

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: 21916	Project Address: 8115 N Albina Ave
Hearing Date: 9/25/19	Appellant Name: Alexander Bertorelli
Case No.: B-011	Appellant Phone: 971-221-2855
Appeal Type: Building	Plans Examiner/Inspector: Chanel Horn, Nancy Thorington
Project Type: commercial	Stories: 1 Occupancy: F-1 (Upcoming TI Permit) Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: other: No-Build Easement	LUR or Permit Application No.: No-Build Easements
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Commercial Kitchen

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 602 (Table 602)

Requires Currently, OSSC 602 (Table 602) requires a 2-Hr. firewall if the Fire Separation Distance is less than 5' to the property boundary line.

The existing distance from the South Wall Area to the south boundary line is 2.4'.
The existing distance from the West Wall Area to the west boundary line is 3.9'
(Please see attached Surveyors Calcs pdf)

Proposed Design We are proposing (2) "no-build" easements on the adjacent lots to the west and south, which are also owned by AG Property, LLC. (Please see attached No-Build Easement pdf).

On adjacent R282204, we are proposing a "no-build" easement on the northern boundary line, which will measure: (2.6' wide x 100') long. This will result in the existing structure on R282203 meeting the 5' Fire Separation Distance, and the 1-Hr Firewall for F1 occupancy, for the South Wall face of the existing structure on R282203.

On adjacent R282208, we are proposing a "no-build" easement on the eastern boundary line, which will measure: (1.1' wide x 52.6' long). This will result in the existing structure on R282203 meeting the 5' Fire Separation Distance, and the 1-Hr Firewall for F1 occupancy, for the West Wall face of the existing structure on R282203.

Reason for alternative -To satisfy the OSSC 602 (Table 602) Fire Separation Distance of 5' from the West and South walls of the existing structure on R282203 to the boundary lines South & West of the existing building on R282203.

-To satisfy the 5' Fire Separation Distance for F1 occupancy allows for a 1-Hr firewall for the existing VB Type of Construction (OSSC 602 Table 602).

APPEAL DECISION

1a. Reduction in minimum required exterior West wall fire rating from 2 hours to 1 hour with no build easement: Granted provided the easement is a minimum of 1.1 feet wide and 52.6 feet in length.

Appellant must contact Nancy Thorington (503-823-7023) for more information prior to writing the no build easement.

The easement must include language that establishes the edge of the easement on the adjacent lot as the implied property line for the purpose of determining fire separation distance for future development on the adjacent lot.

The unrecorded easement must be reviewed and approved by BDS prior to recording. A copy of the recorded easement must then be provided to BDS prior to plan review approval.

1b. Reduction in minimum required exterior South wall fire rating from 2 hours to 1 hour with no build easement: Granted provided the easement is a minimum of 2.6 feet wide and 100 feet in length.

Appellant must contact Nancy Thorington (503-823-7023) for more information prior to writing the no build easement.

The easement must include language that establishes the edge of the easement on the adjacent lot as the implied property line for the purpose of determining fire separation distance for future development on the adjacent lot.

The unrecorded easement must be reviewed and approved by BDS prior to recording. A copy of the recorded easement must then be provided to BDS prior to plan review approval.

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.

ALBINA WAREHOUSES

8115 N. ALBINA AVE.
PORTLAND, OR 97293

OWNER
A.G. BERTORELLI
EVOLUTION DEVELOPMENT
PO BOX 14367
PORTLAND, OR 97293

LEGAL DESCRIPTION:
PROP ID # R282203
TAX ROLL : SWINTON, BLOCK 23, LOT 1&2
ZONE: EG2 (GENERAL EMPLOYMENT)

ARCHITECT
MICHAEL LEWALLEN, AIA
LEWALLEN ARCHITECTURE, LLC
319 NE CEDAR ST. CAMAS, WA 98607
360.844.6002
jason@lewallenarchitecture.com

PROJECT SCOPE:

MECH ROOFTOP DUCTS, GAS DETECTION, AND INLINE DUCTS FANS TO BE PERMITTED ON EX BLDG. UNPERMITTED MOP AND UTILITY SINK TO BE MADE LEGAL IN THIS SCOPE AND NEW 3 COMPARTMENT SINK TO BE INSTALLED. ALL NEW FIXTURES TO HAVE GREASE INTERCEPTORS INSTALLED. THIS SCOPE OF WORK WILL ALSO ESTABLISH A F-1 OCCUPANCY FOR POTENTIAL FUTURE LEASE AS A COMMERCIAL KITCHEN. MECH, PLUMBING, AND ELECTRICAL CODE VIOLATIONS (CASE # 17-265837-VI) TO BE RESOLVED IN THIS SCOPE.

PREVIOUS PERMITS

BUILDING STRUCTURE/OCCUPANCY (PERMIT # 2004-005663- CO)
3 TON A/C - 2005-106081-MT (COMPLETED)
PLUMBING FIXTURES- 04-020190-PT (COMPLETED)
LOW VOLTAGE SECURITY- 18-237616-ET (CONSTRUCTION IN PROGRESS)
LUCS STATEMENT- 18-119552 FOR CANNABIS BUSINESS (NO LONGER BEING PLANNED AS POTENTIAL LEASE FELL THROUGH)

CODE / ZONING

OWNER
A.G. BERTORELLI
EVOLUTION DEVELOPMENT
PO BOX 14367
PORTLAND, OR 97293

LEGAL DESCRIPTION:
PROP ID # R282203
TAX ROLL : SWINTON, BLOCK 23, LOT 1&2

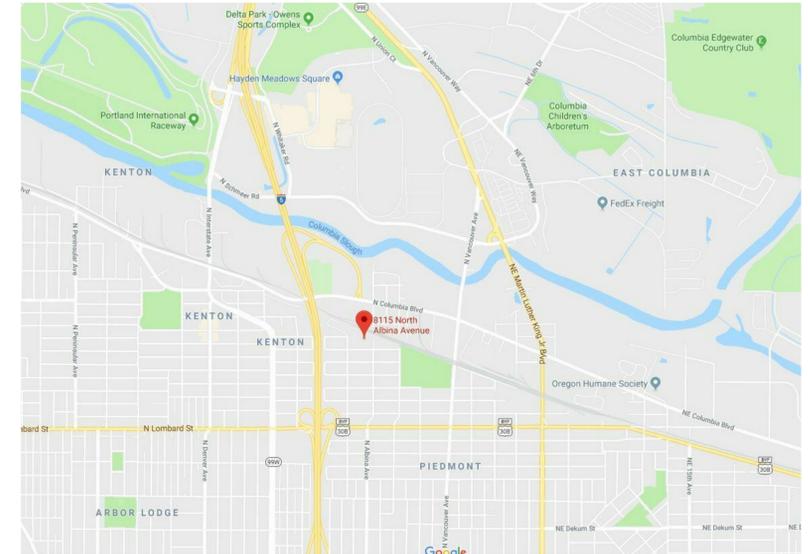
ZONE: EG2 (GENERAL EMPLOYMENT)

