

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 22158	Project Address: 5434 SE Milwaukie Ave
Hearing Date: 11/20/19	Appellant Name: Eric Rystadt
Case No.: B-020	Appellant Phone: 503-422-7707
Appeal Type: Building	Plans Examiner/Inspector: Geoffrey Harker
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: V-A
Building/Business Name: Milwaukie Apartments LLC	Fire Sprinklers: Yes - Entire Building
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-267750-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Multifamily Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC 1027.4.2

Requires Where an egress court serving a building or portion thereof is less than 10 feet in width, the egress court walls shall have not less than 1-hour fire-resistance-rated construction for a distance of 10 feet above the floor of the court. Openings within such walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.

Proposed Design Water Curtain on fixed, non-operable, non-fire rated windows to satisfy ¾ hour fire protection requirement.

The northern wall on the ground floor will be 1-hour construction per 1027.4.2, but two, fixed, non-operable, windows will be non-rated glazing. To satisfy the 3/4-hour opening protective requirement, the fixed, non-operable windows will be sprinklered. Per precedent appeal conditions, the sprinklers will be spaced not more than 6 feet apart, and placed a minimum of 6 inches and a maximum of 24 inches from the opening, and a maximum of 12 inches below the ceiling, center-on-center with the windows. Sprinklers will be installed interior to the windows.

The water curtain is a proven and effective alternative to rated openings. It will be designed in such away that it will provide effective protection to the egress court and offer equivalent, or a higher level of protection to the openings.

Reason for alternative The visual connection, and the natural light these windows bring to the interior from the exterior serves a vital function allowing building occupants to passively monitor activity in the egress court, enjoy the ambient sunlight, while also creating an energetic, active and secure outdoor space. The proposed design will provide protection comparable to fire-rated glazing but in a more cost-

effective manner while maintaining necessary visual connections. We believe the proposed design provides a greater or equivalent level of life safety as required by code.

APPEAL DECISION

Type 13 water curtain sprinkler protection at non-fire rated openings in exterior walls of egress court less than 10' in width: Granted provided windows are non-operable, and sprinklers are spaced not more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening(s) and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on the occupied side of the openings. A separate permit from the Fire Marshal's Office is required. 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.



MEANS OF EGRESS CAPACITY

PER SECTION 1006.3.2, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD OF SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCHES PER OCCUPANT.

STAIR #1:		
BASEMENT	3 OCC. X 0.2' = 0.6' REQD. - (44" PROV.)	
2ND - 4TH FLRS.	9 OCC. X 0.2' = 1.8' REQD. - (44" PROV.)	
STAIR #2:		
BASEMENT	4 OCC. X 0.2' = 0.8' REQD. - (44" PROV.)	
2ND - 4TH FLRS.	12 OCC. X 0.2' = 2.4' REQD. - (44" PROV.)	
CORRIDORS:		
BASEMENT / 2ND - 4TH FLRS.	7 OCC. X 0.2' = 1.4' REQD. - (48" PROV.)	
1ST FLOOR	23 OCC. X 0.2' = 4.6' REQD. - (48" PROV.)	
DOORS:		
BASEMENT / 2ND - 4TH FLRS.	7 OCC. X 0.2' = 1.4' REQD. - (36" PROV.)	
1ST FLOOR	23 OCC. X 0.2' = 4.6' REQD. - (36" PROV.)	

NOTE:
ALL BASEMENT WINDOWS ARE NOT INTENDED EGRESS AND EMERGENCY ESCAPE. BASEMENT WINDOWS PROVIDE FOR NATURAL LIGHTING AND VENTILATION.

