

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 27733	Project Address: 4743 NE 107th Ave
Hearing Date: 5/11/22	Appellant Name: Bonnie Magdelain
Case No.: B-002	Appellant Phone: 9714046285
Appeal Type: Building	Plans Examiner/Inspector: Robert Keal
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: VA
Building/Business Name:	Fire Sprinklers: Yes - Throughtout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 20-210934-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 705.8.6.2 Vertical Exposure for Buildings on Separate Lots

Requires Where a new building is to be erected adjacent to an existing building, all opening protectives in the exterior wall of the new building are required to have a fire protection rating of not less than 3/4 hour where these opening protectives are less than 15ft vertically above the roof of the existing building or structure.

Code Modification or Alternate Requested Employing Type 13 water curtain sprinklers in lieu of providing rated windows.

Proposed Design There are two proposed operable windows marked R on the attached building elevation at the second floor within 15' of existing houses on the adjacent lot. These operable windows are proposed to be non-rated with dedicated Type 13 water curtain sprinkler heads on the interior side. Each opening will have sprinkler heads spaced not more than 6 feet apart. The sprinkler heads will be a minimum of 6" and maximum of 12" from the window, and a maximum of 12" below the ceiling. No mechanical openings are proposed in the affected areas.

Reason for alternative Dedicated sprinkler heads at operable windows will serve the goal of protecting the openings from the adjacent building, and vice versa. In this case, the additional sprinkler heads will provide an equivalent level of life safety as a 3/4 hour protected opening. The appeal is consistent with a previously approved appeal on a similar project. (reference Appeal ID 25008)

APPEAL DECISION

Water curtain sprinkler protection at non-fire rated operable openings in buildings with vertical exposure on separate lots: Hold for additional information.

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

See note below regarding the process for submitting additional information.

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required.

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NO PENETRATIONS PERMITTED
WITHIN 4'-0" OF 1- HR FIRE RATED
EXTERIOR WALL. PROVIDE A 1/2" MIN.
FIRE-RETARDANT TREATED PLY.WD.
TYP., EAVE PER DTL. 3/D5.1

EMERIO
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NE 107TH AVE.

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FOR: DBS GROUP LLC

[illegible]

D1.2





1 REAR ELEVATION
CS6 1/4" = 1'-0"

REVISIONS		DATE
SYMBOL	REVISION	DATE
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CS6

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