

# 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 26419

<b>Appeal ID:</b> 26449	<b>Project Address:</b> 1784 NW Northrup St
<b>Hearing Date:</b> 1/26/22	<b>Appellant Name:</b> Tiffonie Carroll
<b>Case No.:</b> B-008	<b>Appellant Phone:</b> 5034847745
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Cooley
<b>Project Type:</b> commercial	<b>Stories:</b> 7 <b>Occupancy:</b> B, M, R-2, S-2 <b>Construction Type:</b> Type I-A and Type III-A
<b>Building/Business Name:</b> North 18	<b>Fire Sprinklers:</b> Yes - throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 20-161043-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3]	<b>Proposed use:</b> multifamily

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	2019 OSSC Table 601
<b>Requires</b>	Table 601: Primary structural frame for Type III-A is required to be 1hr construction.
<b>Code Modification or Alternate Requested</b>	We ask that the primary structural frame for the amenity deck trellis not be required to be 1hr construction, and instead to be non-combustible.
<b>Proposed Design</b>	<p>Building Construction at levels 1 &amp; 2 are construction Type I-A. Levels 3 thru 7 are Type III-A. Occupancy at the amenity deck on level 3 is A-3. The building is fully sprinklered. The level 3 deck is 2hr rated concrete with sand and pavers.</p> <p>The trellis canopy structure at level 3 is open on 3 sides, and has a glass canopy for about 165 sf (the entire amenity deck is about 2267 sf). The glass canopy is 10' above finish floor, and is open on 3 sides: total open area is over 400 sf of open area, more than 2.5x the area of the glass canopy. Sprinklers for the trellis are not required nor proposed.</p> <p>The small glass canopy is provided as a rain cover for the bbq's and a few tables so the deck can be useable during inclement weather.</p> <p>The trellis is made of steel and glass (noncombustible), and is supported by HSS 6x6x5/16 columns. There is a 2hr rated wall at the south end of the trellis that extends 2'-6" above the highest point of the glass canopy (only 1hr is required per table 602).</p> <p>The trellis structure is isolated from the building structure and only supports trellis components.</p>
<b>Reason for alternative</b>	Our trellis is not constructed over exterior walls, has no roof deck, nor thermal barriers. It has low risk of heat and smoke containment due to the fact that it is open on 3 sides.

The trellis columns should not be required to be rated because in the event of a fire people will not congregate below the 165sf canopy – they will walk towards the exits and evacuate the deck. There are no walls restricting egress nor smoke at the trellis. We propose protection to the south with a 2hr wall (1hr required) and to construct the trellis and canopy with non-combustible materials. In the event of a fire at the neighboring property the area beneath the trellis will be protected and people can evacuate the amenity deck via the 2 egress paths provided.

Reference appeal # 26124 and 1244 (appeal 1)

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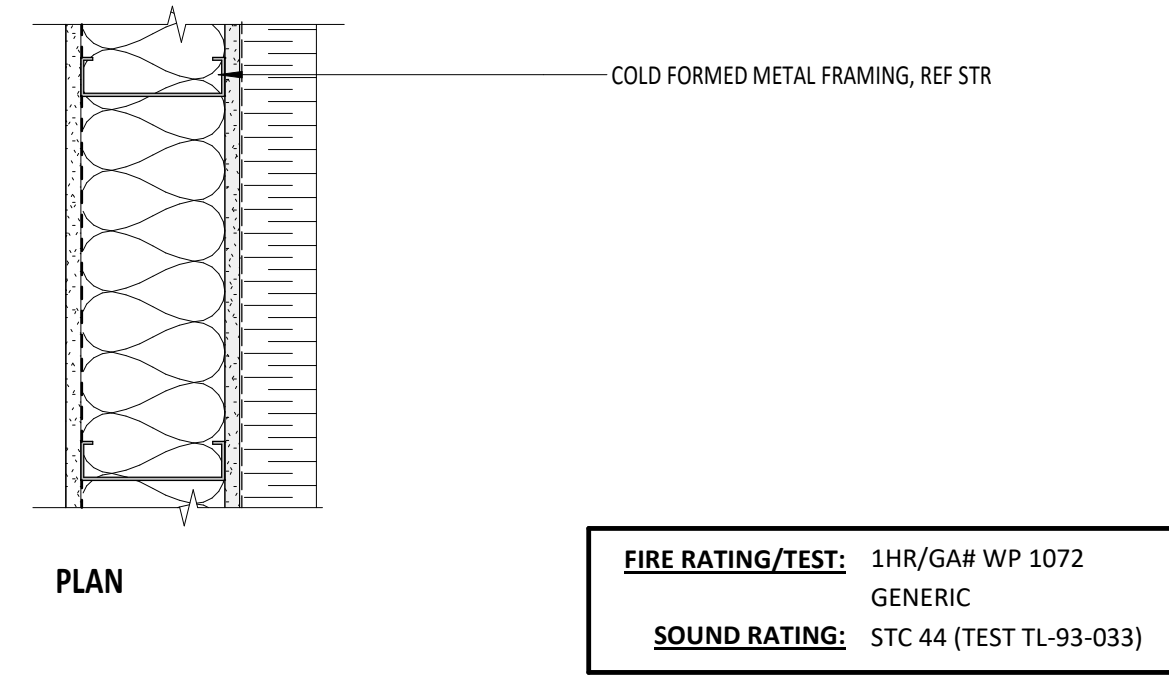
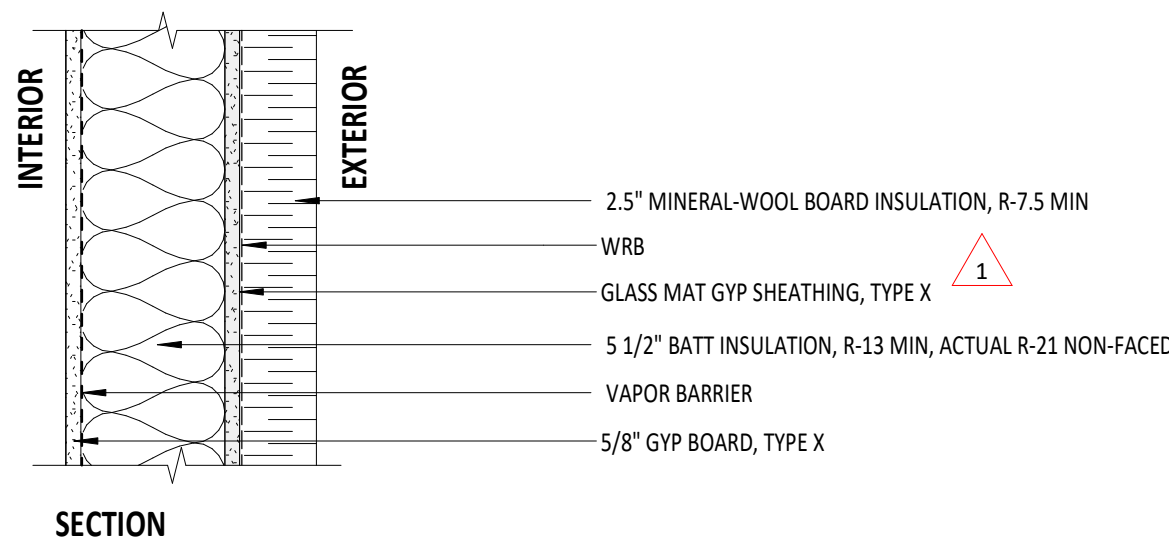
## APPEAL DECISION

### **Omission of fire rated construction of Level 3, Type IIIA roofed trellis: Granted as proposed.**

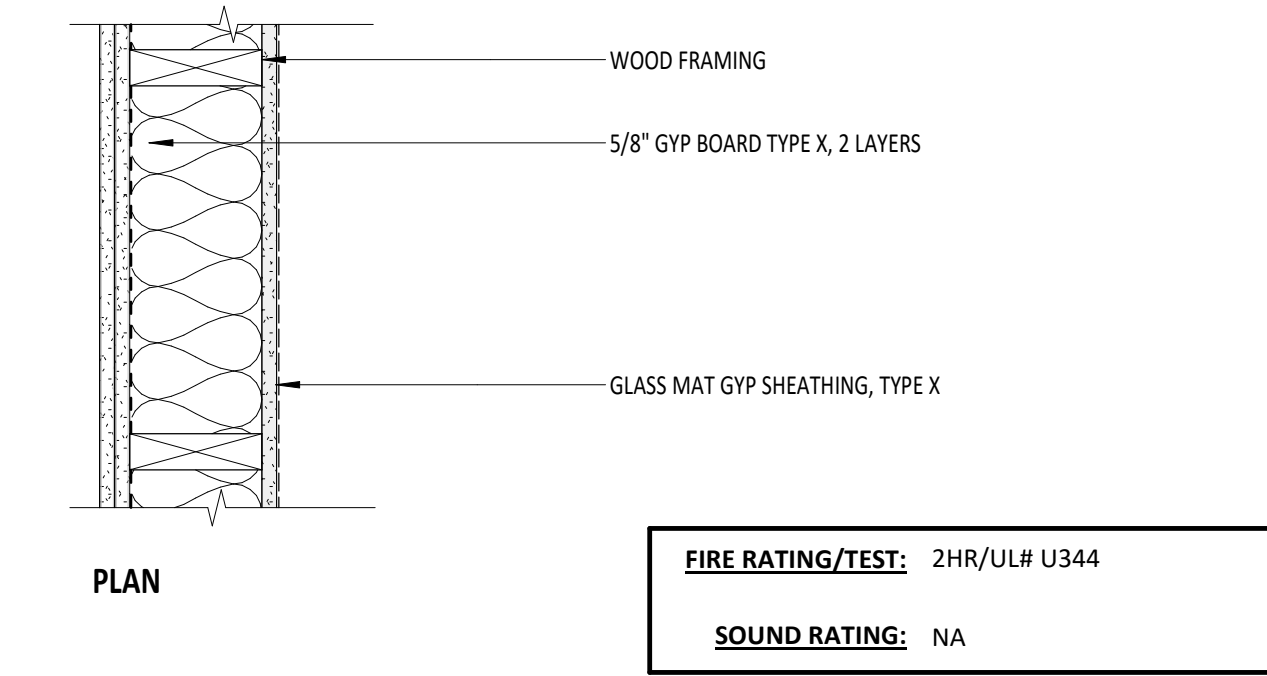
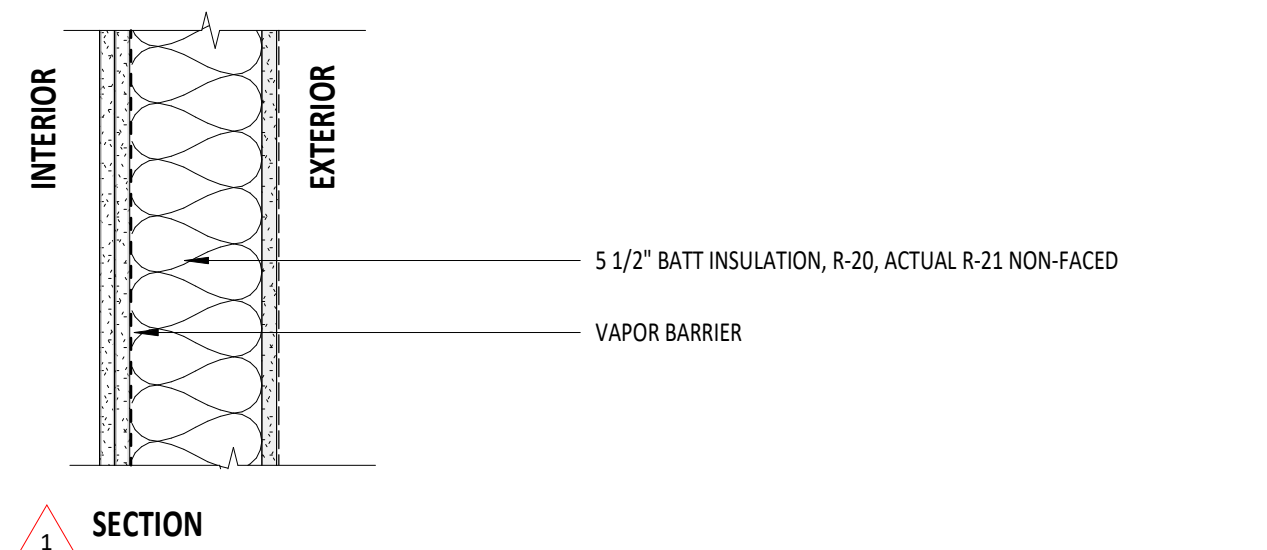
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

