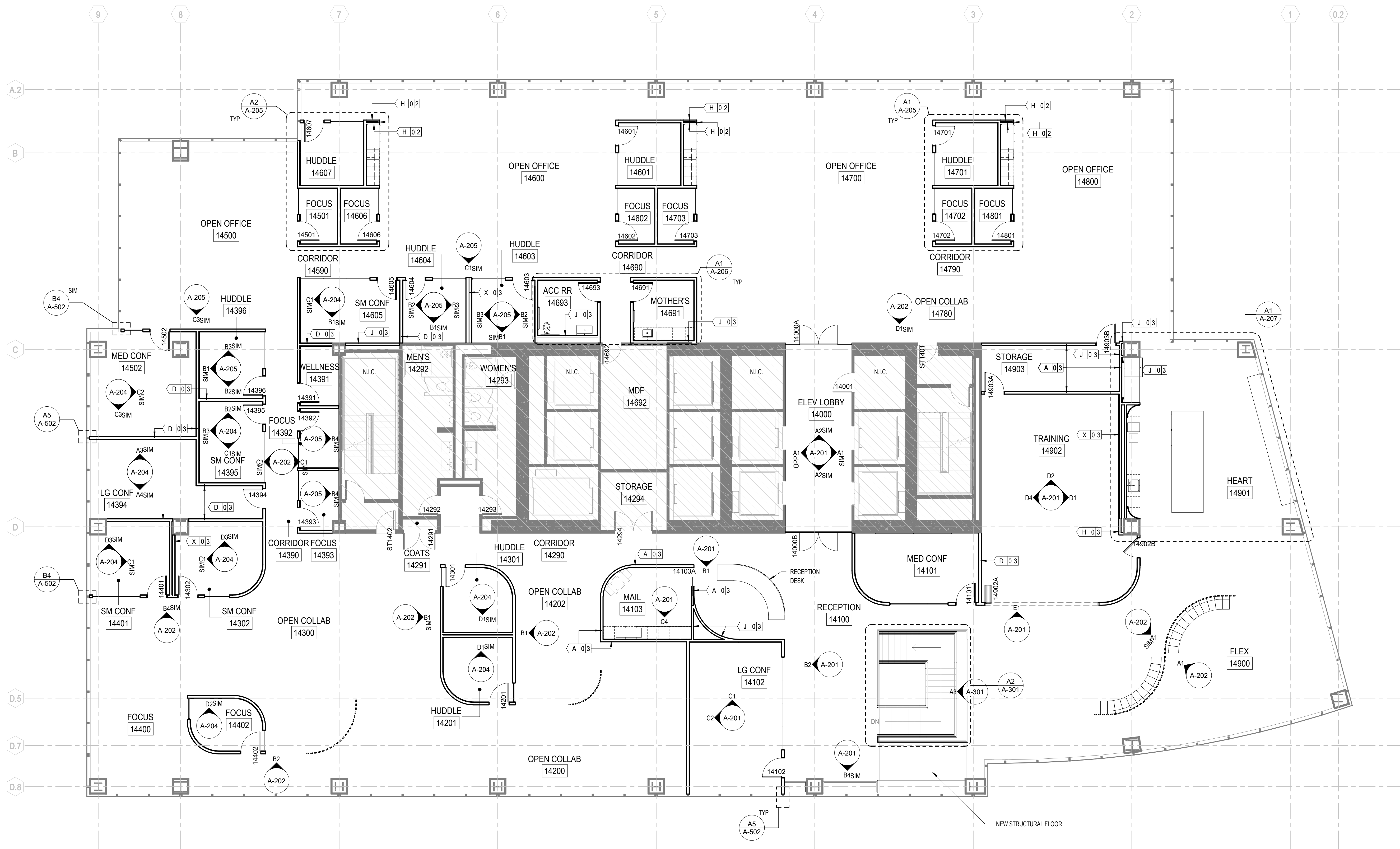
SHEET NAME

F12 FLOOR PLAN

SHEET NUMBER

A-101

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A1 F14 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

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2. PROVIDE ELECTRICAL CONNECTIONS, SUPPORT AND BACKING FOR AUDIO-VISUAL EQUIPMENT PROVIDED BY OWNER. COORDINATE SCOPE OF WORK WITH OWNER.
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4. AFTER INSTALLING ROUGH-IN BOXES FOR ALL ELECTRICAL DEVICES AND THERMOSTATS AND PRIOR TO INSTALLING RIGID CONDUIT OR PULLING WIRE, SCHEDULE A WALK-THROUGH WITH THE ARCHITECT TO REVIEW LOCATIONS OF DEVICES. ALIGN BOXES VERTICALLY AND HORIZONTALLY WHENEVER POSSIBLE PER SHEET A-605.
5. PROVIDE METAL BACKING MOUNTED TO STUDS TO SUPPORT ALL WALL HUNG ACCESSORIES AND EQUIPMENT PER A-301.
6. REFER TO A-501 FOR TYPICAL PROJECT PARTITIONS.
7. GYPSUM BOARD HEADER AT ALL GLASS SYSTEMS TO BE TYPE W105 U.N.O.

SHEET LEGEND

- NO WORK IN THIS AREA (NIC)
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EQUIPMENT, NIC

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10/29/2021

PROJECT NUMBER 101878.10

PROJECT ARCHITECT RB

SHEET NAME

F14 FLOOR PLAN

SHEET NUMBER

A-102

