

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: 26452	Project Address: 8671 SE Washington St
Hearing Date: 1/26/22	Appellant Name: Sara Mahoney
Case No.: B-010	Appellant Phone: 971-285-2001
Appeal Type: Building	Plans Examiner/Inspector: Natalie Luttrell, Jason Buerkle
Project Type: residential	Stories: 2 Occupancy: Residential Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Erection of a new structure, Alteration of an existing structure	LUR or Permit Application No.: 20-176884-RS
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Duplex

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	R302.1
Requires	<p>Fire rating at exterior wall with less than 3' fire separation: 1 hour—tested in accordance with ASTM E119 or UL 263 with exposure from both sides. This project was permitted under ORSC 2017, but ORSC 2021 has been updated to include the language “or section 703.3 of the Building Code.”</p> <p>Where floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.</p>
Code Modification or Alternate Requested	Allow two layers of type 'x' 5/8" gypsum wallboard at interior in lieu of providing type 'x' 5/8" gypsum wallboard at both exterior and interior at the north and south walls of the garage.
Proposed Design	Two layers of type 'x' 5/8" gypsum wallboard at interior in lieu of providing type 'x' 5/8" gypsum wallboard at both exterior and interior at the north and south walls of the garage.
Reason for alternative	<p>The exterior insulation, rain screen and siding have already been installed without the exterior layer of type 'x' 5/8" gypsum wallboard and would be costly to remove, and we propose an alternative wall assembly to achieve the one hour rating. The configuration of units on this site is unique and has been permitted as a duplex.</p> <p>The north garage wall is required to be rated with “equal or greater fire resistance rating” to the floor above per R302.3.1. In this case, the fire risk comes from the interior of the building rather than the exterior as there is no property line or adjacent structure within 3', and complies with Building Official Determination No. 19-01. Two layers of type 'x' 5/8" gypsum wallboard at the interior as we propose in revised assembly 3 with wood studs and dense cellulose insulation</p>

achieves a 100 minute rating according to OSSC 2019 section 703.3. It is also similar to a tested assembly described below.

The south garage wall is non-structural. It is required to be rated because it is within 3' of the deck for the above unit. If the fire risk comes from this deck, it will not compromise the structural integrity of the building or pose additional life/safety risk to either the garage or unit above in case of fire. Any fire risk coming from the interior of the garage will be mitigated at the 1 hour exterior wall and floor/ceiling assembly above before reaching the deck and above unit.

Additionally, a similar assembly with one layer of 5/8" type 'x' gypsum wallboard at the interior and minimum 15/32" wood composite sheathing has been approved by the American Wood Council (see attachment) for one-hour fire rating. Aside from the exterior non-combustible insulation, rainscreen and siding in our assembly, the only difference between our assembly and this assembly is that we propose dense pack cellulose in lieu of fiberglass insulation, which according to table 722.6.2(5) of OSSC 2019 has the same fire resistance as fiberglass. We propose an additional layer of 5/8" type 'x' at the interior for additional fire protection.

APPEAL DECISION

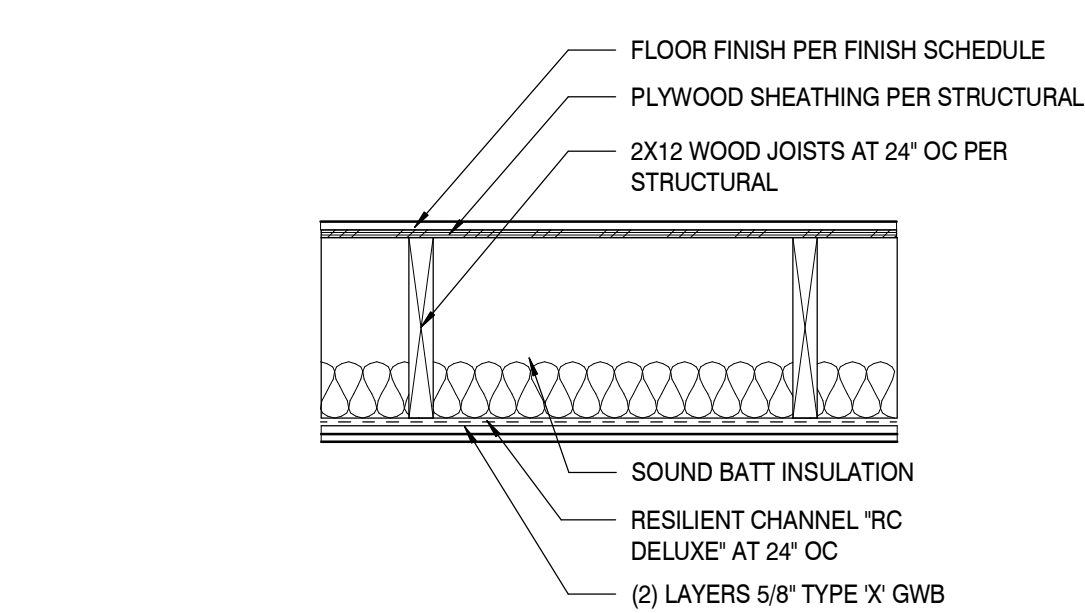
Alternate 1 hour North and South wall assembly: Granted provided continuity of 1 hour construction is verified at time of plan review.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

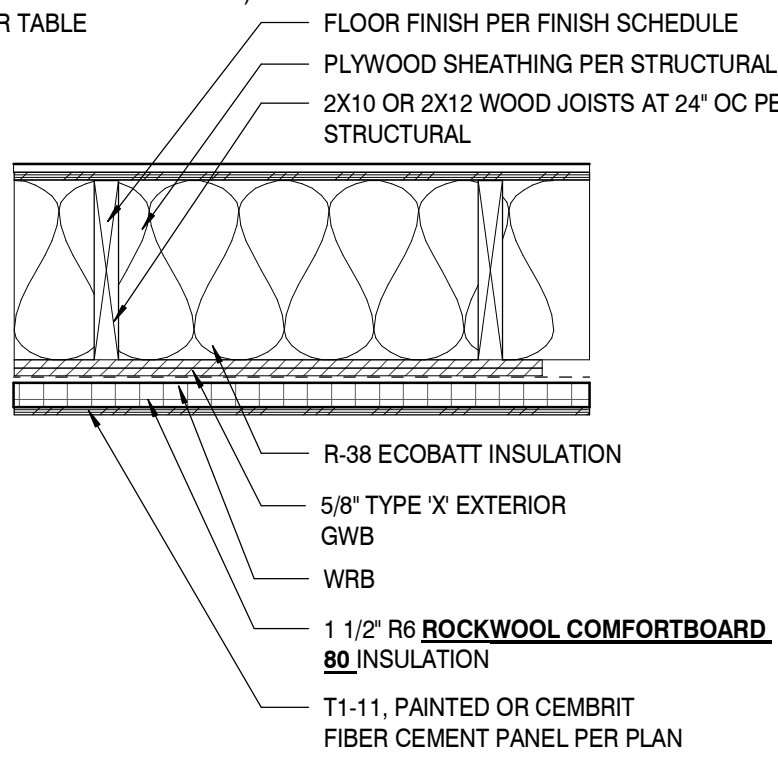
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; 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.