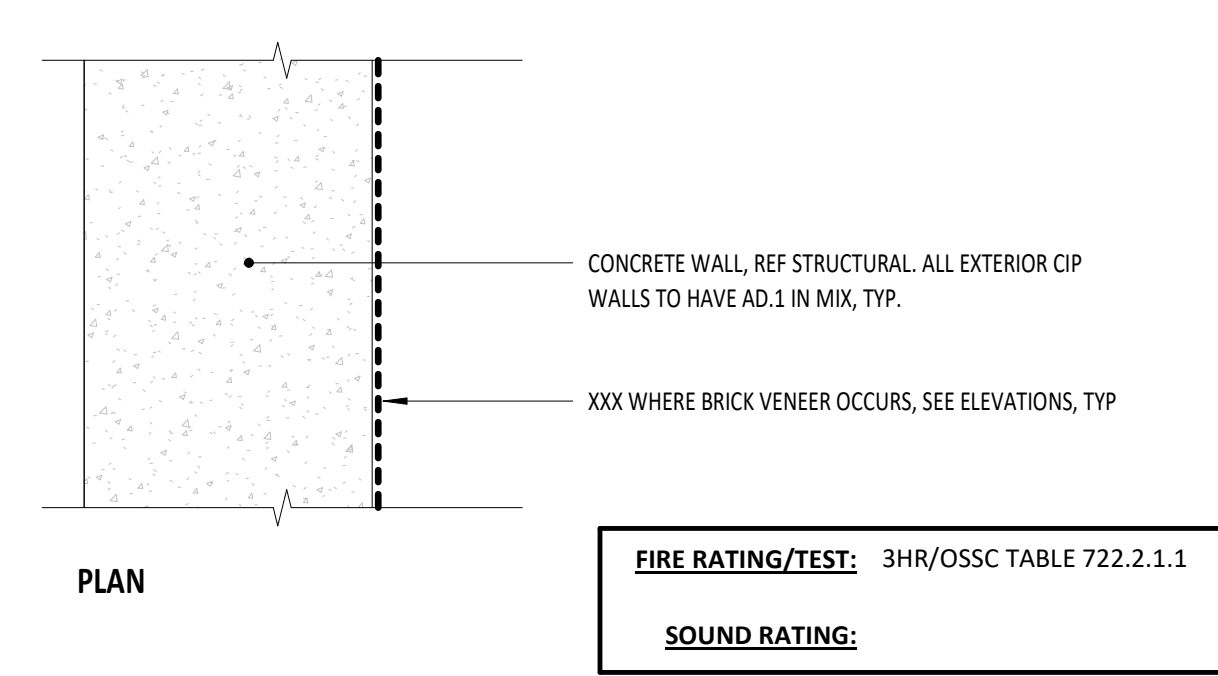
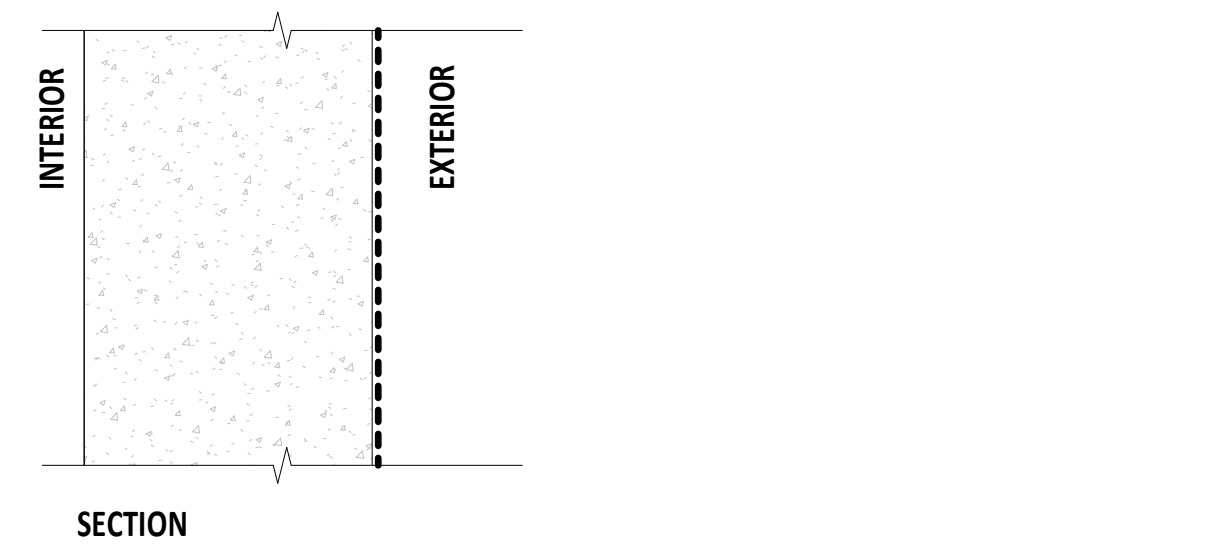
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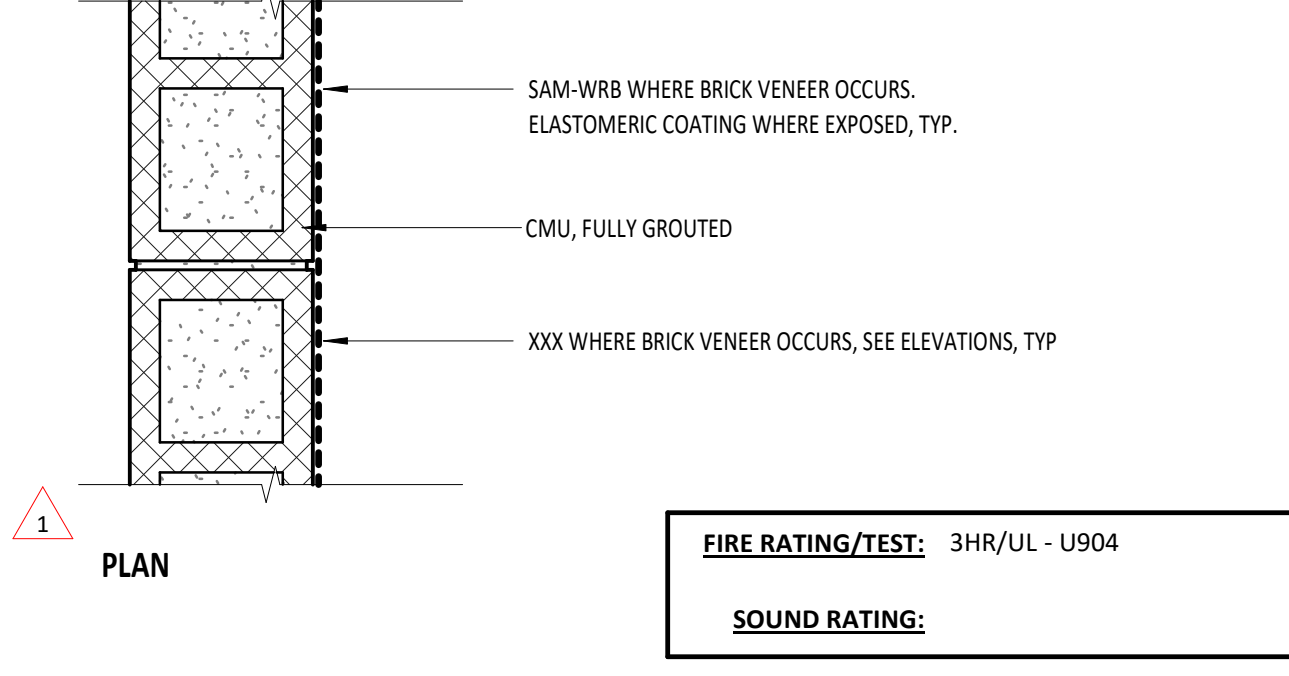
E01 EXTERIOR WALL - METAL STUD (1HR)



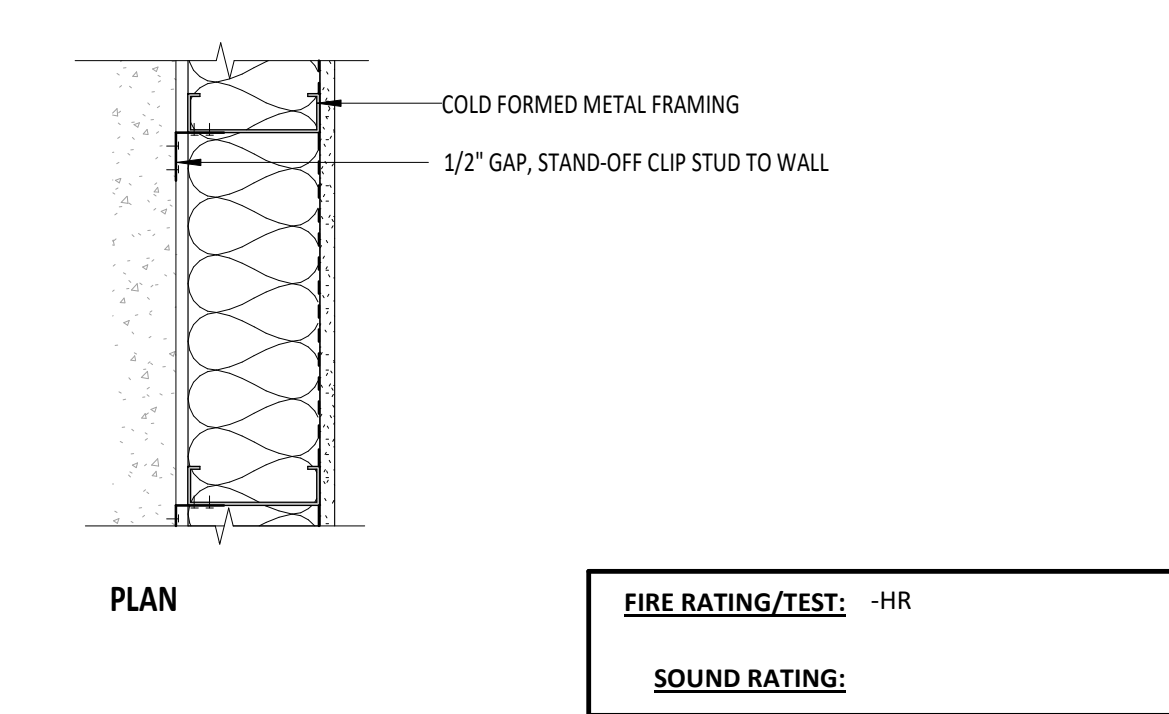
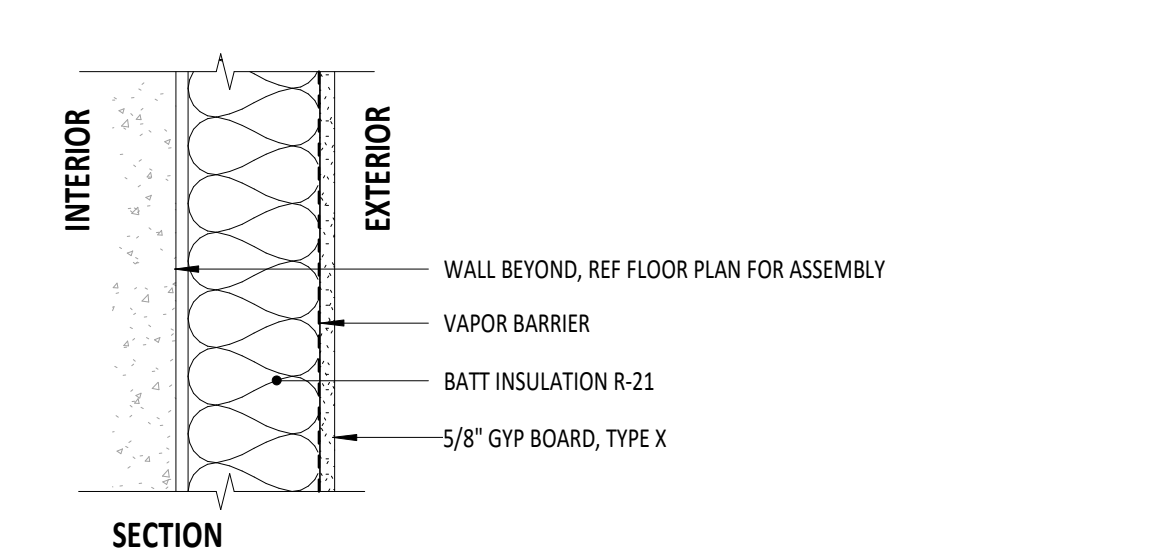
E02 EXTERIOR WALL - WOOD STUD (1HR)



