

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: 20770	Project Address: 11040 N Lombard St
Hearing Date: 8/21/19	Appellant Name: Ethan Moser
Case No.: B-006	Appellant Phone: 503-643-8595
Appeal Type: Building	Plans Examiner/Inspector: Jeff Duquette
Project Type: commercial	Stories: 1 Occupancy: S-1 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 19-167838-CO
Plan Submitted Option: mail [File 1]	Proposed use: Product Staging Area

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1809

Requires Foundations

Proposed Design The proposed design is to use shipping containers to act as the foundation for a canopy structure. The canopy structure meets the requirements of section 3105. The shipping containers have been designed for the requirements of 1808.2 to 1808.7 as applicable. The shipping containers also meet the requirements of the city of Portland document "Special Construction - IBC/3/#1 & IRC/1/#2" although they will be used in a different condition as described in the document due to the canopy structure. However this document clearly provides precedence that the City of Portland allows for shipping containers to be used as a structure without concrete foundations (III.A).

Reason for alternative The reason for the alternate is cost and conservation. The shipping containers are existing and will save the energy required to create a new concrete foundation. In addition, the manufacturing process of concrete is a large greenhouse gas emitter, therefore removing the requirement to have a concrete foundation will reduce carbon footprint of this structure. Structural capacity, life safety and fire protection will not be effected by the alternate and will meet the code requirements.

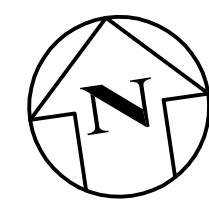
APPEAL DECISION

Omission of permanent foundation for shipping container shelter: Granted provided structural attachment of the ecology blocks is verified at time of permit plan review and provided signage is posted in each shipping container "Do Not Remove Ecology Blocks".

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.

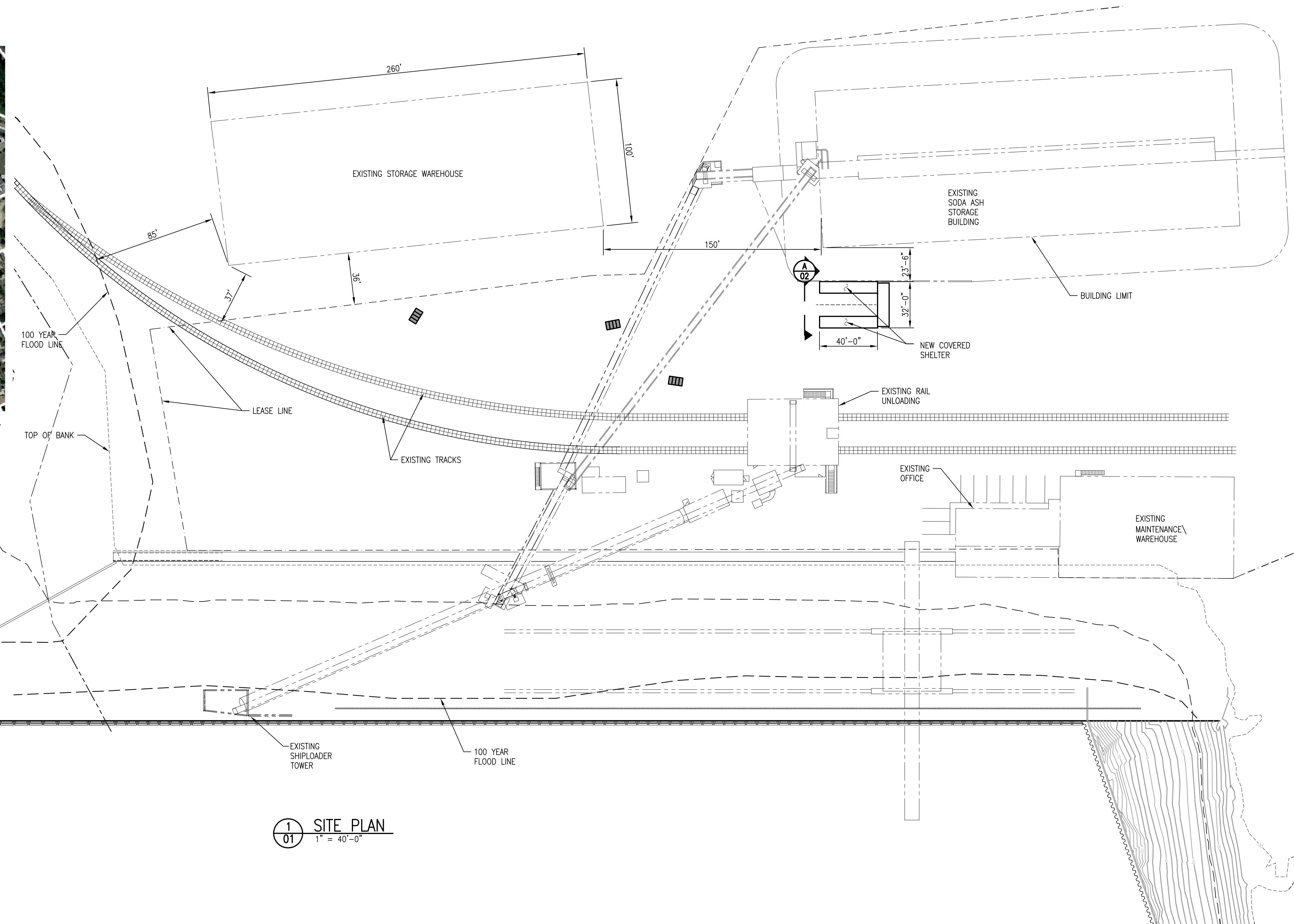
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development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



