

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered

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

### APPEAL INFORMATION SHEET

#### 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 equivalent 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).

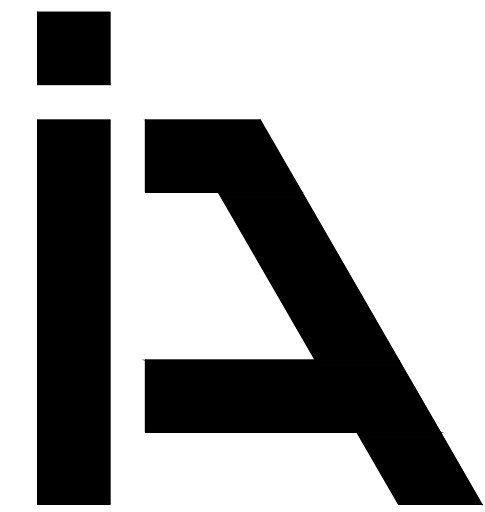
### APPEAL DECISION

**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.

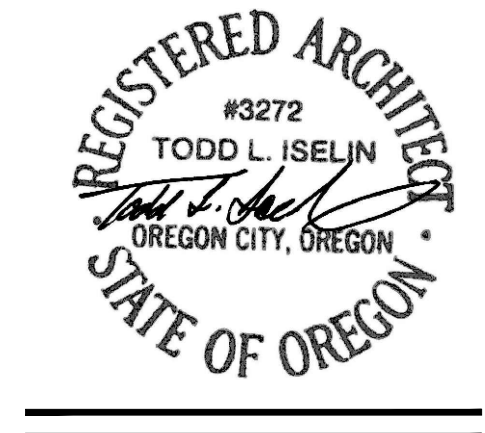
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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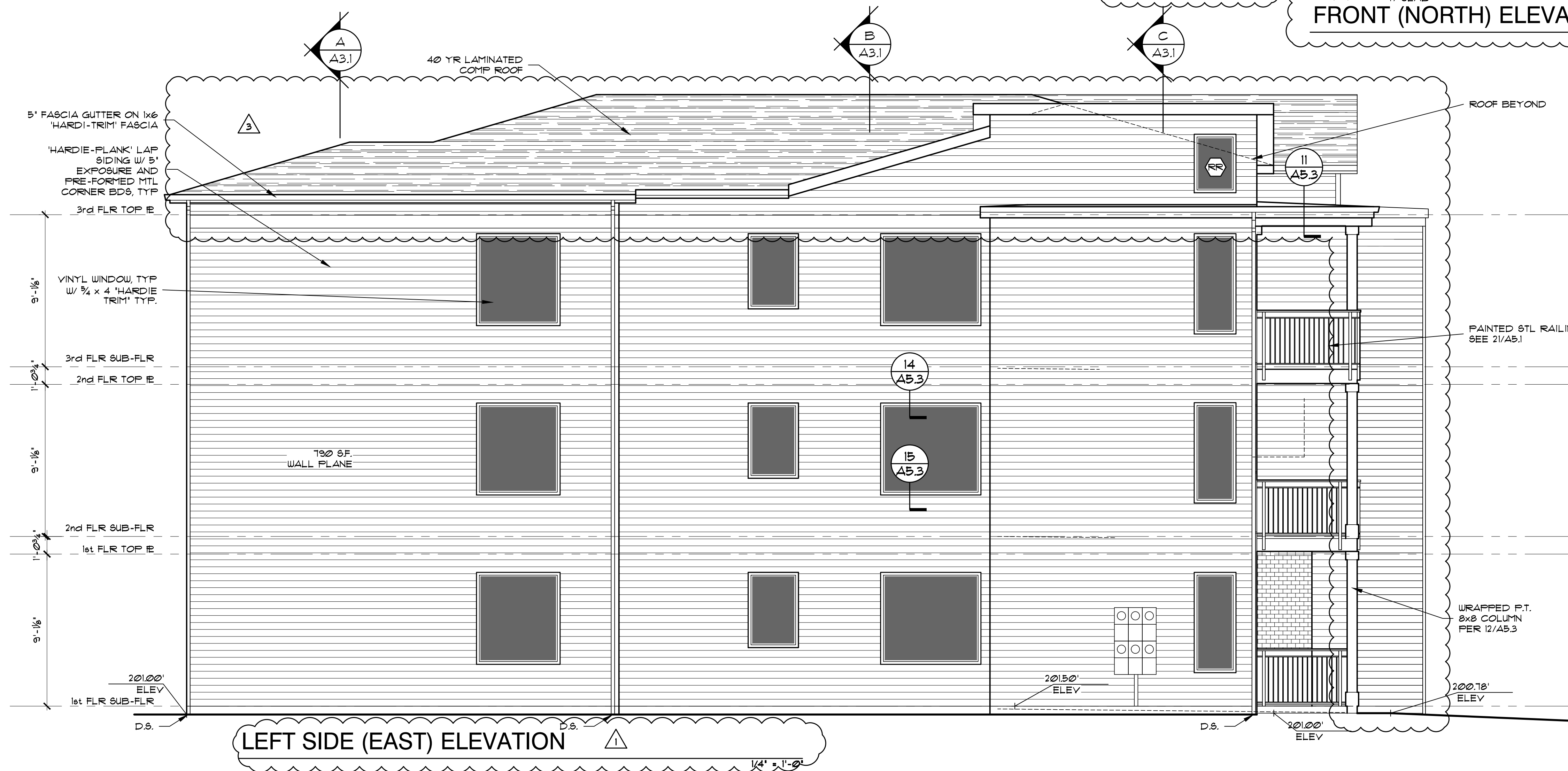
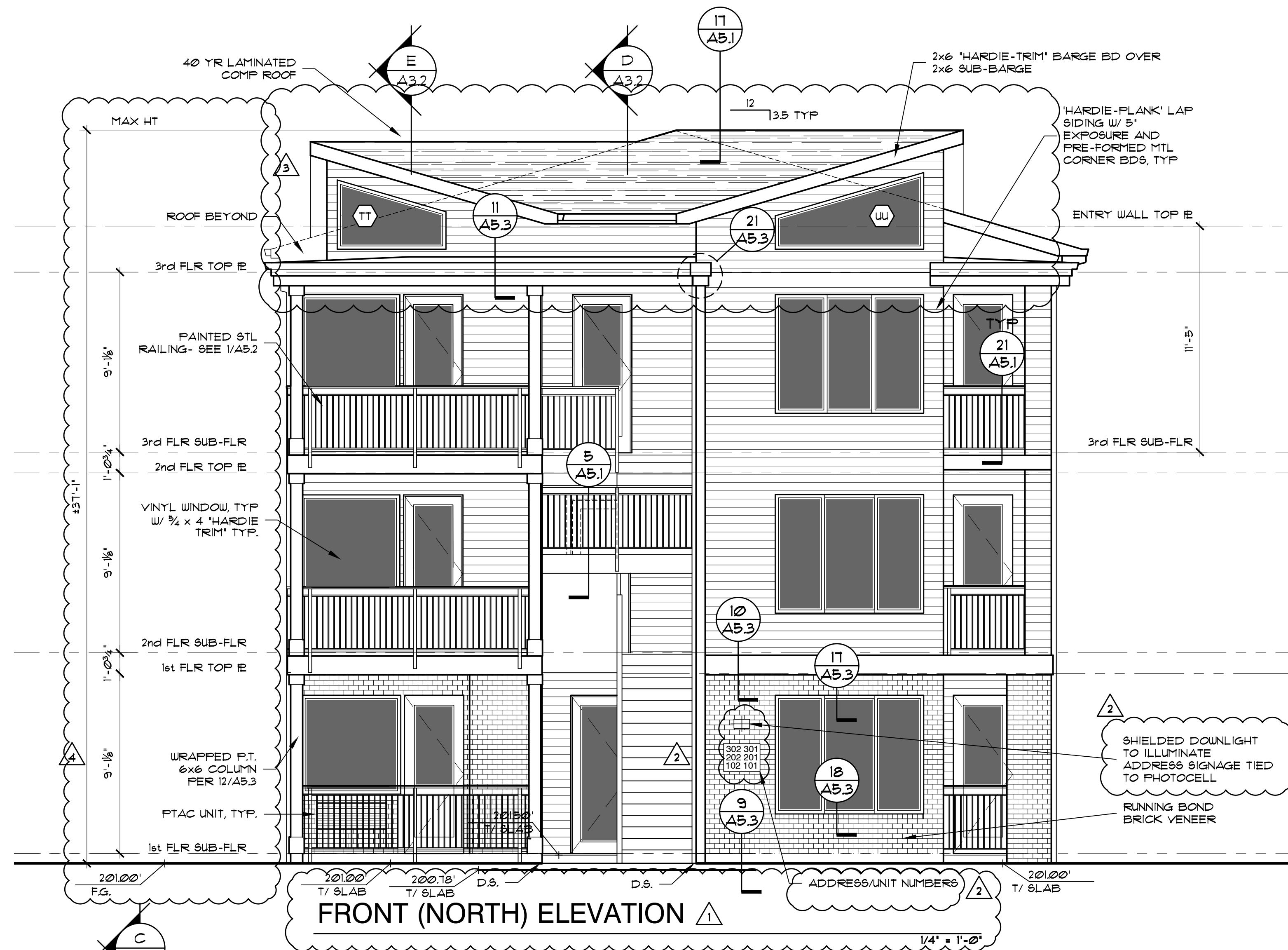
6 PLEX CONDOMINIUM FOR  
**EVERETT CUSTOM HOMES**

