

# Development Services

## From Concept to Construction

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

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



### APPEAL SUMMARY

**Status:** Mixed Decision. Item 1: Decision Rendered. Item 2: Hold for Additional Information.

<b>Appeal ID:</b> 20747	<b>Project Address:</b> 7156 N Greenwich Ave
<b>Hearing Date:</b> 8/21/19	<b>Appellant Name:</b> Peter Kharitonenko
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 360-910-3814
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> David Bartley
<b>Project Type:</b> commercial	<b>Stories:</b> 3 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Greenwich Avenue Apartments	<b>Fire Sprinklers:</b> Yes - NFPA 13 - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 19-168360-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6]	<b>Proposed use:</b> Multi-Family

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 705.8.6.2

**Requires** Vertical exposure for buildings on separate lots. When a new building is to be erected adjacent to an existing building, all openings in the exterior wall of the new building are required to be not less than ¾ hour when these openings are less than 15 feet (4572mm) vertically above the roof of the existing building or structure. The opening protections are required where the distance between the buildings or structures is less than 15 feet (4572mm).

**Proposed Design** The proposed south elevation is approximately 12'-8" away from a single-story single-family residence on the parcel immediately to the south. We propose, in lieu of the required ¾ hour openings, to provide dedicated fire sprinkler heads, installed between 6" and 12" from windows and maximum 12" below the ceiling, spaced 6 feet on center max. Sprinklers to be capable of wetting entire interior window surface. Due to the height of the adjacent building, this would apply to levels 2 & 3 of the proposed building. The entire building is equipped with NFPA 13 sprinklers.

**Reason for alternative** Residential units are highly desired in this neighborhood and providing operable windows capable of providing natural ventilation and secondary egress from the apartment is important for a healthy living environment. Additionally, given the zoning in the area and the high demand for residential units, the parcel to the south is likely to be redeveloped into a multi-story multi-family building in the near future.

#### Appeal item 2

**Code Section** 1026.6; 1022.2; 1022.7

<b>Requires</b>	Because the stair extends beyond the plane of the exterior wall, the adjacent exterior walls that are perpendicular to the stair enclosure walls are required to have a fire resistance rating of 1 hour with ¾ hour opening protectives, since these are less than 180 degrees from the unprotected side of the stair.
<b>Proposed Design</b>	The proposed north elevation contains exterior stairs that project out further than the exterior plane of the building at levels 1 & 3. We propose, in lieu of the ¾ hour openings, to provide dedicated fire sprinkler heads, installed between 6" and 12" from windows and maximum 12" below the ceiling, spaced 6 feet on center max. Sprinklers to be capable of wetting entire interior window surface. The exterior doors and frames will be ¾ hour rated. The walls will be 1-hour rated. The entire building is equipped with NFPA 13 sprinklers.
<b>Reason for alternative</b>	Due to the tight constraints of the site and specific zoning requirements, the exterior stair projects further than the exterior wall of the building on the north side. At the first floor, there is a 5-foot setback requirement for ground-floor residential units. At the third floor, we are contending with power lines over the sidewalk which are prohibitively expensive to relocate.

