

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Mixed Decision. Items 1, 2, 4: Hold for Additional Information. Item 3: Decision Rendered

Appeal ID: 27514	Project Address: 3231 SE 50th Ave
Hearing Date: 2/16/22	Appellant Name: Christopher Cardoza
Case No.: B-007	Appellant Phone: 503 9543065
Appeal Type: Building	Plans Examiner/Inspector: Chanel Horn
Project Type: commercial	Stories: 2 Occupancy: B Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure LUR or Permit Application No.: 21-115371-CO	
Plan Submitted Option: pdf [File 1]	Proposed use: Medical Clinic

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1003.2 & 1003.3
Requires	<p>The means of egress shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.</p> <p>Protruding objects on circulation paths shall comply with the requirements of Sections 1003.3.1 through 1003.3.4.</p>
Code Modification or Alternate Requested	Appeal the requirement in the code that does not allow ceiling height to be less than 7 feet 6 inches.
Proposed Design	Existing steel beams project to within 6'-4" of the floor. Where this occurs within corridors and rooms, the beams will be covered with padded carpeting.
Reason for alternative	The steel beams are an existing condition, and integral to the use of the building. In item #3 in appeal #3 for permit 83-114751 (see attached) the applicant was approved to allow the existing beams to remain by wrapping them with padded carpeting (B/3). We are evoking the exception in 1003.3.1 by wrapping all protruding objects with a barrier of padded carpeting (8A/8). Additionally, there are three exits on this floor as opposed to the required two. This additional exit allows those egressing to minimally encounter the protruding beams (see sheet G3 attached). We believe this provides the same level of safety as required by the code and what was previously approved.

Appeal item 2

Code Section	717.5.4
Requires	Ducts and air transfer openings that penetrate fire partitions shall be protected with listed fire

dampers installed in accordance with their listing.

Exceptions: 3) the duct system is constructed of approved materials in accordance with the Mechanical Code and the duct penetrating the wall complies with all of the following requirements.

3.1. The duct shall not exceed 100 square inches (0.06 m²).

3.2. The duct shall be constructed of steel not less than 0.0217 inch (0.55 mm) in thickness.

3.3. The duct shall not have openings that communicate the corridor with adjacent spaces or rooms.

3.4. the duct shall be installed above a ceiling.

3.5. The duct shall not terminate at a wall register in the fire-resistance-rated wall.

3.6. A minimum 12-inch-long (305 mm) by 0.060-inch-thick (1.52 mm) steel sleeve shall be centered in each duct opening.

Code Modification or Alternate Requested	To appeal the requirement that fire dampers are required for 1-hour rated corridor.
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Proposed Design	<p>Corridors 227 and 237 have an occupant load of over 30 and require a 1-hour fire-rated corridor constructed as Fire partitions in accordance with Section 708. (1020.1, Table 1020.1, IEBC 506.1)</p> <p>The existing walls of the area are rated one hour construction (see attached item 4 of appeal #3 on permit 83-114751) and per the same permit most of the existing ducts have fire dampers (labeled F.D. on sheet 5 of permit 83-114751).</p>
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Reason for alternative	<p>The current duct configuration does not meet damper requirements at every instance. Unfortunately, budget did not account for the missing dampers. See attached permit 83-114751 to see all current 1-hour rated dampers and their locations. This floor has three exits out of the code requirement of two, corridors have been widened, and doors have been placed easier egress from problem areas that exist (see attached Egress plan G3). We believe this provides the same level of safety required by code.</p>
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Appeal item 3

Code Section	1020.6
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Requires	<p>Fire-resistance-rated corridors shall be continuous from the point of entry to an exit and shall not be interrupted by intervening rooms. Where the path of egress travel within a fire-resistance-rated corridor to the exit includes travel along unenclosed exit access stairways or ramps, the fire-resistance rating shall be continuous for the length of the stairway or ramp and for the length of the connecting corridor on the adjacent floor leading to the exit.</p> <p>Exceptions: Foyers, lobbies or reception rooms constructed as required for corridors shall not be construed as intervening rooms.</p>
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Code Modification or Alternate Requested	To allow the use of a reception area in a corridor.
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Proposed Design	<p>A reception area (area 201 on the second floor), off an exit corridor will be occupied by a receptionist and could be construed to be an intervening room. An early warning, ionization, fire detection system will be upgraded and maintained. It will automatically report to a central station. The walls of the area are of one hour construction.</p>
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Reason for alternative	Adequate fire protection and fire exits are provided while supplying the spaces required by the building program.
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Appeal item 4

Code Section	1020.2 (Table 1020.2)
Requires	The required capacity of corridors shall be determined as specified in section 1005.1, but the minimum width shall be not less than that specified in Table 1020.2.
Code Modification or Alternate Requested	To allow the existing condition of corridor 227A to maintain its location.
Proposed Design	The corridor at door 227A has a dimension of 44 ½" and meets code. Door 227B and the adjacent southern wall is marked for demolition to expand the corridor to a dimension of 50 ½". Corridor 237 between doors x228A and x203C is an existing condition and has a dimension of 42 ¾".
Reason for alternative	Corridor 237 is an existing condition, and we intend for it to remain as is. Existing and to remain are the three exits on this floor which is greater than the code required two. To provide the level of safety as described in the code we have opted to add door 228B to room 228 splitting its egress to avoid much of corridor 237. Additionally, door 227B and its adjacent walls are also removed to widen corridor 227 further increasing mobility through the building. We believe this provides the same level of safety as required by the code.

APPEAL DECISION

1a. Reduction in minimum required ceiling height from 7 feet 6 inches to 6 feet 4 inches: Hold for additional information.

See note below regarding the process for submitting additional information.

1b. Reduction in minimum required ceiling height of protruding objects: Hold for additional information.

See note below regarding the process for submitting additional information.

2. Omission of fire dampers in 1 hour fire rated corridor: Hold for additional information.

See note below regarding the process for submitting additional information.

3. Location of reception area in a one hour fire rated corridor: Granted as proposed.

4. Decrease in the minimum allowable width of corridor 237 from 44 inches to 42 3/4 inches: Hold for additional information.

