

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Hold for Additional Information

<b>Appeal ID:</b> 27915	<b>Project Address:</b> 2030 NW Raleigh St
<b>Hearing Date:</b> 8/3/22	<b>Appellant Name:</b> Melina Swalko
<b>Case No.:</b> M-001	<b>Appellant Phone:</b> 5035191337
<b>Appeal Type:</b> Mechanical	<b>Plans Examiner/Inspector:</b> Ali Soheili
<b>Project Type:</b> commercial	<b>Stories:</b> 7 <b>Occupancy:</b> R-2 Primary, A-3, B, M, S-1, S <b>Construction Type:</b> I-A (Basement, Lvl 1 & Lvl 2)
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> Yes - Throughout Building
<b>Appeal Involves:</b> other: Change to Mechanical Design	<b>LUR or Permit Application No.:</b> 20-203692-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3]	<b>Proposed use:</b> Multi-Family Mixed Use

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	2019 OMSC Chapter 4
<b>Requires</b>	<p>Corridor ventilation</p> <p>2019 OMSC chapter 4, provide OSA for corridors. (Air shall be provided in a manner that it would travel throughout the corridor, and not to be in a single location.)- AHI Comment - This is not in the code.</p> <p>An additional Air Supply diffuser has been added to RTU-2 at each floor L2-L7 (new grille located at Grids 5 &amp; C). An additional Supply diffuser has been added to RTU-3 at L1 (new grille located at Grids 2.8 &amp; F). In accordance with the Supply air from FC X-1 at each floor, this provides (5) reasonably well-distributed supply air points to each Corridor on L2-L7. RTU-1 &amp; RTU-3 were structurally unable to accommodate an additional Duct off of the RTU on L2-L7.</p> <p>Ali's Follow up: corridor requires air movements in all areas. provide distribution devices along the corridor. As these corridors are very long, at least two distribution devices are required at each piece of corridor. Unable to find new grille at grids 2.8 &amp; F as per your respond.</p>
<b>Code Modification or Alternate Requested</b>	Eliminate air distribution in corridor ceilings and only utilize side wall grille with FSD for code required air distribution in 3 locations on each floor.
<b>Proposed Design</b>	Please see the attached plans labeled as Current M202 design and Proposed M202 design.
<b>Reason for alternative</b>	The design team is currently unaware of any mechanical code that requires the added distribution ductwork and associated grilles. OMSC 2019, Section 403.3.2.2 does not provide a minimum requirement for distribution devices based on corridor length. The current corridor ventilation system is 100% OSA that operates 24/7 and the amount of OSA being provided is not being

changed- the airflow provided to each corridor is not being revised- only the distribution method. The air is distributed through the corridor via natural displacement. Since the system is 100% OSA there is no ability for the air flow to be short circuited back to the rooftop unit. In addition, the use of multiple sidewall grilles for OSA distribution in the corridors has been utilized on many projects in the past with satisfactory results. Below is a list of recent projects utilizing this similar OSA distribution method.

Block 296 – IVR number 3431169 – Permit issued 10/15/14  
1420 Pearl – IVR number 3510913 – Permit issued 9/30/2015  
Q21 Mixed use – IVR numbers 3679087, 3679081, 3679059 – Permits issued 12/7/2015  
Block 294E – IVR number 3791305 – Permit issued 1/31/17  
Block 295E – IVR number 3791310 – Permit issued 3/22/17  
23rd & Savier – IVR number 3953520 – Permit issued 7/14/2017  
1331 NW 17th Avenue – IVR number 4059471 – Permit issued 2/23/2018  
Raleigh 22 – IVR number 4139932 – Permit issued 9/28/18  
Saltwood North – IVR number 4322255 – Permit issued 8/6/19  
Saltwood South – IVR number 4322300 – Permit issued 10/3/2019

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## APPEAL DECISION

**Ventilation air supply distribution throughout corridors by pressurization of corridors in lieu of additional supply diffusers: Hold for additional information.**

**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto: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.

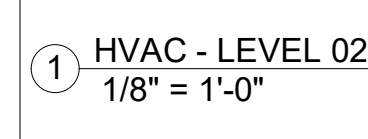
Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required.

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5/10/2022 2:42:41 PM



GENERAL NOTES	
1	ALL DUCTS AND EXHAUST FANS ARE IN NON-RATED SOFFITS.
2	ALL THERMOSTATS MOUNTED 48" AFF TO THE TOP OF THE DEVICE.

WAC - LEVEL 02  
M202

VOLUME: 2



# Proposed design levels 2-7

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7/7/2022 10:33:40 AM  
SERA Architects, Inc.