PORT OF PORTLAND
TERMINAL 4, PIER 4
11040 N. LOMBARD
PORTLAND, OR 97203

OHW - EL. 20.06' NAVD
(EL. 14.90' CRD) REF

11040 N LOMBARD STREET, TERMINAL 4
PORTLAND, OREGON 97283
(503) 285-2990



1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE OREGON STRUCTURAL
SPECIALTY CODE 2014 EDITION.
2. PARCEL NUMBER = R323815
3. ZONE = IH (HEAVY INDUSTRIAL)

DEAD ROOF LOAD	= 2.25 PSF
COLLATERAL LOAD	= 0.25 PSF
LIVE ROOF LOAD	= 13.25 PSF
ROOF SNOW LOAD	= 25 PSF
WIND SPEED	= 115 MPH, EXPOSURE D
SEISMIC DESIGN CRITERIA:	$S_g = 0.993g$
	$S_1 = 0.435g$
	SITE CLASS D

1. CONSTRUCTION TYPE = II-B
2. OCCUPANCY CATEGORY = U (UTILITY)
3. BUILDING HAS NO FIRE SPRINKLERS
4. UNCONDITIONED SPACE
5. NO MECHANICAL DEVICES
6. SQUARE FOOTAGE = 1280 SQ FT
PER OSCC TABLE 503 - 8500 SQ FT. IS THE ALLOWABLE AREA
7. BUILDING USE = TEMPORARY
8. OCCUPANT LOAD = 5 PEOPLE
9. FIRE RESISTANCE RATING FOR BUILDING ELEMENTS
 - 9.1. PRIMARY STRUCTURAL FRAME = 0 HOURS
 - 9.2. FLOOR CONSTRUCTION = 0 HOURS
 - 9.3. ROOF CONSTRUCTION = 0 HOURS
10. ALLOWABLE HEIGHT = 55 FT
11. ACTUAL HEIGHT = 31 FT

NOTE: NO HAZARDOUS MATERIAL TO BE STORED IN BUILDING TO BE PERMITTED.

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1 SITE PLAN
01 1" = 40'-0"

1	PERMITTING CHANGES	EM	5/20/2019	NM
0	ISSUED FOR CONSTRUCTION	EM	5/6/19	JG
SYM.	REVISIONS	BY	DATE	CHK'D



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www.smgengr.com

DRAWN BY
E. MOSER

DATE	03/18/2019
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CHKD BY	
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DATE

SCALE
AS NOTED

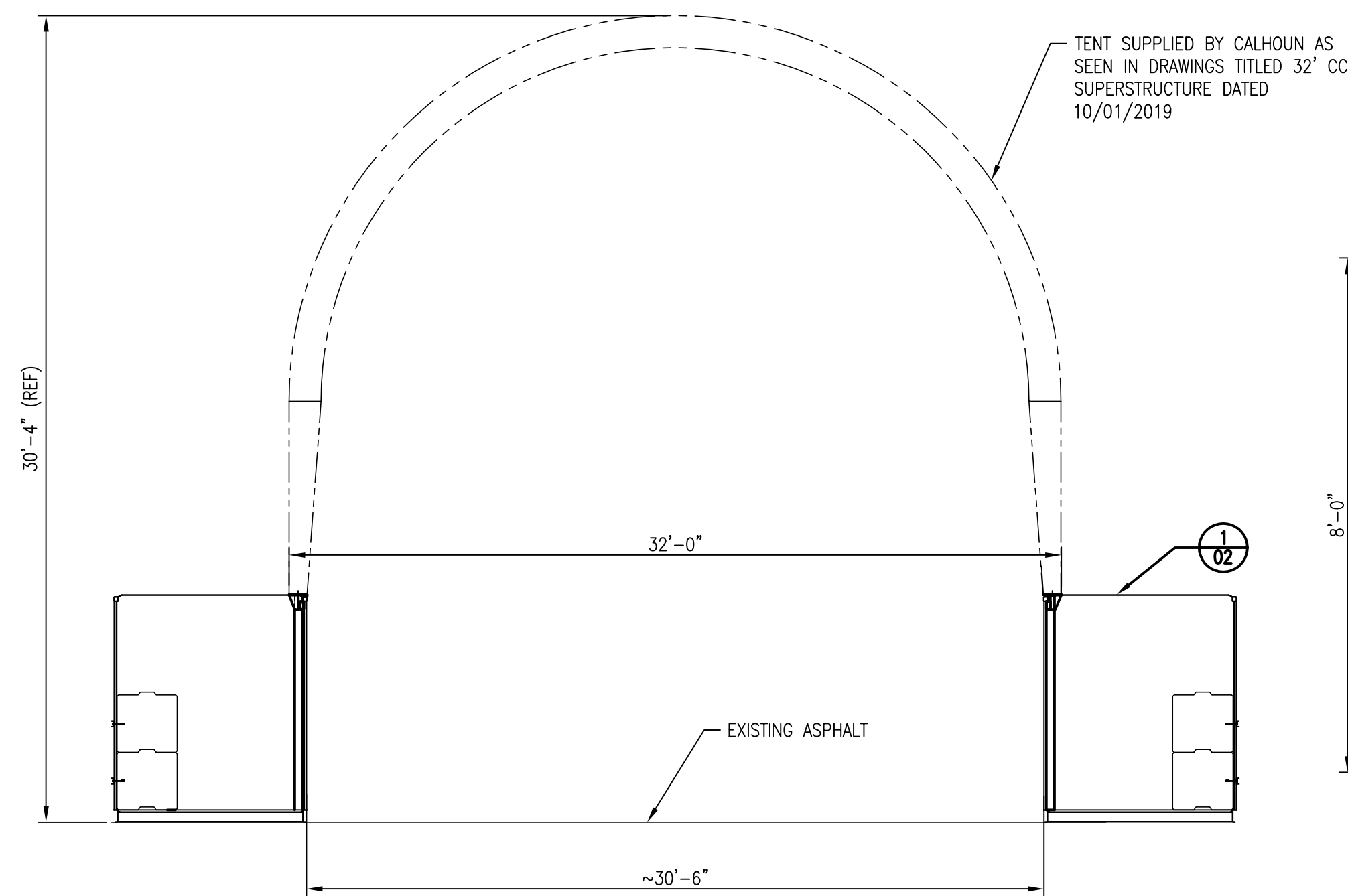
KINDER MORGAN
PORT OF PORTLAND - TERMINAL 4