See note below regarding the process for submitting additional information.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

For Items 1, 2, 4: Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

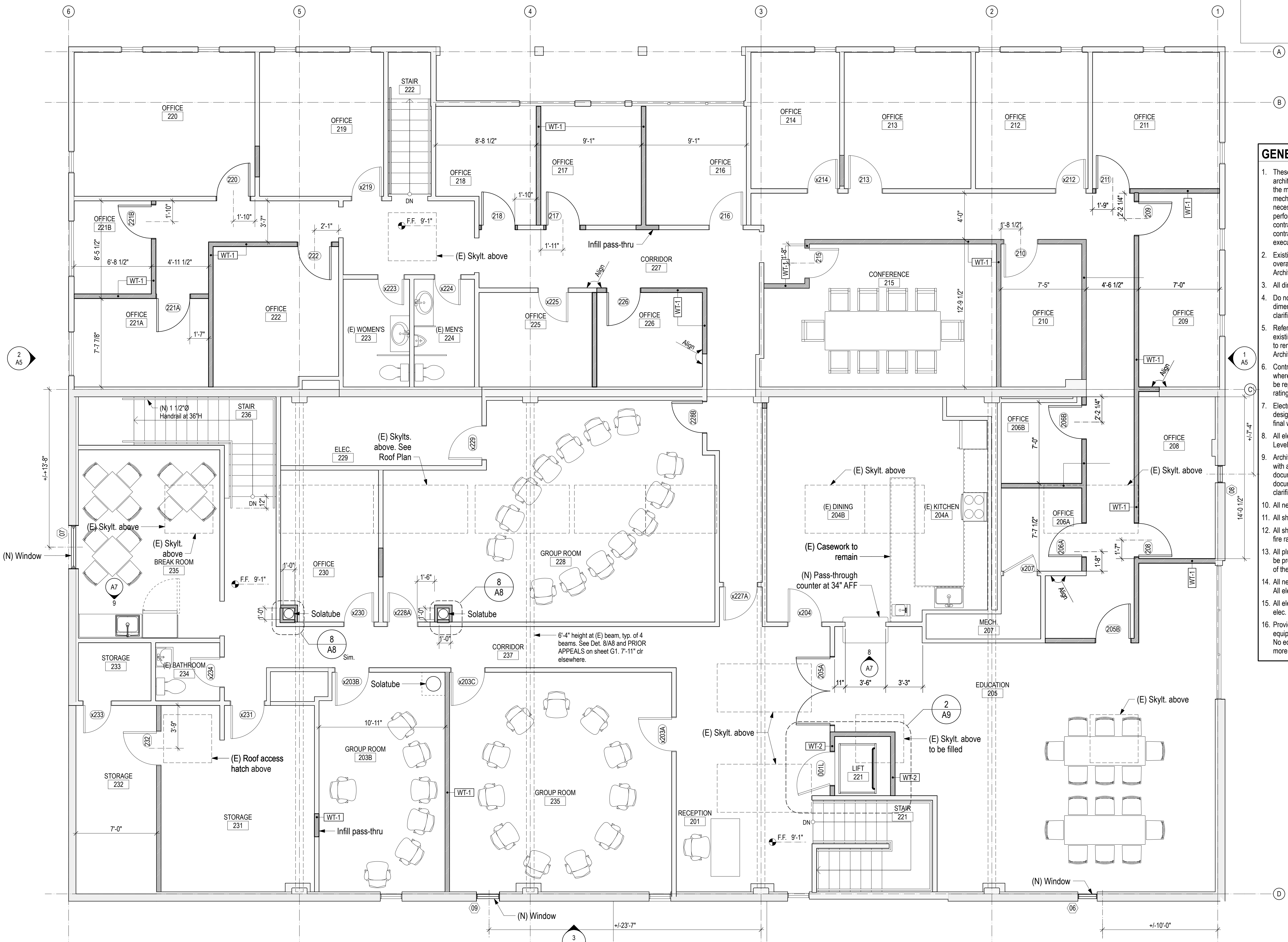
Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required.

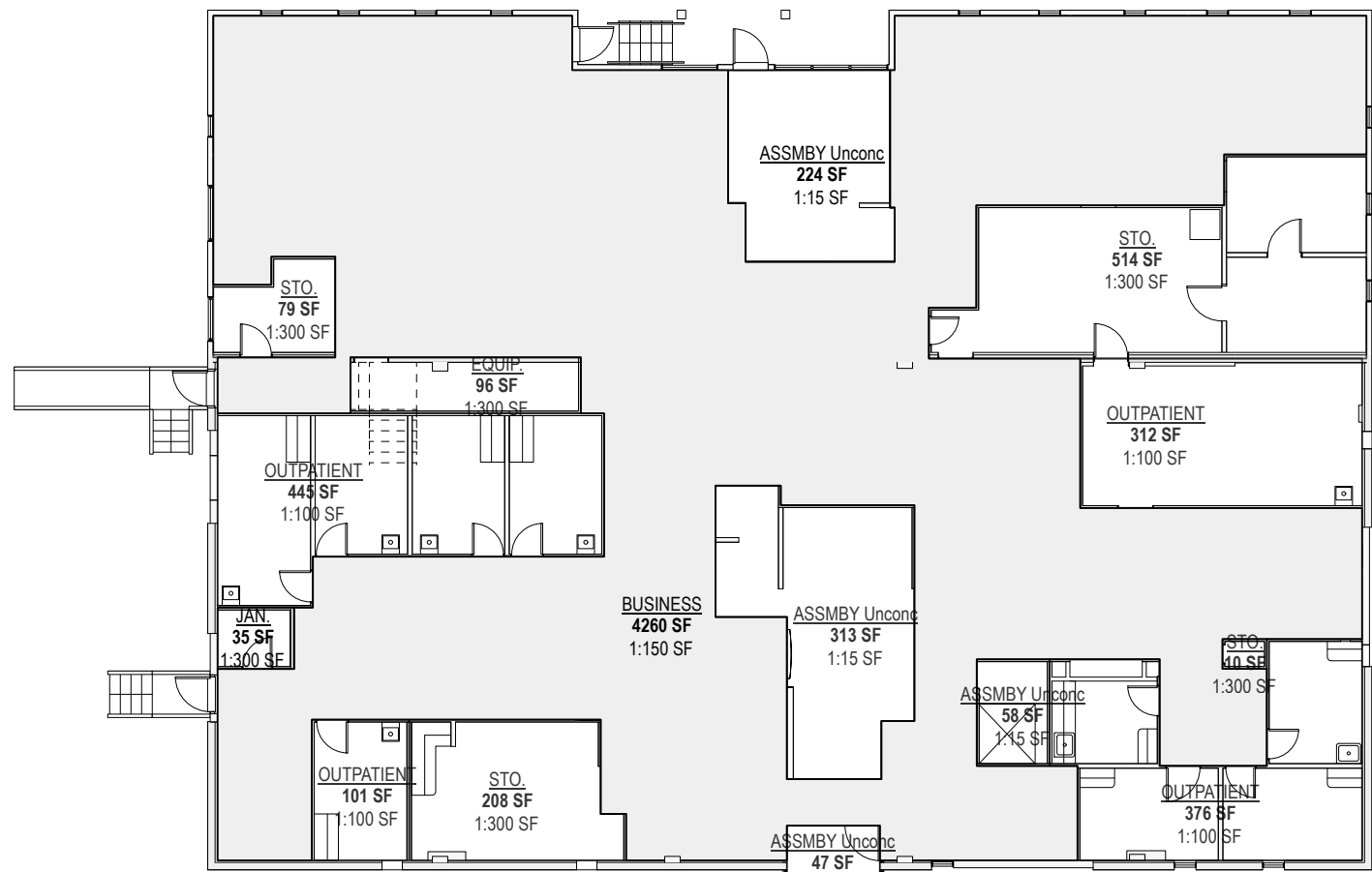
For Item 3: The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and 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.