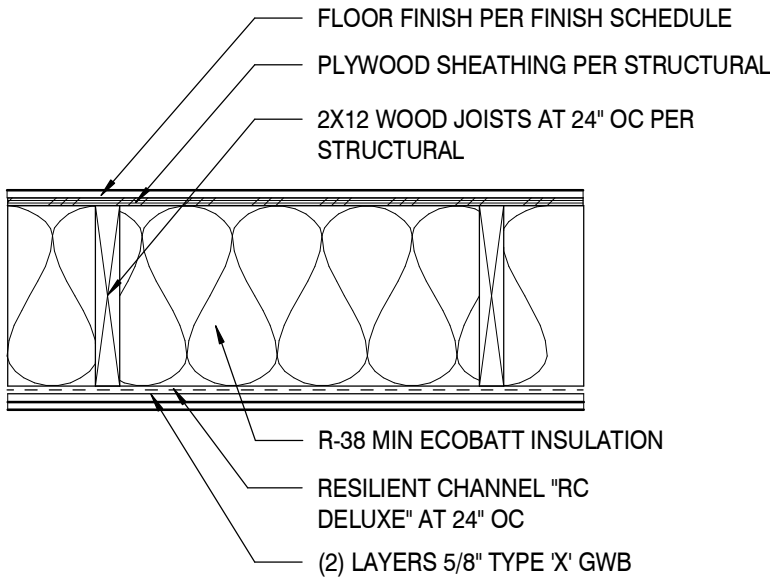
Plot Date: 1/20/2022 8:27:19 AM Revit File: G:\My Drive\HARKA - PROJECT Files\Montavilla Residences\Phase 2\Revit\Montavilla 2 Permit REV2_Garage walls.rvt



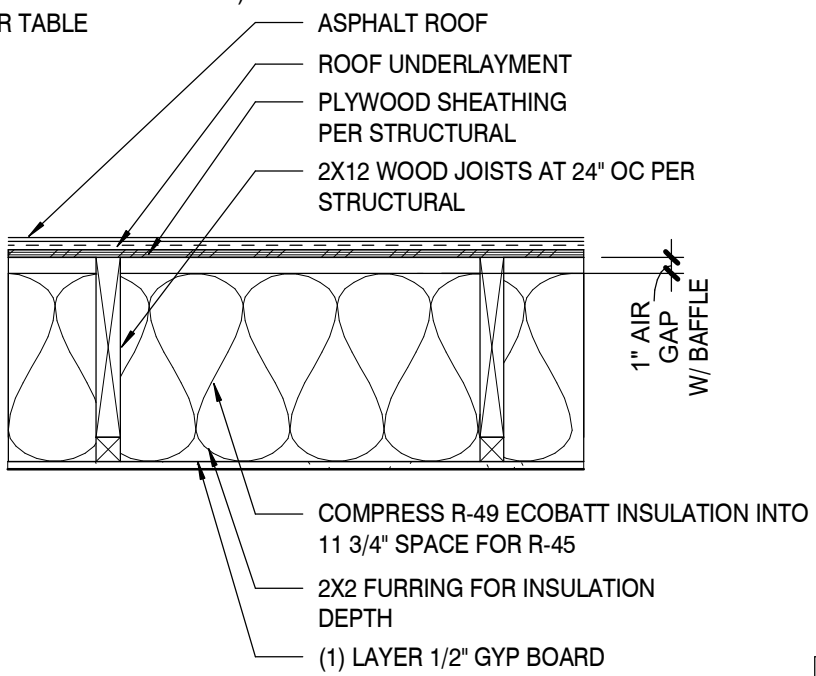
16 1-HR FLOOR/CEILING (OVER LIVING SPACE)
ASSEMBLY: GA NO. FC 5250 (REFERENCED FOR SOUND ONLY) 125 MIN PER TABLE
FIRE: 1-HR STC: 45-49



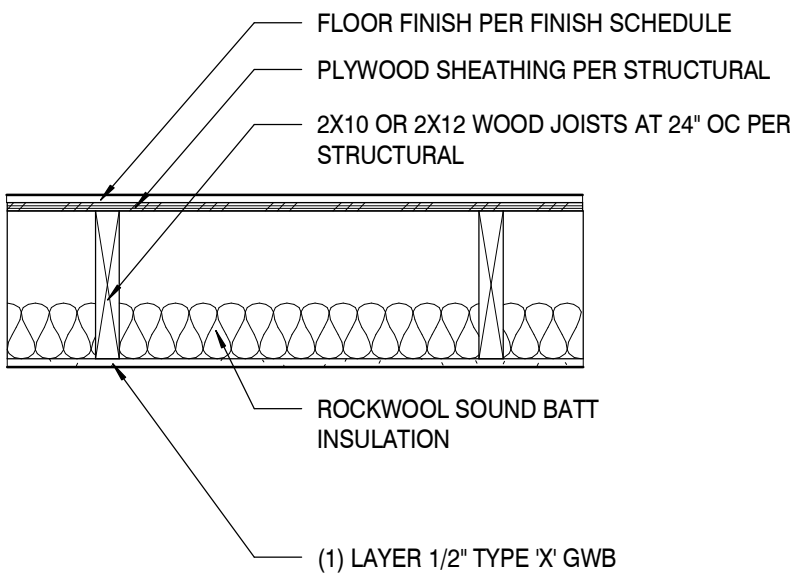
15 1-HR FLOOR AT SOFFIT
ASSEMBLY: N/A
FIRE: 1-HR STC: N/A



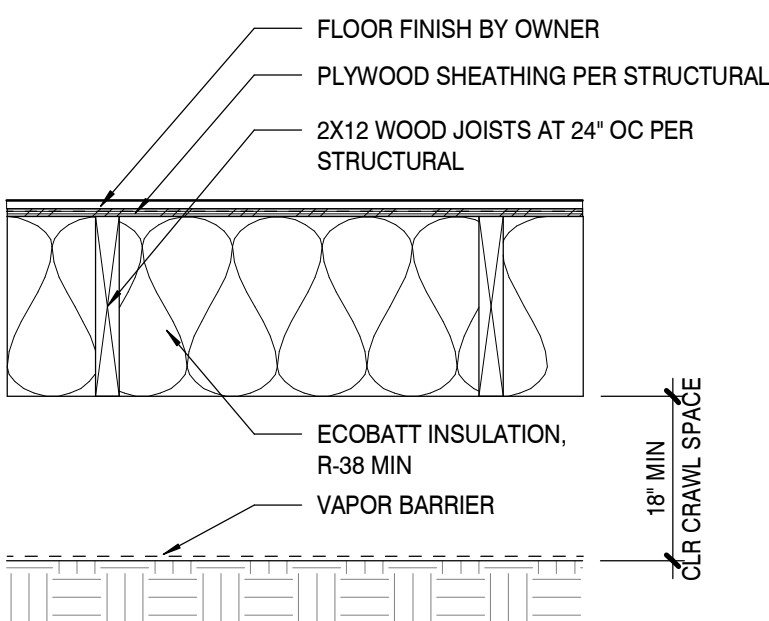
14 1-HR FLOOR/CEILING (OVER GARAGE)
ASSEMBLY: GA NO. FC 5250 (REFERENCED FOR SOUND ONLY) 125 MIN PER TABLE
FIRE: 1-HR STC: 45-49



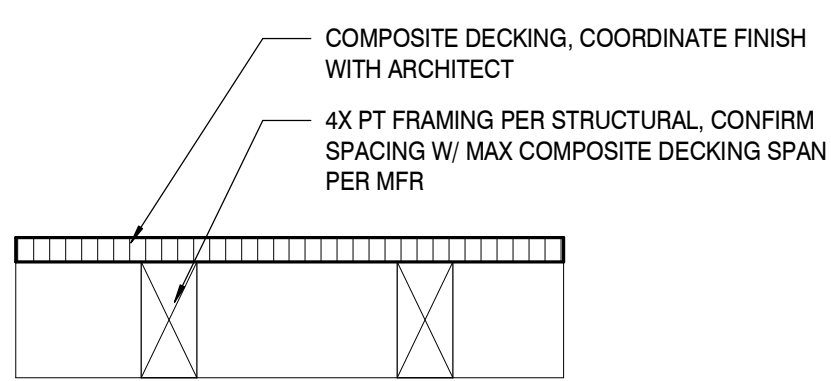
13 ROOF
ASSEMBLY: N/A
FIRE: N/A STC: N/A



