

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 14669, item 2 (3/1/17) for additional information

Appeal ID: 14915	Project Address: 12647 SE Stark St
Hearing Date: 4/12/17	Appellant Name: Kenneth Canavarro
Case No.: B-011	Appellant Phone: 503-977-5215
Appeal Type: Building	Plans Examiner/Inspector: Jerry Engelhardt
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: V-A
Building/Business Name: CCC Stark St. Apartments	Fire Sprinklers: Yes - NFPA 13
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: B-005 Appeal ID: 14669
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Multifamily Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC 1019.3 Openness

Requires The long side of an egress balcony shall be at least 50 percent open, and the open area above the guards shall be so distributed as to minimize the accumulation of smoke and toxic gases.

Proposed Design Egress Exit corridor continuation from egress balconies. The final ground level exit paths continue through an exit space that is not an egress balcony since it has enclosing walls on two long sides and is only open on the two ends. Therefore, the requirement for at least 50% of a long side of an egress balcony is NOT satisfied. We will treat the adjacent exterior walls at these egress balcony situations similar to a corridor, but with full 1-hour assembly walls, not just 1/2-hour walls, since these walls also have to meet exterior wall requirements. Any doors or window openings along these short exit sections of balconies will be either fire-rated door or water curtain protected openings.

Reason for alternative Original Text:

These exit paths need to be treated like a corridor condition with fire protection on both long sides. The exterior unit walls on each side need to provide their fire rating on both assembly faces for the length of the exit path.

Current project exterior walls are all one-hour fire rated assemblies. This complies with the all exterior bearing wall requirements and building separation requirements.

708.5 Exterior Walls states that fire partitions shall comply with 705 for exterior walls, and 705.5 Fire Resistance Ratings allows that "The fire resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside."

Our exterior walls will be assemblies fire rated from both sides so we more than comply with the minimum requirement standards. This also satisfies our exit corridor construction requirement at the exit corridor situations stated above.

Section 1018 for open-ended corridors applies. We do not qualify for exception 5 for unrated walls per Table 602 due to the width of these exit paths.

Reconsideration Text:

These exit paths need to be treated similar to a corridor condition with fire protection on both long sides. The exterior unit walls on each side need to provide their fire rating on both assembly faces for the length of the exit path. Section 1019.4 for Location of Egress Balconies, states that exterior walls of egress balconies are to be protected per Section 705 and Table 705.8. Our facing exterior walls all will have the required fire protection for exterior walls based on separation distance. See attached Wall Assembly sheet for actual construction.

As additional reasoning:

Section 1026.6 Exterior stairway and ramp protection, Exception 4 states: "Separation from the interior of the building is not required for exterior stairways or ramps connected to open-ended corridors, provided that Items 4.1 through 4.5 are met."

4.1 The building, including corridors, stairways or ramps, shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. YES

4.2 "The open-ended corridors comply with Section 1018." (i.e. Corridors) YES

4.3 "The open-ended corridors are connected on each end to an exterior exit stairway or ramp complying with Section 1026." YES, our exterior egress balconies all have exit stairways at their ends. In the case of the stairways located on short dead-end balconies, the stairways are at the end of the balcony, or there is a short section of balcony acting as an extended landing that is open on the outer end. In both Building A and Building B, those extended landings do not have unit windows or doors adjacent to them, so they have full fire wall protection on both sides to the open ends.

4.4 "The exterior walls and openings adjacent to the exterior exit stairway or ramp comply with Section 1022.7." YES, the adjacent exterior walls to the exit stairways are built to comply with 1-hour corridor wall fire protection and are full 1-hr assemblies. Any openings or doorways along these short exit balconies are fire protected assemblies.

4.5 "At any location in an open-ended corridor where a change of direction exceeding 45 degrees occurs, a clear opening of not less than 35 square feet or an exterior stairway or ramp shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases." This condition does not exist in either of the 2 buildings. Therefore, we comply.

