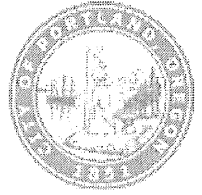
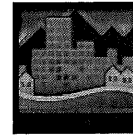


## Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)

## APPEAL SUMMARY

**Status:** Decision Rendered**Appeal ID:** 15802**Project Address:** 1440 NW Overton St**Hearing Date:** 9/13/17**Appellant Name:** Don Vallaster**Case No.:** B-002**Appellant Phone:** 503-228-0311**Appeal Type:** Building**Plans Examiner/Inspector:** Steve Mortensen**Project Type:** commercial**Stories:** 7 **Occupancy:** R-2, S-2, B **Construction Type:** I-A, III-B**Building/Business Name:****Fire Sprinklers:** Yes - NFPA 13 throughout**Appeal Involves:** Erection of a new structure**LUR or Permit Application No.:** 16-287598-LU**Plan Submitted Option:** pdf [File 1]**Proposed use:** multi-family dwelling

## APPEAL INFORMATION SHEET

## Appeal item 1

**Code Section** OSSC 2014, Table 705.8

**Requires** OSSC 2014, Table 705.8 Maximum Area of Exterior Openings based on Fire Separation Distance and Degree of Opening Protection states that openings in walls with more than 5' and less than 10' fire separation distance are limited to 25%.

**Proposed Design** The proposed building design includes (5) fixed windows on floors 3 - 7 that are 5'-2" from the east property line. The windows are 5'-6" x 7'-6" each for a total of 205 sq ft in a wall area of 301 sq ft; total window to wall percentage is 68%. The windows will be non-operable aluminum.

The design proposes to protect the window openings from the interior of the building via additional quick-response deluge sprinkler heads centered over of each window opening at a height of no more than 6" above the window head. Windows are to be placed in a 3-hour rated wall.

See attached drawing 1/G006 and 2/G012 for more information.

**Reason for alternative** The proposed design was part of a Type III design review process with the planning and zoning department, in conjunction with the Pearl District Neighborhood Association. Windows were requested on the east wall to enrich the facade as a part of the approval criteria. Additionally, the corridors, oriented east-west, would be best served by receiving natural lighting into the space. The quick response deluge sprinkler heads (noted above) will provide equivalent fire protection to what the code requires.

APPEAL DECISION

**Increase of glazing area in fire rated wall with glazing protection provided by additional sprinkler heads:  
Denied. Proposal does not provide equivalent Fire / Life Safety protection.**

**Appellant may contact John Butler (503-823-7339) with questions.**

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, 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.