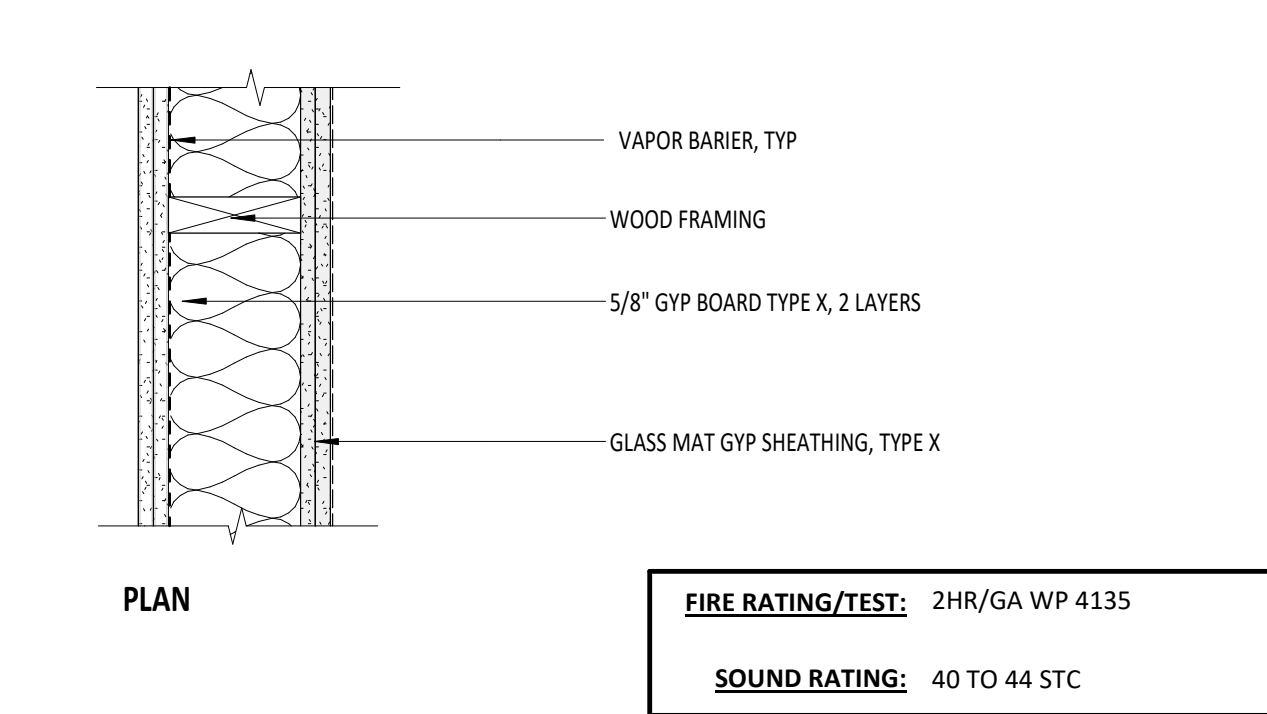
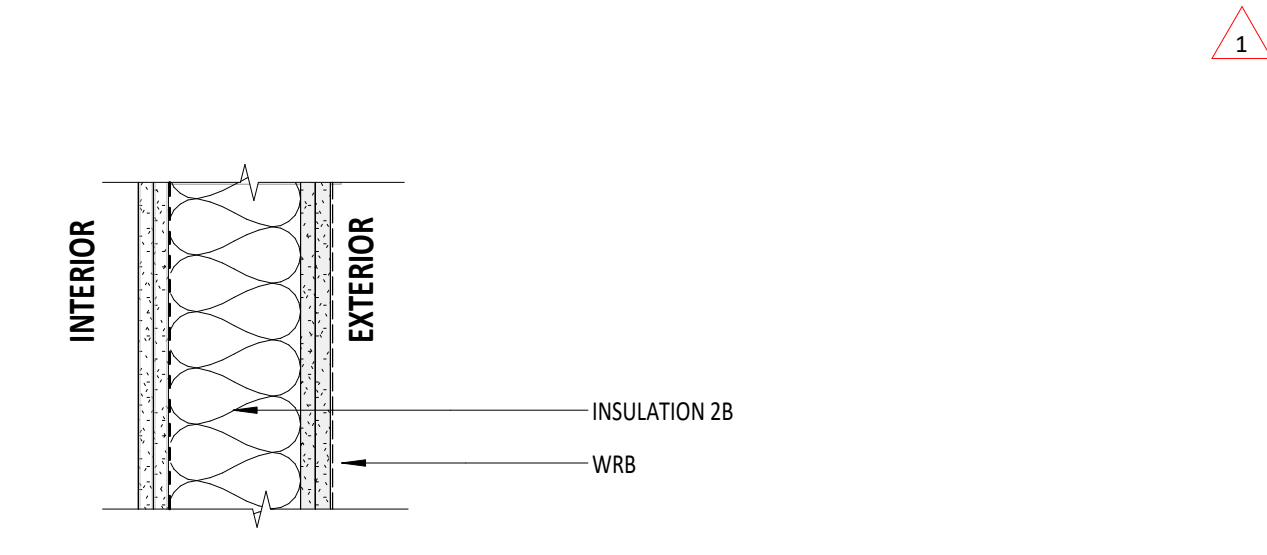
E03 EXTERIOR WALL - CONCRETE



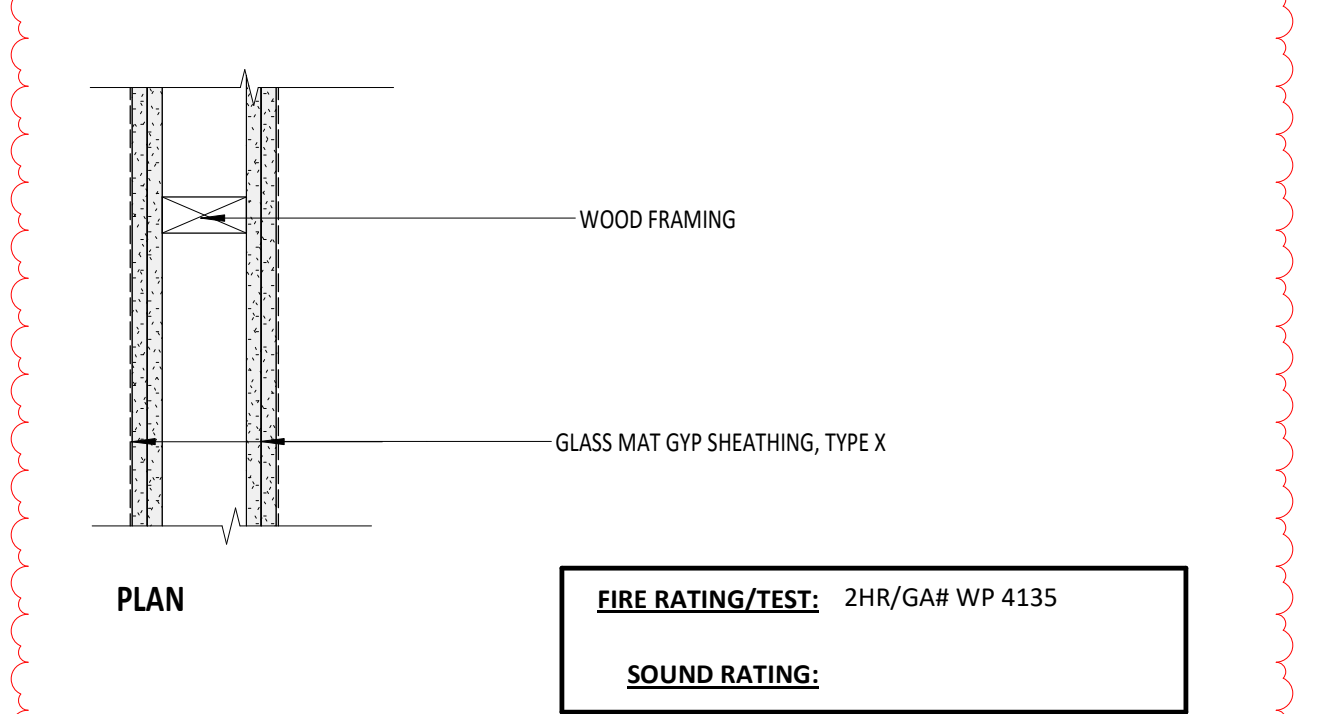
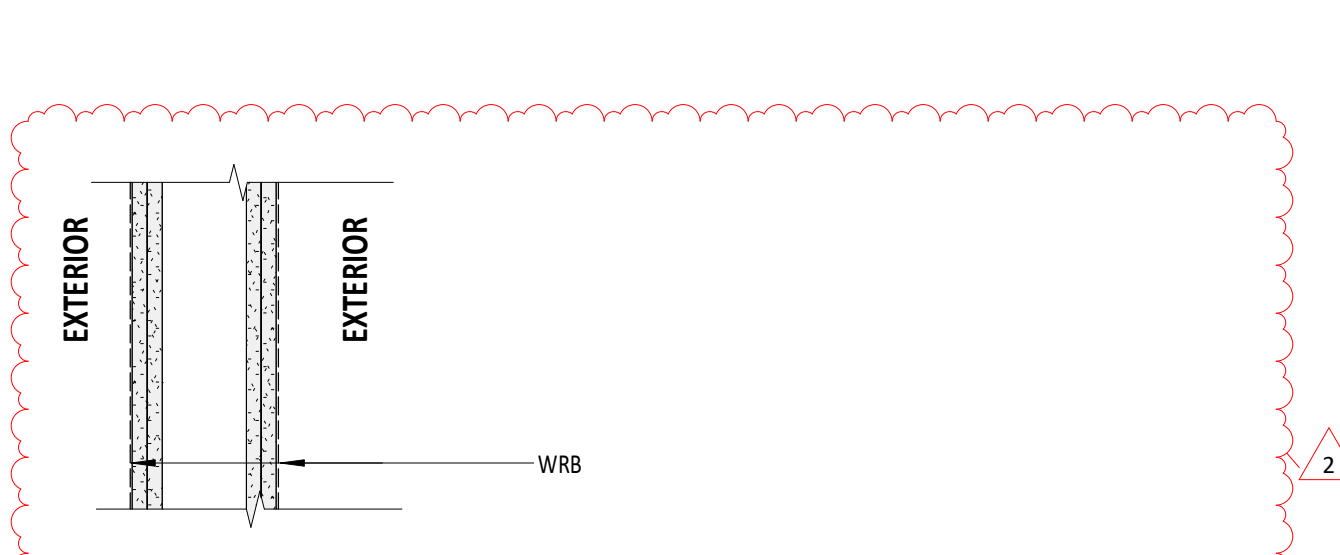
E04 EXTERIOR WALL - CMU