BUILDING CODE: 2014 ORS - OREGON SPECIALTY CODE
2014 INTERNATIONAL FIRE CODE
PORTLAND MUNICIPAL CODE

OCCUPANCY TYPE: (EX) B/S2 (PERMIT # 2004-005663- CO) TO F-1

SITE AREA - LOT 5,000 SF

A. ROOF AREA	1,200 SF
B. FLOOR AREA	1,200 SF
C. COVERAGE OF SITE	24%
D. IMPERVIOUS PAVING	0 SF



VICINITY MAP

ABBREVIATIONS

AB	Anchor Ball	COMP	Composite	(EX)	Existing	HDR	Header	MBR	Member	PT	Point	T	Top/Tread
ABV	Above	CONC	Concrete	EXH	Exhaust	HDWD	Headwood	MC	Medicine Cabinet	PTD	Painted Plywood	T&B	Top and Bottom
AC	Air Conditioning	COND	Condition	EXT	Exterior	HDWR	Hardware	MDO	Medium Density Overlay	PWD	Plywood	TC	Top of Curb
AD	Area Drain	CONN	Connection	FD	Floor Drain	HORIZ	Horizontal	MECH	Mechanical	QTR	Quarter	TEL	Telephone
ADJ	Adjacent	CONST	Construction	FDN	Foundation	HP	High Point	MED	Medium Membrane	R	Riser, Radius	TEMP	Tempered/Temporary
AFF	Above Finish Floor	COAT	Coat	FF	Finish Floor	HT	Height	MEMB	Membrane	RD	Roof Drain	T&G	Tongue & Groove
ALT	Alternate	CONTR	Contractor	FIN	Finish	HTG	Heating	MET	Metal	HTR	Heater	THK	Thick
ALUM	Aluminum	CTSK	Countersink	FIXT	Fixture	HVAC	Heating/Ventilating/Air Conditioning	MFR	Manufacturer	REF	Reference	T.O.	Top of Treated
APPROX	Approximate	CTR	Counter	FLR	Floor	HW	Hot Water	MIN	Minimum	REG	Regulation	TRTD	Treated
ARCH	Architect	CY	Cubic Yard	FLUOR	Fluorescent	INT	Interior	MIR	Mirror	REINF	Reinforcing	TYP	Typical
AVG	Average	D	Depth	FN	Fence	ID	Inside Dimension	MISC	Miscellaneous	REQ	Required	TW	Top of Wall
BD	Board	DBL	Double	FND	Foundation	IN	Inch	MTL	Metal	RF	Roof	UNO	Unless Noted Otherwise
BEL	Below	DEPT	Department	FOC	Face of Concrete	INCL	Include(ing)	MUL	Mullion	RFG	Roofing	UTIL	Utility
BET	Between	DET	Detail	FOF	Face of Finish	INCL	Include(ing)	N	North	RM	Room	VAT	Vinyl
BLDG	Building	DIA	Diameter	FOF	Face of Finish	INSUL	Insulation	NIC	Not in Contract	RWL	Rough Opening	VENT	Ventilation
BLK	Block	DIAG	Diagram	FR	Frame	INT	Interior	NOM	Nominal	SC	Self Adhering	VERT	Vertical
BLKG	Blocking	DIF	Diffuser	FR	Frame	INT	Invert	NTS	Not to Scale	SASM	Sheet Adhering	VOL	Volume
BM	Beam	DIM	Dimension	FT	Foot	KIP	1000 Pounds	O/	Over	SC	Sheet Membrain	W	West
BOT	Bottom	DN	Down	FTG	Footing	KIT	Kitchen	OA	Overall	SCHED	Schedule	W/	With
BSMT	Basement	DR	Door	FURR	Furring	L	Long/Length	O.C.	On Center	SECT	Section	WD	Wood
BLR	Built up Roof	DWR	Drawer	FUT	Future	GC	General Contractor	OD	Outside Dimension	SF	Square Foot	WDW	Window
BW	Bottom of Wall	DWG	Drawing	GA	Gauge	GL	Glass	OPNG	Opposite	SHT	Sheet	WF	Wide Flange
CAB	Cabinet	E	East	GALV	Galvanized	GM	Gas Meter	OPP	Opposite	SHTG	Sheathing	WK	Work
CB	Catch Basin	(EX)	Existing	GL	Glass	GR	Grade	PA	Planting Area	SIM	Similar	WM	Water Meter
CEM	Cement	(EX)	Existing	GL	Glass	GYP BD	Gypsum Board	PERF	Perforated	SPEC	Specification	W/O	With Out
CER	Ceramic	EM	Emergency	GL	Glass	H	Hight	PKG	Parking	SQ	Square	WP	Waterproof
CF	Cubic Foot	EMER	Emergency	GL	Glass	HB	Hose Bib	PL	Plate	STD	Standard	WRB	Weather Resistant
CI	Cast Iron	ENCL	Enclosure	GL	Glass	HC	Hollow Core	PL	Plate	STL	Steel	WT	Weight
CIP	Cast Iron Place	EQ	Equal	GL	Glass	HD	Head	PNL	Panel	STRUCT	Structural	YD	Yard
CJ	Control Joint	EST	Estimate	GL	Glass	HDO	High Density Overlay	SUSP	Suspended	SYM	Symmetrical		
CLG	Ceiling	EW	Each Way										
CLR	Clear												
CMU	Concrete Masonry Unit												
COL	Column												

GENERAL NOTES

THESE DRAWINGS ARE GENERALLY DIAGRAMMATIC THEY MAY NOT SHOW ALL OFFSETS, BENDS ETC FOR INSTALLATION OF PROPOSED EQUIPMENT OR WORK

ALL LOCATIONS FOR PROPOSED WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS

FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING ANY WORK, NOTIFY ARCHITECT OF DISCREPANCIES

INTERIOR DIMENSIONS ARE TO FACE OF FINISH. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING

ARCHITECT'S LAYOUT OF ELECTRICAL, PLUMBING, AND MECHANICAL IS SCHEMATIC ONLY ELECTRICAL, PLUMBING, AND MECHANICAL CONTRACTORS TO DESIGN BUILD SYSTEM BASED UPON THE DRAWINGS PROVIDED BY ARCHITECT AND CONSULTANTS THAT OUTLINE THE SCOPE OF WORK AND PERFORMANCE STANDARDS PROVIDED.