Current project exterior walls are all one-hour fire rated assemblies. This complies with the all exterior bearing wall requirements and building separation requirements.

708.5 Exterior Walls states that fire partitions shall comply with 705 for exterior walls, and 705.5 Fire Resistance Ratings allows that "The fire resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside."

Our exterior walls will be assemblies fire rated from both sides so we more than comply with the minimum requirement standards. This also satisfies our exit corridor construction requirement at the exit corridor situations stated above.

Section 1018 for open-ended corridors applies. We do not qualify for exception 5 for unrated walls per Table 602 due to the width of these exit paths.

APPEAL DECISION

Exterior egress balcony less than 50 percent open: Denied. Proposal does not provide equivalent Life Safety Protection.

Appellant may contact John Butler (503-823-7339) with questions.

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.

CONCRETE - 03

MASONRY - 04

METAL - 05

WOOD - 06

NOT FOR CONSTRUCTION

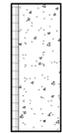


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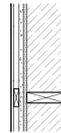


BOARD INSULATION
BENTONITE WATERPROOFING
CONCRETE

BELOW GRADE CONCRETE WALL

X3

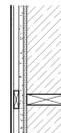
FIRE RATING / SOURCE: 1 HOUR / TABLE 721.1(2); 4-1.1
STC RATING / SOURCE:



FIBER CEMENT PANEL
FURRING - PT WOOD
BUILDING WRAP WEATHER BARRIER (AIR BARRIER)
MOISTURE RESISTANT GYPSUM SHEATHING - TYPE X
PLYWOOD SHEATHING
WOOD STUDS WITH BLOWN-IN INSULATION (R-23)
VAPOR BARRIER
GYPSUM WALLBOARD - TYPE X

J6

FIRE RATING / SOURCE: 1 HOUR / GA WP 8105
STC RATING / SOURCE:



FIBER CEMENT SIDING (SEE ELEVATIONS)
FURRING - PT WOOD
BUILDING WRAP WEATHER BARRIER (AIR BARRIER)
MOISTURE RESISTANT GYPSUM SHEATHING - TYPE X
PLYWOOD SHEATHING
WOOD STUDS WITH BLOWN-IN INSULATION (R-23)
VAPOR BARRIER
GYPSUM WALLBOARD - TYPE X

K6

FIRE RATING / SOURCE: 1 HOUR / GA WP 8105
STC RATING / SOURCE:



FIBER CEMENT SIDING (SEE ELEVATIONS)
FURRING - PT WOOD
BUILDING WRAP WEATHER BARRIER
PLYWOOD SHEATHING
WOOD STUDS WITH BLOWN INSULATION (R-23)
VAPOR BARRIER
2 LAYERS GYPSUM WALLBOARD - X
*INCREASE THE LENGTH OF FASTENERS WHERE WOOD SHEATHING IS BENEATH GYPSUM SHEATHING.

K6.3

FIRE RATING / SOURCE: 2 HOUR / GA WP 8415
STC RATING / SOURCE:

EXTERIOR WALL ASSEMBLY AT ALL COURTYARD CONDITIONS

EXTERIOR WALLS

- GENERAL NOTES:**
- MAXIMUM STUD SPACING IS 24 INCHES ON CENTER UNLESS NOTED OTHERWISE
 - REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND ADDITIONAL REQUIREMENTS FOR LOAD-BEARING AND SHEAR WALLS
 - ADVANCED FRAMING PRACTICES
 - STUD SIZE OR WALL CORE THICKNESS ARE INDICATED ON THE WALL TYPE TAGS ON THE PLANS. REFER TO THE TAG LEGEND ON SHEET G0.01.
 - TYPICAL GYPSUM SHEATHING THICKNESS IS 5/8 INCH UNLESS NOTED OTHERWISE
 - TYPICAL GYPSUM WALLBOARD THICKNESS IS 5/8 INCH UNLESS NOTED OTHERWISE
 - WHERE THE WATER-RESISTIVE BARRIER (WRB) IS REQUIRED TO ALSO PERFORM AS THE AIR BARRIER, SEAL ALL EDGES, INTERSECTION AND LAPS TO CREATE AN AIR-TIGHT ENCLOSURE.