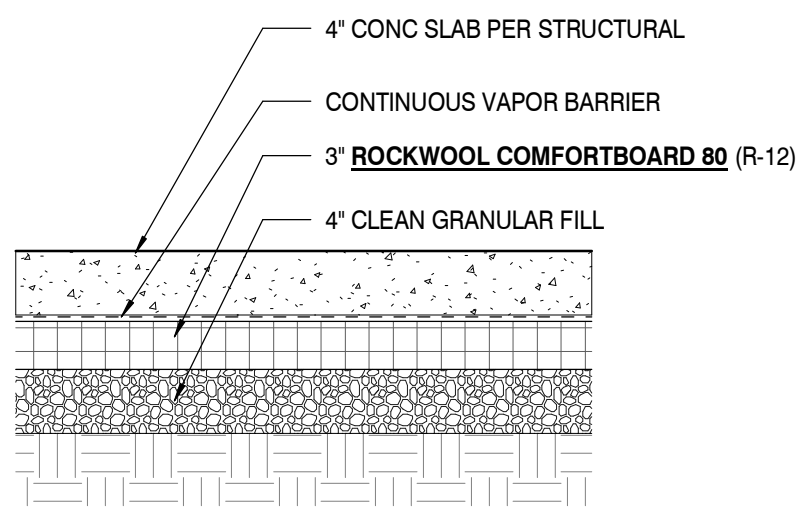
12 FLOOR/CEILING
ASSEMBLY: N/A
FIRE: N/A STC: N/A



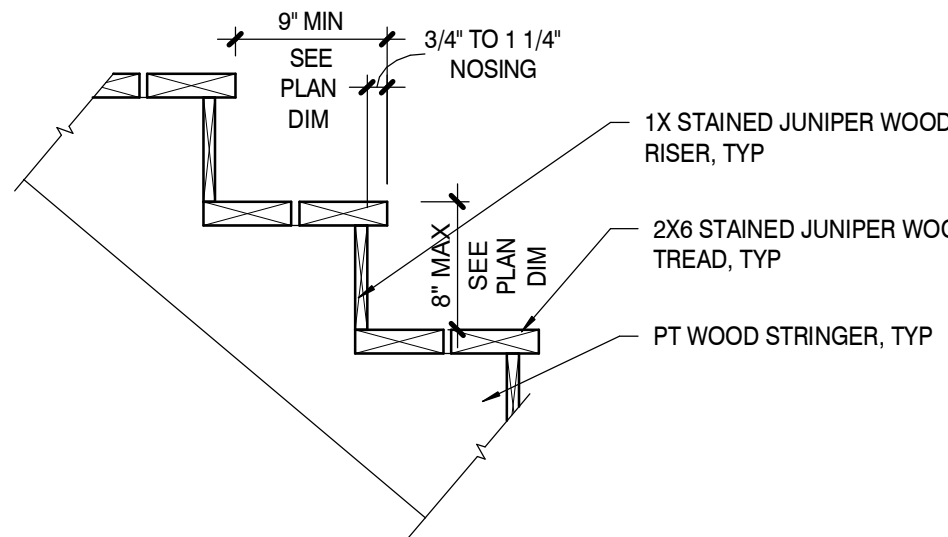
11 FRAMED FLOOR
ASSEMBLY: GA FILE NO. FC 5120
FIRE: N/A STC: N/A



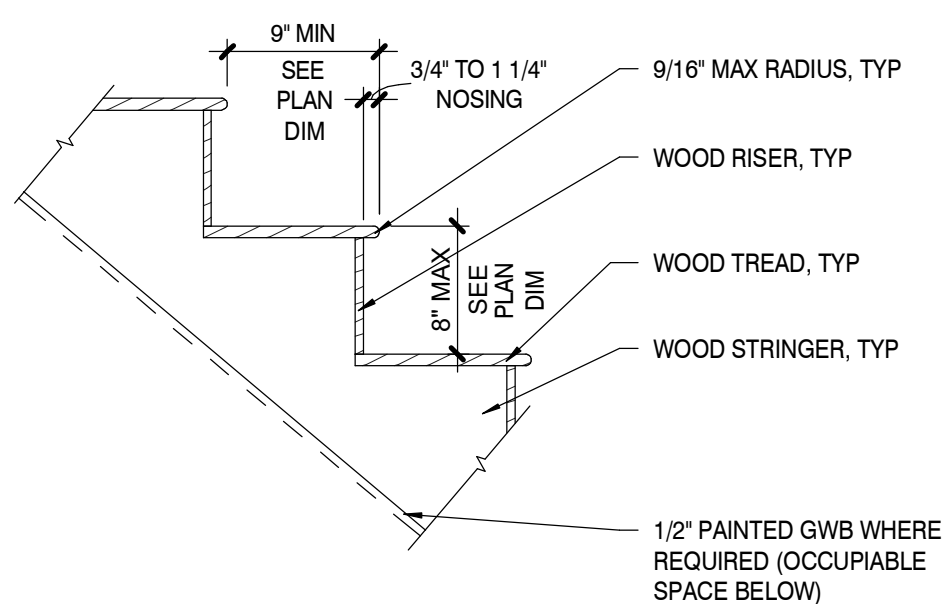
10B 2X FRAMING IN LIEU OF 4X, SEE STRUCTURAL (NOT RATED)
10A WOOD DECK - 1-HR
ASSEMBLY: N/A
FIRE: N/A STC: N/A



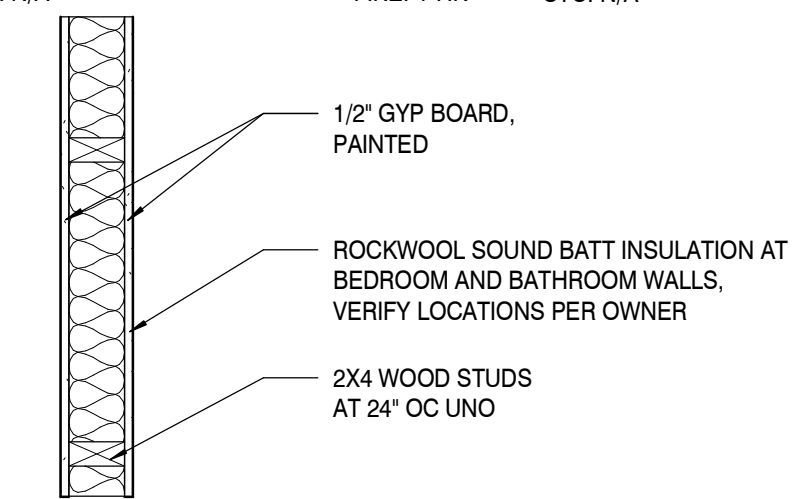
9B NO INSULATION
9A SLAB ON GRADE
ASSEMBLY: N/A
FIRE: N/A STC: N/A



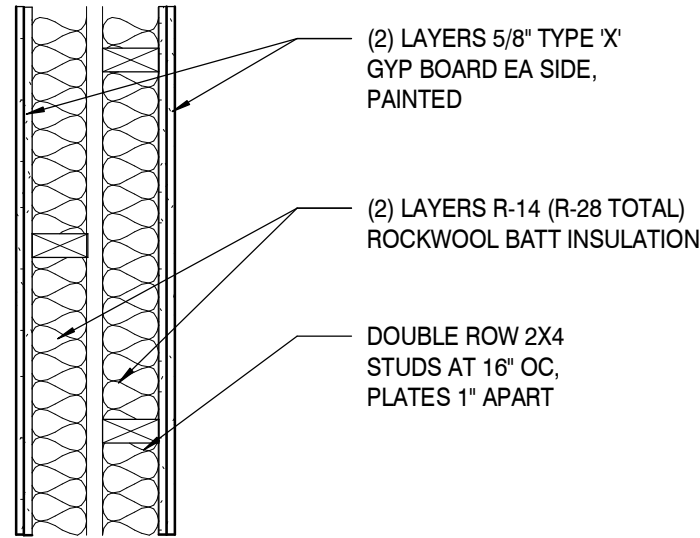
8 EXTERIOR DECK STAIR
ASSEMBLY: N/A
FIRE: N/A STC: N/A