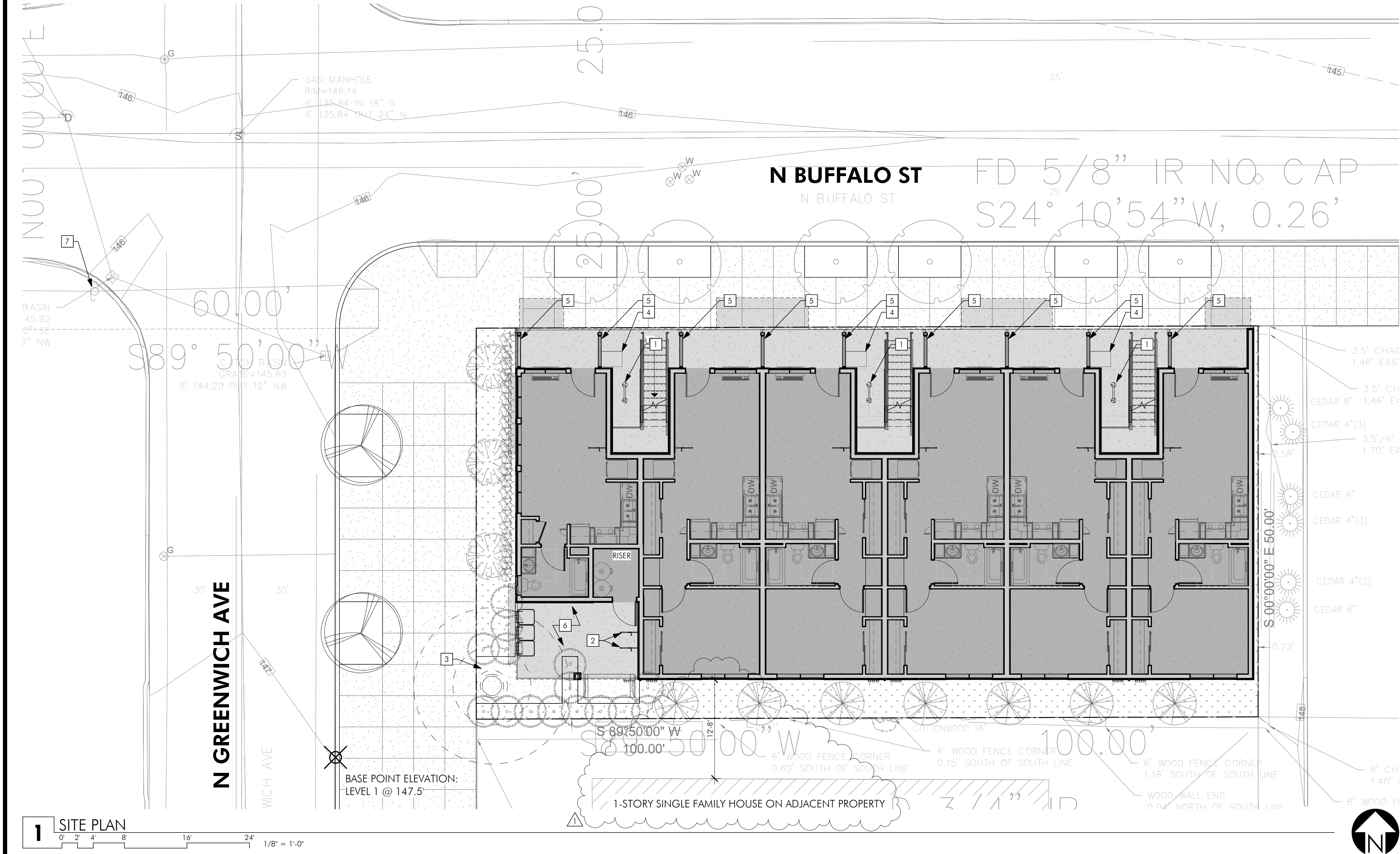
## APPEAL DECISION

**1. Type 13 water curtain sprinkler protection at non-fire rated openings in buildings with vertical exposure on separate lots: Denied. Proposal does not provide equivalent Life Safety protection.**

**2. Type 13 water curtain sprinkler protection at non-fire rated openings in exterior walls within 180 degrees of exit stair: Hold for additional information.**

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

For item #1: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.

SITE PLAN NOTES:

- 1 SHORT TERM BIKE STORAGE, SEE 1/A1.02
- 2 LONG TERM BIKE STORAGE, SEE 3/A1.02
- 3 DRYWELL, SEE CIVIL
- 4 PEDESTAL MOUNT MAILBOX CLUSTER
- 5 SCREEN WALL, SEE 2/A5.16
- 6 TRASH AREA, SCREENED FROM STREET AND NEIGHBORING PROPERTIES WITH 6'-0" EVERGREEN HEDGE, SEE LANDSCAPE PLAN
- 7 EXISTING FIRE HYDRANT

SITE PLAN LEGEND:

- BUILDING AREA
- BUILDING OVERHANG ABOVE
- LANDSCAPING
- CONCRETE FLOOR/SIDEWALK/PAD

LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	3,362.56 SF	67.25 %
PAVINGS, SIDEWALKS	952.66 SF	19.05 %
LANDSCAPE	684.76 SF	13.70 %
TOTAL SITE AREA	4,999.98 sf	100.00 %



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2019-003  
DATE: 05/22/2019

REVISIONS  
1 DATE: 7-30-2019  
CITY COMMENTS

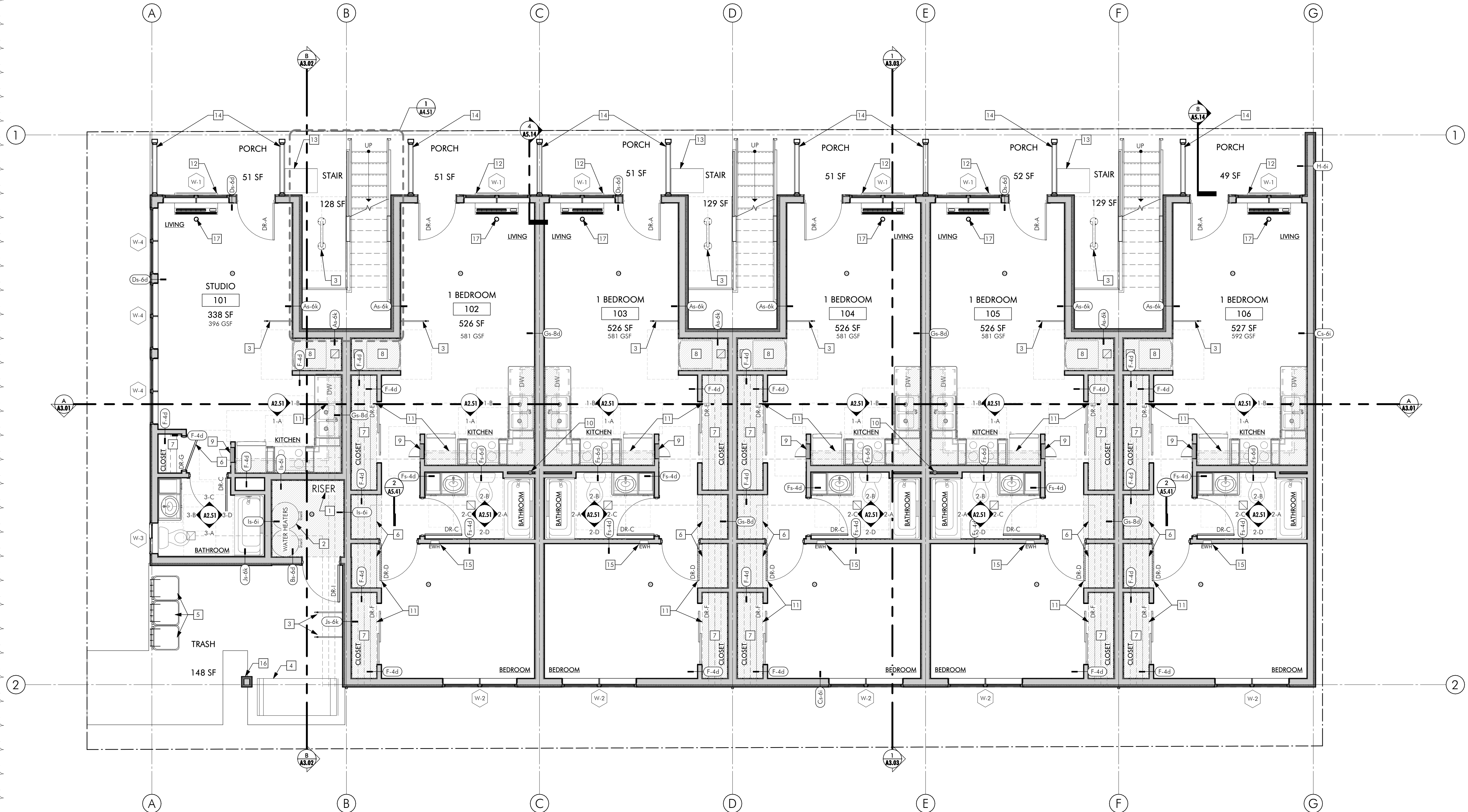
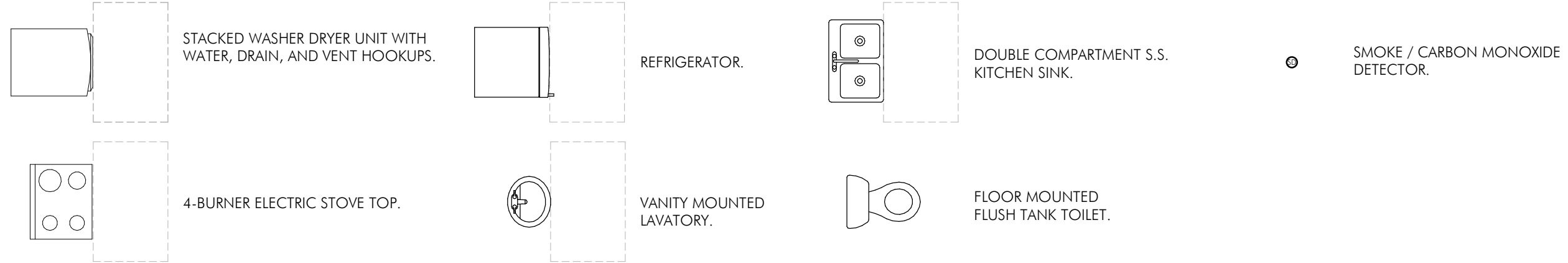


