

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: Decision Rendered

Appeal ID: 27744	Project Address: 7875 NE 14th Pl
Hearing Date: 5/11/22	Appellant Name: Brian Hoeft
Case No.: B-009	Appellant Phone: 5032263617
Appeal Type: Building	Plans Examiner/Inspector: Chanel Horn
Project Type: commercial	Stories: 1 Occupancy: B Construction Type: V-B
Building/Business Name: Covered Dog Run / Oregon Humane Society	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 22-107783-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Dog Run

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 503.1.2 and 705.3

Requires

503.1.2 Building on the Same Lot – Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building where the building height, number of stories of each building and the aggregate building area of the buildings are within the limitations specified in Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

705.3 Building on the Same Lot – For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them. Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 705.5 and 705.8.

Exceptions: 1. Two or more buildings on the same lot shall be either regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

Code Modification or Alternate Requested The intent of the appeal is to forgo the use of fire sprinklers at the northwest and northeast dog run canopies.

Proposed Design We propose to not provide fire sprinklering at the dog run canopies. Per an email from Wendi Colmone, Fire Inspector Specialist with Portland Fire and Rescue, the “dog runs would not need sprinkler coverage for several reasons, one of which being, they are small concrete pads with fully,

non-combustible roofs and chain link fence for walls. This design will not allow enough heat to collect and trigger a sprinkler head if in the off chance something did catch fire.”

Reason for alternative Per the email from Wendi Colmone, “if a sprinkler system was required it would very costly to install a dry valve and system to each individual dog run.” Additionally, these dog runs will contain an animal, a human, and potentially a dog toy. None of these items are readily combustible and no source of flame will be located within these structures.

Appeal item 2

Code Section 1010.1.9, 1010.1.9.1, 1104.3.1, ANSI A117.1 404.2.6

Requires 1010.1.9 Door operations – Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

1010.1.9.1 Hardware – Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

1104.3.1 – Employee work areas – Common use circulation paths within employee work areas shall be accessible routes. Exception 1. Common use circulation paths, located within employee work areas that are less than 1,000 square feet in size and defined by permanently installed partitions, counters, casework or furnishings, shall not be required to be accessible routes.

ANSI A117.1 404.2.6 – Handles, pulls latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate.

Code Modification or Alternate Requested The intent of the appeal is to provide a standard fork gate latch at the covered dog run canopies in lieu of a lever handle lockset.

Proposed Design During plan review, it was noted that since the fenced-in dog runs on site will have canopies over them, they are now considered buildings. As such, the fence gates are required to have lever hardware to comply with the code sections listed above. We propose to use standard fork gate latches in lieu of lever hardware.

Reason for alternative All of the areas under consideration are employee work areas and not open to the public. There are other gates and uncovered dog runs on site that will use fork gate latch hardware, so employees will be using this hardware in other areas of the site.

Nothing about the use of these dog runs, or the activities being conducted inside them has changed. We have simply added a roof over them to provide shelter. There is minimal increased risk to life safety because these dog runs now have roofs over them.

The gates on these dog runs need to be able to latch to prevent a dog from escaping. As the other egress gates on site have panic hardware, it is possible that if a dog were to get out of the dog run enclosure it could run into the street. Therefore, the ability to have these gates latch in a way that an animal can not escape is important to protect the safety of both the animal, and employees or the public if a particular dog is dangerous.

According to staff at the Oregon Humane Society, they have witnessed dogs open deadbolt latch thumb turn hardware and lever hardware. Therefore, there is some risk that an animal could escape from the dog runs if we use deadbolt thumb turn latches or lever hardware.

APPEAL DECISION

1. Omission of sprinklers in covered dog run: Granted as proposed.

2. Use of a standard fork style gate latch at covered dog run: Granted as proposed.

Note: This decision does not waive any federal requirements for accessibility that are enforced by Department of Justice.

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.

