Development Services

From Concept to Construction







APPEAL SUMMARY

Status: Decision Rendered	
Appeal ID: 15345	Project Address: 110 N Blandena St
Hearing Date: 7/12/17	Appellant Name: Todd Iselin
Case No.: B-003	Appellant Phone: 5036561942
Appeal Type: Building	Plans Examiner/Inspector: David Bartley
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-B
Building/Business Name: Everett Custom Homes	Fire Sprinklers: Yes - throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-101943-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: residential condo

APPEAL INFORMATION SHEET

Appeal item 1

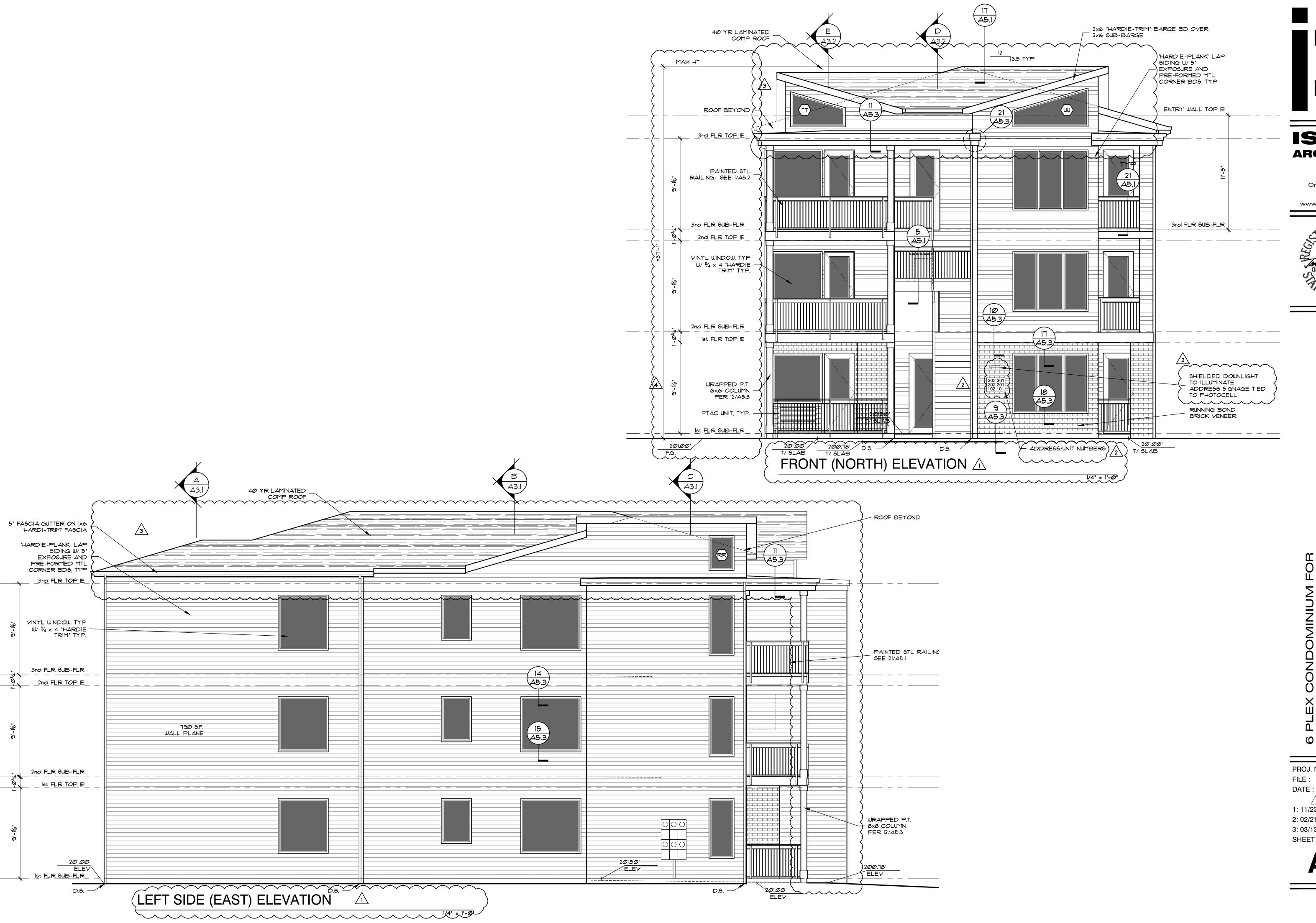
Appeal Item 1	
Code Section	705.8.6.2
Requires	When a new building is to be erected adjacent to an existing building, all openings in the exterior wall of the new building are required to be not less than 3/4 hour when these openings are less than 15' vertically above the floor of the existing building or structure. The opening protections are required where the distance between the building or structure is less than 15'
Proposed Design	The proposed design includes unrated, fixed windows located in the area that requires 3/4 hour protection. These openings are proposed to be protected with a NFPA 13 sprinkler system with additional side wall heads located above these openings. Refer to attached plan and elevation drawings.
Reason for alternative	This alternate is proposed to allow for natural light for energy conservation and comfort of the occupants. The directed fire sprinklers above these openings will allow equivelent fire safety for occupants of this building and the adjacent property. This appeal was previously approved for a nearly identical building at 1526 N Holman St. (reconsideration of appeal # 13560).