# FLOOR PLAN NOTES:

- 1 FIRE RISER ROOM
- 2 GAS CENTRAL WATER HEATERS, COORDINATE VENTING
- 3 BIKE RACK PER CITY STANDARDS
- 4 1.5 YD DUMPSTER BY OTHERS
- 5 50 GAL RECYCLING BIN BY OTHERS
- 6 FULL HEIGHT PANTRY / LINEN CABINET TO MATCH KITCHEN CABINETS
- 7 CLOSET SHELF AND ROD, PAINTED
- 8 STACKED WASHER DRYER UNIT, COORDINATE VENTING OF DRYER
- 9 ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE
- 10 RADON MITIGATION, SEE DETAIL 2/A1.02
- 11 SOFFIT OR LOWER CEILINGS TO ACCOMMODATE VENTING
- 12 PTHP, SEE MECHANICAL
- 13 MAIL BOX PEDESTAL
- 14 DECORATIVE SCREEN, SEE 1,2/A5.16
- 15 ELECTRIC WALL HEATER, SEE MECHANICAL
- 16 MOUNT SECURITY CAMERA FOR LONG-TERM BIKE STORAGE
- 17 WINDOW WASHING SPRINKLER HEAD.

# PLAN LEGEND:

NOTE: SEE G2.01 AND G2.02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.



1 LEVEL 1  
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

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3

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NEW MULTI-FAMILY  
GREENWICH AVE  
7156 N GREENWICH AVE, PORTLAND, OR 97217

SHEET:

A1.21



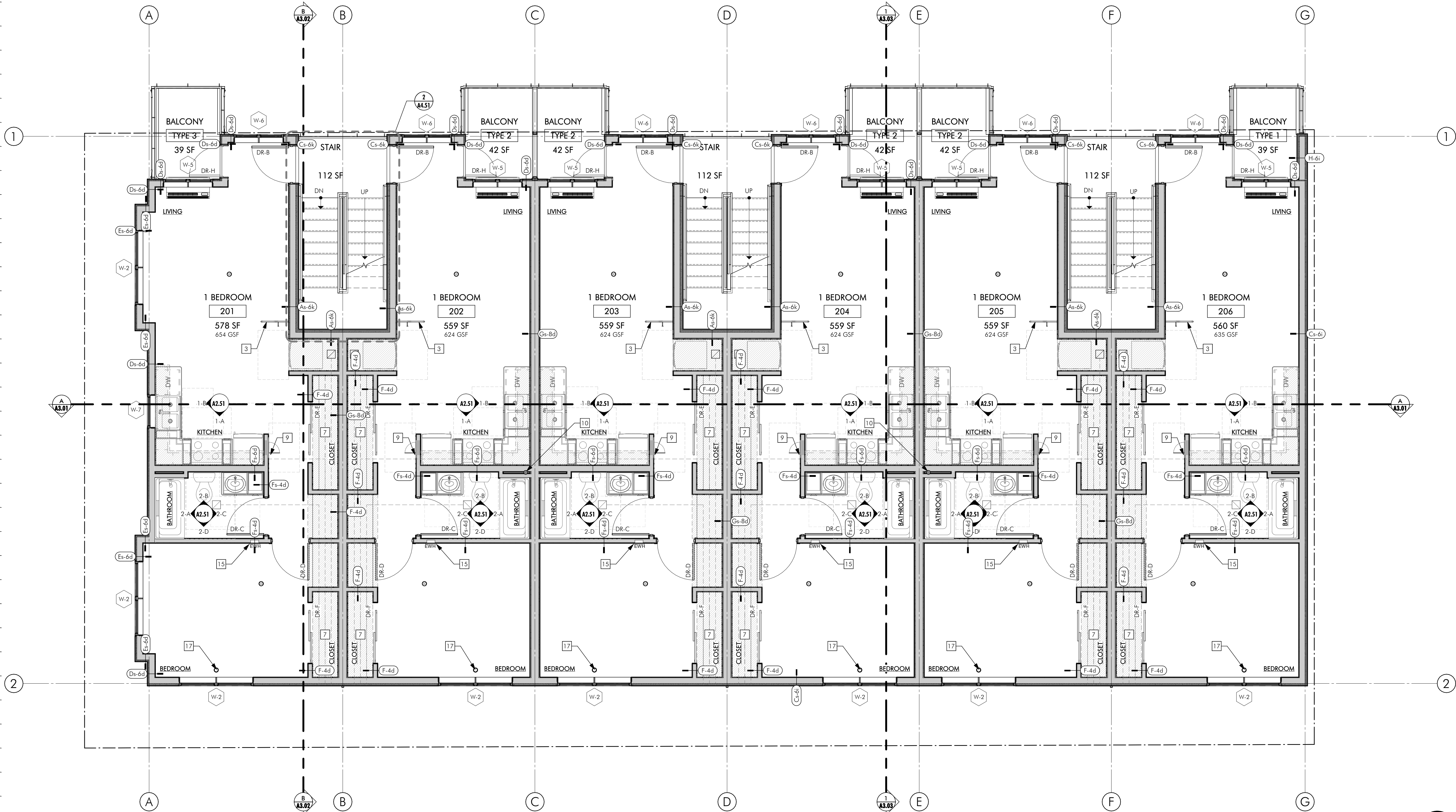
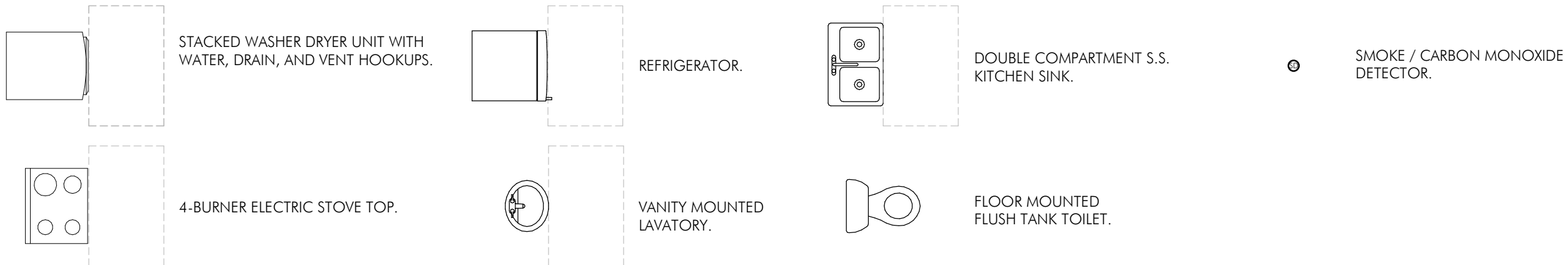