COVERED SHELTER
VICINITY MAP & SITE PLAN

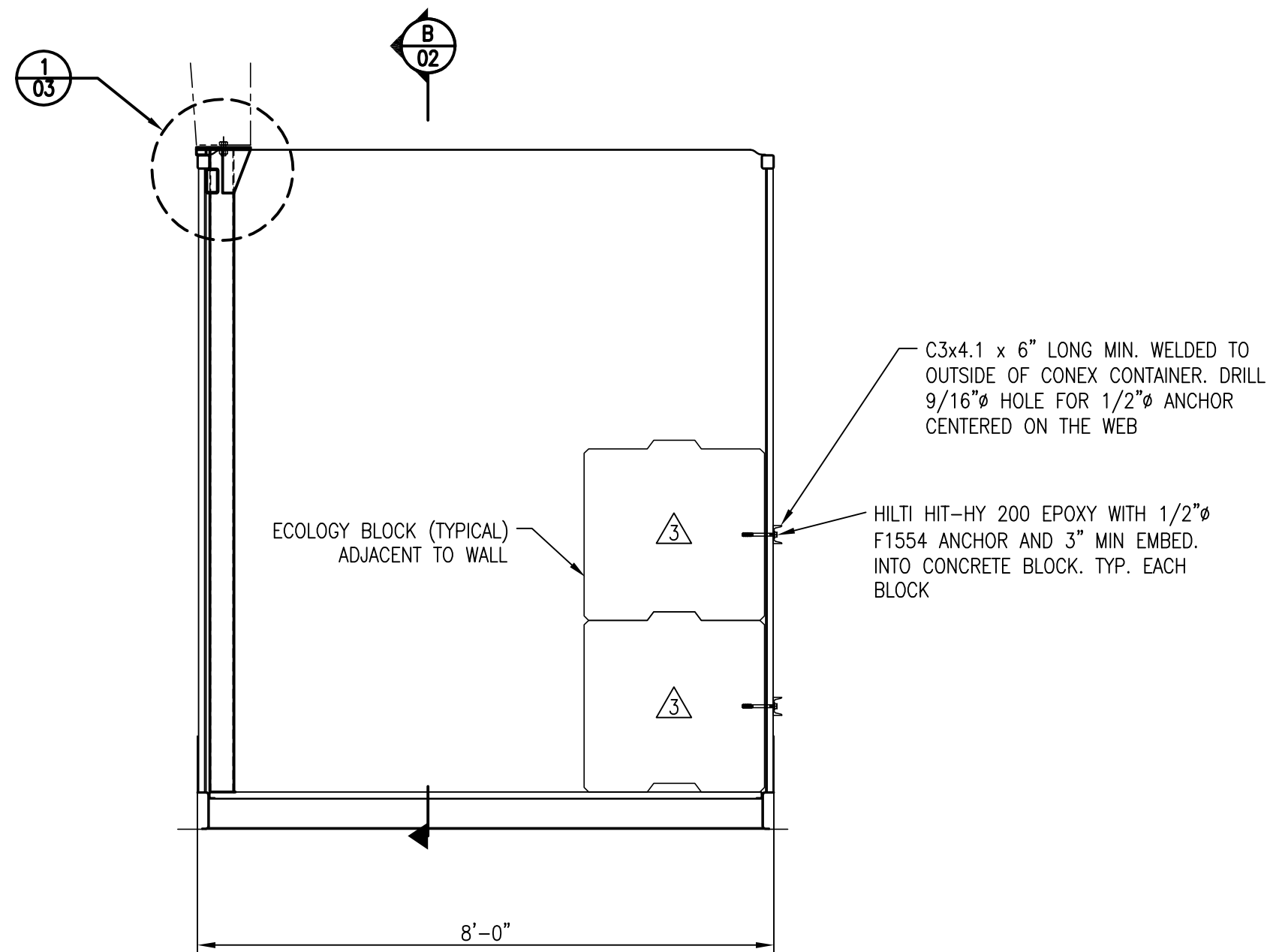
18-279B-01

REV.
1

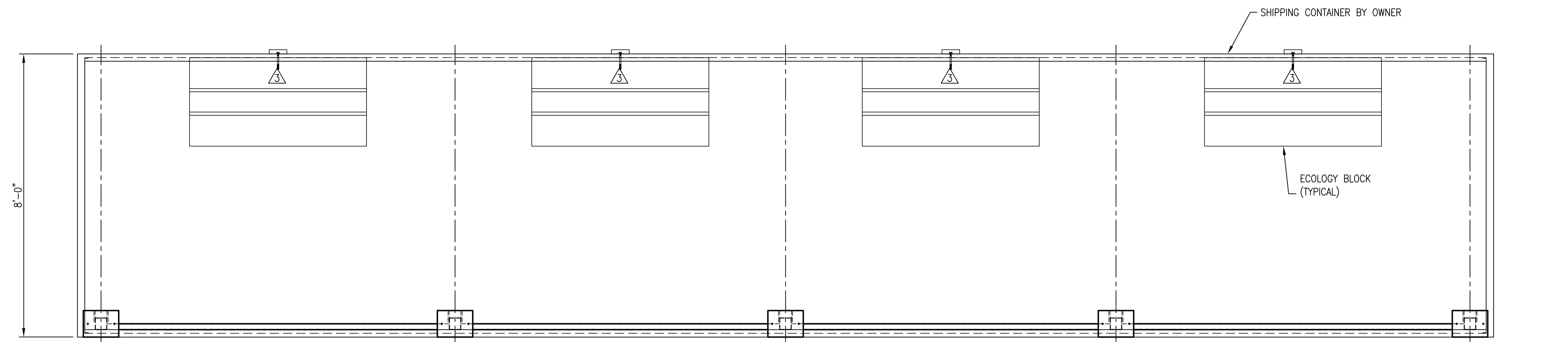