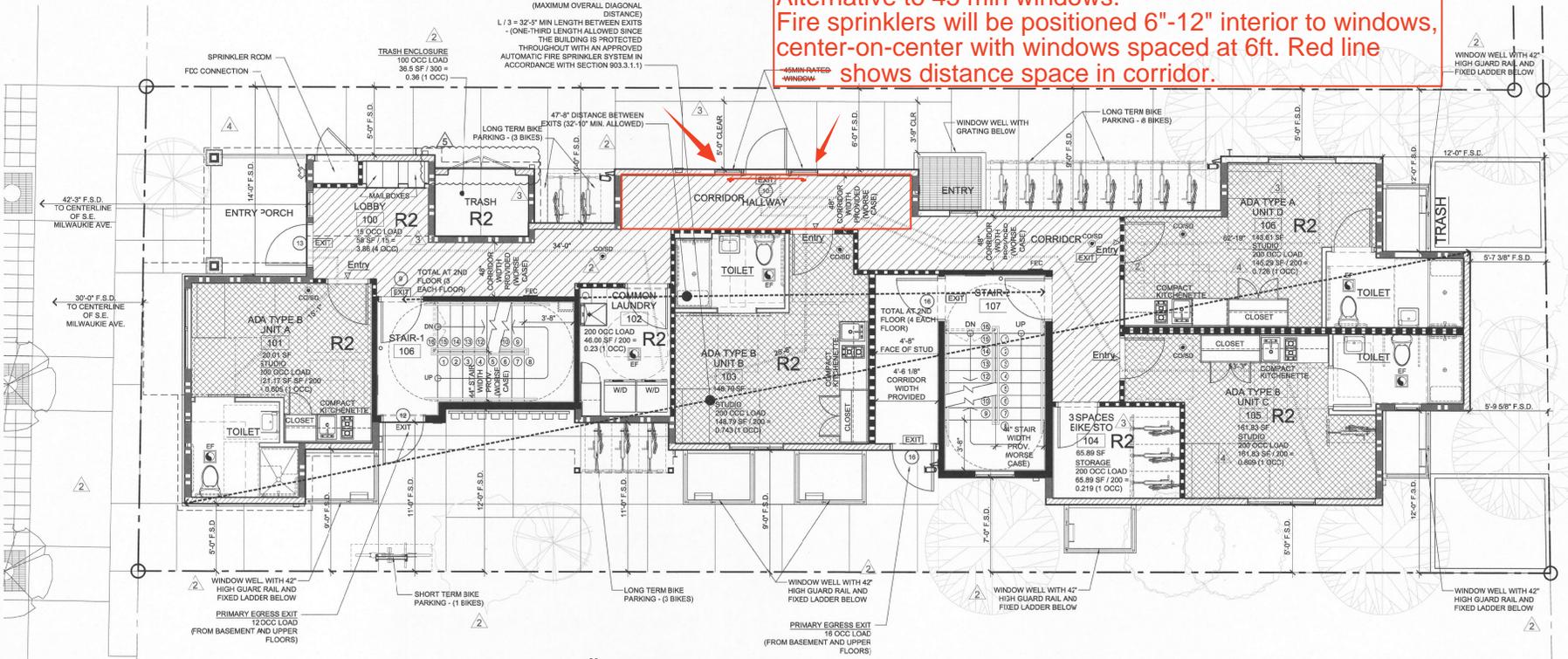
- FIRE / LIFE SAFETY NOTES**
- 1-HOUR FIRE-RESISTIVE RATED SEPARATION REQUIRED BETWEEN GROUP R-2 DWELLING UNITS - REFERENCE CONSTRUCTION ASSEMBLY A7/G3.1 FOR 1-HOUR FIRE-RESISTIVE RATED FIRE PARTITIONS (ALSO REFERENCE CONSTRUCTION ASSEMBLY J2/G3.3 FOR 1-HOUR RATED FLOOR / CEILING ASSEMBLY BETWEEN COMMON DWELLING UNITS).
 - 1-HOUR FIRE-RESISTIVE RATED CORRIDOR WALLS REQUIRED - REFERENCE CONSTRUCTION ASSEMBLY M3/G3.1 FOR 1-HOUR FIRE-RESISTIVE RATED FIRE PARTITIONS.
 - 2-HOUR FIRE-RESISTIVE RATED VERTICAL EXIT ENCLOSURES - REFERENCE CONSTRUCTION ASSEMBLY A6/G3.1 FOR 2-HOUR FIRE-RESISTIVE RATED WALLS AT STAIR ENCLOSURES.
 - PER SECTION 1014.3, IN OCCUPANCIES OTHER THAN GROUPS H-1, H-2 AND H-3, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET. (HOWEVER PER EXCEPTION NO. 4, THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL IN A GROUP R-2 OCCUPANCY SHALL NOT BE MORE THAN 126 FEET, PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.11 OR 903.1.2 - (THE PROPOSED DESIGN IS TO PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.11 (NFPA 13 SYSTEM), THEREFORE ALLOWING A COMMON PATH OF EGRESS TRAVEL OF 126 FEET FROM THE UNITS TO THE POINT OF EXIT DISCHARGE AT THE FIRST FLOOR, AND 25 FEET FROM THE UNITS TO THE POINT OF ENTERING THE 2-HOUR EXIT ENCLOSURES).
 - PER OSSC SECTION 1006.3, THE MEANS OF EGRESS LIGHTING SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. IN THE EVENT OF A POWER FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE PATH OF EGRESS AS SPECIFIED IN OSSC SECTION 1006.3. EMERGENCY LIGHTING SHALL BE PROVIDED FOR A MINIMUM OF 90 MINUTES. PER SECTION 1006.3, THE POWER SUPPLY FOR THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY.
 - PER SECTION 1007.1, TWO ACCESSIBLE MEANS OF EGRESS ARE REQUIRED AND TWO ARE PROVIDED - TWO EXIT STAIRWAYS ARE PROVIDED - ONE TOWARD EACH END OF THE BUILDING.
 - NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.

