

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 16589	Project Address: 1477 NE Alberta St
Hearing Date: 3/7/18	Appellant Name: Steve Fosler
Case No.: B-022	Appellant Phone: 503 241 9339
Appeal Type: Building	Plans Examiner/Inspector: Kathy Aulwes
Project Type: commercial	Stories: 4 Occupancy: R-2 and B or A-3 Construction Type: V-A
Building/Business Name: Bezel/Alberta	Fire Sprinklers: Yes - Fully Sprinklered
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-197095-CO
Plan Submitted Option: mail [File 1]	Proposed use: apartments & retail

APPEAL INFORMATION SHEET

Appeal item 1

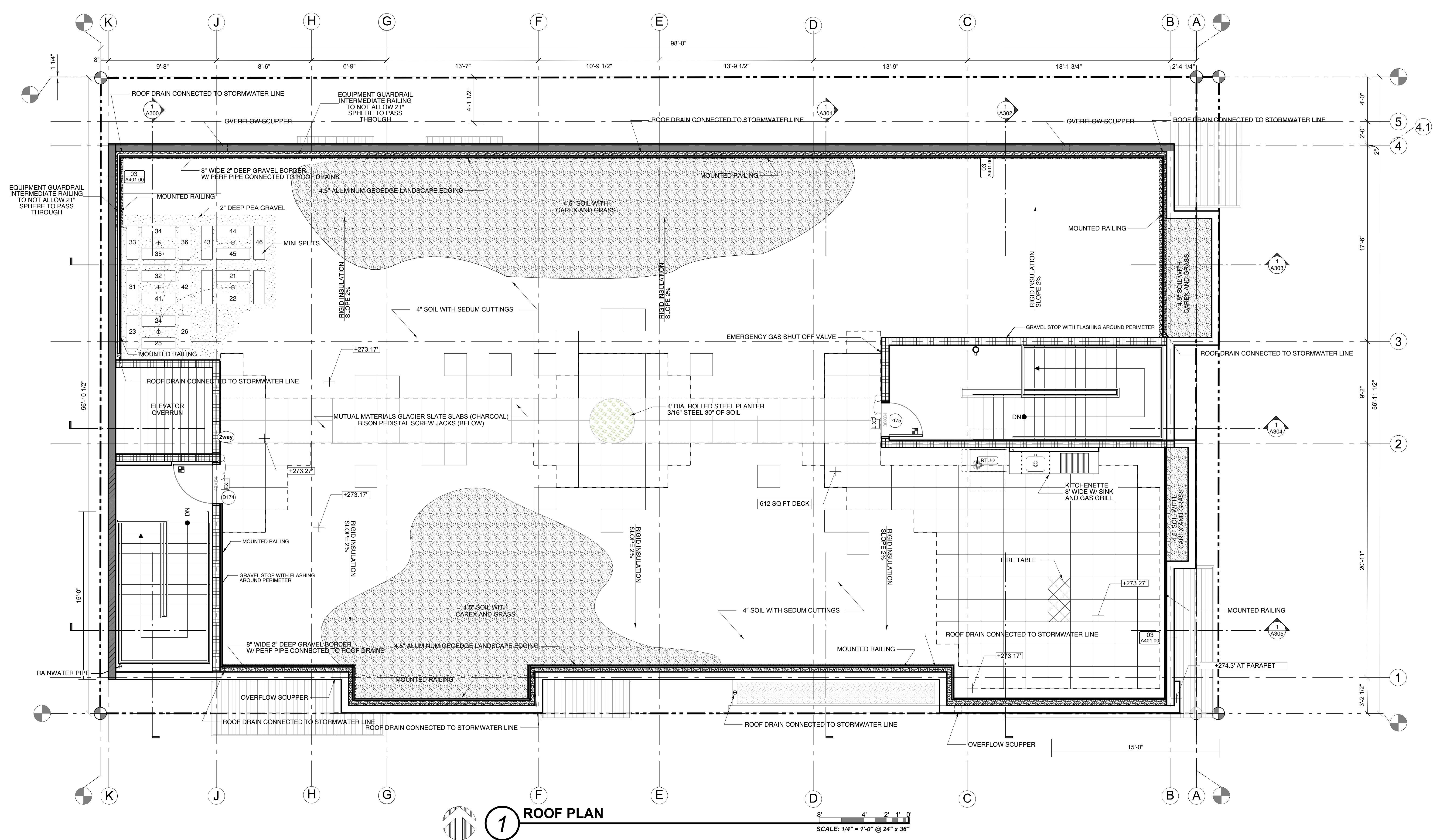
Code Section	Table 503
Requires	Occupancy of A-2 is allowed up to the 3rd floor in buildings of construction Type V-A (with automatic sprinkler system).
Proposed Design	<p>The project is a mixed use building with 3 floors of R-2 apartments (18 total) of type V-A construction above one floor of B or A-2 retail/restaurant,</p> <p>The new building will have a rooftop terrace for use by and accessible only to the residential tenants of the building. This roof terrace will be approximately 1,200 square feet at the south east side of the roof.</p> <p>This level will be served by the building's elevator and both egress stairs, one of which has direct access from the terrace itself. The exiting system is sized based on an occupant density on the terrace of 15 square feet per person.</p> <p>The building will be equipped throughout with NFPA 13 sprinkler system and with a fire alarm system with smoke detectors connected to an automatic fire alarm system and flow and tamper switches in sprinkler system.</p>
Reason for alternative	<p>The deck and the green roof are provided as an amenity to the residential tenants, providing financial viability to the project.</p> <p>The roof level, though categorized as occupancy type A-3, can be considered, in this instance, an accessory use to R-2, used for the residents only. Access to the residential floors of the building is controlled by a tenant-only card access system. Providing a full NFPA 13 sprinkler system and a fire alarm system will provide equivalent safety for the roof deck and garden and the entire building as a whole.</p>

