

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: 20748 | Project Address: 525 SE MLK Jr Blvd |
| Hearing Date: 8/14/19 | Appellant Name: Tyler Nishitani |
| Case No.: B-028 | Appellant Phone: 503-227-1254 |
| Appeal Type: Building | Plans Examiner/Inspector: John Cooley |
| Project Type: commercial | Stories: 6 Occupancy: A-2, A-3, S-2, B Construction Type: III-A |
| Building/Business Name: | Fire Sprinklers: Yes - All floors |
| Appeal Involves: Erection of a new structure | LUR or Permit Application No.: 16-289173-LU |
| Plan Submitted Option: pdf [File 1] [File 2] | Proposed use: Office building with retail/restaurant uses at ground floor, single level below grade parking |

APPEAL INFORMATION SHEET

Appeal item 1

| | |
|-------------------------------|--|
| Code Section | OSSC 2014 – Section 602.3 |
| Requires | Construction Type of proposed building is IIIA and per table 601, Roof construction and associated secondary members are required to have a 1-hour rating. |
| Proposed Design | <p>CONTEXT: This project is a 6-story office building with a composite roof structure consisting of 3-layer cross-laminated timber (CLT) panels topped with a 3" reinforced concrete slab supported by glulam beams and columns and a pair of concrete cores. Construction is underway with anticipated TCO near the end of the year.</p> <p>PROPOSED CONDITION: For constructability purposes, instead of the typical composite roof assembly, we are proposing that a small portion (~242 sf) of the roof structure, located solely on top of one of the concrete cores, be a 5-Layer CLT panel. The proposed edge support for the CLT 5 panels are steel ledgers hung from the 2-hour rated concrete stair core walls. Any exposed conditions of the Steel ledgers are to be fire proofed per code defined means.</p> |
| Reason for alternative | <p>The entirety of the roof surface has already been erected and the topping slab has been poured with the exception of the portion of the roof being proposed to be CLT 5. This area has been left open to allow for stair elements to be lowered into the concrete core via crane. It is the preference of the construction team to switch the assembly at this location so that a topping slab and the associated 30-day curing time can be avoided so that roofing membranes and subsequent roofing layers can be installed immediately after the CLT 5 panels have been installed.</p> <p>The 2012 National Design Specifications for Wood Construction does not address a char rating design procedure for exposed CLT panels. We propose that the CLT floor installation matches the</p> |

testing materials and parameters used in WFCi Report #16046a “Fire Resistance Testing of CLT Floor/Ceiling Assemblies” conducted for Oregon State University dated December 2, 2016. Testing conforms to ASTM E119-15, Standard Test Methods for Fire Tests of Building Construction and Materials.”

Note this assembly includes CLT 5, splices/splines are half-lap spines with 6” SDWS screws @ 8” o.c., and ½” plywood topping with 8d nails. Span = 13.5’ Load=113 psf for a 2-hour assembly (although in the proposed application only a 1-hour rating is required.)

See the attached drawing set and WFCi Report #16046a for reference.

APPEAL DECISION

Type IIIA construction with alternate 1 hour roof assembly: 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.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



| REVISION NO. | | DATE |
|--------------|--------------------------|----------|
| 1 | ADD 1 | 11/10/17 |
| 2 | ADD 3 / Permit Responses | 02/13/18 |
| 3 | ADD 6 / Permit Responses | 03/19/18 |
| 4 | RFI 0029 | 06/14/18 |
| 5 | RFI 0058 | 8/14/18 |
| 6 | RFI 0062 | 8/16/18 |
| 7 | ASI 8 / Permit Revision | 10/05/18 |
| 8 | ASI 015 - Hacker T1 | 6/10/19 |
| 9 | 0194 | 6/13/19 |
| 10 | ASI 016 | 7/16/19 |



