

# 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

<b>Appeal ID:</b> 27890	<b>Project Address:</b> 615 SW Palatine Hill Rd, Howard Residence Hall
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<b>Hearing Date:</b> 7/20/22	<b>Appellant Name:</b> Crystal Sanderson
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<b>Case No.:</b> B-006	<b>Appellant Phone:</b> (408) 892-4063
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<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Brian Quattlebaum
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<b>Project Type:</b> commercial	<b>Stories:</b> 3 <b>Occupancy:</b> R-2 <b>Construction Type:</b> II-B
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<b>Building/Business Name:</b> Lewis & Clark	<b>Fire Sprinklers:</b> Yes - Fully Sprinklered
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<b>Appeal Involves:</b> occ Change from B to R-2, other: Temporary R-2 use in accessory space	<b>LUR or Permit Application No.:</b> 04-055556-FA
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<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> R-2 Dormitory Housing
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### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	508.2.1 Accessory occupancies\Occupancy Classification
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<b>Requires</b>	Accessory occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space.
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<b>Code Modification or Alternate Requested</b>	Lewis & Clark would like to use existing accessory lounge space for dormitory sleeping units (R-2 occupancy) temporarily for one academic year (Aug 2023-May 2024) to allow for additional sleeping units while another dormitory building is being renovated.
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<b>Proposed Design</b>	Each of the (2) lounges on levels 2 & 3 will be used as a sleeping unit to house students from August 2023 to May 2024. After this period of time they will again be used as a B occupancy lounge space. Howard Residence Hall was permitted in 1959 and fire/life-safety sheets were not included in the drawing set. The building is fully sprinklered and is concrete structure with 4" concrete block partitions and metal studs which meet the main requirements for type IIB construction. The doors at the lounges are labeled as ¾ hour doors which coordinate with a 1-hour rating for the partitions. The lounges are 297 SF at levels 2 and 3 and could be considered accessory to the main occupancy which is R-2 dormitory use. There is an existing freestanding electric oven/range. Per OSSC 420.10.2, cooktops, ranges and ovens shall not be installed or used in sleeping rooms. The ovens/ranges will be uninstalled and removed while used as sleeping units and reinstalled when they are again used as a B occupancy lounge space.
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<b>Reason for alternative</b>	The existing lounge spaces meet or exceed all current OSSC requirements for health, accessibility, structural, energy, life safety, fire protection, and plumbing requirements to be used as R-2 occupancy except that there are existing freestanding electric oven/ranges in each lounge.
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The ovens/ranges will be uninstalled and removed while used as sleeping units and reinstalled when they are again used as a B occupancy lounge space.

When the lounges are used as dormitory the number of occupants will be reduced from 15 gross SF/occupant allowable (20 occupants) to 50 gross SF/occupant (6 occupants) and the requirements for fire-rated separations are also reduced at the corridors because this is no longer an occupancy separation, and the oven/range will be removed thus the temporary use is safer than the existing permitted use.

Note per OSSC 1030.1 that emergency escape and rescue openings are not required in R-2 occupancies if the story has (2) exit access stairs. All stories have access to (2) exit access stairways and emergency escape and rescue openings are not required.  
See attachments for fire life-safety plans and code report.

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## APPEAL DECISION

**Use of B occupancy lounge space as temporary R2 dormitory at Howard Residence Hall: Granted provided a temporary permit is issued through Facilities Permit Program with inspection prior to occupancy and a final inspection when space is converted back to permitted use and provided the temporary occupancy is valid from August 1st, 2023 with final inspection for conversion back to permitted use by July 31, 2024.**

**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto: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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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Rated door closer