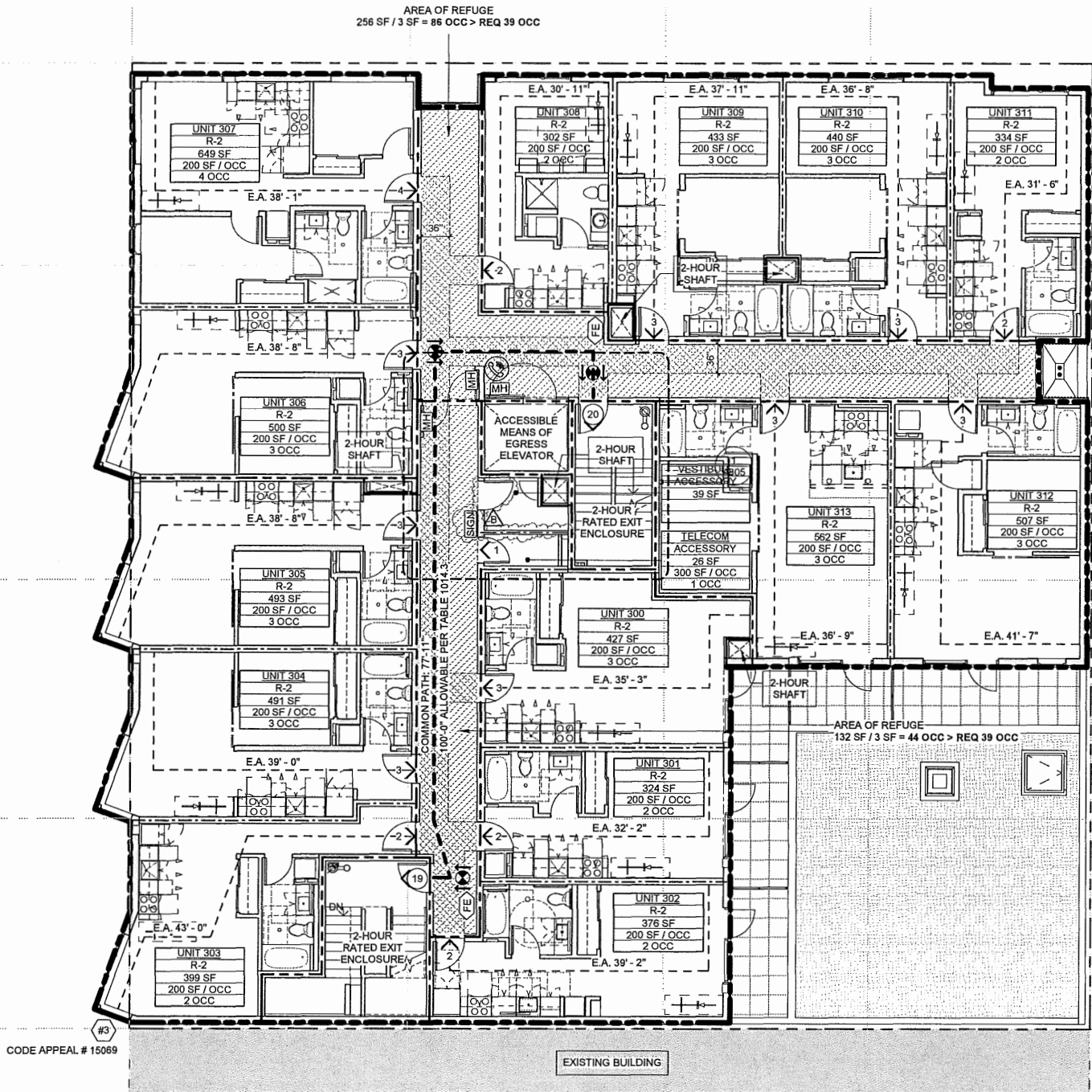
GENERAL NOTES - CODE SUMMARY

1. PROVIDE UL APPROVED FIRESTOPPING AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION.
2. DOOR LEAVES IN PATH OF EGRESS TO BE MINIMUM 36" WIDE.
3. DIMENSIONS SHOWN ON SHEETS G004 THROUGH G010 ARE FOR CODE ANALYSIS ONLY.
4. ALL WORK SHOWN ON THIS SHEET IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, WHETHER SHOWN ELSEWHERE OR NOT. CONTRACTOR SHALL MAKE ALL ALLOWANCES FOR CONNECTION, HOOKUP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
5. SEE ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL SYMBOLS.
6. ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR-CONDITIONING SYSTEMS, FIRE SPRINKLER RISERS AND VALVES OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS) AND ELECTRICAL, MECHANICAL, AND ELEVATOR MACHINE ROOMS SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. SIGNAGE WILL NEED TO BE APPROVED PRIOR TO OCCUPANCY.

LEGEND

- PROPERTY LINE
- 1/2 HOUR FIRE PARTITION - 1/3 HOUR DOOR
- 1 HOUR FIRE PARTITION - 1/3 HOUR DOOR
- 1 HOUR FIRE BARRIER - 1 HOUR DOOR
- 2 HOUR FIRE BARRIER - 1 1/2 HOUR DOOR
- 3 HOUR FIRE BARRIER - 3 HOUR DOOR
- 1 HOUR EXTERIOR WALL
- 2 HOUR EXTERIOR WALL
- 3 HOUR EXTERIOR WALL
- EGRESS PATH OF TRAVEL W/ TRAVEL WIDTH REQUIRED (PROVIDE 1 FOOT-CANDLE MIN. ILLUMINATION ACROSS ENTIRE EGRESS PATH AS MEASURED AT FLOOR LEVEL - REFER TO ELECTRICAL DRAWINGS).
- ACCESSIBLE ROUTE OF TRAVEL
- COMMON PATH OF EGRESS TRAVEL
- RATED SHAFT (WALL CONSTRUCTION TO MEET FIRE BARRIER REQUIREMENTS)
- OCCUPANT LOAD AT OPENING
- CUMMULATIVE OCCUPANT LOAD AT OPENING
- BUILDING EXIT
- BUILDING CODE APPEAL
- MAGNETIC HOLD OPEN
- TWOWAY COMMUNICATION SYSTEM
- STANDPIPE
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- FIRE EXTINGUISHER (& CABINET WHERE OCCURS)
- ACCESSIBLE ENTRANCE
- DELUGE SPRINKLER HEAD
- REQUIRED ROOM SIGN PER FIRE MARSHAL. SEE NOTE 6.

