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## Appeal 34825

### Appeal Summary

**Status:** Decision Rendered

**Appeal ID:** 34825

**Submission Date:** 5/28/25 2:10 PM

**Hearing Date:** 6/4/25

**Case #:** B-3

**Appeal Type:** Building

**Project Type:** commercial

**Building/Business Name:** Meister

**Appeal Involves:** Alteration of an existing structure

**Proposed use:** Office Space

**Project Address:** 110 SE 8TH AVE, PORTLAND, OR 97214

**Appellant Name:** Kevin Valk

**Appellant Phone:** 503-233-9856

**LUR or Permit Application #:** Preliminary

**Stories:** 2 **Occupancy:** B, S1 **Construction Type:** VB

**Fire Sprinklers:** No

**Plans Examiner/Inspector:** Not Assigned

**Plan Submitted Option:** pdf [\[File 1\]](#)
**Payment Option:** electronic

### Appeal Information Sheet

#### Appeal item 1

**Code Section**

1011.5 &amp; 10115.2

**Requires**

1011.5 Stair treads and risers.

Stair treads and risers shall comply with Sections 1011.5.1 through 1011.5.5.3.

10115.2. Riser height and tread depth.

Stair riser heights shall be 7 inches maximum and 4 inches minimum. The riser height shall be measured vertically between the nosings of adjacent treads or between the stairway landing and the adjacent tread. Rectangular tread depths shall be 11 inches minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's nosing.

**Code Modification or Alternate Requested**

Appeal the use of the existing non-conforming stair to provide two exits from the second floor, with the addition of a new code-compliant stair.

**Proposed Design**

The existing building is a 2-story structure classified as type VB construction.

The building egress system will be served by the existing stair 'A' and a new

stair 'C'. The new stair 'C' is located in the SW corner of the building and is 44" wide with a rise and run to meet current building code. The new stair 'C' decreases the second floor travel distance with the previous stair 'B' from 137' to 107'.

The existing stair 'A' construction is wood framed, and the existing tread depth and riser height are non-compliant. The second floor occupancy is unchanged, but with the new building design, the second floor has a smaller GSF, so the occupant load will decrease by 1. The proposed occupant load for the second floor is 11 people. The existing stair 'A' will primarily serve the existing storage area with an occupant load of 3 people. Below is an analysis of the existing stair 'A' components.

Riser Height: 7-7/8"

Tread Depth: 10"

Stair Width: 3'-2 3/4"

#### Reason for alternative

There is a reduced occupant load for the existing stair 'A' and new stair 'C' will be provided. The majority of occupants will use the new stair 'C' to egress the building. The new stair 'C' is being sized at 44" and is more than adequate to handle the occupant load of the second floor alone.

The new stair 'C' reduces the travel distance from the second floor to 107', the previous travel distance down stair 'B' was 137' to an exit.

## Appeal Decision

**Allow use of existing, non-conforming stairway for second means of egress with the addition of a new, code-compliant stairway: Granted provided the upper level north of Grid 3 remains mechanical only, no occupancy.**

"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 the 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.

Under 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, how to file a reconsideration, and how to appeal to the Building Code Board of Appeal, go to <https://www.portland.gov/ppd/file-appeal/appeal-process> or email [PPDAppeals@portlandoregon.gov](mailto:PPDAppeals@portlandoregon.gov)."





## PERMIT SET

06.XX.2025

issue: date:  
pricing set 02.13.2025  
permit set 06.XX.2025

# revision: date:

title:

CODE/LIFE  
SAFETY  
SUMMARY &  
PLAN

sheet:

G1.00

## CODE SUMMARY

APPLICABLE CODES		2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2022 OREGON MECHANICAL SPECIALTY CODE (OMSC) 2021 OREGON ELECTRICAL SPECIALTY CODE (OESC) 2021 OREGON PLUMBING SPECIALTY CODE (OPSC) 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE 2017 ANSI A117.7 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES 2022 OREGON FIRE CODE (OFC) 2022 NFPA 13 AND NFPA 72		
STANDARDS		2010 ADA STANDARDS		
CONSTRUCTION TYPE		TYPE VB NON-SEPARATED OCCUPANCIES		
CHAPTER 3				
304.1	OCCUPANCY	GROUP B GROUP S1	BUSINESS STORAGE	
CHAPTER 5				
506.2	ALLOWABLE AREA	GROUP B: 9,000 SF GROUP S1: 9,000 SF	ACTUAL AREA	GROUP B: 4,998 SF GROUP S1: 1,403 SF
504.4	ALLOWABLE STORIES	GROUP B: 2 STORIES GROUP S1: 1 STORY	ACTUAL STORIES	GROUP B: 2 STORIES GROUP S1: 1 STORY
504.3	ALLOWABLE HEIGHT	40 FT	ACTUAL HEIGHT	20.5 FT
CHAPTER 6				
TABLE 601	REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME EXTERIOR BEARING WALLS INTERIOR BEARING WALLS EXTERIOR NON-BEARING WALLS INTERIOR NON-BEARING WALLS FLOOR CONSTRUCTION ROOF CONSTRUCTION 0 HOUR 0 HOURS 0 HOUR PER TABLE 705.5 0 HOUR - UNLESS OTHERWISE NOTED 0 HOUR 0 HOUR		
CHAPTER 7				
TABLE 705.5	FIRE-RESISTANCE RATING FOR EXTERIOR NON-BEARING WALLS	X < 5 FT = 1 HR 5 FT ≤ X < 10 FT = 1 HR 10 FT ≤ X < 30 FT = 0 HR 30 FT ≤ X = 0 HR		
TABLE 705.8	EXTERIOR WALL OPENINGS	0 to less than 3 FT NOT PERMITTED 3 FT to less than 5 FT NOT PERMITTED 5 FT to less than 10 FT 10% 10 FT to less than 15 FT 15% 15 FT to less than 20 FT 25% 20 FT to less than 25 FT 45% 25 FT to less than 30 FT 70% 30 FT or greater NO LIMIT		
713.4	FLOOR OPENINGS & SHAFTS	< 4 STORIES = 1 HR		
CHAPTER 8				
TABLE 803.13	WALL AND CEILING FINISH RATINGS BY OCCUPANCY	CLASS C FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450		
CHAPTER 9				
FIRE PROTECTION		NFPA 13, NON SPRINKLERED		
CHAPTER 10				
TABLE 1004.5	EXITING & OCCUPANT LOAD	SEE LIFE SAFETY OCCUPANT LOAD SCHEDULE		
TABLE 1017.2 1008	TRAVEL DISTANCE MEANS OF EGRESS ILLUMINATION	200 FT TRAVEL DISTANCE / 75 COMMON PATH OF TRAVEL MEANS OF EGRESS PATHWAYS ILLUMINATED NOT LESS THAN 1 FOOTCANDLE AVERAGE AT THE WALKING SURFACE AT ALL TIMES AND FOR 90 MINUTES MINIMUM UNDER EMERGENCY POWER		
CHAPTER 11				
1106.2	ACCESSIBLE PARKING	1-25 PROVIDED PARKING SPACES (1) ACCESSIBLE SPACES REQUIRED: (1) PROVIDED		
CHAPTER 29				
TABLE 2902.1	OCCUPANT LOAD	WATER CLOSET	LAVATORY	DRINK FOUNTAIN
	BUSINESS: 81	1 PER 25: 1.00 1 PER 50: 1.12	1 PER 40 FOR THE FIRST 80: 2 1 PER 80 FOR THE REMAINDER: 0.02	1 DRINKING FOUNTAIN
	STORAGE: 3	1 PER 100: 0.03	1 PER 100: 0.03	
	TOTAL OCC: 84			
	(REQUIRED) PROVIDED	(2.15) 3	(2.05) 3	WATER PROVIDED IN KITCHEN, IN LIEU OF DRINKING FOUNTAIN

## DEFERRED SUBMITTALS AND SEPARATE PERMITS

DFS AND SEPARATE PERMITS SHALL BE PROVIDED PER IBC SECTION 107. GENERAL CONTRACTOR SHALL FILL IN THE NAME OF MANUFACTURER AND THE NAME OF THE **ENTER STATE NAME** REGISTERED ENGINEER WHO WILL STAMP CALCULATIONS AND SUBMITTALS FOR THE FOLLOWING SYSTEMS TO BE DESIGNED BY THE CONTRACTOR. THIS INFORMATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO THE **ENTER JURISDICTION NAME**. DEFERRED SUBMITTAL INFORMATION SHALL BE SUBMITTED TO THE **ENTER JURISDICTION NAME** IN TIME FOR PLAN AND CALCULATIONS REVIEW SO AS NOT TO DELAY CONSTRUCTION. DRAWINGS, MATERIAL SPECIFICATIONS, AND CALCULATIONS MEETING THE SPECIFIED REQUIREMENTS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW OF CONFORMANCE TO DESIGN INTENT PRIOR TO SUBMITTAL TO **ENTER JURISDICTION NAME**. UPON REVIEW, THE ARCHITECT WILL RETURN COPIES OF THE DOCUMENTS TO THE GENERAL CONTRACTOR FOR SUBMITTAL TO **ENTER JURISDICTION NAME** FOR FINAL APPROVAL OR SEPARATE PERMIT

