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)

Status: Decision Ren	ndered - Reconsideration of ID 20352	
Appeal ID: 20448		Project Address: 1715 SW Salmon St
Hearing Date: 5/22/1	9	Appellant Name: John Smith
Case No.: B-016		Appellant Phone: 503-445-7350
Appeal Type: Buildin	g	Plans Examiner/Inspector: Brian McCall Stories: 8 Occupancy: R-2, A, B, S Construction Type: I-A, III-A Fire Sprinklers: Yes - full NFPA 13
Project Type: comme	ercial	
Building/Business N	ame: 18+salmon	
Appeal Involves: Ere	ection of a new structure	LUR or Permit Application No.: 19-106743-CO
Plan Submitted Opti	on: pdf [File 1] [File 2] [File 3]	Proposed use: Mixed use multi-family housing
Code Section	403, High-Rise Building and assoc	
Code Section	403, High-Rise Building and assoc	iated codes.
Requires	All Code sections in applicable codes (OSSC, OFC, NFPA Standards, Fire Marshal's Office Policy) that refer to High-Rise Construction requirements including, but are not be limited to: OSSC 403.1 – High-Rise buildings shall comply with Sections 403.2 through 403.6. 903.3.5.2 Secondary Water Supply 903.4.3 Floor Control Valves 907.2.13 High-Rise Buildings, Smoke Detection system in accordance with 907.2.13.1 & Fire Department Communication per 907.2.13.2 907.5.2.2 Emergency voice/alarm communications systems 907.6.3.2 High-Rise buildings, zones for alarm initiating devices 911 Fire command Center 913.2.1 Fire Pump Room Protection NFPA20, 4.13.1.1.1 - fire pump room rating NFPA20, 9.6.2.3 and FIR-8.06 - Electric fire pump generator fuel supply PFC 508 - fire command center features (including but not limited to, firefighter communications (DAS or hard wired fighter phones), status indicators for air distribution/fire pump/generator, BIC,	
Proposed Design	etc.). The project is being developed in c oriented development at this long-undeveloped for a significant paria	concert with TriMet and the City of Portland to create a transit- underutilized site in Goose Hollow. This site has remained

making a vibrant addition to the neighborhood. The site is adjacent to the Kings Hill Max Station, along SW Salmon Street between SW 17th and 18th Avenues. The proposed mid-rise building is

Appeals | The City of Portland, Oregon

The upper residential story occurs at an elevation of 76'-11" above the lowest level of fire fighter access or 75'-0" above the lowest point of the established aerial apparatus access; the roof terrace is located at an elevation of 89'-5. The proposed rooftop terrace is limited to less than 750 square feet and 49 occupants and has been approved recently through appeal 20263, Item 2 (Exhibit). Based upon the interpretation provided by the Fire Official, the building is classified as a high-rise. However, due to limited height above the 75-foot threshold and restricted roof terrace area, the project proposes to limit the required high-rise provisions.

However, due to limited height above the 75-foot threshold and restricted roof terrace area, the project proposes to limit the required high-rise provisions. The following system provisions are included in the proposed design:

Smokeproof Enclosures: Stair pressurization is provided at both enclosures in accordance with OSSC 909.20.

Limited Fire Operations Room: The building will be provided with a "fire" room, located adjacent to Stair 1 (Exhibit), to allow the incident command officer to effectively manage resources. The room will be a minimum of 175 SF and be separated from the remainder of the building by not less than 1-hr fire barrier construction. The following systems/equipment will be provided: fire department communications system, fire detection and alarm system annunciator – fire alarm control panel, sprinkler valve and waterflow detector display panels, emergency and standby power status indicators, telephone with controlled access, fire pump status indicators, generator annunciator panel and elevator fire recall switch.

Fire Pump: The building is equipped with a single-connection fire pump system installed per NFPA 20 and protected by 2-hr construction in accordance with OSSC 913.2.1.

The Sprinklers: The building is fully sprinklered in accordance with OSSC 903.3.1.1 (NFPA 13). Smoke Detection: The building is provided with smoke detection in accordance with OSSC 907.2.9.2.

Standpipes: Stair 1 standpipe extends and terminates at roof with connection adjacent to the roof terrace.

Fire Alarm: The building includes a Central Fire Alarm Panel in the Fire Operations Room. Voice Communication System: The building includes voice communications in accordance with OSSC 907.5.2.2.

Occupant Notification: Occupant notification in accordance with Section 907.5 will be provided at roof terrace area with a manual pull station. The roof alarm notification devices will be activated by the smoke detection or sprinkler activation on the floors below.

Emergency Responder Radio Coverage: The building includes installation of ERRC system and testing.

Emergency Power System: The building is equipped with an emergency generator.

Smoke Protection: The elevator hoistway is equipped with smoke curtains to provide smoke and draft opening protection at residential floors.

In addition to the above systems, the following design provisions provide additional life-safety protections:

Stair Capacity: The minimum stair width calculated by occupant load (102 occ) is 30-inches; the proposed stair width varies from 48 to 52-inches, offering a significant improvement over the code width of 44-inches. The increased stair width provides additional room for fire personnel to move more freely up through the enclosure without being impeded by the evacuation of building occupants.

Appeals | The City of Portland, Oregon

Type IIIA Construction: The upper building is incorporating the full provisions of Type III construction and is not utilizing the City Portland Code Guide to eliminate the FRT wood structure or to alter other required fire provisions.

