

# Development Services

## From Concept to Construction

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### APPEAL SUMMARY

**Status:** Mixed Decision. Item 2: Decision Rendered. Item 3: Hold for Additional Information - Held over from ID 15293 (6/28/17), items 2 and 3, for additional information

<b>Appeal ID:</b> 15364	<b>Project Address:</b> 6012 SE Yamhill St
<b>Hearing Date:</b> 7/12/17	<b>Appellant Name:</b> David Rodeback
<b>Case No.:</b> B-021	<b>Appellant Phone:</b> 5035025490
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Steven Freeh
<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>	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Alteration of an existing structure, Reconsideration of appeal, occ Change from R-1 to R-2	<b>LUR or Permit Application No.:</b> 17-168858-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4] <b>Proposed use:</b> Apartment 4]	

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 1021.2

**Requires** Table 1021.2(1) allows for a maximum of four dwelling units for a story with a single exit. See check sheet item 18.

**Proposed Design** Our design proposes four dwelling units (small studio units) and one sleeping unit for the first story with a single exit.

**Reason for alternative** Because we are proposing a sleeping unit in addition to four small dwelling units Table 1021.2(2) applies. This table allows for 10 occupants in sleeping units for a story with a single exit. Our occupant load is 10 (1,900 / 200 = 10). There is equivalent life safety with these five small units as the occupant load is not more than 10 there will most likely be fewer occupants than a proposal with four medium to large dwelling units (5 to 8 vs 10 or more).

This item was granted and is not part of this reconsideration.

#### Appeal item 2

**Code Section** 1207, GA File No FC 5120

**Requires** Partitions and floor/ceiling assemblies between dwelling units to have STC and IIC rating of not less than 50. Per Code Guide UBC/1/#1 the existing floor/ceiling assemblies can remain but sound performance is not grandfathered. See check sheet items 7 & 27.

**Proposed Design** New laminate floor & sound pad over new structural sheathing is proposed over the existing floor/ceiling assembly comprised of existing wood sheathing, 2x12 wood ceiling joists & plaster/lath ceiling. New 5/8" type 'x' gypsum ceiling board is proposed over the plaster.

Reconsideration Text:  
New laminate flooring & sound pad over structural sheathing and new gypsum board & resilient channels are proposed with the existing wood joists & sheathing. The GA File No FC 5120 listing addresses carpet & pad but not laminate flooring & pad. The proposed assembly in the attached letter by 'A Acoustics' has an STC of 52 and an IIC of 55. Also see building sections A2.1

**Reason for alternative** Achieving 50 STC and IIC would require unnecessary and cost prohibitive work and demolition in order to add sound batt, gypsum topping and resilient channels. The sound pad under the laminate floor and the addition of gypsum board should come close to the required STC and IIC ratings and provide equivalent health and safety.

Reconsideration Text'  
The proposed assembly provides equivalent life safety and sound performance by meeting the STC and IIC requirements.

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### Appeal item 3

**Code Section** 508.4

**Requires** A 1-hr occupancy separation is required between the new first floor assembly space (A-3) and the adjacent residential hallway (R-2) as well as the dwelling and sleeping units above. See check sheet item #3.

**Proposed Design** We propose keeping the existing plaster wall (Type A) between the two spaces that is about 5' in length that includes a door that will meet the required 45 min rating. We proposed keeping the floor/ceiling assembly and adding new finish floor, sheathing and gypsum board per appeal item #2.

**Reason for alternative** The existing partition and floor/ceiling assembly can be considered 1/2 hour. The partition is only 5' in length with most of the area consisting of a rated door. The floor/ceiling assembly will have new ceiling gypsum board as well as additional wood sheathing thus increasing it's fire rating. With full sprinkler coverage there should be equivalent life safety and fire protection.

Reconsideration Text:  
This existing partition can be considered 1/2 hour and is only 5' in length with most of the area consisting of a rated door. See attached sheet A1.6, door D16, just NW of the elevator.  
The existing floor/ceiling assembly after retrofitting will have a 1-hr rating per GA File No FC 5120

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### Appeal item 4

**Code Section** ICC A117.1-2009 404.2.3

**Requires** This section requires maneuvering clearances at accessible doors  
A 18" pull side at D15 (formerly D10), firewall door at the 4th floor  
B 12" push side at D15 (formerly D10), 2 firewall doors at the 2nd & 3rd floors and D16 (door from Lobby 107 to Community Multi-Purpose Space 109)  
See check sheet item #19

**Proposed Design** A 3" at jamb and 12" two feet away at D15  
B 3" at jamb and 12" two feet away; automatic opener at D16

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**Reason for alternative** The firewall doors were allowed by previous appeals. These doors are on magnetic hold opens tied to the fire alarm system; this will help provide equivalent accessibility and life safety.