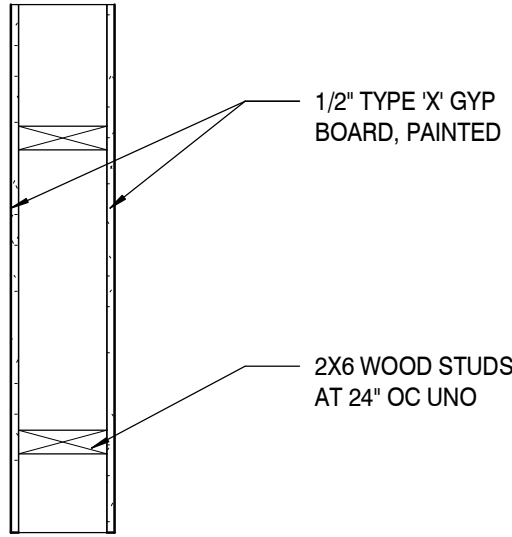
7 INTERIOR STAIR
ASSEMBLY: N/A
FIRE: 1-HR STC: N/A



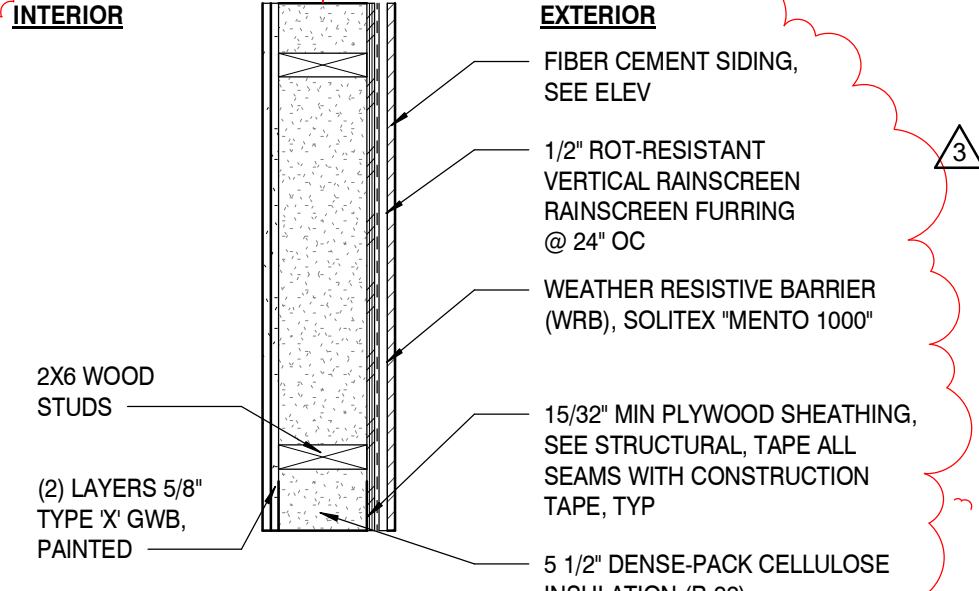
6C T.O. WALL AT 3'-0" AFF, 4X4 AT 48" OC, 2X4 AT 24" OC IN BETWEEN PER STRUCT
6B 2X6 WOOD STUDS AT 24" OC UNO
6A INTERIOR WALL
ASSEMBLY: N/A
FIRE: N/A STC: N/A



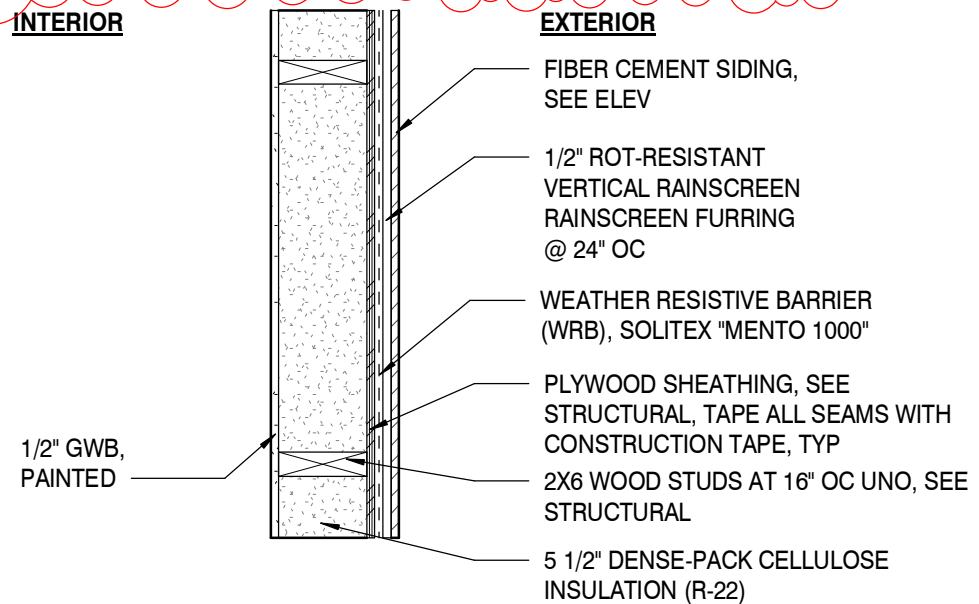
5 1-HR INTERIOR WALL
ASSEMBLY: GA WP 3820
FIRE: 1-HR STC: 55 TO 59



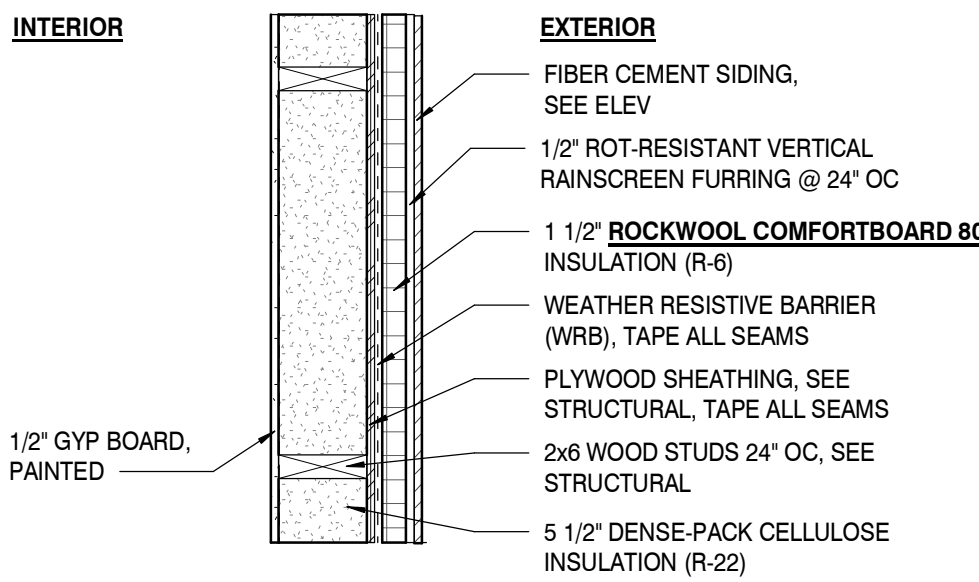
4 1-HR INTERIOR WALL
ASSEMBLY: GA WP 3510
FIRE: 1-HR STC: NR



3 1-HR EXTERIOR WALL (AT GARAGE)
ASSEMBLY: 100 MIN PER TABLE
FIRE: 1-HR STC: NR



2 EXTERIOR WALL (AT GARAGE)
ASSEMBLY: N/A
FIRE: N/A STC: N/A



1 TYPICAL EXTERIOR WALL
ASSEMBLY: N/A
FIRE: N/A STC: N/A

CALCULATED FIRE RESISTANCE

PER OSSC 2014 SECTION 722 CALCULATED FIRE RESISTANCE, TABLES 722.6.2(1,2,3,4):

5/8" TYPE 'X' GYPSUM = 40 MIN
(2) LAYERS 5/8" TYPE 'X' GYPSUM = 80 MIN
WOOD STUDS 16" OC = 20 MIN
WOOD FLOOR & ROOF JOISTS 16" OC = 10 MIN
ROCKWOOL = 15 MIN

ASSEMBLY 3: 100 MIN
ASSEMBLY 14: 125 MIN
ASSEMBLY 15: 125 MIN
ASSEMBLY 16: 125 MIN

SPECIFICATIONS

ROOF UNDERLAYMENT: SOLITEX 'MENTO 1000'
BUILDING WRAP: SOLITEX 'MENTO 1000' OR BLUESKIN VP100
BUILDING TAPE: TESCON VANA OR TESCON INVIS (WHERE VISIBLE BEHIND RAINTSCREEN)
RESILIENT CHANNEL: CLARK DIETRICH RC DELUXE
STAINS & PAINTS: ZERO VOC
FOAM INSULATION:
- WALLS: R6 ROCKWOOL COMFORTBOARD 80 INSULATION
- UNDERSLAB & FOOTING EDGE: EPS
- WINDOW HEADERS: POLYISO
WINDOWS:
- TYPICAL: MARVIN ESSENTIAL FIBERGLASS WINDOWS, "EBONY" FINISH AT INTERIOR AND EXTERIOR
- CORNER WINDOWS: MARVIN ULTIMATE NARROW FRAME CORNER WINDOW, "EBONY" EXTERIOR FINISH, "DESIGNER BLACK" INTERIOR FINISH
ALL SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.