Stair/Standpipe Height: The stair/standpipe height is unaffected by the additional drop in grade along SW 18th Avenue, as neither of the building's stair enclosures provide egress at this lower grade elevation. Since both stair enclosure egress to SW Salmon Street, the time to extend hose lines vertically and/or provide rescue assistance is unaffected (Exhibit). In addition, as the stair enclosure height is unchanged by the lower elevation at SW 18th, the grade does not contribute further to the stack effect/smoke movement.

Fire Apparatus Access: The building is served by three (3) public access roads; based upon the exception provided in Section D106, Multi-Family Residential Development, buildings under 200 units are only required to have a single approved fire apparatus access road if served throughout with an automatic sprinkler system.

Roof Access: The proposed design includes extending both stairways to the roof with access provided through rooftop penthouses to facilitate egress and firefighting.

Roof Covering Class: The proposed Class B roofing provides greater resistance to exterior ignition sources.

Roof Terrace: Additional provisions as required for terrace in accordance with appeal 20263, Item 2.

Code provisions that will not be required, include, but are not limited to the following:

Secondary water supply as required by OSSC 403.

Fire command center required by OSSC 911, beyond fire operations room proposed above. Luminous egress path marking as required by OSSC 403.5.5.

OSSC Chapter 9 high-rise provisions, not referenced in proposed design above or not being provided for by other required sections of the code.

Please see granted precedent appeals 14731 and 16559.

Reason for alternative In response to a Fire Checksheet item, this appeal is being submitted for confirmation that the additional provisions included in the proposed design above provide equivalent life-safety protection. Per ongoing discussions with the Building and Fire Officials, there appears to have been some prior miscommunication. Early in the design process, the design team requested the City's early assistance through a Preliminary Life-Safety Meeting to review significant building and fire code issues. During that meeting, the topic of building height and measurement was reviewed. It was understood by the design team that the 75-foot high-rise restriction would be measured from the lowest point of vehicle access along SW Salmon; this appeared to be further confirmed by the project's Fire Official in response to the published meeting minutes (Exhibit). In connection with the building permit review, the Fire Official has since raised a question regarding an approximate 2-feet drop in elevation along SW 18th Avenue which results in a building height measurement of 76'-11" and 89'-5" at the roof terrace. Based upon the elevation of the approved roof terrace and additional grade drop present along a non-required access road, the building is classified as a high rise. This appeal is provided to accommodate this late clarification.

The design team has taken every opportunity to reduce the overall building height. The individual floors and the resulting elevation of the upper floor have already been reduced to the minimum allowed by building code, zoning and market constraints. As described earlier, the building has access provided along three complete elevations and only minimally exceeds the high-rise limitation on the west building elevation.

As discussed with Portland Fire Officials and noted in the NFPA and ICC commentaries, the special considerations provided by the high-rise provisions are primarily concerned with the three issues noted below. Each of these concerns have been addressed in the proposed building through additional measures that provide improved life-safety protection.

Appeals | The City of Portland, Oregon

Potential for distribution of smoke due to stack effect due to taller shafts/enclosures. Increase in occupant evacuation time.

Difficulty experienced by fire personnel in reaching the fire.

The issue of smoke migration due to stack effect is unaffected by the additional grade drop at SW 18th Avenue since both stair enclosures egress at the higher grade along SW Salmon and the overall height of the enclosure in unchanged. In addition, the elevator hoistway is equipped with smoke curtains to provide smoke and draft opening protection.

Occupant egress has been improved with the addition of occupant notification at the roof terrace. In addition, by increasing the stair capacity and maintaining the same vertical travel distance, the time for occupant egress is upgraded.

Fire operations are improved by the availability of 3 fire access roads, installation of a full NFPA13 sprinkler system, and a generator-supported fire pump ensuring appropriate water pressure is available to the highest building levels. In addition, the increased stair width provides for fire personnel to move more freely up through the enclosure without being impeded by the evacuation of building occupants.

Due to the limited height and program above the 75-foot threshold and restricted roof terrace area, we submit that the additional provisions provided above (items 1-17) enhance the fire resistance of the building, expand occupant notification, improve firefighter access and occupant egress and therefore provide equivalent life-safety protection.

APPEAL DECISION

High rise building with limited use of high rise provisions: Granted as proposed.

Note: Appeal is granted based on site conditions.

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.





SERA





ERA SW 18TH & SALMON | 05.17.19

EXHIBIT | 03

E





Memorandum



Date	26 October 2018		
Project Name	18S		
Project Number	1803002		
Attention	Brett Hulstrom		
Address	City of Portland – Bureau of Development Services Process Management – Plan Review and Permitting Services 1900 SW 4 th Avenue, Suite 5000 Portland, OR 97201		
Email FAX	brett.hulstrom@portlandoregon.gov		
Subject	FLS Meeting Notes – 18S w/ SERA Architects		
Remarks	The SERA team for the 18S project (Artur Grochowski, John Smith, and Andrew Pulliam) met with Brett Hulstrom, Joe Thornton, and Brian McCall for preliminary discussion of fire life safety issues.		
	SERA provided a brief introduction to the project to illustrate layout and program.		
	1 - BUILDING HEIGHT		
	Group discussed building height. It was confirmed by Joe Thornton (JT) that measurement of height based on 75' to highest occupied floor from lowest point of aerial access on SW Salmon St. was acceptable. Per JT, code compliance sheets should include graphic illustration and calculation of compliance of building height with this measurement as well as the overall building height with the average grade plane/average roof height measurement.		