This item was granted and is not part of this reconsideration.

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## APPEAL DECISION

- 1. Granted on previous appeal.**
- 2. Omission of tested STC / IIC for existing floor ceiling with change of occupancy: Granted as proposed.**
- 3. Alternate 1 hour wall assembly: Hold for additional information.**
- 4a. Granted on previous appeal.**
- 4b. Granted on previous appeal.**

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

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

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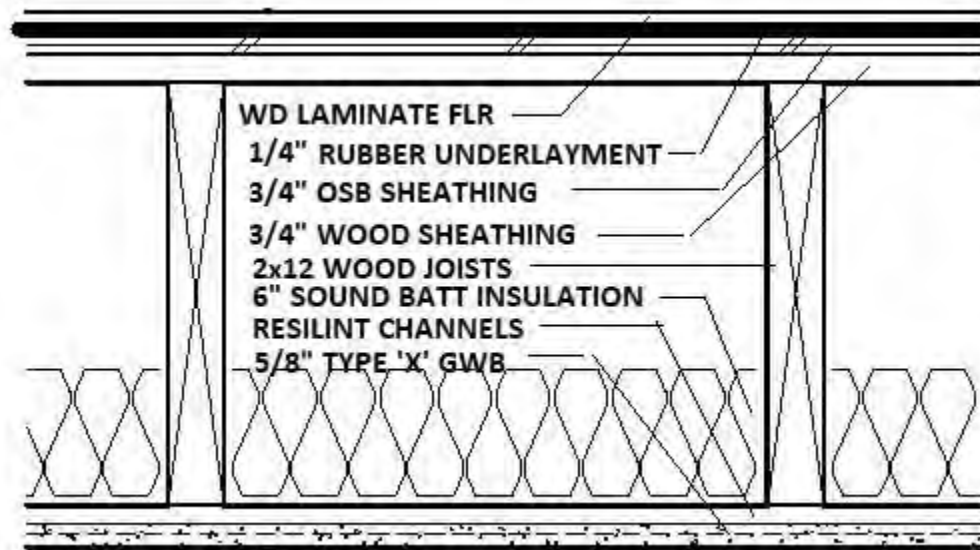
July 6, 2017

David Rodeback  
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### Introduction

At the request of *David Rodeback*, AAcoustics provides a design for upgrading an existing floor/ceiling assemblies in the apartment building on 6012 SE Yamhill Street Portland, Oregon 97215. The design floor/ceiling assembly will have an STC of 52, and IIC of 55.

**Figure 1**  
**The Proposed Floor/Ceiling Assembly**



### Regulations

*Section 1207 in Chapter 12 of the 2010 Oregon Structural Specialty Code, Sound Transmission.*

Scope: This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.

Air-borne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90.

Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.

Structure-borne sound. Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492.

### Floor/ceiling Assembly Design

The floor is (from the top to the bottom) constructed from the following layers:

- New, Wood Flooring Laminates
- New, 1/4" (6 mm) Rubber Underlayment
- New, 3/4" thick Oriented Strand Board Sheathing
- Existing 3/4" Thick Diagonal Floor Sheathing
- Existing 2X12 @ 16 OC Wood Floor joists
- New 6" thick insulation in the cavity between the joists
- New 1/2" Resilient channels 16" OC
- New 5/8" thick Gypsum Board Ceiling

### Construction Notes

The gaps in the Diagonal Floor Sheathing must be filled before the layouts of the Oriented Strand Board Sheathing above it. Remove the existing lath and plaster ceiling, add 6" thick insulation in the cavity between the floor joists and Install resilient cannels at right angles to the joists. When attaching the gypsum board to the resilient channels, never screw through the resilient channel into the floor joists.

