

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 26493 (2/9/22) for additional information

Appeal ID: 27521	Project Address: 515 NE 15th Ave
Hearing Date: 2/16/22	Appellant Name: Judy Yeoh
Case No.: B-010	Appellant Phone: 15032249162
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 3 Occupancy: E Construction Type: III-B
Building/Business Name: Multiple Pathways to Graduation	Fire Sprinklers: Yes - Throughout
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 19-210336-EA
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] Proposed use: High School	

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2902
Requires	Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space.
Code Modification or Alternate Requested	Non simultaneous use of classrooms from gymnasium, commons and flex area when calculating minimum required plumbing fixtures.
Proposed Design	Reduction of plumbing fixture counts to exempt gymnasium, commons and flex area from being counted as simultaneously occupied. With the proposed reduced plumbing fixture counts, the facility is still able to support the needs of the afterhours community events.
Reason for alternative	Actual school enrollment at its maximum capacity is 445 students with 27 teachers and anticipated 10 administrators for a total actual occupant load of 482 people. Per Table 2902.1, based on actual use of the building or space, the calculation totals 2,562 people which is over 5 times the actual occupant load. We are requesting that spaces such as gymnasium, commons and flex areas be removed from the calculation because the students using the classrooms would either be in the classrooms, using the assembly spaces or the flex area and not all spaces simultaneously. Based on Table 2902.1, the requirements for gymnasium, commons and flex areas equates to 1,078 people. The reduction of plumbing fixtures based on the above listed areas would still provide enough fixtures to accommodate 1,484 people, which is still 3 times over the actual occupant load.

Reconsideration Text

We are requesting that spaces such as gymnasium, commons, flex areas and roof terraces be removed from the calculation because the student using the classrooms would either be in the classrooms or using the common spaces but not all spaces simultaneously.

All restrooms provided are non-gendered and are one to one match to the code required gendered fixtures. See attached sheet showing calculations for code required plumbing fixtures, non simultaneous use fixtures calculations, code required minus non-simultaneous use fixtures total and actual propose/ provided fixtures.

APPEAL DECISION

Reduction in minimum number of required plumbing fixtures based on non-simultaneous use: Granted provided occupant load and plumbing fixture calculations are verified at time of plan review. 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.

MULTIPLE PATHWAYS TO GRADUATION

CODE REQUIRED

Plumbing Code Calculations

NON SIMULTANEOUS USE

Refer to OSSC Chapter 29 and Table 2902.1- "Minimum Number of Required Plumbing Fixtures" for specifics, exceptions, and footnotes.

OCCUPANCY: Business - B			OCCUPANTS: 143		(72 MALE 72 FEMALE)		
Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED:	3	3	2	2	–	2	1 Service Sink
OCCUPANCY: Education - E			OCCUPANTS: 1527		(764 MALE 764 FEMALE)		
Educational facilities	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED:	16	16	16	16	–	2	1 Service Sink
OCCUPANCY: Institutional - I-4			OCCUPANTS: 58		(29 MALE 29 FEMALE)		
Adult day care and child day care	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED:	2	2	2	2	1	1	1 Service Sink
OCCUPANCY: ASSEMBLY - A-4			OCCUPANTS: 607		(304 MALE 304 FEMALE)		
Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED:	5	8	2	3	–	1	1 Service Sink
OCCUPANCY: ASSEMBLY - A-2			OCCUPANTS: 227		(114 MALE 114 FEMALE)		
Nightclubs, bars, taverns, dance halls and buildings for similar purposes	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED:	3	3	2	2	–	1	1 Service Sink
TOTAL	29	32	24	25	1	7	5
TOTAL NON GENDERED FIXTURES	61		49				