- GENERAL NOTES**
- These drawings indicate in general the project in terms of architectural design intent, the dimensions of the building, the major architectural elements and type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. As indicated or described, the contractor shall furnish all items required for the proper execution and completion of the work.
 - Existing Building; Contractor to field verify all building and overall dimensions as nec. and report discrepancies to Architect.
 - All dimensions to face of finish (existing and new) U.N.O.
 - Do not scale the drawings. If questions arise as to dimensional requirements, contact the Architect for clarification.
 - Reference Demo Plans for extent of Demolition. Preserve existing walls as shown; repair or replace existing elements to remain when damaged or in poor condition. Report to Architect for approval of demo if necessary.
 - Contractor to field verify existing walls meet 1-hour rating where required. Existing walls not meeting 1-hour rating to be replaced with WT-2C, Typ. at all locations where 1-hour rating is required; Ref. Egress Plans.
 - Electrical and Plumbing to be bidder designed. Where design intent is shown in these drawings, incorporate into final work.
 - All elevations (levels) are in feet and inches above Main Level F.F.
 - Architectural drawings must always be read in conjunction with all other relevant services drawings and contract documents. Any discrepancy between these drawing sand documents should be reported to the Architect for clarification and verification.
 - All new walls to match drywall finish level of existing, U.N.O.
 - All sheetrock surfaces shall be painted.
 - All shafts shall be sealed at bottom & top to provide 1-hour fire rating.
 - All plumbing HVAC openings in fire rated walls & slabs shall be provided with fire smoke seals of the same fire rating as of the walls & slabs they penetrate through.
 - All new electrical/low voltage cover plates, color to be white. All elec. / data receptacles shown on plan are new U.N.O.
 - All electrical/low voltage cover plates, color to be white. All elec. / data receptacles shown on plan are new U.N.O.
 - Provide blocking for all wall mounted fixtures and equipment. See wall mounted accessories, 5 series sheets. No equipment installed will weigh more than 400 lbs or more than 75 lbs mounted above 4 feet A.F.F.