This Proposed Floor/Ceiling Assembly shown in Figure 1 Shall have STC rating and IIC ratings above STC-50 and IIC-50. Therefore, the proposed Floor/Ceiling Assembly comply with the Section 1207 in Chapter 12 of the 2010 Oregon Structural Specialty Code.

Sincerely,

A ACOUSTICS



Elki M. Lahav P.E.



**FLOOR-CEILING SYSTEMS, WOOD FRAMED****GA FILE NO. FC 5119****PROPRIETARY\*****1 HOUR  
FIRE****50 to 54 STC  
SOUND****WOOD TRUSSES, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, CEILING DAMPER, GYPSUM WALLBOARD**

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 12" o.c. with 1" Type S drywall screws 9 5/8" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 9 5/8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to 18" deep parallel chord wood trusses 24" o.c. with 1 1/4" Type S or W drywall screws. Glass or mineral fiber batt insulation stapled to subfloor or loose fill insulation applied directly over gypsum board. Wood trusses supporting 2 3/32" wood structural panel subfloor, long edges T&G, applied at right angles to trusses with 6d ring shank nails, or staples having equal or greater withdrawal and lateral resistance strength, 12" o.c. Either 3/4" gypsum floor topping or 1 5/32" wood structural panel underlayment applied over subfloor.

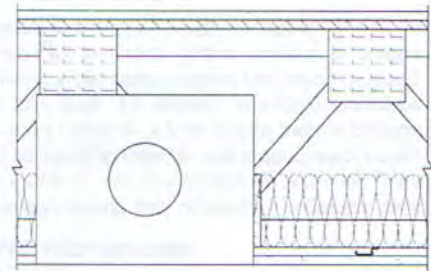
Optional ceiling damper (refer to manufacturer for information on the type of damper).

Sound tested with carpet and pad.

**PROPRIETARY GYPSUM BOARD**

PABCO Gypsum

5/8" FLAME CURB® Type C



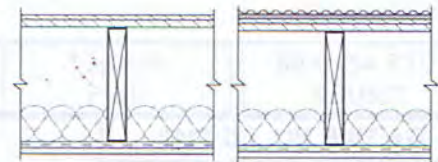
Approx. Ceiling

Weight: 3 psf  
 Fire Test: UL R7094, 07NK11121, 11-27-07, UL Design L592; WFCi 07002C/07048, 8-3-07  
 Sound Test: RAL-TL08-311a, 10-31-08 (64 C & P)  
 IIC & Test: RAL-IN08-040a, 10-31-08

**GA FILE NO. FC 5120****GENERIC****1 HOUR  
FIRE****50 to 54 STC  
SOUND****WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION**

One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, two per joist. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 psf. 3 1/2" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels.

Sound tested with carpet and pad and with insulation stapled to joists.

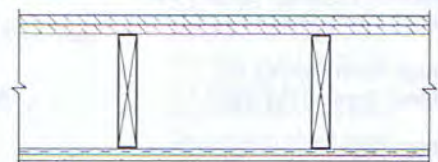


Approx. Ceiling

Weight: 2 psf  
 Fire Test: FM FC-181, 8-31-72  
 Sound Test: G&H OC-3MT, 10-13-71 (73 C & P)  
 IIC & Test: G&H OC-3MT, 10-13-71

**GA FILE NO. FC 5240****GENERIC****1 HOUR  
FIRE****45 to 49 STC  
SOUND****WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS**

