

# Development Services

## From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered - Reconsideration of ID 26325

<b>Appeal ID:</b> 26335	<b>Project Address:</b> 3923 NE 17th Ave
<b>Hearing Date:</b> 12/8/21	<b>Appellant Name:</b> Sara Alizadeh
<b>Case No.:</b> B-008	<b>Appellant Phone:</b> 503-217-9500
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Connie Jones
<b>Project Type:</b> residential	<b>Stories:</b> 2 <b>Occupancy:</b> R-3 <b>Construction Type:</b> Residential
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> other: Residential fire sprinklers	<b>LUR or Permit Application No.:</b> Appeal
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Residential home + family daycare

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	OSSC Section 903.2.8.1
<b>Requires</b>	OSSC 903.2.8.1 Requires installation of automatic sprinkler system throughout all buildings with a group R fire area, including single family dwellings where daycares provide for up to 16 children. Sprinklers to be installed in accordance with Section 903.3.1.3 (NFPA 13 D)
<b>Code Modification or Alternate Requested</b>	Omission of Type 13 D Sprinkler system throughout house.
<b>Proposed Design</b>	<p>Original appeal language:</p> <p>As alternate means of Life Safety, we propose interconnected smoke and carbon monoxide detection be installed in each room used by children in care, on all building levels including basement and throughout the path of egress. There will be at least one 2-A-10 BC-rated fire extinguisher on each floor of the home. Fire extinguishers will be easily accessible, kept out of the reach of children, and located along the path of emergency exiting. In addition, we propose to install 13D sprinklers at the stairs and landing, from classroom to exterior. The preschool teaching space and play space are not separated by walls, are located 4'-0" below the level of exit discharge and connected directly to the exterior via a 30" wide interior stair case with 6 steps and a 27" wide exterior door. In addition, there are 3 egress windows each measuring 36" wide and 48" tall. Each egress has steps leading outside to grade level. There are currently no plans to have infants in care. When there are infants in care the ratio will be 4 infants to 1 provider at all times. Each provider will practice fire drills with 4 infants each, for classroom evacuation in under 3 minutes. Fire drills with infants will be held bi-monthly. Alternatively when no children under the age of 2 ½ years are in care each provider will practice fire drills a minimum of 8 times per year per 414-350-0170 Home Safety in the Certified Family Rule Book.</p> <p>Reconsideration text:</p> <p>In addition to the above, There will be at least (2) 2-A-10 BC-rated fire extinguisher on each floor</p>

of the home (instead of one.) In addition, fire extinguishers will be mounted at the bottom and top of the stairway. Fire extinguishers will be easily accessible, kept out of the reach of children, and located along the path of emergency exiting. In addition, we propose to have double the exits required by the ELD in the area licensed for children, bringing the number of exits up to 4 instead of 2. We propose to have, accessible to teachers and children, at all times, enough fire protection blankets for every person in the space. We propose to practice 4 additional fire evacuation than the ELD requires yearly with all our childcare children and teachers.

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**Reason for alternative** The layout of the basement includes double the exits required (4 total), allowing for swift exiting for all children in care. We are proposing to sprinkler the exit way that could potentially take the longest amount of time for children to exit. Additional fire extinguishing supplies will be on hand, including fire extinguishers, fire alarms and smoke detectors, in the event that fire should occur. All other measures will be taken to insure fire safety including teacher to child ratios based on age per state licensing requirements and the required number of fire drills will be conducted monthly and annually. We feel that we can sufficiently meet and exceed the fire safety needs that a sprinkler system would provide due to the measures listed above.

Reconsideration text

In consulting with multiple residential sprinkler contractors, I was informed that the physical and technical task of installing a residential sprinkler system with simply 3, 13 D sprinkler heads would cost a minimum of ten thousand dollars (\$10,000) and would take months. They proposed I find an alternative to a sprinkler system for the small area I asked to be sprinklered, which is one 6 step stairwell and its landings.

