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: Hold for Additional Information

Appeal ID: 27741	Project Address: 8141 SE Luther Rd
Hearing Date: 5/11/22	Appellant Name: Lori Sanchez
Case No.: B-007	Appellant Phone: 512-709-1446
Appeal Type: Building	Plans Examiner/Inspector: Guy Altman
Project Type: commercial	Stories: 3 Occupancy: B, S-1 Construction Type: Type II-B
Building/Business Name: Greenspace	Fire Sprinklers: Yes - All Floors
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 22-116609-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Storage Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2902.3.
Code Section	2902.3.

Requires

Required toilet facilities shall be located one story above or below the space required to be provided with toilet facilities, and the path of travel to such facilities shall not exceed a distance of 500 feet. The plumbing fixtures required by the 3rd floor's occupants are provided on the first floor. This can be appealed. It is recommended that signage is located adjacent to customer entrances and elevators with restroom locations identified.

Code Modification or Alternate Requested

We are meeting the 500' distance, and we will provide signage at the 2nd and 3rd floor lobby areas directing people to the first floor restroom. See attached sheets A003 and A004 showing path of travel to a toilet facility is less than 500' and showing location of signage in lobby areas.

Proposed Design

We are meeting the 500' distance, and we will provide signage at the 2nd and 3rd floor lobby areas directing people to the first floor restroom. See attached sheets A003 and A004 showing path of travel to a toilet facility is less than 500' and showing location of signage in lobby areas.

Reason for alternative We are meeting the 500' distance, and we will provide signage at the 2nd and 3rd floor lobby areas directing people to the first floor restroom. Customers are only allowed access to the floor their unit is in, and access to lobby and restrooms.

APPEAL DECISION

Location of toilet facilities more than 1 story from space required to be provided with such facilities: Hold for additional information.

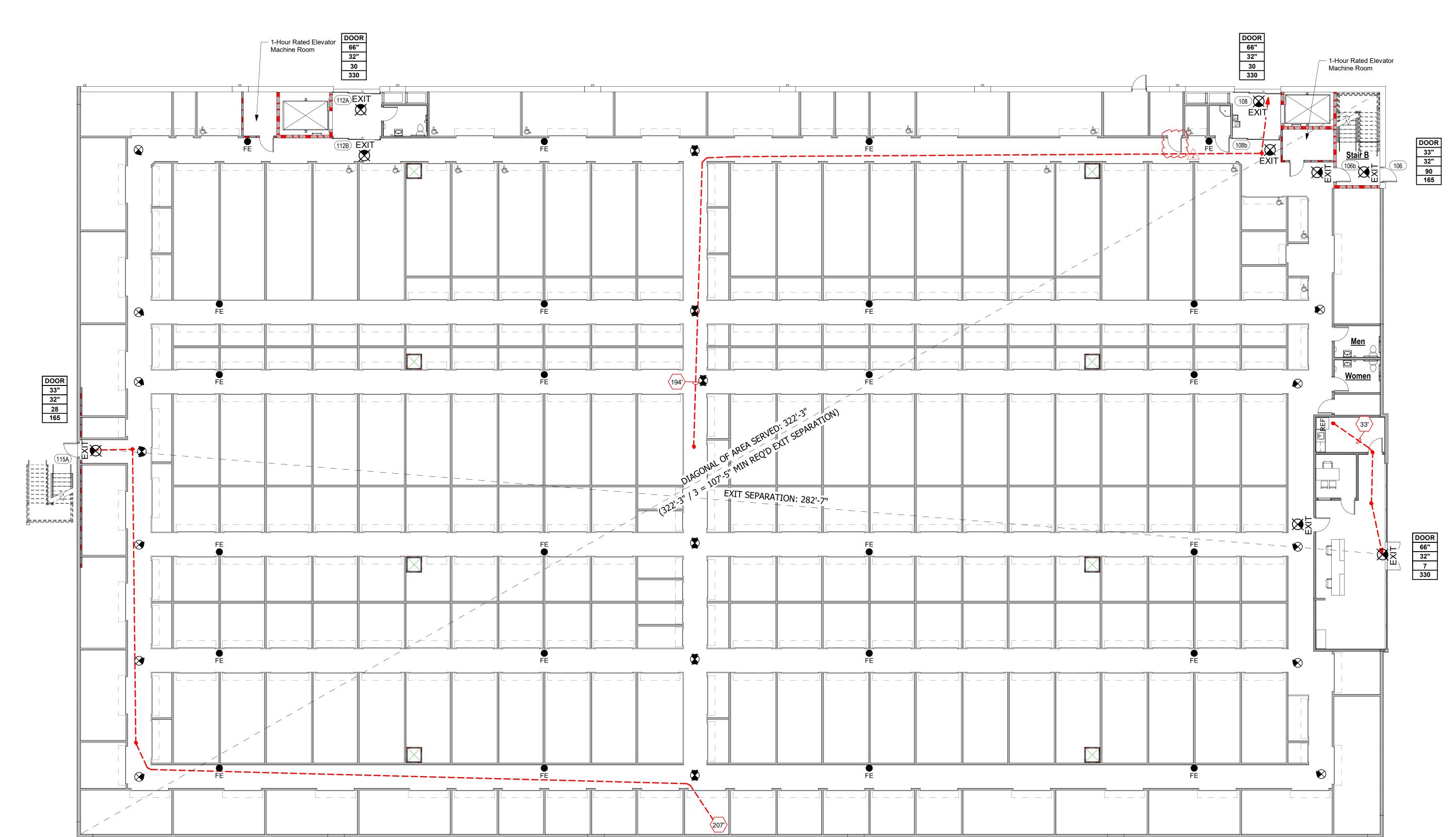
See note below regarding the process for submitting additional information.