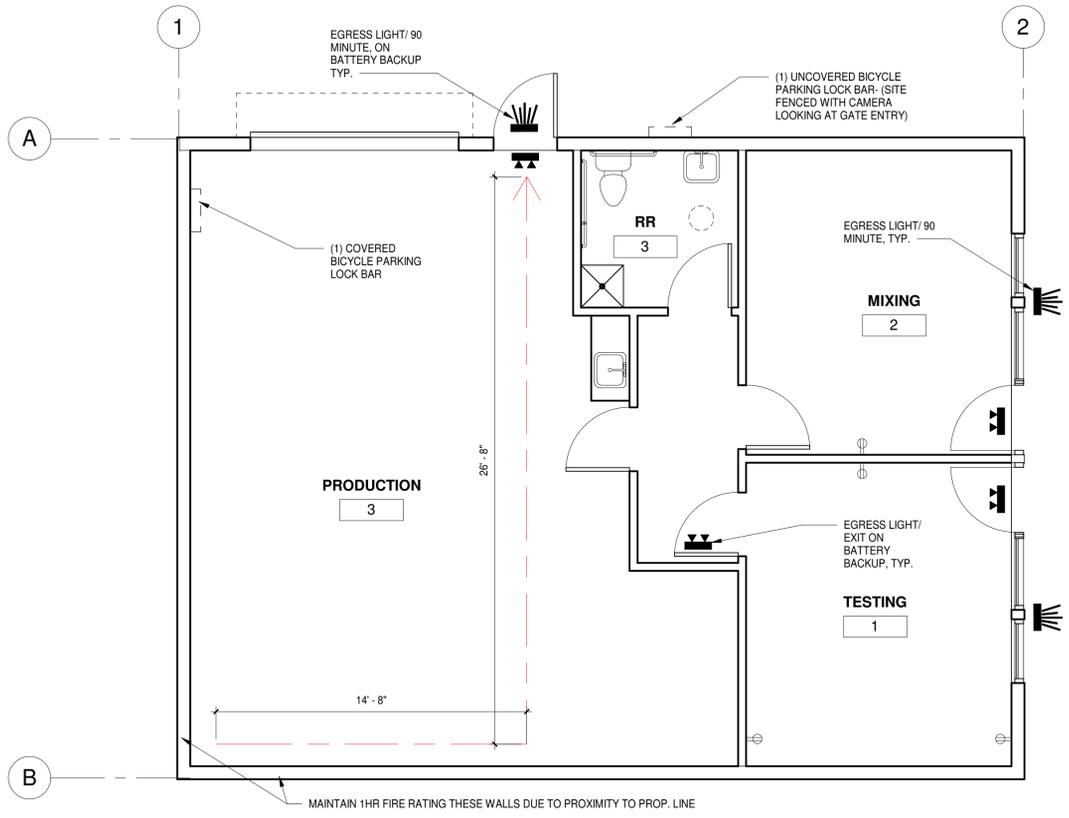
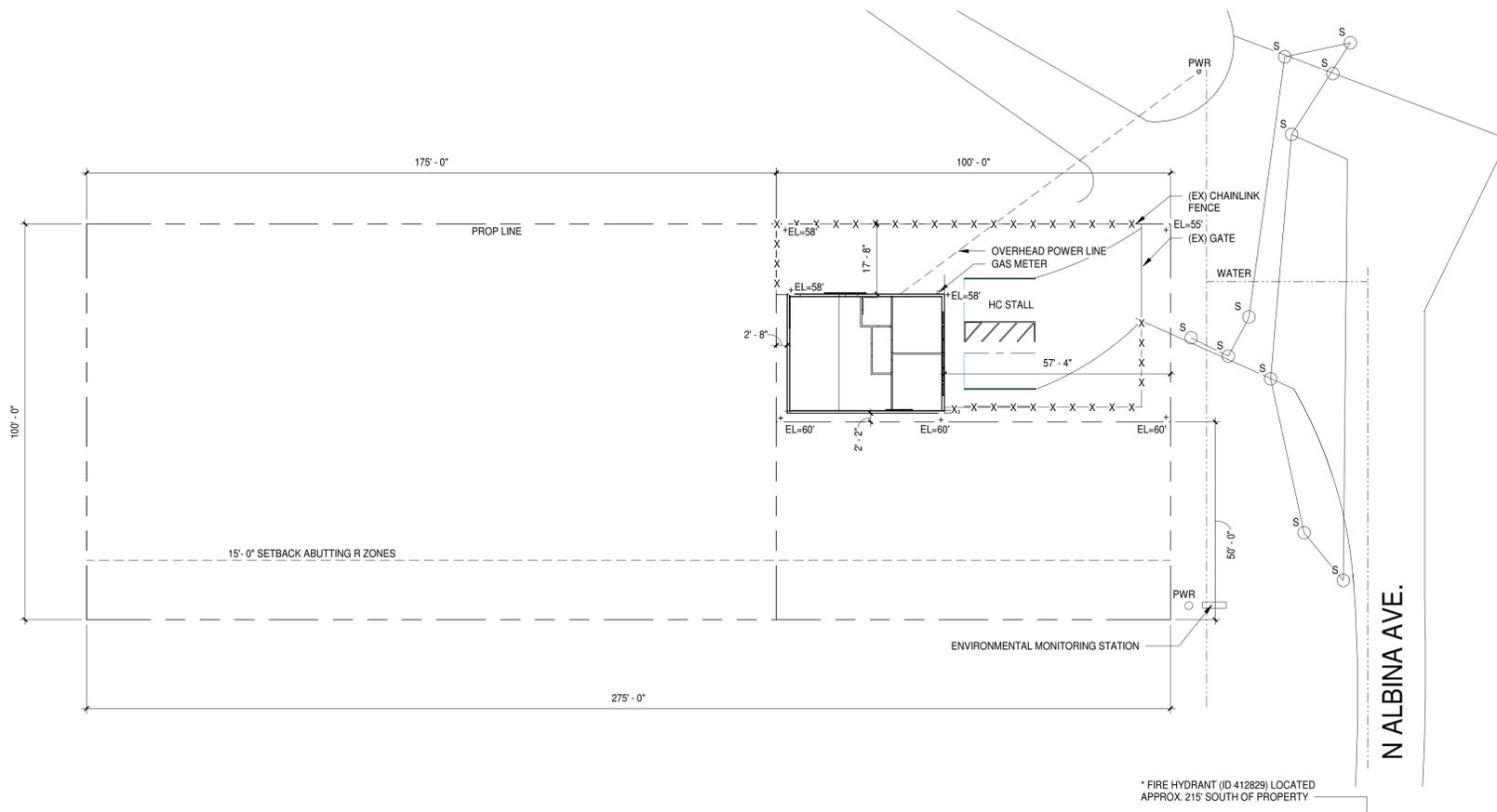
CONTRACTORS ARE RESPONSIBLE FOR ALL PERMITS PERTAINING TO THEIR WORK.



