

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 26445	Project Address: 515 NE 15th Ave
Hearing Date: 1/26/22	Appellant Name: Judy Yeoh
Case No.: M-001	Appellant Phone: 5032249162
Appeal Type: Mechanical	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 3 Occupancy: E Construction Type: III-B
Building/Business Name: Multiple Pathways to Graduation Fire Sprinklers: Yes - throughout	
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 19-210336-EA
Plan Submitted Option: pdf [File 1]	Proposed use: High School

APPEAL INFORMATION SHEET

Appeal item 1

Code Section IMC 507 Commercial Kitchen Hoods

Requires 507.1.2 Domestic cooking appliances used for commercial purposes.
Domestic cooking appliances utilized for commercial purposes shall be provided with Type I or Type II hoods as required for the type of appliances and processes in accordance with Sections 507.2 and 507.3. Domestic cooking appliances utilized for domestic cooking shall comply with Section 505.

507.3 Type II hoods.
Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. Type II hoods shall be installed above all appliances that produce products of combustion and do not produce grease or smoke as a result of the cooking process.

Code Modification or Alternate Requested Proposing a use of a residential hood that is exhausted to the exterior in lieu of a Commercial Type II hood.

Proposed Design 350CFM/ 2.5 Amp hood

Reason for alternative The domestic cooking appliance is located in a childcare area serving children from 6 months to 5 years in age. This is a preparation kitchen and no meals will be cooked. Food served comes in the form of cereals, fruits, vegetables, nuts, yogurt, cheeses, and drinks. The range will be used for warming water to heat baby formula. The only use of the hood is to exhaust steam vapor.

We are requesting a downgrade to a lesser hood based the low intensity and frequency of use.

APPEAL DECISION

Use of a residential hood vented to the exterior in lieu of a Commercial Type II hood: Granted provided.

1.) Grease producing cooking is prohibited.

2.) A permanent etched sign shall be installed in plain sight on the hood stating “NO FRYING, GRILLING, SAUTÉING OR GREASE PRODUCING COOKING ALLOWED ON THIS INSTALLATION”.

3.) Portable fire extinguishing equipment shall be provided as directed by the District Fire inspector.

4.) The District Fire inspector shall have the authority to summarily rescind this approval if any of the above conditions are violated.

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.