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

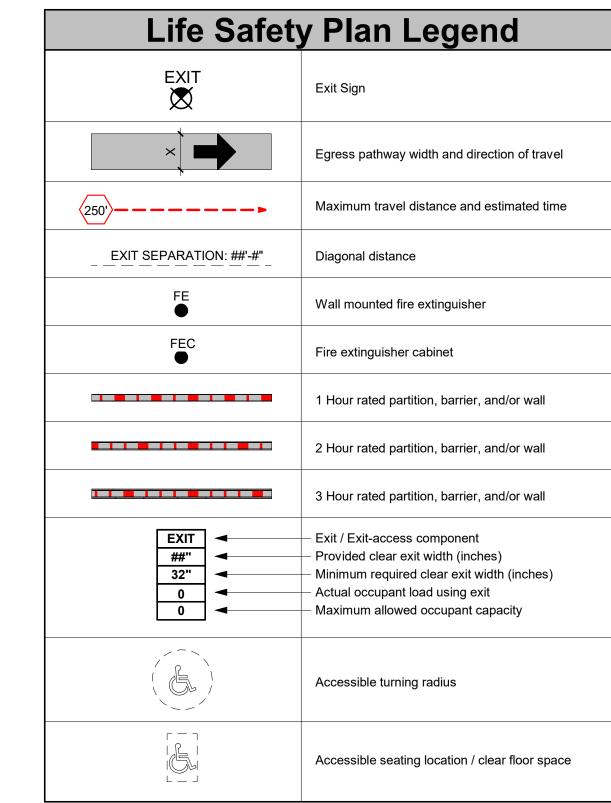
Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration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