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1 LEVEL 2  
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REGISTERED ARCHITECT  
4449  
GRAND O. BOLANTE  
SALEM, OREGON  
STATE OF OREGON

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A1.22

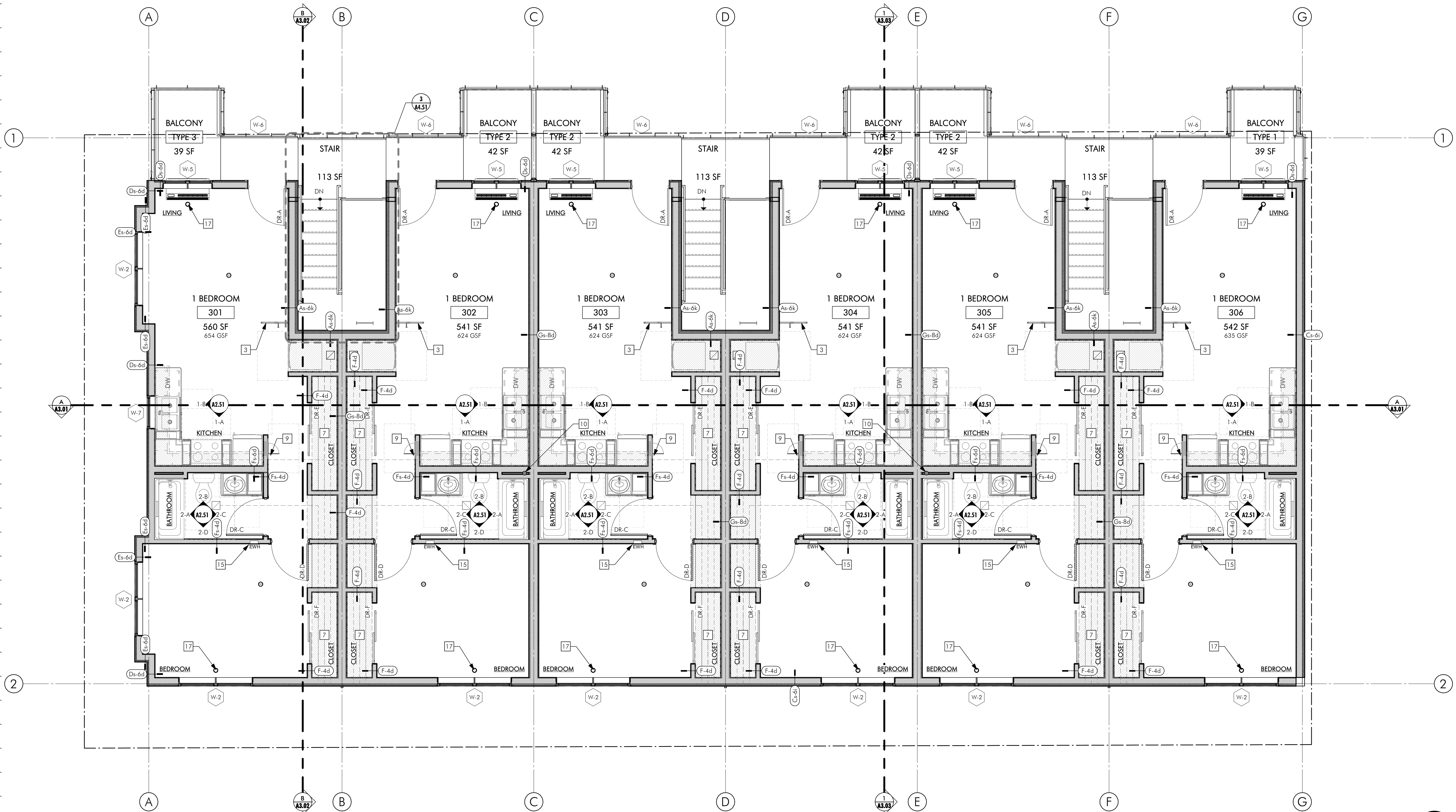
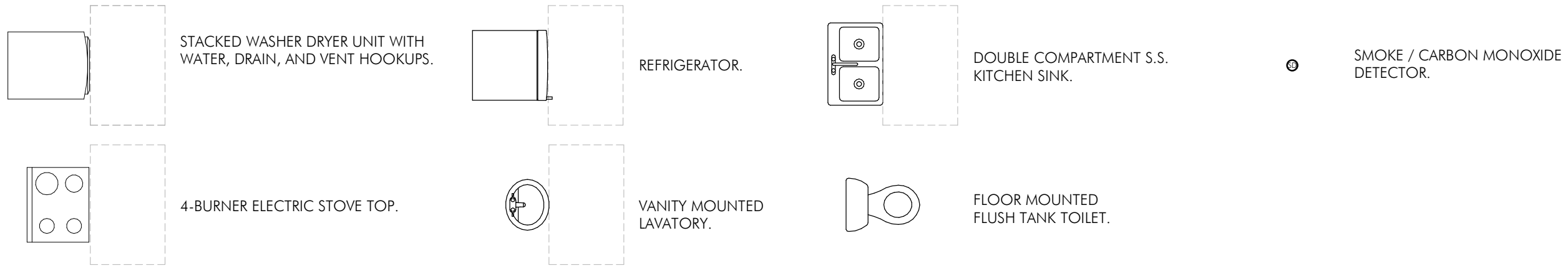