Mon 10/29/2018 1:40 PM

Thornton, Joe <Joe.Thornton@portlandoregon.gov>

RE: 18S Preliminary FLS Meeting Notes from SERA Architects

To Nielsen, Alice; Andrew Pulliam

Cc Hulstrom, Brett; McCall, Brian

I have no issues with these notes...

From: Nielsen, Alice

ΤJ

Sent: Monday, October 29, 2018 1:12 PM To: andrewp@seradesign.com Cc: Hulstrom, Brett <<u>Brett.Hulstrom@portlandoregon.gov</u>>; McCall, Brian <<u>Brian.McCall@portlandoregon.gov</u>>; Thornton, Joe <<u>Joe.Thornton@portlandoregon.gov</u>>; Subject: FW: 18S Preliminary FLS Meeting Notes from SERA Architects

Good afternoon,

Please see the attached prelim fire and life/safety meeting minutes from last weeks meeting regarding the 18S project and let us know if there should be any changes or additions. Thanks for your help!

Alice C. Nielsen

Development Liaison City of Portland – Bureau of Development Services DevTeam - Plan Review and Permitting Services 1900 SW Fourth Avenue, Suite 5000 Portland, OR 97201

E:Alice.Nielsen@portlandoregon.gov P:503.823.3448

EXHIBIT 4 - TERRACE APPEAL #20263

Appeal item 2	
Code Section	Table 503 Allowable Building Heights and Areas
Requires	Per table 503, B occupancy groups are limited to 5 stories (6 stories with frontage and sprinkler bonuses) above grade plane in Type III-A construction.
Proposed Design	The proposed mid-rise building is an eight-story mixed-use apartment with a limited rooftop terrace, comprised of a three-story Type IA concrete podium supporting a five-story Type IIIA wood frame structure above. The two construction types are to be separated by a 3-hour rated horizontal assembly. Both buildings are to be fully sprinklered on all floors in accordance with NFPA 13. The project meets the requirements of Section 504 and Table 503, except for a proposed outdoor Group B terrace at the rooftop. This space will not feature a cover structure, and therefore will not be considered a story per clarification in the ICC approved 2018 IBC model code. This roof terrace will serve resident amenity uses only. The protection measures for the Group B terrace include the following: 1 - The occupiable roof terrace area is limited to 750 square feet and 49 occupants. 2 - Occupant notification in accordance with Section 907.5 will be provided at roof terrace area with manual pull station. The roof alarm notification devices will be activated by the smoke detection or sprinkler activation on the floors below. 3 - The roof terrace will feature secured access and the use is restricted to residents and their occasional guests. 4 - Two means of egress will be provided from the roof terrace. 5 - Fire extinguisher and standpipe will be provided at exit stair enclosure adjacent to the roof terrace. 6 - Readily visible exit signage will be provided above exit doors leading from the roof terrace to the exit stairs. Exit doors will remain unlocked in the direction of egress. 7 - Emergency illumination will be provided on the roof deck and along the path to the exit stairs.
Reason for alternative	The proposed rooftop terrace is limited to 750 square feet and 49 occupants and meets requirements of OSSC 1021.2 for handrail heights. The occupiable roof terrace will be considered an B occupancy but will not be considered a story per 2018 IBC 503.1.4 definition, as the space does not have a roof. The Oregon Building Codes Division has previously overruled the City of Portland, stating that unoccupied roof areas should be assigned an occupancy but should not be considered a story, under 2014 OSSC. By applying the 2018 IBC code provisions, we are proposing a path that reflects the current consensus amongst the code development community. We believe this to be consistent with the City and the State's intent of life safety provisions that

EXHIBIT 4 - TERRACE APPEAL #20263

should be applied to new construction. The clarification of roof occupancies from the 2015 IBC code will be included in the 2018 IBC code:

"503.1.4 Occupied Roofs"

A roof level or portion thereof shall be permitted to be used as an occupied roof provided the occupancy of the roof is an occupancy that is permitted by Table 504.4 for the story immediately below the roof. The area of the occupied roofs shall not be included in the building area as regulated by Section 506.

Exceptions:

The occupancy located on an occupied roof shall not be limited to the occupancies allowed on the story immediately below the roof where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and occupant notification in accordance with Section 907.5 is provided in the area of the occupied roof."

The occupiable roof terrace will include a fire alarm manual pull station, and audible and visual alarm notification devices, which will be automatically initiated by smoke detectors or sprinkler activation in either of the two buildings below the roof level. Two paths of egress will be provided for the roof terrace. All exit doors will have internally illuminated exit signs. Emergency illumination will be provided at the roof terrace and along the pathways to the 2-hour fire rated stair enclosures.

The roof terrace does not have public access. The area is part of a secure access building, and typical usage will be by authorized residents and staff of the building. This space will not be used for concentrated occupancy use similar to a restaurant. The proposed design provides a small occupiable area less than 4% of the roof area, 2 means of egress, and fire protection systems for the occupants and emergency personnel. We believe the cumulative effect of these protective measures meets the intent of the code, and therefore request approval of the proposed roof terrace design.

Please see granted precedent appeal 18667.

APPEAL DECISION

2. Roof deck located above maximum number of stories: Granted as proposed per ICC approved 2018 IBC model code change lifting restriction on location of roof decks in a fully sprinkled building and with occupant notification in the area of the occupied roof. Elements or structures enclosing the occupied roof areas shall not extend more than 48" inches above the surface of the occupied roof. Fire Marshal's office may revoke if found to be in violation of this appeal.