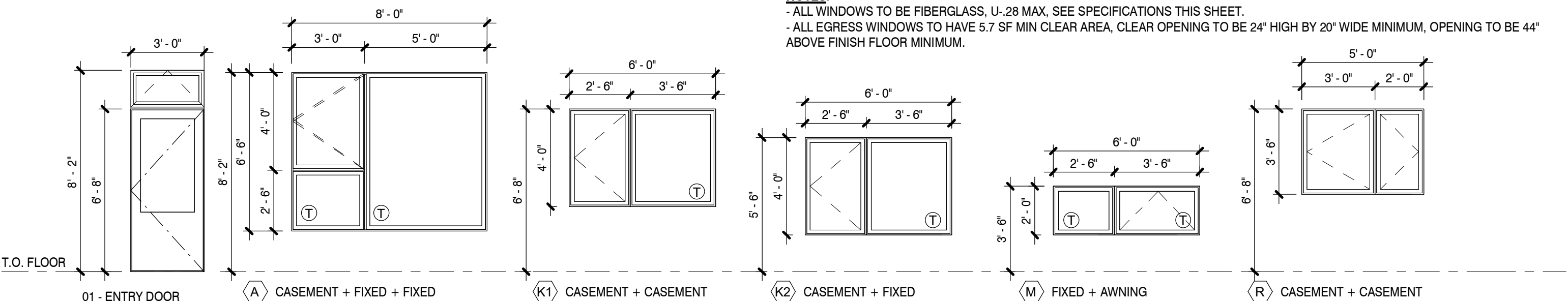
DOOR SCHEDULE

TAG	LOCATION	WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	FIRE RATING	QTY	COMMENTS
01	Exterior	3'-0"	6'-8"	GLAZED SWING	FIBERGLASS		1	SEE LEGEND, PAINT PER ELEV, TEMPERED GLASS
02	Exterior	3'-0"	6'-8"	GLAZED SWING	FIBERGLASS		4	PAINT PER ELEV, TEMPERED GLASS
03			6'-8"				5	
04	Exterior	8'-0"	6'-8"	GLAZED SLIDER	FIBERGLASS		2	FINISH TO MATCH WINDOWS, TEMPERED GLASS
05	Exterior	8'-0"	6'-6"	OVERHEAD W/ WINDOWS	FIBERGLASS		3	
11	Interior	2'-6"	6'-8"	SWING			16	
12	Interior	3'-0"	6'-8"	BARN DOOR	SOLID WD		1	
13	Interior	3'-0"	6'-8"	POCKET	SOLID WD		2	
14	Interior	5'-6"	6'-8"	BIFOLD	SOLID WD		1	LOUVERS IN DOOR
15	Interior	2'-2"	5'-6"	SWING	SOLID WD		1	
16	Interior	4'-6"	5'-0"	BI-PASS	SOLID WD		1	
17	Interior	7'-0"	6'-8"	BI-PASS	SOLID WD		1	
18	Interior	1'-10"	6'-8"	SWING	SOLID WD		1	
19	Interior	4'-6"	6'-8"	BI-PASS			4	
20	Interior	3'-0"	6'-8"	SWING	SOLID WD	20-MIN	1	
21	Interior	2'-2"	6'-8"	SWING	SOLID WD		1	
22	Interior	3'-0"	6'-8"	BI-FOLD	SOLID WD		1	
24	Interior	8'-0"	6'-8"	BI-PASS	SOLID WD		2	
25	Interior	2'-8"	6'-8"	SWING	SOLID WD		1	PROVIDE VENT IN DOOR
27	Interior	4'-0"	6'-8"	BI-PASS	SOLID WD		1	

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	HEADER HEIGHT	WINDOW TYPE	TEMPERED	EGRESS	QTY	COMMENTS
A	8'-0"	6'-6"	8'-2"	SEE LEGEND	Yes	No	1	SEE LEGEND
B	6'-0"	3'-6"	6'-8"	CORNER - FIXED + CASEMENT	Yes	No	1	PERPENDICULAR CASEMENT WINDOW 3'-0" IN WIDTH
C	3'-0"	3'-6"	6'-8"	CASEMENT	No	Yes	5	EGRESS AT BEDROOM
D	3'-0"	4'-0"	6'-8"	CASEMENT	No	Yes	1	
E	4'-0"	2'-0"	6'-8"	AWNING	No	No	4	
F	2'-6"	2'-0"	6'-8"	AWNING	No	No	7	TEMPERED AT BATH
G1	6'-0"	5'-0"	6'-8"	CORNER - FIXED + CASEMENT	Yes	No	2	PERPENDICULAR CASEMENT WINDOW 3'-0" IN WIDTH
G2	6'-0"	5'-0"	8'-2"	CORNER - FIXED + CASEMENT	No	No	1	PERPENDICULAR CASEMENT WINDOW 3'-0" IN WIDTH
H	2'-6"	4'-0"	6'-8"	CASEMENT	No	Yes	2	EGRESS AT BEDROOM
J	5'-0"	4'-0"	6'-8"	FIXED	Yes	No	1	
K1	6'-0"	4'-0"	6'-8"	SEE LEGEND	Yes	Yes	4	EGRESS AT BEDROOM
K2	6'-0"	4'-0"	5'-6"	SEE LEGEND	Yes	No	1	
M	2'-0"	4'-0"	6'-8"	CASEMENT	No	No	1	
K3	6'-0"	2'-0"	3'-6"	SEE LEGEND	Yes	No	1	
N	6'-4"	3'-6"	6'-8"	CORNER - FIXED + CASEMENT	Yes	Yes	1	PERPENDICULAR CASEMENT WINDOW 3'-0" IN WIDTH
P	2'-6"	4'-6"	6'-8"	CASEMENT	Yes	Yes	1	
Q	3'-0"	2'-0"	6'-8"	AWNING	Yes	No	1	
R	5'-0"	3'-6"	6'-8"	SEE LEGEND	No	No	1	
S	6'-4"	5'-0"	6'-8"	CORNER - FIXED + CASEMENT	Yes	No	1	PERPENDICULAR CASEMENT WINDOW 3'-0" IN WIDTH
V	3'-6"	1'-6"	6'-8"	AWNING	Yes	No	1	

NOTES:
- ALL WINDOWS TO BE FIBERGLASS, U-28 MAX, SEE SPECIFICATIONS THIS SHEET.
- ALL EGRESS WINDOWS TO HAVE 5.7 SF MIN CLEAR AREA, CLEAR OPENING TO BE 24" HIGH BY 20" WIDE MINIMUM, OPENING TO BE 44" ABOVE FINISH FLOOR MINIMUM.



2 MULLED WINDOW/DOOR LEGEND
A1.0 SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO VERIFY OVERALL SIZES AND ROUGH OPENINGS WITH MULLING FROM STANDARD MARVIN ESSENTIAL WINDOWS.