E05 EXTERIOR WALL - METAL STUD AT GARAGE

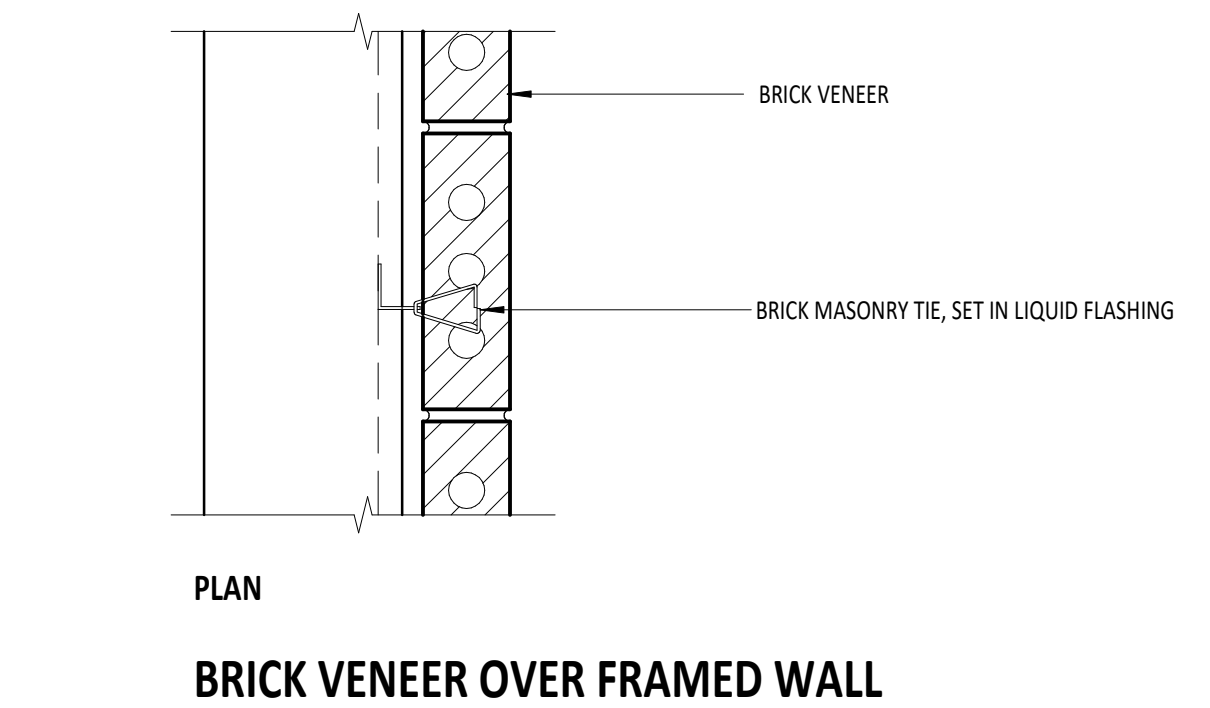
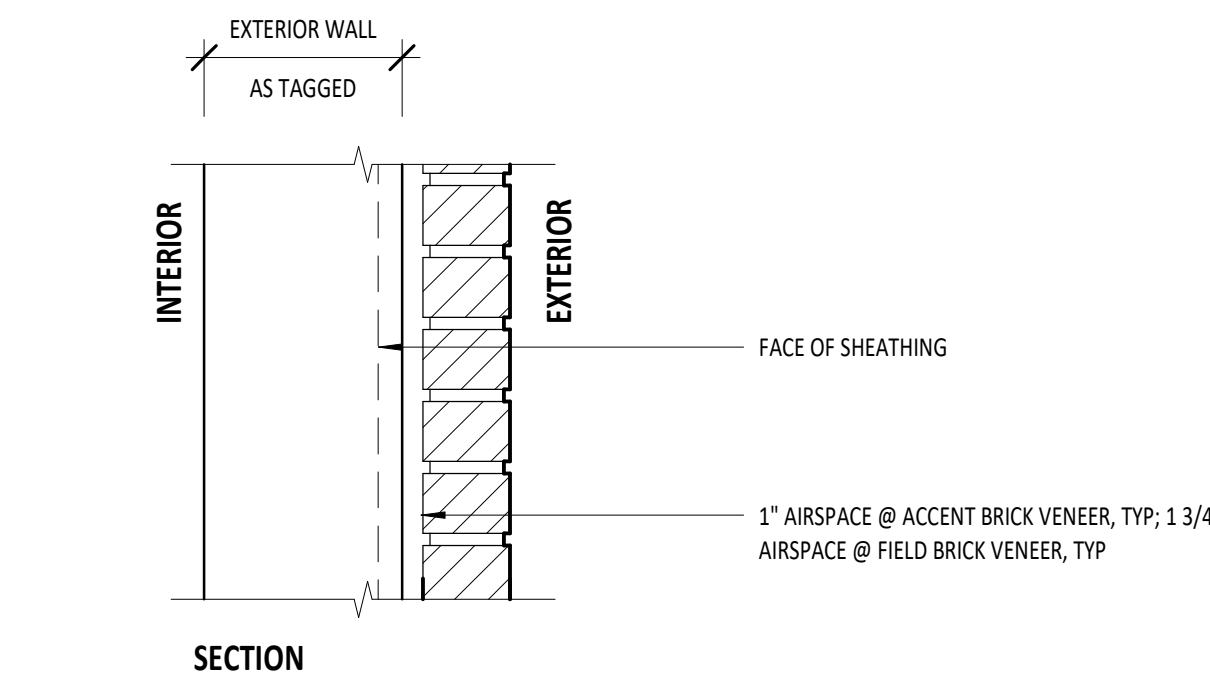


E06 EXTERIOR WALL - WOOD STUD (2HR)

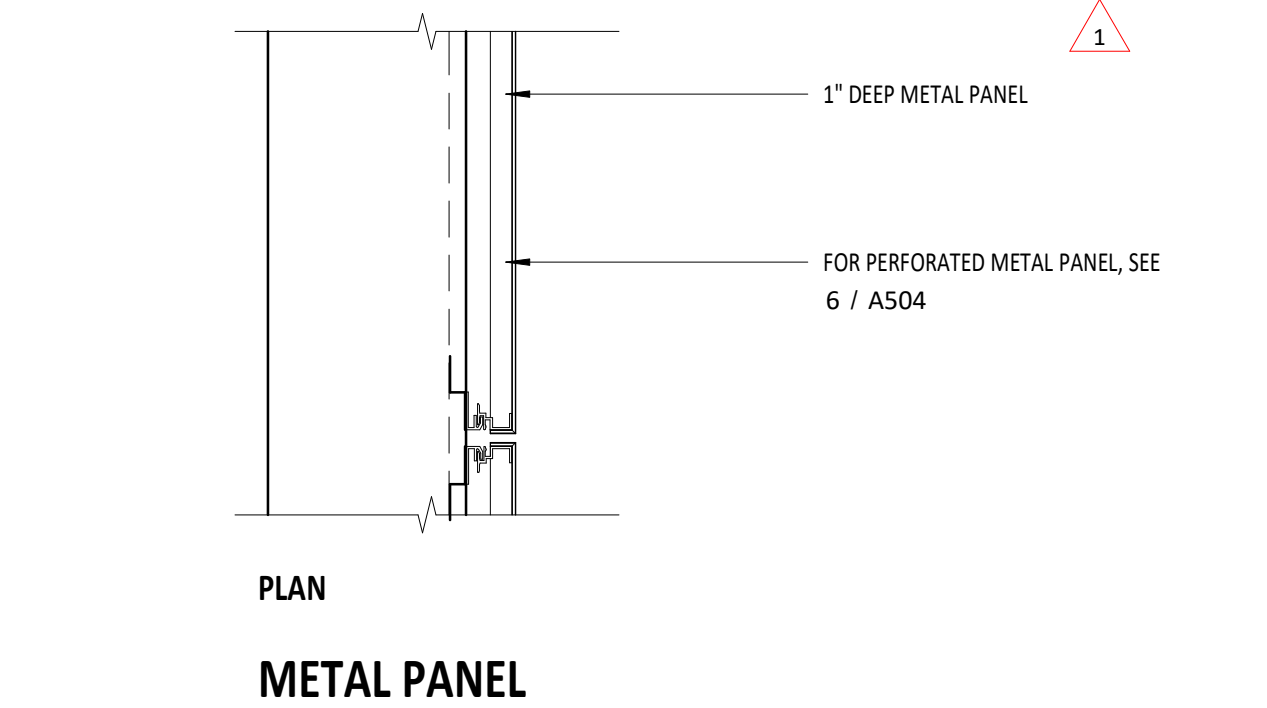
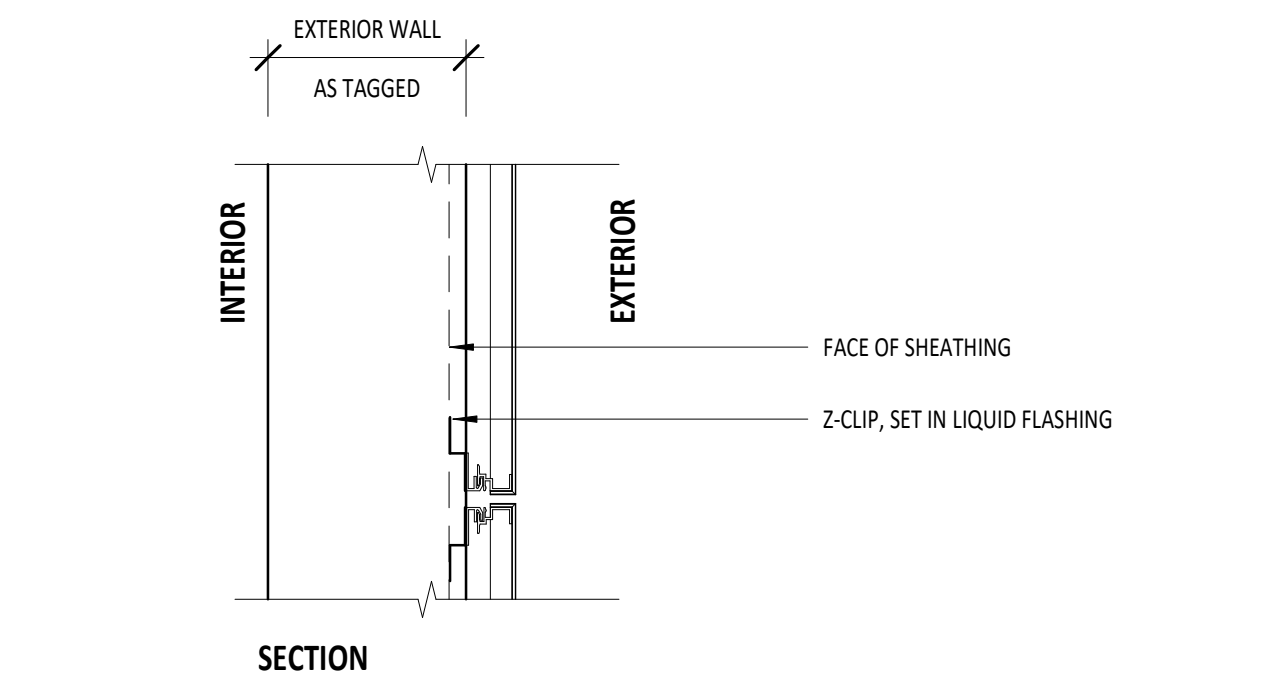


E07 RATED WALL, NON SHEAR (2HR)