AREA SCHEDULE - LEVEL 03				
OCC. TYPE	NAME	AREA	OCCUPANT LOAD FACTOR	OCC
ACCESSORY	SHAFT	6 SF	0	
ACCESSORY	SHAFT	7 SF	0	
ACCESSORY	SHAFT	4 SF	0	
ACCESSORY	SHAFT	5 SF	0	
ACCESSORY	SHAFT	7 SF	0	
ACCESSORY	TELECOM	26 SF	300	1
ACCESSORY	VESTIBULE	39 SF	0	
ACCESSORY: 7		92 SF		1
R-2	UNIT 300	427 SF	200	3
R-2	UNIT 301	324 SF	200	2
R-2	UNIT 302	376 SF	200	2
R-2	UNIT 303	399 SF	200	2
R-2	UNIT 304	491 SF	200	3
R-2	UNIT 305	493 SF	200	3
R-2	UNIT 306	500 SF	200	3
R-2	UNIT 307	649 SF	200	4
R-2	UNIT 308	302 SF	200	2
R-2	UNIT 309	433 SF	200	3
R-2	UNIT 310	440 SF	200	3
R-2	UNIT 311	334 SF	200	2
R-2	UNIT 312	507 SF	200	3
R-2	UNIT 313	562 SF	200	3
R-2: 14		6235 SF		38
Grand total: 21		6328 SF		39



LEVEL 03 - TYPE IIIB CONSTRUCTION  
SCALE: 1/8" = 1'-0"

V/C

VALLASTER CORL ARCHITECTS, PC  
711 SW ALDER  
PENTHOUSE SUITE  
PORTLAND, OR 97205  
PHONE : 503.228.0311  
FAX : 503.228.0314  
www.vcarch.com



OWNER:  
PEARL DISTRICT APARTMENTS, LLC

PROJECT NAME:  
OVERTON 15

1470 NW OVERTON ST  
PORTLAND, OR 97209

REVISIONS:

FLS CHECKSH : 08-xx-2017

ISSUE DATES :