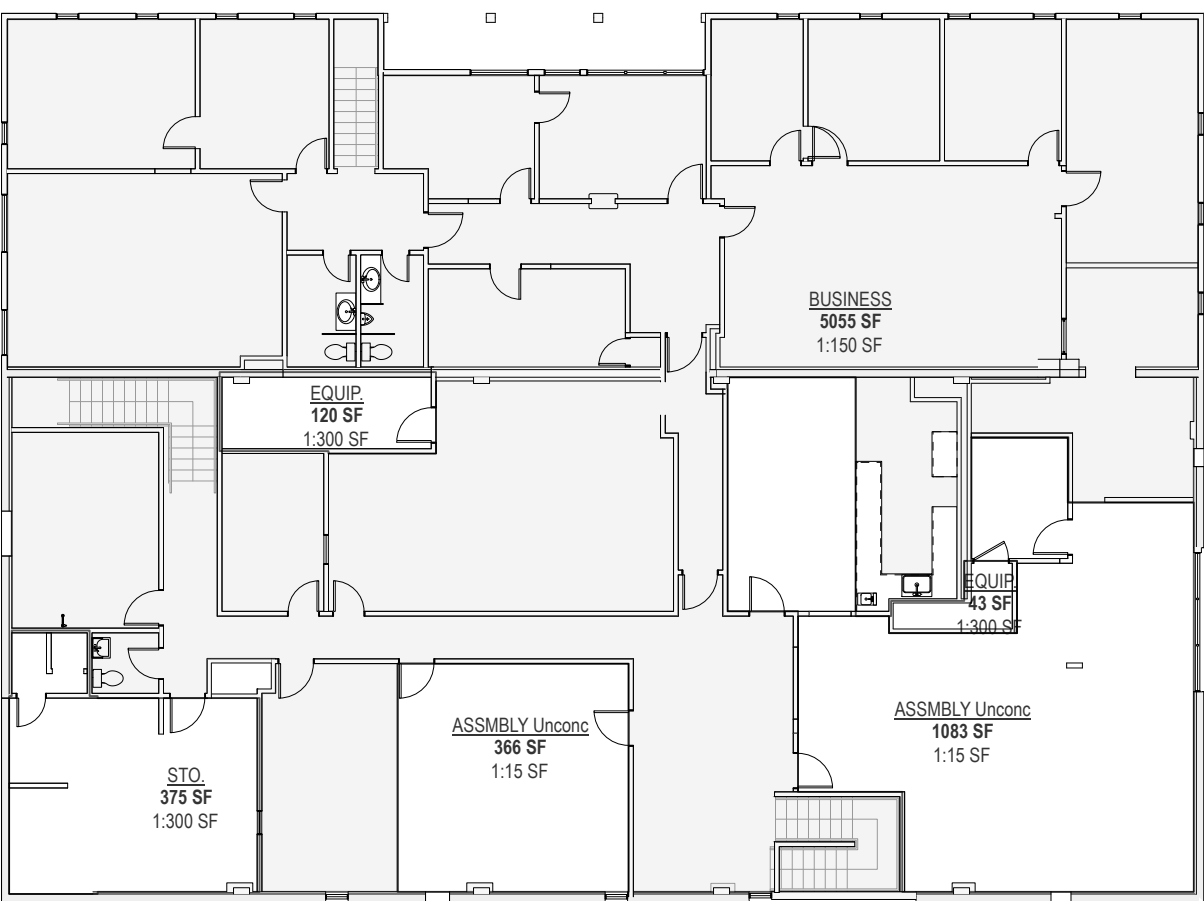


2
A4 UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



3 EXISTING MAIN LEVEL OCCUPANCY PLAN
Scale: 1/16" = 1'-0"

EXISTING OCCUPANCY CALCULATION			
Upper Floor			
Space Name	Area	Sq Ft per Person	Max Occupancy
BUSINESS	4260	150	29
EQUIP.	96	300	1
OUTPATIENT	1234	100	14
STO.	811	300	5
ASSMBY Unconc	642	15	45
JAN.	35	300	1
TOTALS	7078		94



4 EXISTING UPPER LEVEL OCCUPANCY PLAN
Scale: 1/16" = 1'-0"

EXISTING OCCUPANCY CALCULATION			
Upper Floor			
Space Name	Area	Sq Ft per Person	Max Occupancy
BUSINESS	5055	150	34
ASSMBY Unconc	1449	15	98
EQUIP.	164	300	2
STO.	375	300	2
TOTALS	7042		135