For item 1 appellant may contact Corey Stanley (971 291-8919) with questions.

For the item granted, 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.

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)

Status: Decision Bo	ndered	
Anneal ID: 16559		Project Address: 1440 SW Taylor St
Hearing Date: 2/7/19		Appellant Name: Charles Kidwell
Hearing Date: 3/7/18 Case No.: B-002 Appeal Type: Building		Appendix Rame. Chanes Ridwein
		Appellant Phone: 5032282840 Plans Examiner/Inspector: Steven Mortensen
Building/Business N	lame: 1440 SW Taylor	
Appeal Involves: Ere	ection of a new structure	LUR or Permit Application No.: 16-284073-LU
Plan Submitted Opt	on: pdf [File 1]	Proposed use: Mixed-Use/Residential
APPEAL INFORM Appeal item 1 Code Section	1ATION SHEET	
Requires	All Code sections in applicable codes (OSSC, OFC, NFPA Standards, Fire Marshal's Office Policy) that refer to High-Rise Construction requirements shall include, but are not be limited to: OSSC 403.1 – High-Rise buildings shall comply with Sections 403.2 through 403.6. 903.3.5.2 Secondary Water Supply 903.4.3 Floor Control Valves 907.2.13 High-Rise Buildings, Smoke Detection system in accordance with 907.2.13.1 & Fire Department Communication per 907.2.13.2 907.5.2.2 Emergency voice/alarm communications systems 907.6.3.2 High-Rise buildings, zones for alarm initiating devices 911 Fire command Center 913.2.1 Fire Pump Room Protection NFPA20, 4.13.1.1.1 - fire pump room rating NFPA20, 9.6.2.3 and FIR-8.06 - Electric fire pump generator fuel supply PFC 508 - fire command center features (including but not limited to, firefighter communications (DAS or hard wired fighter phones), status indicators for air distribution/fire pump/generator, BIC.	
Proposed Design	etc.). The Proposed Design consists of Level Type IA Construction 'Buildi Management & Residential occup The site slopes down from the son SW 15th Ave. & SW Taylor St. (pr This is a high-rise structure only d at the roof level. The Roof Deck is	a 5 Story Type IIIA Construction Residential building above a 2 ing Podium'. Podium level 1 contains Retail Commercial, pancies. Podium Level 2 contains residential occupancies. uth to the north, with the low point in the northwest corner of ublic streets). The grade differential is approximately 4 feet. lue to the addition of the two occupied decks of 750 sq. ft. each s 83' above the lowest level of firefighter access; it is 79' above

? The Building is fully sprinkled per OSSC 903.3.1.1 (NFPA 13 System)

? Proposed design includes Smoke detection provided throughout buildings including corridors.



	? Proposed design includes Central Fire Alarm panel in the Main Lobby.
	? Proposed design includes DAS system installed and tested. DAS system will not be connected
	to Fire Command Center (as no Fire Command Center or FCC Required Features are provided).
	? Proposed design will include per OSSC 403.5.4 Smokeproof Enclosures: (2) stairs extending to
	roof shall be pressurized to prevent buildup of smoke per sections 909 20 & 1022 10
	2 Proposed decign will include per OSSC Ch 0:
	a 000 20 Smokenroof enclosures. Per 000 20 5 Stair Pressurization Alternative, the Vestibule is
	a. 303.20 - Shokepiool enclosules. Fel 303.20.3 Stall Flessulization Alternative, the Vestibule is
	not required. Mechanical equipment providing pressurization if on emergency stand-by power.
	b. 909.16 Fire-fighters smoke control panel – not required to be located in a fire command center
	per section 911; but will meet requirements for "All other buildings" and will be provided in an
	approved location adjacent to the fire alarm control panel.
	? Proposed design will include DAS system installed and tested. DAS system will not be
	connected to Fire Command Center (as no Fire Command Center or FCC Required Features are provided).
	? All applicable code requirements for High Rise construction as noted in OSSC. Fire Code.
	NFPA, Fire Marshall's Office Policy, and all other applicable codes shall not apply, except as
	specifically stated as proposed design, items not required include
	a All sections of OSSC 403.2 through 403.6 are not required excent as noted in #5 above
	a. All sections of 0000 400.2 through 400.0 are not required, except as hold in #0 above.
	b. High-Rise requirements noted in NFFA20, FIR 6.00, and FFC shall not be implemented.
	c. All referenced sections of USSC Ch 9 do not apply except, as noted in #6 above.
	d. Fire Command Centers per OSSC Section 911 are not required, including all items per 911.1.5 Required Features.
	e. Fire Pumps are not required to meet High-Rise construction. Therefore per 913.2.1 Protection of
	Fire Pump Room, the fire pump room shall be separated by a 1-HR assembly. Sections regarding
	Fire Pumps for High-Rise in NFPA20 & FIR will not apply.
Reason for alternative	The Proposed Design consists of a 5 Story Type IIIA Construction Residential building above a 2
	Level Type IA Construction 'Building Podium'. The site slopes down from the south to the north
	side, with a low point in the northwest corner at SW 15th Ave. & SW Taylor St. (public streets).
	This is a high-rise structure only due to the addition of the two occupied decks of 750 sq. ft.
	maximum each at the roof level. The Roof Deck elevation is 78.0' above the low point of the
	adjacent grade as a result of the 4-foot grade differential across the site.
	Due to the limited area of the occupied decks, the only requirement for high-rise construction that
	bue to the limited area of the occupied decks, the only requirement for high-rise construction that is
	Is proposed for this project is provision of Pressurized Stairways
	Due to the limited area of the occupied decks, the only requirement for high-rise construction that is proposed for this project is provision of Pressurized Stairways ? The Building is fully sprinkled per OSSC 903.3.1.1 (NFPA 13 System)
	 Due to the limited area of the occupied decks, the only requirement for high-rise construction that is proposed for this project is provision of Pressurized Stairways ? The Building is fully sprinkled per OSSC 903.3.1.1 (NFPA 13 System) ? Proposed design includes Smoke detection provided throughout buildings including corridors.
	Due to the limited area of the occupied decks, the only requirement for high-rise construction that is proposed for this project is provision of Pressurized Stairways ? The Building is fully sprinkled per OSSC 903.3.1.1 (NFPA 13 System) ? Proposed design includes Smoke detection provided throughout buildings including corridors. ? Proposed design includes Central Fire Alarm panel in the Main Lobby.
	Due to the limited area of the occupied decks, the only requirement for high-rise construction that is proposed for this project is provision of Pressurized Stairways ? The Building is fully sprinkled per OSSC 903.3.1.1 (NFPA 13 System) ? Proposed design includes Smoke detection provided throughout buildings including corridors. ? Proposed design includes Central Fire Alarm panel in the Main Lobby. ? (2) stairs extending to roof, shall be pressurized to create Smokeproof Enclosures.

