

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: 27635	Project Address: 1639 SE Flavel St
Hearing Date: 4/6/22	Appellant Name: Sam Hehr
Case No.: B-002	Appellant Phone: 503-253-4283
Appeal Type: Building	Plans Examiner/Inspector: Connie Jones
Project Type: commercial	Stories: 2 Occupancy: M Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure, occ Change from R to M	LUR or Permit Application No.: 21-042551-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 602
Requires	Table 602: Exterior walls with a fire separation distance of more than or equal to 5 feet, and less than 10 feet with a V-B construction type in the occupancy group B shall have a fire-resistance rating not less than 1 hour.
Code Modification or Alternate Requested	The North wall of this structure has a separation of 5'-0" from the property line, per table 602 this would require a 1 hour fire separation. In order to achieve this fire rating with a listed assembly the exterior wall would need to be rebuilt. The applicant is proposing an alternate design in order to meet the intent of the code without having to rebuild the North exterior wall.
Proposed Design	The proposed design is to install (2) layers of 5/8" Type 'X' gypsum board on the interior face of the North exterior wall.
Reason for alternative	The applicant proposes this alternate due to that it would be impractical to rebuild the North exterior wall on this existing structure.

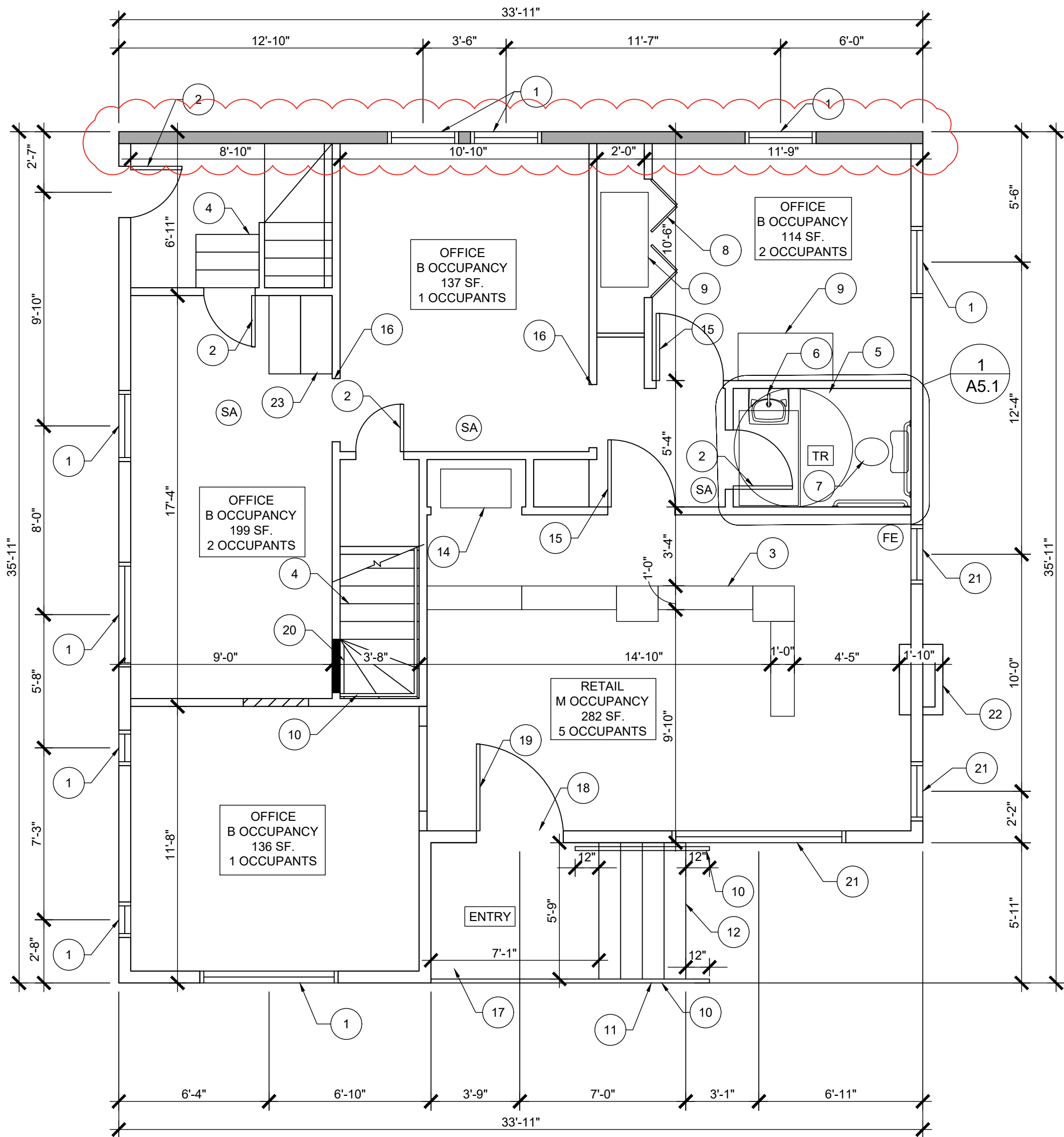
APPEAL DECISION

Change of occupancy with alternate 1 hour fire rated exterior wall: Granted provided the Type X gypsum is extended fully to the bottom of the roof sheathing.

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.