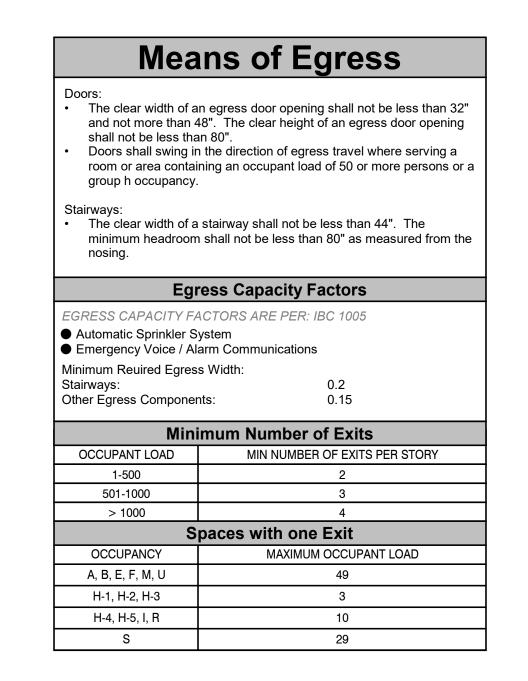


1 First Floor Life Safety Plan
3/32" = 1'-0"



Name	% of Building Fire Area	Area	Occ Load Factor for Gross SF	Occ Load
1				
Level 1 Building Area #1				
Group S-1 (Moderate-Hazard Storage)	97.84%	43,928 SF	500 SF	8
Group B (Business)	2.16%	971 SF	150 SF	
Building Area #1: 2	100%	44,898 SF	.00 0.	9
Level 2				
Building Area #1				
Group S-1 (Moderate-Hazard Storage)	100%	44,790 SF	500 SF	9
Building Area #1: 1	100%	44,790 SF		9
Level 3				
Building Area #1				
Group S-1 (Moderate-Hazard Storage)	100%	44,789 SF	500 SF	9
Building Area #1: 1	100%	44,789 SF		9
_ a.i.a.i.g , i. a.a.				

Exit Access	i i avei L	Jistaiit	,
	Maximum Travel Distance w/ Sprinkler S		
Name	Dead End Corridor	Common Path of Egress Travel	Exit Access Travel Distance
Level 1			
Building Area #1			
Group S-1 (Moderate-Hazard Storage)	50'	100'	250'
Group B (Business)	50'	100'	300'
Level 2			
Building Area #1			
Group S-1 (Moderate-Hazard Storage)	50'	100'	250'
Level 3			
Building Area #1			
Group S-1 (Moderate-Hazard Storage)	50'	100'	250'



GreenSpace Self-Storage

Portland, OR 97206

Owner:
GSD Luther Road LLC
1100 Nasa Pkwy, Suite 685
Houston, TX 77058

Architect:
Parkway Architects, LLC
1000 Civic Circle
Lewisville, TX 75057
Ph:(972) 221-1979
Contact:Christopher Rutledge, AIA

MEP Engineer:
Dialectic Engineering
310 W. 20th Street
200 Kansas City, MO 64108
Ph:(816) 997-9578
Contact:Travis Butler

Structural Engineer:
Armstrong-Douglas Partners, LLC
1601 Bryan Street, Suite 202
Dallas,TX 75201
Ph: (214) 237-7022

TKJ Structural Engineering 9820 Willow Creek Road, Suite 490 San Diego, CA 92131 Ph: (858) 649-1702 Contact: Timothy K. Jaquess, S.E.

Contact: Kathy Perantie, P.E.