DEFERRED SUBMITTAL	SEPARATE PERMIT - FROM FIRE MARSHALS' OFFICE
	1. FIRE DETECTION AND ALARM, SEE NOTE #2 BELOW 2. FIRE SUPPRESSION SPRINKLER SYSTEM 3. FIRE PUMPS 4. UNDERGROUND FIRE LINES 5. FIXED EXTINGUISHING SYSTEMS 6. KNOXBOX 7. STATIONARY GENERATORS & HAZARDOUS MATERIAL TANKS & RELATED EQUIPMENT
SEPARATE PERMIT	
	1. PLUMBING 2. ELECTRICAL 3. D.A.S.

## SEPARATE PERMIT NOTES

- ANY INSTALLATION DETAILS FOR FIRE & LIFE SAFETY SYSTEMS (FIRE SPRINKLERS, FIRE ALARM SYSTEMS, FIRE PUMPS, UNDERGROUND FIRE LINES, FIXED EXTINGUISHING SYSTEMS, DAS SYSTEMS, STATIONARY GENERATORS AND HAZARDOUS MATERIAL TANKS AND RELATED EQUIPMENT ARE SHOWN FOR REFERENCE ONLY. FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHALS' OFFICE.
- FIRE ALARM TO BE EQUIPPED WITH SELECTIVE SMOKE DETECTION COVERAGE PER NFPA 72. BEGINNING AT THE ACCESS POINT TO THE PATH OF THE EGRESS AND CONTINUING UNTIL REACHING ALL EXITS.

## SPECIAL INSPECTIONS

- SPRAY APPLIED FIREPROOFING
- STRUCTURAL AS INDICATED ON STRUCTURAL DRAWINGS

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR SHALL PROVIDE A LIST OF FIRESTOP MATERIALS / ASSEMBLIES WHICH WILL BE USED. THE TYPE OF PENETRATIONS WHERE EACH MATERIAL / ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (i.e. UL, ICC, OR OTHER APPROVED REPORTS / LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

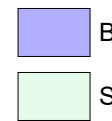
## LIFE SAFETY OCCUPANCY LOAD SCHEDULE

AREA NAME	OCCUPANCY (CH. 3)	AREA (SF)	FUNCTION (TABLE 1004.1.1)	LOAD FACTOR	OCCUPANT LOAD	CLASSIFICATION (CH. 29)	COMMENTS
LEVEL 01							
BACK OFFICE	B	830 SF	Business Area	150	6		
CONF ROOM	B	206 SF	Business Area	150	2		
EDIT BAY	B	440 SF	Business Area	150	3		
KITCHEN / LOUNGE	B	737 SF	Business Area	15	50		
MEETING ROOM	B	244 SF	Business Area	150	2		
OFFICE	B	1279 SF	Business Area	150	9		
STAIR 'A'	B	148 SF	Business Area	150	1		
		3884 SF			73		
LEVEL 02							
OFFICE	B	1115 SF	Business Area	150	8		
STORAGE/SERVER	S1	1403 SF	Storage	500	3		
		2518 SF			11		
		6401 SF			84		