LEGEND

- 2-HOUR FIRE-RESISTIVE RATED STAIR FIRE BARRIER
- 1-HOUR FIRE-RESISTIVE RATED EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE REQUIREMENTS OF GREATER THAN 10'-0"
- 1-HOUR FIRE-RESISTIVE RATED EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE REQUIREMENTS OF LESS THAN OR EQUAL TO 10'-0"
- 1-HOUR FIRE-RESISTIVE RATED FIRE PARTITION (COMMON DWELLING UNIT WALLS)
- 1-HOUR FIRE-RESISTIVE RATED FIRE PARTITION (CORRIDOR WALLS)
- AREA OF EGRESS AT FIRST FLOOR SIDEWALK AND UPPER FLOOR CORRIDOR TO HAVE EMERGENCY EGRESS LIGHTING - (SEE NOTE BELOW)
- HATCH INDICATE FLOOR NET AREA, EXCLUDING KITCHENETTE, CLOSET & RESTROOM
- EXIT TRAVEL DISTANCE LENGTH TO ON-GRADE EXIT OR TO RATED DOOR TO VERTICAL EXIT ENCLOSURE
- EMERGENCY EGRESS PATH
- EMERGENCY EXIT SIGN WITH BACKUP BATTERY
- OCCUPANT LOAD AT EXIT
- FIRE EXTINGUISHER CABINET (2A10BC RATED) - ONE EVERY 3,000 SF. - AND NO MORE THAN 75 FEET IN LINEAR TRAVEL DISTANCE

Alternative to 45 min windows.
Fire sprinklers will be positioned 6"-12" interior to windows, center-on-center with windows spaced at 6ft. Red line shows distance space in corridor.

LENGTH = 97'-3"
(MAXIMUM OVERALL DIAGONAL DISTANCE)
L/3 = 32'-5" MIN LENGTH BETWEEN EXITS
(ONE-THIRD LENGTH ALLOWED SINCE THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1)



1 FIRST FLOOR FIRE / LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"

BASEMENT	1,802 SF
FIRST FLOOR	1,837 SF
SECOND FLOOR	1,746 SF
THIRD FLOOR	1,746 SF
FOURTH FLOOR	1,724 SF
TOTAL FLOOR AREA	8,855 SF

TOTAL OCCUPANTS AT FIRST FLOOR - 23 TOTAL

01/09/19 - 11:06am - Rgm - F:\My Documents\Architecture\2017-06 - 5434 SE Milwaukee Ave\1706 - CS2.2.dwg