DISTRICT OFFICE

PMC Building LLC
525 SE MLK Jr BLVD
Portland, OR 97214

ISSUANCE

PROJECT NUMBER

01618

DATE

SCALE

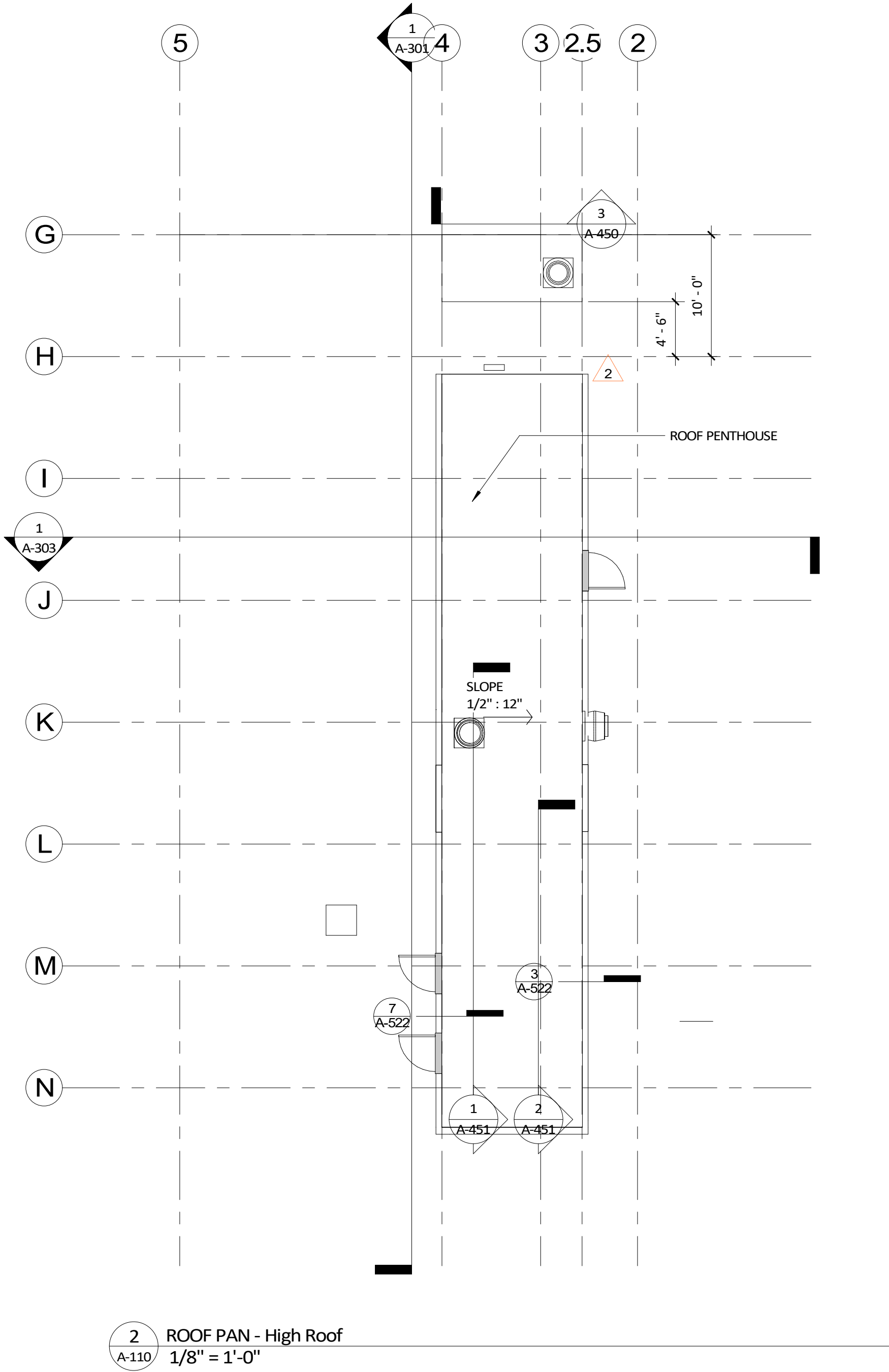
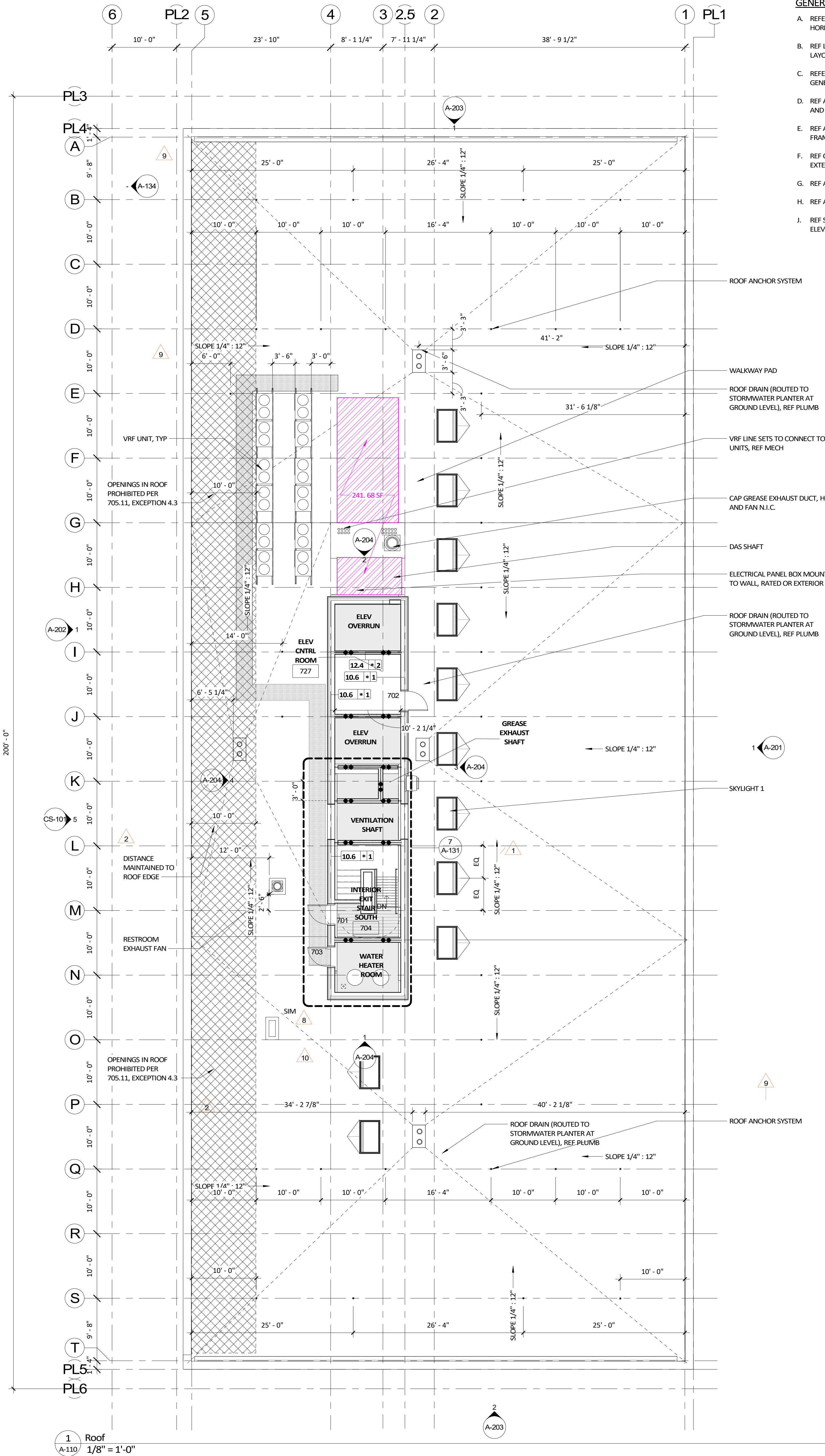
As indicated