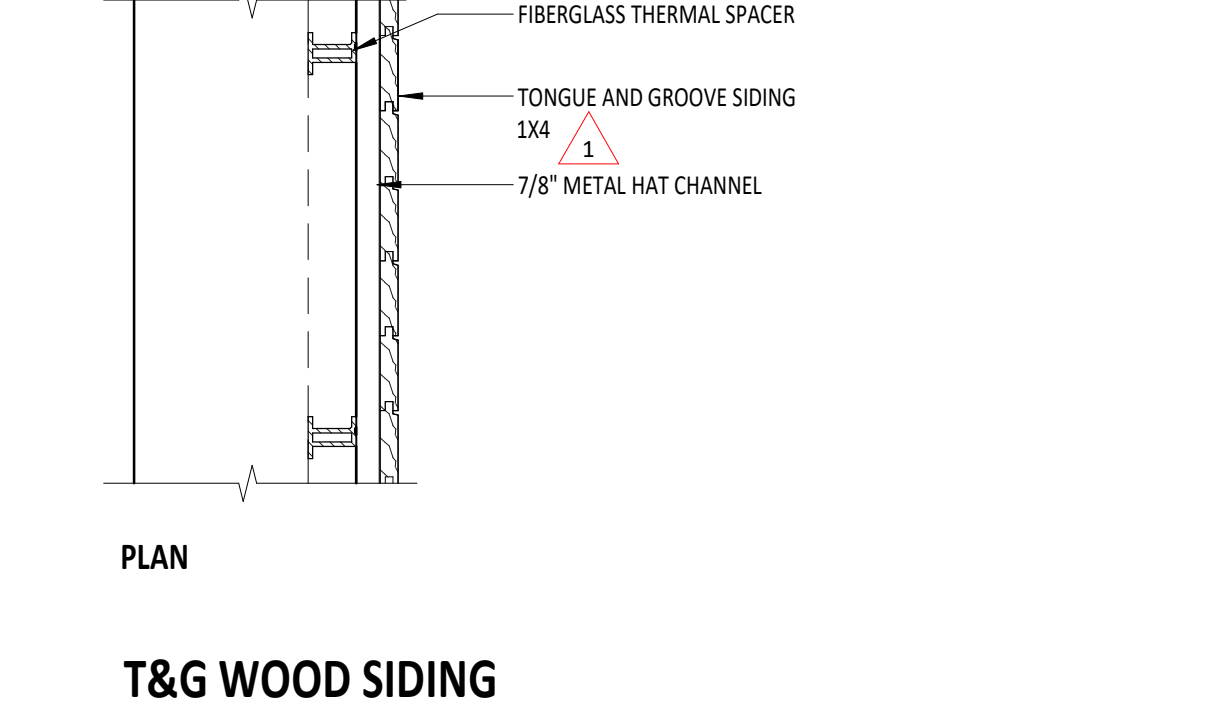
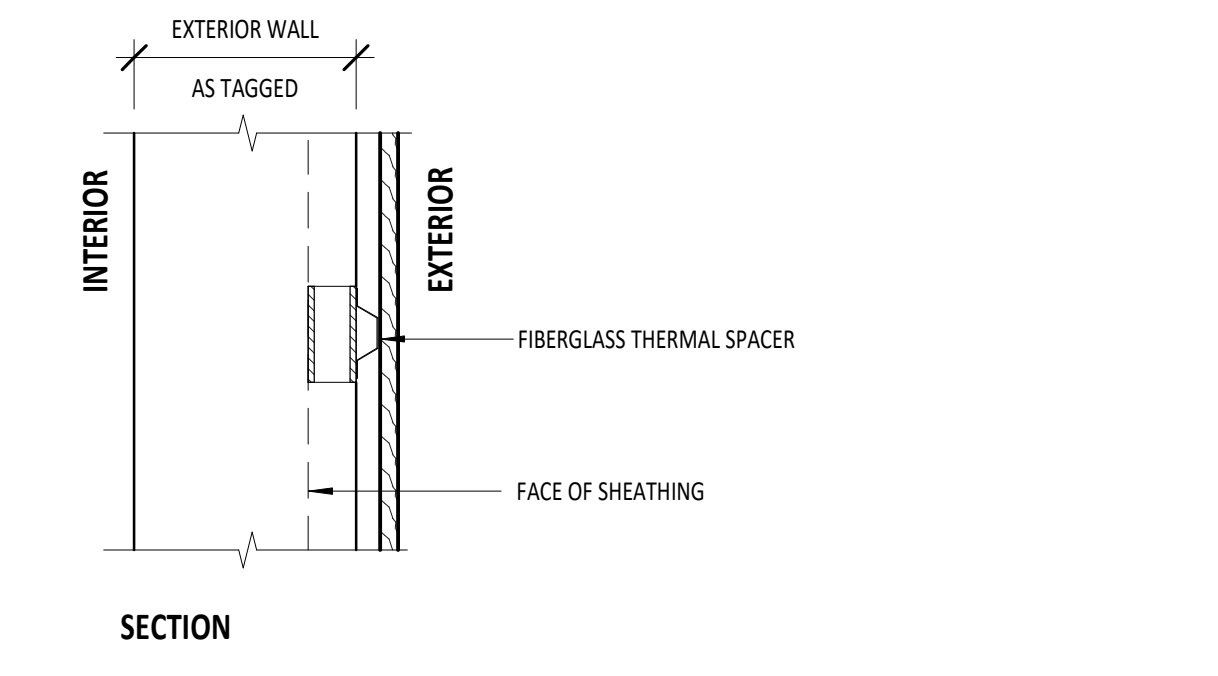
1 EXTERIOR WALL ASSEMBLIES  
1 1/2" = 1'-0"



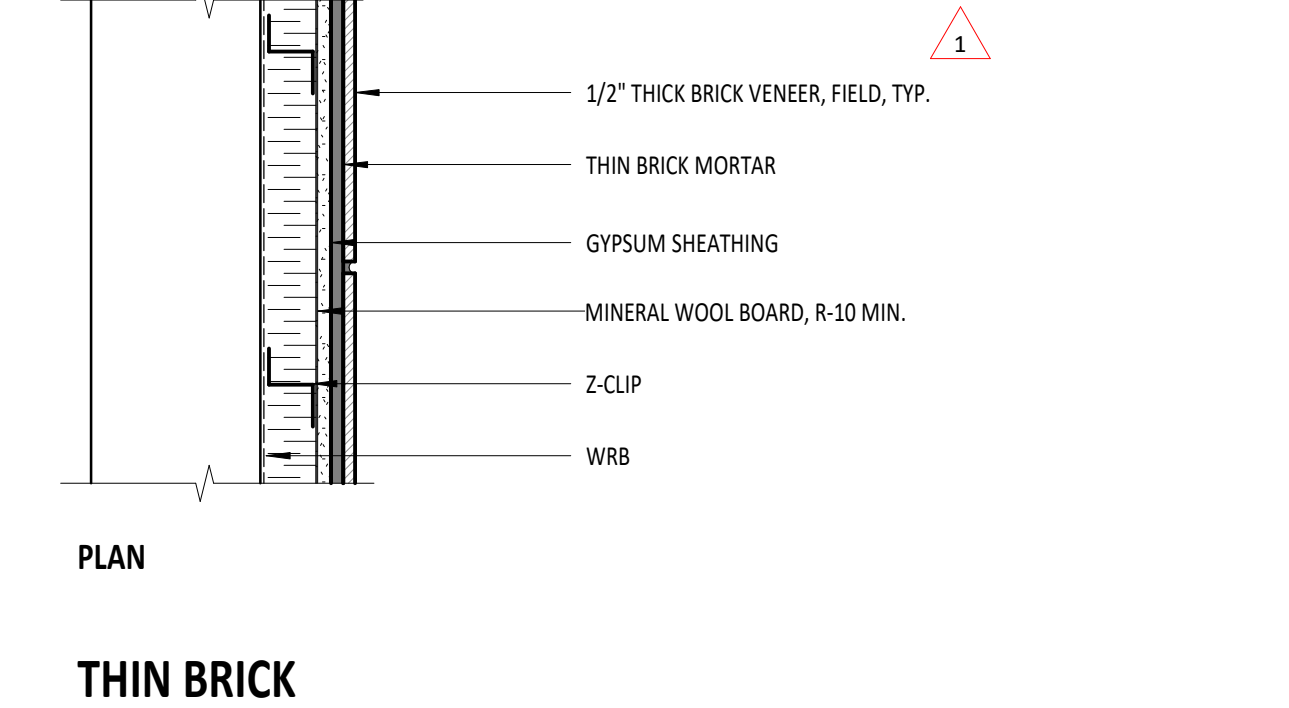
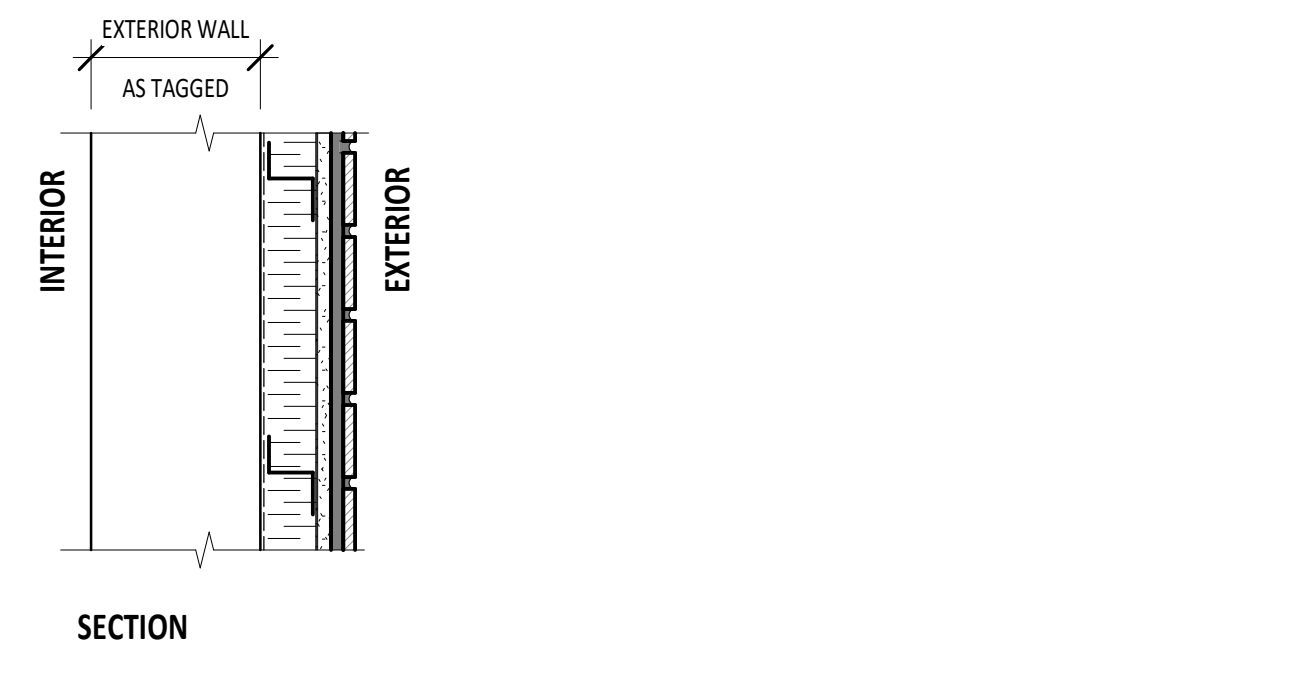
2 SKIN TYPES  
1 1/2" = 1'-0"



METAL PANEL



T&G WOOD SIDING



THIN BRICK

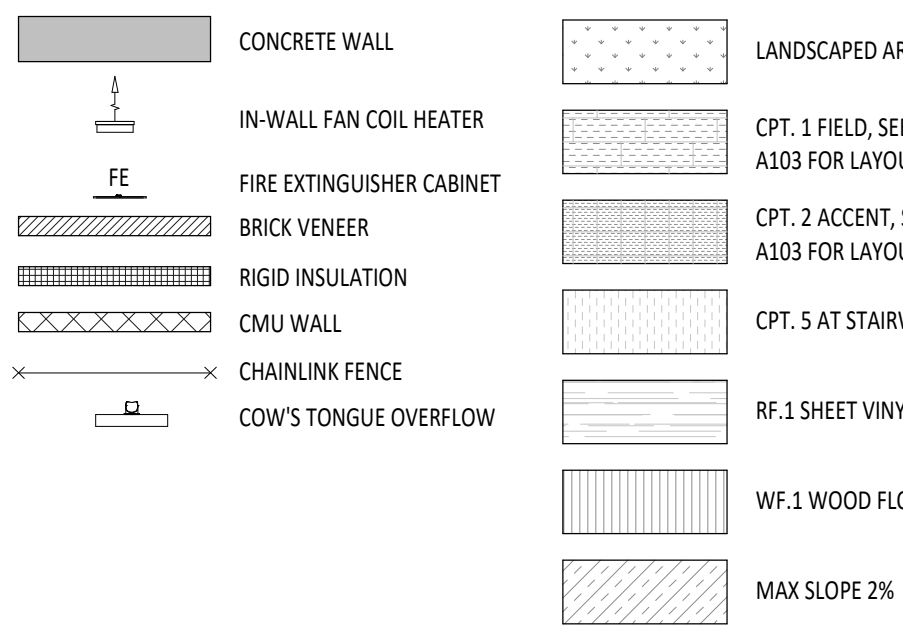
- GENERAL NOTES**
- HORIZONTAL AND VERTICAL ASSEMBLIES SHALL REFERENCE THE FOLLOWING DOCUMENTS:  
1. OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
2. FIRE RESISTANCE DESIGN MANUAL (GA)  
3. UNDERWRITER LABORATORIES (UL)  
4. OTHER APPROVED TESTING AS PERMITTED BY THE OSSC
  - CONTRACTOR & SUBCONTRACTOR ARE RESPONSIBLE FOR OBTAINING AND CONSTRUCTING THE ASSEMBLIES AS PRESCRIBED IN THE SPECIFIED SOURCE DOCUMENTATION REPORT.
  - SEE FLOOR PLAN DRAWINGS FOR WALL TYPE LOCATIONS.
  - PROVIDE ACOUSTICAL SEAL AT FLOOR/CEILING TRANSITIONS, RECESSED BOXES, AND PENETRATIONS OF SOUND RATED PARTITIONS AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE WALL TYPE STC.
  - MAINTAIN FIRE RATING OF WALLS AROUND FIRE EXTINGUISHER CABINETS, AND OTHER RECESSED ITEMS, FRAME AROUND BEAMS AND OTHER STRUCTURAL ELEMENTS WHEN THEY OCCUR WITHIN THE SPACE OF A FIRE RATED OR ACOUSTICAL PARTITION.
  - PLAN DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMN, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
  - SEE FINISH SCHEDULE, INTERIOR ELEVATIONS, AND DETAILS FOR FINISHES AND SPECIAL CONDITIONS.
  - AT FIRE RATED WALLS PROVIDE UL SYSTEM# HW-D-0491 FOR JOINT @ HEAD OF WALL, (1.2.3 HR) UNLESS NOTED OTHERWISE.
  - AT FIRE RATED WALLS PROVIDE UL SYSTEM# W-1-1252 FOR PENETRATIONS, (1.2.3 HR) UNLESS NOTED OTHERWISE.