FIRE RATED WALLS:

- SEAL ALL EDGES AND INTERSECTIONS WITH FIRE CAULKING.
- COVER ALL RECESSED DEVICES WITH FIRE PROTECTIVE COVERINGS TO MEET THE LISTING SOURCE AND AHJ REQUIREMENTS
- INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH THE PUBLISHED REQUIREMENTS OF THE LISTING SOURCE, INCLUDING BUT NOT LIMITED TO: STUD GAGE AND SPACING, FASTENER SIZE AND SPACING; ORIENTATION OF GYPSUM WALLBOARD; OFFSETS OF JOINTS BETWEEN ADJACENT LAYERS OR OPPOSITE SIDES OF WALL; BRIDGING AND CROSS BRACING.
- RATING SOURCE REQUIREMENTS INDICATE MINIMUM TO ACHIEVE RATING; HOWEVER ADDITIONAL LAYERS, OR THICKER LAYERS, OF GYPSUM WALLBOARD OR SHEATHING MAY BE SHOWN TO MEET PROJECT REQUIREMENTS

ACOUSTICALLY RATED WALLS:

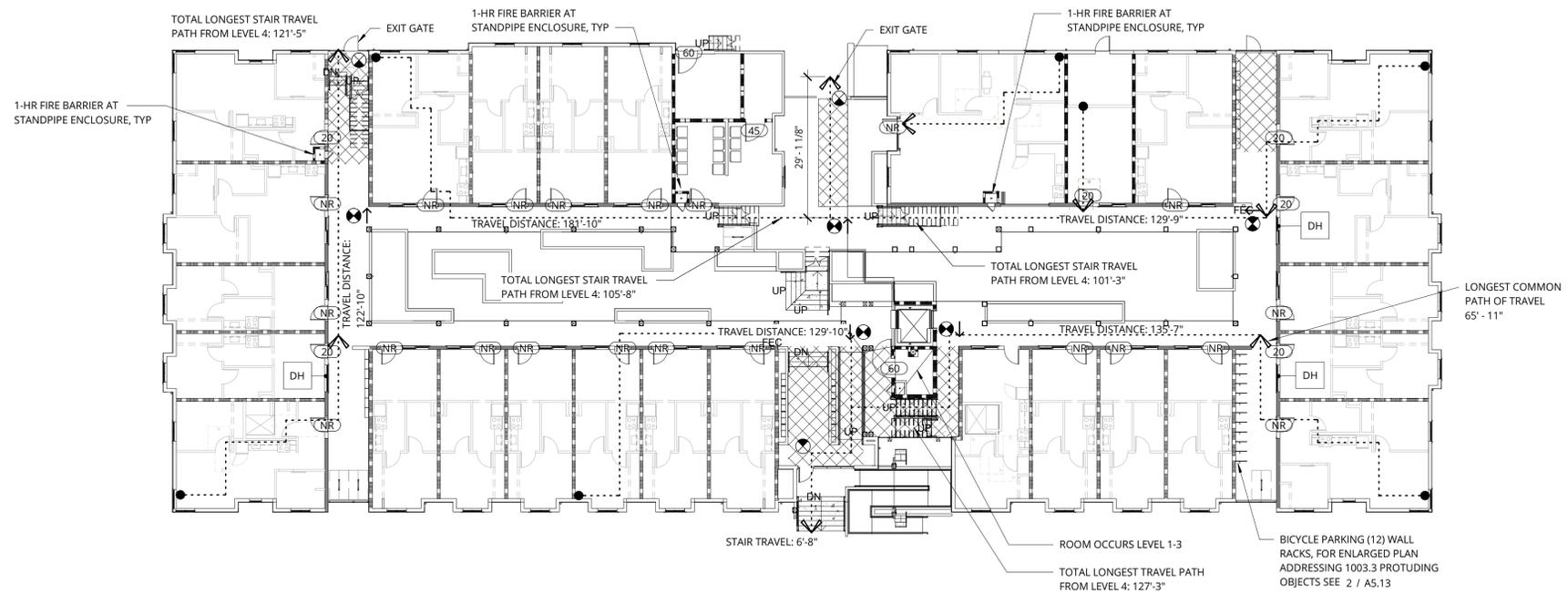
- SEAL ALL PENETRATIONS, EDGES AND INTERSECTIONS WITH ACOUSTIC OR FIRE RATED ACOUSTIC SEALANT.
- WRAP BACKS OF ALL RECESSED DEVICES WITH ACOUSTIC PADS
- REFER TO DRAWING A0.14 FOR ADDITIONAL DETAILS