1 HVAC - LEVEL 02  
1/8" = 1'-0"

Owner's Notice of Extended Certification Provision: The construction contract will allow the Owner to certify billings and estimates no later than 20-days after the billings and estimates are received from the original contractor. The construction contract will allow the Owner to make progress payments no later than 30 days after the date a billing or estimate is certified.



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	REFERENCE DETAIL 12 ON M600 - OSA SHAFT AT CORRIDOR. HIGH FIRE SMOKE DAMPER ABOVE CEILING REQUIRES CEILING MOUNTED ACCESS PANEL.
2	RESIDENTIAL UNIT ACCESS PANEL - 1 1/2 TON FAN COIL. ACCESS DOOR AT 48x32 PER FAN COIL SUBMITTAL.
3	RESIDENTIAL UNIT ACCESS PANEL - 2 TON FAN COIL. ACCESS DOOR AT 49x28 PER FAN COIL SUBMITTAL.
4	RESIDENTIAL UNIT ACCESS PANEL - 2 1/2 TON FAN COIL. ACCESS DOOR AT 56x28 PER FAN COIL SUBMITTAL.

GENERAL NOTES	
1	ALL DUCTS AND EXHAUST FANS ARE IN NON-RATED SOFFITS.
2	ALL THERMOSTATS MOUNTED 48" AFF TO THE TOP OF THE DEVICE.

**American Heating, Inc.**  
MECHANICAL  
14000 SW 11th St  
Miami, FL 33186  
(305) 555-1111  
www.americanheating.com

**FREEWELL**  
MECHANICAL  
14000 SW 11th St  
Miami, FL 33186  
(305) 555-1111  
www.freewell.com

REVISIONS  
1 Permit Response #1 6/14/21  
3 Addendum 3 TSD 7/6/21  
4 Permit Response #2 8/6/21  
12 AB-02 03/04/22

CHECKED BY: PROJECT NO: 04 MARCH 2022 100305

HVAC - LEVEL 02  
**M202**

VOLUME: 2

NOT FOR CONSTRUCTION





APPEALS  
City of Portland  
Bureau of Development Services  
1900 SW 4<sup>th</sup> Ave., Suite 5000 (5<sup>th</sup> floor)  
Portland, Oregon 97201  
(503) 823-7335

## Mechanical Code Appeal Form (Project Information Sheet)

# MEC

### To Appellant:

These forms must be filled out completely. If you need assistance, consult with the Plans Examiner or Inspector assigned to your project or with a Plans Examiner in the Development Services Center. Details of each appealed item must be included, and drawings must be submitted that clearly indicate the area and the conditions of each appealed item. Supplemental information such as photos, test data, etc., can be helpful if they are pertinent to the appealed item. Each appealed item requires a separate Appeal Information Sheet. As many items as desired may be submitted with one Project Information Sheet.

The fee, relevant drawings (**exclusive of any plans submitted for permit processing**) and any supplemental information must be submitted with these forms. Checks are to be made payable to "Treasurer, City of Portland". Fees are listed below:

**\$263 for one and two family dwellings**  
**Plus \$132 each for each appeal item over four**

**\$527 for all other conditions (four appeal items or less)**  
**Plus \$132 each for each appeal item over four**

**All appeal applications must be received by 9 a.m. Thursday to be heard the following Wednesday.** In most cases, appeals submitted by this deadline will be considered the following Wednesday. However, an appeal may be deferred to a later date depending on the number of appeals scheduled, the complexity of the appeal, or other unforeseen factors. Appeal decisions are emailed and are also usually available the following day at [www.portland.gov/bds/file-appeal](http://www.portland.gov/bds/file-appeal), or by calling the Appeal Board Support Staff at (503) 823-7335.

### Project Information (questions in **BOLD** cannot be left blank):

#### This appeal involves (check at least one below)

- |                                                              |                                                                                          |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Erection of a new structure         | <input type="checkbox"/> Change of Occupancy: from _____ to _____                        |
| <input type="checkbox"/> Alteration of an existing structure | <input checked="" type="checkbox"/> Other (specify): <u>Change to mechanical design.</u> |
| <input type="checkbox"/> Addition to an existing structure   | <input type="checkbox"/> Reconsideration of Appeal ID # _____                            |