APPEAL DECISION

Pressurized stairs in lieu of meeting high rise construction standards: 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 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.

Development Services

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APPEAL SUMMARY

Status: Decision Rendered - Building Code Board of Appeals, Big Board

Appeal ID: 14731	Project Address: 1380 NE Multnomah Blvd & 1510 NE Multnomah Blvd
Hearing Date: 3/9/17	Appellant Name: Kim Wilson
Case No.: B-003	Appellant Phone: 503-233-9856
Appeal Type: Building	Plans Examiner/Inspector: Jerry Engelhardt, Joe Thornton
Project Type: commercial	Stories: 7 Occupancy: B, M, S-2, R-2 Construction Type: I-A, III-A
Building/Business Name: 1400 NE Multnomah	Fire Sprinklers: Yes - throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 16-205166-CO, 16- 205173-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Mixed-use Housing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Multiple
Requires	All Code sections in applicable codes (OSSC, OFC, NFPA Standards, Fire Marshal's Office
	Policy) that refer to High-Rise Construction requirements shall include, but are not be limited to:
	OSSC 403.1 – High-Rise buildings shall comply with Sections 403.2 through 403.6.
	903.3.5.2 Secondary Water Supply
	903.4.3 Floor Control Valves
	907.2.13 High-Rise Buildings, Smoke Detection system in accordance with 907.2.13.1 & Fire
	Department Communication per 907.2.13.2
	907.5.2.2 Emergency voice/alarm communications systems
	907.6.3.2 High-Rise buildings, zones for alarm initiating devices
	911 Fire command Center
	913.2.1 Fire Pump Room Protection
	NFPA20, 4.13.1.1.1 - fire pump room rating
	NFPA20, 9.6.2.3 and FIR-8.06 - Electric fire pump generator fuel supply
	PFC 508 - fire command center features (including but not limited to, firefighter communications
	(DAS or hard wired fighter phones), status indicators for air distribution/fire pump/generator, BIC etc.).
Proposed Design	Buildings are fully sprinkled per OSSC 903.3.1.1
	Proposed design includes Smoke detection provided throughout buildings including corridors.
	Proposed design includes Central Fire Alarm panel in Main Lobby of each building.
	Proposed design includes DAS system installed and tested. DAS system will not be connected to
	Fire Command Center (as no Fire Command Center or FCC Required Features are provided).

r 1 F	roof at each building 1 & 2, shall be pressurized to prevent buildup of smoke per sections 909.20 & 1022.10.
1 F	1022.10.
F	
	Proposed design will include per OSSC Ch 9:
e r t r	a. 909.20 – Smokeproof enclosures. Per 909.20.5 Stair Pressurization Alternative, the Vestibule is not required. Mechanical equipment providing pressurization if on emergency stand-by power. b. 909.16 Fire-fighters smoke control panel – not required to be located in a fire command center per section 911: but will meet requirements for "All other buildings" and will be provided in an
r a	approved location adjacent to the fire alarm control panel. We are noting these panels to be located in each Main Lobby of each building.
r t F s	Toposed design will include DAS system installed and tested. DAS system will not be connected to Fire Command Center (as no Fire Command Center or FCC Required Features are provided). All applicable code requirements for High Rise construction as noted in OSSC, Fire Code, NFPA, Fire Marshall's Office Policy, and all other applicable codes shall not apply, except as specifically stated as proposed design, items not required include:
a	a. all sections of OSSC 403.2 through 403.6 are not required, except as noted in #5 above. b. High-Rise requirements noted in NFPA20, FIR 8.06, and PFC shall not be implemented.
c	c. All referenced sections of OSSC Ch 9 do not apply except, as noted in #6 above.
c	d. Fire Command Centers per OSSC Section 911 are not required, including all items per 911.1.5
F	Required Features.
e	e. Fire Pumps are not required to meet High-Rise construction. Therefore per 913.2.1 Protection o
F	Fire Pump Room, the fire pump room shall be separated by a 1-HR assembly. Sections regarding Fire Pumps for High-Rise in NFPA20 & FIR will not apply.
Reason for alternative	In the first hearing with the Big Board on 9/8/16 it is our understanding that 2 items were made clear:
â	a. Buildings were to be designated as High-Rise Construction, and
t	b. The only requirement for High-Rise construction that is to be utilized for this project is
F	Pressurized Stairways.
l a	In the applicant's opinion, we feel that the final ruling was documented in such a way that ambiguity remains about which requirements of High-Rise construction are intended, therefore, we
r	respectfully resubmit this appeal to clear up all outstanding questions and to bring the final appeal