1
A1.1

PROPOSED FIRST FLOOR PLAN

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

FLOOR PLAN LEGEND

- EXTERIOR WALL TO REMAIN.
- NEW EXTERIOR FIRE WALL SEE DETAIL 8/A4.1
- NEW INTERIOR WALL
- SA SMOKE ALARM
- FE FIRE EXTINGUISHER

NOTE: ALL EXTERIOR AND INTERIOR WALLS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION OR ORDERING OF MATERIALS. NOTIFY A/E OF ANY DISCREPANCIES.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND AND THE CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL FIRE CODE.
- DIMENSIONS SHOWN ARE TO FACE OF WOOD STUD, OR CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
- LIGHT AND VENTILATION NOT INDICATED ON THESE PLANS SHALL BE PROVIDED AS PER OSSC SECTION 1203.
- ALL INSULATION INDICATED ON THE PLANS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS IN OSSC SECTION 707 FOR SMOKE DENSITY AND FLAME SPREAD.
- PROVIDE 2A-10BC FIRE EXTINGUISHERS WITHIN 75 FEET OF TRAVEL DISTANCE THROUGHOUT AND ONE EXTINGUISHER FOR EACH 3000 SF OR PORTION THEREOF. COORDINATE LOCATIONS WITH FIRE MARSHAL.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TESTING AND COORDINATE ALL REQUIRED INSPECTIONS.
- ALL DOORS AND WINDOWS SHALL COMPLY WITH APPLICABLE ENERGY CODES.
- PROVIDE 18" MIN. CLEAR OPPOSITE DOOR LEVER ON PULL SIDE OF DOOR AND 12" MIN. CLEAR OPPOSITE DOOR LEVER ON PUSH SIDE PER ADA GUIDELINES
- VERIFY EXISTING ELECTRICAL SERVICE PRIOR TO START OF CONSTRUCTION OR ORDERING OF MATERIALS. COORDINATE WITH A/E.
- EXISTING DOOR HARDWARE TO BE REPLACED WITH ADA COMPLIANT LEVER ACTION HARDWARE.

KEYNOTES

- EXISTING WINDOW TO REMAIN.
- EXISTING 2'-6" X 6'-8" WOOD DOOR TO REMAIN
- DISPLAY COUNTERS AND POS SYSTEM BY OWNER. SEE DETAIL 2/A4.1 AT LEAST ONE MUST BE ADA COMPLIANT WITH MAX. COUNTER HEIGHT AT 34"
- EXISTING STAIRS TO REMAIN
- EXISTING WATER CLOSET TO BE RELOCATED TO BE ADA COMPLIANT SEE A5.1
- EXISTING SINK TO BE REPLACED WITH WALL MOUNTED ADA COMPLIANT SINK SEE A5.1
- EXISTING SHOWER TO BE REMOVED AND REPLACED WITH ADA COMPLIANT TOILET ROOM SEE ENLARGED BATHROOM PLAN ON SHEET A5.1
- EXISTING 3'-10" X 6'-8" BI-FOLD WOODEN DOORS TO REMAIN.
- NEW SECURITY SAFE PER OWNER
- EXISTING HANDRAIL@ 34" A.F.F. TO REMAIN.
- EXISTING HANDRAIL. INSTALL VERTICAL PICKETS AT 4" O.C. PER ELEVATION SEE A2.1 TO CREATE CONTINUOUS GUARDRAIL
- EXISTING CONCRETE STAIRS TO REMAIN
- INFILL EXISTING OPENING SEE DETAIL 1A4.1
- EXISTING REFRIGERATOR TO REMAIN
- NEW 2'-10 X 6'-8" WOOD DOOR
- EXISTING WOOD DOOR TO BE REMOVED. INCREASE OPENING TO 2'-8" TO ALLOW FOR EGRESS PER 1010.1.1
- NEW 7'-1" X 5'-9" CONCRETE LANDING AND STAIR. 6 1/2" STEP TO MATCH EXISTING TREAD HEIGHT.
- 1/2" THRESHOLD LANDING. ELEVATION TO MATCH ON BOTH SIDES OF ENTRY.
- EXISTING 3'-8" WOOD DOOR TO REMAIN INSTALL COMPLIANT LEVER ACTION HARDWARE
- REMOVE EXISTING DOOR AND REPLACE WITH ATTIC ACCESS HATCH TO LIMIT ACCESS
- EXISTING WINDOW TO BE COVERED WITH TRANSLUCENT FILM TO ALLOW VIEWS INTO WORKING AREA WITHOUT ALLOWING VIEWS OF PRODUCT TO MEET OLCC STANDARDS. ANY EXISTING COVERING IS TO BE REMOVED.
- EXISTING CHIMNEY TO REMAIN
- (2) NEW LONG TERM BIKE PARKING RACKS

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FLAVEL ST.
CHANGE OF OCCUPANCY

1639 SE FLAVEL ST
PORTLAND, OR
97202

Proj # 201826

REVISIONS:

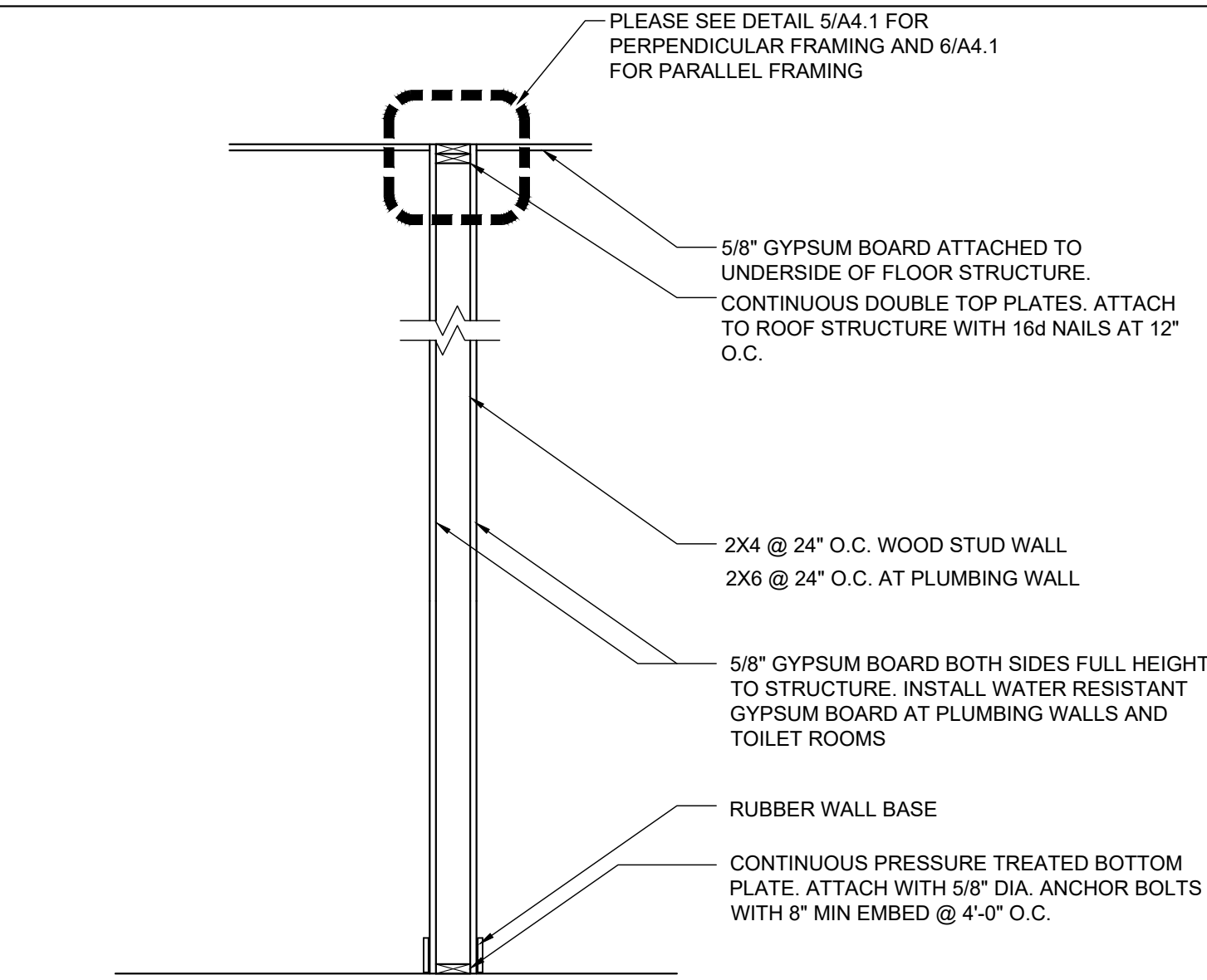
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|---|-----------------------------|
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| 2 | CHECKSHEET RESPONSE 3/1/22 |

BUILDING PERMIT

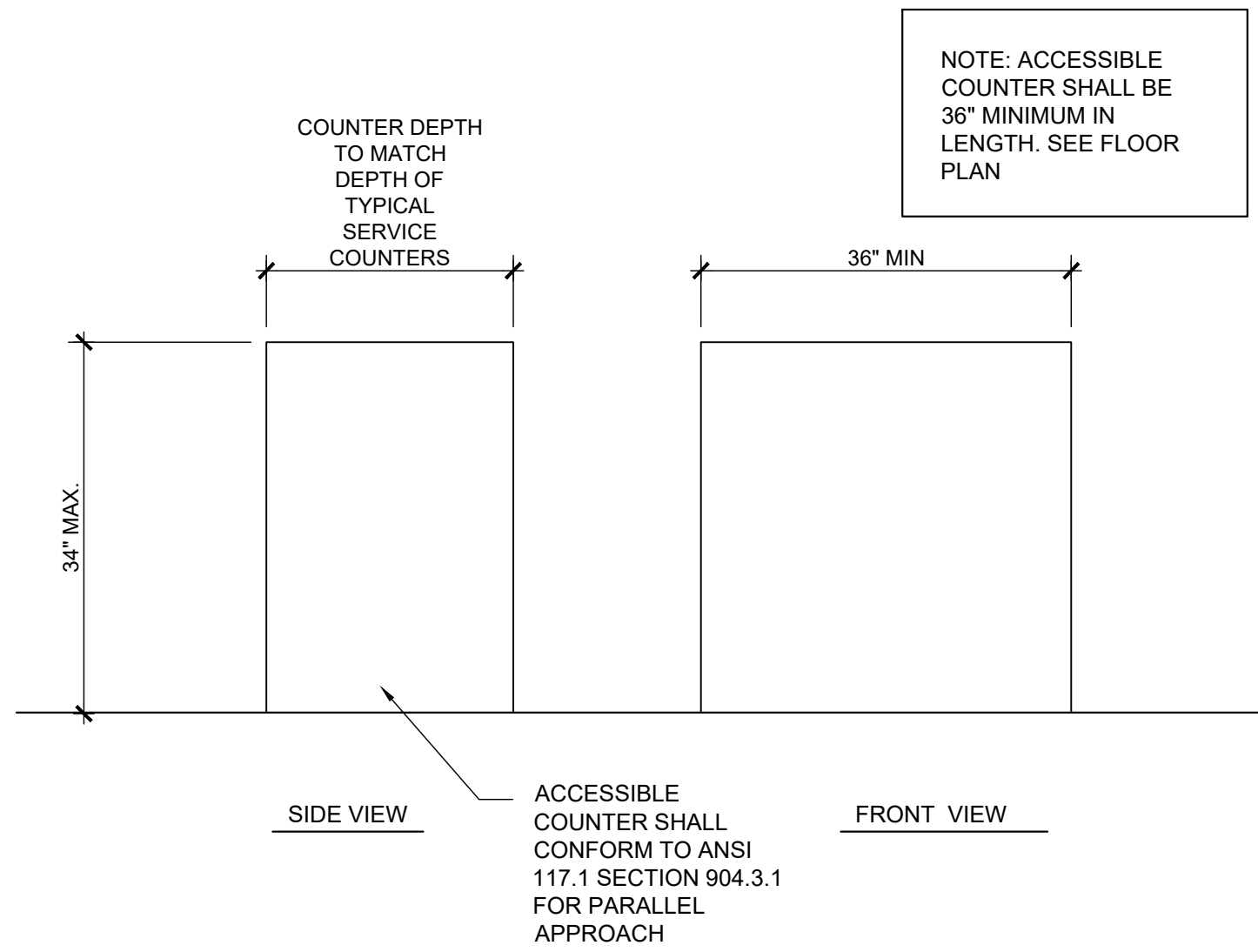
SHEET NO.