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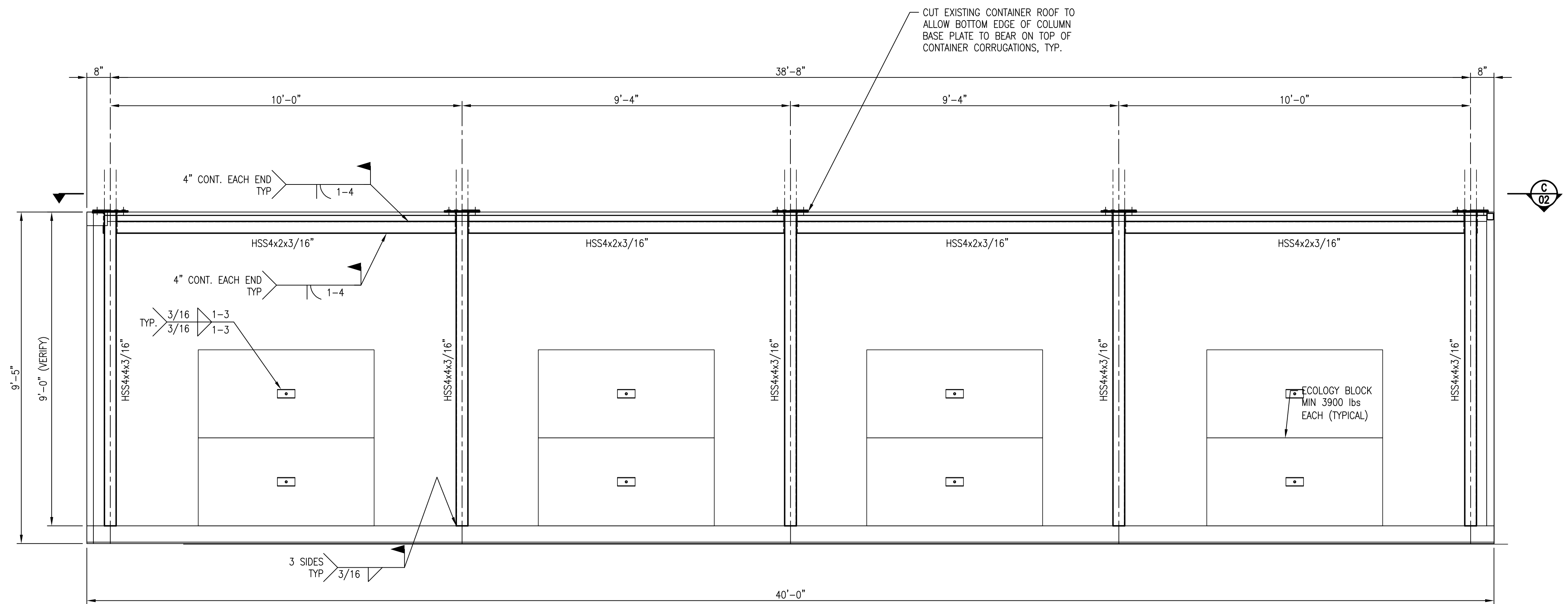
A
02
OVERALL SECTION VIEW
3/16" = 1'-0"