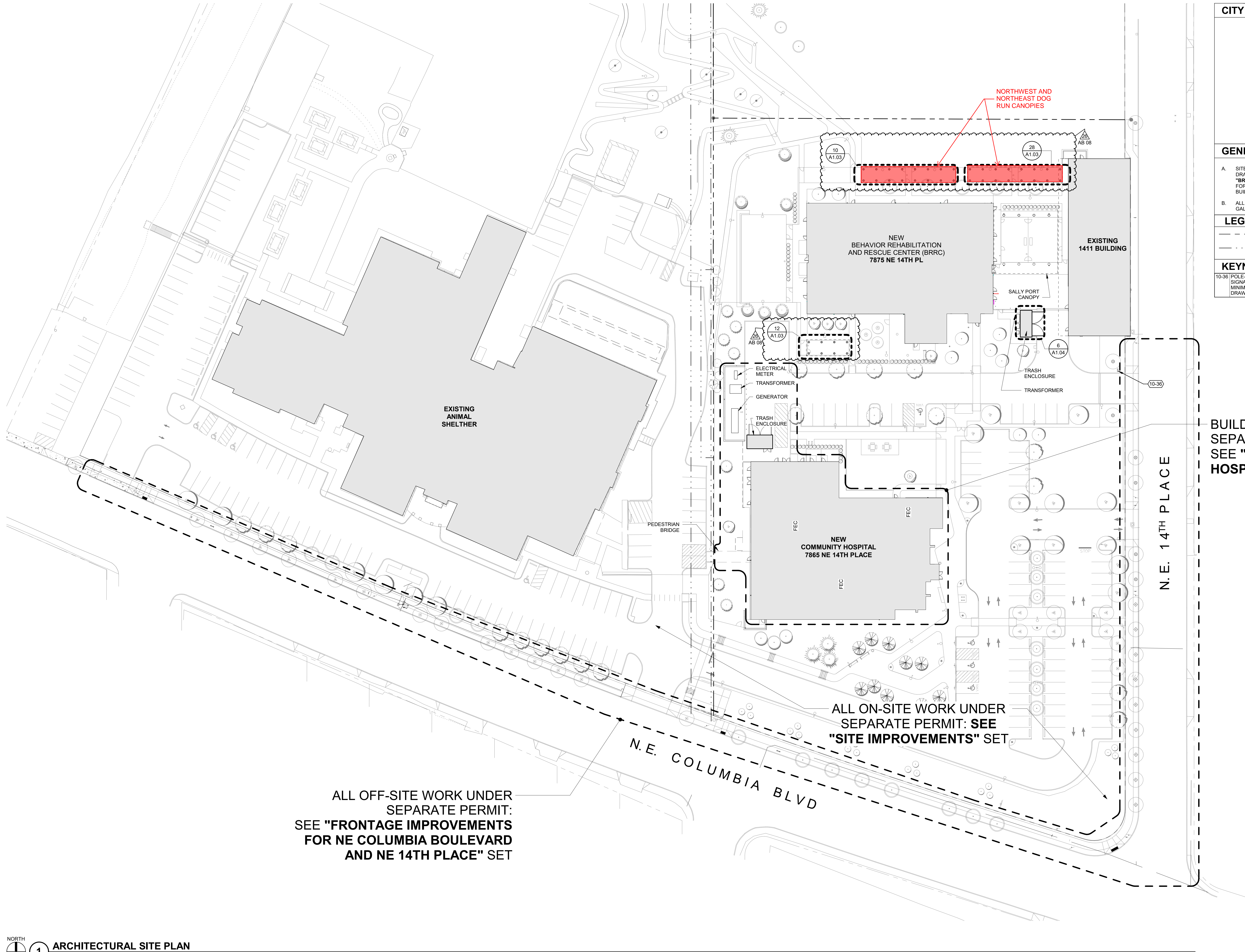
FILE PATH: C:\Revit_Local\18011_OHS BRRC_20_bhoft.rvt

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



1 ARCHITECTURAL SITE PLAN

1" = 30'-0"



CITY ELECTRONIC STAMP

S|E A

SCOTT|EDWARDS ARCHITECTURE LLP.
2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.seallp.com



Digitally signed by Lisa McClellan
Date: 2022.02.03 14:35:01-08'00'

**OREGON
HUMANE
SOCIETY -
BRRC & 1411
TENANT
IMPROVEMENT**

Job Number: 18011
7875 NE 14TH PLACE
PORTLAND, OR 97211

GENERAL SHEET NOTES

- A. SITE LIGHTING SHOWN ON ELECTRICAL DRAWINGS IN "COMMUNITY HOSPITAL" SET AND "BRRC" SET. SEE RESPECTIVE BUILDING SETS FOR SITE LIGHTING ADJACENT TO EACH BUILDING.
- B. ALL EXTERIOR STEEL TO BE HOT-DIP GALVANIZED U.N.O.

LEGEND

- PROPERTY LINE
- EASEMENT

KEYNOTES XXXXX

10-36 POLE-MOUNTED BUILDING ADDRESS NUMBER
SIGNAGE TO READ: "7875" 4" HIGH LETTERING WITH
MINIMUM 1/2" STROKE WIDTH. SEE SIGNAGE
DRAWINGS.

