

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: 22237	Project Address: 1627 SE Reedway St
Hearing Date: 12/18/19	Appellant Name: Steve Fosler
Case No.: B-007	Appellant Phone: 503 2419339
Appeal Type: Building	Plans Examiner/Inspector: Kathy Aulwes
Project Type: commercial	Stories: 2 Occupancy: R-2 Construction Type: V-A
Building/Business Name: SE Reedway	Fire Sprinklers: Yes - throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-284260-REV-01-CO
Plan Submitted Option: pdf [File 1]	Proposed use: apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1026.5
Requires	<p>1026.5 Exterior exit stairways shall have a minimum fire separation distance of 10' measured from the exterior edge of the stairway to adjacent lot lines...</p> <p>DESCRIPTION OF APPEAL;</p> <p>To allow two egress stairs to extend into the 10' fire separation distance by 11" and 22"</p>
Proposed Design	<p>Three exit stairways, each serving two 2nd floor apartments, egress to the 10' courtyard. Due to the slope in the site, two stairways have risers and treads that extent into the 10' fire separation distance.</p> <p>One stairway extends one tread (11") into the fire separation distance.</p> <p>A second stairway extends two treads (22") into the separation distance.</p> <p>The third stairway does not extend into the separation distance.</p> <p>The portions of the two stairs that extend into the 10' separation distance will be constructed of non-combustible material and a 6' high by 4' long heavy timber one-hour assembly (wall panel constructed of nom 4" thick PT wood) will be constructed in the fence line on the property line at two locations opposite each of these two stairways. (see site plan)</p>
Reason for alternative	The segments of rated walls at the property lines opposite the stairways provide the equivalent or better protection of the 9'-1" and 8'-2" distance from the property lines than the open 10' fire separation required by code.

Appeal item 2

Code Section	1027.4.2
---------------------	----------

Requires	<p>1027.4.2 Egress Court Construction and Openings</p> <p>Where an egress court...is less than 10' in width, the egress court walls shall have not less than 1-hour fire-resistive rated construction for a distant of 10' above the floor of the court.</p> <p>Openings...shall be protected by opening protectives... of not less than 3/4 hour.</p> <p>DESCRIPTION OF APPEAL:</p> <p>To allow non-rated openings in the non-rated wall of the egress court.</p>
Proposed Design	<p>The wall of the building is 10' from the property line and the effective width of the egress court is 10' except for the two locations where a bottom tread and riser extend into the 10' width (per Item #1 of this appeal).</p> <p>The building is to be fully sprinklered.</p> <p>These two minor stair extensions do not reduce the life safety characteristics of the court, they do not diminish egress capabilities nor is the overall effective width of the egress court reduced.</p> <p>So the wall of the building should not required = be one-hour rated and the openings should not required to be 3/4 hour rated.</p>
Reason for alternative	<p>The stairways were modified due to unexpected grade issues during construction which required additional risers and treads.</p> <p>The egress court width is technically less than 10' wide at those two 4' wide locations but the remaining 85' of the egress court is the full 10' clear as required by this code section.</p> <p>The egress pathway is clearly delineated by pavers and planters, and these two stair encroachments do not encroach on the required egress width nor do they reduce the width of direct path of travel to the right of way.</p>

