

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: 22116

Project Address: 308 SW 2nd Ave

Hearing Date: 11/20/19

Appellant Name: Andrew Craig

Case No.: B-001

Appellant Phone: 5037572611

Appeal Type: Building

Plans Examiner/Inspector: Corey Stanley

Project Type: commercial

Stories: 10 **Occupancy:** B **Construction Type:** III

Building/Business Name: Block 300

Fire Sprinklers: Yes - Throughout building

Appeal Involves: Alteration of an existing structure **LUR or Permit Application No.:**

Plan Submitted Option: pdf [File 1]

Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC 909.4

Requires A rational analysis supporting the types of smoke control systems to be employed, their methods of operation, the systems supporting them and the methods of construction to be utilized shall accompany the submitted construction documents and shall include but not be limited to, the items indicated in Sections 909.4.1 through 909.4.6.

Proposed Design The Block 300 project is proposing a voluntary upgrade of the existing smoke control system including the replacement of pneumatic fire/smoke damper actuators with digital actuators as well as an upgrade of the existing firefighter's smoke control panel with a new modern panel. The sequence of operation for the existing smoke control system is not being modified and we understand this to not require a new rational analysis be performed. The entire system will be commissioned after the upgrades are performed to show that it operates correctly. Furthermore we will work with the Portland Fire Department to verify system operation to their satisfaction.

Reason for alternative The owner desires to modernize components of the system without seeking to modify the sequence of the existing smoke control system as it currently operates satisfactorily.

APPEAL DECISION

Voluntary smoke control system upgrade with final system operation to be coordinated with Portland Fire: Granted as proposed.

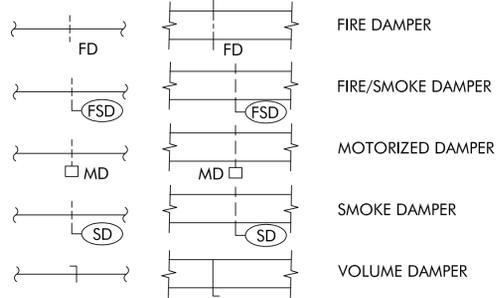
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health,

safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

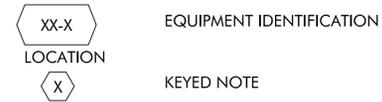
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development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

MECHANICAL SYMBOL LIST

Dampers



General



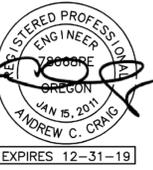
GENERAL SHEET NOTES

- A. SMOKE CONTROL SEQUENCE OF OPERATION:
- FOR ALL NEW FIRE SMOKE DAMPER ACTUATORS, PROVIDE FULLY MODULATING CAPABILITY FOR USE DURING NORMAL BUILDING OPERATION, AND PROVIDE END SWITCHES FOR MONITORING BY EXISTING DDC SYSTEM (RELIABLE CONTROLS).
 - DURING A FIRE/SMOKE EVENT, THE HVAC SYSTEM WILL OPERATE AS CURRENTLY PROGRAMMED AS FOLLOWS:
 - SUPPLY FANS SF-1 AND SF-2 WILL OPERATE IN THEIR FIRE MODE, AND THE SUPPLY DUCT FIRE SMOKE DAMPERS ON THE FLOORS ABOVE AND BELOW THE FIRE FLOOR ARE OPEN CREATING A POSITIVE PRESSURE ZONE ON THOSE FLOORS.
 - RETURN FANS RF-1 AND RF-2 OPERATE IN THEIR FIRE MODE, AND THE RETURN SIDE FIRE SMOKE DAMPER ON THE FIRE FLOOR IS FULLY OPEN CREATING A NEGATIVE PRESSURE ON THAT FLOOR.
 - OUTSIDE AIR AND EXHAUST AIR DAMPERS ARE OPEN. RETURN AIR DAMPERS ARE CLOSED.
 - EXHAUST DAMPERS SERVING RF-1 AND RF-2 ARE FULLY OPEN.
 - ON FLOORS WHERE EXIT CORRIDORS ARE REQUIRED TO BE PRESSURIZED, SUPPLY AIR FIRE SMOKE DAMPERS WILL OPEN AND RETURN AIR FIRE SMOKE DAMPERS WILL CLOSE, PRESSURIZING THE CORRIDORS. ON ALL OTHER FLOORS, THE SUPPLY AND RETURN FIRE SMOKE DAMPERS WILL BE CLOSED.
 - THE REMAINING EXISTING SMOKE CONTROL DEVICES, INCLUDING STAIRWELL AND ELEVATOR PRESSURIZATION FANS CONTINUE TO OPERATE AS CURRENTLY PROGRAMMED.