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Date:	Issued For:
2016/07/18	testing
2016/08/05	testing two

Revisions		
Number	Date	Revision Description

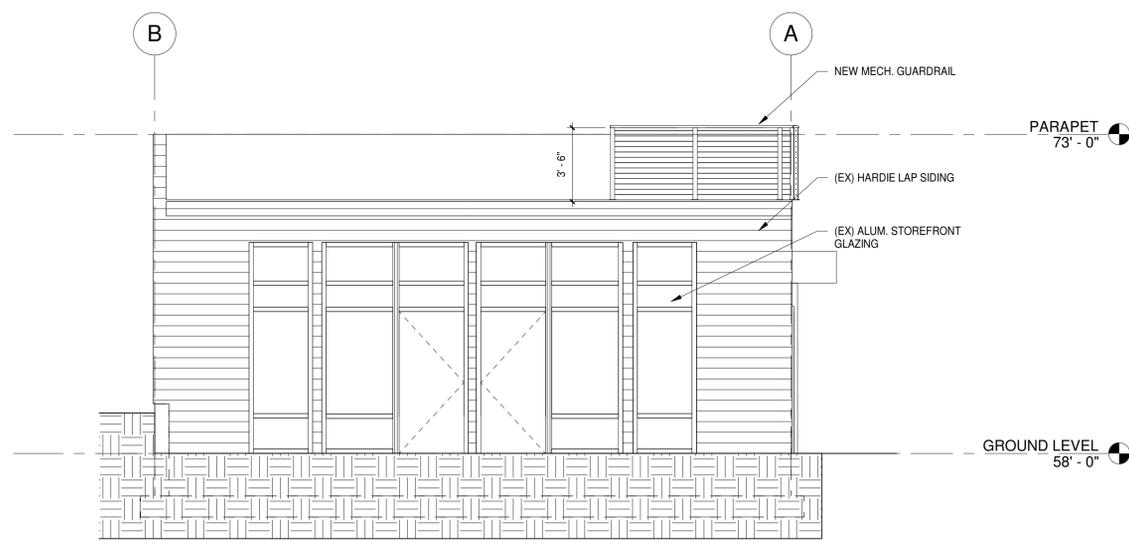
SHEET LIST	
Sheet Number	Sheet Name
A000	COVER
A100	SITE PLAN AND CODE REVIEW
A200	MECHANICAL, ELECTRICAL, PLUMBING PLANS
A500	RAILING DETAILS



1 Site
1" = 20'-0"

2 EGRESS PLAN
1/4" = 1'-0"

CONSTRUCTION TYPE 602.3	OCCUPANCY	RATING (TABLE 601)	ALLOWABLE HEIGHTS AND AREAS (TABLE 503)	SEPARATION RATING (TABLE 707.3.10)	OCCUPANT LOAD PER SQFT. (TABLE 1004.1.2)	TOTAL OCCUPANT LOAD	EGRESS WIDTH (2" X OCCUPANT LOAD) 1005.3.2	EXIT DISTANCE (TABLE 1016.2)	COMMON PATH OF TRAVEL (TABLE 1014.3)	EXIT ACCESS (TABLE 1015.1)	CORRIDOR RATING (TABLE 1018.1)	CORRIDOR LENGTH (TABLE 1018.4)	PLUMBING FIXTURES (TABLE 2902.1)	PARKING (PMC-TABLE 286-2)
VB	F-1 (NON-SEPARATED METHOD)	VB	8,500 SQFT, 1 STORY, 40 FEET MAX. HEIGHT	1 HR.	(TABLE 1004.1.2) 1/200	6	MIN. 36" TABLE 1018.2	200'	75'	F-1 OCC. MAX. OCC. LOAD = 6 1 EXIT REQ'D	F-1 OCC.	F-1 OCC.	F-1 1 PER 100	MANUFACTURING AND PRODUCTION 1 PER 750 SQFT.
	COMMERCIAL KITCHEN	0 HR. FOR ALL WALLS	COMPLIES	UNDER MAX. AREA-NO AREA SEPARATION REQ'D	COMMERCIAL KITCHEN		57" PROVIDED	<200' COMPLIES	<75' COMPLIES	3 EXITS PROVIDED	NO RATING REQ'D	MAX. 20' DEAD END	1 W/C PROVIDED	2 SPACES REQ'D 2 BICYCLES REQ'D