APPEAL DECISION

Sprinkler protection at openings in buildings with vertical exposure on separate lots: Granted provided windows are non-operable and Type 13 sprinklers are installed a minimum of 4 inches and a maximum of 24 inches from the opening(s) spaced at 6 feet on center. Sprinklers are to be installed on the occupied side of the openings and shall be capable of wetting the entire surface. A separate permit from the Fire Marshal's Office is required.

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.



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T CUSTOM HOMES

114 N Blandena (Portland, OR 972

PROJ. NO. : 1631

FILE : A-ELV

DATE : 10/18/16

REVISIONS

1: 11/23/16 4: 5/15/17 2: 02/21/17 3: 03/13/17 SHEET #

A2.1

ELEVATIONS

THIRD FLOOR AREA (SF) 2,203 TOTAL SQUARE FOOTAGE 6,609 **UNIT SQUARE FOOTAGE** UNITS 101, 201, 301 (SF) 1,114 1,089 UNITS 102, 202, 302 (SF) NO. OF STORIES ABOVE GRADE OCCUPANCY ALLOWABLE HEIGHT 60 FT (40 FT + 20 FT DUE TO SPRINKLERS) PROPOSED BUILDING HEIGHT <38'-0" ALLOWABLE STORIES 3 (2 + 1 DUE TO SPRINKLERS) ALLOWABLE AREA 7,000 SF CONSTRUCTION TYPE SPRINKLERS NFPA13 WITH SPRINKLERS IN CONCEALED SPACES & FROST-PROTECTED HEADS AT EXTERIOR BALCONIES & COMMON AREAS 1 HOUR FIRE BARRIER PER OSSC 420.2 OCCUPANCY SEPARATION FIRE RESISTIVE RATINGS • 1-HOUR WALL & FLOOR FIRE BARRIER ASSEMBLIES SEPARATING DWELLING 1-HOUR WALL @ EAST & WEST WALLS < 10' FIRE SEPARATION N. BLANDENA ST FDC- SEE ±200' TO FIRE HYDRANT ±50' TO FIRE HYDRANT CIVIL FACP -EXTERIOR EXTERIOR EXTERIOR FIRE EXTERIOR FIR SPRINKLERS SPRINKLERS SPRINKLERS SPRINKLERS REQUIRED REQUIRED REQUIRED REQUIRED EXTERIOR FIRE 48" PROJECTION SPRINKLERS FIRE FIRE SPRINKLER ALLOWED FROM FSL SPRINKLERS REQUIRED RISER ROOM 62" PROPOSED) REQUIRED 135 S.F. @ 25% UNPROTECTED = 162 S.F. @ 25% 135 S.F. @ 25% 248 S.F. @ 25% 162 S.F. @ 25% 33.75 S.F. ALLOWED UNPROTECTED = 40.5 S.F. UNPROTECTED = UNPROTECTED = 62 UNPROTECTED = 40.5 S.F. PER OSSC TABLE ALLOWED PER OSSC 33.75 S.F. ALLOWED SF. ALLOWED PER ALLOWED PER OSSC 705.8 (31.5 S.F. TABLE 705.8 (15 S.F. PER OSSC TABLE 066C TABLE 705.8 TABLE 705.8 (15 S.F. APPEAL ITEM PROPOSED) 135 S.F. @ 25% PROPOSED) - NO 705.8 (31.5 S.F. 127.5 S.F. PROPOSED) EXTERIOR FIRE PROPOSED) - NO EXTERIOR FIRE UNPROTECTED = 33.75 UNPROTECTED OPENINGS PROPOSED)