1 ASSEMBLIES LEGEND
A1.0 SCALE: 1" = 1'-0"



PERMIT SET



Montavilla Residences
8635 SE WASHINGTON ST
PORTLAND, OR 97216

#	Date	Description
3	1/20/21	REV 3
2	11/11/21	REV 2
1	11/16/20	CS01 REV1

09.24.21

Date

SM

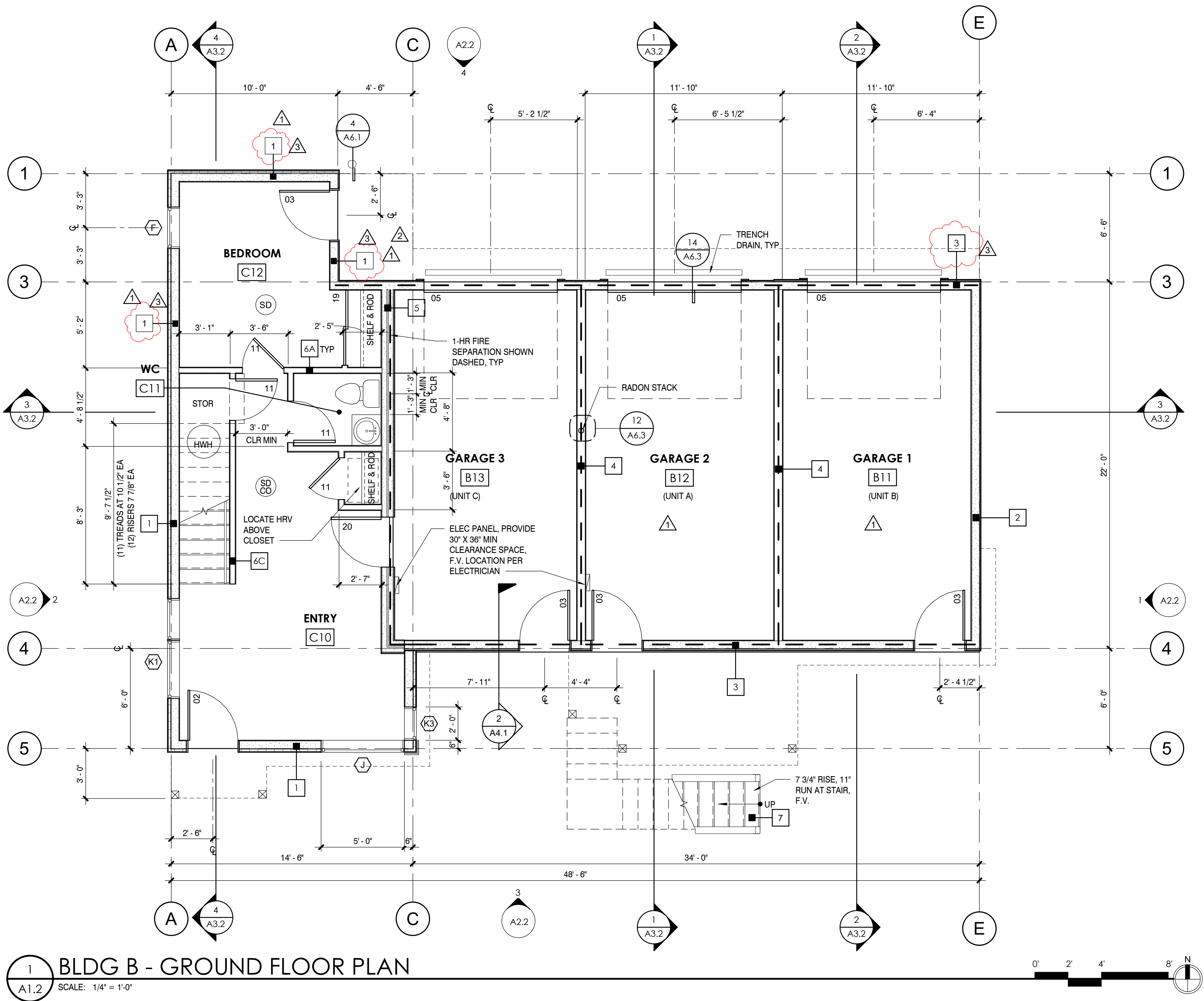
Drawn By

Assemblies, Schedules & Specs

A0.2

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If this drawing is less than 22" x 34", it has been reduced. Scale accordingly. Half size at 11" x 17".

Plot Date: 1/20/2022 8:27:20 AM Revit File G:\My Drive\HARKA - PROJECT Files\Montavilla Residences\Phase 2\Revit\Montavilla 2_Permit REV2_Garage walls.rvt



SHEET NOTES (PLAN)

1. W/D - COMPACT WASHER/DRYER STACKED UNIT TO HAVE VENTLESS HEAT PUMP DRYER.
2. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, GRID LINES, AND CENTER LINE OF WINDOW ASSEMBLIES UNLESS OTHERWISE NOTED.
3. CONSTRUCTION ASSEMBLY DESCRIPTIONS, SEE A1.0.
4. HEATING/COOLING IN UNIT TO BE PROVIDED BY DUCTLESS HEAT PUMP HSPF 10.0 EACH UNIT. PROVIDE HRV FOR VENTILATION EACH UNIT.
5. PRODUCT SPECIFICATIONS, SEE A1.0.

LEGEND

1-HR SEPARATION



PERMIT
SET



**Montavilla
Residences**

8635 SE WASHINGTON ST
PORTLAND, OR 97216

#	Date	Description
3	1/20/21	REV 3
2	11/11/21	REV 2
1	11/16/20	CS01 REV1

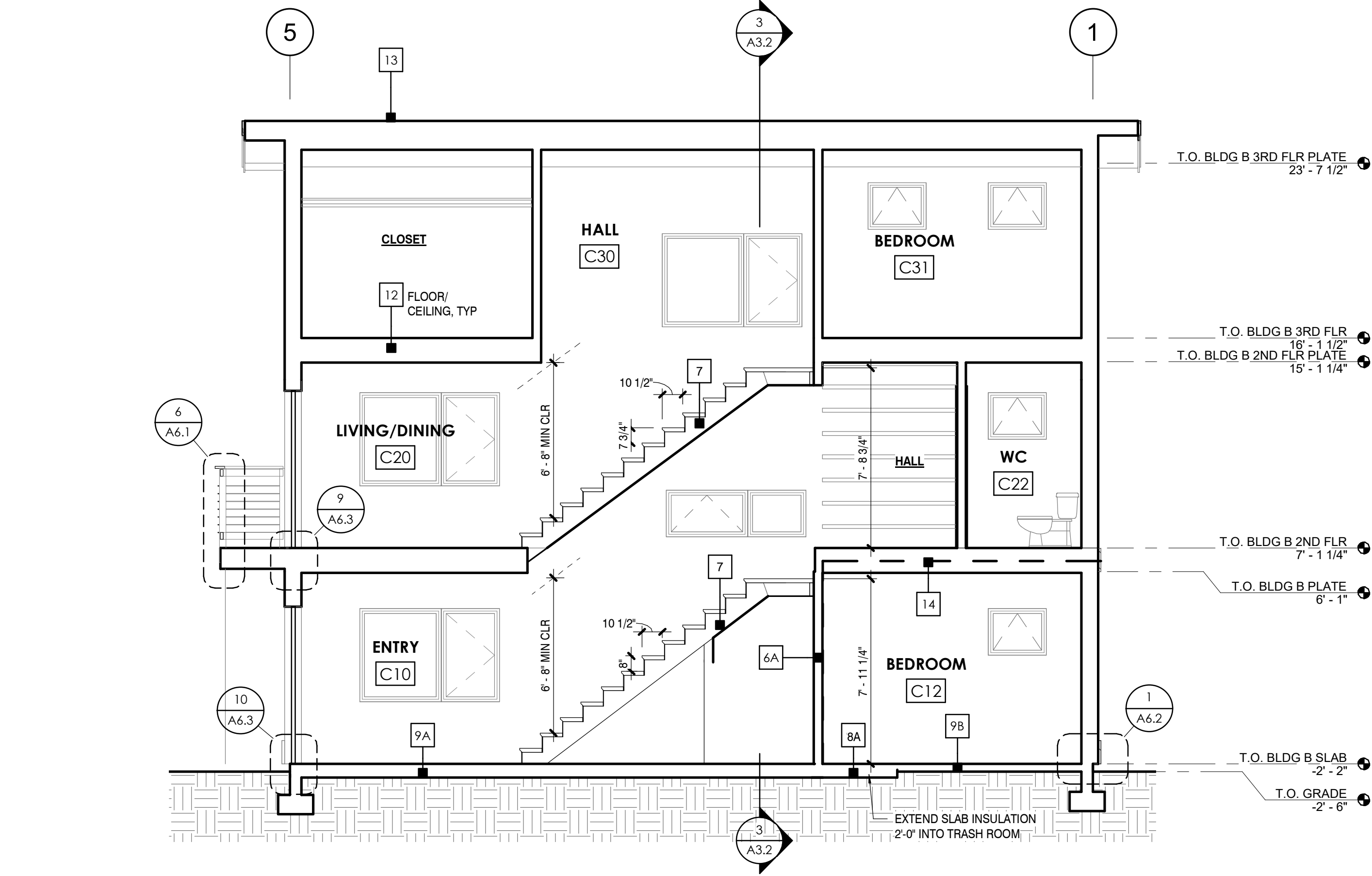
09.24.21
Date
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Drawn By

