Development Services

From Concept to Construction

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

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14746	**Project Address:** 10918 SE Division St
Hearing Date: 3/8/17	**Appellant Name:** Fatima Magomadove
Case No.: B-005	**Appellant Phone:** 503-408-7525
Appeal Type: Building	**Plans Examiner/Inspector:** Jerry Engelhardt, Thomas Ng
Project Type: commercial	**Stories:** 2 **Occupancy:** M **Construction Type:** V-B
Building/Business Name:	**Fire Sprinklers:** No
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 16-122380-CO
Plan Submitted Option: mail [File 1]	**Proposed use:** Mini Market/Deli

APPEAL INFORMATION SHEET

Appeal item 1

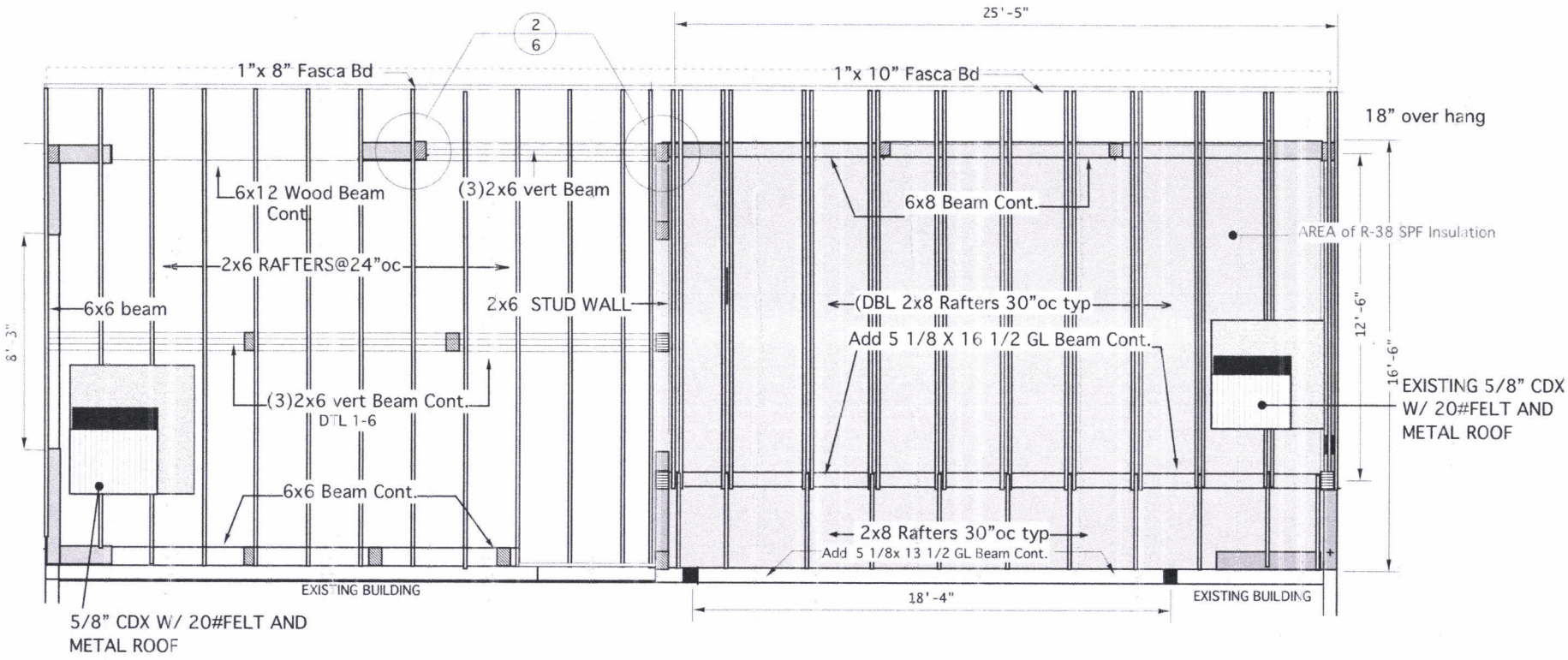
Code Section	2014 OSSC 1203.2
Requires	Vented Roof Requirements
Proposed Design	Provide insulation system for an un-insulated roof structure. We are requesting approval to use a Closed-Cell Polyurethane Spray Foam on this commercial building modification
Reason for alternative	We have a very difficult roof framing structure to deal with and correct. You will see from the attachment drawing (SHT-4), that the rafters on the front side (facing the Street) are (2) 2x8s spaced 2" apart @32 on resting on existing 4x6 beam. Then the rafters change to a single rafter the final 3' to rest on the ledger on the existing building. The 4x6 beam needs replaced with a larger beam. In which the bottom of that beam will at 8'0" off the floor. See (SHT-6). The idea of ceiling that low in this area is out of the question, it's simply too low for a small produce sales area. We believe it best to leave the space open and have the shed roof type ceiling be the bottom of the rafters. All the existing exterior walls and new walls with be insulated per the code requirements. After runnjng several systems by the plans examjner. we have consulted with several sub-contractors that both recommended we should use the SPF system to completely fill all the cavities. With a thermal barrier of ½ SheetRock at the bottom. The proposed system will exceed the energy code requirements and provide a complete sealing of this area of the building. See attachment from Johns Manville