## CODE - SYMBOLS

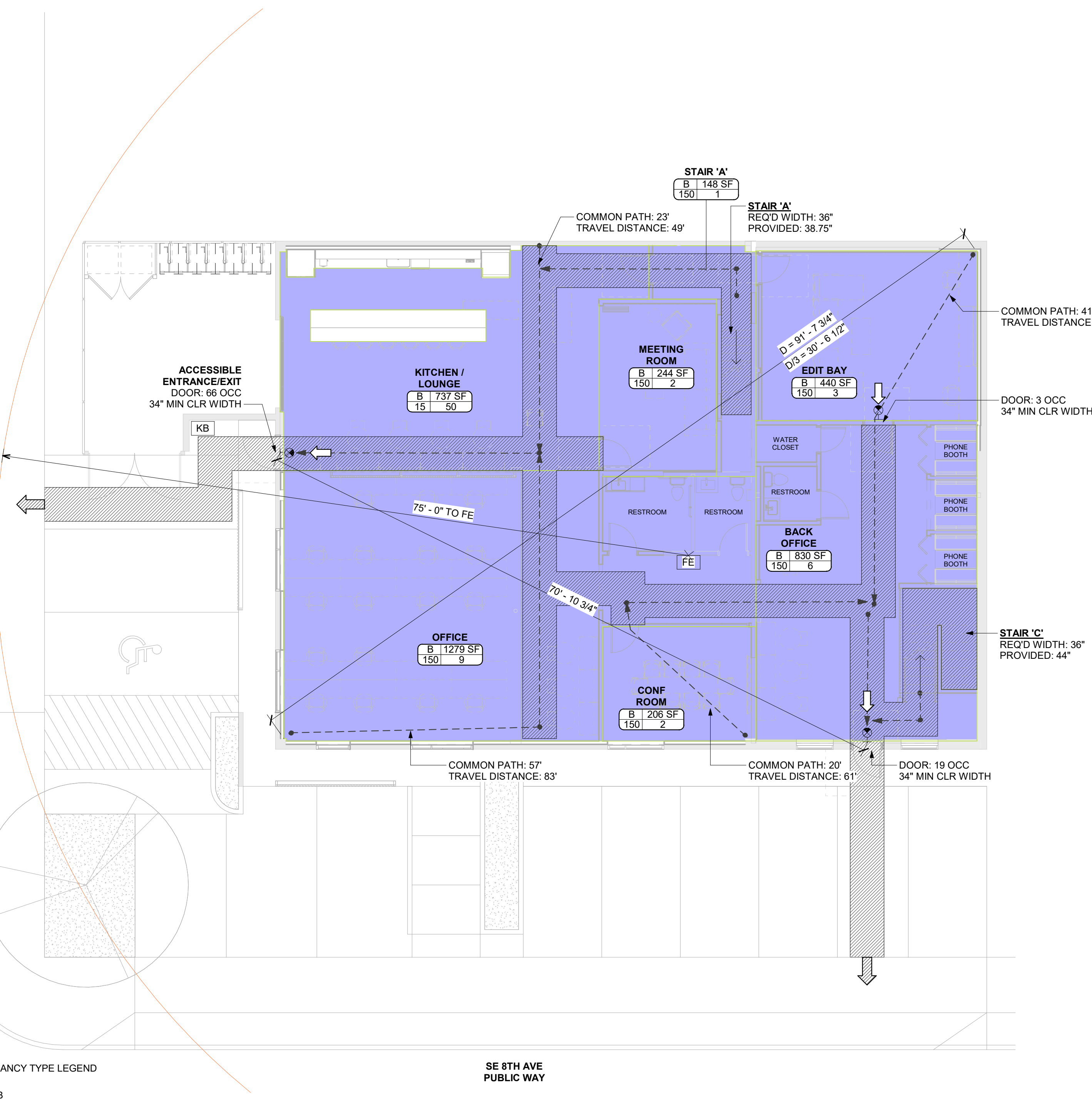
Area Name	AREA (SEE SCHEDULE)
A-1 150 SF 15 54	ROOM AREA MAX OCCUPANT LOAD (TABLE 1004.5) OCCUPANT LOAD FACTOR (TABLE 1004.5) USE AND OCCUPANCY CLASSIFICATION (CH. 3) EXIT SIGN
FAAP	FIRE ALARM ANNUNCIATION PANEL
FE	FIRE EXTINGUISHER
FP	FIRE PUMP
KB	KEY BOX / KNOX BOX
S	STAIRWAY SIGNAGE
*	ACCESSORY USE OCCUPANCY (OCCUPANT LOAD OMITTED FROM CALCULATIONS)
→	EXIT ACCESS DOOR
⇨	EXIT DOOR
⇨	EXIT DISCHARGE TO PUBLIC WAY
⇨	EGRESS PATH
----	1 HR FIRE RESISTANCE RATED WALL
----	2 HR FIRE RESISTANCE RATED WALL
----	3 HR FIRE RESISTANCE RATED WALL
----	FIRE PARTITION (.5 CORRIDORS / 1HR AT UNITS)
----	2 HR FIRE BARRIER