Building B
Floor Plans

A1.2

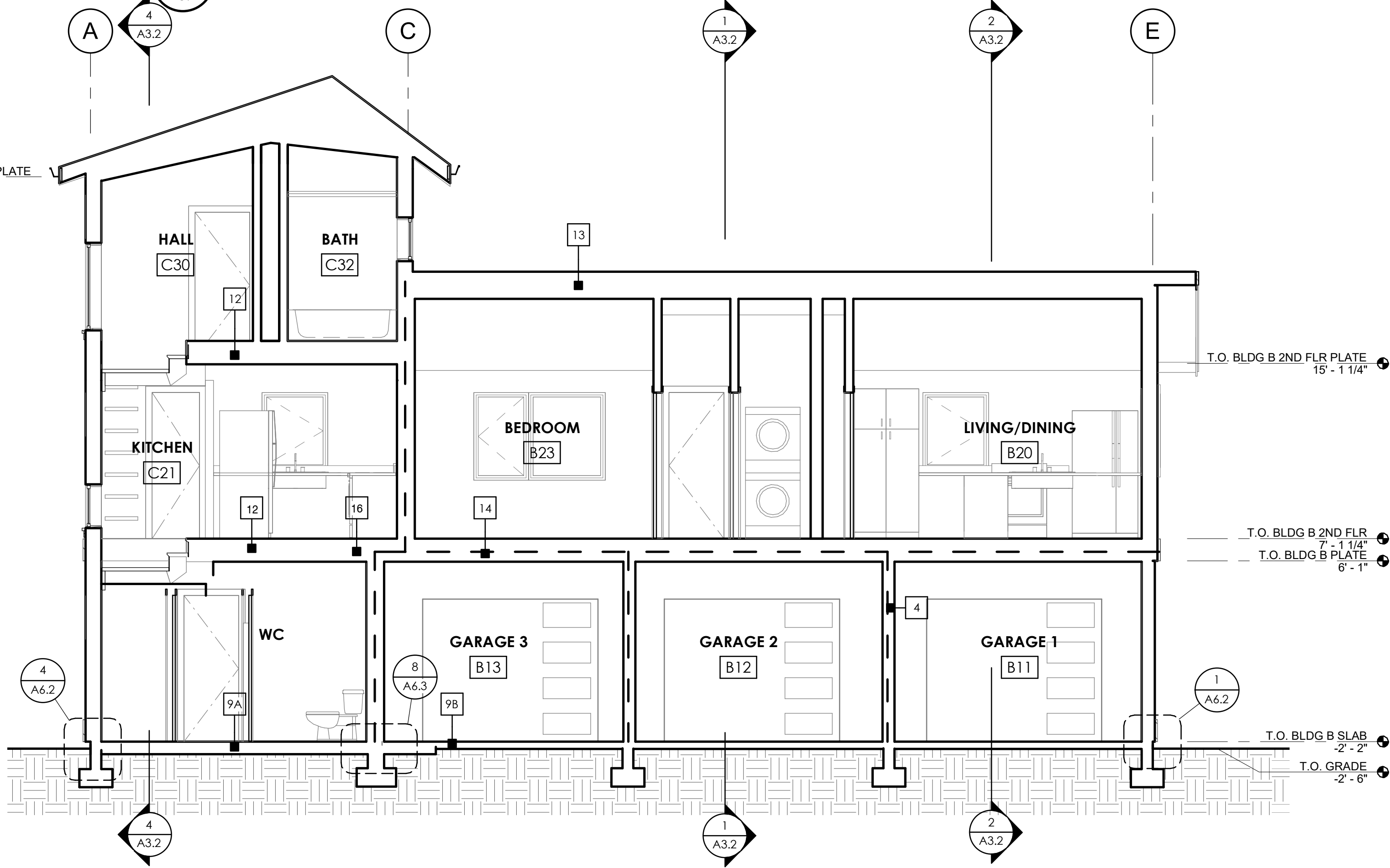
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If this drawing is less than 22" x 34", it has been reduced. Scale accordingly. Half size at 11" x 17".

Plot Date: 1/20/2022 8:27:21 AM Revit File G:\My Drive\HARKA - PROJECT Files\Montavilla Residences\Phase 2\Revit\Montavilla 2 Permit REV2_Garage walls.rvt