Architect: Greg Klimko

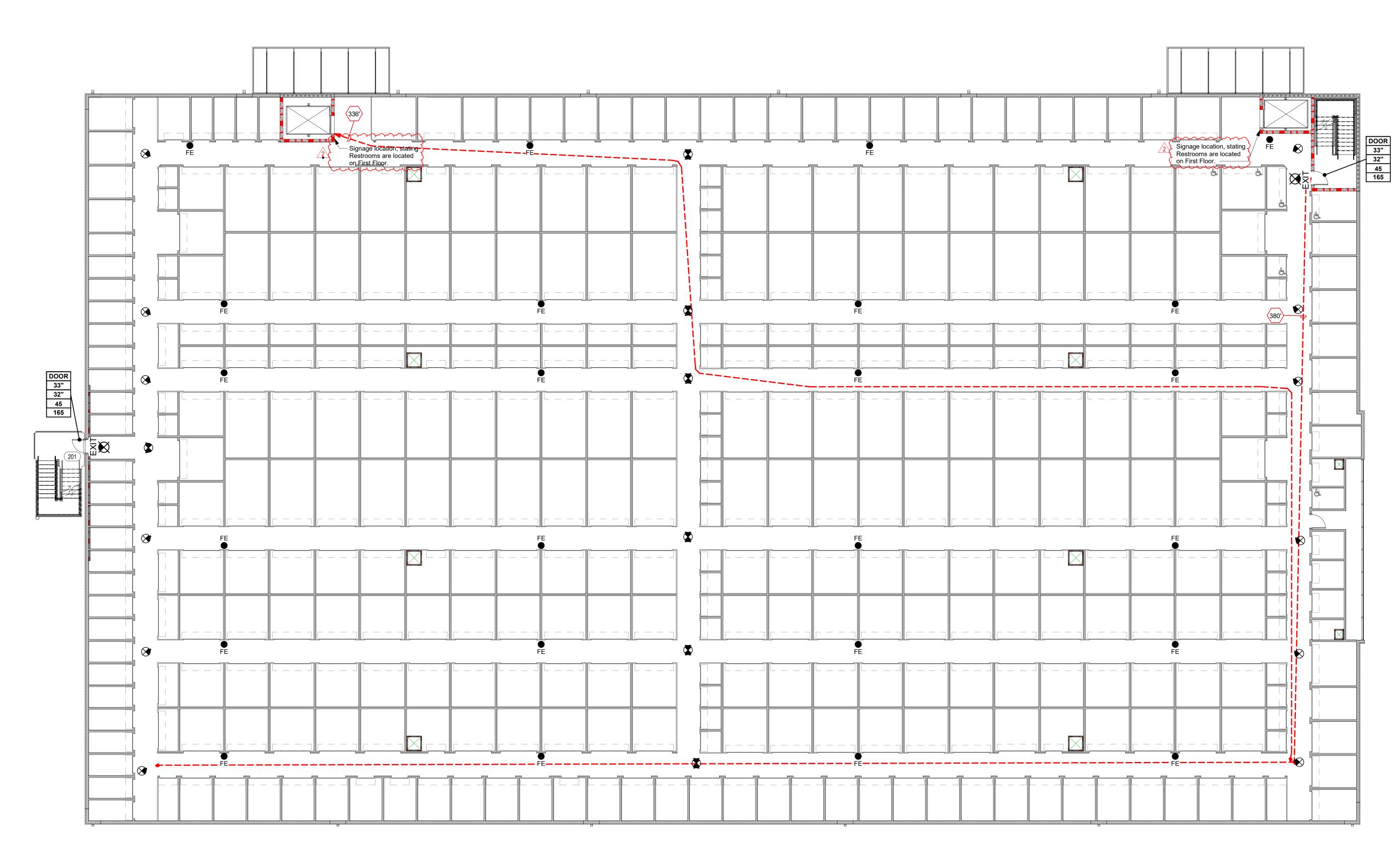
	Addendum 2	Date 6
	Permit Set	2022.02.14
	90% CD	2022.01.31
	DD Set	2022.01.07
	Description	Date
	1	
ı k	y: CR, LS	
е	d by: CR	

Checked by: CR
Project Number: 94-21844

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First Floor Life Safety

A002



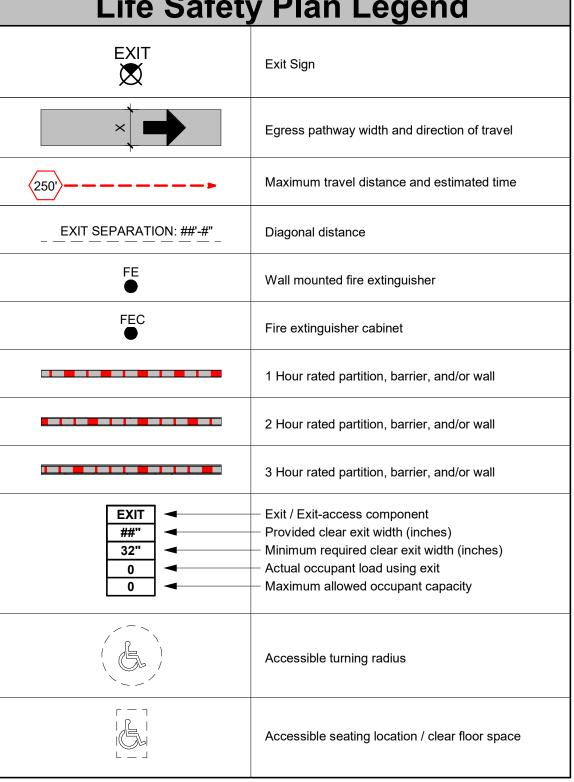
Second Floor Life Safety Plan
3/32" = 1'-0"