11-01-2016: DD MEP

11-14-2016: DD 75%

11-23-2016: DD 100%

05-22-2017: PERMIT SET

JOB NO. : 1612

DRAWN : Author

CHECKED : Checker

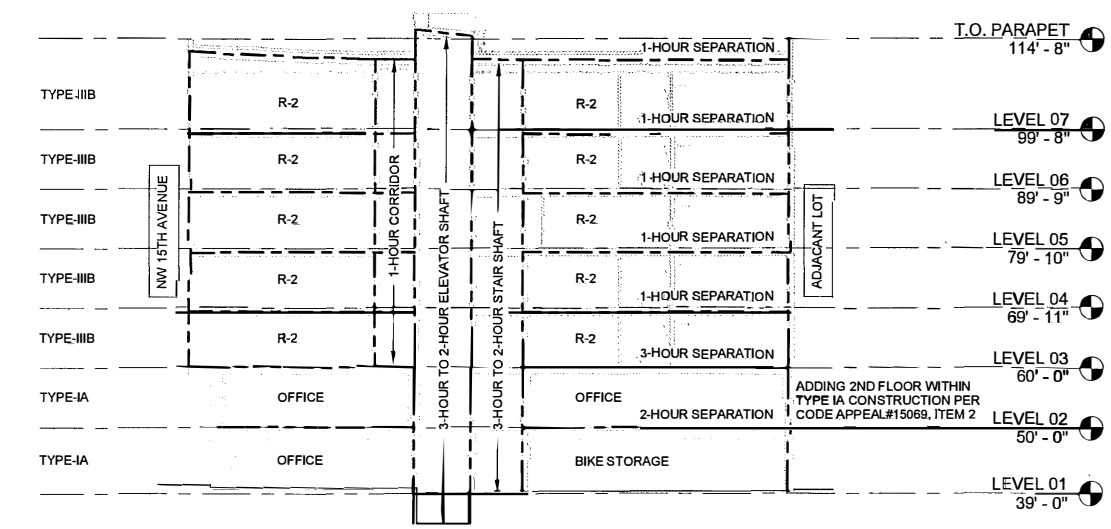
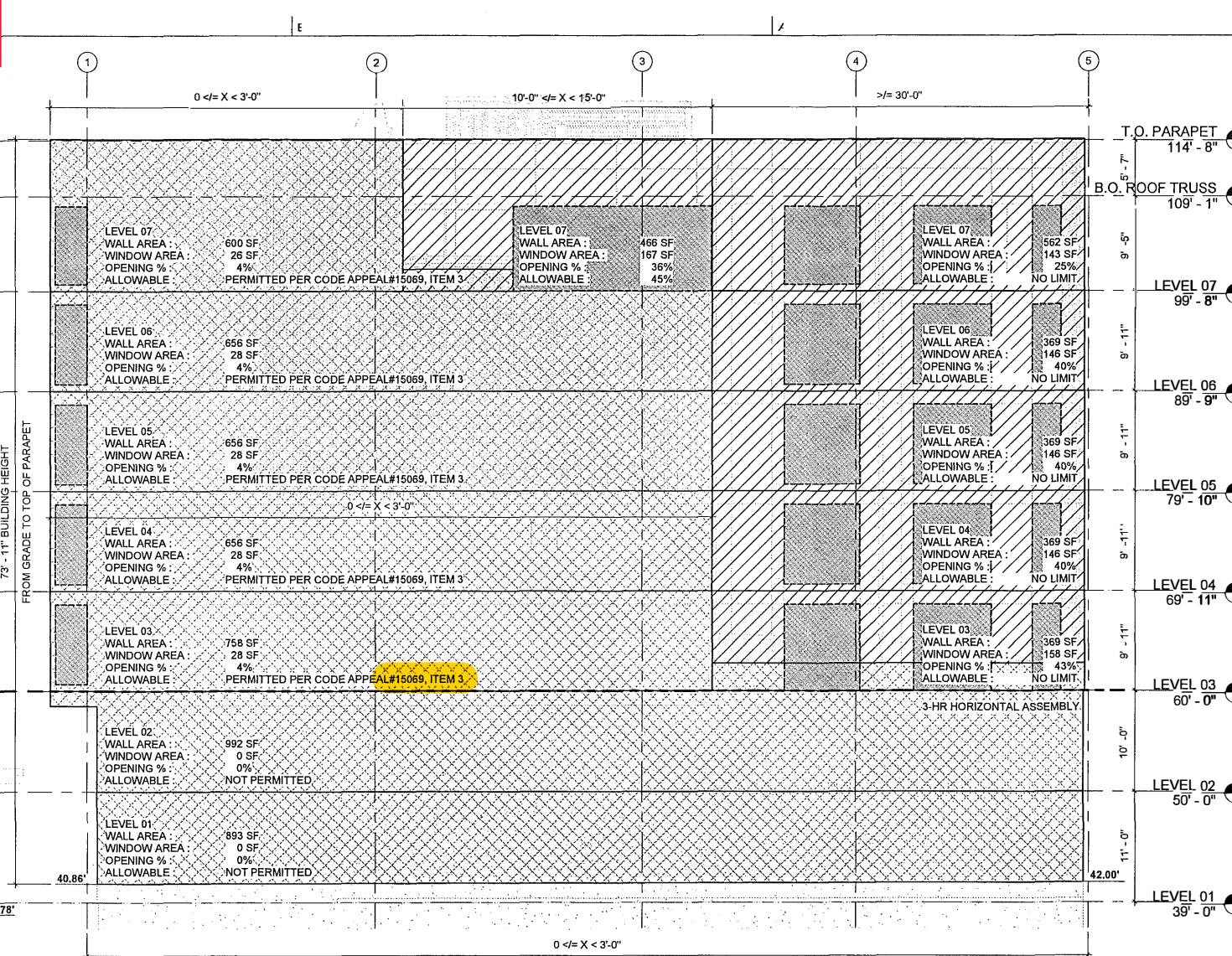
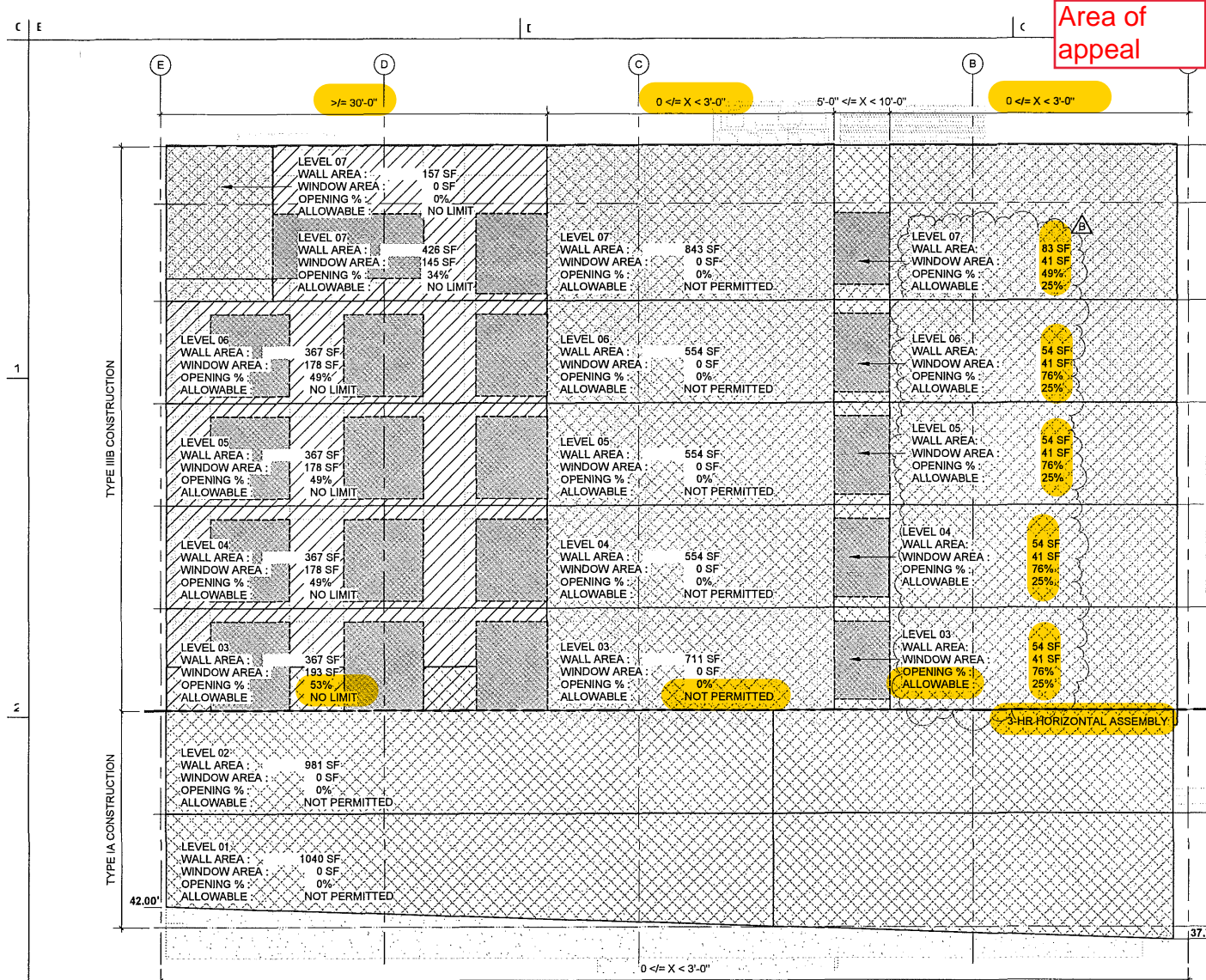
STATUS : PERMIT

CODE PLAN - LEVEL 3

G006

ORIGINAL SHEET SIZE : 22"x34"





GENERAL NOTES - CODE ELEVATIONS

1. ALL EXTERIOR WALLS TO BE 1-HOUR FIRE RATED MINIMUM PER CITY OF PORTLAND CODE GUIDE NON-FIRE RETARDANT TREATED WOOD FRAMING WITHIN EXTERIOR WALLS OF R-2 OCCUPANCY BUILDINGS OF TYPE III CONSTRUCTION.
2. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND & BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

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11-23-2016: DD 100%  
05-22-2017: PERMIT SET

JOB NO. : 1612  
DRAWN : Author  
CHECKED : Checker  
STATUS : PERMIT

CODE  
ELEVATIONS -  
EAST & SOUTH  
**G012**

ORIGINAL SHEET SIZE: 22"x34"