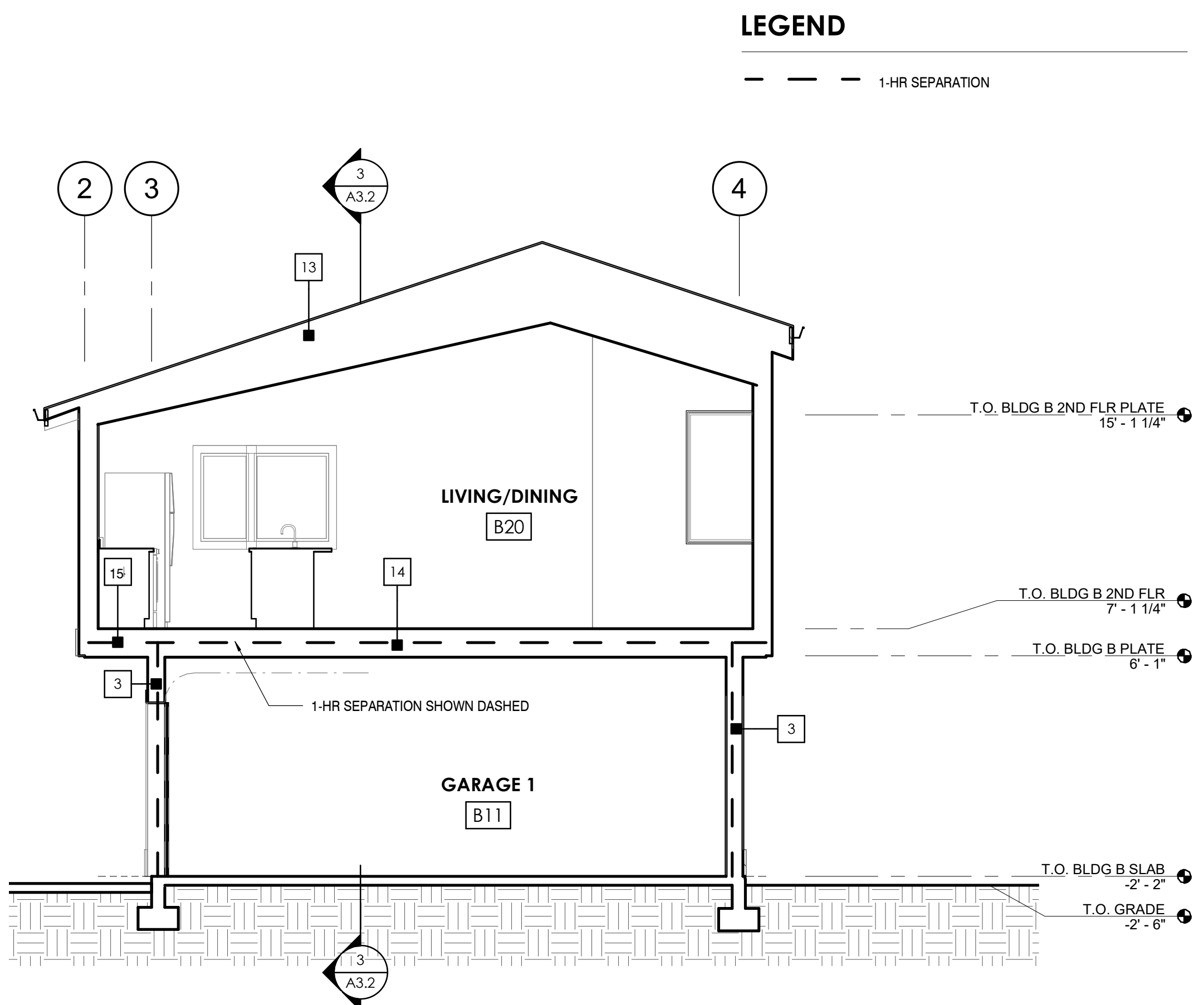
BLDG B UNIT C SECTION

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



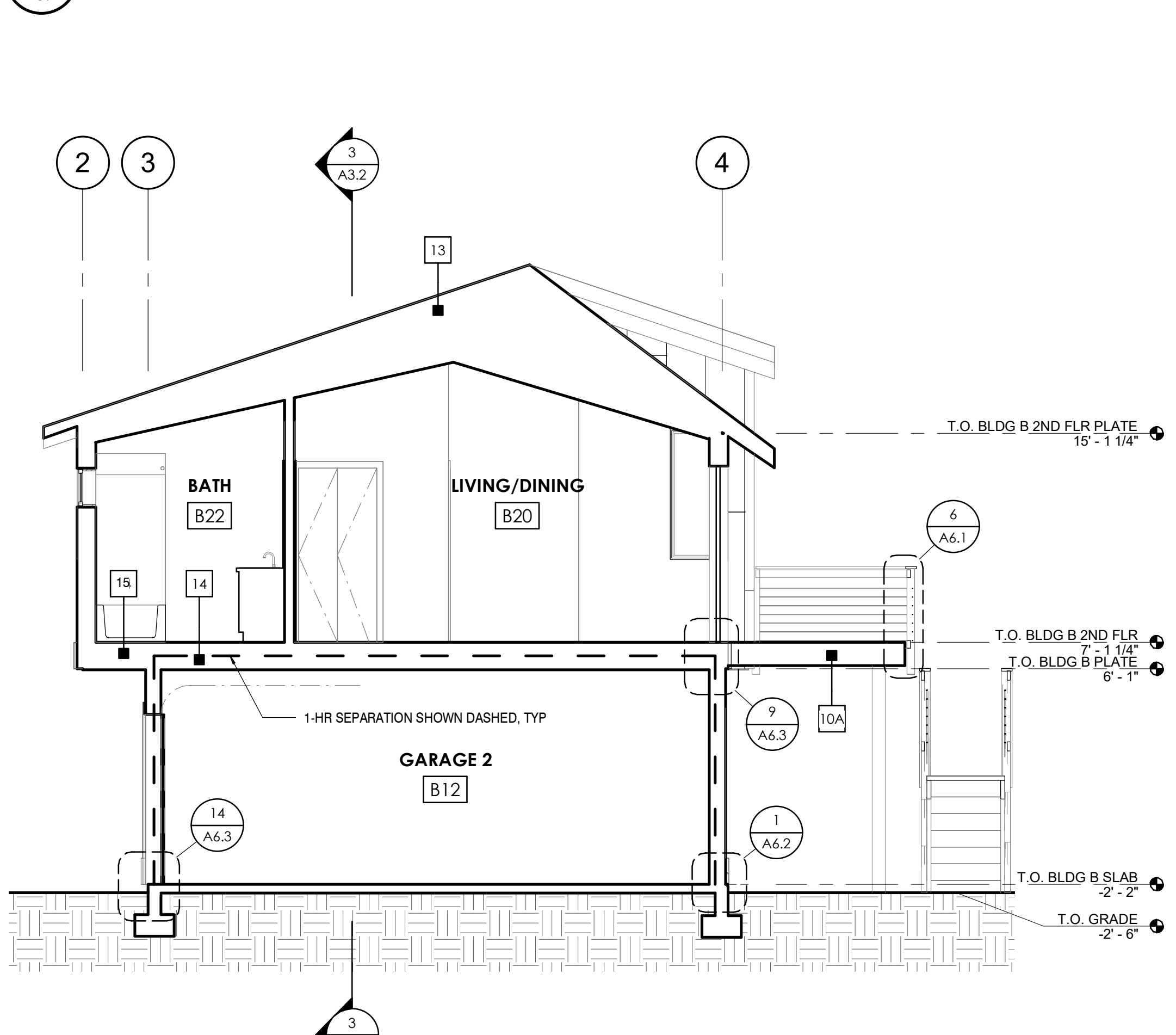
BLDG B SECTION

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



BLDG B - SECTION THRU ADU AND GARAGE 2

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



BLDG B - SECTION THRU ADU AND GARAGE 1

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

LEGEND

1-HR SEPARATION

PERMIT SET



Montavilla
Residences

8635 SE WASHINGTON ST
PORTLAND, OR 97216

Date Description

09.24.21

Date

SM

Drawn By

Building B
Sections

A3.2

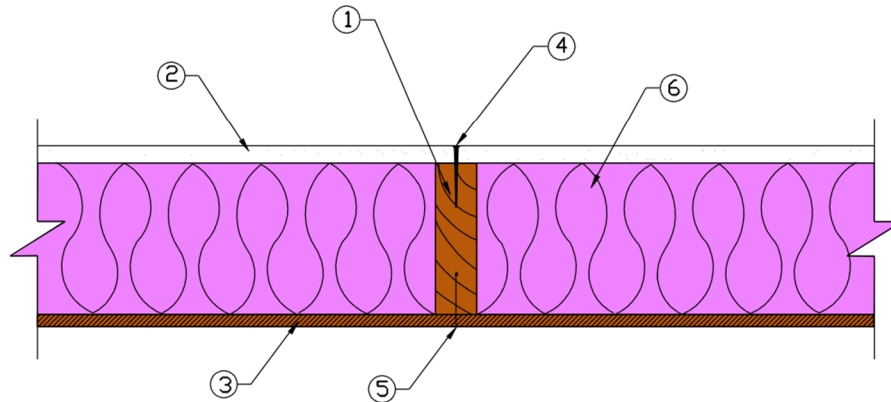
WALSH CEDC

One Hour Rated (Advanced Framed) Exterior Wall Assembly

(per Design for Code Acceptance 3: Fire-Resistance-Rated Wood-Frame Wall and Floor/Ceiling Assemblies, American Wood Council, 2020)

WS6-1.6 One-Hour Fire-Resistance-Rated Wood-Frame Wall Assembly
(Rated from gypsum wallboard side)

2x6 Wood Stud Wall – 100% Design Load – ASTM E 119/NFPA 251



1. Framing - Nominal 2x6 wood studs, spaced 24 in. o.c., double top plates, single bottom plate
2. Interior Sheathing - 5/8 in. Type X gypsum wallboard, 4 ft. wide, applied vertically. All panel edges backed by framing or blocking.
3. Exterior Sheathing - Minimum 15/32 in. wood structural panels, applied vertically, horizontal joints blocked
4. Gypsum Fasteners - 2-1/4 in. #6 Type S drywall screws, spaced 7 in. o.c.
5. Panel Fasteners - 6d common nails (bright) - 12 in. o.c. in the field, 6 in. o.c. panel edges
6. Insulation - minimum R-19 fiberglass insulation
7. Joints and Fastener Heads - Wallboard joints covered with paper tape and joint compound; fastener heads covered with joint compound

Tests conducted at Western Fire Center

Test No: WFCi Report #18090r1 (Fire Endurance & Hose Stream) February 22, 2019

Third Party Witness: Western Fire Center, Inc.

This assembly was tested at 100% design load, calculated in accordance with the 2018 *National Design Specification® for Wood Construction*. The authority having jurisdiction should be consulted to assure acceptance of this report.