Life Safety Plan Legend		
EXIT	Exit Sign	
×	Egress pathway width and direction of travel	
(250)	Maximum travel distance and estimated time	
EXIT SEPARATION: ##'-#"	Diagonal distance	
FE •	Wall mounted fire extinguisher	
FEC	Fire extinguisher cabinet	
	1 Hour rated partition, barrier, and/or wall	
	2 Hour rated partition, barrier, and/or wall	
	3 Hour rated partition, barrier, and/or wall	
EXIT ##" 32" 0	Exit / Exit-access component Provided clear exit width (inches) Minimum required clear exit width (inches) Actual occupant load using exit Maximum allowed occupant capacity	
	Accessible turning radius	
	Accessible seating location / clear floor space	

Name	% of Building Fire Area	Area	Occ Load Factor for Gross SF	Occ Loa
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Building Area #1: 2	100%	44,898 SF	1	
Level 2				
Building Area #1				
Group S-1 (Moderate-Hazard Storage)	100%	44,790 SF	500 SF	
Building Area #1: 1	100%	44,790 SF		
Level 3				
Building Area #1				
Group S-1 (Moderate-Hazard Storage)	100%	44,789 SF	500 SF	
Building Area #1: 1	100%	44,789 SF	<u> </u>	
		134,478 SF		

Exit Access		vel Distance w/ Sp	
Name	Dead End Corridor	Common Path of Egress Travel	
Level 1			
Building Area #1			
Group S-1 (Moderate-Hazard Storage)	50'	100'	250'
Group B (Business)	50'	100'	300'
Level 2			
Building Area #1			
Group S-1 (Moderate-Hazard Storage)	50'	100'	250'
Level 3			
Building Area #1			
Group S-1 (Moderate-Hazard Storage)	50'	100'	250'

Wicai	ns of Egress
 and not more than 48" shall not be less than 8 Doors shall swing in the room or area containing group hoccupancy. Stairways: The clear width of a standard 	egress door opening shall not be less than 3 '. The clear height of an egress door openin 80". The direction of egress travel where serving a sing an occupant load of 50 or more persons of the sairway shall not be less than 44". The shall not be less than 80" as measured from
Egres	ss Capacity Factors
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 Automatic Sprinkler Syst Emergency Voice / Alarr Minimum Reuired Egress V Stairways: Other Egress Components 	m Communications Width: 0.2
 Emergency Voice / Alarr Minimum Reuired Egress V Stairways: Other Egress Components 	m Communications Width: 0.2
 Emergency Voice / Alarr Minimum Reuired Egress V Stairways: Other Egress Components 	m Communications Width: 0.2 : 0.15
 Emergency Voice / Alarr Minimum Reuired Egress V Stairways: Other Egress Components Minimum	m Communications Width: 0.2 0.15 num Number of Exits
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Minimum Reuired Egress V Stairways: Other Egress Components Minimum OCCUPANT LOAD 1-500 501-1000 > 1000	Min Number of Exits MIN NUMBER OF EXITS PER STORY 2 3 4
Minimum Reuired Egress V Stairways: Other Egress Components Minimum OCCUPANT LOAD 1-500 501-1000 > 1000	Min Number of Exits MIN NUMBER OF EXITS PER STORY 2 3
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Minimum Reuired Egress V Stairways: Other Egress Components Minim OCCUPANT LOAD 1-500 501-1000 > 1000 Spa OCCUPANCY A, B, E, F, M, U	Midth: 0.2 0.15 Num Number of Exits MIN NUMBER OF EXITS PER STORY 2 3 4 Acces with one Exit MAXIMUM OCCUPANT LOAD 49