40" PROJECTION NO UNPROTECTED UNPROTECTED OPENINGS 4^2 SPRINKLERS SPRINKLERS ALLOWED THIS WALL DUE S.F. ALLOWED PER APPEAL ITEM OPENINGS ALLOWED REQUIRED ALLOWED THIS WALL DUE } REQUIRÉD OSSC TABLE 705.8 TO ADJACENT BUILDING-<u>HIS WALL DUE TO</u> ALLOWED FROM FSL (31.5 S.F. PROPOSED) ADJACENT BUILDING-ALTERNATE PROTECTION ALTERNATE PROTECTION (54" PROPOSED. PROVIDED BY SIDE WALL <u>ALTERNATE</u> MANUAL PROVIDED WITH SIDE WAL 48" PROJECTION SPRINKLERS ABOVE PROTECTION FIRE PULL SPRINKLER HEADS ABOVE 1 HR FIRE PROVIDED WITH SIDE I HR FIRE <u>OPENINGS</u> ALLOWED FROM FSL STATION <u>OPENINGS</u> 118.8 S.F. @ 25% WALLWALL SPRINKLER (48" PROPOSED) 118.8 S.F. @ 25% UNPROTECTED = HEADS ABOVE UNPROTECTED = 29.7 S.F. EXTERIOR FIRE APPEAL ITEM 29.7 S.F. 118.8 S.F. @ 25% HR FIRE <u>OPENINGS</u> UNITIS 101, 201, 301 ALLOWED PER OSSO SPRINKLERS ALLOWED PER UNPROTECTED = 29.7 S.F. WALL(1,115 S.F. E.A.) (6) (1,114 S.F. E.A.) (6) TABLE 705.8 (29 S.F. REQUIRED / OSSC TABLE ALLOWED PER OSSO OCC PER LEVEL OCC PER LEVEL PROPOSED) 7*0*5.8 (29 S.F. TABLE 705.8 (29 S.F. EXIST'G ADJACENT PROPOSED) UNITS 101, 201, 301 EXIST'G ADJACENT PROPOSED) UNITS 102, 202, 302 BLDG 164" PROJECTION (1,114 S.F. E.A.) (6) UNITS 102, 202, 302 BLDG (1,089 S.F. E.A.) (5) ALLOWED FROM FSL (1,089 S.F.EA.) (5) OCC PER LEVEL EXIST. BLDG. (12" PROPOSED) OCC PER LEVEL OCC PER LEVEL 79.5 S.F. @ 25% 225 S.F. @ 25% MAX TRAVEL MAX TRAVEL T JNITS 102, 202, 303 UNPROTECTED = 79.5 S.F. @ 25% UNPROTECTED = 225 S.F. @ 25% DISTANÇ∕É 69' < 300' DISTANCE 69' < 300' (1,089 S.F. E.A.) (5) UNPROTECTED = 19.875 S.F. ALLOWED 79.5 S.F. @ 25% 56.25 S.F. ALLOWED 261 S.F. @ 25% UNPROTECTED = 56.25 S.F. OCC PER LEVEL PER OSSC TABLE UNPROTECTED = 19.875 19.875 S.F. PER OSSC TABLE UNPROTECTED = ALLOWED PER OSSC TABLE MAX TRAVEL ALLOWED PER 705.8 (13.5 S.F. S.F. ALLOWED PER OSSC 105.8 (46.5 S.F. PROPOSED) 7*0*5.8 (46.5 S.F. MAX TRAVEL MAX TRAVEL 65.25 S.F. DISTANCE 69' < 300' PROPOSED. OSSC TABLE PROPOSED) DISTANCE 67' < 300' ALLOWED PER DISTANCE 67' < 300' 5'-0" 705.8 (13.5 S.F. PROPOSED) OSSC TABLE PROPOSED) 56" PROJECTION 1705.8 (46.5 S.F. ALLOWED FROM FSL PROPOSED) MAX TRAVEL (60" PROPOSED) DISTANCE 67' < 300' FIRE FIRE 40" PROJECTION ALLOWEDFROM FSL (48" PROPOSED. 