BUILDING UNDER
SEPARATE PERMIT:
SEE "COMMUNITY
HOSPITAL" SET

ALL ON-SITE WORK UNDER
SEPARATE PERMIT: SEE
"SITE IMPROVEMENTS" SET

ALL OFF-SITE WORK UNDER
SEPARATE PERMIT:
SEE "FRONTAGE IMPROVEMENTS
FOR NE COLUMBIA BOULEVARD
AND NE 14TH PLACE" SET

26	AB 08	02.04.22
13	AB 02	06.11.21
12	AB 01	05.26.21
10	ASJ 05	05.07.21
9	PLAN REVIEW #3	04.16.21
6	PLAN REVIEW #2	02.26.21
5	PLAN REVIEW #1	12.15.20
3	ADDENDUM 02	11.06.20

CONFORMANCE SET 06.09.21

ISSUE DATE

Drawing:

ARCHITECTURAL
SITE PLAN

Sheet No:

A1.01

Brian Hoeft

From: Colmone, Wendi <Wendi.Colmone@portlandoregon.gov>
Sent: Thursday, April 28, 2022 10:03 AM
To: Jeff Collins
Subject: Fwd: Oregon Humane Society

Hi Jeff,
Looks like they are going to require a building code appeal...
I attached her response.

Let me know if I can do any more,

Wendi

Sent from my iPhone

Begin forwarded message:

From: "Horn, Chanel" <Chanel.Horn@portlandoregon.gov>
Date: April 28, 2022 at 9:41:20 AM PDT
To: "Colmone, Wendi" <Wendi.Colmone@portlandoregon.gov>
Subject: RE: Oregon Humane Society

Hi Wendi,
Based from OSSC Sections 503.1.2 and 705.3 the three dog runs clouded in red below are required to provide a sprinkler system as they are being considered as portions of one building with the BRRC and 1411 Buildings. The south dog run has been shown to building code compliance to not require a sprinkler system.
I would recommend they request a [building code appeal](#). They can include the information you provided below in the appeal reasoning. If they have any questions about the process of the building code appeal they may contact me.
Please let me know if you have any questions.

Wendi.colmone@portlandoregon.gov

503 849 1308

FILE PATH: C:\Revit_Local\18011_OHS BRRC_20_bhoft.rvt



PROPOSED FORK GATE LATCH

ADDITIONAL
FENCE GATES
USING FORK
GATE LATCHES

DOG RUN
CANOPIES

NEW
BEHAVIOR REHABILITATION
AND RESCUE CENTER (BRRC)
7875 NE 14TH PL

EXISTING
1411 BUILDING

EXISTING
ANIMAL
SHELTER

NEW
COMMUNITY HOSPITAL
7865 NE 14TH PLACE

FENCE GATES
WITH PANIC
HARDWARE

BUILDING UNDER
SEPARATE PERMIT:
SEE "COMMUNITY
HOSPITAL" SET

ALL ON-SITE WORK UNDER
SEPARATE PERMIT: SEE
"SITE IMPROVEMENTS" SET

ALL OFF-SITE WORK UNDER
SEPARATE PERMIT:
SEE "FRONTAGE IMPROVEMENTS
FOR NE COLUMBIA BOULEVARD
AND NE 14TH PLACE" SET

CITY ELECTRONIC STAMP

GENERAL SHEET NOTES

- A. SITE LIGHTING SHOWN ON ELECTRICAL DRAWINGS IN "COMMUNITY HOSPITAL" SET AND "BRRC" SET. SEE RESPECTIVE BUILDING SETS FOR SITE LIGHTING ADJACENT TO EACH BUILDING.
- B. ALL EXTERIOR STEEL TO BE HOT-DIP GALVANIZED U.N.O.

LEGEND

- PROPERTY LINE
- EASEMENT

KEYNOTES XXXXX

10-36 (POLE-MOUNTED BUILDING ADDRESS NUMBER SIGNAGE TO READ: "7875" 4" HIGH LETTERING WITH MINIMUM 1/2" STROKE WIDTH. SEE SIGNAGE DRAWINGS.

S|E A

SCOTT|EDWARDS ARCHITECTURE LLP.
2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.seallp.com



Digitally signed by Lisa McClellan
Date: 2022.02.03 14:35:01-0800'

OREGON
HUMANE
SOCIETY -
BRRC & 1411
TENANT
IMPROVEMENT

Job Number: 18011

7875 NE 14TH PLACE
PORTLAND, OR 97211

26	AB 08	02.04.22
13	AB 02	06.11.21
12	AB 01	05.26.21
10	ASJ 05	05.07.21
9	PLAN REVIEW #3	04.16.21
6	PLAN REVIEW #2	02.26.21
5	PLAN REVIEW #1	12.15.20
3	ADDENDUM 02	11.06.20

CONFORMANCE SET 06.09.21

ISSUE DATE

Drawing:

ARCHITECTURAL
SITE PLAN

Sheet No:

A1.01



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.