In re-evaluating the floor plan, considering the number of exits we have in relation to the square footage of the basement and the number of children in our care, I am fully confident in our ability to exit children from the basement area extremely safely and quickly. The 4 exits we have means no crowding at only one exit and easy access for the children means quick exiting for everyone.

The sheer cost of installing a residential sprinkler system, out of pocket, is extremely cost prohibitive. I propose our plan of having 4 exit points, additional fire extinguishers, fire safety blankets and extra fire drills will meet the fire safety need without the need to sprinkler the stairway to one exit,

The work involved in designing, re-metering, and installing 3, 13 D sprinklers for a significantly small area of my home is extreme and is prohibiting my ability to provide high quality childcare for my community and is preventing my ability to provide a living for myself and my employees. I propose the alternatives written above be accepted and only non-sprinkler options, that are financially feasible, be proposed by this department if at all necessary.

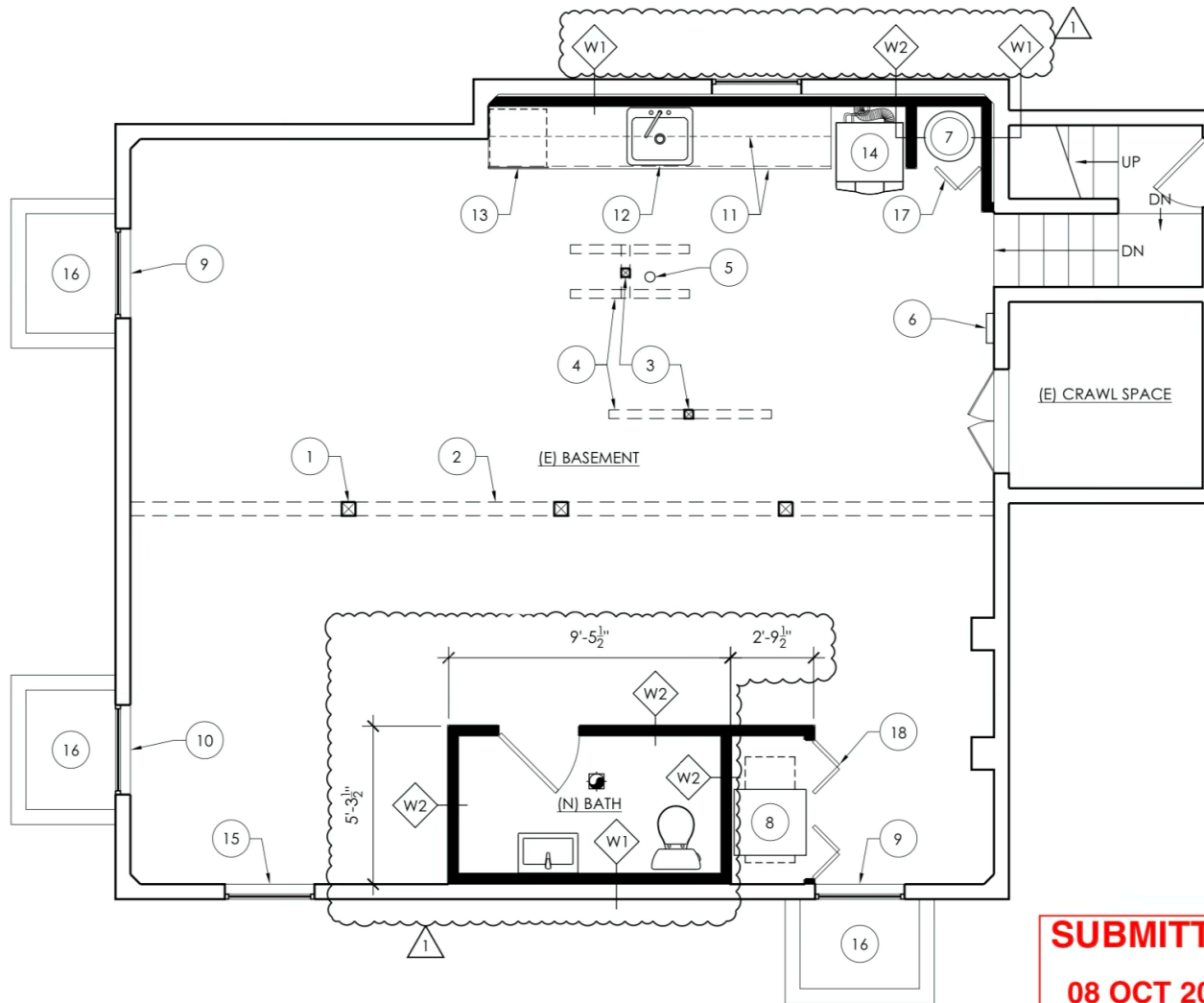
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## APPEAL DECISION