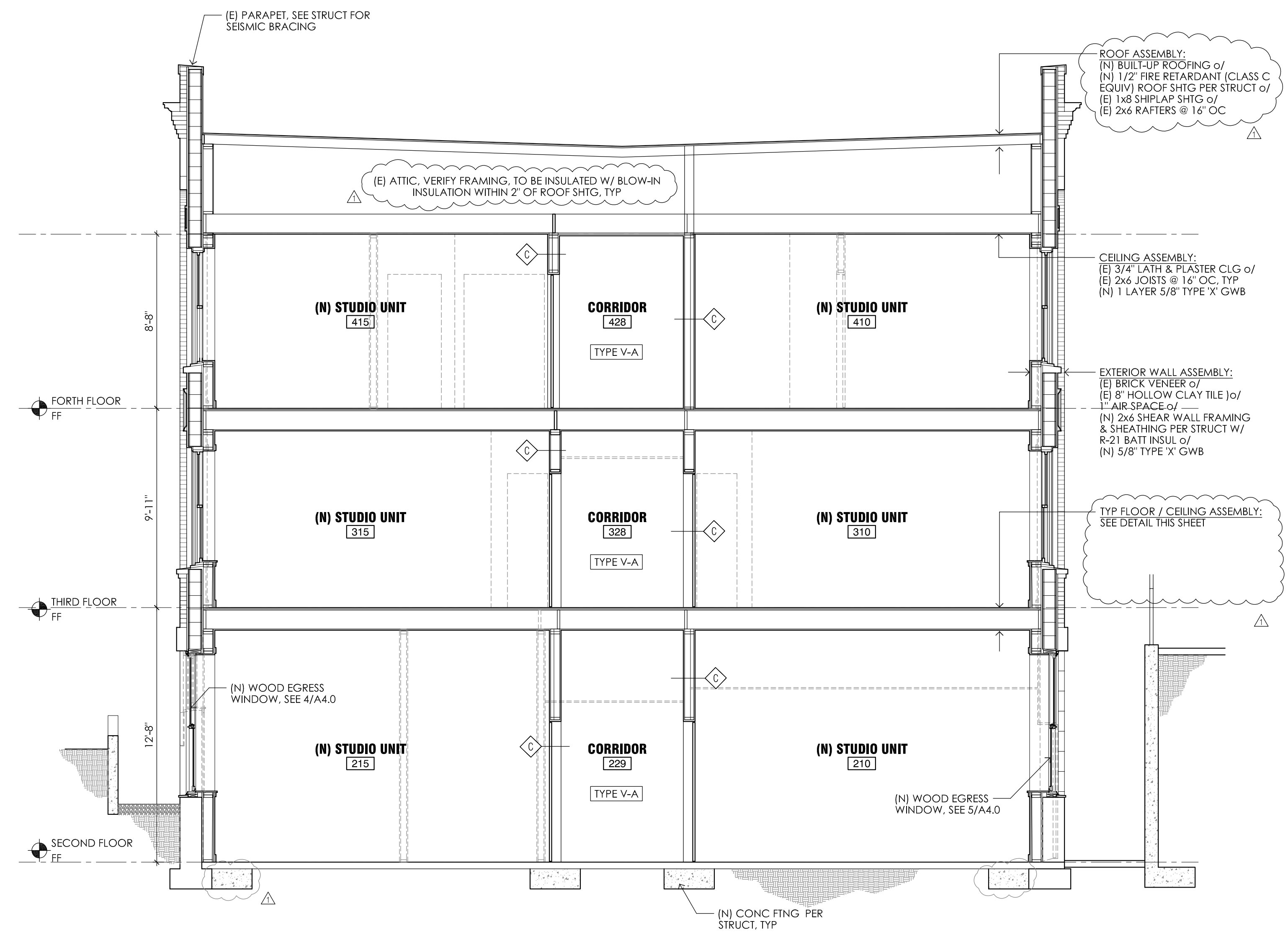
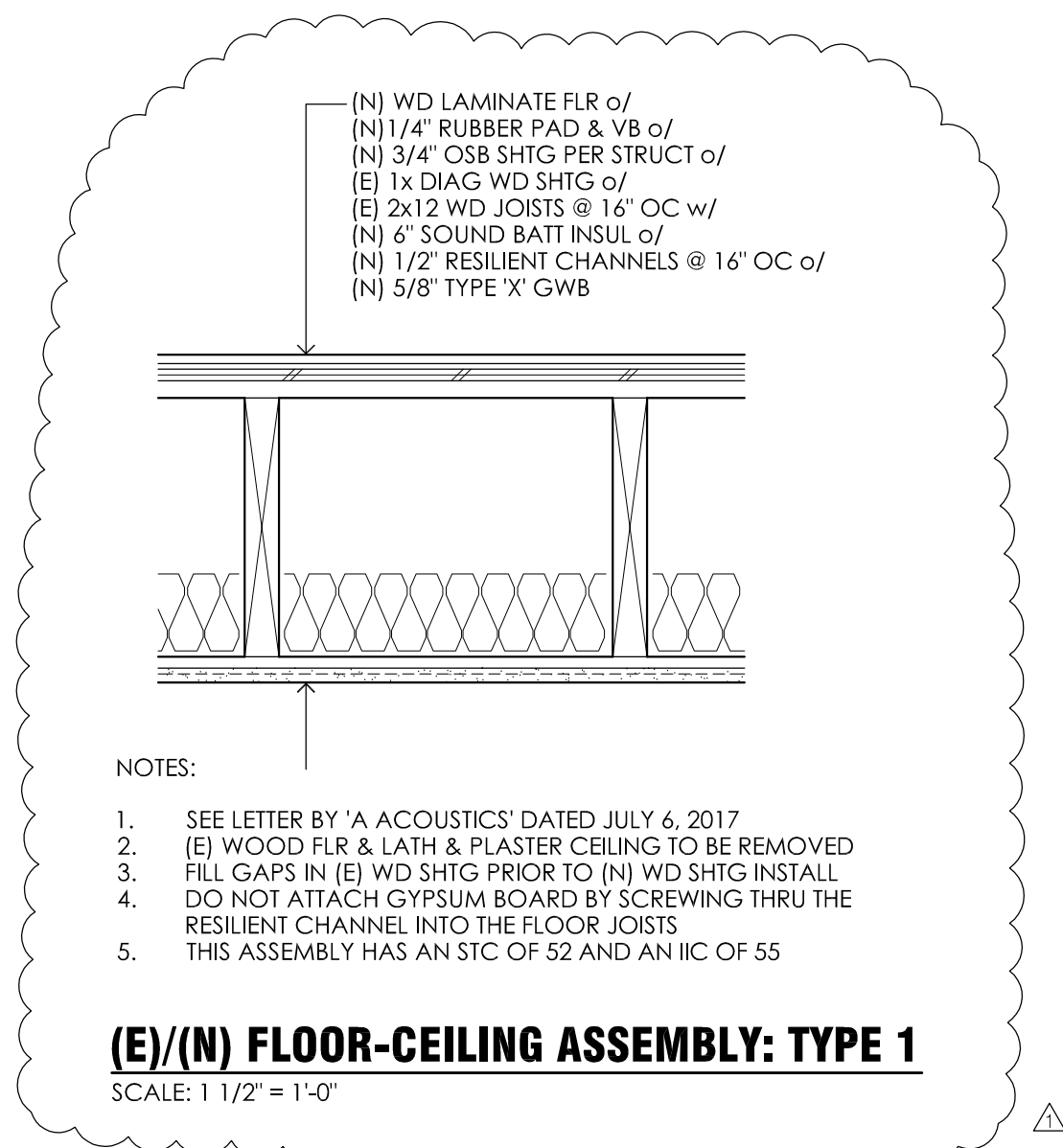
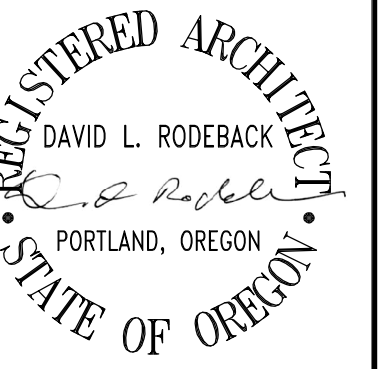
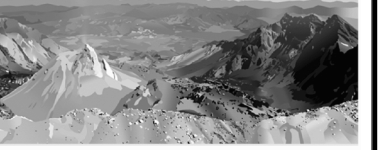
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 1 9/32" plywood finished floor with long edges T & G and 1 5/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.