A1.1

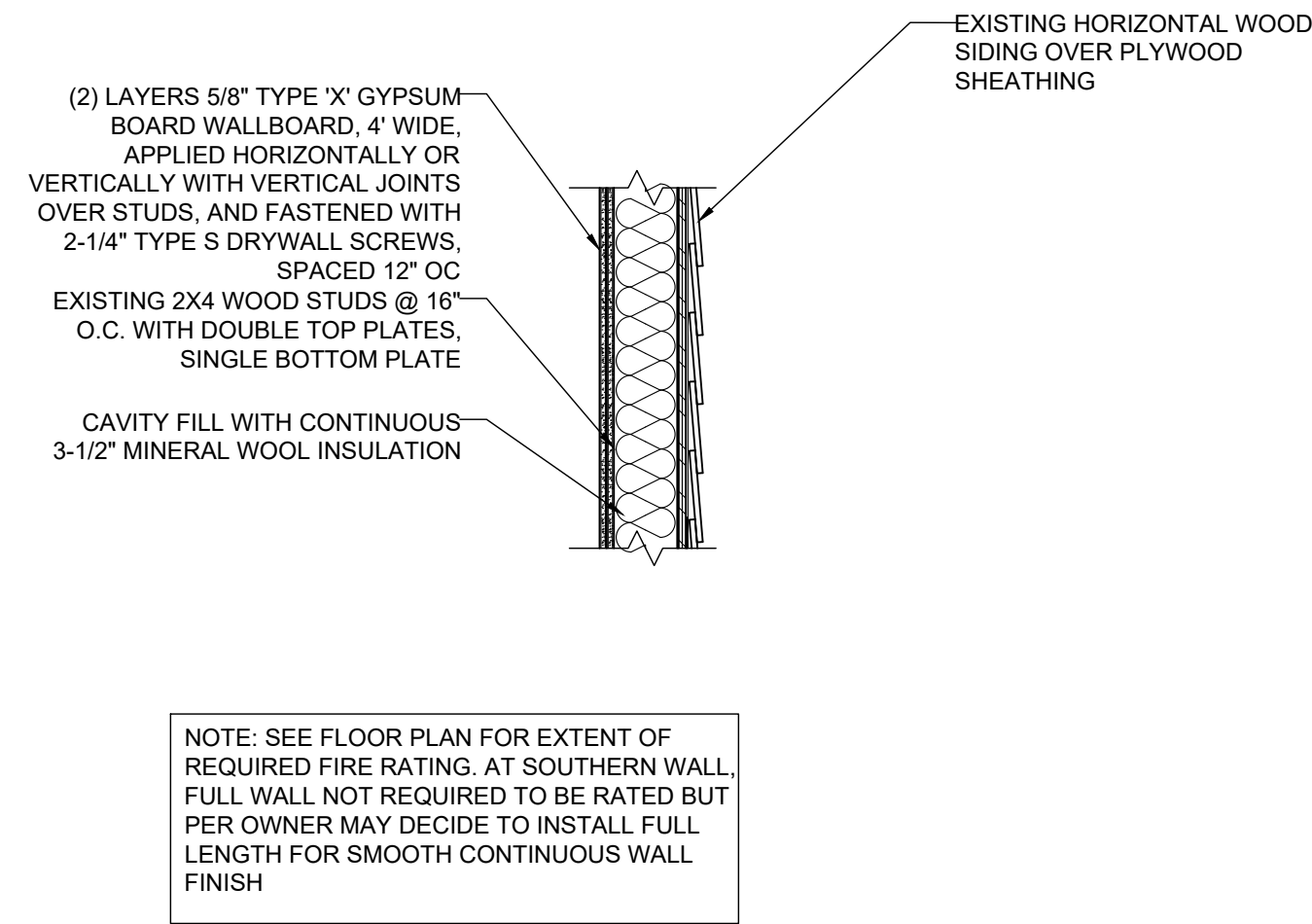
PROPOSED FIRST FLOOR
PLAN



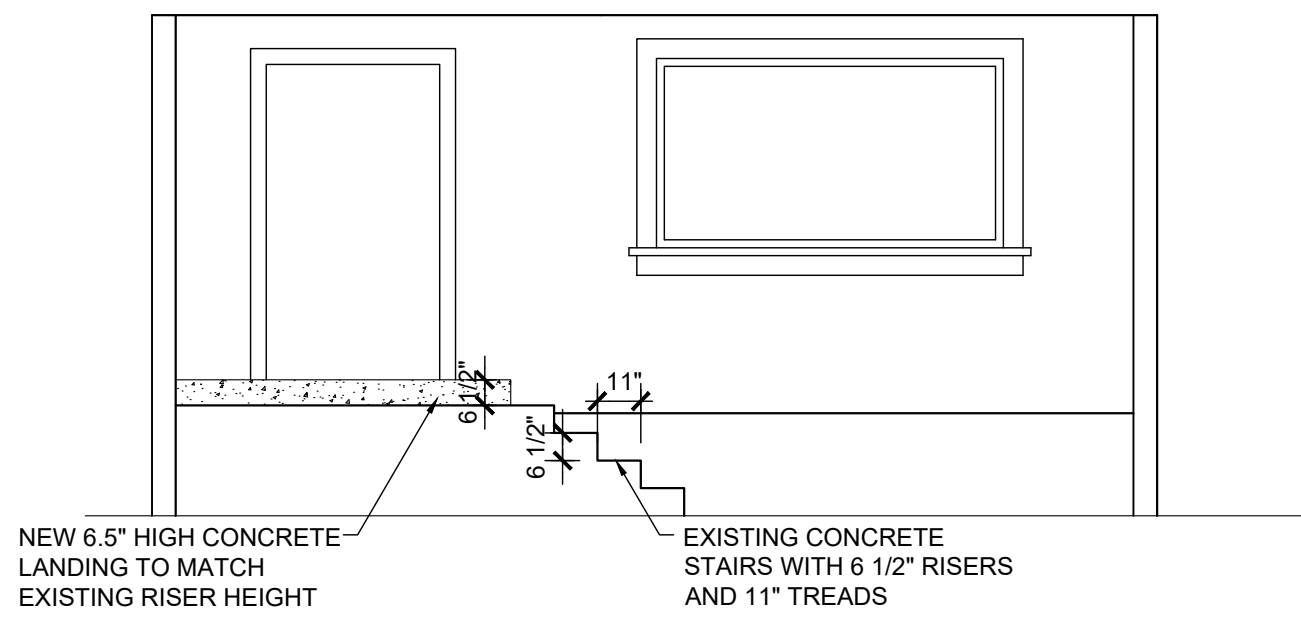
