

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered

| | |
|---|---|
| Appeal ID: 18801 | Project Address: 2156 N Williams Ave |
| Hearing Date: 12/19/18 | Appellant Name: Robert Charles Lecher |
| Case No.: M-001 | Appellant Phone: 503-752-7512 |
| Appeal Type: Mechanical | Plans Examiner/Inspector: Thomas Ng |
| Project Type: commercial | Stories: 5 Occupancy: R-2 Construction Type: III-B |
| Building/Business Name: | Fire Sprinklers: Yes - NFPA 13 throughout |
| Appeal Involves: Erection of a new structure | LUR or Permit Application No.: 18-249121-CO |
| Plan Submitted Option: pdf [File 1] | Proposed use: Multifamily residential |

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OMSC 507.2.3, OFC 609.2.3

Requires 507.2.3/609.2.3 - Domestic cooking appliances used for commercial purposes. Domestic cooking appliances utilized for commercial purposes shall be provided with Type I or Type II hoods as required for the type of appliances and processes in accordance with sections 507.2, 507.2.1 and 507.2.2.

Proposed Design A domestic range hood is proposed at the single domestic stove in the Community room.

Per exception 609.2.3, A single domestic cooking appliance installed where domestic cooking operations occur, such as in a church, day-care center, fire station, employee lunchroom, or similar types of commercial occupancies shall meet the requirements of Section 505.1 of the International Mechanical Code.

Additionally,

Grease producing cooking will be prohibited.

A permanent etched sign shall be installed in plain sight on the hood stating "NO FRYING, GRILLING, SAUTÉING OR GREASE PRODUCING COOKING ALLOWED ON THIS INSTALLATION".

Portable fire extinguishing equipment shall be provided as directed by the District Fire inspector.

The District Fire inspector shall retain the authority to summarily void this approval if any of the above conditions are violated.

The design proposes a locked shutoff switch to prevent use during unsupervised hours.

Reason for alternative The Community room will only support domestic cooking operations and so matches the excepted uses listed and will meet the requirements of Section 505.1. of the Mechanical code.

The addition of a locked shutoff switch by building management limits range operation to supervised use.

APPEAL DECISION

Use of domestic range and hood in Community Room: Granted provided:

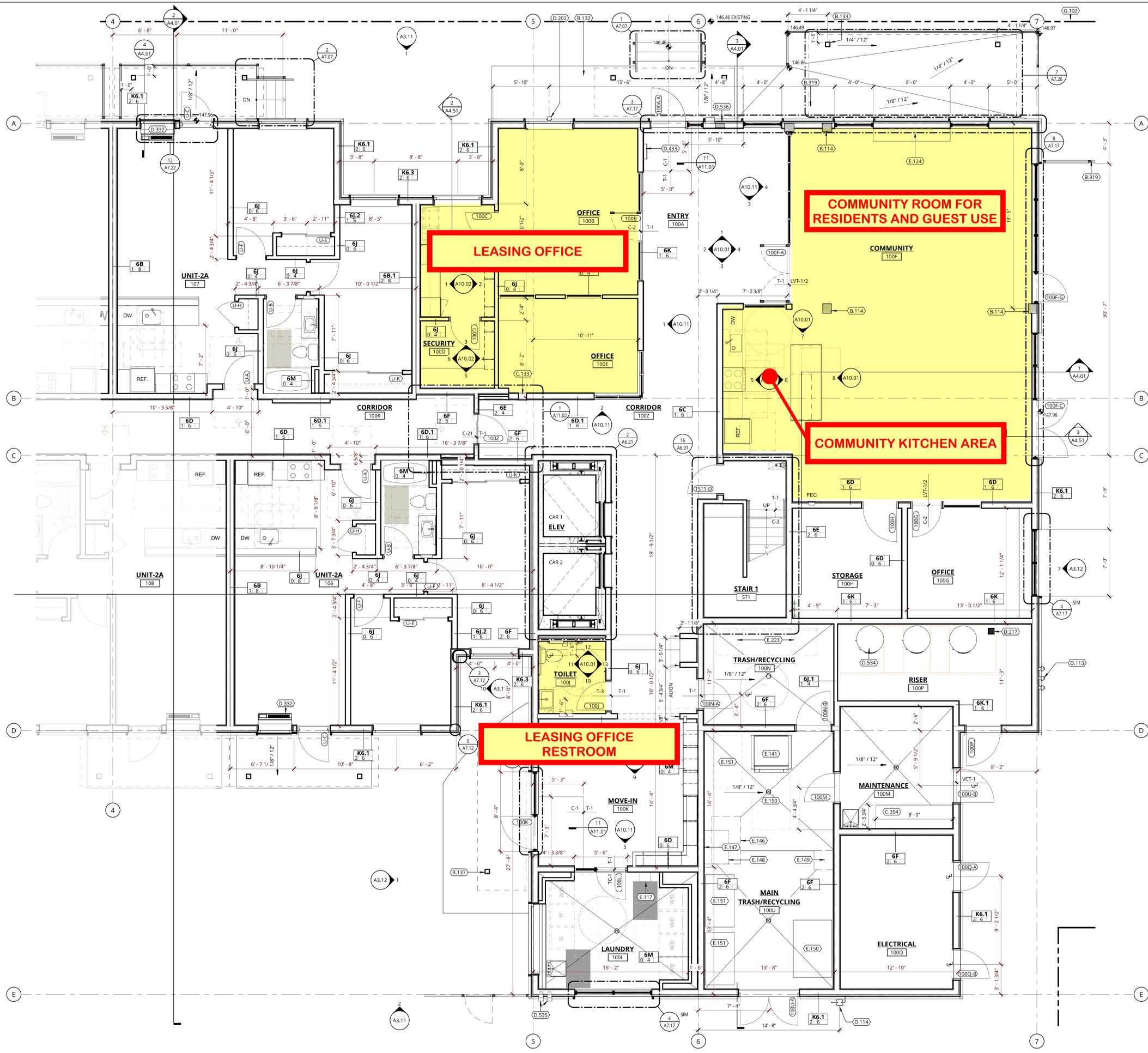
- 1.) Grease producing cooking is prohibited.**
- 2.) A permanent etched sign shall be installed in plain sight on the hood stating “NO FRYING, GRILLING, SAUTÉING OR GREASE PRODUCING COOKING ALLOWED ON THIS INSTALLATION”.**
- 3.) Portable fire extinguishing equipment shall be provided as directed by the District Fire inspector.**
- 4.) The District Fire inspector shall have the authority to summarily void this approval if any of the above conditions are violated.**