KEYNOTE SCHEDULE - FLOOR PLAN

- NOT ALL KEYNOTES IN SCHEDULE APPLY. REFER TO INDIVIDUAL SHEET FOR APPLICABLE KEYNOTES.
- 1 EV CHARGER
  - 2 GLASS TOPPED TRELLIS
  - 3 SHEET METAL GUTTER, SLOPED
  - 4 DOWNSPOUT
  - 5 2HR RATING FOR HANGING PIPES, TYP. INTUMESCENT PAINT, SPECIAL INSPECTION REQUIRED FOR ALL INTUMESCENT PAINT APPLICATIONS, TYP.
  - 7 STANDPIPE
  - 8 ADD (2) LAYERS OF TYPE X GWB, THIS SIDE OF WALL TO INCREASE RATING TO 2 HR
  - 9 GENERATOR TO PROVIDE STANDBY POWER FOR THE ELEVATOR PER OSGC 1009.4.1
  - 10 VAN SIGN WITH OREGON TRANSPORTATION PARKING STANDARDS FIGURE 1, R-7 & R7-8a

FLOOR PLAN LEGEND

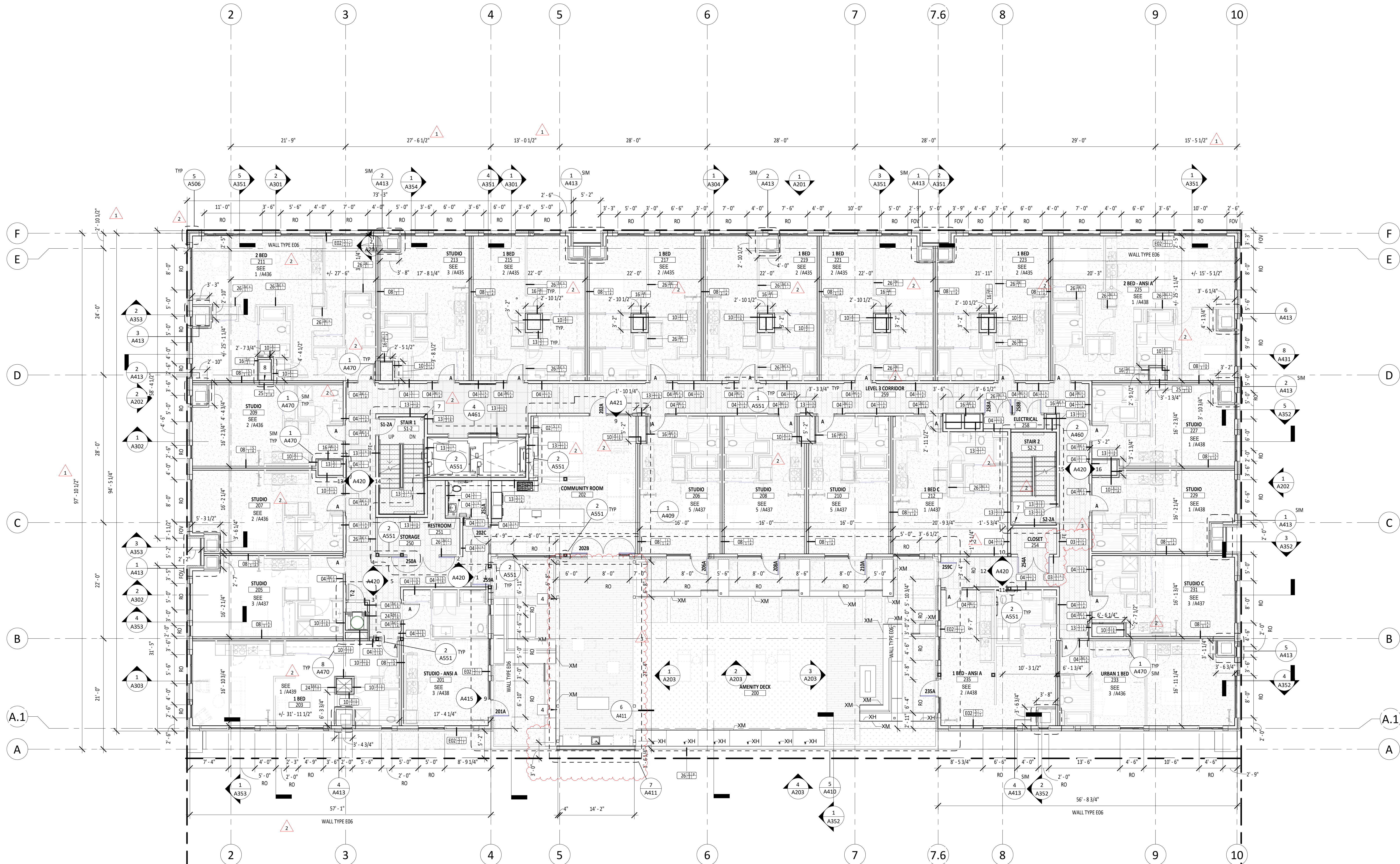


GENERAL NOTES - PLANS

1. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
2. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND CABINETS. PROVIDE BLOCKING AT FUTURE GRAB BAR LOCATIONS. SEE ANSI DESIGN STANDARDS FOR GRAB BAR LOCATIONS.
3. ALL ELEVATION POINTS ARE USGS, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR DOOR ROUGH OPENINGS ARE TO BE 4" FROM FACE OF STUD OF THE CLOSEST ADJACENT WALL, UNLESS NOTED OTHERWISE.
5. REFER TO CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
6. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE PATH OF TRAVEL DRAWINGS.
7. MAINTAIN 7'-0" CLEAR OVERHEAD AT VAN ACCESSIBLE PARKING, PEDESTRIAN CIRCULATION, AND VEHICULAR DRIVE LANES AND MANEUVERING AREAS.
8. STAGGER ELECTRICAL OUTLETS IN DIFFERENT STUD BAYS TO AVOID BACK TO BACK CONDITIONS.
9. INSTALL CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
10. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
11. REFER TO G530 AND G511 FOR INTERIOR WALL TYPES DETAILS AND FIRE-RATED ASSEMBLIES.
12. FALL PROTECTION ANCHOR LOCATIONS SEE STRUCTURAL FOR ATTACHMENT REQUIREMENTS AND FACADE ACCESS ROOF PLANS FOR ANCHOR LOCATIONS.

GENERAL NOTES - PLANS - CONT'D

12. ALL EXTERIOR WALLS TO BE TYP E01 UNON ON LEVELS 1 & 1M, E02 UNON ON LEVELS 2-6.
13. SEE UNIT PLANS ON SHEETS A430-A439 FOR DIMENSIONS, WALL TYPES AND OTHER INFORMATION.
14. SEE LANDSCAPE DWGS FOR AMENITY DECK MATERIALS AND DETAIL.
15. SEE A101 FOR DIMENSIONS FOR LEVELS 1 AND 1M.
16. SEE A102 FOR TYPICAL WALL TYPES AND DIMENSIONS FOR LEVELS 2-6, AND EXTERIOR DIMENSIONS FOR LEVELS 1 AND 3.
17. SEE A104 FOR EXTERIOR DIMENSIONS FOR LEVELS 4-6.
18. PROVIDE BLOCKING FOR BIKE PARKING. INSTALLATION OF BIKE RACK TO BE INSTALLED PER TENANTS REQUEST.
19. THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (IE UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.



1 FLOOR PLAN - LEVEL 3  
A103 1/8" = 1'-0"

STAMP



REVISION NO.		DATE
1	PC ASI 03	09.24.2021
2	BDS MBP Checksheet	10.28.2021
3	BDS MBP Checksheet	01.02.2022

TRUE PLAN  
NORTH NORTH  
NORTH 18

HMS NORTH18, LLC  
NW NORTHUP STREET & NW 18TH AVE

ISSUANCE  
90% v2.0 HUD / Permit Set

PROJECT NUMBER  
200080

DATE  
April 19, 2021

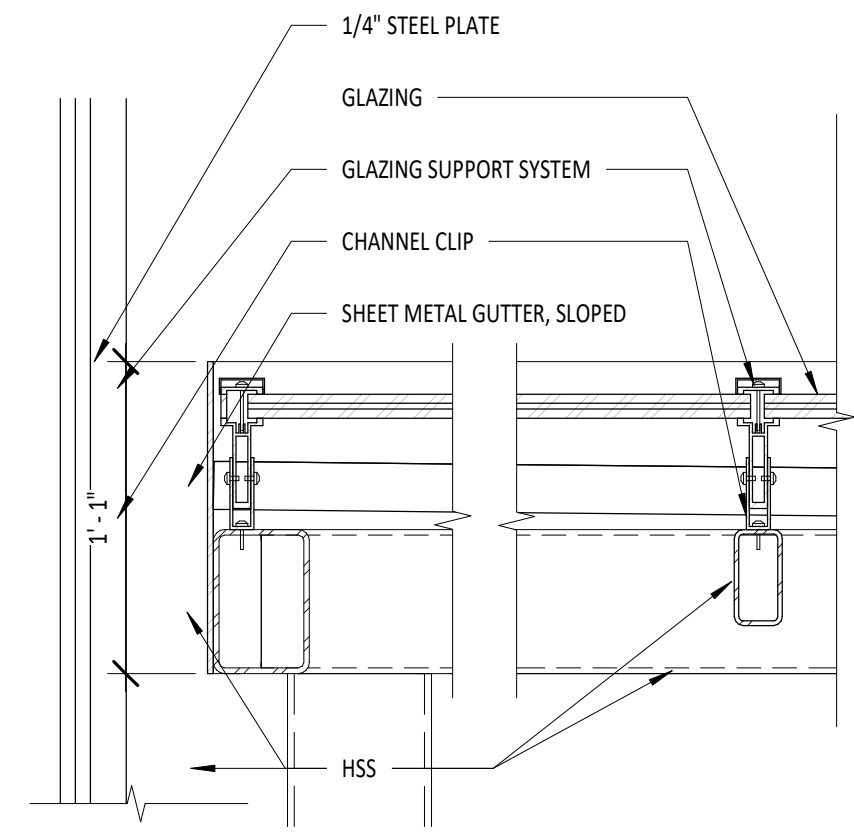
FULL SHEET SIZE  
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DRAWING TITLE  
FLOOR PLAN - LEVEL 3