1 FULL HEIGHT NON STRUCTURAL INTERIOR WALL
3/4" = 1'-0"



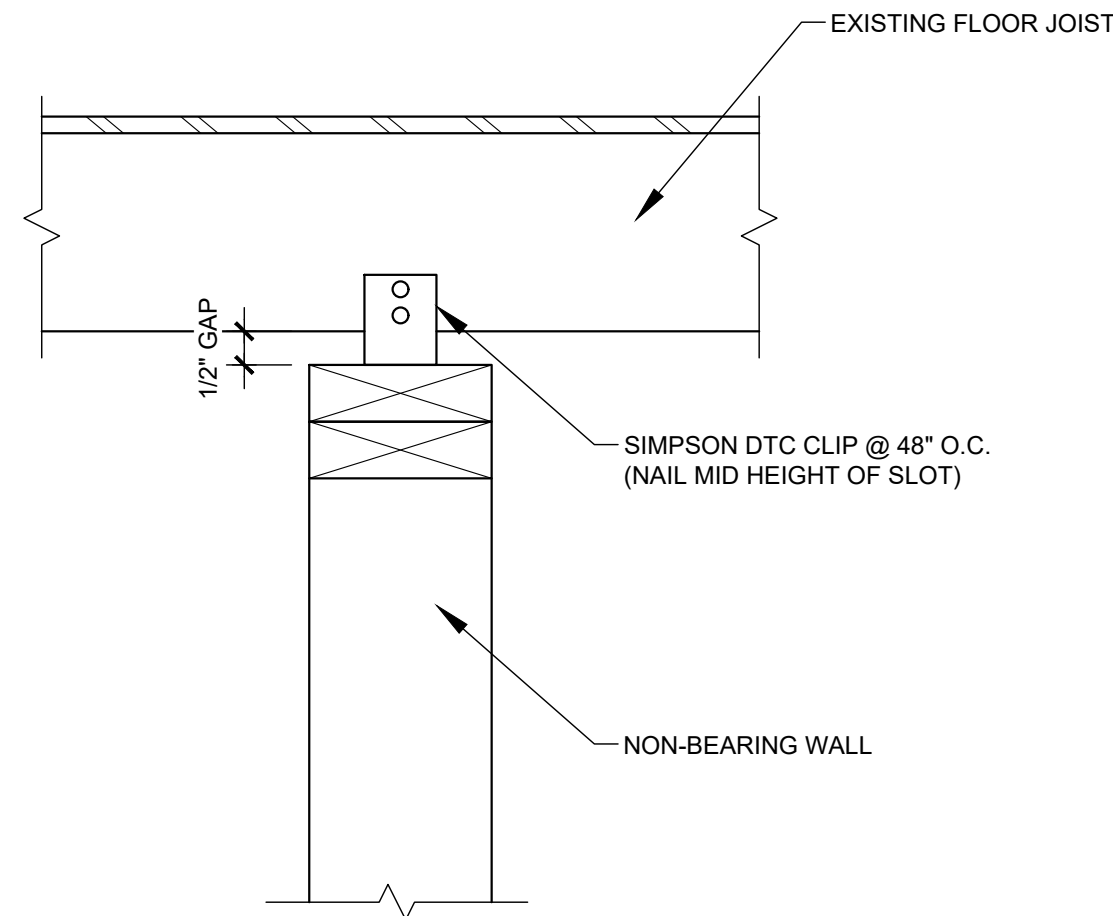
2 ACCESSIBILITY COUNTER LAVATORY
NOT TO SCALE