PROPOSED OCCUPANCY CALCULATION

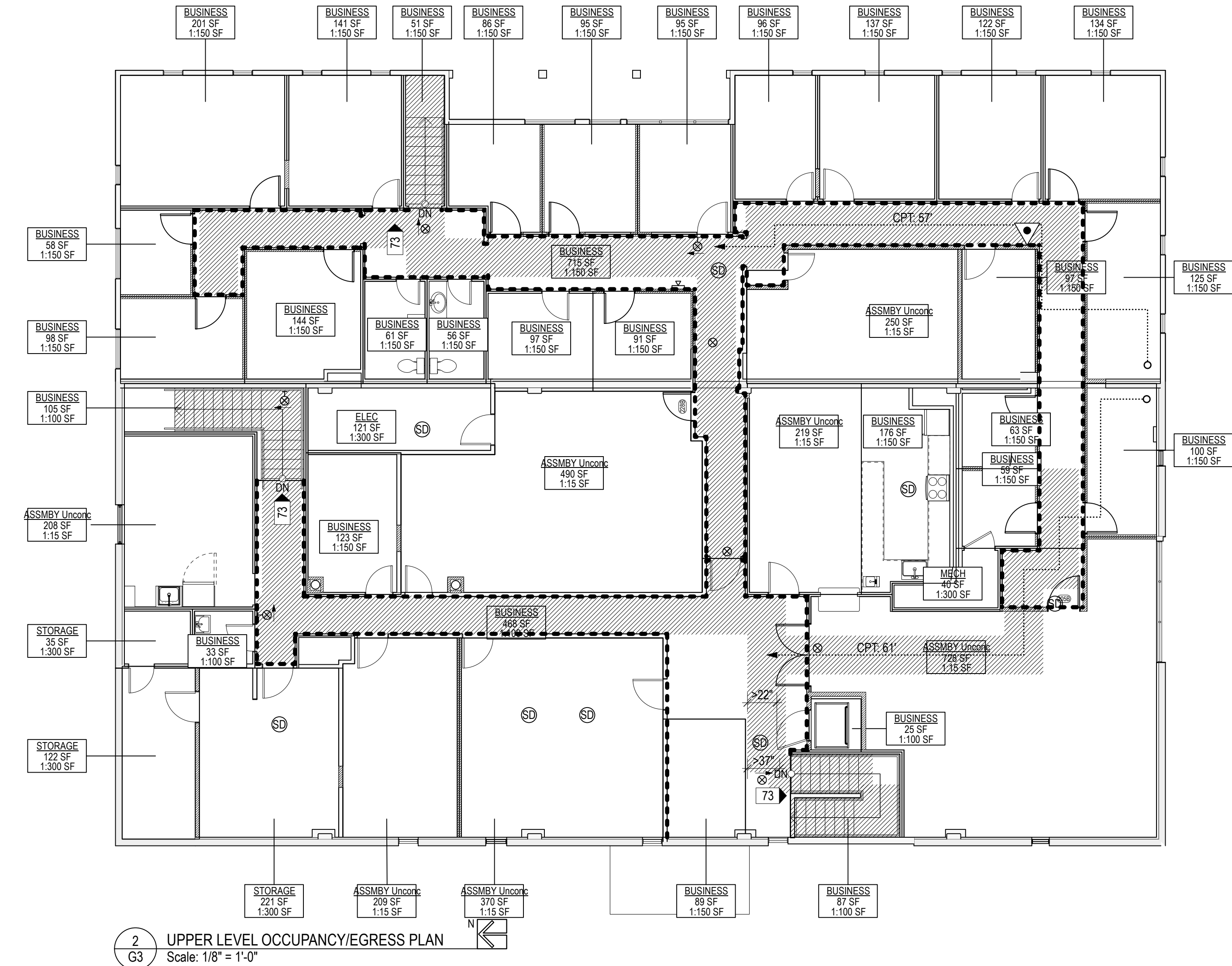
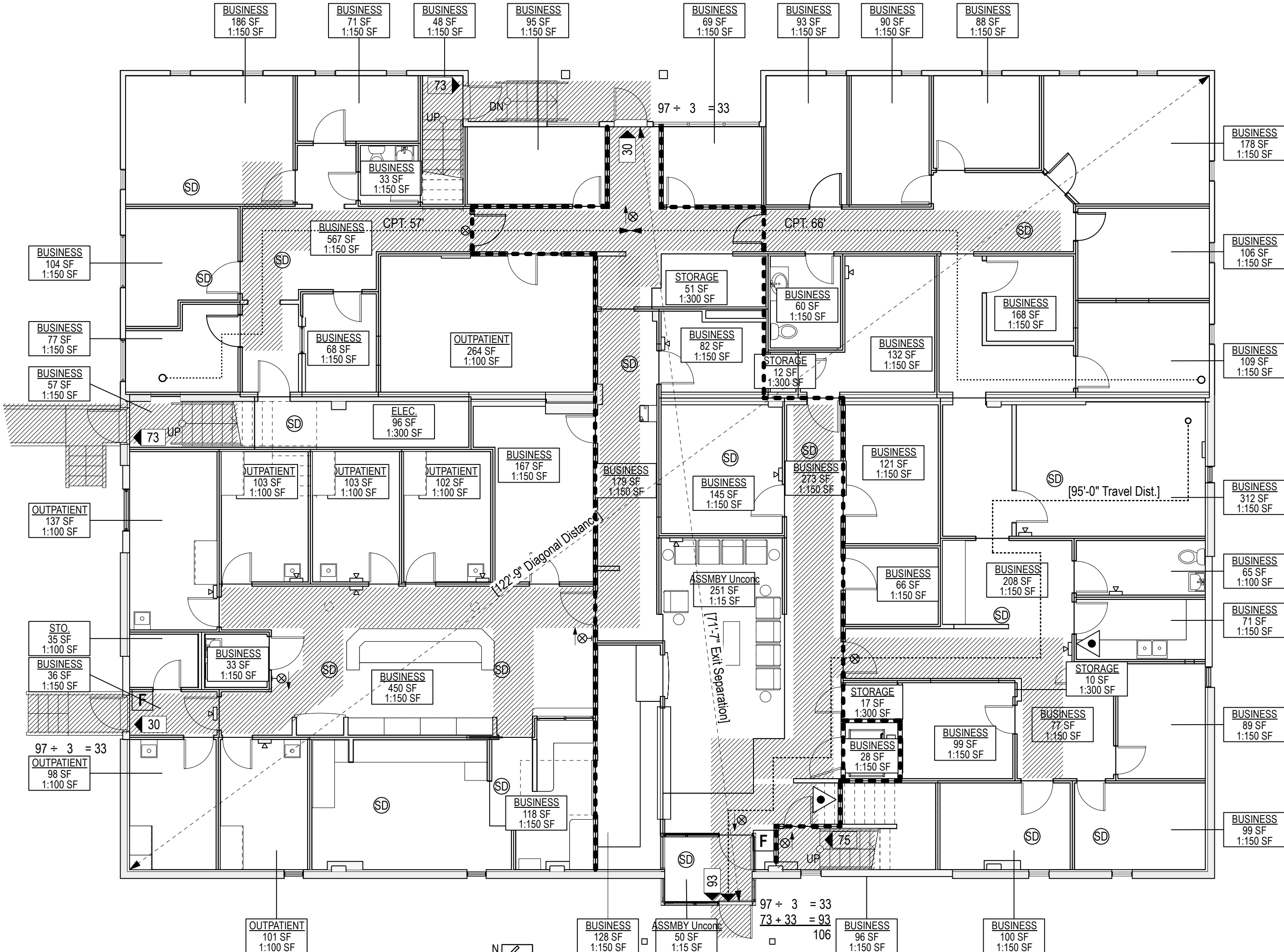
Main Floor				
Space Function	Space No.	Area	Sq Ft per Person	Max Occ.
BUSINESS	001	28	150	1
BUSINESS	001	96	150	1
BUSINESS	002	48	150	1
BUSINESS	003	57	150	1
ASSMBY Unconc	101	251	15	17
BUSINESS	102A	273	150	2
STORAGE	102B	17	300	1
BUSINESS	103	208	150	2
BUSINESS	104	65	100	1
BUSINESS	105	71	150	1
BUSINESS	106A	77	150	1
STORAGE	106B	10	300	1
BUSINESS	107	99	150	1
BUSINESS	108	100	150	1
BUSINESS	109	99	150	1
BUSINESS	110	89	150	1
BUSINESS	111	145	150	1
BUSINESS	112	179	150	2
BUSINESS	113A	168	150	2
BUSINESS	113B	132	150	1
STORAGE	113C	12	300	1
BUSINESS	114	312	150	3
BUSINESS	115	109	150	1
BUSINESS	116	106	150	1
BUSINESS	117	178	150	2
BUSINESS	118	88	150	1
BUSINESS	119	90	150	1
BUSINESS	120	93	150	1
BUSINESS	121	69	150	1
BUSINESS	123	95	150	1
BUSINESS	124	567	150	4
STORAGE	125	51	300	1
BUSINESS	126	60	150	1
BUSINESS	127	82	150	1
OUTPATIENT	128A	264	100	3
BUSINESS	128B	68	150	1
BUSINESS	129	33	150	1
BUSINESS	130	71	150	1
BUSINESS	131	186	150	2
BUSINESS	133	104	150	1
BUSINESS	134	77	150	1
ELEC.	135	96	300	1
BUSINESS	136	36	150	1
STO.	137	35	100	1
OUTPATIENT	138	98	100	1
OUTPATIENT	139	101	100	2
BUSINESS	140	33	150	1
BUSINESS	141	450	150	3
OUTPATIENT	142	137	100	2
OUTPATIENT	143	103	100	2
OUTPATIENT	144	103	100	2
OUTPATIENT	145	102	100	2
BUSINESS	146	167	150	2
BUSINESS	147	208	150	2
BUSINESS	148	118	150	1
BUSINESS	149	128	150	1
ASSMBY Unconc	150	50	15	4
BUSINESS	151	121	150	1
BUSINESS	152	66	150	1
TOTALS		7078		97