APPEAL DECISION

The Building Code Board of Appeal met on March 9, 2017 and the following decision was reached:

Omisssion of high-rise requirements: Granted with the understanding that this is a high-rise structure due to the addition of the two occupied decks of 750 sq. ft. maximum each. However, due to the limited area of the occupied decks, the only requirement for high-rise construction that is required for this project is Pressurized Stairways. If fire pumps are required due to system demand, fire pumps must be supported by a generator.

Decision: Unanimous

Board Members: Sam Rodriguez, Dave Spitzer, and Jennifer Alger

Pursuant to Oregon Revised Statutes 455.690, you may appeal this decision to the appropriate State of Oregon advisory board within 30 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, contact the Oregon Department of Consumer and Business Services, Building Codes Division.





SERA



Memorandum



Date	26 October 2018		
Project Name	18S		
Project Number	1803002		
Attention	Brett Hulstrom		
Address	City of Portland – Bureau of Development Services Process Management – Plan Review and Permitting Services 1900 SW 4 th Avenue, Suite 5000 Portland, OR 97201		
Email FAX	brett.hulstrom@portlandoregon.gov		
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Remarks	The SERA team for the 18S project (Artur Grochowski, John Smith, and Andrew Pulliam) met with Brett Hulstrom, Joe Thornton, and Brian McCall for preliminary discussion of fire life safety issues.		
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Mon 10/29/2018 1:40 PM

Thornton, Joe <Joe.Thornton@portlandoregon.gov>

RE: 18S Preliminary FLS Meeting Notes from SERA Architects

To Nielsen, Alice; Andrew Pulliam

Cc Hulstrom, Brett; McCall, Brian

I have no issues with these notes...

From: Nielsen, Alice

ΤJ

Sent: Monday, October 29, 2018 1:12 PM To: andrewp@seradesign.com Cc: Hulstrom, Brett <<u>Brett.Hulstrom@portlandoregon.gov</u>>; McCall, Brian <<u>Brian.McCall@portlandoregon.gov</u>>; Thornton, Joe <<u>Joe.Thornton@portlandoregon.gov</u>>; Subject: FW: 18S Preliminary FLS Meeting Notes from SERA Architects

Good afternoon,

Please see the attached prelim fire and life/safety meeting minutes from last weeks meeting regarding the 18S project and let us know if there should be any changes or additions. Thanks for your help!

Alice C. Nielsen

Development Liaison City of Portland – Bureau of Development Services DevTeam - Plan Review and Permitting Services 1900 SW Fourth Avenue, Suite 5000 Portland, OR 97201

E:Alice.Nielsen@portlandoregon.gov P:503.823.3448

EXHIBIT 4 - TERRACE APPEAL #20263

Appeal item 2	
Code Section	Table 503 Allowable Building Heights and Areas
Requires	Per table 503, B occupancy groups are limited to 5 stories (6 stories with frontage and sprinkler bonuses) above grade plane in Type III-A construction.
Proposed Design	The proposed mid-rise building is an eight-story mixed-use apartment with a limited rooftop terrace, comprised of a three-story Type IA concrete podium supporting a five-story Type IIIA wood frame structure above. The two construction types are to be separated by a 3-hour rated horizontal assembly. Both buildings are to be fully sprinklered on all floors in accordance with NFPA 13. The project meets the requirements of Section 504 and Table 503, except for a proposed outdoor Group B terrace at the rooftop. This space will not feature a cover structure, and therefore will not be considered a story per clarification in the ICC approved 2018 IBC model code. This roof terrace will serve resident amenity uses only. The protection measures for the Group B terrace include the following: 1 - The occupiable roof terrace area is limited to 750 square feet and 49 occupants. 2 - Occupant notification in accordance with Section 907.5 will be provided at roof terrace area with manual pull station. The roof alarm notification devices will be activated by the smoke detection or sprinkler activation on the floors below. 3 - The roof terrace will feature secured access and the use is restricted to residents and their occasional guests. 4 - Two means of egress will be provided from the roof terrace. 5 - Fire extinguisher and standpipe will be provided at exit stair enclosure adjacent to the roof terrace. 6 - Readily visible exit signage will be provided above exit doors leading from the roof terrace to the exit stairs. Exit doors will remain unlocked in the direction of egress. 7 - Emergency illumination will be provided on the roof deck and along the path to the exit stairs.
Reason for alternative	The proposed rooftop terrace is limited to 750 square feet and 49 occupants and meets requirements of OSSC 1021.2 for handrail heights. The occupiable roof terrace will be considered an B occupancy but will not be considered a story per 2018 IBC 503.1.4 definition, as the space does not have a roof. The Oregon Building Codes Division has previously overruled the City of Portland, stating that unoccupied roof areas should be assigned an occupancy but should not be considered a story, under 2014 OSSC. By applying the 2018 IBC code provisions, we are proposing a path that reflects the current consensus amongst the code development community. We believe this to be consistent with the City and the State's intent of life safety provisions that

EXHIBIT 4 - TERRACE APPEAL #20263

should be applied to new construction. The clarification of roof occupancies from the 2015 IBC code will be included in the 2018 IBC code:

"503.1.4 Occupied Roofs"

A roof level or portion thereof shall be permitted to be used as an occupied roof provided the occupancy of the roof is an occupancy that is permitted by Table 504.4 for the story immediately below the roof. The area of the occupied roofs shall not be included in the building area as regulated by Section 506.

