

# 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 - Held over from ID 14669, item 2 (3/1/17) for additional information

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

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## 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

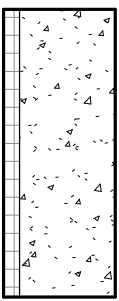
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CONCRETE - 03

MASONRY - 04

METAL - 05

WOOD - 06



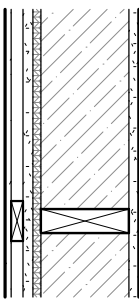
BOARD INSULATION  
BENTONITE WATERPROOFING  
CONCRETE

BELOW GRADE CONCRETE WALL

X3

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

STC RATING / SOURCE:

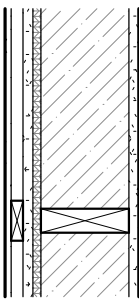


FIBER CEMENT PANEL  
FURRING - PT WOOD  
BUILDING WRAP WEATHER BARRIER (AIR BARRIER)  
MOISTURE RESISTANT GYPSUM SHEATHING - TYPE X  
PLYWOOD SHEATHING  
WOOD STUDS WITH BLOWN-IN INSULATION (R-23)  
VAPOR BARRIER  
GYPSUM WALLBOARD - TYPE X

J6

FIRE RATING / SOURCE: 1 HOUR / GA WP 8105

STC RATING / SOURCE:

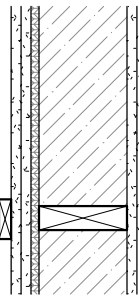


FIBER CEMENT SIDING (SEE ELEVATIONS)  
FURRING - PT WOOD  
BUILDING WRAP WEATHER BARRIER (AIR BARRIER)  
MOISTURE RESISTANT GYPSUM SHEATHING - TYPE X  
PLYWOOD SHEATHING  
WOOD STUDS WITH BLOWN-IN INSULATION (R-23)  
VAPOR BARRIER  
GYPSUM WALLBOARD - TYPE X

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

NOT FOR  
CONSTRUCTION



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CENTRAL CITY CONCERN

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



