

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: 21957 | Project Address: 230 SW Ash St |
| Hearing Date: 10/2/19 | Appellant Name: Tom Jaleski |
| Case No.: B-017 | Appellant Phone: 9712385266 |
| Appeal Type: Building | Plans Examiner/Inspector: Geoffrey Harker |
| Project Type: commercial | Stories: 6 Occupancy: R-2, S-2, M, B Construction Type: I-A, III-B |
| Building/Business Name: | Fire Sprinklers: Yes - throughout |
| Appeal Involves: Erection of a new structure | LUR or Permit Application No.: 17-208579-CO |
| Plan Submitted Option: pdf [File 1] | Proposed use: Residential, parking, retail |

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 713.13.1

Requires A shaft enclosure containing a refuse, recycling, or laundry chute shall not be used for any other purpose and shall be enclosed in accordance with Section 713.4. Openings into the shaft, including those from access rooms and termination rooms shall be protected in accordance with this section and Section 716. Openings into the chutes shall not be located in corridors. Doors shall be self- or automatic closing upon the actuation of a smoke detector in accordance with Section 716.5.9.3, except that a heat-activated closing devices shall be permitted between the shaft and the termination room.

Proposed Design The 3rd and Ash building is a new six-story mixed-use building located at the intersection of SW 3rd and Ash St. in Portland, Oregon. The building will be 5 stories of Type IIIB construction on 1 above-grade story of Type IA construction and will contain approximately 8,800 SF of retail, 133 market-rate apartments, and 60 off-street parking stalls.

The proposed design is to meet all the requirements of Oregon's 2019 Structural Specialty Code (OSSC) 713.13 for the waste chute termination room. The attachment shows the plan for the termination room, diagrammatic section, and photo of existing condition. The following protection measures will be provided to the termination room as required by 2019 OSSC:

- Building sprinklered with an NFPA13 system throughout.
- 2 hour rated fire barrier walls around trash room and any other part of the building.
- 90 minute rated doors with automatic closers activated by smoke detectors in the termination room.
- Opening penetration protections per Section 716.

Reason for alternative The proposed alternate code compliance method is to apply the new section of the 2018 IBC addressing chute discharge rooms in Section 713.13.4 and reads as follows:

“Waste or linen chutes shall discharge into an enclosed room separated by fire barriers with a fire-resistance rating not less than the required fire rating of the shaft enclosure and constructed in accordance with section 707 or horizontal assemblies constructed in accordance with section 711, or both. Openings into the discharge room from the remainder of the building shall be protected by opening protectives having a fire protection rating equal to the protection required for the shaft enclosure. Doors shall be self- or automatic closing upon the actuation of a smoke detector in accordance with Section 716.2.6.6. Waste chutes shall not terminate in an incinerator room. Waste and linen rooms that are not provided with chutes need only comply with Table 509.”

Oregon’s 2019 Structural Specialty Code, slated for adoption on October 1. The proposed design is consistent with the future code path for providing a termination room with fire -resistance rating consistent with the rating of the shaft enclosure without a separate door required on the chute.

The termination room will have the same fire-resistance rating as the shaft with fire-resistance rated doors that are auto-closing activated by smoke detectors in the termination room. All other openings will be protected as required per Section 714. The shaft enclosure, materials and access room will meet all the requirements of 2019 OSSC section 713.13.

The proposed design provides a waste chute termination room compliant with the 2019 OSSC and therefore provides equivalent protection as required.

APPEAL DECISION

Shaft opening in termination room: Denied. Proposal does not provide equivalent Life Safety protection. Appellant may contact John Butler (503 823-7339) with questions.

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.

36 ENLARGED FLOOR PLAN - LEVEL 1

ENLARGED PLAN GENERAL NOTES

1. NOTES APPLY TO ALL ENLARGED PLAN SHEETS. SEE SHEET A000 FOR GENERAL NOTES AND SHEET G010 FOR ACCESSIBILITY NOTES.

2. ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM FACE OF FINISH, CENTERLINE OF COLUMNS, OR ROUGH OPENING U.N.O. SEE A000 FOR DIMENSION NOTES.

3. CONFIRM ROUGH-IN DIMENSIONS OF ALL APPLIANCES, PLUMBING FIXTURES, AND CABINETS WITH MANUFACTURER'S SHOP DRAWINGS AND ROUGH-IN INFORMATION.