1 MAIN LEVEL OCCUPANCY/EGRESS PLAN
Scale: 1/8" = 1'-0"

PROPOSED OCCUPANCY CALCULATION

Upper Floor				
Space Function	Space No.	Area	Sq Ft per Person	Max Occ.
BUSINESS	201	89	150	1
ASSMBY Unconc	203B	209	15	14
BUSINESS	204A	176	150	2
ASSMBY Unconc	204B	219	15	15
ASSMBY Unconc	205	728	15	49
BUSINESS	206A	59	150	1
BUSINESS	206B	63	150	1
MECH	207	40	300	1
BUSINESS	208	100	150	1
BUSINESS	209	125	150	1
BUSINESS	210	97	150	1
BUSINESS	211	134	150	1
BUSINESS	212	122	150	1
BUSINESS	213	137	150	1
BUSINESS	214	96	150	1
ASSMBY Unconc	215	250	15	17
BUSINESS	216	95	150	1
BUSINESS	217	95	150	1
BUSINESS	218	86	150	1
BUSINESS	219	141	150	1
BUSINESS	220	201	150	2
BUSINESS	221	25	100	1
BUSINESS	221	87	100	1
BUSINESS	221A	98	150	1
BUSINESS	221B	58	150	1
BUSINESS	222	51	150	1
BUSINESS	222	144	150	1
BUSINESS	223	61	150	1
BUSINESS	224	56	150	1
BUSINESS	225	97	150	1
BUSINESS	226	91	150	1
BUSINESS	227	715	150	5
ASSMBY Unconc	228	490	15	33
ELEC	229	121	300	1
BUSINESS	230	123	150	1
STORAGE	231	221	300	1
STORAGE	232	122	300	1
STORAGE	233	35	300	1
BUSINESS	234	33	100	1
ASSMBY Unconc	235	370	15	25
ASSMBY Unconc	235	208	15	14
BUSINESS	236	105	100	2
BUSINESS	237	468	100	5
TOTALS		7042		214

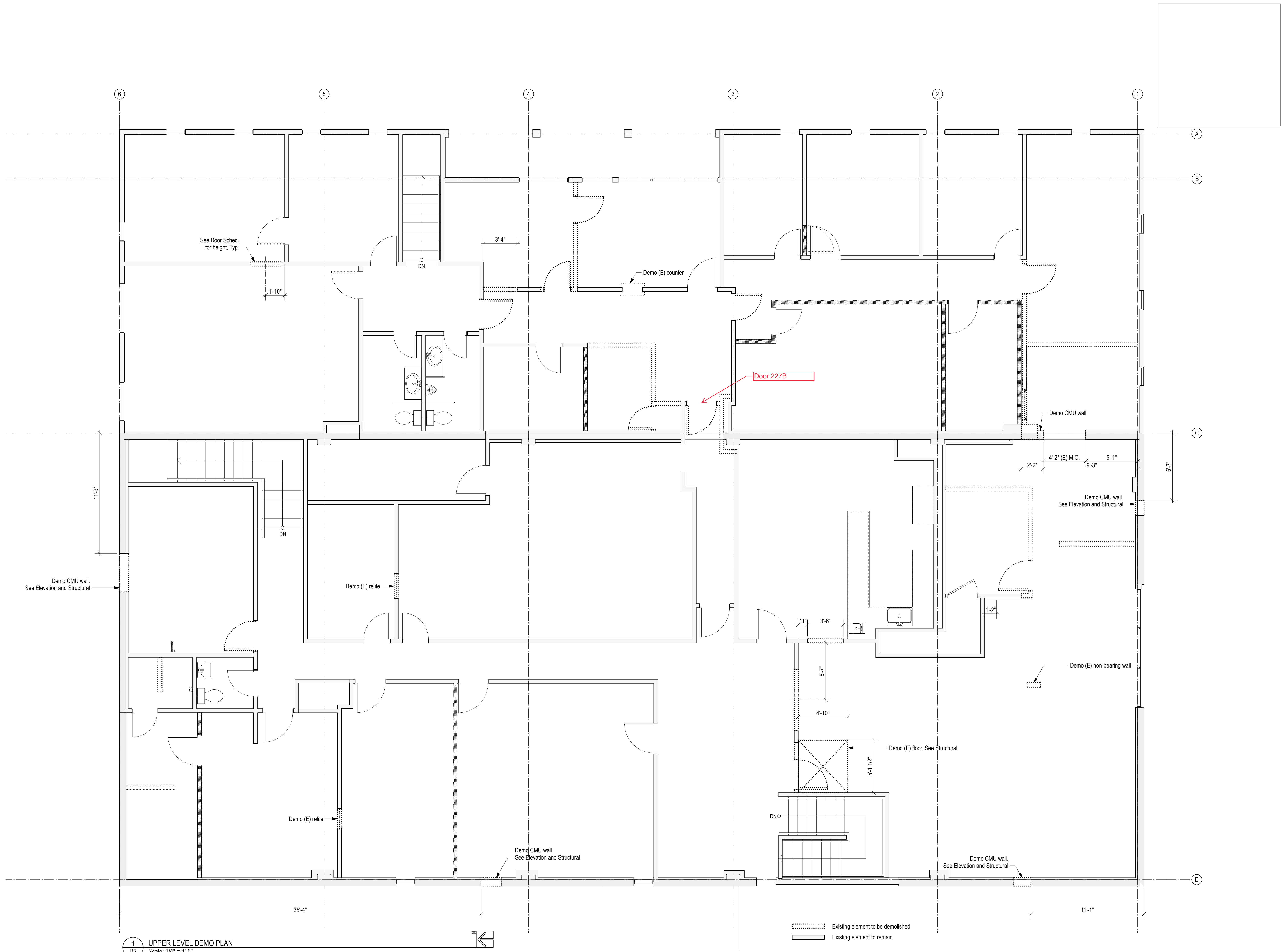
2 UPPER LEVEL OCCUPANCY/EGRESS PLAN
Scale: 1/8" = 1'-0"



EGRESS PLAN KEY

- Travel Distance (as labeled)
- 1-Hour Rated Assembly
- Existing Exit Sign (No Modifications Proposed)
 - Exit showing Cumulative Load at Exit
 - Type 40-BC Fire Extinguishers - 5lbs Capacity or APPROVED ALTERNATIVE: Flush Mounted
 - Fire Alarm Pull Station
 - Fire Alarm Pull Station
 - Exit Sign - Wall Mounted
 - Exit Sign - Ceiling Mounted
 - Smoke Detector
 - Illuminated Path of Egress, 1fc min.