5247 NE 49th Ave
Portland, OR 97218
503.757.2611

www.arris-consulting.com



BLOCK 300 SMOKE CONTROL SYSTEM UPGRADE

308 SW 2ND AVE
PORTLAND, OR 97204

SHEET TITLE
COVER SHEET - HVAC

REVISIONS

NO.	DATE	DESCRIPTION

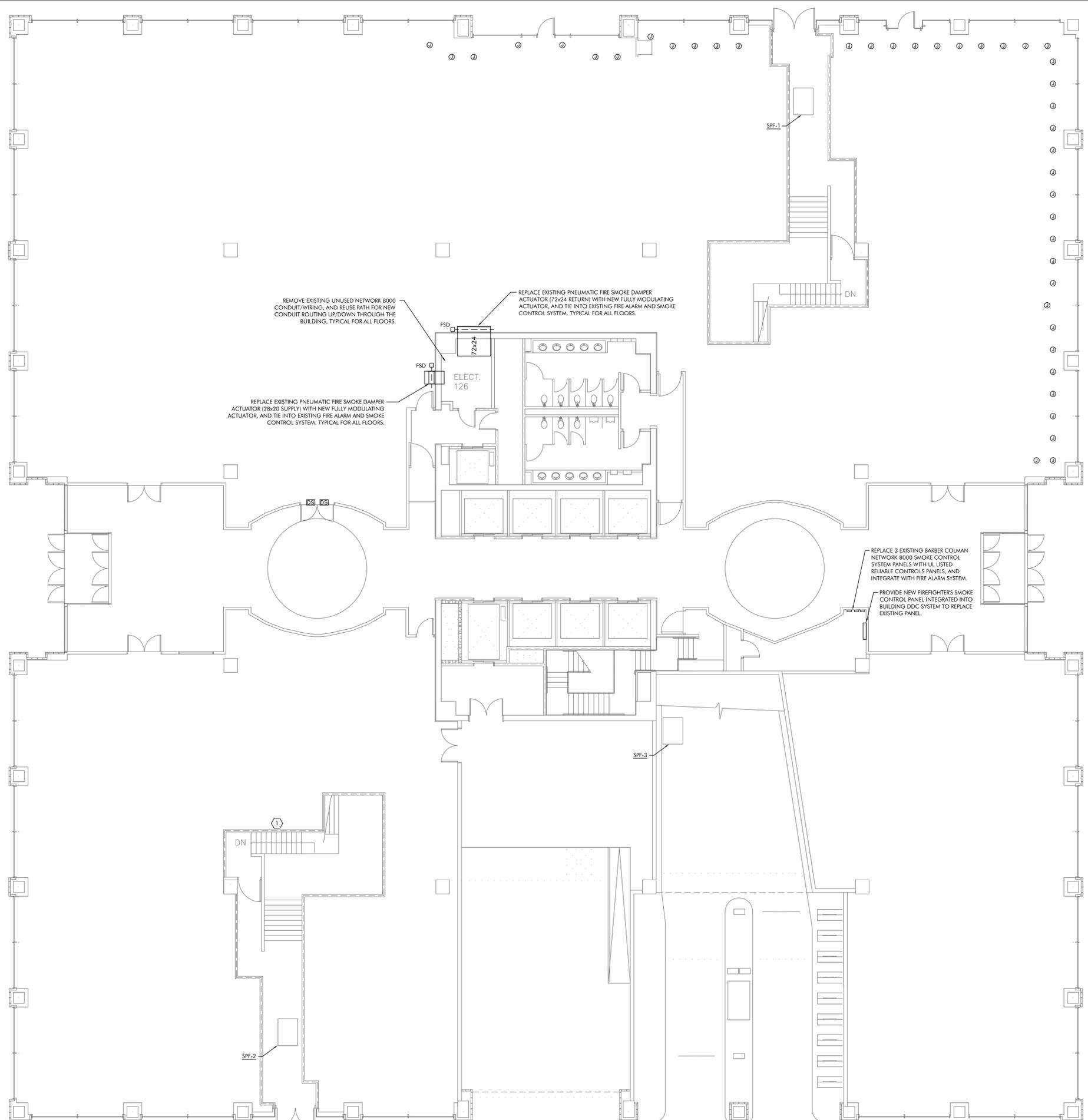
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CHECKED BY: BB
JOB NO.: 2019-013
DATE: 10/18/19
SHEET NUMBER