**Partial installation of Type 13D fire sprinklers in child care facility located in a single family residence: Denied. Proposal does not provide equivalent Life Safety protection.**

**Appellant may contact Connie Jones (503-865-6539) with questions.**

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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



## GENERAL NOTES

- (E) CEILING HEIGHT 7'-1" TYP
- (E) STAIR 30" WIDTH, w/ 6'-2" MIN HEADROOM, & 8 1/2" RISERS & 10" TREADS TYP

## PROPOSED PLAN KEYNOTES

- (E) 6x6 POST, TYP AT (3) LOCATIONS
- (E) 6x8 BEAM OVERHEAD, SHOWN DASHED
- (E) 4x4 POST
- (E) FRAMING OVERHEAD SHOWN DASHED
- (E) PLUMBING STACK
- (E) ELECTRICAL PANEL
- (N) WATER HEATER, IN (N) ENCLOSURE w/ CLEARANCES & VENTILATION PER MFR
- (N) FURNACE, IN (N) ENCLOSURE w/ CLEARANCES & VENTILATION PER MFR
- (N) 3'-0" W x 4'-0" H CASEMENT WINDOW, U-0.30 OR BETTER, UNDER (E) HEADER
- (N) 3'-0" W x 4'-0" H CASEMENT WINDOW, U-0.30 OR BETTER, UNDER (N) DOUBLE 2x6 HEADER
- (N) CABINETS PER OWNER
- (N) SINK PER OWNER
- (N) UNDER-COUNTER REFRIGERATOR PER OWNER
- (N) WASHER/DRYER PER OWNER
- (E) WINDOW TO REMAIN
- (N) WINDOW WELL, INTERIOR 48" x 36" x 44" MAX DEEP, SEE DETAIL 1/8.0
- (N) 2'-2" W x 6'-8" H BIFOLD DOOR
- (N) 4'-8" W x 6'-8" H PAIR OF BIFOLD DOORS

## FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL PER TAG

## WALL TYPE SCHEDULE

- W1 (N) 1/2" GYP BD OVER (N) 2x4 PT SILL PLATE & STUDS AT 24" OC w/ (N) R-15 BATT INSUL, w/ 1/2" MIN GAP BETWEEN (N) STUDS & (E) CONC
- W2 (N) 1/2" GYP EA SIDE OVER (N) 2x4 STUDS AT 24" OC & 2x4 PT SILL PLATE

**SUBMITTED**  
**08 OCT 2021**

SCALE: 1/4"=1'-0"



## BASEMENT PLAN - PROPOSED

1  
2.0

City Of Portland

REVIEWED FOR CODE COMPLIANCE

Date: 10/19/21

Permit # 21-091277-000-00-RS



**DON R TITUS**  
RESIDENTIAL DESIGNER  
NEW HOMES • ADDITIONS • REMODELS  
503.621.4085 donrtitus.com

DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE NECESSARY INFORMATION FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE NECESSARY INFORMATION FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION.

PERMIT  
SET

ALIZADEH BASEMENT  
3923 NE 17TH AVE PORTLAND OR 97212

## REVISIONS

NO.	DESCRIPTION / DATE

DRAWN BY: DBT

PROJECT NO: 21035

DATE: 08 OCTOBER 2021

**2.0**

BASEMENT PLAN -  
PROPOSED