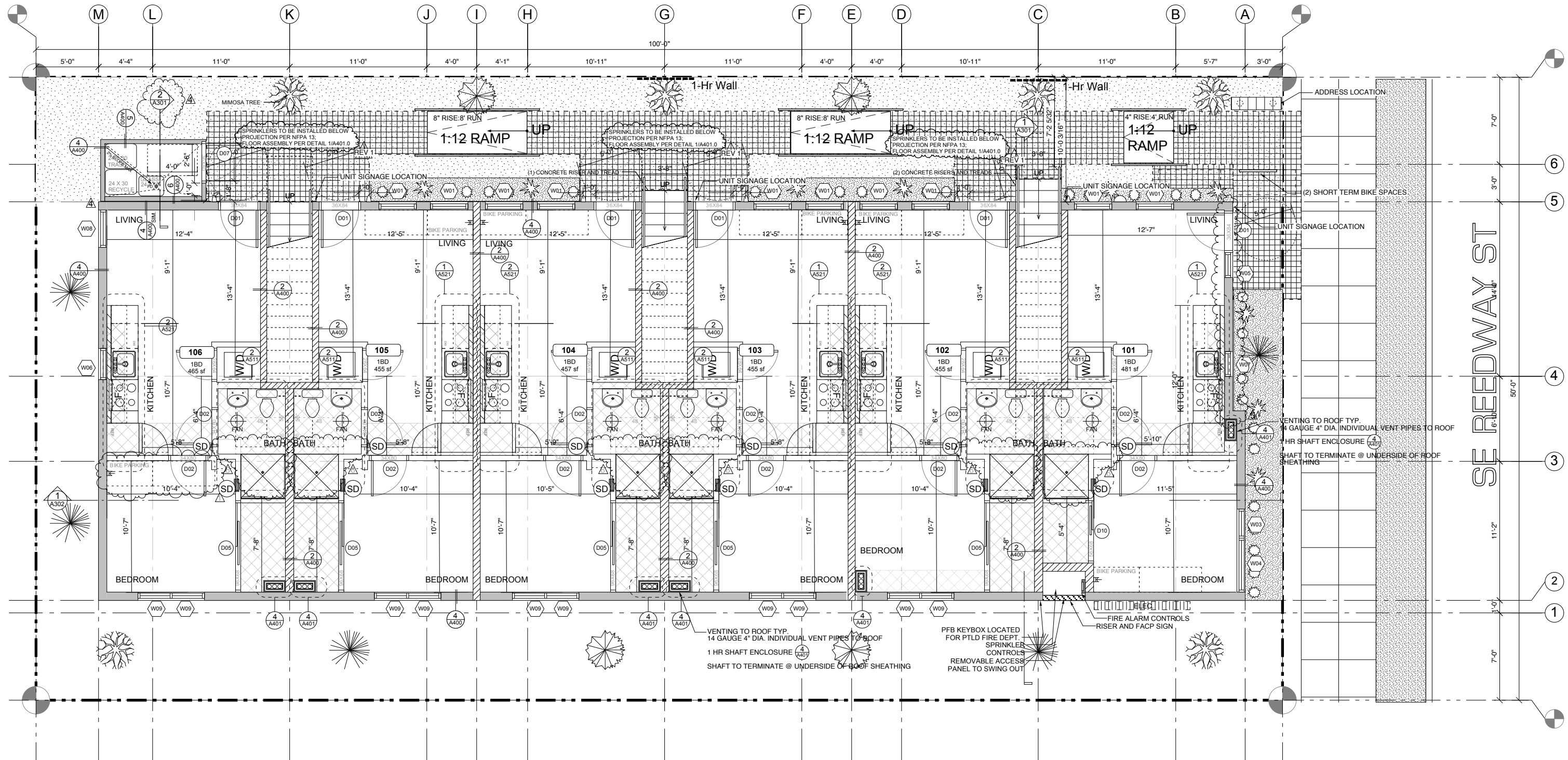
APPEAL DECISION

1. Location of exterior exit stair within 10 feet of property line: Granted provided a 7 foot high 1 hour fire rated wall is provided adjacent to the property line extending a minimum of 1 foot beyond each side of the stairs and provided the 1 hour rating of the wall is confirmed at time of plan review.

2. Exterior wall openings in egress court less than 10 feet in width: Granted as proposed.
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.



1 FIRST FLOOR PLAN
NOTES: 75' HT LIMIT; 4 : 1 FAR; 15 % LANDSCAPING
SCALE: 1/4" = 1'-0" @ 24" x 36"

MECHANICAL KEY:

- Hood vent
- 100 cfm fan; 4" duct
- Soffit

WALL TYPES

- 1HR, 39 STC, R-21 Ext. Wall, 6" Nom. Framing
- 1HR, 50 STC Wall, 6" Nominal Framing
- Nonrated Interior/Exterior Wall
- 2HR, 59 STC, R-21 Ext. Wall, 6" Nom. Framing
- NOT USED
- 1HR, SHAFT ENCLOSURE: Shaft walls to terminate at the underside of the roof sheathing

ELECTRICAL FIXTURE KEY

- LIGHT/FAN (BATH. VENT)
- EXTERIOR LIGHT FIXTURE
- ZONAL ELECTRIC HEATER
- SMOKE DETECTOR & CARBON MONOXIDE DETECTION: EQUIPPED WITH BATTERY PACKUP/INTER-CONNECT SD'S IN UNITS TYP.
- DROPPED SOFFIT ASSEMBLY FOR KITCHEN AND BATHROOM EXHAUST (TYP.)

REGISTERED ARCHITECT
STEVEN R. FOSLER
PORTLAND, OR
STATE OF OREGON

JOSEPH
ARCHITECTURE.COM
CREATING & IMPROVING SPACE SINCE 1985

Project
1631 SE. REEDWAY STREET
Redway Street Apartments
Portland, OR 97202

Code
SERD

Set
PERMIT APPLICATION SET

Date
06 NOV 2017

Revisions
R1 07 DEC 2017
R2 10 JUN 2018
R3 19 JUL 2018
R4 08 OCT 2018
R5 05 DEC 2018
R6 11 DEC 2018
R7 21 JAN 2019
REVISION 1
12 NOV 2019

Sheet
A101.0

Title
FIRST FLOOR PLAN