PERMIT SET

SHEET INDEX

M1.0	COVER SHEET - HVAC
M2.1	LEVEL ONE FLOOR PLAN - HVAC
M2.2	TYPICAL FLOOR PLAN - HVAC
M2.3	MECHANICAL PENTHOUSE PLAN - HVAC
M6.0	DETAILS - HVAC

M1.0



REMOVE EXISTING UNUSED NETWORK 8000 CONDUIT/WIRING, AND REUSE PATH FOR NEW CONDUIT ROUTING UP/DOWN THROUGH THE BUILDING, TYPICAL FOR ALL FLOORS.

REPLACE EXISTING PNEUMATIC FIRE SMOKE DAMPER ACTUATOR (28x20 SUPPLY) WITH NEW FULLY MODULATING ACTUATOR, AND TIE INTO EXISTING FIRE ALARM AND SMOKE CONTROL SYSTEM. TYPICAL FOR ALL FLOORS.

REPLACE EXISTING PNEUMATIC FIRE SMOKE DAMPER ACTUATOR (72x24 RETURN) WITH NEW FULLY MODULATING ACTUATOR, AND TIE INTO EXISTING FIRE ALARM AND SMOKE CONTROL SYSTEM. TYPICAL FOR ALL FLOORS.

REPLACE 3 EXISTING BARBER COLMAN NETWORK 8000 SMOKE CONTROL SYSTEM PANELS WITH ILL LISTED RELIABLE CONTROLS PANELS, AND INTEGRATE WITH FIRE ALARM SYSTEM.

PROVIDE NEW FIREFIGHTERS SMOKE CONTROL PANEL INTEGRATED INTO BUILDING DDC SYSTEM TO REPLACE EXISTING PANEL.

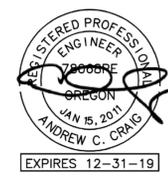
1 FIRST FLOOR PLAN - HVAC
 SCALE: 1/8"=1'-0"

SHEET KEYNOTES

- 1 STAIRWELL #1 PRESSURIZATION DAMPER LOCATED ON LEVEL P2. PRESSURIZATION DAMPER (NORMALLY CLOSED) INTERLOCKED INTERLOCKED WITH SPF-1 TO OPEN UPON FAN BEING ENERGIZED IN SMOKE EVENT. SEE SHEET M6.0 FOR SMOKE CONTROL RISER DIAGRAM.