DRAWING TITLE

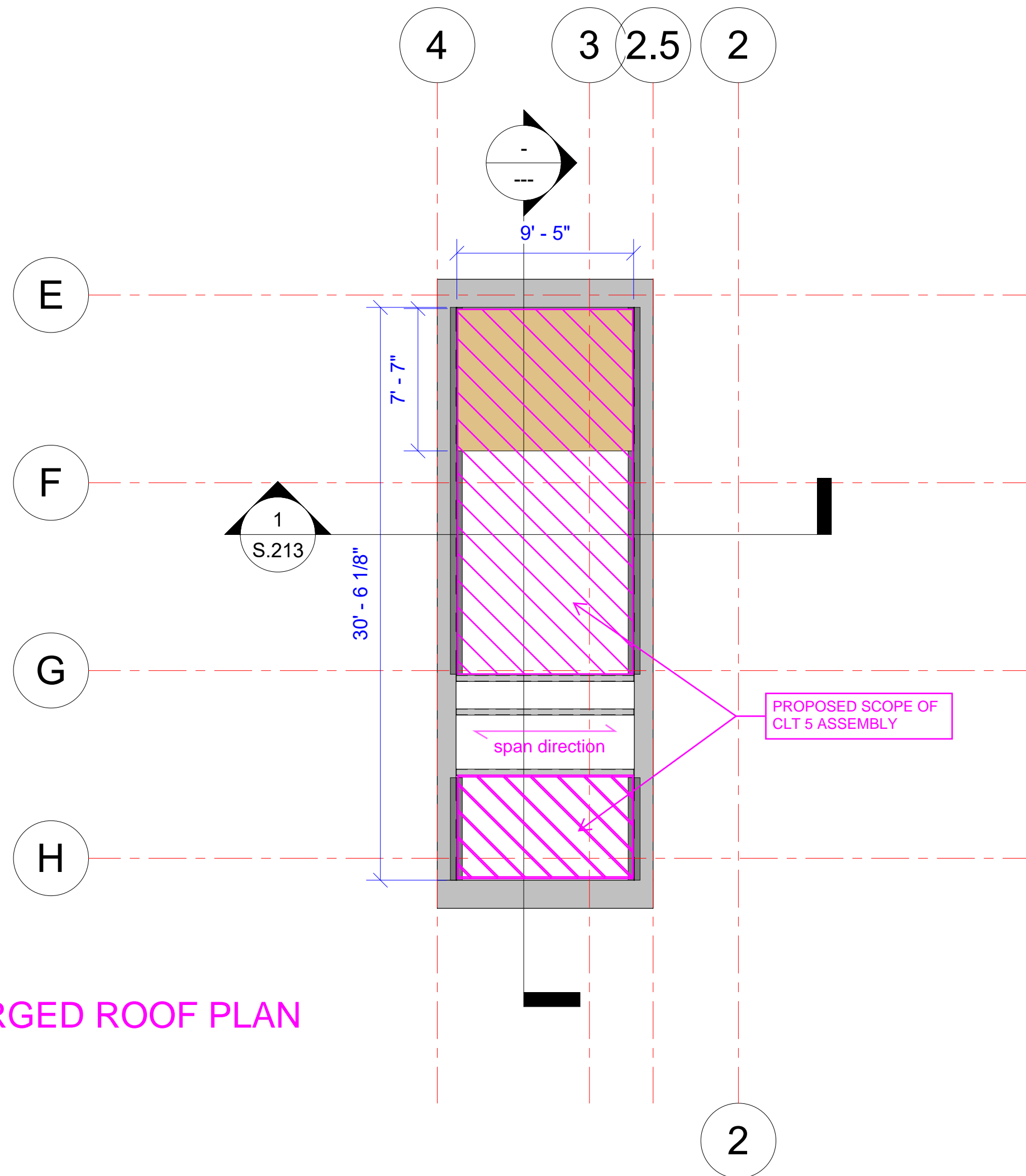
ROOF PLAN

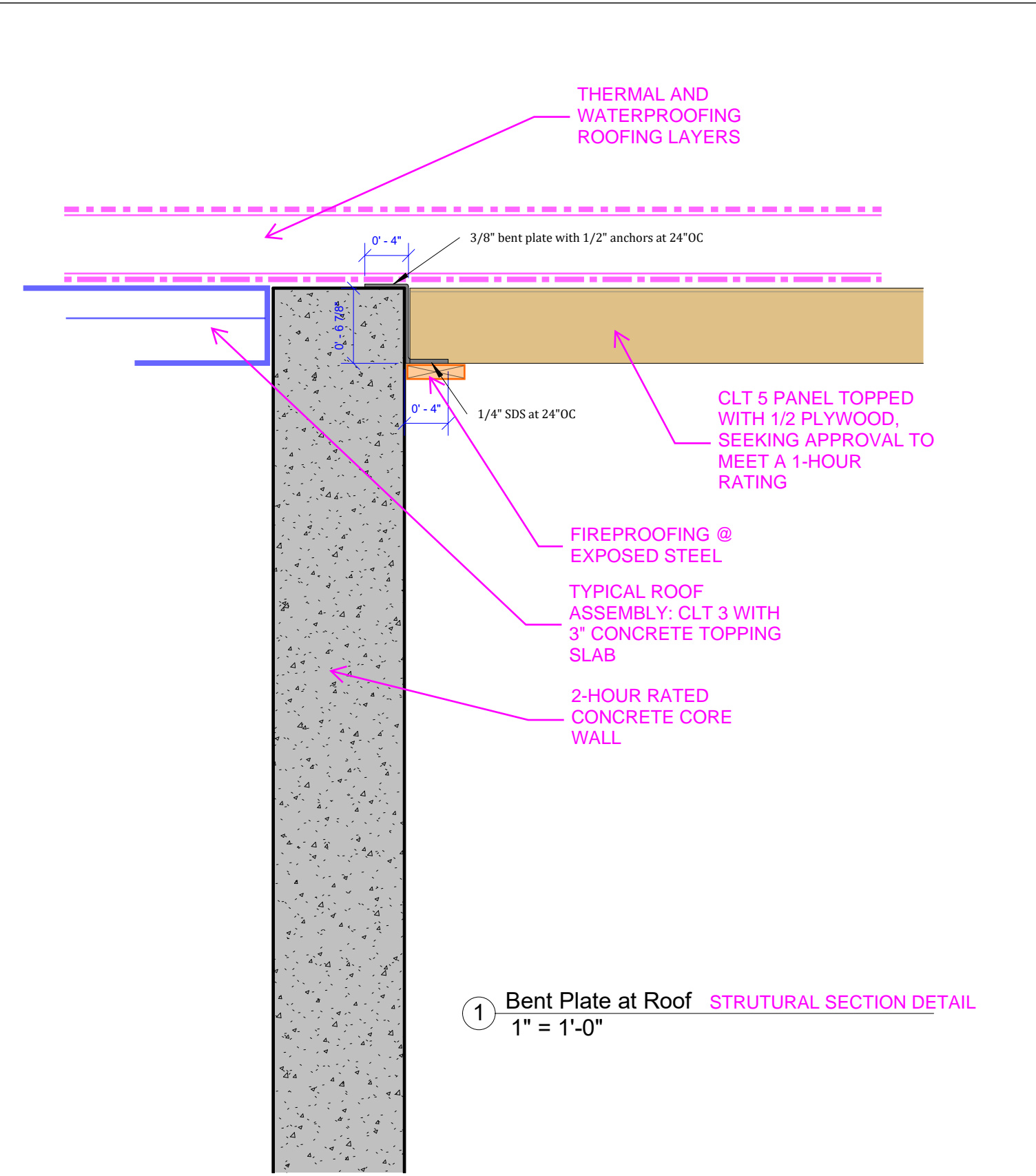
GENERAL NOTES - PLAN

- REFERENCE CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
- REF LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT.
- REFERENCE A-001 FOR ABBREVIATIONS, SYMBOLS AND GENERAL DIMENSIONING NOTES.
- REF A-010 SERIES DRAWINGS FOR ALL WALL TYPE DETAILS AND FIRE-RATED ASSEMBLIES.
- REF A-017 SERIES DRAWINGS FOR TYPICAL METAL STUD FRAMING DETAILS AND GUIDELINES.
- REF CS-000 SERIES DRAWINGS FOR CODE SUMMARIES AND EXTENT OF FIRE-RATED CONSTRUCTION.
- REF A-600 DRAWINGS FOR EXTERIOR FRAME TYPES.
- REF A-620 DRAWINGS FOR INTERIOR FRAME TYPES.
- REF STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.



ENLARGED ROOF PLAN





1 Bent Plate at Roof **STRUTURAL SECTION DETAIL**
1" = 1'-0"



Beam/UDP
District Office

| Bent Plate at Roof | | |
|--------------------|----------------|------------------|
| Project number | Project Number | S.213 |
| Date | Issue Date | |
| Drawn by | Author | |
| Checked by | Checker | Scale 1" = 1'-0" |