

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 22156	Project Address: 2545 SW Terwilliger Blvd
Hearing Date: 11/20/19	Appellant Name: Joshua Klyber
Case No.: B-018	Appellant Phone: 5034885651
Appeal Type: Building	Plans Examiner/Inspector: Suzan Poisner
Project Type: commercial	Stories: 7 Occupancy: R-2, S-2 Construction Type: I-A
Building/Business Name: Terrace at Terwilliger Plaza	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Independent Senior Living

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 3104.5 - Fire Barriers Between Pedestrian Walkways and Buildings

Requires	<p>Walkways shall be separated from the interior of the building by not less than 2-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. This protection shall extend vertically from a point 10 feet above the walkway roof surface or the connected building roof line, whichever is lower, down to a point 10 feet below the walkway and horizontally 10 feet from each side of the pedestrian walkway. Openings within the 10-foot horizontal extension of the protected walls beyond the walkway shall be equipped with devices providing a 3/4-hour fire protection rating in accordance with Section 715.</p> <p>Exception: The walls separating the pedestrian walkway from a connected building and the openings within the 10-foot horizontal extension of the protected walls beyond the walkway are not required to have a fire-resistance rating by this section where any of the following conditions exist:</p> <p>The distance between the connected buildings is more than 10 feet. The pedestrian walkway and connected buildings, except for open parking garages, are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. The wall is capable of resisting the passage of smoke or is constructed of a tempered, wired or laminated glass wall and doors subject to the following:</p> <p>1.1. The wall or glass separating the interior of the building from the pedestrian walkway shall be protected by an automatic sprinkler system in accordance with Section 903.3.1.1 and the sprinkler system shall completely wet the entire surface of interior sides of the wall or glass when actuated;</p>
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1.2. The glass shall be in a gasketed frame and installed in such a manner that the framing system will deflect without breaking (loading) the glass before the sprinkler operates; and

1.3. Obstructions shall not be installed between the sprinkler heads and the wall or glass.

The distance between the connected buildings is more than 10 feet and both sidewalls of the pedestrian walkway are not less than 50 percent open with the open area uniformly distributed to prevent the accumulation of smoke and toxic gases.

Buildings are on the same lot in accordance with Section 503.1.2.

Where exterior walls of connected buildings are required by Section 705 to have a fire-resistance rating greater than 2 hours, the walkway shall be equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

The previous exception shall apply to pedestrian walkways having a maximum height above grade of three stories or 40 feet, or five stories or 55 feet where sprinklered.

Proposed Design

The existing building is a 7-story Type I-A building that has a pedestrian walkway at the 6th Floor. This pedestrian walkway is located approximately 60 feet over a public right-of-way to a new building on the adjacent block to the east. Both buildings will be owned and operated as a single senior living facility.

The pedestrian walkway will be separated from the interior of the building by a 2-hour rated wall with 90 minute rated doors. All exterior wall assemblies within 10 feet of the pedestrian walkway will also be 2-hour rated.

The proposed design for the existing building has windows located within 10 feet of the pedestrian walkway. These windows will be provided with Tyco Model WS sprinklers on each side of the window per ICC ESR-2397 to provide equivalency to a 2-hour fire-resistance rating, which exceeds the requirement for 45 minute fire rated opening protection.

Reason for alternative

As evaluated by the International Code Council (ICC), the Tyco Model WS window sprinklers are intended for use as part of a wet-pipe fire suppression system to provide 2-hour fire resistance rating to an interior non-load-bearing fire barrier. As described in the ICC ESR-2397 report (attached), the sprinklers are designed to wet the entire surface of the glazed opening on the fire side of the glass to provide the required level of fire resistance.

The proposed assembly will be designed to meet the specifications of Section 4 of the ICC ESR-2397 report. The fixed glazed assembly will not have intermediate horizontal mullions that would interfere with uniform distribution of water. All combustible materials will be kept a minimum of 2 inches from the face of the glass, such that complete coverage of the glass by the sprinklers is not impeded.

Therefore, it is requested that glazing protected by Tyco sprinklers on both sides installed in accordance with ICC ESR-2397 be accepted within 10 feet of the pedestrian walkway.