Approx. Ceiling

Weight: 3 psf  
 Fire Test: UL R1319-65, 11-16-64, UL Design L514  
 Sound Test: CK 6512-6, 7, 4-15-65  
 IIC & Test: 39 (67 C & P)  
 CK 6512-6, 4-15-65

\*Contact the manufacturer for more detailed information on proprietary products.



PROPOSED IMPROVEMENTS AT THE:  
PROJECT #: 1412

**6012 SE YAMHILL APARTMENT BUILDING**

6012 SE YAMHILL ST  
PORTLAND, OR 97215

ISSUES:  
PERMIT 05/08/17

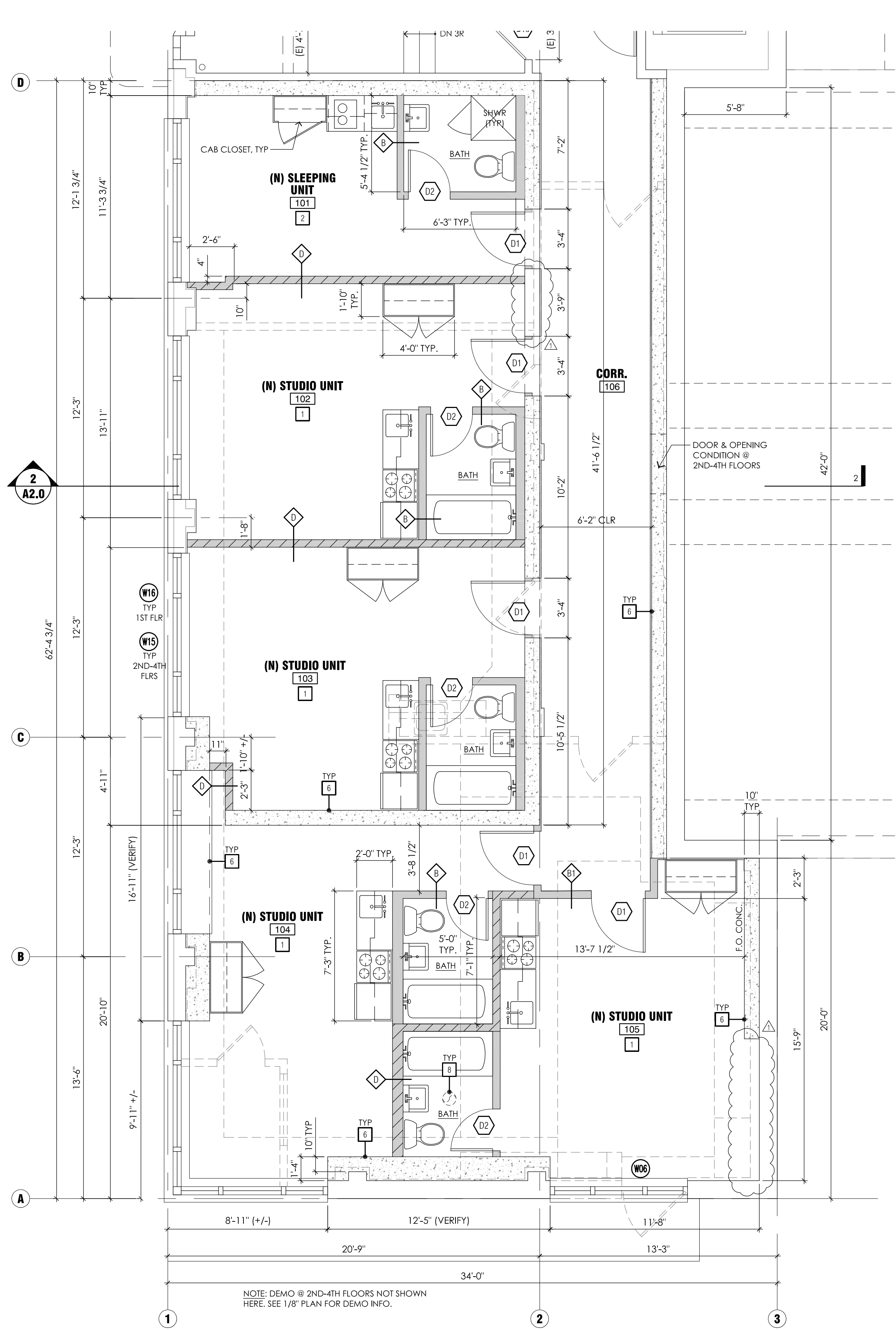
PLOT DATE: 07/09/17

REVISIONS:  
PERMIT 07/07/17

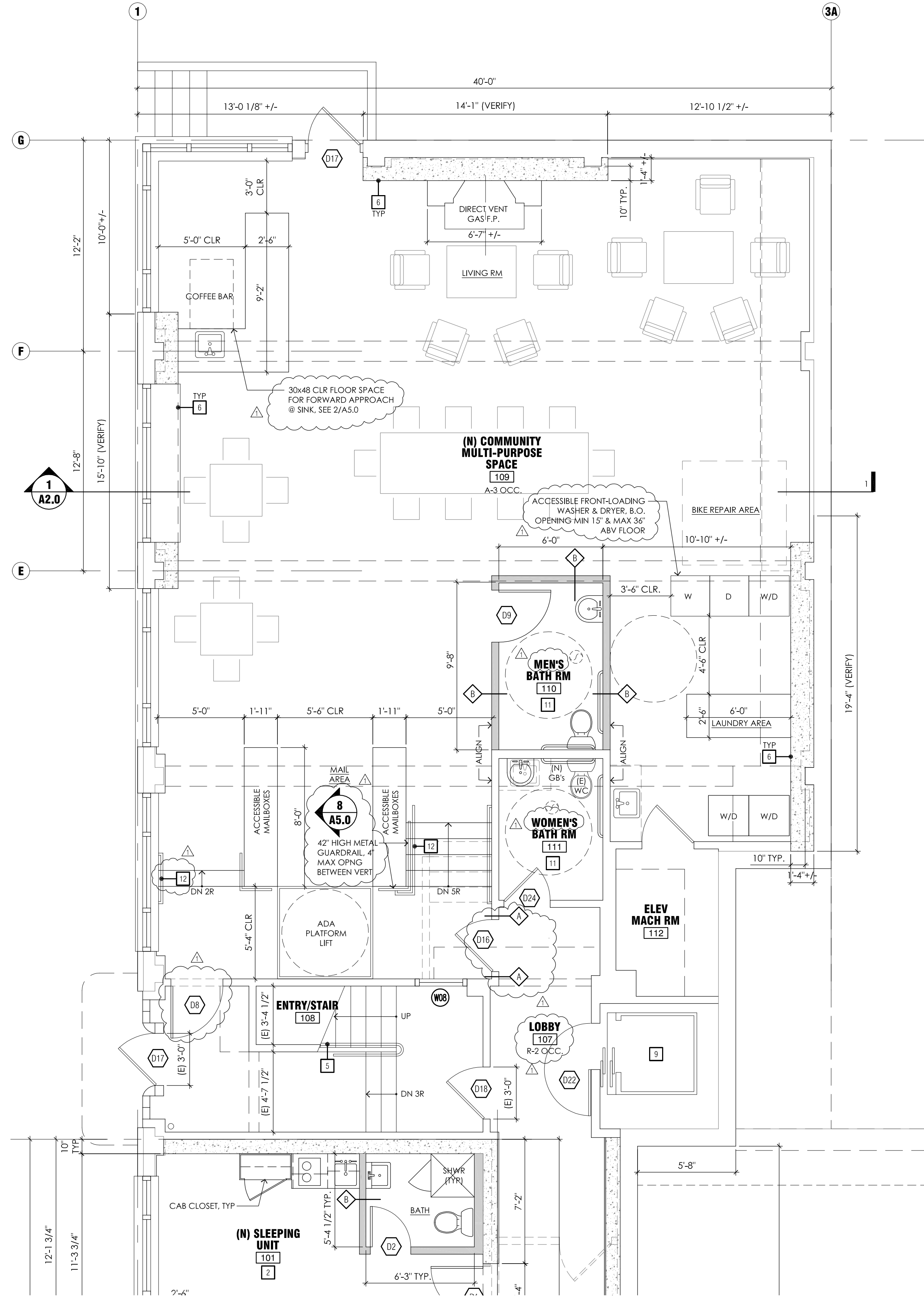
**BUILDING SECTIONS - EAST WING**

**A2.1**

**1 BUILDING SECTION**  
A2.1 1/4\" = 1'-0\"



**1** FIRST FLOOR PLAN, WEST WING, SOUTH SIDE (2ND THROUGH 4TH FLOORS SIM)  
A1.6 1/4" = 1'-0"



**2** FIRST FLOOR PLAN, WEST WING, NORTH SIDE  
A1.6 1/4" = 1'-0"

**Appeal Item 3**

**FLOOR PLAN NOTES**

- USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.
- UNLESS NOTED OTHERWISE:
  - A. ALL EXISTING EXTERIOR DIMENSIONS ARE TO F.O. EXISTING WALLS & ARE APPROXIMATE
  - B. ALL INTERIOR DIMENSIONS ARE TO F.O. (N) STUDS OR (E) [E]IS ±
  - C. R.O. DENOTES CLEAR ROUGH FRAMING (STUD-TO-STUD) DIMENSION REQUIRED
  - D. ALL WINDOW & DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING
- ALL DIMENSIONS MARKED AS PLUS/MINUS (±) ARE APPROXIMATE AND TO BE FIELD VERIFIED.