3 EAST ELEVATION
1/4" = 1'-0"



EXTERIOR BICYCLE PARKING

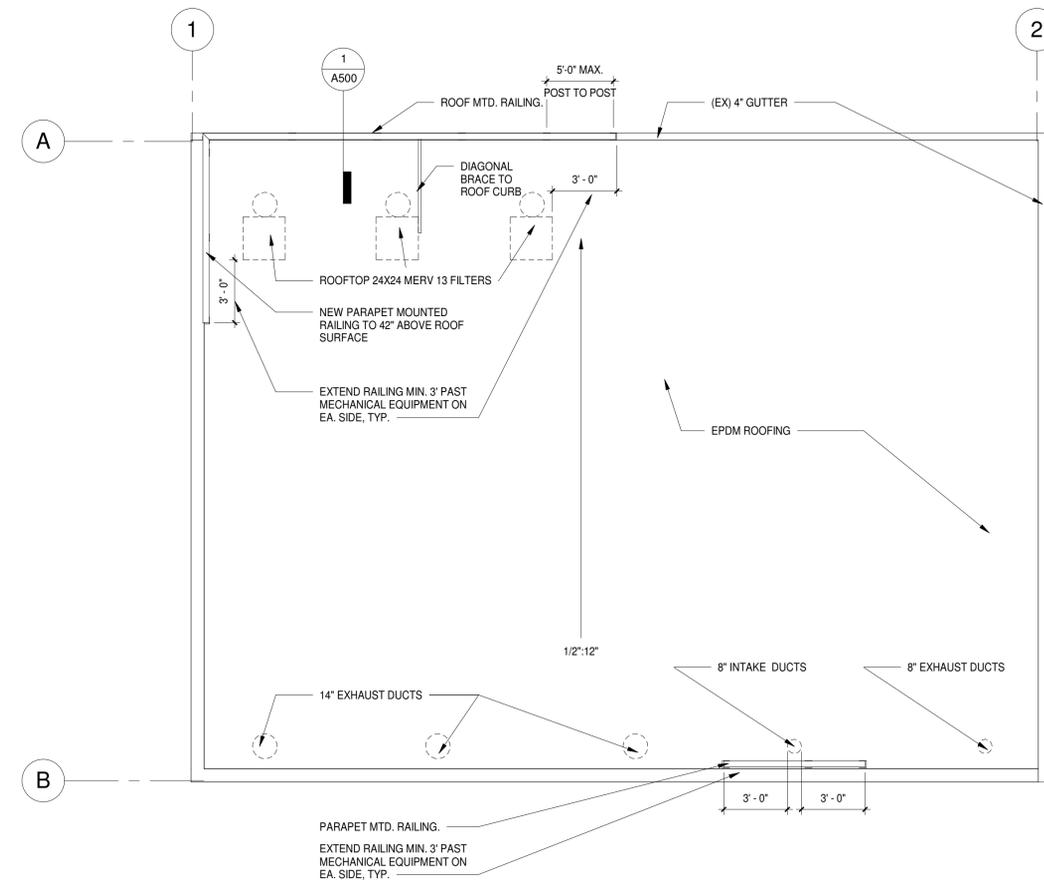
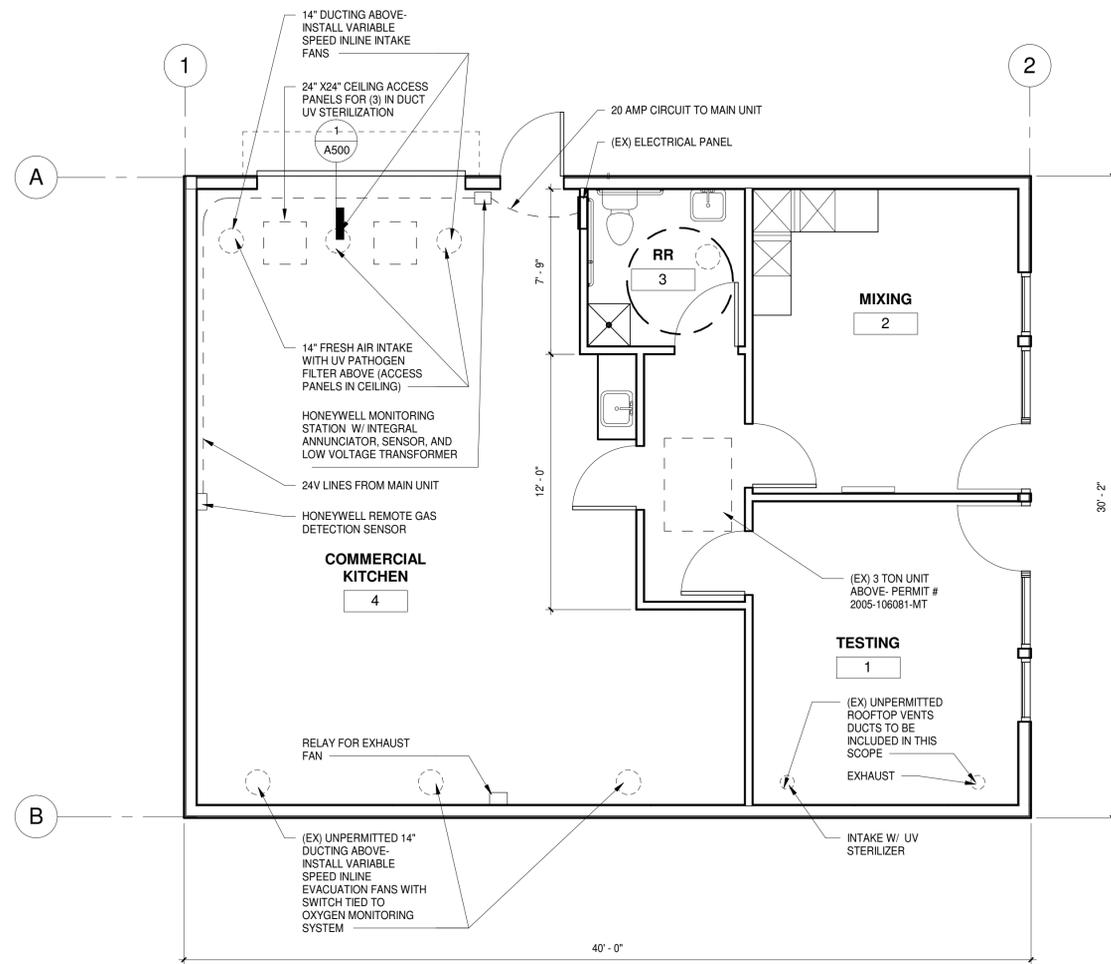


COVERED BICYCLE PARKING

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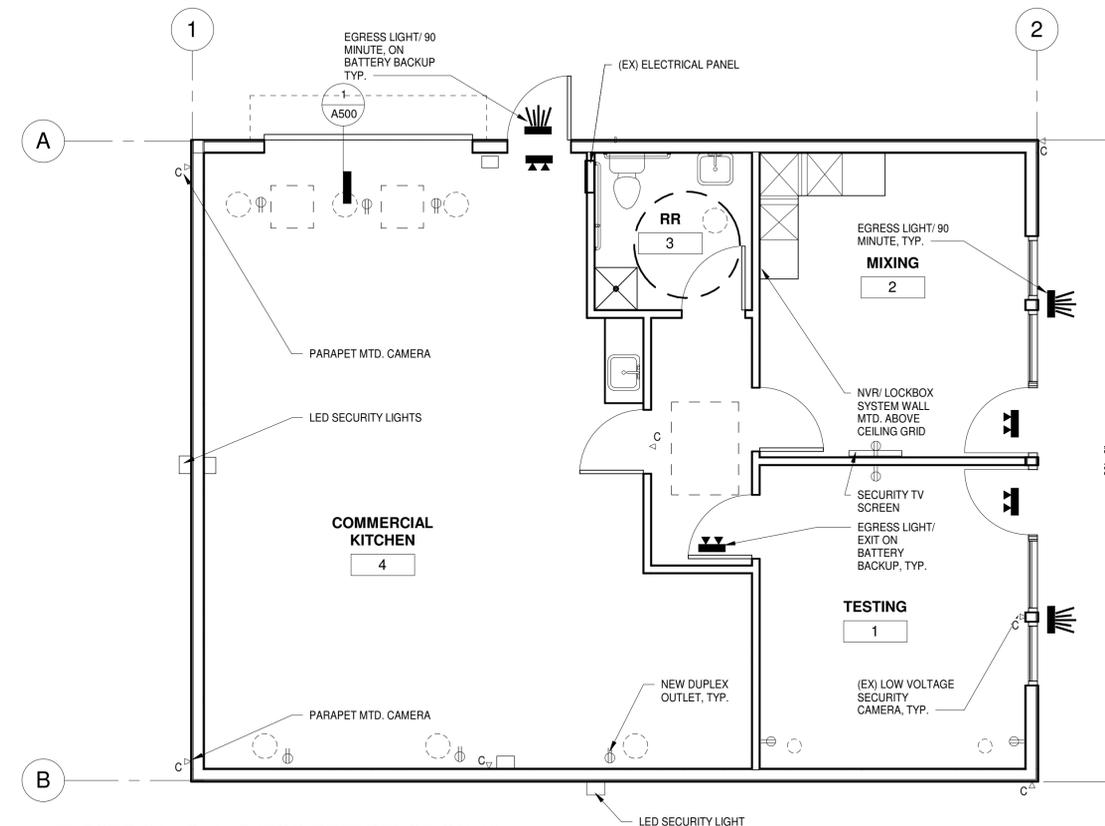
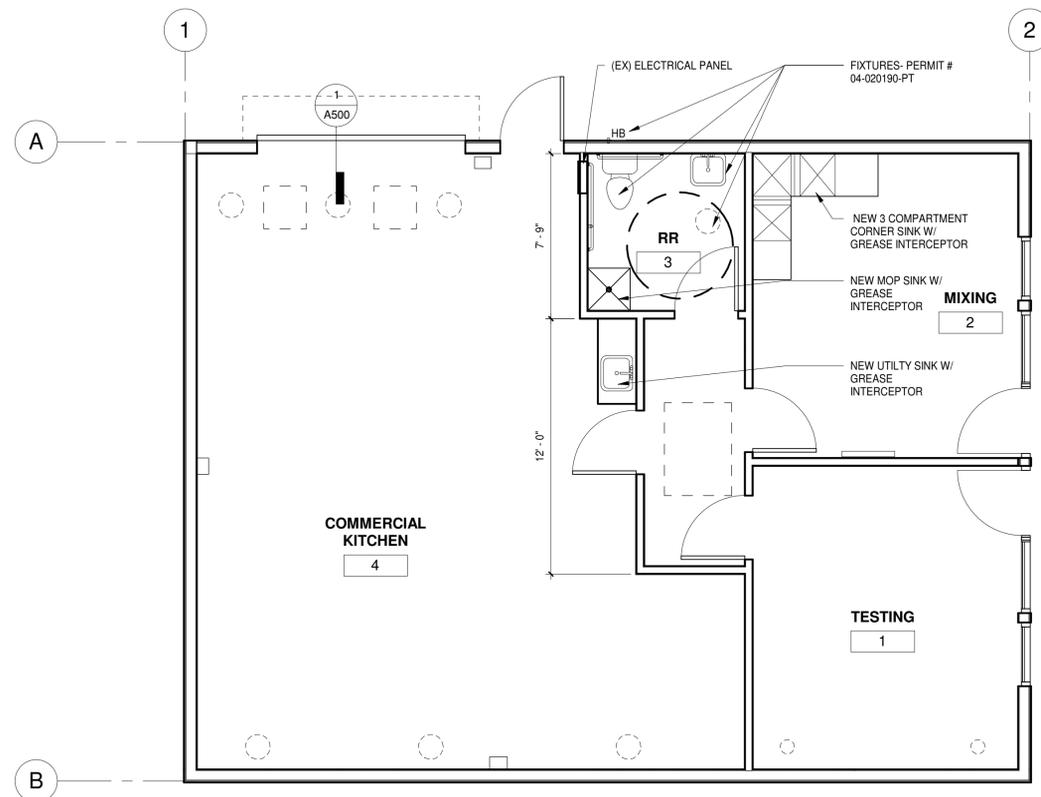
Revisions

