



Building Permit Application

City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

10,825

3478
3300
3787
25

13-118103 CO

Type of work

New construction Addition/alteration/replacement

Demolition Other:

Category of construction

1 & 2 family dwelling Commercial/industrial Accessory building

Multifamily Master builder Other:

Job site information and location

Job no.: Job address: 2400 NE HOLLADAY

City/State/ZIP: 97232

Suite/bldg./apt. no.: Project name: TOM BLACKS GARAGE

Cross street/directions to job site:

NE Holladay • NE 25th

Subdivision: Lot no. Tax map/parcel no.

Description of work

NEW RATED WALL

NEW HANDRAILS

Provide RS Permit no.

Property owner Tenant

Name: TOM BLACK E-mail:

Address: 2400 NE HOLLADAY

City/State/ZIP: 97232

Phone: FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: Date:

Contractor

Business name: E-mail:

Address:

City/State/ZIP:

Phone: FAX:

CCB lic. no.

Authorized signature: _____

Print name: Date:

Applicant Contact Person

Business name: alpha ARCHITECTURE LLC

Contact name: RAPHAEL GOODBLATT

Address: 615 SE ALDEN

City/State/ZIP: PO2 97214

Phone: FAX:

E-mail:

Authorized signature: [Signature]

Print name: RAPHAEL GOODBLATT Date: 2/20/13

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

Office Use Only

Permit no:

Date received:

By:

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:

Number of bedrooms:

Number of bathrooms:

Total number of floors:

New dwelling area: square feet

Garage/carport area: square feet

Covered porch area: square feet

Deck area: square feet

Other structure area: square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation: 2500

Existing building area: 10,219 square feet

New building area: 0 square feet

Number of stories:

Type of construction: HT, VB

Occupancy groups: S1, F1, R2

Existing:

New:

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. _____ (initials)

Building Permit Fees*

Please refer to fee schedule

Fees due upon application

Amount received

Date received

Residential Combo permit subcontractor submittals only can be faxed to 503-823-7693 or e-mailed to bdscombspec@portlandoregon.gov.

RESPONSE TO LIFE SAFETY CHECKSHEET

Review Date: ~~June 19, 2013~~ **June 26 2013**

Application #: 13-118103-000-00-CO
IVR #: 3277377

To:	APPLICANT	RAPHAEL GOODBLATT AHHA ARCHITECTURE 615 SE ALDER SUITE 203 PORTLAND OR 97214	Work: (503) 734-8210 Home: (503) 828-0028 Email: Raphael@ahha-architecture.com
-----	-----------	---	--

From:	LIFE SAFETY PLANS EXAMINER	DAVID JONES	Phone: (503) 823-7028 Email: David.Jones@portlandoregon.gov
-------	----------------------------	-------------	--

cc:	OWNER	THOMAS E BLACK 2424 NE 17TH AVE PORTLAND, OR 97212-4236	
-----	-------	---	--

RECEIVED
JUN 26 2013
BDS DOCUMENT SERVICES

PROJECT INFORMATION

Street Address:	2400 NE HOLLADAY ST					
Description of Work:	ADD FIRE RATED WALL ON MAIN FLOOR IN VESTIBULE AND OFFICE AREA, REPLACE EXISTING INTERIOR DOORS WITH RATED DOORS, ADD NEW HANDRAIL ON STAIRS IN SAME AREA.					
The following assumptions were made when reviewing your project:						
Code Edition	Occupancy group	Construction Type	Building Area	Stories	Sprinklers	Alarms
2010 OSSC	R-3 / F-1 / S-2 / S-1	III-B V-B	SF	1 story and 2 story portion	No	Yes

PLAN REVIEW

June 21, 2013, Response to check sheet is adjacent to reviewers notes.

Item #	Location on plans	Code Section	Clarification / Correction Required
1		107.1	a. (Drawing CS) Provide correct approved building code appeal number, 8739. June 21, 2013: Drawings updated with Appeal ID 8739 b. (Drawing CS, Building B) 1. East existing exterior door: Verify door swing and add stair to match existing permit drawings. June 19, 2013: East door updated See sheet CS Original permit drawing from microfilm is incorrect, based on site visit. 2. West fire doors: verify door swing per existing permit records. June 19, 2013: Doors shown on submitted permit drawings are correct. Verified based on site visit
2		302	(Drawing CS) Revise the occupancy classifications as follows: a. Building A: 1. Residential Dwelling :R3 b. Building B: 1. Auto Repair: S 2. Storage: S1 June 21, 2013: Drawing notes updated see sheet CS
3		706	Drawing CS: Identify existing 2 hour fire wall between buildings A & B, with a hatch