1
02
SECTION
1/2" = 1'-0"



C
02
PLAN VIEW
1/2" = 1'-0"



B
02
ELEVATION - CONTAINER STORAGE AREA
1/2" = 1'-0"

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SYN.	REVISIONS	BY	DATE	CHK'D
3	UPDATED PER SECOND ROUND OF CHECKSHEETS	EM	8/1/19	
2	UPDATED PER FIRST ROUND OF CHECKSHEETS	JWC	07/11/19	
1	PERMITTING CHANGES	EM	5/20/19	N/A
0	ISSUED FOR CONSTRUCTION	EM	5/6/19	JG



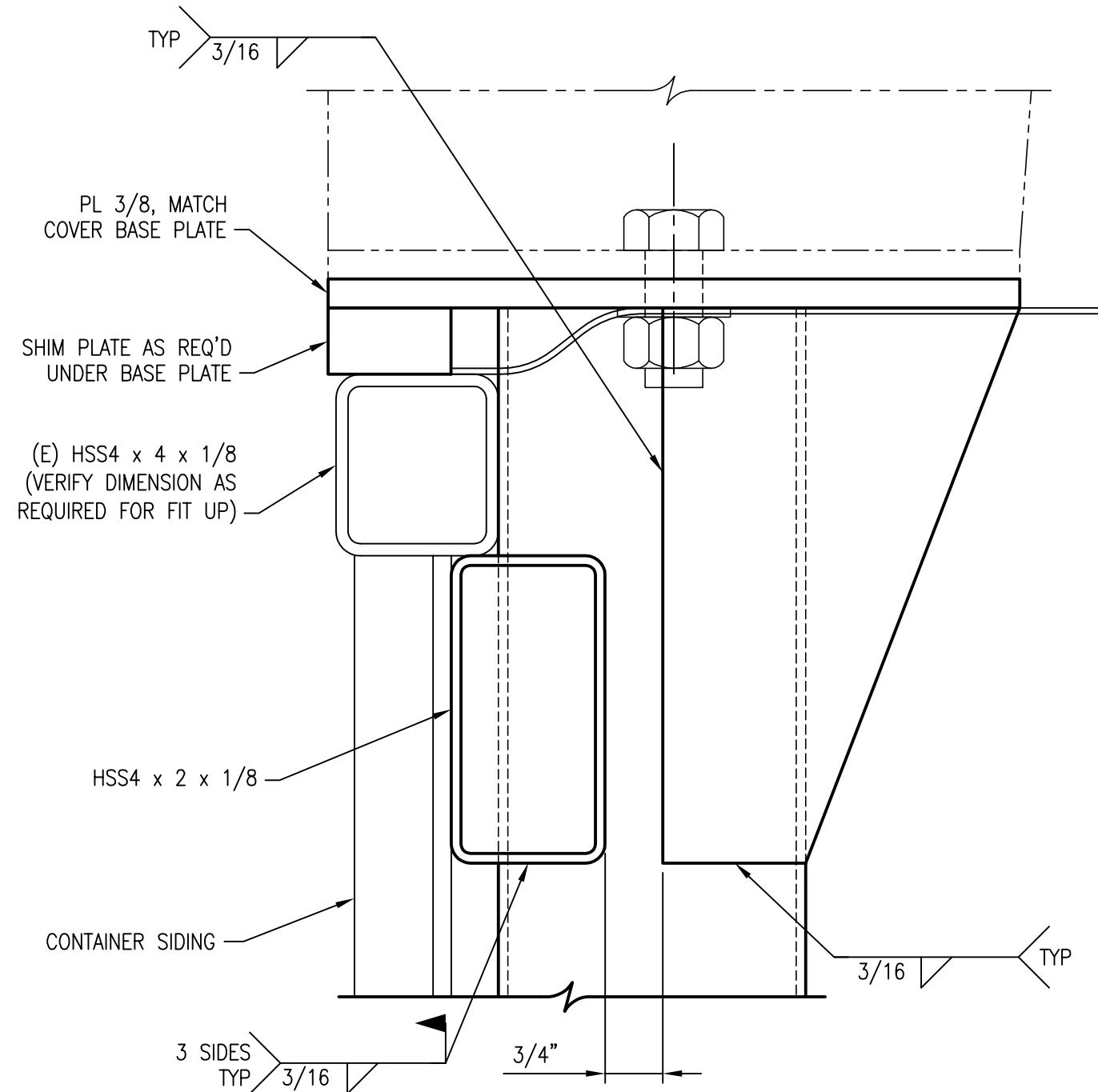
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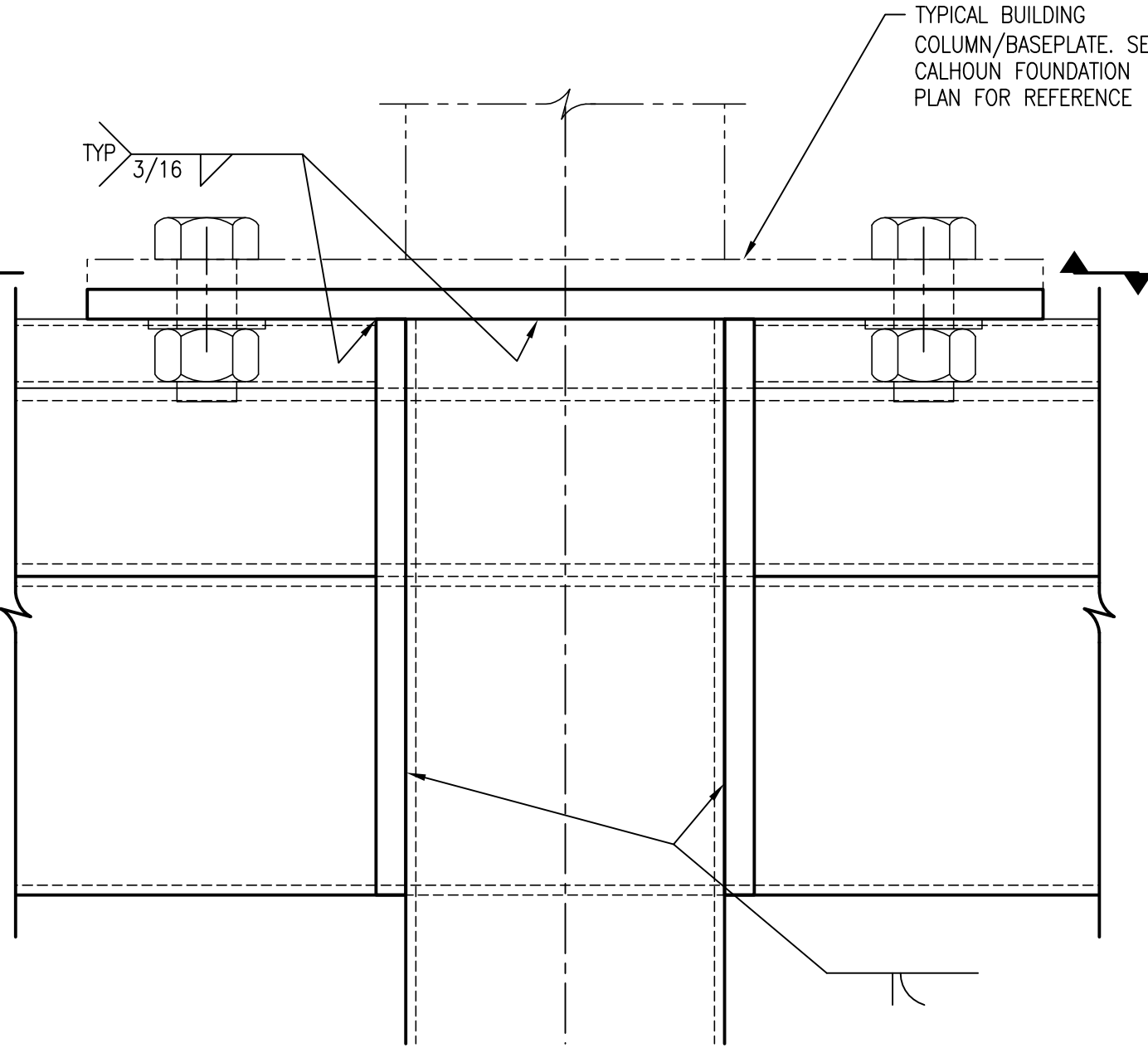
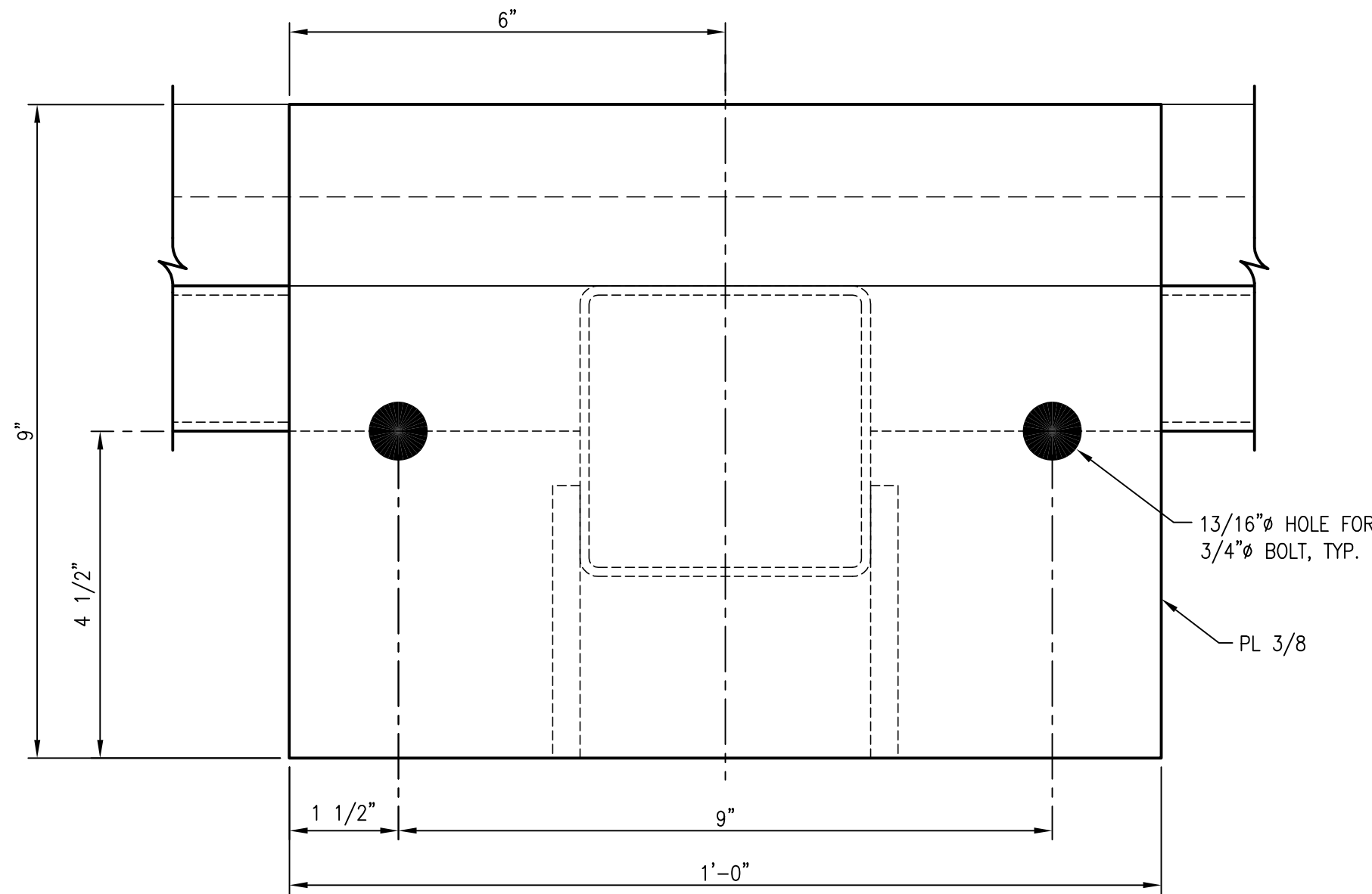
DRAWN BY A.J. PLUMB	DATE 3/6/2019	CHKD BY	DATE	SCALE AS NOTED	DWG. NO. 18-279B-02	REV. 3
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KINDER MORGAN
PORT OF PORTLAND - TERMINAL 4
COVERED SHELTER
PLAN AND ELEVATIONS