APPEAL DECISION

Protection of non-rated glazing within 10' of pedestrian walkway w / Tyco WS sprinklers: Granted provided sprinklers are installed per ICC ESR-2397 and manufacturers specifications.

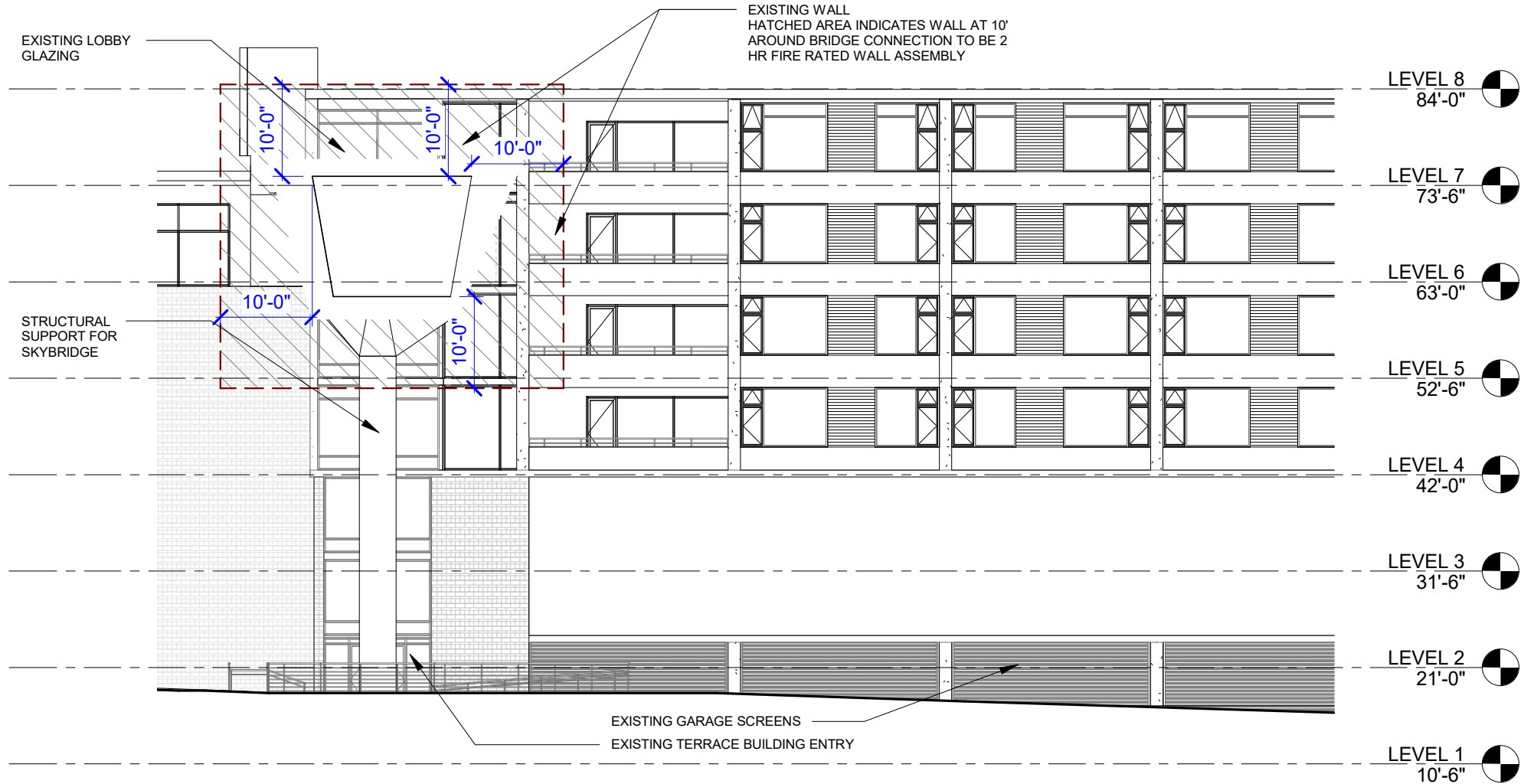
Appellant may contact John Butler (503 823-7339) with questions.

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.

Appeal 02 Item 01 Exhibit A

2 HR Rating at Sky Bridge Connection at EXISTING BLDG. - LEVEL 6



NOT FOR CONSTRUCTION