

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>)



APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 15344	Project Address: 518 NE 20th Ave
Hearing Date: 7/12/17	Appellant Name: Brad Manchester
Case No.: B-007	Appellant Phone: 503-239-4600
Appeal Type: Building	Plans Examiner/Inspector: Jerry Engelhardt, Thomas Ng
Project Type: commercial	Stories: 6 Occupancy: R-2, A-2 Construction Type: III-B over I-A
Building/Business Name:	Fire Sprinklers: Yes - 20th and Glisan
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-134466-CO
Plan Submitted Option: mail [File 1]	Proposed use: multi-family house with tenant build out space

APPEAL INFORMATION SHEET

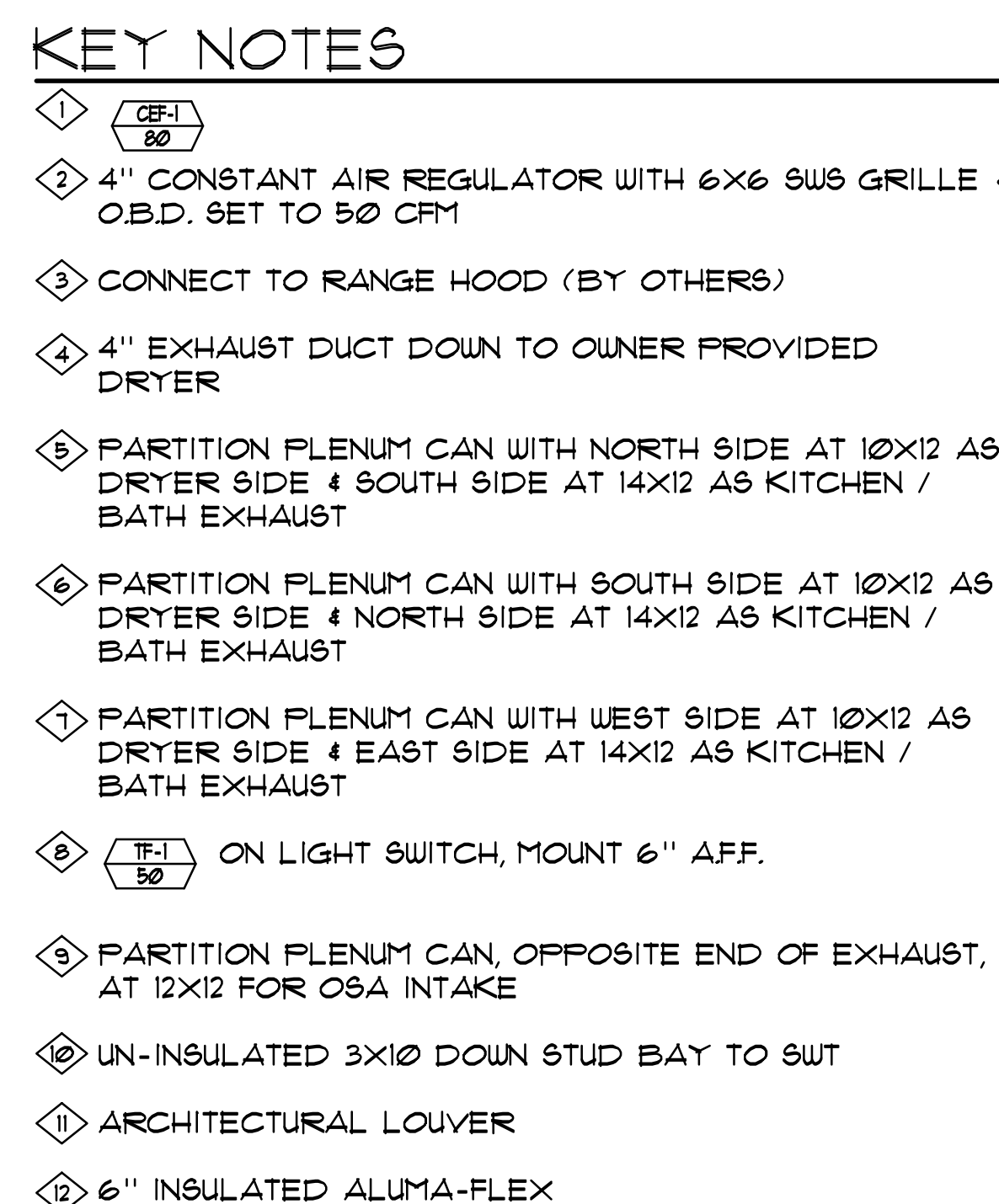
Appeal item 1

Code Section	OMSC 401.4.1, IBC / 27/#1, NEC / 7 / #1
Requires	Ventilation air supply be from outdoors or from a source outside the building by an exterior wall opening or from a source outside the building by a 2-hour fire-rated air transfer system.
Proposed Design	The proposed building is an A-2, B, R-2 & S-2 occupancy, mixed-use, 6-story, core and shell development containing below-grade parking, ground shell tenant-improvement space and 5-floors of residential apartments. This appeal would allow the emergency generator to use the parking garage ramp door for intake air. The on-site, indoor generator