			<p>pattern Identify door as 1 1/2 hour, B-label, door/frame assembly. June 21, 2013: Existing doors are 3 hr rated, with rated Door frame. Verified based on site visit.</p>
4		907	<p>(Drawing CS) Approved building code appeal June 21, 2013: Attached to drawings is copy of approved building code appeal</p>
5		1008	<p>Stair enclosure doors, both levels: Provide 3'-0" wide 60 minute fire rated doors per approved building code appeal. Identify lock functions of stair doors. June 21, 2013: Lock function storeroom/vestibule.</p>
6		1012	<p>(Drawing A1.0, stair section) a. Identify stair tread width and riser height "Existing" b. Add note rail extensions provided at the following locations: intermediate landing both sides, lower landing west side only. June 21, 2013: Drawings updated</p>
7		1014	<p>(Drawing CS) Locate and dimension the common path of travel per approved building code appeal. June 21, 2013: Drawings updated</p>
8		1022.6	<p>(Drawings CS & A1.0) a. Provide 1 hour stair enclosure per approved building code appeal for both the 1st and 2nd floors. Identify the extent of the enclosure with a hatch pattern. The 1st floor is limited to the stair enclosure and does not include the adjacent spaces. b. Provide details of 1 hour fire rated wall assembly and include test assembly number and reference on plans. The referenced GA test assembly requires 2 separate frames separated by a 1" air space. Detail only indicates one frame. c. Drawing A1.0 indicates stair is switchback configuration, Drawing CS indicates a straight run stair. Coordinate drawings. Clarify if stair configuration at the 2nd floor is correct. June 21, 2013: a - see drawing sheet CS for hatched area b - rated wall and floor detail noted on drawings, gypsum spec attached to permit drawings. c - The existing switch back stair is a switch back stair. See updated drawings and location of handrails</p>

PROJECT DESCRIPTION:

- NEW RATED WALL
- NEW HANDRAILS

**ZONING: EX
CODE SUMMARY:**

- OCCUPANCY PER APPEAL 8739
- BUILDING A = 1ST FLOOR S1
2ND FLOOR F1, R3
- BUILDING B = S2

- CONSTRUCTION TYPE
- BUILDING A = IIIB
- BUILDING B = VB
- NO SPRINKLERS

DEFERRED SUBMITTAL:

- FIRE ALARMS PER APPEAL 8739
- RESIDENTIAL STYLE
- INTERCONNECTED SMOKE/HEAT CONNECTORS
- W/SMOKE ALARM ON UPPER LEVEL & HEAT DETECTION ON UPPER LEVEL TO SATISFACTION OF FIRE INSPECTOR.