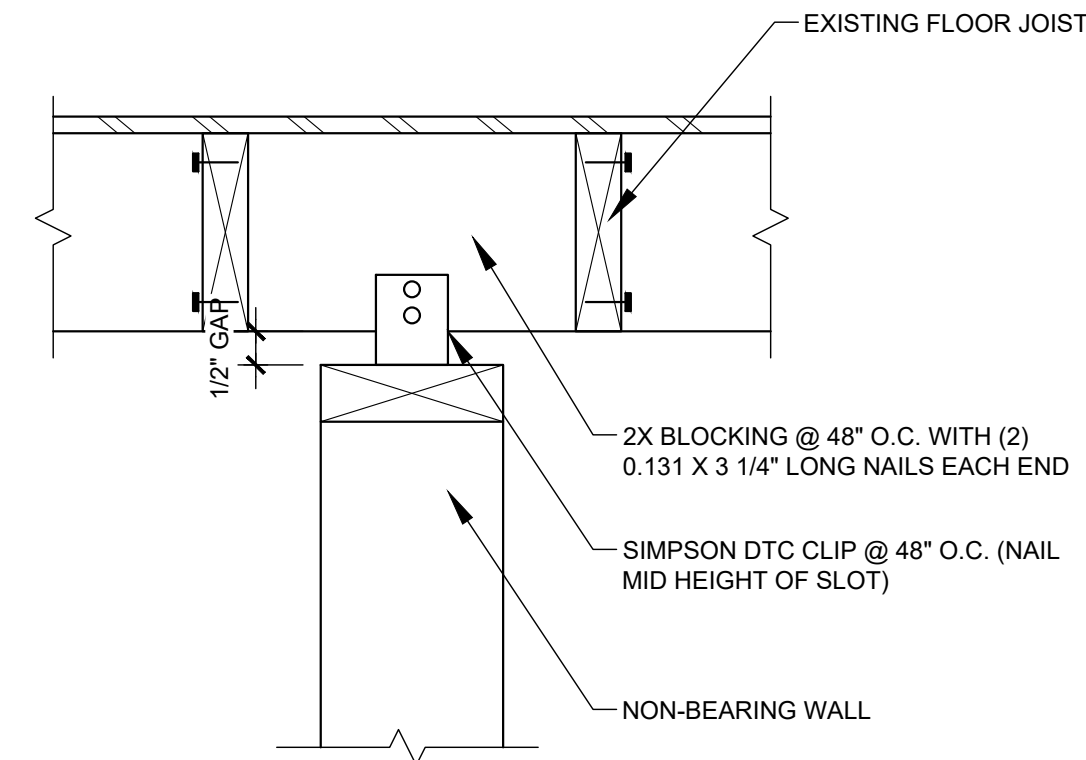
3 NORTH EXTERIOR FIRE WALL
3/4" = 1'-0"



