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)

APF	PEAL	SUN	'IMAR	Y

Status: Decision Rendered

Appeal ID: 23374	Project Address: 3720 N Vancouver Ave
Hearing Date: 1/29/20	Appellant Name: Brannon Soens
Case No.: B-006	Appellant Phone: 5033601437
Appeal Type: Building	Plans Examiner/Inspector: Brian McCall
Project Type: commercial	Stories: 4 Occupancy: M, B Construction Type: III-B
Building/Business Name:	Fire Sprinklers: Yes - Fully-Sprinklered
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-258454-CO
Plan Submitted Option: pdf [File 1] [File 2] [File	e 3] Proposed use: Mercantile/Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 OSSC 704.2
Requires	Column Protection. Where columns are required to have protection to be fire-resistance rated, the entire column shall be provided individual encasement protection by protecting it on all sides for the full column length, including connections to other structural members, with materials having the required fire-resistance rating. Where the column extends through a ceiling, the encasement protection shall be continuous from the top of the foundation or floor/ceiling assembly below through the ceiling space to the top of the column.
Code Modification or Alternate Requested	We are proposing to meet the required fire-resistance rating of built-up stud columns in an exterior wall using the membrane protection provided by the wall in lieu of individual encasement, as allowed by the current 2019 OSSC.
Proposed Design	The North Beech Mixed-Use project is a 4-story, Type 3B, building with ground level mercantile space and three levels of office above. At two locations, there are built-up stud metal columns in exterior walls which support stair landings above. Under 2014 OSSC, these columns are required to be individually protected. 2019 OSSC Section 704.2 provides an exception for individual encasement protection if the columns meet the limitations of Section 704.4.1: "Studs, columns and boundary elements that are integral elements in walls of light-frame construction and are located entirely between the top and bottom plates or tracks shall be permitted to have required fire-resistance ratings provided by the membrane protection 704.4.1. We are proposing to meet the required fire-resistance rating of the columns using the membrane protection provided by the wall in lieu of individual encasement.

Reason for alternative

https://www.portlandoregon.gov/bds/appeals/index.cfm?action=entry&appeal_id=23374





Appeals | The City of Portland, Oregon

APPEAL DECISION

Two hour protection of column in exterior wall provided by the wall membrane in lieu of full encasement per 2018 IBC: 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.



LEVEL 02 OVERALL PLAN - APPEAL

Area Name	AREA (SQUARE FEET)
A-1	- OCCUPANCY GROUP (PER CH. 3) - OCCUPANCY LOAD FACTOR (1004.1.2)
	- CALCULATED OCCUPANT LOAD
	EXIT/STAIR NUMBER
PROVIDED: 0"	OCCUPANT WIDTH PROVIDED
	TWO-HOUR RATED ASSEMBLY
	ONE-HOUR RATED ASSEMBLY
$\overrightarrow{\mathbf{x}}$	EXIT SIGN
FEC	RECESSED FIRE EXTINGUISHER CABINET
КВ	KEY BOX / KNOX BOX (MOUNT AT 6 FT MAX ABOVE GRADE)
FDC	FIRE DEPARTMENT CONNECTION- PROVIDE ALL CODE REQUIRED SIGNAGE
TWC	TWO-WAY COMMUNICATION SYSTEM
\Rightarrow	EXIT DOOR
	EXIT DISCHARGE TO PUBLIC WAY
	EGRESS PATH



STUD COLUMN ENCLOSURE - PER 2014 OSSC REQUIREMENTS





SECTION A-A

SCALE: $\frac{3}{4}$ = 1'-0"

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NOTE:

OMIT COLUMN ABOVE AT SIM.

BEAM POCKET