## OCCUPANCY TYPE LEGEND



## 2 LEVEL 02 CODE SUMMARY PLAN

G1.00 1/8" = 1'-0"



## 1 LEVEL 01 CODE SUMMARY PLAN

G1.00 1/8" = 1'-0"





PERMIT SET

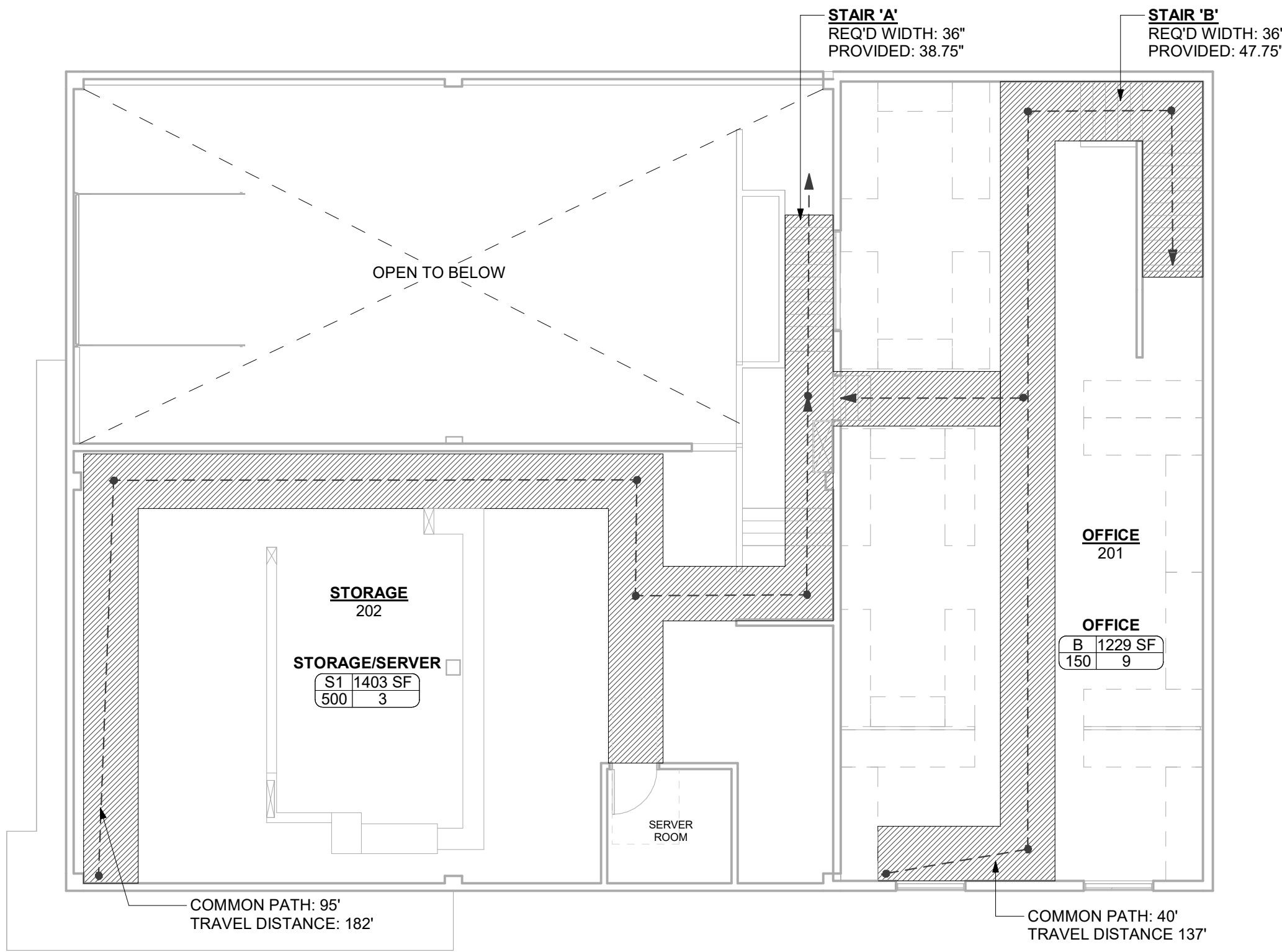
06.XX.2025

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PRICING SET	02.13.2025
PERMIT SET	06.XX.2025