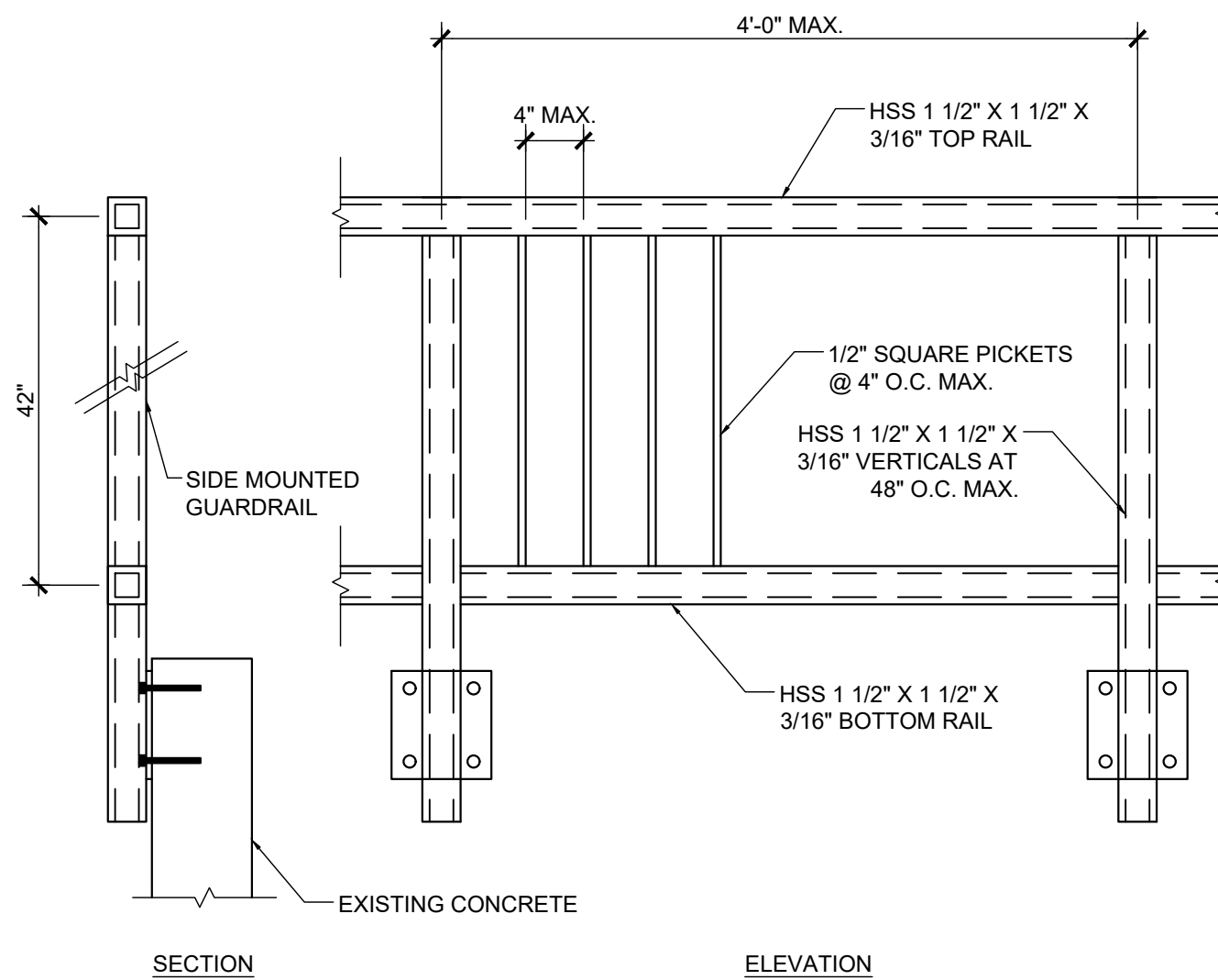
4 STAIR TREAD DETAIL
1/4" = 1'-0"



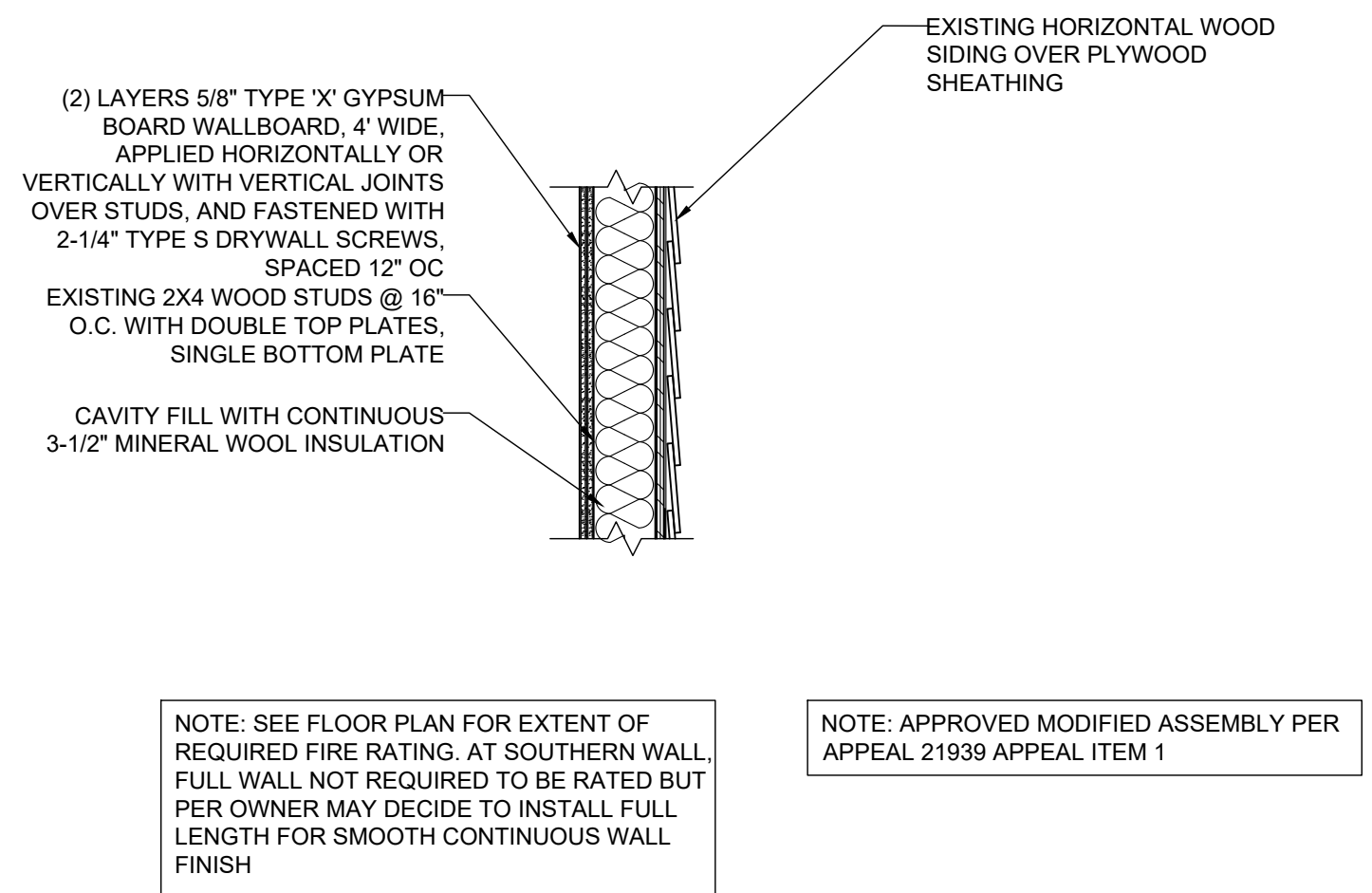
5 FRAMING PERPENDICULAR
3" = 1'-0"