RAPHAEL GOODBLATT
ARCHITECT
5010 SW MITCHELL ST
PORTLAND, OR 97221
503.734.8210
RAGARCHITECTURE@GMAIL.COM



TOM BLACK GARAGE
2400 NE HOLLADAY ST
PORTLAND OREGON 97232

RECEIVED
JUN 25 2013
BDS
DOCUMENT SERVICES

PROJECT NUMBER: 1203

REVISIONS	DATE	BY

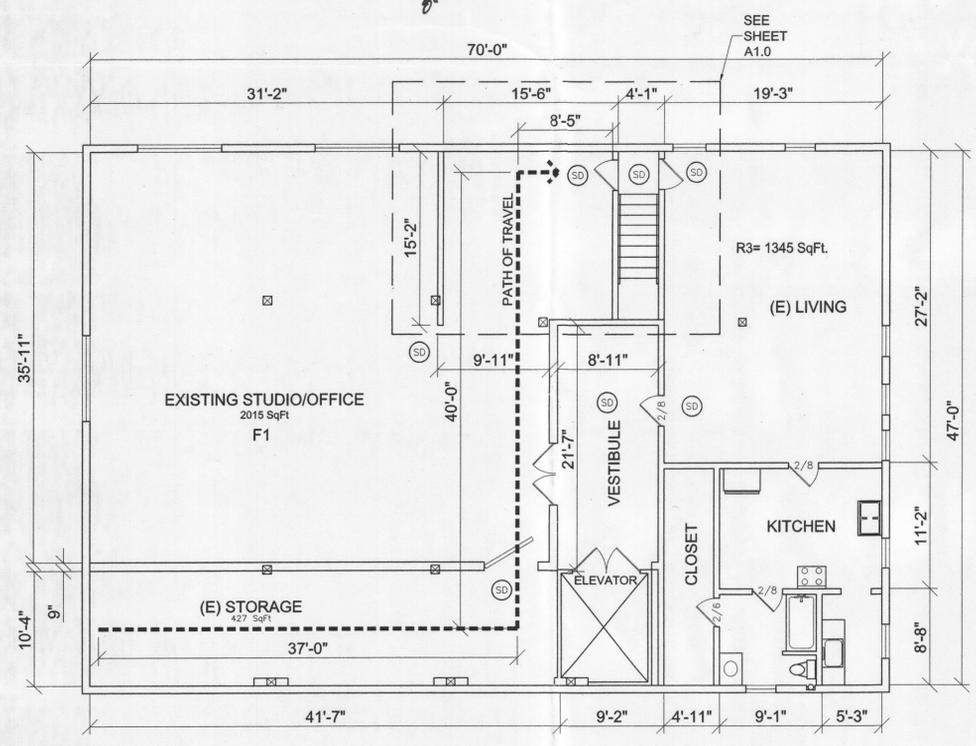
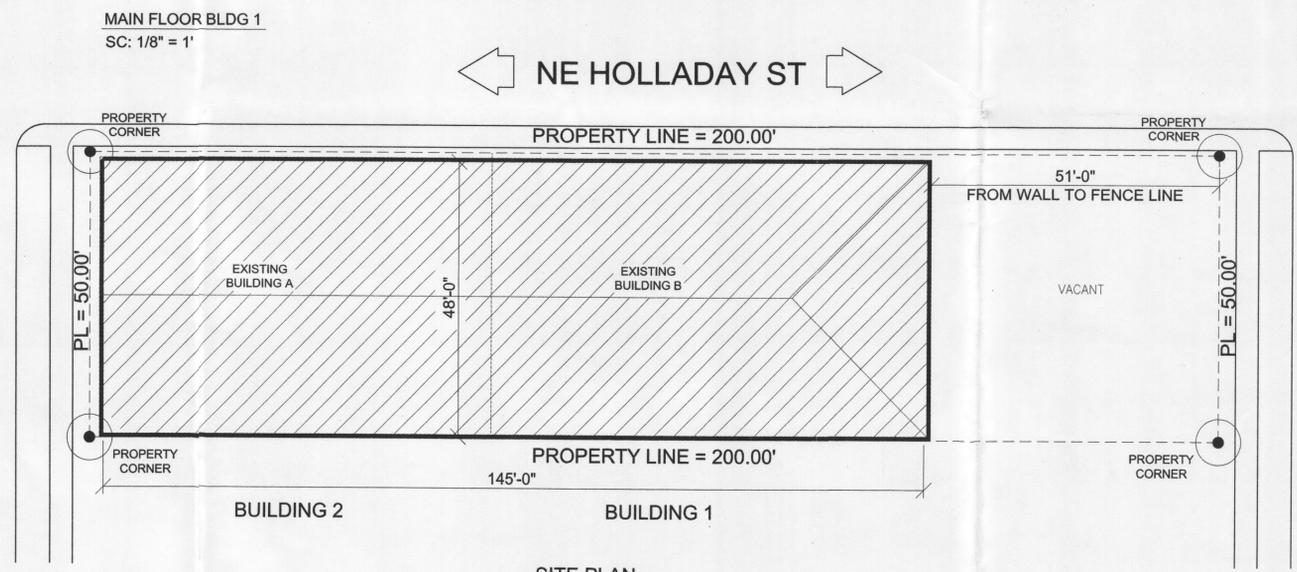
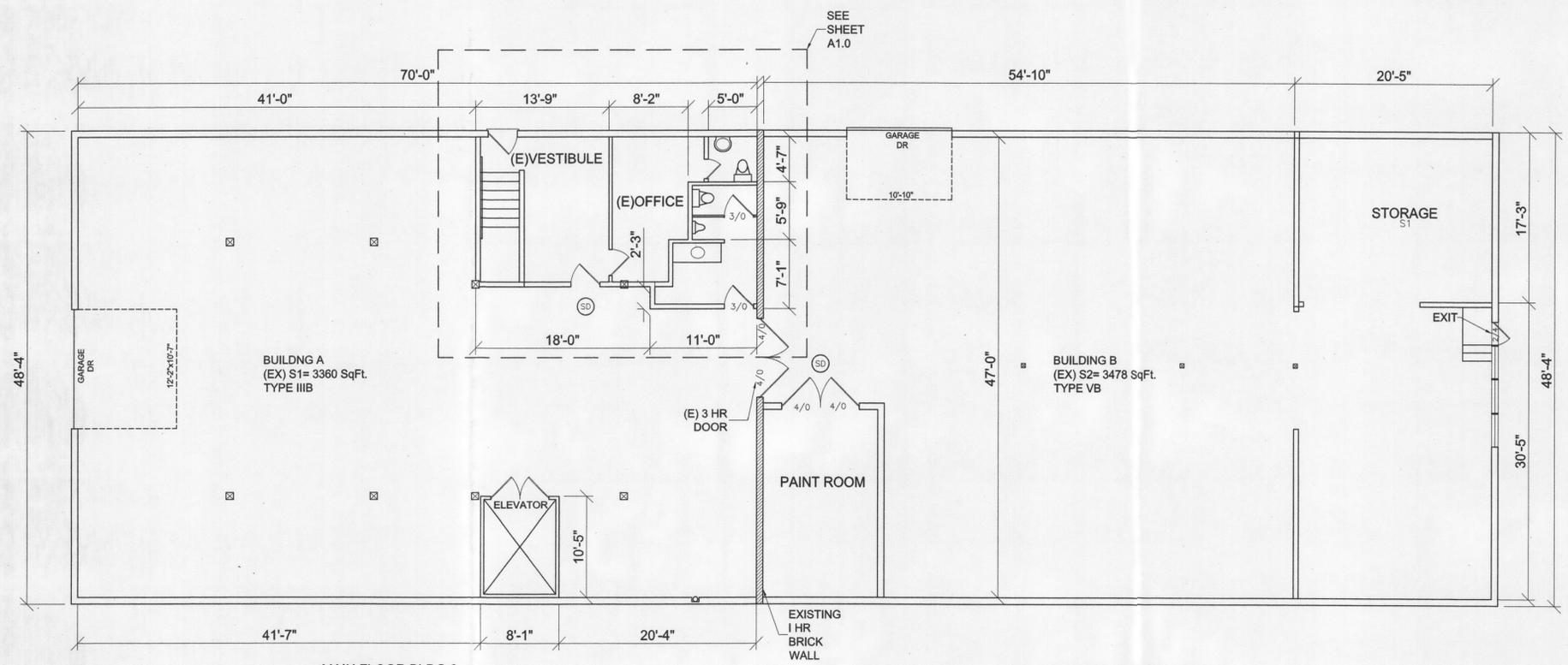
SHEET TITLE