Mea	ins of Egress
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	2 " 5 '
Egi	ress Capacity Factors
EGRESS CAPACITY FA	ACTORS ARE PER: IBC 1005
Automatic Sprinkler SEmergency Voice / Al	
Minimum Reuired Egres	s Width:
Stairways:	0.2
Other Egress Componer	nts: 0.15
Mini	imum Number of Exits
OCCUPANT LOAD	MIN NUMBER OF EXITS PER STORY
1-500	2
501-1000	3
> 1000	4
S	paces with one Exit
OCCUPANCY	MAXIMUM OCCUPANT LOAD
A, B, E, F, M, U	49
H-1, H-2, H-3	3
H-4, H-5, I, R	10
, ,	

GreenSpace Self-Storage

7939 SE Luther Road Portland, OR 97206

Owner: GSD Luther Road LLC 1100 Nasa Pkwy, Suite 685 Houston, TX 77058

Architect: Parkway Architects, LLC 1000 Civic Circle Lewisville, TX 75057 Ph:(972) 221-1979 Contact:Christopher Rutledge, AIA

MEP Engineer: Dialectic Engineering 310 W. 20th Street 200 Kansas City, MO 64108 Ph:(816) 997-9578 Contact:Travis Butler

Structural Engineer: Armstrong-Douglas Partners, LLC 1601 Bryan Street, Suite 202 Dallas,TX 75201 Ph: (214) 237-7022 Contact: Kathy Perantie, P.E. TKJ Structural Engineering 9820 Willow Creek Road, Suite

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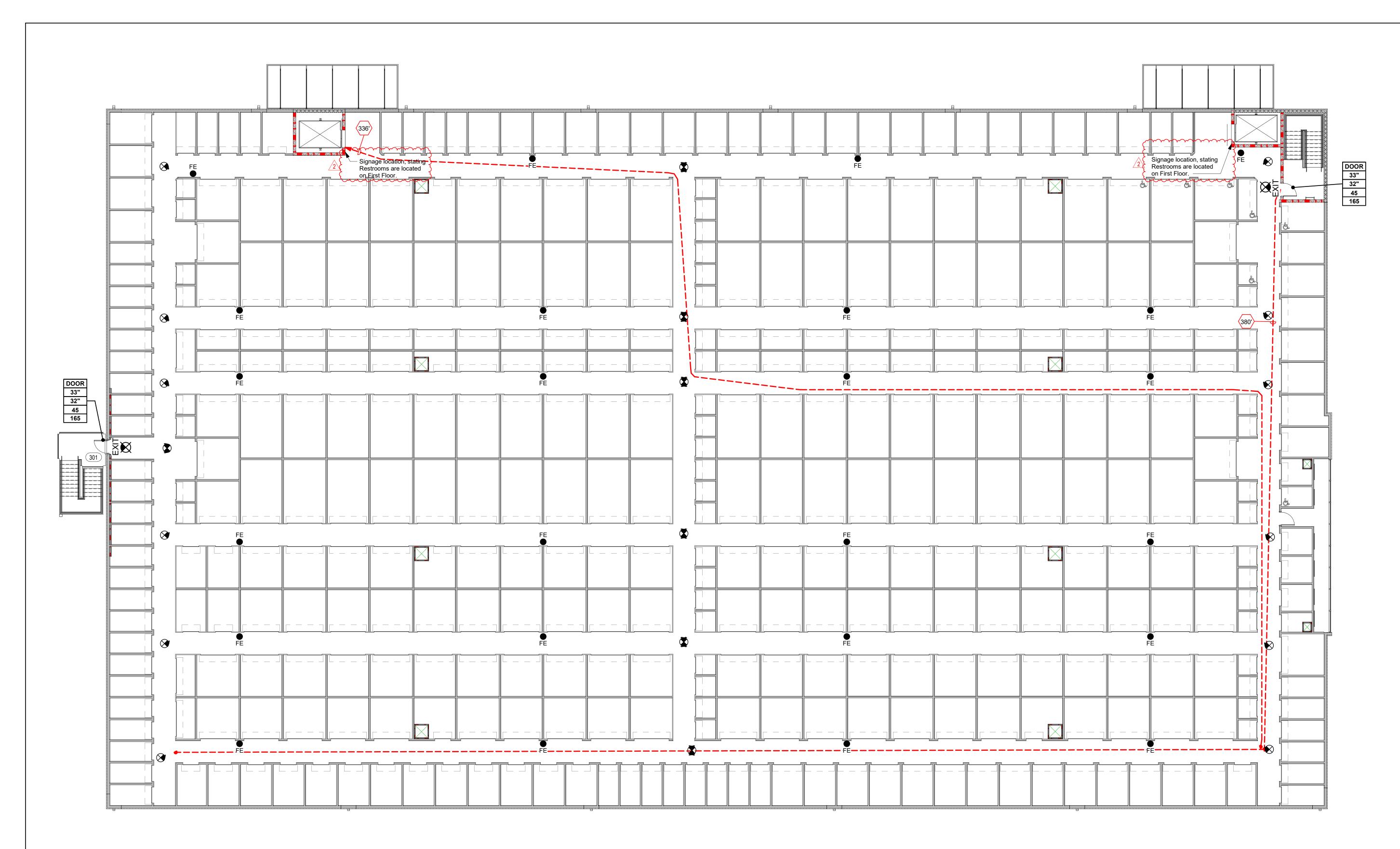