- ALL NEW PARTITIONS ARE FULL HEIGHT.
- PROVIDE A SMOKE DETECTOR WITHIN EACH NEW DWELLING UNIT. ADDITIONAL SMOKE DETECTORS PER CODE & ELEC / MECH DESIGN-BUILD DOCS.
- PROVIDE ELECTRIC WALL HEATERS IN NEW UNITS PER MECH / ELEC DESIGN-BUILD DOCS.
- (E) CEILING HTS ± :

**DEMOLITION NOTES**

- DEMOLITION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY THE ARCHITECT IF DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL FIELD CONDITIONS ARE OBSERVED.
- COORDINATE DEMOLITION PLAN WITH CONSTRUCTION PLANS. CONTRACTOR TO COORDINATE AND VERIFY DIMENSIONS AFTER DEMOLITION WORK HAS BEEN COMPLETED.
- PROTECT EXISTING SPRINKLER HEADS DURING DEMOLITION.

**KEY NOTES:**

- STUDIO DWELLING UNIT. SEE UNITS 210-410 FOR LAYOUT, INC. TYPICAL KITCHEN & BATH. (1-BEDROOM UNIT 422 IS SIM.)
- SLEEPING UNIT, SEE UNITS 101-401 FOR LAYOUT, INC. TYP. BATH.
- TYPE 'B' DWELLING UNIT, SEE UNITS 309 & 316 FOR LAYOUT, INC. TYP. KITCHEN & BATH.
- TYPE 'A' DWELLING UNIT, SEE UNIT 209 FOR LAYOUT, INC. TYP. KITCHEN & BATH.
- EXISTING HISTORICAL EXIT STAIR W/D GUARD RAIL & HANDRAIL: 30" HIGH, CONT. VERTS AT 5.5' OC, ALLOWED PER UBC/1/1#1 4.g.1 p. 21
- EXISTING EXIT STAIR GUARDRAIL & HANDRAILS: SEE '98 PERMIT PLANS, A1-A5, A8
- CONC. SHEAR WALL AT WEST WING PER STRUC