COVER SHEET

SCALE: 1/8" = 1'

SHEET #

CS



WORK IN
PUBLIC RIGHT - OF - WAY IS
NOT APPROVED AS PART OF
THIS BUILDING PERMIT

City of Portland
REVIEWED FOR CODE
COMPLIANCE
JUL 17 2013
Permit Number

13-118103-CO

RAPHAEL GOODBLATT
ARCHITECT
5010 SW MITCHELL ST
PORTLAND, OR 97221
503.734.8210
RAGARCHITECTURE@
GMAIL.COM



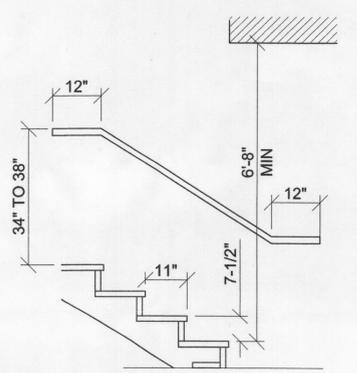
TOM BLACK GARAGE
2400 NE HOLLADAY ST
PORTLAND OREGON 97232

RECEIVED
JUN 25 2013
BDS
DOCUMENT SERVICES

PROJECT NUMBER:	1203
REVISIONS	DATE BY
SHEET TITLE	FLOOR PLAN
SCALE:	1/4" = 1'
SHEET #	A1.0

- LEGEND**
- EXISTING WALL
 - 1 HR RATED WALL
 - 1 HR CLG VESTIBULE AREA

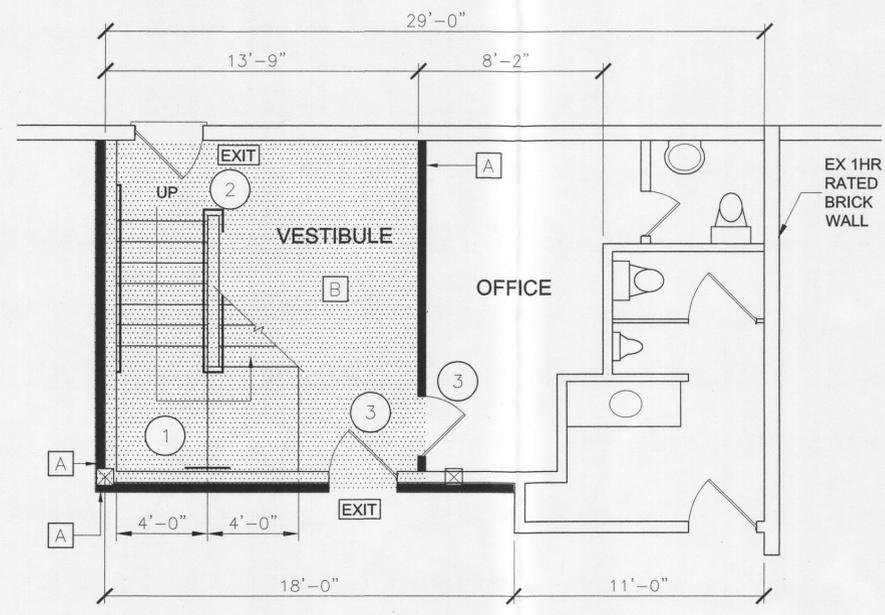
- NOTES**
- ① EXISTING STAIRS "U" SHAPE.
 - ② NEW HANDRAILS 1 1/2" Ø BOTH SIDES-CONT. PROVIDE BLOCKING TO MEET 200 LB LOAD REQUIREMENT.
 - ③ NEW 60 MIN RATED DOOR W/CLOSER & GASKET 3'X6'-8" PROVIDE LEVER HANDLES LOCK FUNCTION IS STORAGE/VESTIBULE.



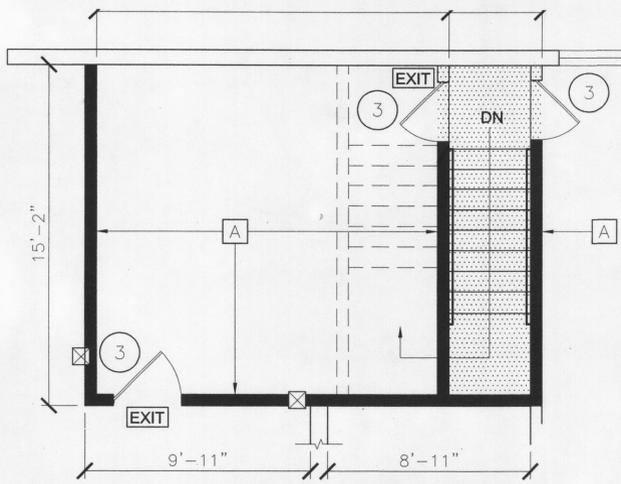
(E) INTERIOR WOOD STAIRS
SC: 1/2" = 1'

- EXIT** EXIT SIGNAGE.
- WALL/FLOOR RATINGS**
- A** GA WP-3620 -WALL
 - B** GA FC-5406 -FLOOR

GA FILE NO. WP 3620	GENERIC	1 HOUR FIRE	30 to 34 STC SOUND
<p>GYPSUM VENEER BASE, GYPSUM VENEER PLASTER, WOOD STUDS</p> <p>One layer 1/2" type X gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 16" o.c. with 5d etched nails, 1 3/4" long, 0.095" shank, 1/4" heads, 8" o.c. 1/2" gypsum veneer plaster applied over each face.</p> <p>Vertical joints staggered 16" and horizontal joints 12" on opposite sides. Sound tested without gypsum veneer plaster. (LOAD-BEARING)</p>			
Thickness: 4 7/8"		Approx. Weight: 7 psf	
Fire Test: UC, 1-12-66		Sound Test: G&H IBI-35FT, 5-26-64	
GA FILE NO. FC 5406	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
<p>WOOD JOISTS, GYPSUM WALLBOARD</p> <p>Base layer 1/2" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/2" Type W or S drywall screws 24" o.c. Face layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 1/2" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.</p>			
Approx. Ceiling Weight: 5 psf		Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98	
Sound Test: Estimated			



MAIN FLOOR BLDG 2
SC: 1/8" = 1'
1/4"



TOP FLOOR BLDG 2
SC: 1/8" = 1'
1/4"

City of Portland
REVIEWED FOR CODE COMPLIANCE
JUL 17 2013
Permit Number