- Notes
- Areas are calculated as Gross or Net Floor Area as per the 2019 OSSC Definitions. Ref. individual area tabulations.
 - Provide Fire-Rated Doors in all Fire Rated Assemblies (where applicable), ref. Door Schedule for additional door information.
 - All NEW Exit Signs, Egress & Emergency Lighting per Design-Build Contractor
 - Egress lighting shall be provided with emergency power supplies to illuminate to require 1fc/sf minimum for 90 minutes at the following: All corridors, exit enclosures, exit passageways, interior and exterior exit discharge elements per 2019 OSSC 1006.3.
 - Rated walls to be full height partitions, extend to underside of structural roof sheathing; Typ. all locations where rated.
 - Contractor to verify all existing exit doors, egress lighting, exit signage, and other components of the existing means of egress system are as shown on the Egress Plan. Report discrepancies to the Architect.
 - Existing Egress System shown to extent documented by prior permit records (ref. Code Summary); no change of occupancy or change of use to any space other than the Area of Work; upgrades and/or modifications to existing egress system in these areas not required per 2019 OSSC 3404



1
D2

UPPER LEVEL DEMO PLAN
Scale: 1/4" = 1'-0"

--- Existing element to be demolished
— Existing element to remain



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Quest Center for Integrative Health
3231 SE 50th Ave., Portland, OR 97206
Project No. [21-019.1]

ISSUE DATE: 09/27/2021

REVISION	ISSUE	DATE

PERMIT SET DRAFT

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DRAWING: Upper Floor Permit Demo Plan
SHEET NO.:

D2

Appeal No. 3 - Continued

2. PROPOSED DESIGN SHOWS:

Allow one protected exit from a second story office area having an occupancy of eight. Other second floor office areas with greater occupancies will have two protected exits. An early warning, ionization, fire detection system will be upgraded and maintained. It will automatically report to a central station.

REASON FOR ALTERNATE PROPOSAL:

The alternative proposal is the most effective way to deal with an existing condition. An adequate level of fire protection can be supplied through the maintenance of an early warning fire detection system.

3. BUILDING CODE SECTION: 3304(c)

BUILDING REGULATION REQUIREMENTS:

Corridors and exterior exit balconies shall have a clear height of not less than 7 feet measured to the lowest projection from the ceiling.

PROPOSED DESIGN SHOWS:

Existing steel beams project to within 6'-4" of the floor. Where this occurs within a corridor, the beams will be padded with carpeting.

REASON FOR ALTERNATE PROPOSAL:

The alternative is the most effective way to deal with an existing condition.

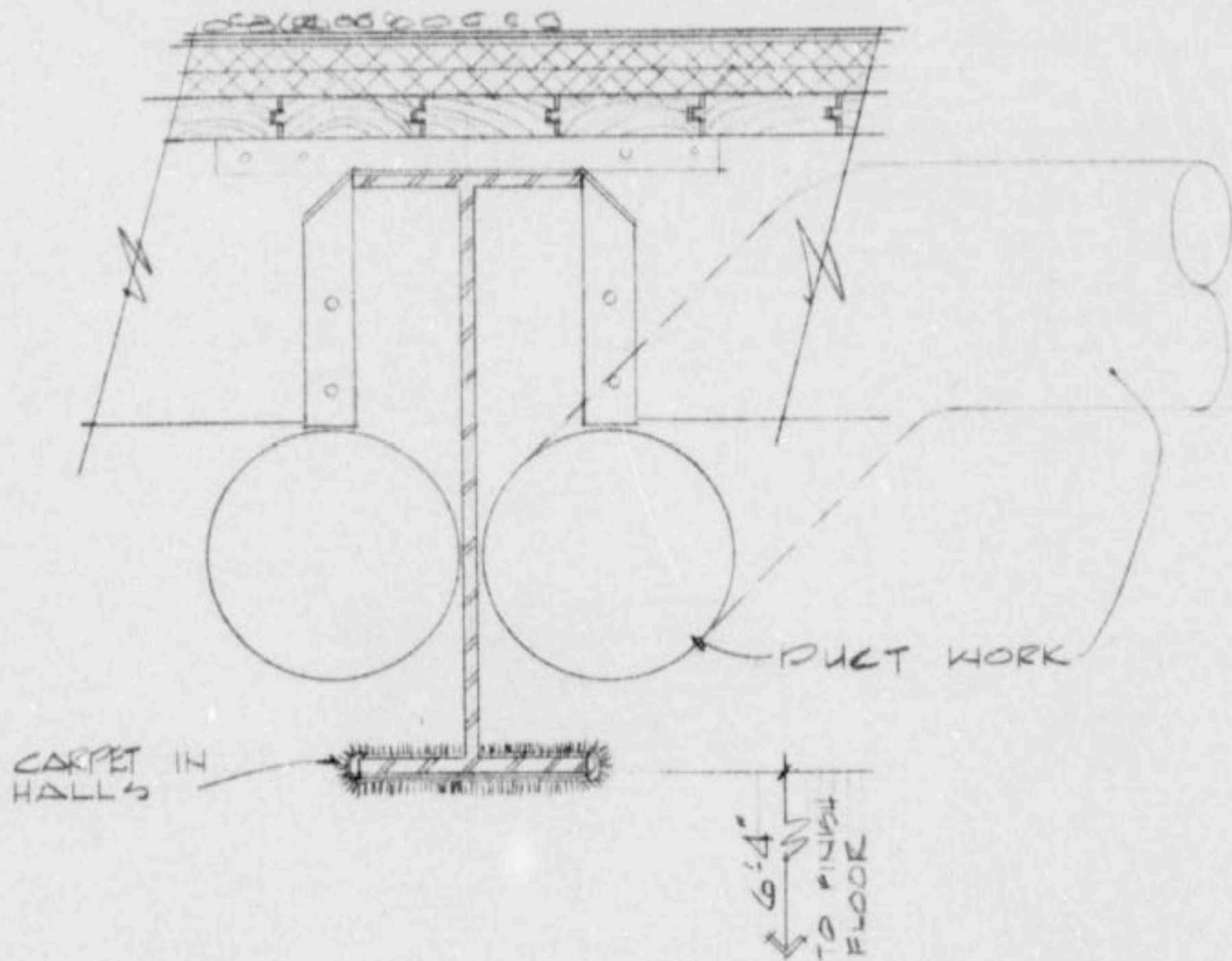
4. BUILDING CODE SECTION: 3304(a)

BUILDING REGULATION REQUIREMENTS:

Exit corridors shall be continuous until egress is provided from the building and shall not be interrupted by intervening rooms. EXCEPTION: Foyers, lobbies, or reception rooms constructed as required for corridors shall not be construed as intervening rooms.