APPEAL DECISION

Unvented roof assembly: Granted as proposed.

The Administrative Appeal Board finds 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 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center



ROOF FRAMING PLAN

1/4" SCALE

REVISED:
DATE 01-26-17

ROWELL ENGINEERING, LLC

Building Relationships, Engineering Solutions

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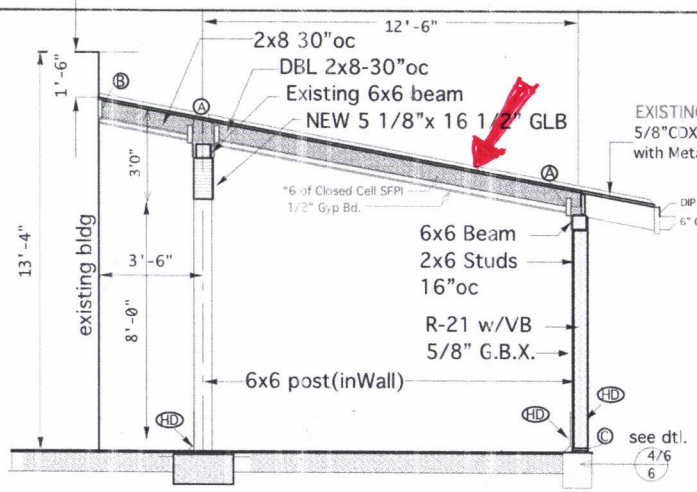
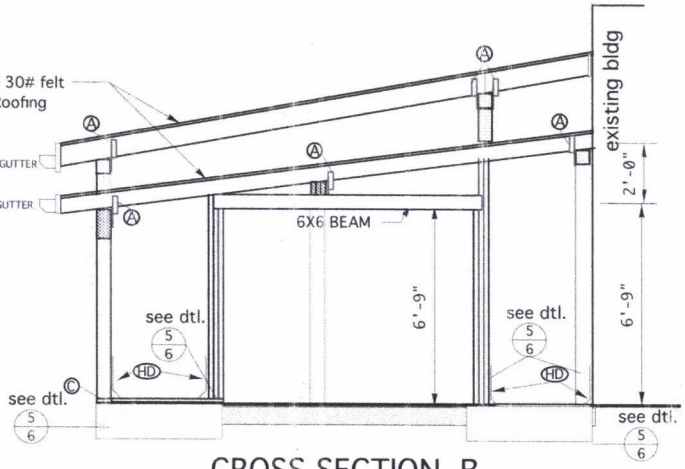
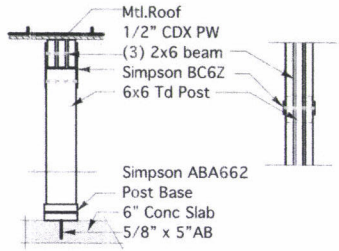