Number	Date	Revision Description



4 MECHANICAL PLANS
 1/4" = 1'-0"

3 ROOF PLAN-MECHANICAL
 1/4" = 1'-0"



2 PLUMBING PLANS
 1/4" = 1'-0"

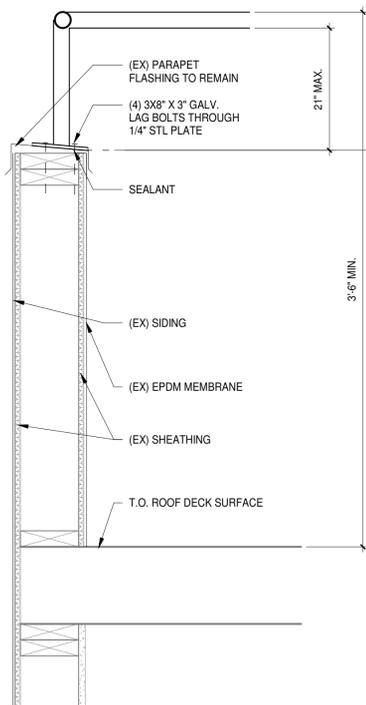
1 ELECTRICAL PLANS (FOR REFERENCE ONLY)-
 PERMIT #18-237616-ET
 1/4" = 1'-0"



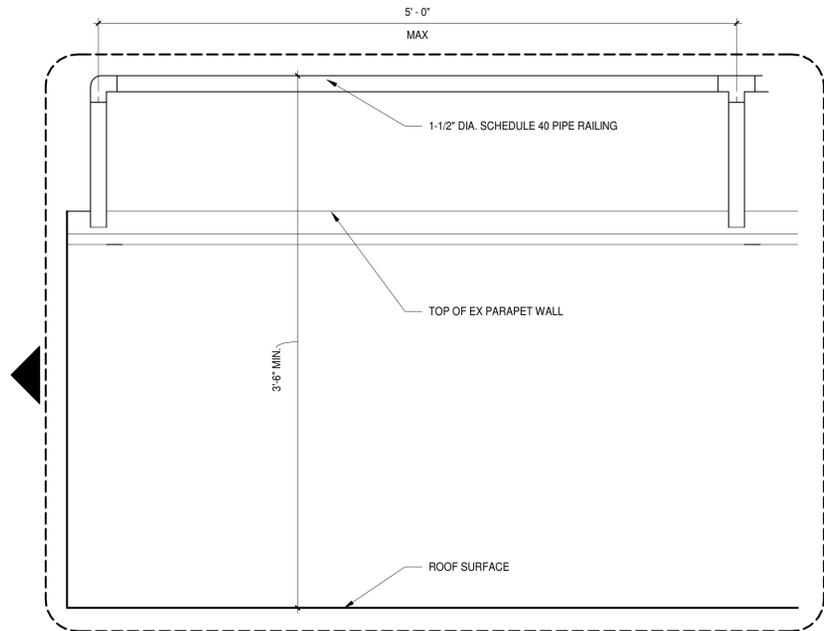
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Revisions