REVISION	DATE	REASON FOR ISSUE

EXTERIOR ASSEMBLIES

PROGRESS SET

DATE 02.28.2017	REVISION
PROJECT NUMBER 152850	SHEET NUMBER
SCALE 1" = 1'-0"	A0.11



1 BUILDING A - LEVEL 1 - FLS EGRESS PLAN
1/16" = 1'-0"

FLS EGRESS PLAN LEGEND

ENCLOSING ELEMENTS

- SMOKE PARTITION
- 1-HR SMOKE BARRIER
- 1-HR FIRE PARTITION W/ 20 MIN OPENING
- 1-HR FIRE BARRIER W/ 45 MIN OPENING
- 2-HR FIRE BARRIER W/ 90 MIN OPENING
- 1-HR CORRIDOR EXTERIOR BEARING WALL WITH UNLIMITED UNPROTECTED OPENINGS

SYMBOLS & ELEMENTS

- PATH OF EGRESS
- 1-HR PROTECTED PATH OF EGRESS
- DIRECTIONAL EXIT SIGN
- EXIT SIGN AT DOOR
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER CABINET SEMI RECESSED
- OCCUPANT LOAD AT DOOR OPENING
- OCCUPANT LOAD TOTAL PER FLOOR
- LIFE SAFETY SUMMARY TAG FUNCTION PER TABLE 1004-1.2
- OCCUPANT LOAD FACTOR
- OCCUPANT LOAD
- DOOR TAG, FIRE RATING IN MINUTES
- DELUGE HEAD LOCATION WITH NON-OPERABLE FIXED WINDOW

ADDITIONAL REQUIREMENTS

1. ALL EXTERIOR AND INTERIOR BEARING WALLS AT TYPE V CONSTRUCTION SHALL BE 1-HR FIRE-RESISTIVE CONSTRUCTION PER TABLE 601. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING WALL LOCATIONS.
2. SIGNAGE AT ROOMS, DOORS, AND INFORMATION REQUIRED WILL BE PROVIDED TO MEET STANDARDS FOR ACCESSIBLE DESIGN AND APPLICABLE BUILDING CODES.
3. PER 1006.1 MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES AND NOT LESS THAN 1 FC AT WALKING SURFACE. EMERGENCY LIGHTING SHALL BE AT LEAST AN AVERAGE OF 1 FC AND MINIMUM 1 FC MEASURED AT FLOOR LEVEL OF EGRESS PATH. EMERGENCY LIGHTING SHALL BE POWERED FOR DURATION OF NOT LESS THAN 90 MINUTES.
4. PER 1007.4, ONE ELEVATOR IS DESIGNATED AS AN ACCESSIBLE MEANS OF EGRESS. THIS ELEVATOR WILL BE PROVIDED WITH STANDBY POWER. THE STANDBY POWER SUPPLY WILL BE A DIESEL-POWERED GENERATOR.
5. PER 1007.8, TWO-WAY COMMUNICATION SYSTEM PROVIDED AT ELEVATOR LANDINGS.