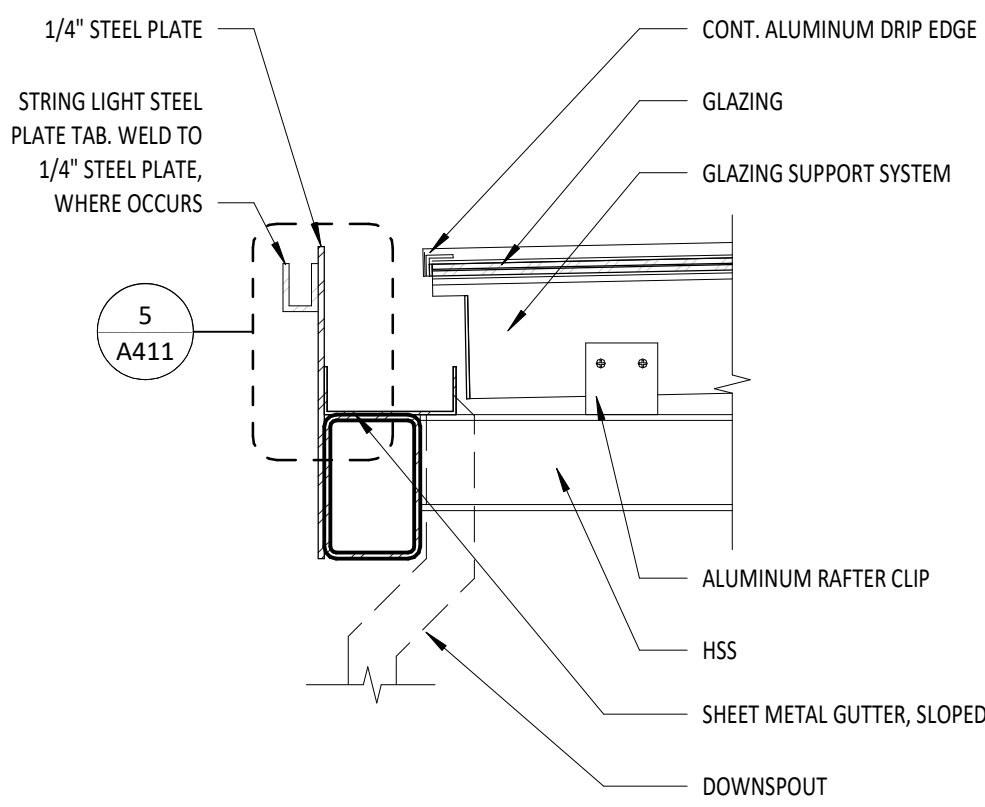
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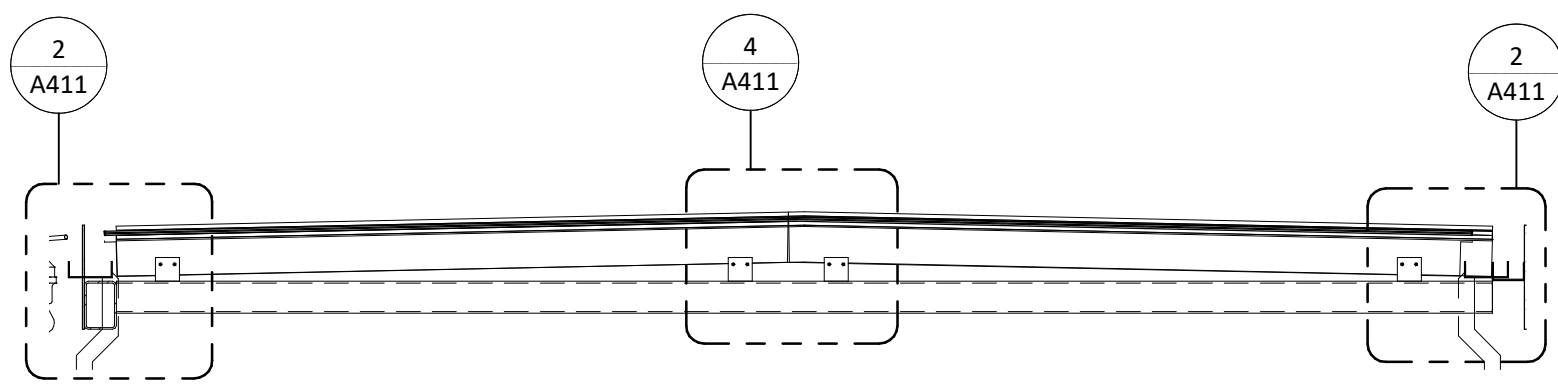




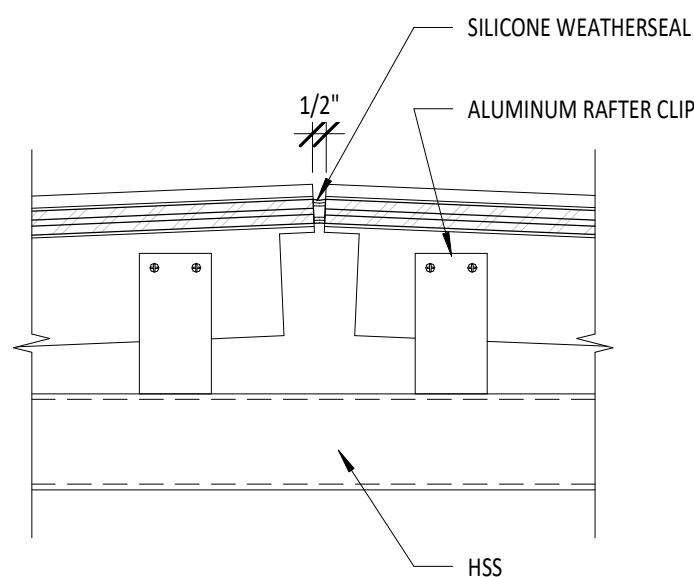
1 SECTION DETAIL - AMENITY TRELLIS N/S  
1 1/2" = 1'-0"



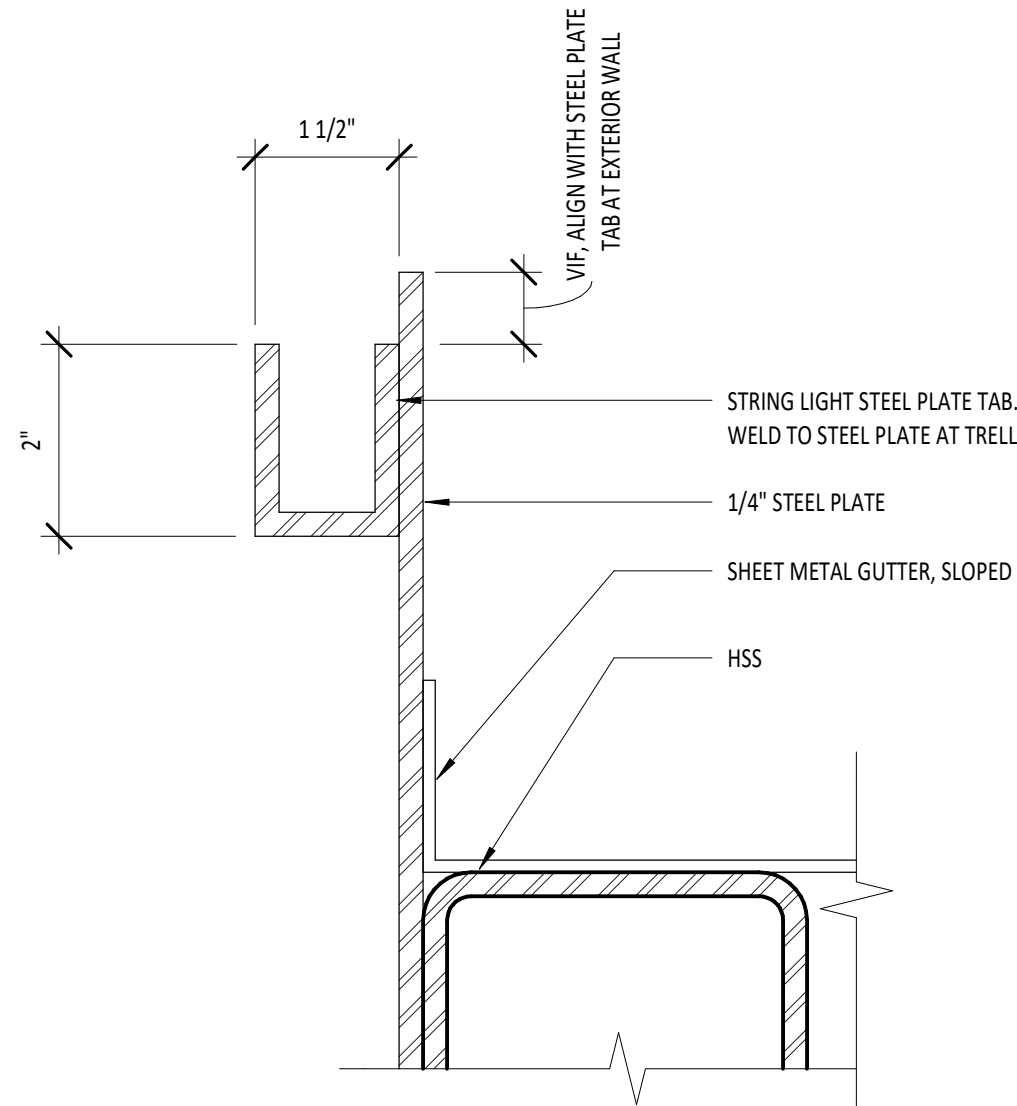
2 SECTION DETAIL - TRELLIS GUTTER  
1 1/2" = 1'-0"



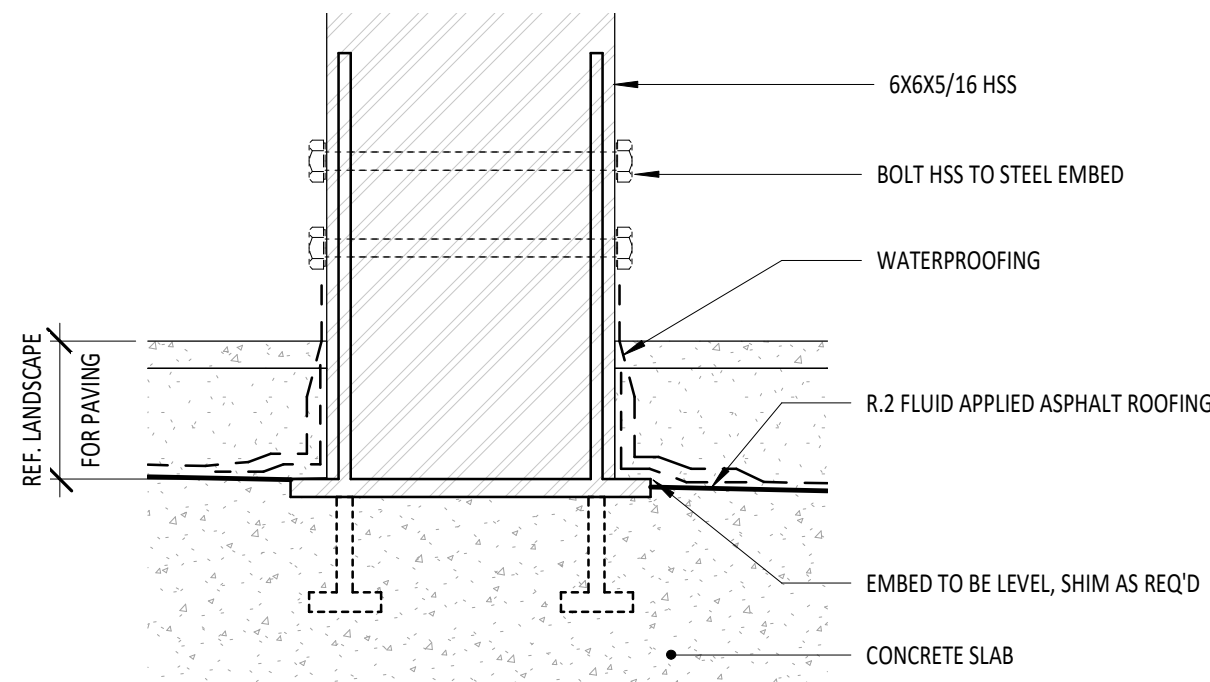
3 SECTION - AMENITY TRELLIS E/W  
1 1/2" = 1'-0"