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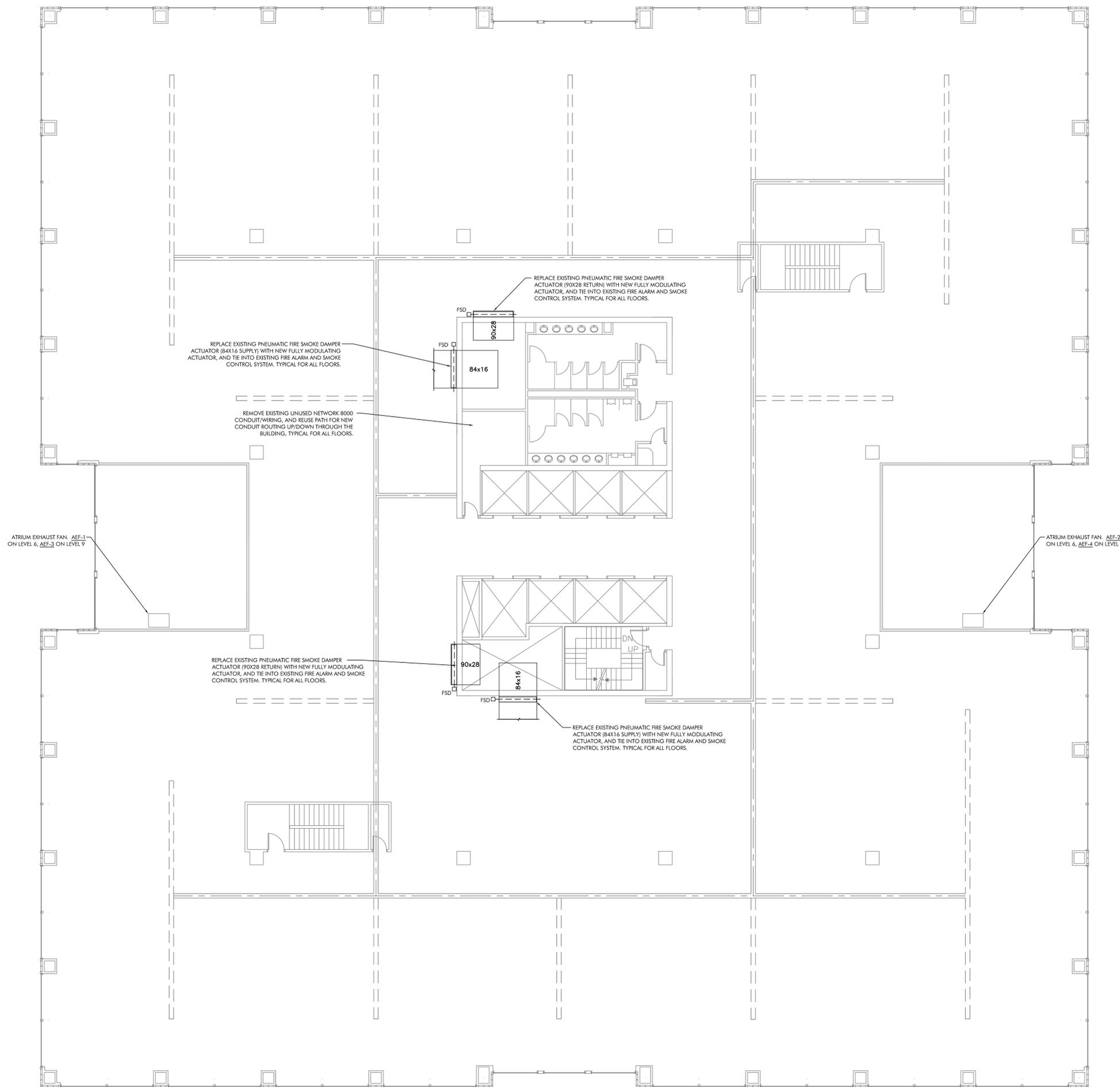
SHEET TITLE
 LEVEL ONE
 FLOOR PLAN - HVAC

REVISIONS

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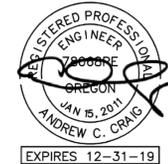
M2.1



1 TYPICAL FLOOR PLAN - HVAC
 SCALE: 1/8"=1'-0"



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SHEET TITLE
 TYPICAL
 FLOOR PLAN - HVAC

REVISIONS

NO.	DESCRIPTION

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 SHEET NUMBER

M2.2