PROPOSED DESIGN SHOWS:

A reception area (area #10 on the second floor), off an exit corridor will be occupied by a receptionist/secretary, and could be construed to be an intervening room. An early warning, ionization, fire detection system will be upgraded and maintained. It will automatically report to a central station. The walls of the area will be of one hour construction.

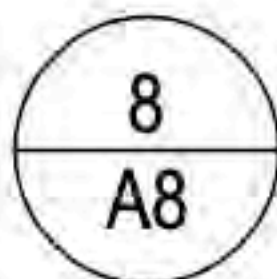
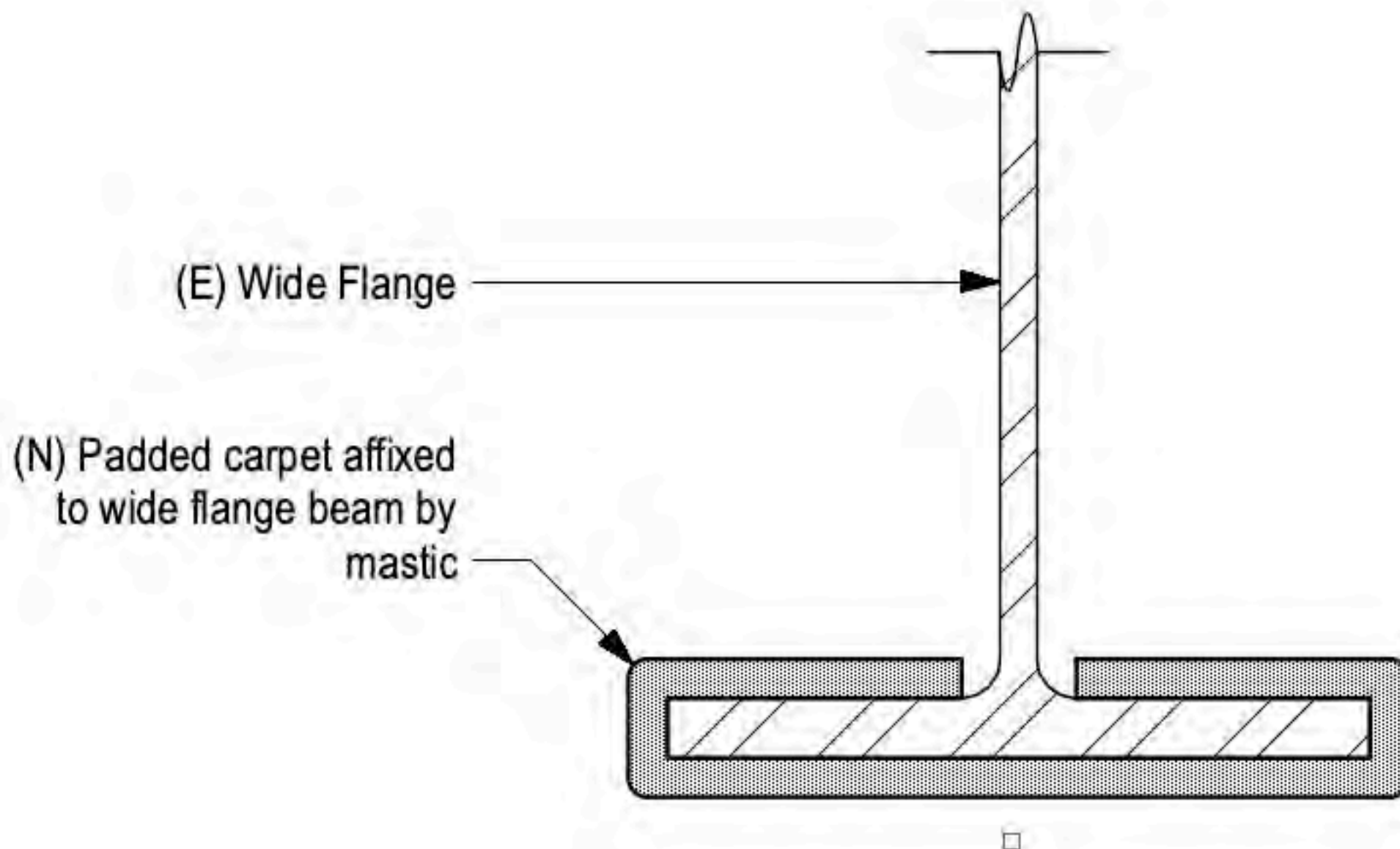


B
3

EXISTING

BEAM DETAIL

SCALE = 1 1/2" = 1'-0"



Carpeted Wide Flange

Scale: 3" = 1'-0"

Appeal No. 3 - Continued

4. REASON FOR ALTERNATE PROPOSAL:

Adequate fire protection and fire exits can be provided while supplying the spaces required by the building program.

5. BUILDING CODE SECTION: 1711(a)

BUILDING REGULATION REQUIREMENTS:

At least one handicapped toilet for each sex on each floor accessible to the handicapped.

PROPOSED DESIGN SHOWS:

Modify room #37 on the first floor as a uni-sex toilet to accommodate the handicapped by adding grab bars and modifying the sink cabinet, mirror, etc. as per code.

REASON FOR ALTERNATE PROPOSAL:

- 1) The staff and clientele of Planned Parenthood is primarily female.
- 2) Planned Parenthood has operated under similar conditions for 12 years and never experienced a single problem.

(Signed) Ernest Munch, Appellant

(Signed) Jim Harris, Bur. of Buildings

Following the discussion regarding these appeals, the following action was taken:

- 1) Corridor doors and frames. 2) Exits from the 2nd floor and 4) Reception areas open to the corridor system: GRANTED with a smoke detection system installed in accordance with the Fire Marshal's recommendations.
- 3) Corridor ceiling height at beams: GRANTED as proposed.
- 5) Handicap restroom: GRANTED approving a single uni-sex toilet room on the 2nd floor provided it is in strict compliance with the code.