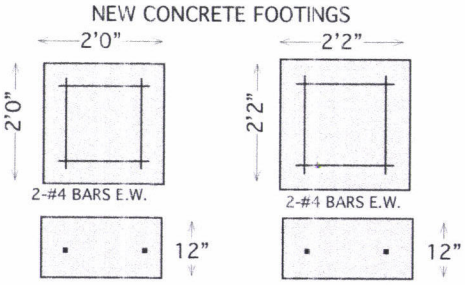
CROSS SECTION A
1/4" SCALE



CROSS SECTION B
1/4" SCALE

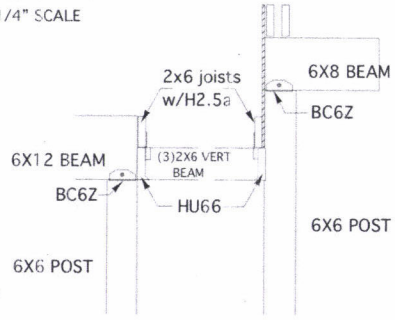


DETAIL 1-6 POST AND BEAM
1/2" SCALE

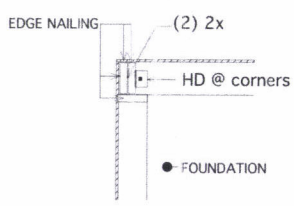


DETAIL F1
1/2" SCALE

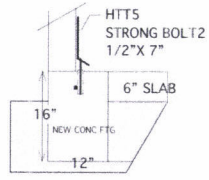
DETAIL F2
1/2" SCALE



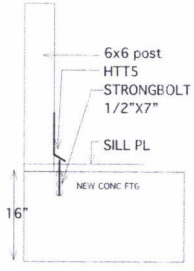
DETAIL 2-6 POST AND BEAM
1/2" SCALE



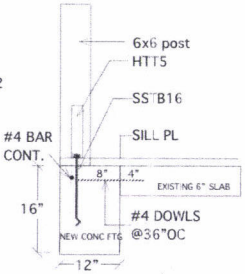
COMBINED
DTL 3-6 HD@CORNERS
1/2" SCALE



DTL 4-6@ SHEAR WALL
1/2" SCALE



DETAIL 5-6
1/2" SCALE



DETAIL 6-6
1/2" SCALE

REVISED:
DATE 01-26-17

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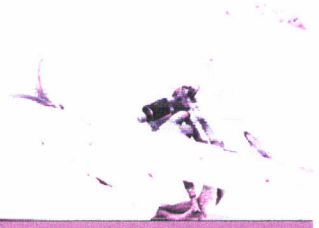
Closed-cell Spray Polyurethane Foam

ICC-ESR 3159



PRODUCT DATA SHEET — **JM CORBOND MCS™**

SPECIFICATION COMPLIANCE

See below for a complete list of test results.

TYPICAL PHYSICAL PROPERTIES

PROPERTY	TEST METHOD	JM CORBOND MCS SPF
Nominal Density	ASTM D1622	2.1 lb/cu ft
Compressive Strength (1")	ASTM D1621	36 psi
Compressive Strength (3")	ASTM D1621	20 psi
Closed-cell Content	ASTM D6226	>90%
R-Value	ASTM C518 @ 1" 4"	6.8 27.2
Water Absorption	ASTM D2842	0.020 (gm/cc)
Water Vapor Transmission	ASTM E96	0.7 perms @ 1.5"
Air Infiltration	ASTM E283-04	75 Pa 0.006 L/S/m² (1.57 psf) (<0.006 cfm/ft²) 300 Pa 0.006 L/S/m² (6.24 psf) (<0.006 cfm/ft²)
Air Permeance	ASTM E2178-03	75 Pa 0.000055 L/S.m².Pa 0.000117 ft3/min.m².Pa
		300 Pa 0.000024 L/S.m².Pa 0.000051 ft3/min.m².Pa
Recycled Content of Side B		11% (pre- and post-consumer)

FIRE TEST RESULTS:

NFPA 286 – Compliant with Chapter 2603.9 of the IBC and AC377, appendix X for use in attics and crawl spaces – PASS

NFPA 285 – Compliant with IBC Chapter 2603.5, exterior walls of Type I, II, III and IV buildings – PASS

NFPA 286 – Compliant with IBC Chapter 803.1.2, Interior Finish without a 15-minute thermal barrier when covered with 22 wet mils of International Fireproof Technology, Inc. DC coating – PASS NOTES:

1. This information is intended only as a guide for design purposes. The values shown are the average values obtained from sprayed laboratory samples. The test methods were performed per the test method standards..

2. Thermal performance (K-factor and R-value) varies depending on age and use conditions.