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Appeal 34827

Appeal Summary

Status: Decision Rendered

Appeal ID: 34827	Project Address: 6707 N Basin Ave
Submission Date: 5/29/25 8:30 AM	Appellant Name: Zachary Toler
Hearing Date: 6/4/25	Appellant Phone: 3033963621
Case #: B-5	LUR or Permit Application #: Permit 25-013715-CO
Appeal Type: Building	Stories: 1 Occupancy: S2 Construction Type: IIB
Project Type: commercial	Fire Sprinklers: No
Building/Business Name: UPS	Plans Examiner/Inspector: Renay Radtke Butts
Appeal Involves: Erection of a new structure	Plan Submitted Option: pdf [File 1]
Proposed use: Temporary Distribution	Payment Option: electronic

Appeal Information Sheet

Appeal item 1

Code Section	2902.1
Requires	Table 2902.1 of the OPSC specifies the minimum number of plumbing fixtures required based on occupant load and building use. For a warehouse with an occupant load of 100, the code requires one water closet per 100 occupants per gender (i.e., one water closet per gender) and one lavatory per 100 occupants per gender (i.e., one lavatory per gender). Section 403.2 requires toilet facilities to be provided within the building or within a specified travel distance (typically 500 feet) on the same lot, unless an exception applies.
Code Modification or Alternate Requested	This appeal requests approval to use Exception #3 to designate existing toilet facilities in an adjacent building on the adjacent parcel as the primary bathrooms for the modular distribution center (MDC), and to allow an event style restroom trailer, located closer to the MDC, as a bathroom option for employee convenience.
Proposed Design	An event-style restroom trailer, located 414 feet from the MDC's furthest point, will serve as a bathroom option for employee convenience. The trailer will include a minimum of one water closet and one lavatory per gender, providing supplemental capacity, and one accessible water closet.

The site plan (Sheet C1.0) will be updated to show the location of the MDC, office building, and restroom trailer on the same lot; the travel distance from the MDC entrance to the office building restrooms; and plumbing fixture calculations confirming compliance for the combined occupant load.

Reason for alternative

UPS would face a hardship if required to install plumbing infrastructure and a permanent building for a temporary project, as the parcel will revert to trailer staging in 18–24 months. Using the existing facilities in the adjacent office building, located 594 feet from the MDC’s furthest point on an adjacent lot, provides equivalent health, accessibility, and life safety by ensuring adequate fixture counts (three water closets and three lavatories per gender) and a travel distance just above the 500-foot limit specified in Exception #1. The event-style restroom trailer, located 414 feet from the MDC’s furthest point, enhances accessibility and convenience for employees by offering a closer option while maintaining compliance with health, sanitation, and accessibility standards. The trailer’s fixtures are regularly maintained and serviced to ensure hygiene and functionality equivalent to permanent facilities. This dual approach exceeds code requirements for fixture counts, provides superior accessibility, and supports employee well-being without compromising safety or code intent.

Appeal Decision

Allow restroom trailer on site for temporary modular distribution center: Granted as proposed.

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 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.