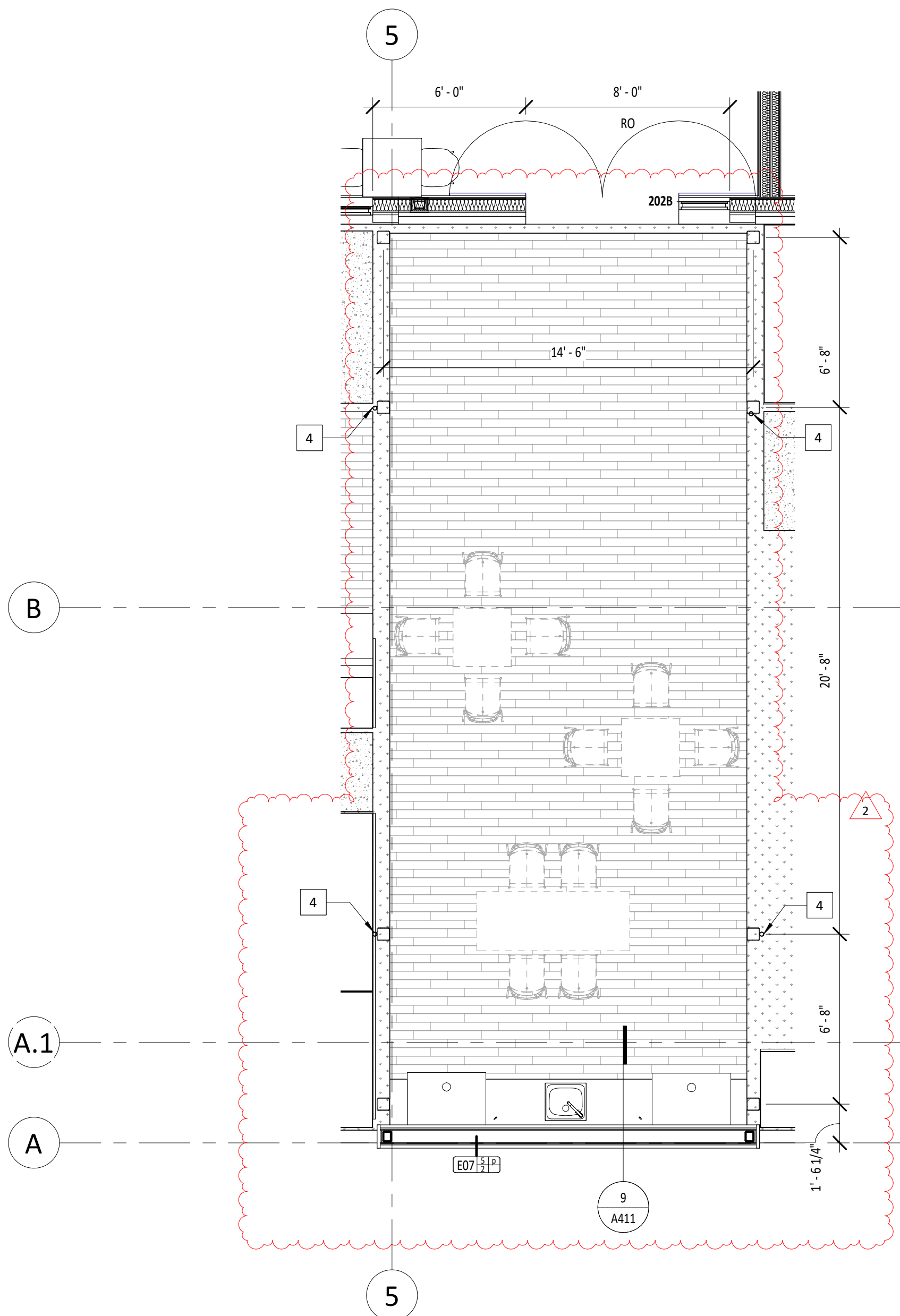
4 SECTION DETAIL - TRELLIS GLASS JOINT  
1 1/2" = 1'-0"



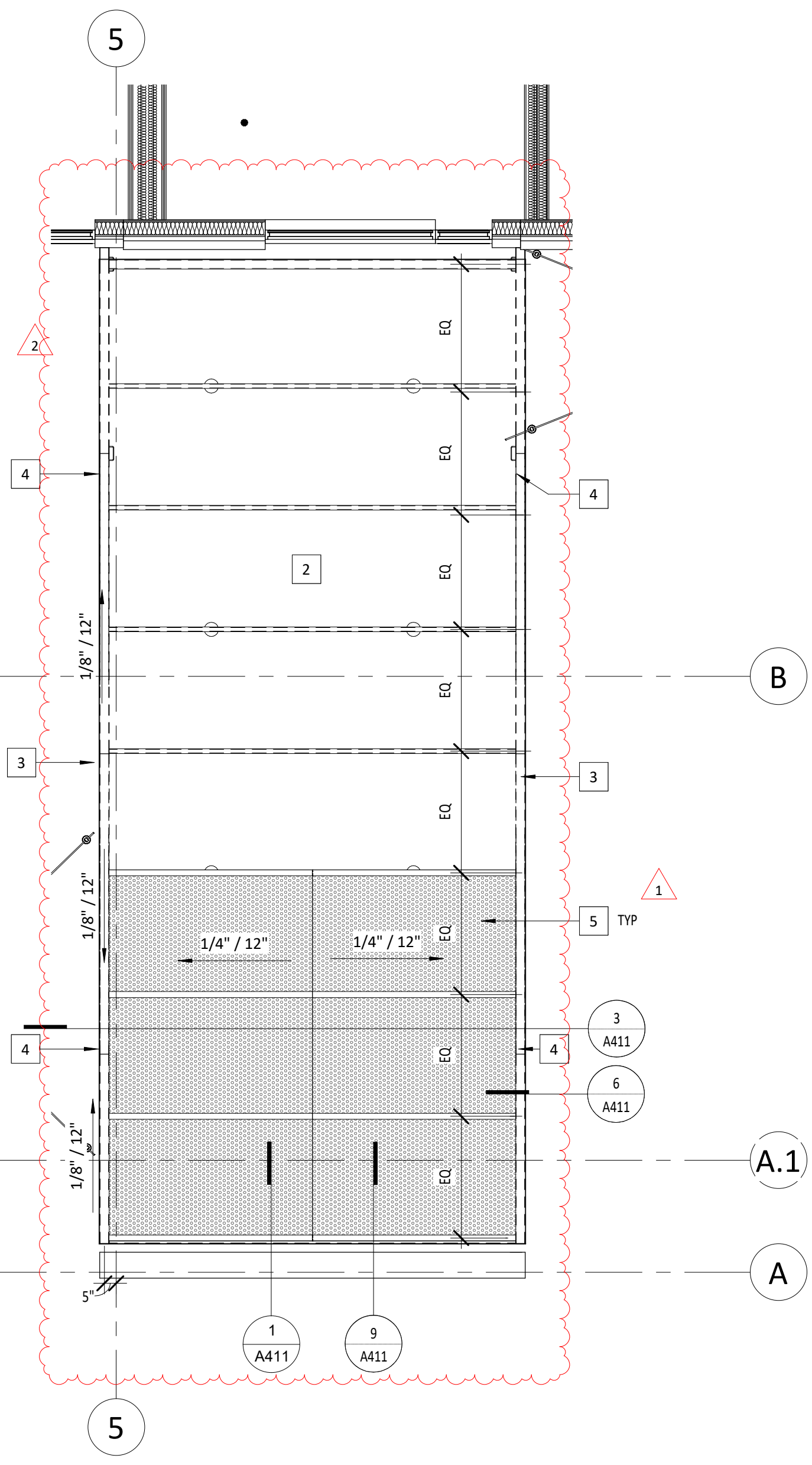
5 STRING LIGHT TAB AT TRELLIS - SECTION  
6" = 1'-0"



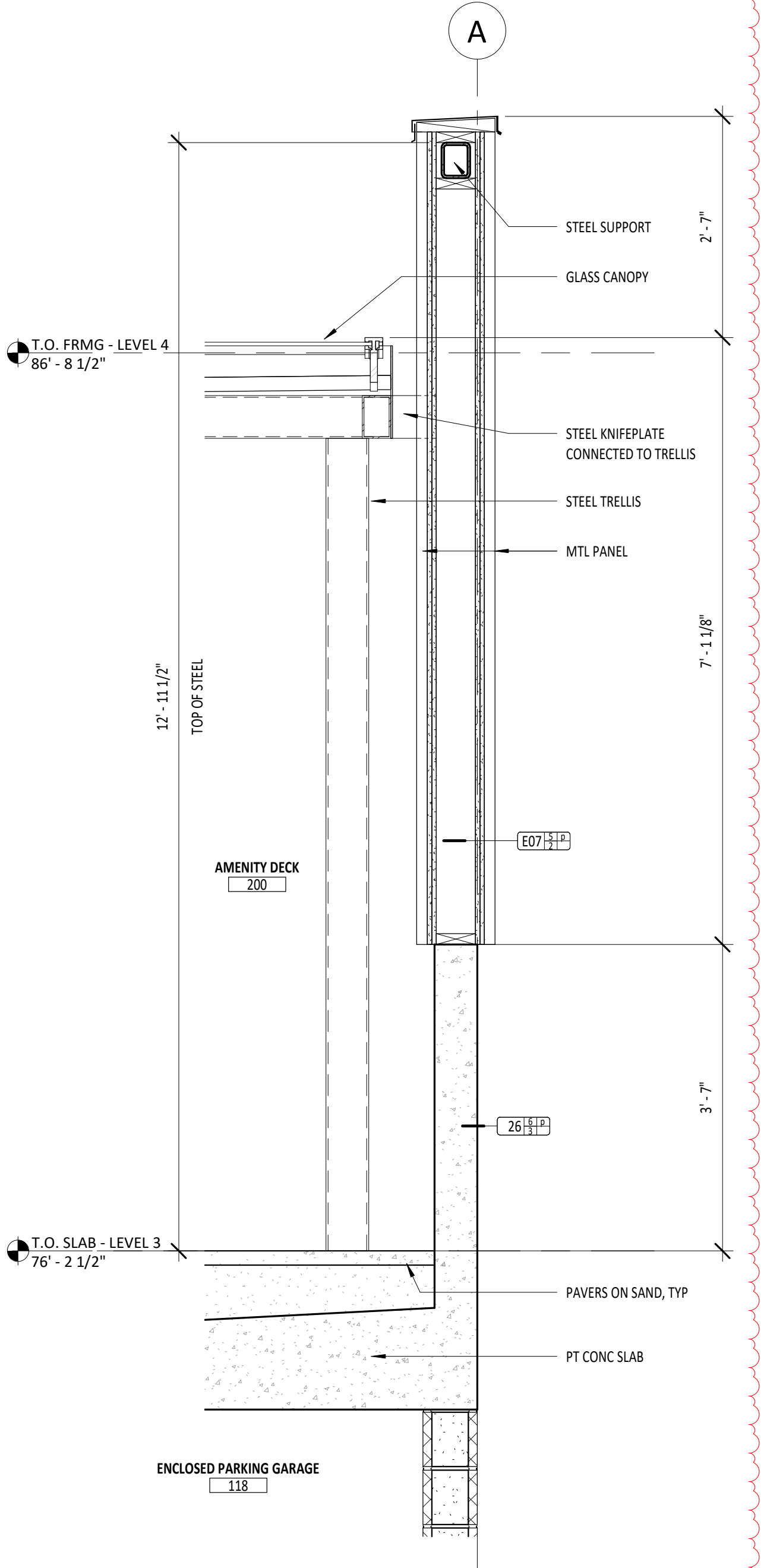
6 SECTION DETAIL - TRELLIS POST AT DECK  
3" = 1'-0"



7 ENLARGED PLAN - TRELLIS BASE  
1/4" = 1'-0"



8 FLOOR PLAN - LEVEL 3  
1/4" = 1'-0"



9 SECTION - SOUTH WALL AT TRELLIS  
3/4" = 1'-0"

KEYNOTE SCHEDULE - TRELLIS

- NOT ALL KEYNOTES IN SCHEDULE APPLY. REFER TO INDIVIDUAL SHEET FOR APPLICABLE KEYNOTES.
- GLASS TOPPED TRELLIS
  - SHEET METAL GUTTER, SLOPED
  - DOWNSPOUT
  - TEMPERED GLAZING OR LAMINATED GLASS WITH A MINIMUM OF 30-MIL POLYVINYL BUTYRAL INTERLAYER

STAMP



REVISION NO.	DATE
1	BDS MBP Checksheet 10.28.2021
2	BDS MBP Checksheet 01.02.2022



NORTH 18

HMS NORTH18, LLC  
NW NORTHUP STREET & NW 18TH AVE

ISSUANCE  
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200080

DATE  
April 19, 2021

FULL SHEET SIZE  
30 X 42

DRAWING TITLE  
COMPOSITE PLANS - TRELLIS

SHEET NUMBER

A411