4. LOCATE EDGE OF DOOR OPENINGS 4" FROM INSIDE WALL CORNERS U.N.O., SEE A000

5. LOCATE FLOOR TRANSITION AT CENTERLINE OF ADJOINING DOORS, U.N.O

6. PROVIDE GWB CONTROL JOINTS AT WALLS MORE THAN 50' LONG AT LESS THAN 30' APART AS SHOWN ON DRAWINGS.

7. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS

8. SEE SHEET A020 FOR DOOR SCHEDULE.

9. ALL GRILLES, REGISTERS, ACCESS PANELS, ETC. ARE TO BE PAINTED OR FACTORY FINISHED TO MATCH ADJACENT WALL FINISH, U.N.O.

10. ALL GRILLES, REGISTERS, ACCESS PANELS, ETC. AT BATHROOMS ARE TO BE SATIN ANODIZED ALUMINUM (NO FERROUS METALS) INCLUDING FASTENERS; PAINT TO MATCH ADJACENT FINISH.

11. CONTINUE FLOOR FINISH BELOW AND WALL FINISH BEHIND REMOVABLE CASEWORK (ANSI A117.1 TYPE 'A' COMPLIANT KITCHENS & BATHROOMS).

12. DO NOT PLACE ELECTRICAL RECEPTACLES BACK-TO-BACK; OFFSET HORIZONTALLY BY 16" MIN.

13. ACOUSTICAL SEALANT AROUND ALL SIDES/ JOINTS AT M/E/P PENETRATIONS THROUGH ALL SOUND RATED WALLS, AND ALSO AT TOP AND BOTTOM OF ALL SOUND RATED WALLS.

14. ALL ANSI TYPE 'A' UNITS: LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPENING WINDOWS, PLUMBING FIXTURE CONTROLS AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEM SHALL COMPLY WITH ANSI SECTION 309. SEE SHEET G011.

15. ALL ANSI TYPE 'B' UNITS: LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEM SHALL COMPLY WITH ANSI SECTION 309. SEE SHEET G012.

16. GRAB BAR REINFORCEMENT REQUIRED IN ALL BATHROOMS. SEE SHEET G012 FOR LOCATIONS.

17. FOR ALL WALLS IN UNITS ARE TO BE WALL TYPE W5-4, UNLESS OTHERWISE NOTED.

18. FOR ALL CORRIDOR WALLS, RESILLIEN CHANNEL IS ALWAYS ON THE CORRIDOR SIDE.

19. FOR DEMISING WALLS, IF THERE IS RESILIENT CHANNEL, IT IS ALWAYS ON THE SIDE OF THE WALL TAG.

20. FOR DEMISING WALLS, IF THERE IS ACOUSTIC CLIP, IT IS ALWAYS ON THE SIDE OF THE WALL TAG.

21. FOR UNIT ENTRY DOOR, RECESS 8"
FROM FACE OF FINISH OF CORRIDOR WALL
UNLESS OTHERWISE NOTED.

GBD

GBD Architects,
Incorporated
1120 NW Couch St.
Ste. 300
Portland, OR 97209
Tel. (503) 224-9656
gbdarchitects.com
2016
GBD ©

STAMP

PROJE

3RD & ASH

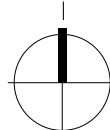
SW 3rd Avenue and SW As
Street
Portland, OR

CLIENT

DOWNTOWN
DEVELOPMENT
GROUP

920 SW Sixth Avenue, Suite
223 Portland, OR
Client Address 02
Client Address 03

KEY PLAN



Notice of Extended Payment Provision: The contract will allow the owner to make payment within 20 days after the date a billing or estimate is submitted. **Notice of Alternate Billing Cycle:** The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

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|---|------------|-----------------|
| 4 | 02/08/2019 | Fire Prot. Sytm |
| 3 | 10/19/2019 | ASI #8 |
| 2 | 8/20/2018 | ASI #6 |
| 1 | 4/16/18 | ASI #1 |

DATE _____

09/22/2017

PROJECT NUMBER

2016 61 50

SCALE

As indicated

SHEET TITLE

ENLARGED FLOOR
PLANS - LEVEL 1

A602