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0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

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A1.23



ELEVATION NOTES:

- |   |  |
|---|--|
| 1 VERTICAL METAL SIDING, PRIMARY COLOR GREY                 | 11 WOODEN DIVIDER, SEE 1,2/A5.14                       |
| 2 VERTICAL METAL SIDING, SECONDARY COLOR BRONZE             | 12 SHORT TERM BIKE STORAGE                             |
| 3 STUCCO, PRIMARY COLOR GREY                                | 13 MAILBOX CLUSTER, PEDESTAL MOUNT                     |
| 4 STUCCO, SECONDARY COLOR WHITE                             | 14 FASCIA PANEL, PREFINISHED METAL, COLOR AS SELECTED  |
| 5 PREFINISHED METAL DOWNSPOUT                               | 15 CONTROL JOINT                                       |
| 6 FIBER CEMENT LAP SIDING, SECONDARY COLOR WITH 6" EXPOSURE | 16 STAIR LANDING GUARDRAIL, SEE DETAIL 3/A5.16         |
| 7 STEEL BALCONY   | 17 PTAC, SEE MECHANICAL                                |
| 8 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.        | 18 42" X 42" ROOF HATCH FOR ACCESS FROM LADDER BELOW.  |
| 9 FIBERGLASS CLAD ENTRY OR PATIO DOOR                       | 19 PROVIDE WINDOW WASHING SPRINKLER HEADS AT INTERIOR. |
| 10 TRASH AREA, SCREENED WITH 6' EVERGREEN SHRUBS            | 20 45 MINUTE RATED DOOR, SEE SCHEDULE.                 |



1 NORTH ELEVATION  
0' 2' 4' 8' 16' 24' 1/4" = 1'-0"

ELEVATION NOTES:

- 1

VERTICAL METAL SIDING, PRIMARY COLOR GREY
- 2

VERTICAL METAL SIDING, SECONDARY COLOR BRONZE
- 3

STUCCO, PRIMARY COLOR GREY
- 4

STUCCO, SECONDARY COLOR WHITE
- 5

PREFINISHED METAL DOWNSPOUT
- 6

FIBER CEMENT LAP SIDING, SECONDARY COLOR WITH 6" EXPOSURE
- 7

STEEL BALCONY
- 8

VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 9

FIBERGLASS CLAD ENTRY OR PATIO DOOR
- 10

TRASH AREA, SCREENED WITH 6' EVERGREEN SHRUBS

11

WOODEN DIVIDER, SEE 1,2/A5.14

12

SHORT TERM BIKE STORAGE

13

MAILBOX CLUSTER, PEDESTAL MOUNT

14

FASCIA PANEL, PREFINISHED METAL, COLOR AS SELECTED

15

CONTROL JOINT

16

STAIR LANDING GUARDRAIL, SEE DETAIL 3/A5.16

17

PTAC, SEE MECHANICAL

18

42" X 42" ROOF HATCH FOR ACCESS FROM LADDER BELOW.