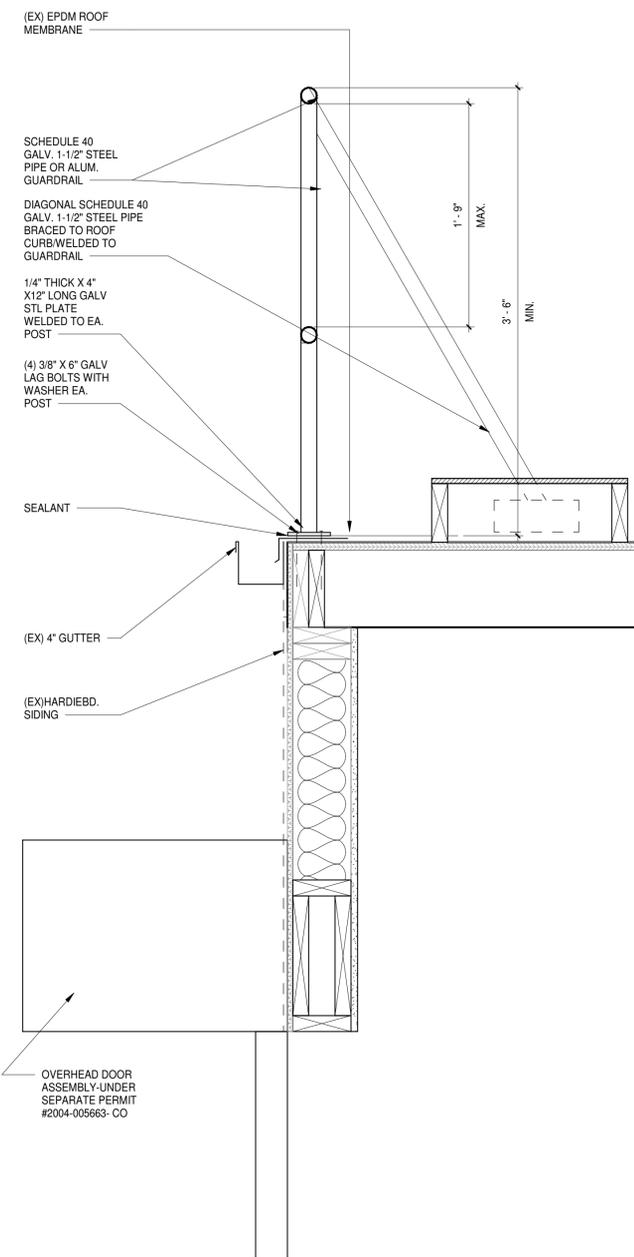
Number	Date	Revision Description



2 PARAPET MTD. RAILING DETAIL
 1 1/2" = 1'-0"



1 RAILING SECTION-WALL MTD.
 1 1/2" = 1'-0"



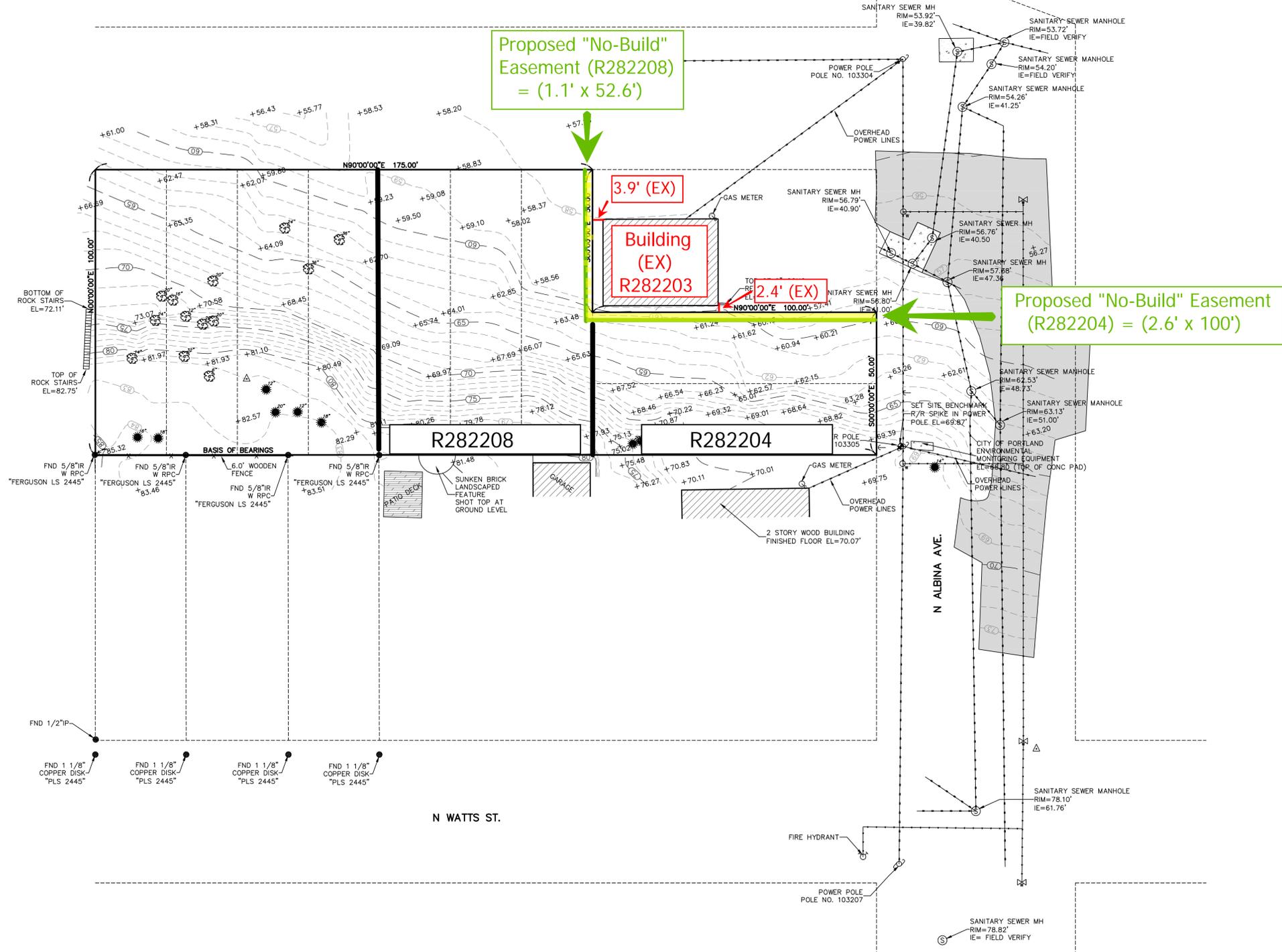
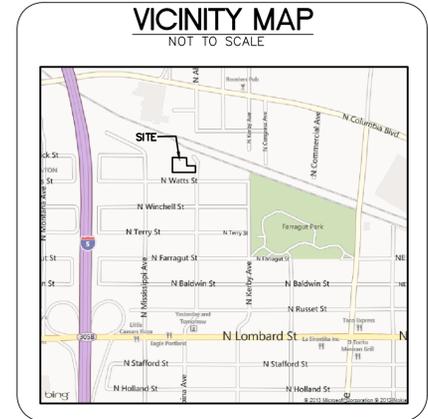
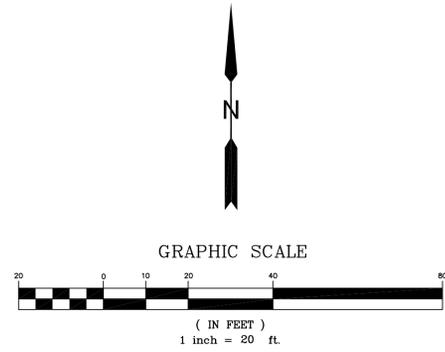
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Revisions

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TOPOGRAPHICAL SURVEY

SITUATED IN THE S.W. 1/4 OF SECTION 10, T.1N, R.1E, W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



LEGEND:

● FOUND MONUMENT	— SUBJECT PROPERTY
← GUY WIRE	— EDGE OF GRAVEL
⊙ POWER POLE	— X — X — FENCELINE
⊕ WATER VALVE	--- EXISTING CONTOUR MAJOR
⊕ WATER METER	--- EXISTING CONTOUR MINOR
⊕ FIRE HYDRANT	— W — W — W — WATER LINE
⊕ BENCHMARK	— OH — OH — OH — OVERHEAD POWER LINE
△ SURVEY CONTROL POINT	— SS — SS — SS — SANITARY SEWER LINE
⊕ GAS METER	▨ BUILDING
⊕ SANITARY SEWER MANHOLE	▨ CONCRETE SURFACE
⊕ CONIFEROUS TREE WITH SIZE	▨ PAVEMENT SURFACE
⊕ DECIDUOUS TREE WITH SIZE	▨ BRICK SURFACE
56.00 SPOT ELEVATIONS	▨ WOOD DECK SURFACE

NOTES:

THE BASIS OF BEARING IS N 90°00'00" E AS SHOWN ON SN 63517, MULTNOMAH COUNTY SURVEY RECORDS.

