## **Development Services**

## From Concept to Construction



Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201 More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

AFFEAL SUIVIIVIAR	ί.Τ	
Status: Decision Rend	dered	
Appeal ID: 15377		Project Address: 2715 NE Flanders St
Hearing Date: 7/12/17		Appellant Name: Brett K. Laurila
Case No.: B-027		Appellant Phone: 503-233-8991 x101
Appeal Type: Building		Plans Examiner/Inspector: Jerry Engelhardt
Project Type: commercial		Stories: 3 Occupancy: R-2 Construction Type: V-B
Building/Business Name: Flanders 4plex		Fire Sprinklers: Yes - throughout new building
Appeal Involves: Erect an existing structure	tion of a new structure,Alteration of	LUR or Permit Application No.: 17-124425-CO
Plan Submitted Optio	n: pdf [File 1] [File 2] [File 3]	Proposed use: Residential
APPEAL INFORMA	ATION SHEET	
Code Section	705.2	
	Projections shall not extend any clo than shown in Table 705.2	ser to the line used to determine the fire separation distance
	Projections shall not extend any clo than shown in Table 705.2	ser to the line used to determine the fire separation distance
Proposed Design	Propose that the existing north exterior wall of single family residence to be 1 hr. rated to exposure and existing short roof overhang on the north will be rated 1 hr. to exposure.	
	ORSC R302.1 exception #2 Allows walls of dwelling and accessory structures located on the same lot to be exempt from fire resistant construction. If new bldg. was an un-sprinklered duplex, there would be no requirement for a rated wall at the existing residence.	
Reason for alternative	By modifying the north exterior wall of single family residence to be 1 hr. rated to exposure and replacing the existing short roof overhang with a 1 hr. rated assembly to exposure.	
	ORSC R302.1 exception #2 Allows same lot to be exempt from fire resi there would be no requirement for a sprinklered and is protected beyond greater fire protection for the single required to provide 10 feet to edge of non-combustible	walls of dwelling and accessory structures located on the istant construction. If new bldg. was an un-sprinklered duplex, a rated wall at the existing residence. The 4 flex is fully d what would be required for an unrated duplex, providing a family residence. The assumed property line location is exit stair from the 4plex.
	The exterior wall at the assumed pr the existing overhang being rated a residence and first stair riser at 4ple	operty line will be upgraded to a one- hour wall condition, with s well. 4 plex bldg. is 19'-11 1/2" from face of existing ex is 10'-0" from existing wall.

Appeal item 2	
Code Section	705.8.1
Requires	Allowable area of openings: The maximum area of protected and unprotected openings permitted in an exterior wall in any story of a building shall not exceed percentages specified in Table 705.8
Proposed Design	Propose that the existing north exterior wall of single family residence to be 1 hr. rated to exposure and existing basement door will be replaced with 3/4hour rated door with closer. Basement door has limited exposure above grade. No other openings on north face.
	ORSC R302.1 exception #2 Allows walls of dwelling and accessory structures located on the same lot to be exempt from fire resistant construction. If new bldg. was an un-sprinklered duplex, there would be no requirement for a protected opening at the existing residence.
Reason for alternative	By modifying the north exterior wall of single family residence to be 1 hr. rated to exposure and replacing the existing basement door with a 3/4hour rated door with closer, (Basement door has limited exposure above grade) the existing condition is upgraded. No other openings on north face. (The existing short roof overhang on the north will be rated 1 hr. to exposure as noted in appeal #1.) Existing basement door has limited access as it is used only by the single family residence.
	ORSC R302.1 exception #2 Allows walls of dwelling and accessory structures located on the same lot to be exempt from fire resistant construction. If new bldg. was an un-sprinklered duplex, there would be no requirement for a rated wall at the existing residence. The 4 flex is fully sprinklered and is protected beyond what would be required for an unrated duplex, providing a greater fire protection for the single family residence. The assumed property line location is required to provide 10 feet to edge of non-combustible exit stair from the 4plex.
	The exterior wall at the north side of the SFR will be upgraded to a one- hour wall condition, with the existing overhang being rated as well. Existing basement door upgraded to 3/4hour rated assembly. 4 plex bldg. is 19'-11 1/2" from face of existing residence and first stair riser at 4plex is 10'-0" from existing SFR wall.

## APPEAL DECISION

1. One hour wall construction of North wall on assumed property line and existing North eave construction to overhang the new assumed property line: Granted provided: One (1) layer of 5/8" Type X gypsum board is installed directly beneath the roof decking or sheathing. It must be supported by a minimum of nominal 2 x ledgers attached to the side of the roof framing members for a minimum width of 4' measured from the wall adjacent to the property line.

2. Door opening on assumed property line: Granted as proposed.

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

The Administrative Appeal Board finds with the conditions noted, 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.



**COUTYARD FROM WEST** 