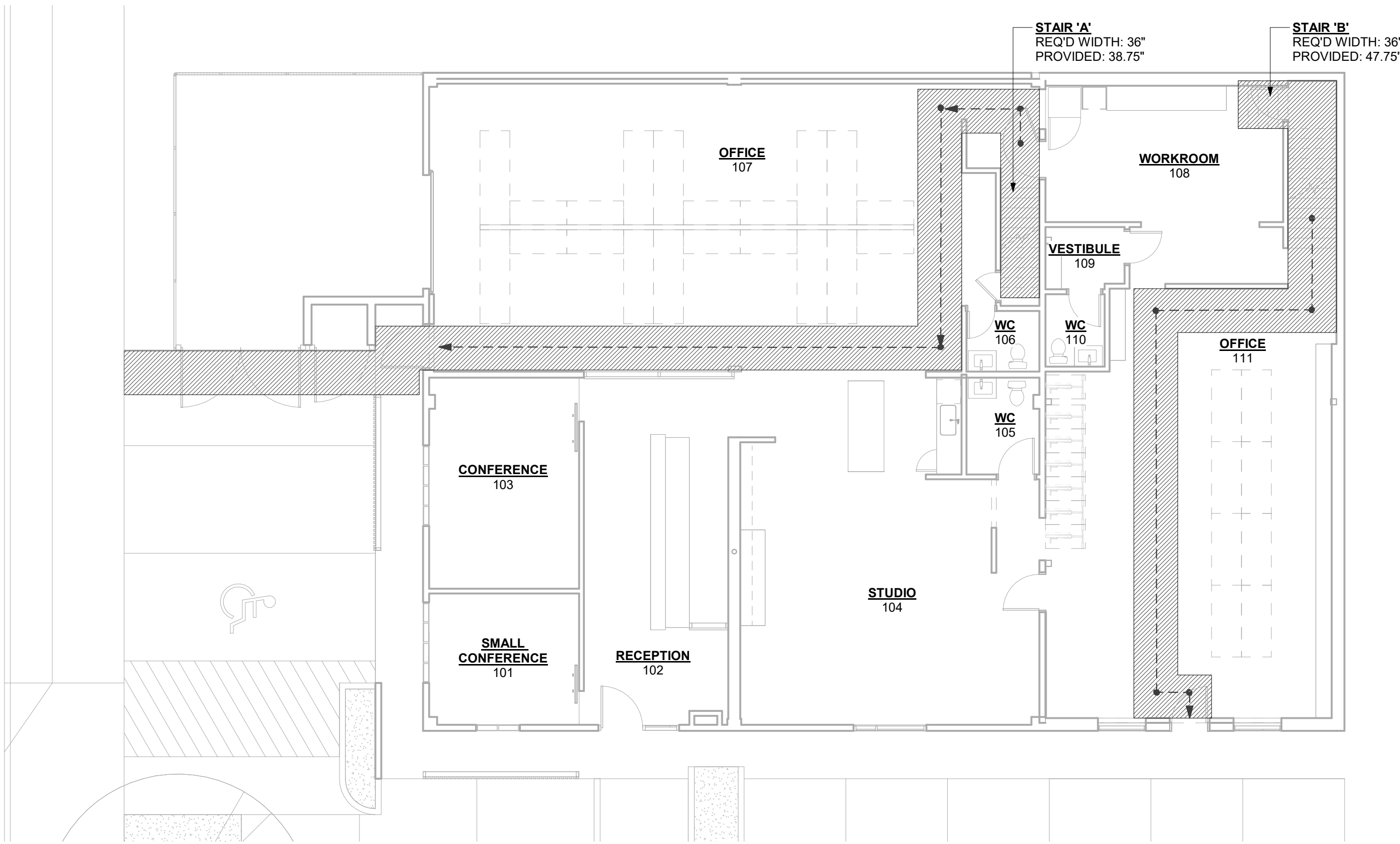
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title:  
EXISTING  
CODE/LIFE  
SAFETY  
SUMMARY &  
PLAN  
sheet:

G1.01



2 LEVEL 02 CODE SUMMARY PLAN - EXISTING  
1/8" = 1'-0"



1 LEVEL 01 CODE SUMMARY PLAN - EXISTING  
1/8" = 1'-0"