316.25 S.F. @ 25% UNPROTECTED = 19 S.F UNPROTECTED = 19 S.F. 262 S.F. @ 25% ALLOWED PER 0550 ALLOWED PER OSSC | UNPROTECTED = TABLE 705.8 (27.5 S.F 316.25 S.F. @ 25% 65.5 S.F. ALLOWED TABLE 705.8 (27.5 S.F. PROPOSED) - NO UNPROTECTED = 19 S.F. PROPOSED) - NO PER OSSC TABLE 262 S.F. @ 25% 262 S.F. @ 25% UNPROTECTED OPENINGS ALLOWED PER OSSO UNPROTECTED OPENINGS 705.8 UNPROTECTED : 1 HR FIRE UNPROTECTED = 65.5 <u>ALLOWED THIS WALL DU</u> TABLE 705.8 (27.5 S.F. ALLOWED THIS WALL DUE (PROPOSED 27.5 65.5 S.F. ALLOWED TO ADJACENT BUILDING-ALTERNATE PROTECTION PARTITION PARTITION S.F. ALLOWED PER 05\$0 PROPOSED) - NO TO ADJACENT BUILDING-105.8 (PROPOSED ALL QUIED TO SENINGS TABLE 705.8 DEMISING DEMISING ALTERNATE PROTECTION WALL(PROPOSED 27.5 S.F.) 1 HR FIRE <u>PROVIDED WITH SIDE WAL</u> ALLOWED THIS WALL DUE PROVIDED WITH SIDE WALL 27.5 S.F.) SPRINKLER HEADS ABOVE PARTITION TO ADJACENT BUILDING-48" PROJECTION HEADS ABOVE OPENINGS DEMISING WINDOWS <u>ALTERNATE PROTECTION</u> ALLOWED FROM FSL WALL TO BE PROVIDED WITH (60" PROPOSED) SIDE WALL SPRINKLERS APPEAL ITEM ABOYE OPENINGS APPEAL ITEM WALLWALLAPPEAL ITEM HR FIRE PROPERTY LINE / 1-HR 1-HR 1-HR WALLFIRE SEPARATION FILE: 6'-0" LINE (FSL) DATE: 198 S.F. @ 25% UNPROTECTED = 49.38 S.F. ALLOWED PER <u>/</u>3\ OSSC TABLE 705.8 (42.97 S.F. 198 S.F. @ 25% UNPROTECTED PROPOSED) = 49.38 S.F. ALLOWED PER ~~~~~~~~~~~ OSSC TABLE 705.8 (42.97 S.F. 3: 03/13/17 PROPOSED) 198 S.F. @ 25% UNPROTECTED = SHEET # 40" PROJECTION ALLOWED 49.38 S.F. ALLOWED PER 055C TABLE 105.8 (42.91 S.F. PROPOSED) MAIN LEVEL FIRE / LIFE SAFETY PLAN SECOND LEVEL FIRE / LIFE SAFETY PLAN THIRD LEVEL FIRE / LIFE SAFETY PLAN 1/8" = 1'-0" 1/8" = 1'-0" $^\prime$ SINGLE EXIT STAIR PERMITTED PER 1015.1 EXCEPTION 1 SEE SHEET CI.I FOR GRADING & EROSION CONTROL PLAN SEE SHEET C1.2 FOR UTILITY PLAN SEE SHEET LI FOR LANDSCAPE PLAN

BUILDING CODE SUMMARY

2,203

2,203

BUILDING SQUARE FOOTAGE MAIN FLOOR AREA (SF)

SECOND FLOOR AREA (SF)

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1631

PROJ. NO.

REVISIONS 1: 11/23/16 4: 5/15/17 2: 02/21/17

A-FLS

10/18/16

FIRE & LIFE SAFETY PLANS