6 FRAMING PARALLEL
3" = 1'-0"



7 GUARDRAIL DETAIL
1" = 1'-0"



8 EXTERIOR FIRE WALL
3/4" = 1'-0"

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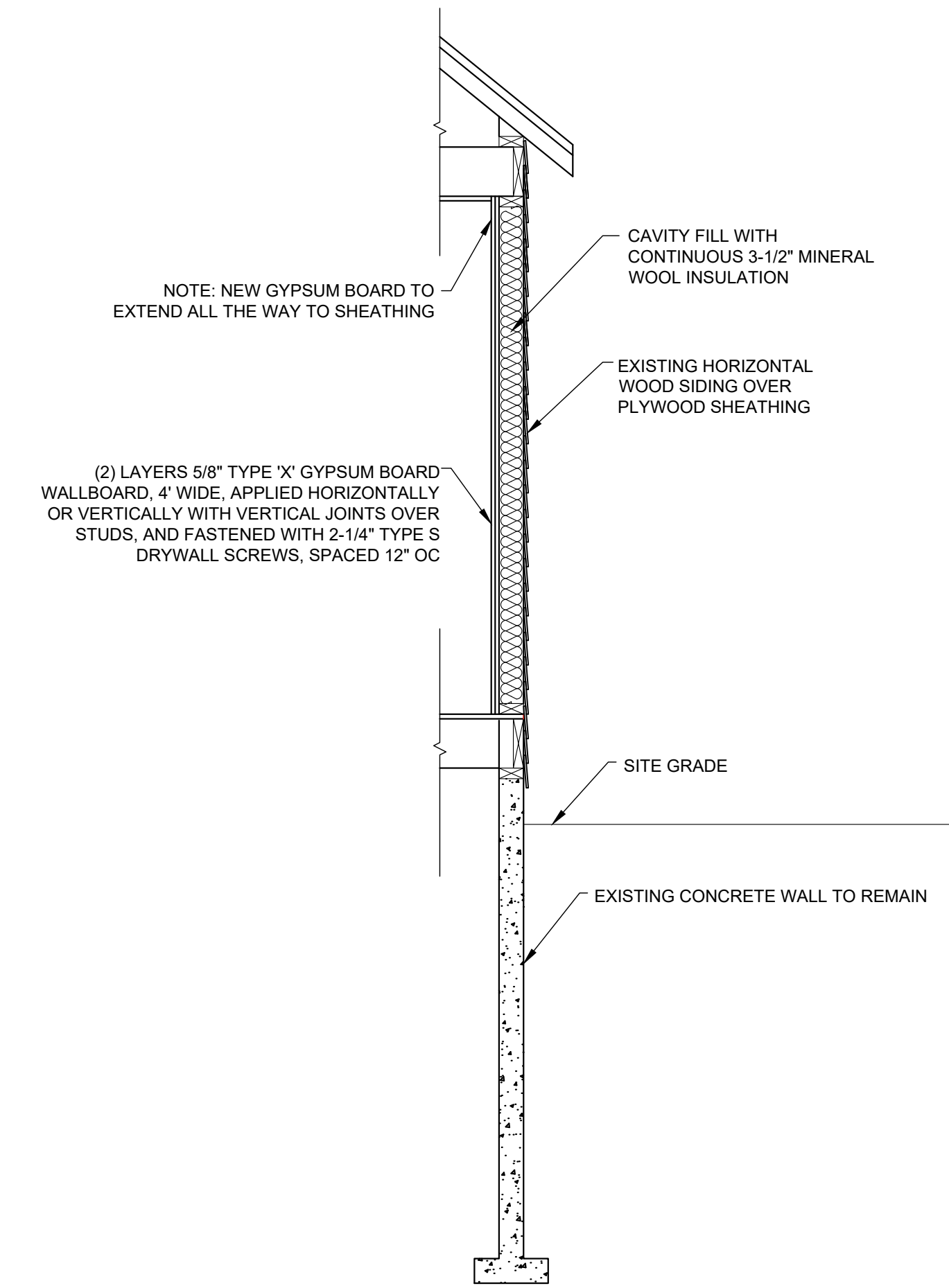
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1 CHECKSHEET RESPONSE 12/1/21
2 CHECKSHEET RESPONSE 3/1/22

BUILDING PERMIT

SHEET NO.

A4.1

BUILDING DETAILS



1 CONTINUOUS EXTERIOR FIRE WALL
A4.2 3/8" = 1'-0"

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1	CHECKSHEET RESPONSE 12/1/21
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BUILDING PERMIT
SHEET NO.
A4.2
BUILDING DETAILS