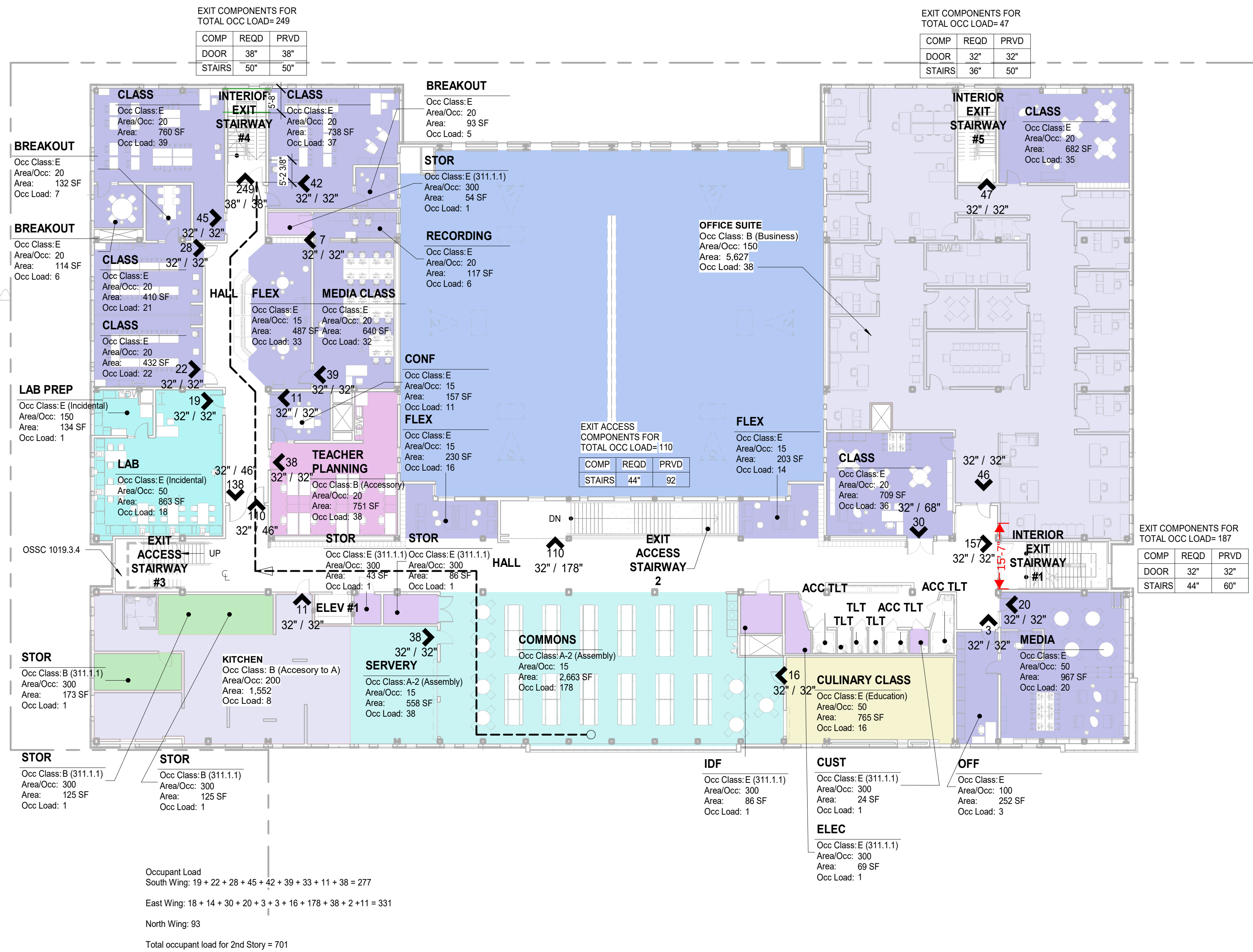
OCCUPANCY: ASSEMBLY - A-4			OCCUPANTS: 602		(301 MALE 301 FEMALE)		
Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED:	5	8	2	3	–	1	1 Service Sink
OCCUPANCY: ASSEMBLY - A-2			OCCUPANTS: 178		(89 MALE 89 FEMALE)		
Nightclubs, bars, taverns, dance halls and buildings for similar purposes	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED:	3	3	2	2	–	1	1 Service Sink
OCCUPANCY: Education - E			OCCUPANTS: 298		(149 MALE 149 FEMALE)		
Educational facilities	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED:	3	3	3	3	–	2	1 Service Sink
TOTAL	11	14	7	8		4	3
TOTAL NON GENDERED FIXTURES	25		15				

CODE REQUIRED MINUS NON SIMULTANEOUS USE

	NON GENDERED FIXTURES		SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
	WATER CLOSET	LAVATORIES			
REQUIRED	36	34	1	3	2

TOTAL PROVIDED

	NON GENDERED FIXTURES		SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
	WATER CLOSET	LAVATORIES			
PROVIDED	36	36	5	6	3



EXIT COMPONENTS FOR
TOTAL OCC LOAD= 249

COMP	REQD	PRVD
DOOR	38"	38"
STAIRS	50"	50"

EXIT COMPONENTS FOR
TOTAL OCC LOAD= 47

COMP	REQD	PRVD
DOOR	32"	32"
STAIRS	36"	50"