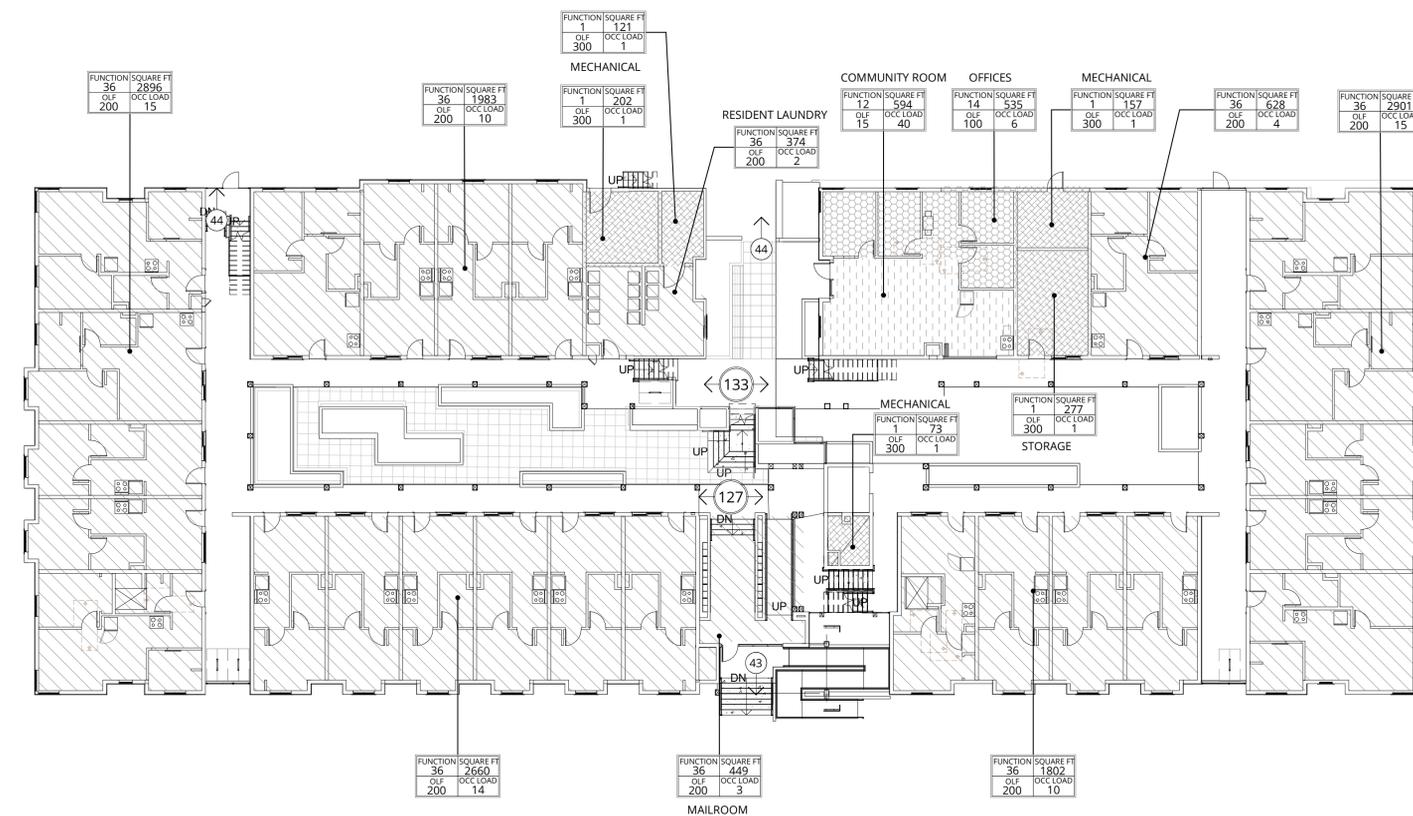
OCCUPANCY TYPE LEGEND

- A-3
- R-2
- B
- S-2

FLS OCCUPANCY SCHEDULE - BUILDING A LEVEL 1					
Occupant Type	AREA	Function	TABLE 1004.1.2	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
S-2	73 SF	1	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
S-2	121 SF	1	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
S-2	157 SF	1	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
S-2	202 SF	1	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
S-2	277 SF	1	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
A-3	594 SF	12	12 ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLES AND CHAIRS) NET	15	40
B	535 SF	14	14 BUSINESS AREAS	100	6
R-2	374 SF	36	36 RESIDENTIAL	200	2
R-2	449 SF	36	36 RESIDENTIAL	200	3