TOM NELSON & ASSOCIATES, L.L.C. DID NOT RESOLVE THE BOUNDARY OF SAID PROJECT, INSTEAD WE HAVE SHOWN BOUNDARY LINES AS DEPICTED IN SN 63517, MULTNOMAH COUNTY SURVEY RECORDS; FAIRPORT, MULTNOMAH COUNTY PLAT RECORDS, AND SWINTON, MULTNOMAH COUNTY PLAT RECORDS. THE BOUNDARY LINES ARE BASED ON MONUMENTS FOUND AND LOCATED WITHIN SAID SURVEY AND PLATS.

THE VERTICAL DATUM OF THIS SURVEY IS BASED ON THE CITY OF PORTLAND BENCHMARK NO. 4538 HAVING AN ELEVATION OF 82.18'.

TOM NELSON & ASSOCIATES, L.L.C. SET A R/R SPIKE IN POWER POLE AT +/- 1.0 FOOT ABOVE GRADE ON THE N.W. FACE OF POWER POLE NO.103305, LOCATED AT THE S.E. CORNER OF SUBJECT PROPERTY, HAVING AN ELEVATION OF 69.87'. THE ELEVATION SHOWN HEREON IS AT THE TOP MOST POINT OF THE R/R SPIKE.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON A LOCAL ASSUMED COORDINATE SYSTEM.

THE UTILITIES SHOWN ON THIS MAP ARE LOCATED FROM APPARENT ABOVE GROUND FEATURES INCLUDING WATER VALVES, MANHOLES, ETC. WE MAKE NO GUARANTEE TO THE ACCURACY OR COMPLETENESS OF ANY UTILITY INFORMATION SHOWN ON OUR MAP. WE HAVE NO INFORMATION TO GUARANTEE THAT THE PIPES ARE IN FACT A STRAIGHT LINE BETWEEN SURFACE FEATURES. BEFORE CONSTRUCTION BEGINS, CONTRACTOR SHOULD VERIFY ALL UNDERGROUND UTILITIES SHOWN HEREON.

SURVEYED FOR:

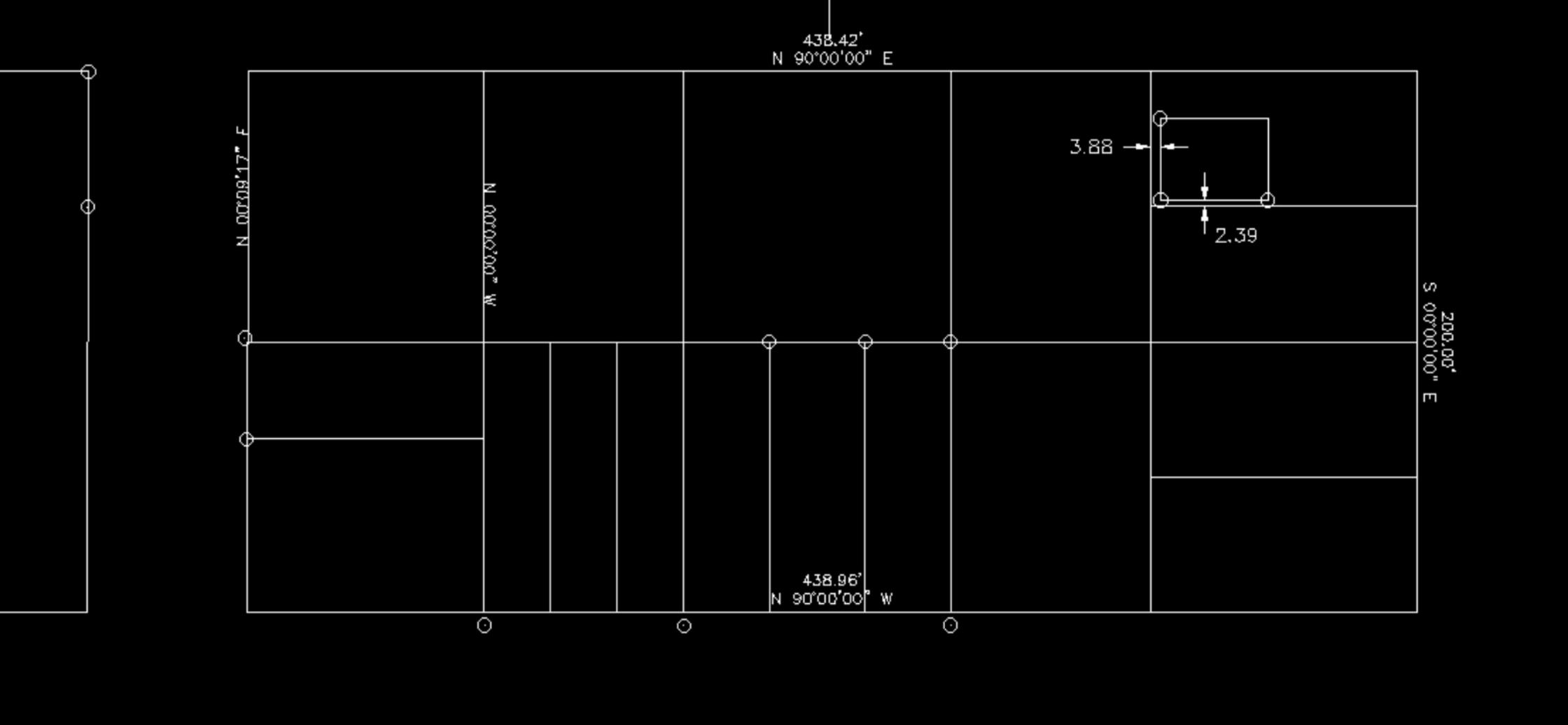
ANDREW KUNI
SUPERIOR INTERIORS, INC.
4234 NE PRESCOTT ST.
PORTLAND, OR 97218

REGISTERED PROFESSIONAL LAND SURVEYOR

(503)481-5128

OREGON
JULY 26, 1988
THOMAS G. NELSON
#2351
RENEWAL 12/31/14

REVISION DATES			Tom Nelson & Associates, L.L.C.	
DRAWING DATA			1001 SE WATER AVE, SUITE 390 PORTLAND, OREGON 97214 PHONE: (503) 230-1932 FAX: (503) 230-1962	
SCALE:	DATE: month day, year	FILE: (job#)/(drawing name).dwg		
CITY:	DRAWN BY: initials	SHEET: 1 OF 1		
COUNTY:				



438.42'
N 90°00'00" E

N 00°09'17" E

N 00°00'00" W

3.88

2.39

200.00'
S 00°00'00" E

438.96'
N 90°00'00" W