EXIT COMPONENTS FOR
TOTAL OCC LOAD= 187

COMP	REQD	PRVD
DOOR	32"	32"
STAIRS	44"	60"

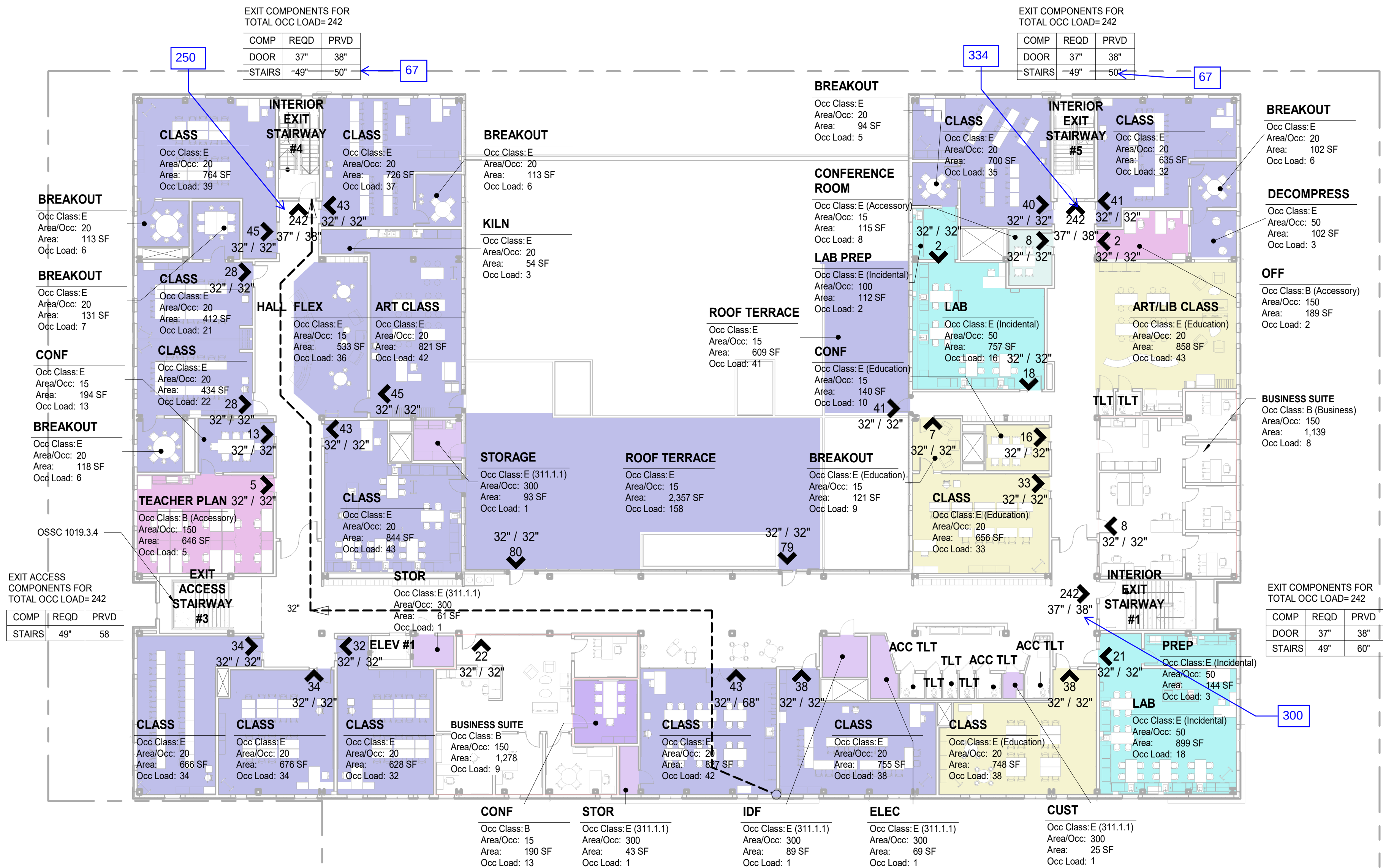
Occupant Load
South Wing: 19 + 22 + 28 + 45 + 42 + 39 + 33 + 11 + 38 = 277

East Wing: 18 + 14 + 30 + 20 + 3 + 3 + 16 + 178 + 38 + 2 + 11 = 331

North Wing: 93

Total occupant load for 2nd Story = 701

SECOND FLOOR PLAN



THIRD FLOOR PLAN