Existing 3/4 hour door rating



Existing range/oven to be removed

Existing exit stair

3/4 hour labeled door

Remove existing oven/range

Existing concrete block partitions

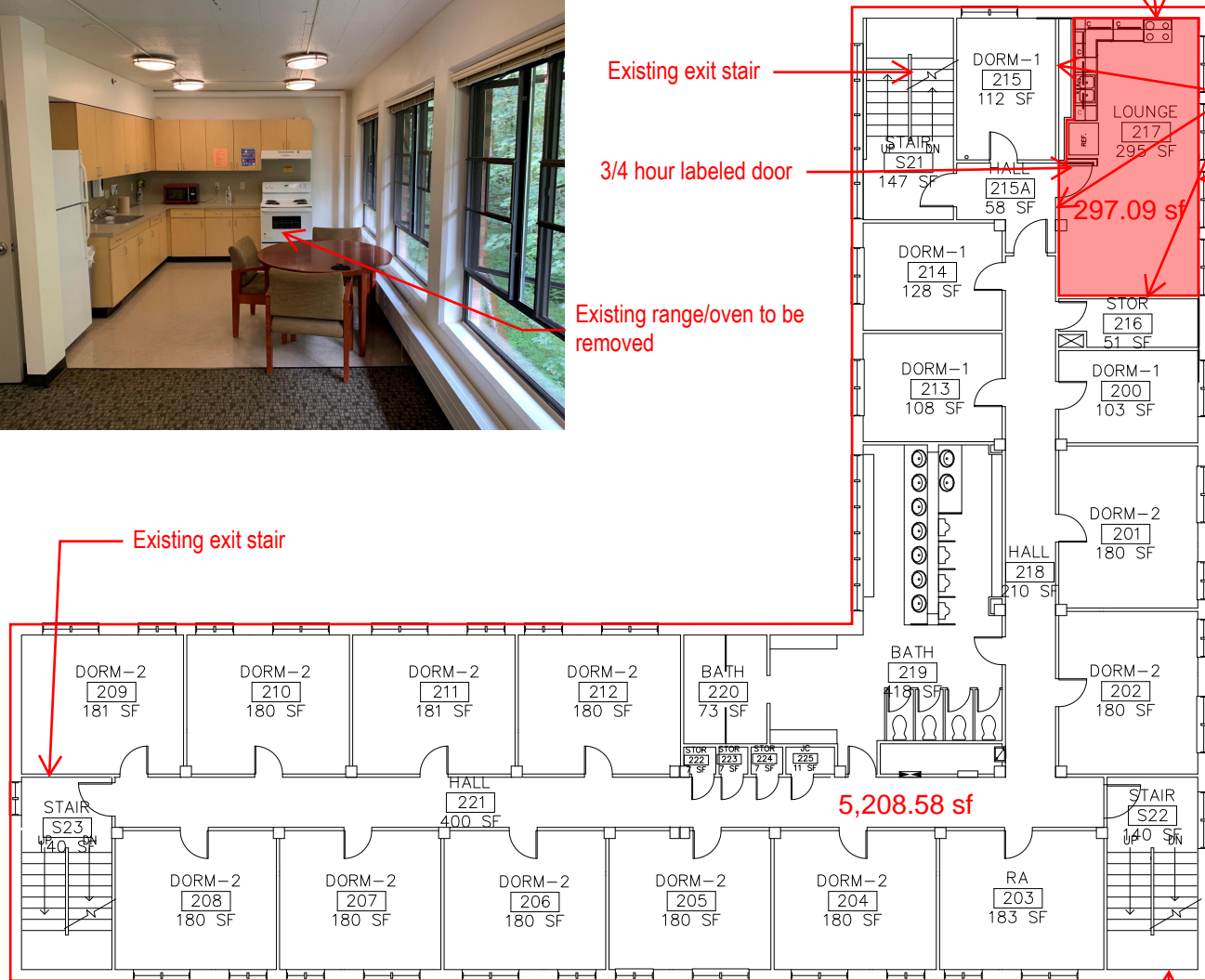
Temporarily use as R-2 dormitory space

Existing concrete bearing walls

Remove existing oven/range

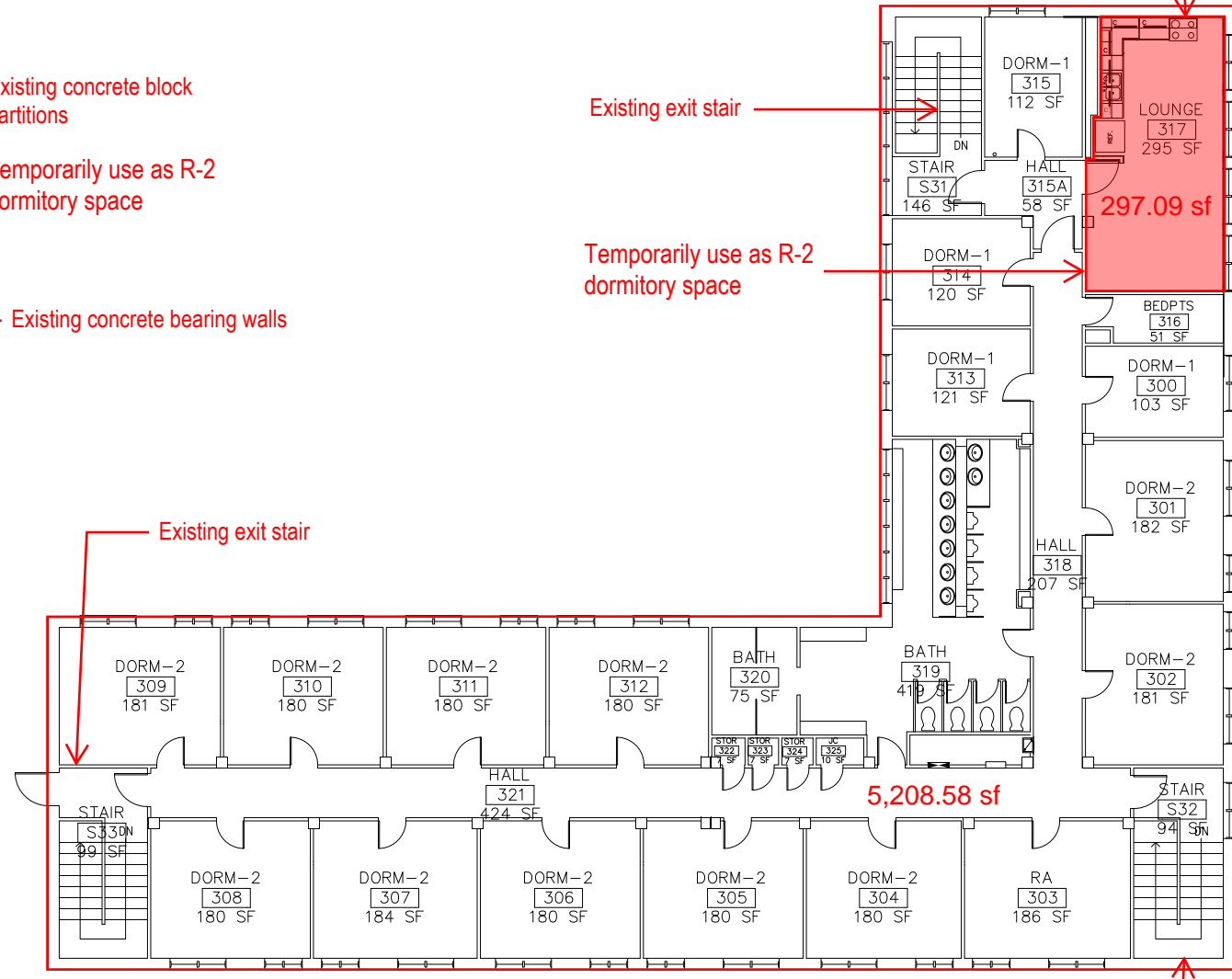
Existing exit stair

Temporarily use as R-2 dormitory space



HOWARD HALL Fully sprinklered with fire alarm upgraded in 1991  
2ND FLOOR  
5,208 GSF

Existing exit stair



HOWARD HALL Fully sprinklered with fire alarm upgraded in 1991  
3RD FLOOR  
5,208 GSF

Existing exit stair

TOTAL BLDG  
20,838 GSF

Gross Square footage  
is measured from  
outside face of  
exterior walls.

# Lewis & Clark College Book Plan

43

HOWARD  
HALL

2ND & 3RD  
LEVEL

Revised:  
2/17/2011

43\_2

Print Date:  
2/17/2011  
File Name:  
J:\data\CAD\HowardBP43\_2

**Lewis & Clark Howard Residence Hall**

615 SW Palatine Hill Rd, Portland, OR 97219

Owner: Lewis & Clark

David Ernevad

(503) 768-7979

davidernevad@LClark.edu

**Code Data**

<b>Authorities Having Jurisdiction</b>	<b>Permitting and Inspections: Planning, Building &amp; Code Enforcement – Development Services</b> Bldg FLS – Brian Quattlebaum Brian.Quattlebaum@portlandoregon.gov (503) 823-0637 Fire – Mark Cole Mark.Cole@portlandoregon.gov (503) 823-3802
<b>Adopted Codes</b>	2019 Oregon Structural Specialty Code 2021 Oregon Plumbing Specialty Code 2019 Oregon Mechanical Specialty Code 2021 Oregon Energy Efficiency Specialty Code 2021 Oregon Electrical Specialty Code 2019 Oregon Fire Code 2010 ADA Standards for Accessible Design