R-2	628 SF	36	36 RESIDENTIAL	200	4
R-2	1802 SF	36	36 RESIDENTIAL	200	10
R-2	1983 SF	36	36 RESIDENTIAL	200	10
R-2	2660 SF	36	36 RESIDENTIAL	200	14
R-2	2896 SF	36	36 RESIDENTIAL	200	15
R-2	2901 SF	36	36 RESIDENTIAL	200	15
TOTAL	15653 SF				124

OCCUPANCY NOTES:

1. ACCESSORY AND INCIDENTAL SPACES: LAUNDRY ROOMS ARE INCIDENTAL SPACES, THESE ROOMS HAVE BEEN CLASSIFIED AS R-2 IN ACCORDANCE WITH 509.2. THESE ROOMS ARE EQUIPPED WITH AUTOMATIC SPRINKLERS AND INTERIOR PERIMETER WALLS WILL BE CONSTRUCTED AS FIRE BARRIERS WITH OPENING PROTECTION AS REQUIRED.



2 BUILDING A - LEVEL 1 - FLS OCCUPANCY PLAN
1/16" = 1'-0"



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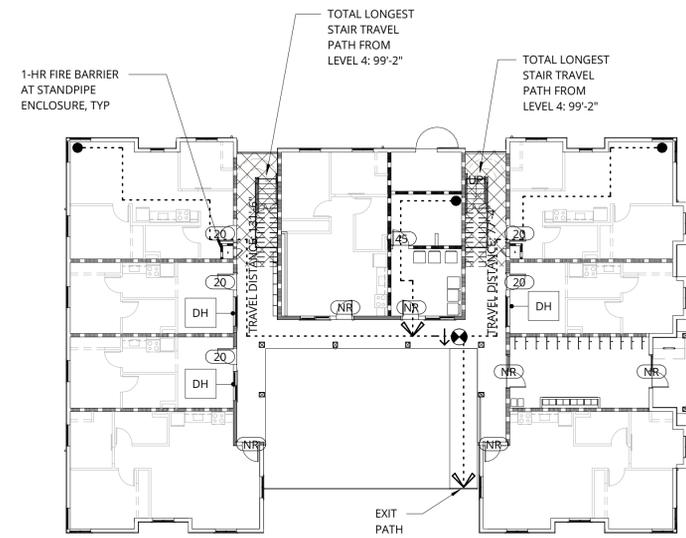
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REVISION	DATE	REASON FOR ISSUE