Architect: Greg Klimko

	Addendum 2	Date 6
	Permit Set	2022.02.14
	90% CD	2022.01.31
	DD Set	2022.01.07
	Description	Date
ı b	y: CR, LS	
æ	d by: CR	

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Second Floor Life Safety Plan



Third Floor Life Safety Plan
3/32" = 1'-0"

Life Safety	y Plan Legend
EXIT	Exit Sign
×	Egress pathway width and direction of travel
250'	Maximum travel distance and estimated time
EXIT SEPARATION: ##'-#"	Diagonal distance
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Level 3			
Building Area #1			
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Building Area #1: 1	100%	44,789 SF	
		134,478 SF	

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	the direction of egress travel where serving a ing an occupant load of 50 or more persons or a
Stairways:	
 The clear width of a s 	stairway shall not be less than 44". The shall not be less than 80" as measured from the
Eare	ess Capacity Factors
	CTORS ARE PER: IBC 1005
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Automatic Sprinkler SysEmergency Voice / Alar	
Emergency Voice / Alar	rm Communications
 Emergency Voice / Alar Minimum Reuired Egress Stairways: 	rm Communications Width: 0.2
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● Emergency Voice / Alar Minimum Reuired Egress Stairways: Other Egress Components Minim OCCUPANT LOAD 1-500 501-1000 > 1000	mum Number of Exits MIN NUMBER OF EXITS PER STORY 2 3 4 paces with one Exit
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Emergency Voice / Alar Minimum Reuired Egress Stairways: Other Egress Components Minimum Reuired Egress Stairways: Other Egress Components Minimum OCCUPANT LOAD 1-500 501-1000 > 1000 Sp OCCUPANCY A, B, E, F, M, U	rm Communications Width: 0.2 s: 0.15 mum Number of Exits MIN NUMBER OF EXITS PER STORY 2 3 4 paces with one Exit MAXIMUM OCCUPANT LOAD 49

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GREGORY C KLIMKO FILEWISVILLE, TX

2/14/22

OF OR FOR

Architect: Greg Klimko

	Addendum 2	Date 6
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	90% CD	2022.01.31
	DD Set	2022.01.07
).	Description	Date
	•	
n b	y: CR,LS	
ke	d by: CR	

Checked by: CR
Project Number: 94-21844

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Third Floor Life Safety Plan

A004