114 N Blandena St.  
Portland, OR 97217

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





BUILDING SQUARE FOOTAGE	
MAIN FLOOR AREA (SF)	2,203
SECOND FLOOR AREA (SF)	2,203
THIRD FLOOR AREA (SF)	2,203
<u>TOTAL SQUARE FOOTAGE</u>	<u>6,609</u>

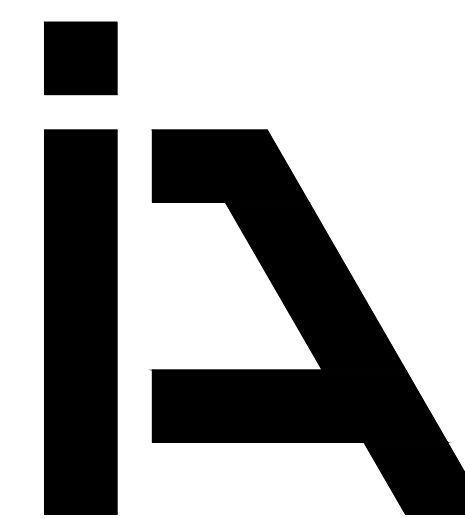
UNIT SQUARE FOOTAGE  
UNITS 101, 201, 301 (SF)  
UNITS 102, 202, 302 (SF)

NO. OF STORIES ABOVE GRADE	3
OCCUPANCY	R-2
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	VB
SPRINKLERS	NFPA13 WITH SPRINKLERS IN CONCEALED

OCCUPANCY SEPARATION	COMMON AREAS 1 HOUR FIRE BARRIER PER OSSC 420.2
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### FIRE RESISTIVE RATINGS

- 1-HOUR WALL & FLOOR FIRE BARRIER ASSEMBLIES SEPARATING DWELLING UNITS
- 1-HOUR WALL @ EAST & WEST WALLS < 10' FIRE SEPARATION



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**APPEAL ITEM**

# 6 PLEX CONDOMINIUM FOR EVERETT CUSTOM HOMES

1114 N Blandena St.  
Portland, OR 97217

PROJ. NO. : 1631  
FILE : A-FLS  
DATE : 10/18/16

 REVISIONS

1: 11/23/16 4: 5/15/17  
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## A1.1

FIRE &amp; LIFE SAFETY PLANS