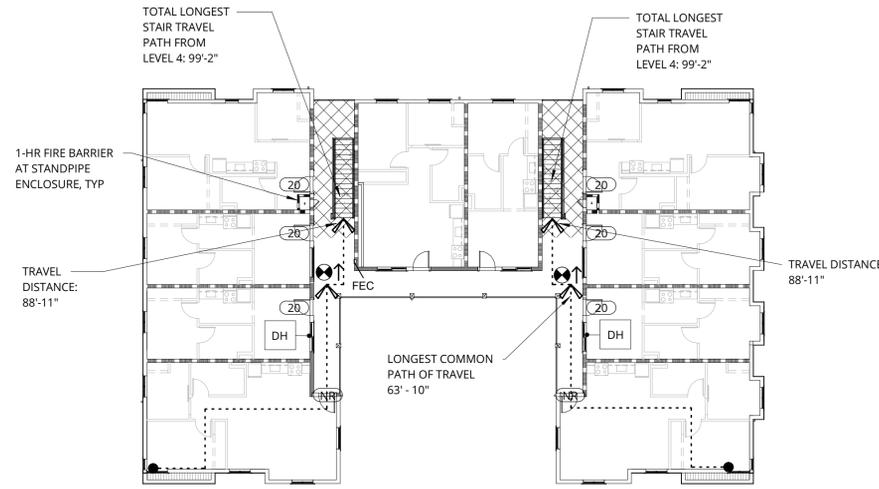
FLS PLANS - BUILDING A - LEVEL 1

PERMIT SET

DATE 03.22.2017	REVISION
PROJECT NUMBER 152850	SHEET NUMBER
SCALE As indicated	G2.02



1 BUILDING B - LEVEL 1 - FLS EGRESS PLAN
1/16" = 1'-0"



2 BUILDING B - LEVELS 2-4 - FLS EGRESS PLAN
1/16" = 1'-0"

FLS EGRESS PLAN LEGEND

ENCLOSING ELEMENTS

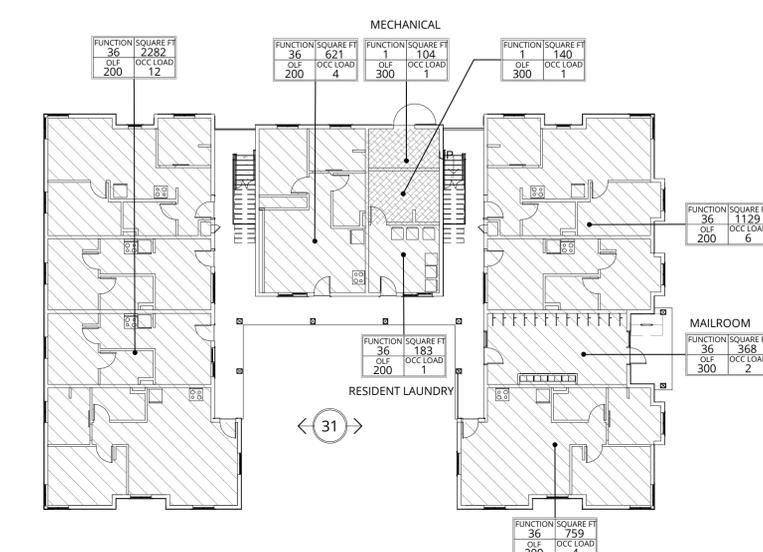
- SMOKE PARTITION
- 1-HR SMOKE BARRIER
- 1-HR FIRE PARTITION W/ 20 MIN OPENING
- 1-HR FIRE BARRIER W/ 45 MIN OPENING
- 2-HR FIRE BARRIER W/ 90 MIN OPENING
- 1-HR CORRIDOR EXTERIOR BEARING WALL WITH UNLIMITED UNPROTECTED OPENINGS