Exceptions:

The occupancy located on an occupied roof shall not be limited to the occupancies allowed on the story immediately below the roof where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and occupant notification in accordance with Section 907.5 is provided in the area of the occupied roof."

The occupiable roof terrace will include a fire alarm manual pull station, and audible and visual alarm notification devices, which will be automatically initiated by smoke detectors or sprinkler activation in either of the two buildings below the roof level. Two paths of egress will be provided for the roof terrace. All exit doors will have internally illuminated exit signs. Emergency illumination will be provided at the roof terrace and along the pathways to the 2-hour fire rated stair enclosures.

The roof terrace does not have public access. The area is part of a secure access building, and typical usage will be by authorized residents and staff of the building. This space will not be used for concentrated occupancy use similar to a restaurant. The proposed design provides a small occupiable area less than 4% of the roof area, 2 means of egress, and fire protection systems for the occupants and emergency personnel. We believe the cumulative effect of these protective measures meets the intent of the code, and therefore request approval of the proposed roof terrace design.

Please see granted precedent appeal 18667.

APPEAL DECISION

2. Roof deck located above maximum number of stories: Granted as proposed per ICC approved 2018 IBC model code change lifting restriction on location of roof decks in a fully sprinkled building and with occupant notification in the area of the occupied roof. Elements or structures enclosing the occupied roof areas shall not extend more than 48" inches above the surface of the occupied roof. Fire Marshal's office may revoke if found to be in violation of this appeal.

For item 1 appellant may contact Corey Stanley (971 291-8919) with questions.

For the item granted, 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.

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 SUMMA	RY	
Status: Decision Re	ndered	
Appeal ID: 20263		Project Address: 1715 SW Salmon St
Hearing Date: 4/17/1	9	Appellant Name: John Smith
Case No.: B-012		Appellant Phone: 503.445.7350
Appeal Type: Buildin	g	Plans Examiner/Inspector: Brian McCall, Joe Thornton
Project Type: comm	ercial	Stories: 8 Occupancy: R-2, A,B,S Construction Type: I-A
Building/Business N	lame : 18S	Fire Sprinklers: Yes - Full NFPA 13
Appeal Involves: Ere	ection of a new structure	LUR or Permit Application No.: 19-106743-CO
Plan Submitted Opt	on: pdf [File 1]	Proposed use: mixed use housing
Appeal item 1		
Code Section	202, High-Rise Building Measure	ment
Requires	Section202 defines a high-rise building as "a building with an occupied floor located more that feet about the lowest level of fire department vehicle access".	
Proposed Design	The project is being developed in oriented development at this long Kings Hill Max Station, along SW proposed mid-rise building is an e comprised of a three-story Type I structure above. The two constru- assembly. Both buildings are to b	a concert with TriMet and the City of Portland to create a transit- g-underutilized site in Goose Hollow. The site is adjacent to the 2 Salmon Street between SW 17th and 18th Avenues. The eight-story mixed-use apartment with a limited rooftop terrace, IA concrete podium supporting a five-story Type IIIA wood frame ction types are to be separated by a 3-hour rated horizontal be fully sprinklered on all floors in accordance with NFPA 13. ed in accordance with Section 503 and Appendix D of 2016
	Portland Fire Code. The definition fire department vehicle access. A roads. The exception provided in buildings under 200 units to have throughout with an automatic spri defined/approved by the projects primary elevation (Exhibit). In add the building on SW Salmon Stree along SW 17th or SW 18th Avenue	n of high-rise first requires the identification of the "lowest level of oppendix D defines the requirements for fire apparatus access Section D106, Multi-Family Residential Development, allows for e only a single approved fire apparatus access road if served inkler system. The required fire apparatus access road was Fire Official as occurring on SW Salmon Street as this is the dition, aerial fire apparatus access is accommodated parallel to et. Per Appendix D, fire department vehicle access is not required use; therefore, the lowest level of fire department vehicle access
	as required by code is located ald floor level occurs at an elevation of need for the building to meet high	ong SW Salmon at an elevation of +110.22. The upper residentian of +185', resulting in a height of 74'-10"; thus, eliminating the n-rise provisions.

3-hr Horizontal Separation – A 3-hr horizontal separation is provided between the 3rd and 4th levels, compartmentalizing the structure into two separate and distinct buildings; thus, minimizing the risk and improving the ability to fight fires.

Type IIIA Construction – The upper building is incorporating the full provisions of Type III construction and is not utilizing the City Portland Code Guide to eliminate the FRT wood structure or to alter other required fire provisions.

Stair/Standpipe Height – The stair/standpipe height is not increased due to the additional drop in grade along SW 18th Avenue, as neither stair enclosure provides egress at this location. Since both stair enclosure egress to SW Salmon Street, the time to extend hose lines vertically and/or provide rescue assistance in unaffected (Exhibit). In addition, as the stair enclosure height is unchanged by the lower elevation at SW 18th, the grade does not contribute further to the stack effect/smoke movement.