**2019 Structural Specialty Code**

<b>Use &amp; Occupancy Classification</b> (Chapter 3)	R-2 Dormitory Housing
<b>Dormitory Cooking Facilities</b> (420.10.2)	Cooktops, ranges and ovens shall not be installed or used in sleeping rooms.
<b>Height in Feet</b> (Table 504.3)	Type IIB Occupancy R-2: 60 feet
<b>Allowable Number of Stories Above Grade Plane</b> (Table 504.4)	Type VA Occupancy R-2: 4 stories
<b>Basements</b> (Table 506.1.3)	Basements need not be included in the total allowable floor area of a building provided the total area of such basements does not exceed the area permitted for a one-story above grade plane building.
<b>Allowable Building Area</b> (Table 506.2)	Type IIB Occupancy R-2: 16,000 SF

<b>Single-Occupancy Multistory Buildings</b> (506.2.3)	$A_a = \{A_t + [NS \times I_f] \times S_a$ <p> <math>A_a</math> = Allowable area  <math>A_t</math> = Tabular area per table 506.2  <math>NS</math> = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered)  <math>I_f</math> = Area increase factor due to frontage as calculated in accordance with Section 506.3  <math>S_a</math> = Actual number of building stories above grade plane... </p> <p> Type VA – R-2 Occupancy  <math>82,800 = \{16,000 + [16,000 \times .725] \times 3</math> </p> <p><b>24,221 SF Existing</b></p>
<b>Accessory Occupancies</b> (508.2.3)	Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for nonsprinklered buildings in Table 506.2 for each such accessory occupancy. (590 SF < 10% * 6,781 SF) (B Occupancy Type VB – 9,000 SF)
<b>Frontage Increase</b> (506.3.3)	<p>Every building shall adjoin or have access to a public way to receive a building area increase for frontage. Where a building has more than 25 percent of its perimeter on a public way or open space having a width of not less than 20 feet, the frontage increase shall be determined in accordance with Equation 5-5</p> $I_f = [F/P - .25]W/30 \text{ (Equation 5-5)}$ <p> <math>I_f</math> = Area increase due to frontage  <math>F</math> = Building perimeter that fronts on a public way or open space having 20 feet open minimum width  <math>P</math> = Perimeter of entire building  <math>W</math> = Width of public way or open space in accordance with Section 506.3.3  <math>0.725 = (389.5/389.5 - .25)29/30</math> </p>
<b>Frontage Width Limits</b> (506.3.2)	<p>The value of <math>W</math> shall not be less than 20 feet. Where the value of <math>W</math> varies along the perimeter of the building, the calculation performed in accordance with Equation 5-2 shall be based on the weighted average calculated in accordance with Equation 5-3 for portions of the exterior perimeter walls where the value of <math>W</math> is greater than or equal to 20 feet. Where the value of <math>W</math> is greater than 30 feet, a value of 30 feet shall be used.</p> $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 \dots) / F$ <p> <math>L_n</math> = Length of a portion of the exterior perimeter wall  <math>W_n</math> = Width of open space associated with that portion of the exterior perimeter wall.  <math>F</math> = Building perimeter having a width of 20'-0" or more  <math>29 = (32 \times 20 + 357.5 \times 30) / 389.5</math> </p>
	<div>Building Element</div> <div>Type IIB</div>