**Proposed Use of Structure** (e.g., single-family dwelling, office, etc.) Multi family mixed use

**Project Street Address** 2030 NW Raleigh St, Portland, OR

**Owner Name** PREG NW Portland, LLC **Company** \_\_\_\_\_

**Address** 1015 NW 11<sup>th</sup> Ave **City** Portland **State** OR **Zip** 97209

**Phone** 503-345-6743 **Email** \_\_\_\_\_

#### **Related Permit Application #, LUR Case #, or if none, check Preliminary**

**Permit #** 20-203692-000-00-CO **LUR Case #** \_\_\_\_\_ ☐ Preliminary

<b>Number of stories</b>	<u>7</u>	<b>Occupancy Group</b>	<u>A-3, B, M, R-2, S-1, S-2. R-2 is the primary occupancy</u>	<b>Construction Type</b>	<u>I-A (BASEMENT, LEVEL 1 AND LEVEL 2 III-A (LEVELS 3-7)</u>
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**Fire Sprinklers** ☐ No ☒ Yes > Location: Throughout building

**Plans Examiner/Inspector assigned to project** Ali Soheili

I am the property owner, or the property owner's agent. In accordance with City Code Section 24.10.075, I am authorized to submit an appeal for an alternative material, design or method of construction or equipment or a modification to the strict interpretation of the Building Code as adopted by the City of Portland as outlined in the attached information. I hereby acknowledge that the City is not liable for any damages that result from or relate to any formal decision rendered by the City with respect to this appeal.

I acknowledge that all of the information provided will be a public record and will be posted online. (If you have questions, please contact the Building Code Appeals team ([appealss@portlandoregon.gov](mailto:appealss@portlandoregon.gov) or 503-823-6251) before submitting your appeal.)

Appellant Name	Tyson Mancilla	Company	American Heating, Inc		
Address	5035 SE 24 <sup>th</sup> Ave	City	Portland	State	OR Zip 97202
Phone	503-239-4600	Email	t.mancilla@americanheating.net		

Appellant signature

Date 07-20-2022



APPEALS  
City of Portland  
Bureau of Development Services  
1900 SW 4<sup>th</sup> Ave., Suite 5000 (5<sup>th</sup> floor)  
Portland, Oregon 97201  
(503) 823-7335

## Building Code Appeal Form (Appeal Information Sheet)

# MEC

### To Appellant:

Each item you are appealing requires a separate Appeal Information Sheet to be filled out. All requested information is to be filled out completely with as much detail as possible. **Failure to do so may cause your appeal to be held over until adequate information is received.** For help in filling out these forms, consult with the Plans Examiner assigned to your project or with a Plans Examiner in the Development Services Center.

Any alternative method or modification of a Mechanical Code requirement requires an appeal. A reasonable degree of equivalent health, accessibility, structural capacity, energy conservation, life safety or fire protection **must** be demonstrated before an appeal may be considered.

### Code Section being appealed:

#### Regulation Requirement:

Corridor ventilation

2019 OMSC chapter 4, provide OSA for corridors. (Air shall be provided in a manner that it would travel throughout the corridor, and not to be in a single location.)- AHJ Comment - This is not in the code.

An additional Air Supply diffuser has been added to RTU-2 at each floor L2-L7 (new grille located at Grids 5 & C). An additional Supply diffuser has been added to RTU-3 at L1 (new grille located at Grids 2.8 & F). In accordance with the Supply air from FC X-1 at each floor, this provides (5) reasonably well-distributed supply air points to each Corridor on L2-L7. RTU-1 & RTU-3 were structurally unable to accommodate an additional Duct off of the RTU on L2-L7.

Ali's Follow up: corridor requires air movements in all areas. provide distribution devices along the corridor. As these corridors are very long, at least two distribution devices are required at each piece of corridor. Unable to find new grille at grids 2.8 & F as per your respond.

**Code Modification or Alternate Requested:**

(Summarize the intent of the appeal, preferably in one sentence.)

**Eliminate air distribution in corridor ceilings and only utilize side wall grille with FSD for code required air distribution in 3 locations on each floor.**

**Proposed Design:** (Describe the alternate methods or materials of construction to be used or that exist. Be as specific as possible)

Please see the attached plans labeled as Current M202 design and Proposed M202 design.

**Reason for Alternate:** (Describe why the alternate is required and how it will provide equivalent health, accessibility, structural capacity, energy conservation, life safety or fire protection to what the code requires).

The design team is currently unaware of any mechanical code that requires the added distribution ductwork and associated grilles. OMSC 2019, Section 403.3.2.2 does not provide a minimum requirement for distribution devices based on corridor length. The current corridor ventilation system is 100% OSA that operates 24/7 and the amount of OSA being provided is not being changed- the airflow provided to each corridor is not being revised- only the distribution method. The air is distributed through the corridor via natural displacement. Since the system is 100% OSA there is no ability for the air flow to be short circuited back to the rooftop unit. In addition, the use of multiple sidewall grilles for OSA distribution in the corridors has been utilized on many projects in the past with satisfactory results. Below is a list of recent projects utilizing this similar OSA distribution method.

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12/01/20

 Initial here