Rooftop Terrace (see Appeal #2) – The proposed rooftop terrace is limited to less than 750 square feet and 49 occupants and is incidental to the building. The roof terrace is considered a B occupancy but is not considered a story as it does not have a ceiling/roof. In addition to the building enhancements noted below, the roof terrace includes occupant notification in accordance with Section 907.5 and an extension of the standpipe with hose connection at the terrace. The provisions are expected to reduce time needed to fight fire from the rooftop and minimize additional occupant risk. This direction is in keeping with prior interpretations recently permitted by the City.

In addition, the building design includes the following enhancements relative to fire protection and occupant safety that improve capacity to protect building occupants:

Sprinklers: The building will be equipped with a sprinkler system in accordance with full NFPA 13 requirements in lieu of code allowed 13R.

Stair Enclosures: Exit enclosures will have a fire-resistance rating of 2-hrs min. Roof: The roof is essential flat

Roof Access: The proposed design includes extending both stairways to the roof with access provided through rooftop penthouses.

Roof Covering Class: The proposed Class B roofing provides greater resistance to exterior ignition sources than the Class C required by code.

Standpipes: Stair 1 standpipe extends and terminates at roof with FDC. All provisions of Appendix D are intended to be met or exceeded with the proposed design.

Reason for alternative In response to a Fire Checksheet item, this appeal is being submitted for confirmation/verification of the described section intent and to provide clarity that the subsequent measurement of building height does not result in classification as a high-rise. Per ongoing discussions with the Building and Fire Officials, there appears to have been some prior miscommunication. Early in the design process, the design team requested the City's early assistance through a Preliminary Life-Safety Meeting to review significant building and fire code issues. During that meeting, the topic of building height and measurement was reviewed. It was agreed that the 75-foot high-rise restriction would be measured from the lowest point of vehicle access along SW Salmon as this is the only required access road; this was further confirmed by the project's Fire Official in response to the published meeting minutes (Exhibit). In connection with the building permit review, the Fire Official has since raised a question regarding an approximate 2-feet drop in elevation along SW 18th Avenue which would result in a building height measurement of 76'-11". However, Appendix D clearly states that fire department vehicle access is not required along SW Salmon Street at an elevation of +110.22' (Exhibit).

	MAX Hazards: SW 18th Avenue presents hazards to personnel and apparatus. The road width to the MAX track boundary is consistently less than 26-feet and narrows to approximately 16-feet along the building frontage. In addition to Appendix D only requiring a single fire department access road, agreed to occur along SW Salmon Street, it was understood that due to the adjacent Kings Hill Max Station, northbound tracks and high-voltage catenary wire running parallel to the western building elevation, that SW 18th Avenue would not be an acceptable/compliant access road and therefore the grade elevation should be immaterial. The design team has taken every opportunity to reduce the overall building height. For budgetary purposes, the individual floors and the resulting elevation of the upper floor has already been reduced to the minimum allowed by building code, zoning and market constraints.
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Please see granted precedent appeal 18667.

APPEAL DECISION

1. Determination of the lowest point for calculating the lowest level of fire department vehicle access: Denied. Proposal does not provide equivalent Life Safety protection.

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SERA

HIGH RISE DEFINITION - SECTION 202 OSSC

A HIGH RISE IS DEFINED AS "A BUILDING WITH AN OCCUPIED FLOOR LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT <u>VEHICLE</u> ACCESS". (PROPOSED DESIGN IS COMPLIANT)

FIRE APPARATUS ACCESS - APPENDIX D

D106 | EXCEPTION, MULTI-FAMILY DEV. MULTI-FAMILY RESIDENTIAL PROJECTS CONTAINING LESS THAN 200 UNITS ONLY REQUIRE ONE ACCESS ROAD.

SW SALMON WAS IDENTIFIED AS THE FIRE APPARATUS ACCESS ROAD IN CONSULTATION WITH THE FIRE MARSHAL AS THIS IS THE PRIMARY BUILDING ELEVATION. (PROPOSED DESIGN IS COMPLIANT)

D105 AERIAL FIRE APPARATUS ACCESS ACCESS SHALL BE PROVIDED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL ACCESS IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. (LOCATION APPROVED BY FM)

CONSIDERATIONS RELATIVE TO BLDG HEIGHT

OCCUPANT EGRESS TIME

NOT IMPACTED - THE STAIR ENCLOSURES AND ELEVATOR EGRESS FROM A FLOOR ELEVATION ABOVE LOW GRADE.

ACCESS FOR FIRE PERSONNEL NOT IMPACTED - FIRE DEPARTMENT ACCESS IS PROVIDED IN MEANS EXCEEDING THE STATED ACCESS REQUIREMENTS.



EXHIBIT | 01



SERA

+115.21'



Memorandum



Date	26 October 2018
Project Name	18S
Project Number	1803002
Attention	Brett Hulstrom
Address	City of Portland – Bureau of Development Services Process Management – Plan Review and Permitting Services 1900 SW 4 th Avenue, Suite 5000 Portland, OR 97201
Email FAX	brett.huistrom@portlandoregon.gov
Subject	FLS Meeting Notes – 18S w/ SERA Architects
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Thornton, Joe < Joe. Thornton@portlandoregon.gov >

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