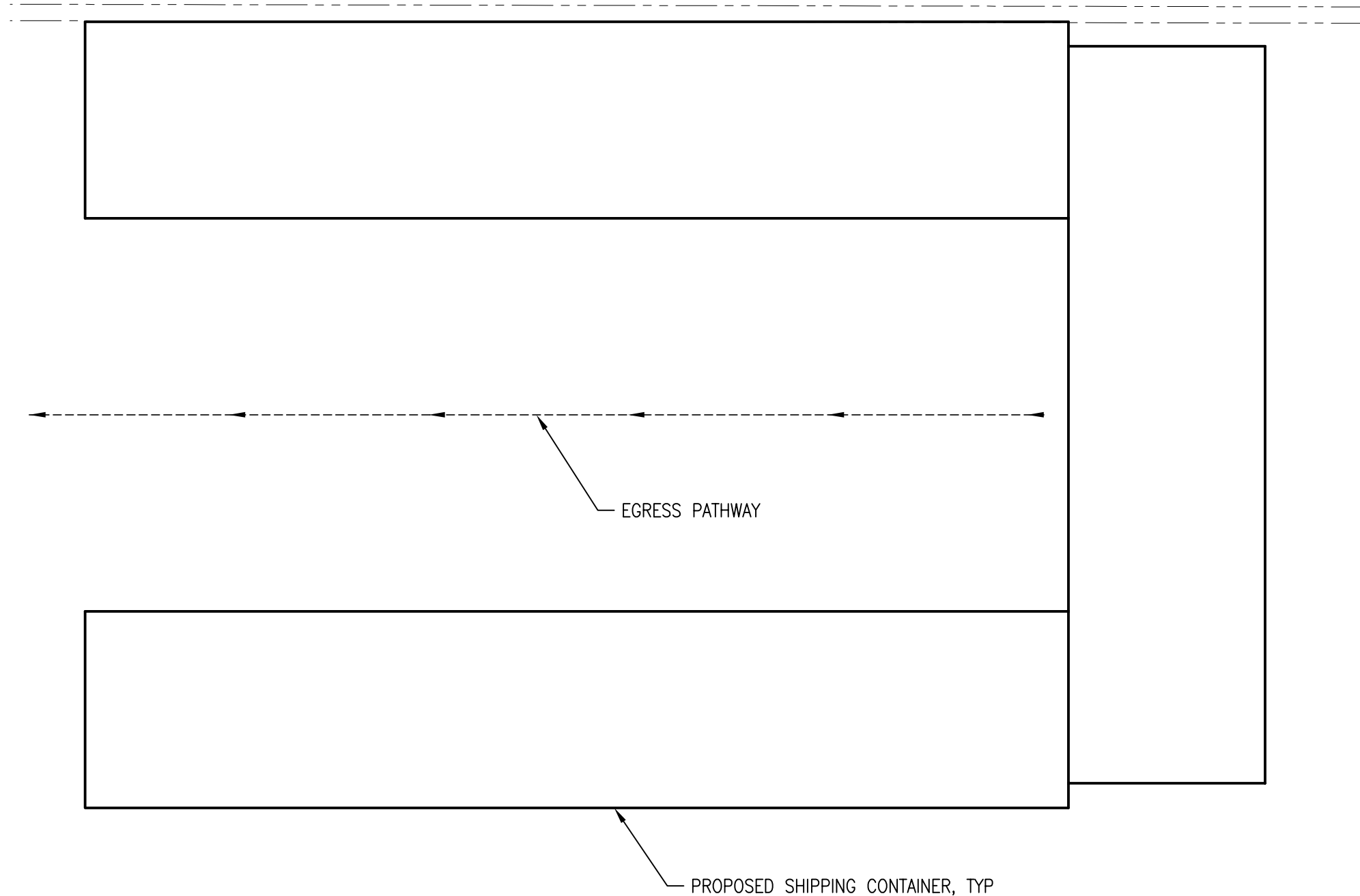
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1
03 ENLARGED DETAIL
3" = 1'-0"