- WOOD SHEAR WALL AT EAST WING PER STRUC
- (N) BATH VENT FAN, TYP. ALL UNIT BATHROOMS
- (E) ELEVATOR: CONFIRM TWO WAY COMMUNICATION SYSTEM AT ELEVATOR LANDINGS FLOORS 2 THRU 4
- (N) 2' x 6' x 4' DP LONG TERM BIKE PARKING SPACE W/ VERT WALL MOUNTED HIGH DENSITY RACK BY 'URBAN RACKS' OR EQUIV C OF P APPROVED RACK
- WOMEN'S BATH RM 111 AND MEN'S BATH RM 110 TO MEET ACCESSIBILITY REG PER 1.2/AS.0
- 1 1/2" Ø PNT MTL HANDRAIL BOTH SIDES OF STAIR (1 1/2" MIN TREAD & 7" MAX RISER) AT 3' ABOVE NOSING; 1'-0" HORIZ EXTENSION BEYOND TOP RISER & 11" EXTENSION BEYOND THE BOTTOM RISER AT NON-CONT HANDRAIL

**SYMBOLS:**

NEW WD PARTITION	
NEW 1 HR WD PARTITION	
NEW CONC. BEARING WALL	
EXISTING WALL	
DEMOLITION WALL OR ITEM	
<b>NAME</b> 000	
ROOM NAME / NUMBER TAG	
BATH VENT FAN	
LONG TERM BIKE PARKING	
NEW DOOR	
DOOR TAG	
EXISTING DOOR	

**DAVID RODEBACK**  
ARCHITECT LLC

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ADAM WOODWARD  
DRAFTING

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REGISTERED ARCHITECT  
DAVID L. RODEBACK  
Portland, Oregon  
STATE OF OREGON

PROPOSED IMPROVEMENTS AT THE:  
PROJECT #: 1412

**6012 SE YAMHILL APARTMENT BUILDING**

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**ENLARGED PLANS, 1ST FLR, W WING**

**A1.6**