19

PROVIDE WINDOW WASHING SPRINKLER HEADS AT INTERIOR.

20

45 MINUTE RATED DOOR, SEE SCHEDULE.

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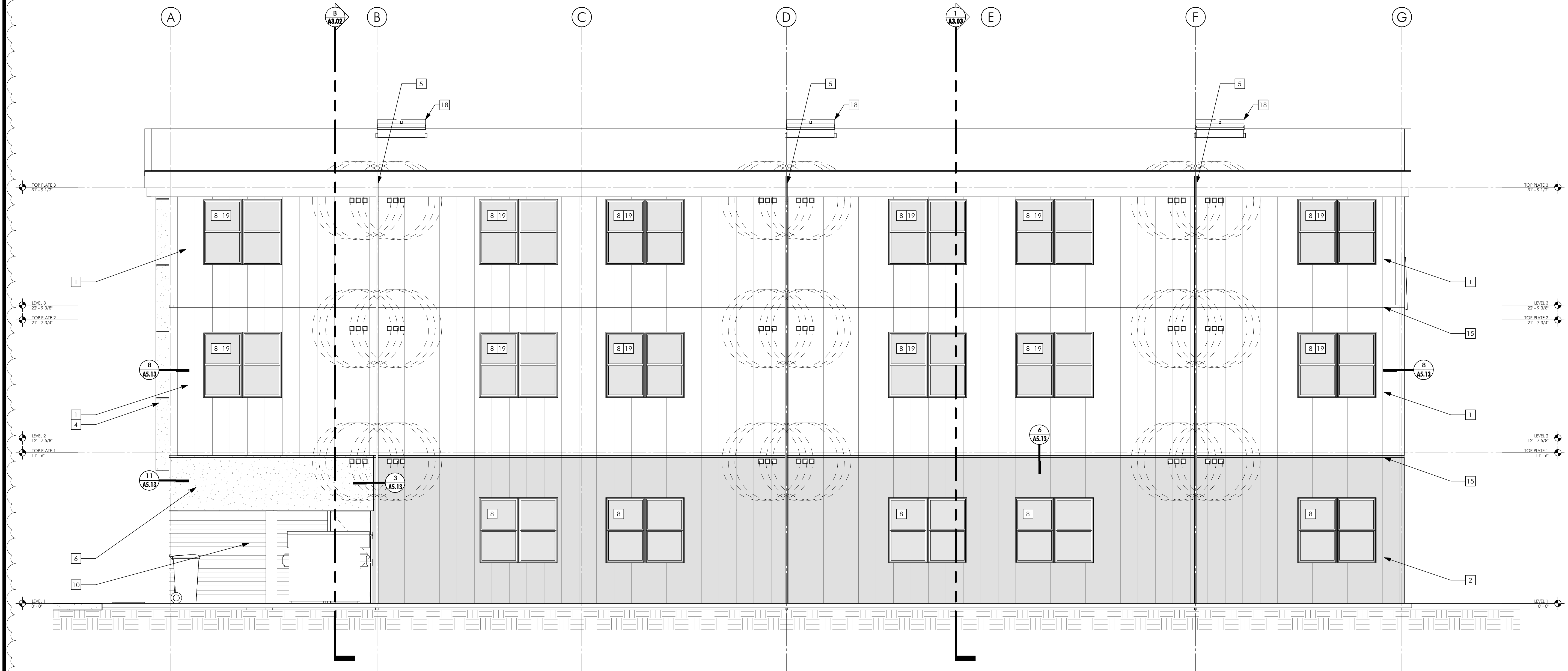
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A2.13



1 SOUTH ELEVATION  
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