TYPICAL BUILDING
COLUMN/BASEPLATE. SEE
CALHOUN FOUNDATION
PLAN FOR REFERENCE



2
03 PLAN OF EGRESS
3/16" = 1'-0"

EGRESS NOTES

1. MAX ALLOWABLE EXIT ACCESS TRAVEL
DISTANCE = 300'
ACTUAL = 40'
2. MAX ALLOWABLE COMMON PATH OF EGRESS
TRAVEL = 100'
ACTUAL = 40'

GENERAL SPECIFICATIONS:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2014 OREGON STRUCTURAL SPECIALTY CODE AND THESE CONTRACT DRAWINGS AND SPECIFICATIONS. IN THE EVENT OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED. THE MORE STRINGENT WILL GENERALLY APPLY.
2. ALL DIMENSIONS AND DETAILS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION AND CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED TO PERFORM THE WORK.
4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.
5. (B) 3.6 KIP ECOLOGY BLOCKS REQUIRED FOR DEAD WEIGHT USED IN DESIGN

CODES AND STANDARDS:

1. OREGON STRUCTURAL SPECIALTY CODE, OSSC 2014
2. INTERNATIONAL BUILDING CODE, IBC 2012
3. AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10
4. AISC STEEL CONSTRUCTION MANUAL 14TH EDITION

GENERAL NOTES:

1. ALL STEEL DETAILING, FABRICATION, ERECTION AND IDENTIFICATION SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATIONS. ALL WELDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) SPECIFICATIONS D1.1.
2. STRUCTURAL STEEL PLATE SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE.
3. HOLLOW STRUCTURAL SHAPES (HSS) SHALL CONFORM TO ASTM A500, GRADE B.
4. ALL WELDED CONNECTIONS, UNLESS NOTED OTHERWISE, SHALL BE FULLY WELDED CONNECTIONS. FILLET WELD SIZE TO BE 1/16" LESS THAN THE THINNEST MATERIAL WITH A MINIMUM OF 3/16".
5. FABRICATION WELDING INSPECTION SHALL BE IN ACCORDANCE WITH AWS D1.1. AWS CERTIFIED WELDING INSPECTORS SHALL PERFORM ALL INSPECTIONS. ALL WELDS SHALL BE VISUALLY INSPECTED (VT).
6. WELD ELECTRODES SHALL CONFORM TO E70XX CLASSIFICATION ACCORDING TO AWS D1.1.
7. STRUCTURAL BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325-N BOLTS, UNLESS OTHERWISE NOTED.

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SYM.	REVISIONS	BY	DATE	CHK'D
1	PERMITTING CHANGES	E.M.	5/20/19	N.M.
0	ISSUED FOR CONSTRUCTION	E.M.	5/6/19	J.S.



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DRAWN BY A.J. PLUMB	DATE 3/6/2019	CHKD BY	DATE	SCALE AS NOTED	DWG. NO. 18-279B-03	REV. 1
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KINDER MORGAN
PORT OF PORTLAND - TERMINAL 4
COVERED SHELTER
DETAILS AND PLAN OF EGRESS