APPEAL DECISION

Roof deck located above maximum number of stories: Granted per ICC approved 2018 IBC model code change lifting restriction on location of roof decks in a fully sprinkled building.

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 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 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, call (503) 823-7300 or come in to the Development Services Center.



1 ROOF PLAN

IMPERVIOUS SURFACE CALCS	TOTALS
OVERALL ROOF SQUARE FOOTAGE	4,464 sf
DECKING AND ELEVATOR PENTHOUSE (IMPERVIOUS SURFACE)	1,013 sf
ECOROOF AREA	3,451 sf
TOTAL ECOROOF COVERAGE	77%

ELECTRICAL FIXTURE KEY	
SPRINKLER PROTECTED OPENING	BUG EYE EGRESS LIGHTING
LIGHT/FAN (BATH. VENT)	SMOKE DETECTOR & CARBON MONOXIDE DETECTION (INTER-CONNECT SD'S IN UNITS TYP.)
EXTERIOR LIGHT FIXTURE	DROPPED SOFFIT ASSEMBLY FOR KITCHEN AND BATHROOM EXHAUST (TYP.)
ZONAL ELECTRIC HEATER	ELECTROMAGNETIC DOOR HOLD OPEN WITH FIRE ALARM RELEASE
KEYPAD ACCESS ENTRY	

WALL TYPES: SEE STRUCTURAL FOR SHEAR AND BEARING WALLS	
• 2HR, Fire Barrier, 50 STC min.	
• 1HR, Fire Partition, 50 STC min.	
• 1HR, int. Fire Partition	
• 1HR, int. Fire Partition	
• 1 HR min. R-21 ext. wall, 6" nom. framing See Structural for Details	
• 1 HR, Interior Wall	

PROPOSAL AND DESIGN AS APPROVED IN CASE FILE # LU 17-216826 AD

FOSLER
architecture
1930 NW LOVEJOY STREET
PORTLAND, OREGON 97209
503.241.9339

REGISTERED ARCHITECT
STEVEN B. FOSLER
PORTLAND, OR
STATE OF OREGON

1481 NE ALBERTA Street
Alberta Apartments
Portland, OR

Code **ALB5**

Set PERMIT APPLICATION SET

Date 30 June 2017

Revisions
R1 27 OCT 2017
R2 13 FEB 2018
R3 02 MAR 2018

Sheet **A105.00**

Title **ROOF PLAN**