<b>Fire-Resistance Rating Requirements for Building Elements</b> (Table 601)	Primary Structural Frame		0 hour	
	Bearing Walls Exterior		0 hour	
	Bearing Walls Interior		0 hour	
	Nonbearing walls and Partitions Interior		0 hours	
	Floor Construction & Associated Secondary Members		0 hour	
	Roof Construction & associated secondary Members		0 hour	
<b>Fire Resistance Rating Requirements for Exterior Walls based on Fire Separation Distance</b> (Table 602)				
	X<5	1 hour		
	5<x<10	1 hour		
	10<x<30	0 hour		
	x>30	0 hours		
<b>Max Area of Ext Wall Opening Based on Fire Separation Distance &amp; Degree of Wall Opening</b> (Table 705.8)	X<3	Not Permitted		
	3<X<5	Unprotected Sprinklered - 15% Protected – 15%		
	5<X<10	Unprotected Sprinklered – 25% Protected – 25%		
	10<X<15	Unprotected Sprinklered – 45% Protected – 25%		
	15<X<20	Unprotected Sprinklered – 75% Protected – 75%		
	20<X<25	Unprotected Sprinklered – No Limit		
<b>Protected Openings</b> (705.8.2)	Opening protectives are not required where the building is equipped with an automatic sprinkler system and exterior openings are protected by a water curtain using automatic sprinklers approved for that use.			
<b>Mixed Openings</b> (705.8.4)	(A <sub>p</sub> /a <sub>p</sub> ) + (A <sub>u</sub> /a <sub>u</sub> )≤1 A <sub>p</sub> – Actual area of protected openings a <sub>p</sub> – Allowable area of protected openings A <sub>u</sub> – Actual area of unprotected openings a <sub>u</sub> – Allowable area of unprotected openings			
<b>Interior Wall &amp; Ceiling Finish Materials</b> (803.1.2)	Class C		Flame spread index 76-200 Smoke dev index 0-450	
<b>Interior Wall &amp; Ceiling Finish Requirements by Occupancy</b> (Table 803.13)	Sprinklered			
	Occupancy	Int Exit Stairways, Exit Passageways	Corridors & exit enclosures for exit access stairways	Rooms & Enclosed Spaces
	R-2	Class C	Class C	Class C
<b>Decorative Materials &amp; Trim</b> (806.2)	Fixed or movable walls and partitions, paneling, acoustical correction...shall be considered interior finish if they cover 10 percent or more of the wall or ceiling area and shall not be considered decorative materials.			

<b>Noncombustible Materials</b> (806.1.1)	The permissible amount of decorative materials meeting the flame propagation performance criteria of NFPA 701 shall not exceed 10 percent of the specific wall or ceiling area to which it is attached.	
<b>Maximum Floor Area Allowances per Occupant</b> (Table 1004.5)	Function of Space	Occupant Load Factor
	Accessory storage areas, mechanical equipment room	300 gross
	Assembly unconcentrated (tables and chairs)	15 net
	Dormitories	50 gross
<b>Spaces with One Exit or Exit Access Doorway</b> (Table 1006.2.1)	R-2	20 Occupants Max
<b>Minimum Number of Exits or Access to Exits per Story</b> (Table 1006.3.2)	1-500: 2 501-1,000: 3	
<b>Stories with One Exit or Access to One Exit for R-2 Occupancies</b> (Table 1006.3.3(2))	Max Occupants: 10	Max exit Access Distance: 75'
<b>Exit Access Travel Distance</b> (Table 1017.2)	R Occupancy	250 with sprinklers
<b>Corridor Fire Resistance Rating</b> (Table 1020.1)	With Sprinkler System	0.5 hours
<b>Dead Ends</b> (1020.4)	Exception 2: not to exceed 50 feet in length.	
<b>Exit Discharge</b> (1028.1)	<p>Exits shall discharge directly to the exterior of the building. Exit discharge shall be at grade or shall provide direct access to grade. Exit discharge shall not reenter the building.</p> <p>Exception 1 A maximum of 50% of the number and capacity of interior exit stairways and ramps is permitted to egress through areas on the level of exit discharge provided all conditions are met:</p> <ol style="list-style-type: none"> <li>1. Enclosures egress to a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.</li> <li>2. The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire resistance rating for the enclosure.</li> <li>3. The egress path from the interior exit stairways and ramp on the level of exit discharge is protected throughout by and approved automatic sprinkler system.</li> <li>4. separated by 30 feet or not less than <math>\frac{1}{4}</math> the diagonal of the building, whichever is less.</li> </ol>	

<b>Emergency Escape and Rescue</b> (1030.1)	In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in the following occupancies: 1. Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.3(1) and 1006.3.3(2). (2) Exits/Exit Access provided on every floor: <b>Not Required</b>			
<b>Minimum Number of Required Plumbing Fixtures</b> (Table 2902.1)	Occ R-2	Water Closets * 1:10	Lavatories 1:10	Showers 1:8
	*Urinals may replace water closets at a ratio of 1 urinal per 2/3 water closet.			