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

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 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.

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- ### GENERAL NOTES
- REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
 - PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET 65.01.
 - REINFORCING FOR FUTURE GRAB BARS SHALL BE INSTALLED IN ALL BATHROOM FACILITIES THAT ARE NOT REQUIRED TO BE ACCESSIBLE AT TIME OF CONSTRUCTION COMPLETION. SEE SHEET G5.04 FOR BACKING REINFORCEMENT REQUIREMENTS.
 - REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
 - SEE SHEETS 40.11 & 40.21 FOR WALL ASSEMBLIES.
 - SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON 62.01 FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
 - SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
 - REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

- ### KEYED NOTES
- B.114 GLULAM COLUMN 10 3/4 X 12. SEE STRUCTURAL
 - B.132 TRELIS TYPE B (4/A7.26)
 - B.133 TRELIS TYPE C (7/A7.26)
 - B.137 TRELIS TYPE A+R (10/A7.26)
 - B.319 DECORATIVE METAL FENCES AND GATES (32 31 19)
 - C.133 MAIL SLOT
 - C.354 WORKBENCH WITH UNDER-COUNTER DRAWERS
 - D.113 WATER HEATER VENT
 - D.114 GAS METER
 - D.202 OVERFLOW SPOUT
 - D.217 FLOOR DRAIN
 - D.332 PTAC UNIT
 - D.433 FIRE ALARM CONTROL PANEL
 - D.534 WATER HEATER
 - D.535 DRYER EXHAUST VENT
 - D.536 KNOX BOX (FIREFIGHTER KEY BOX)
 - E.117 ADD VALUE MACHINE
 - E.124 CEILING MOUNTED MECHANIZED PROJECTOR SCREEN
 - E.141 TRASH/RECYCLING COMPACTOR
 - E.146 CONTAINER DOLLY
 - E.147 CONTAINER DOLLY CHARGER
 - E.148 COMPRESSOR UNIT ON SHELF 7'-0" AFF
 - E.149 REMOTE POWER UNIT 18" AFF
 - E.150 TRASH COMPACTION CONTAINER
 - E.151 RECYCLING CONTAINER
 - E.223 TRASH/RECYCLING BIN
 - G.102 PROPERTY LINE

REGISTERED ARCHITECT
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
 2156 N WILLIAMS AVENUE, PORTLAND, OREGON
 BRIDGE HOUSING

| REVISION | DATE | REASON FOR ISSUE |
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LEVEL 1 NORTH ENLARGED FLOOR PLAN
 PERMIT / GMP

DATE: 17 OCT 2018
 PROJECT NUMBER: 149000
 SHEET NUMBER: **A5.01**

1 LEVEL 1 NORTH ENLARGED FLOOR PLAN
 1/4" = 1'-0"