ADDITIONAL REQUIREMENTS

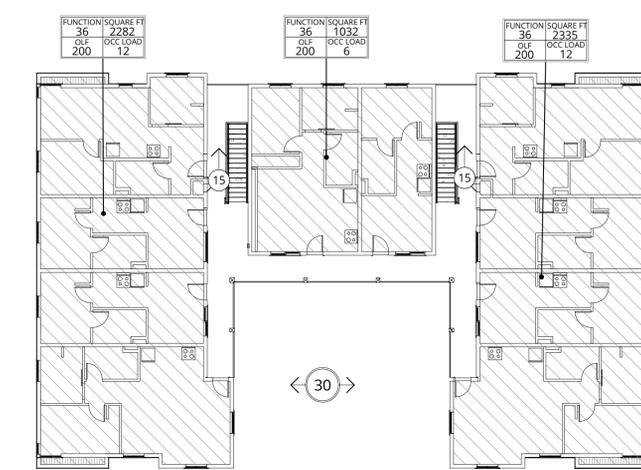
- ALL EXTERIOR AND INTERIOR BEARING WALLS AT TYPE V CONSTRUCTION SHALL BE 1-HR FIRE-RESISTIVE CONSTRUCTION PER TABLE 601. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING WALL LOCATIONS.
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- PER 1006.1 MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES AND NOT LESS THAN 1fc AT WALKING SURFACE. EMERGENCY LIGHTING SHALL BE AT LEAST AN AVERAGE OF 1Fc AND MINIMUM 1 Fc MEASURED AT FLOOR LEVEL OF EGRESS PATH. EMERGENCY LIGHTING SHALL BE POWERED FOR DURATION OF NOT LESS THAN 90 MINUTES.
- PER 1007.4, ONE ELEVATOR IS DESIGNATED AS AN ACCESSIBLE MEANS OF EGRESS. THIS ELEVATOR WILL BE PROVIDED WITH STANDBY POWER. THE STANDBY POWER SUPPLY WILL BE A DIESEL-POWERED GENERATOR.
- PER 1007.8, TWO-WAY COMMUNICATION SYSTEM PROVIDED AT ELEVATOR LANDINGS.

SYMBOLS & ELEMENTS

- PATH OF EGRESS
- 1-HR PROTECTED PATH OF EGRESS
- DIRECTIONAL EXIT SIGN
- EXIT SIGN AT DOOR
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER CABINET SEMI RECESSED
- OCCUPANT LOAD AT DOOR OPENING
- OCCUPANT LOAD TOTAL PER FLOOR
- LIFE SAFETY SUMMARY TAG
- OCCUPANT LOAD FACTOR
- OCCUPANT LOAD
- DOOR TAG, FIRE RATING IN MINUTES
- DELUGE HEAD LOCATION WITH NON-OPERABLE FIXED WINDOW



3 BUILDING B - LEVEL 1 - FLS OCCUPANCY PLAN
1/16" = 1'-0"



4 BUILDING B - LEVELS 2-4 - FLS OCCUPANCY PLAN
1/16" = 1'-0"

OCCUPANCY TYPE LEGEND

A-3, B, R-2, S-2

FLS OCCUPANCY SCHEDULE - BUILDING B LEVEL 1

Occupant Type	AREA	TABLE 1004.1.2	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
S-2	104 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
S-2	140 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
R-2	368 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2
R-2	183 SF	36 RESIDENTIAL	200	1
R-2	621 SF	36 RESIDENTIAL	200	4
R-2	759 SF	36 RESIDENTIAL	200	4
R-2	1129 SF	36 RESIDENTIAL	200	6
R-2	2282 SF	36 RESIDENTIAL	200	12
TOTAL	5586 SF			31

FLS OCCUPANCY SCHEDULE - BUILDING B LEVEL 2-4

Occupant Type	AREA	TABLE 1004.1.2	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
R-2	1048 SF	36 RESIDENTIAL	200	6
R-2	2282 SF	36 RESIDENTIAL	200	12
R-2	2335 SF	36 RESIDENTIAL	200	12
TOTAL	5665 SF			30

- OCCUPANCY NOTES:**
- ACCESSORY AND INCIDENTAL SPACES: LAUNDRY ROOMS ARE INCIDENTAL SPACES, THESE ROOMS HAVE BEEN CLASSIFIED AS R-2 IN ACCORDANCE WITH 509.2. THESE ROOMS ARE EQUIPPED WITH AUTOMATIC SPRINKLERS AND INTERIOR PERIMETER WALLS WILL BE CONSTRUCTED AS FIRE BARRIERS WITH OPENING PROTECTION AS REQUIRED.



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REVISION	DATE	REASON FOR ISSUE

FLS PLANS - BUILDING B

PERMIT SET

DATE 03.22.2017	REVISION
PROJECT NUMBER 152850	SHEET NUMBER
SCALE As indicated	G2.04