is located on the ground floor, above the parking garage ramp, with one exterior wall facing a courtyard, two interior walls with occupied spaces on the opposite side and the fourth wall facing the parking garage door & ramp, unobstructed. With the generator exhaust (radiator) directed out a louver on the sole exterior wall and to keep OMSC separation requirements of environmental air from mechanical air intakes, it is being proposed that the generator intake air come from a louver on the wall facing the parking garage door. The garage door will be perforated. The proposed design includes: - All air is exchanged within the driveway ramp. - Sprinklering will provided on both sides of the generator intake louvers. - No parking is allowed within 10 feet of the generator intake louver. - The generator exhaust and intake is separated by at least 10 feet.
Reason for alternative	Due to the relative location & configuration of the generator room and the proximity of the parking garage door, it is impractical to convey intake air from the building's exterior.

APPEAL DECISION

Intake Air from Parking Garage to Serve Emergency Generator: Hold for additional information.

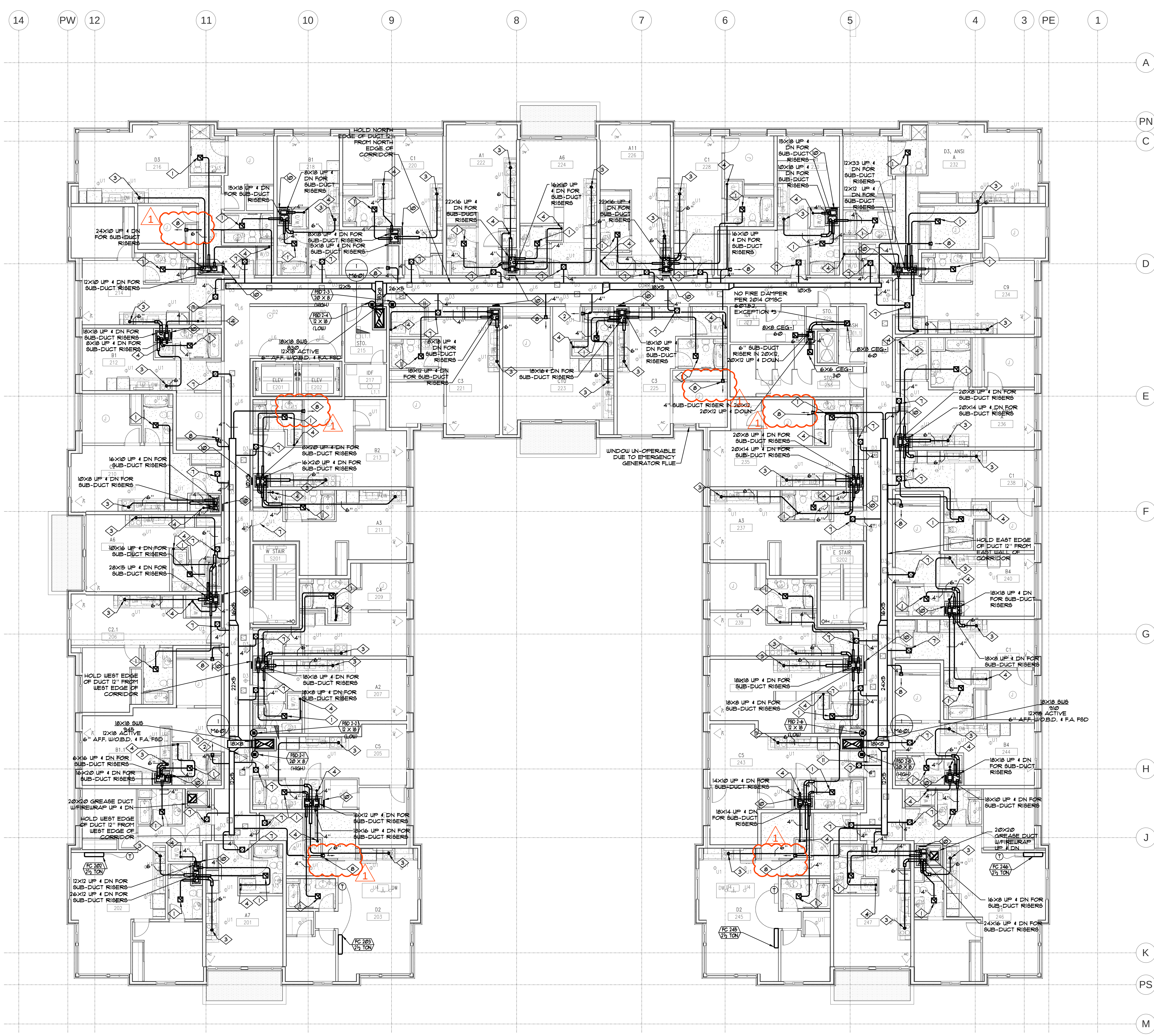
Appellant may contact Thomas Ng (503 823-7434) with questions.



1
M201

LEVEL 1 PLAN - HVAC

SCALE: 1/8" = 1'-0"



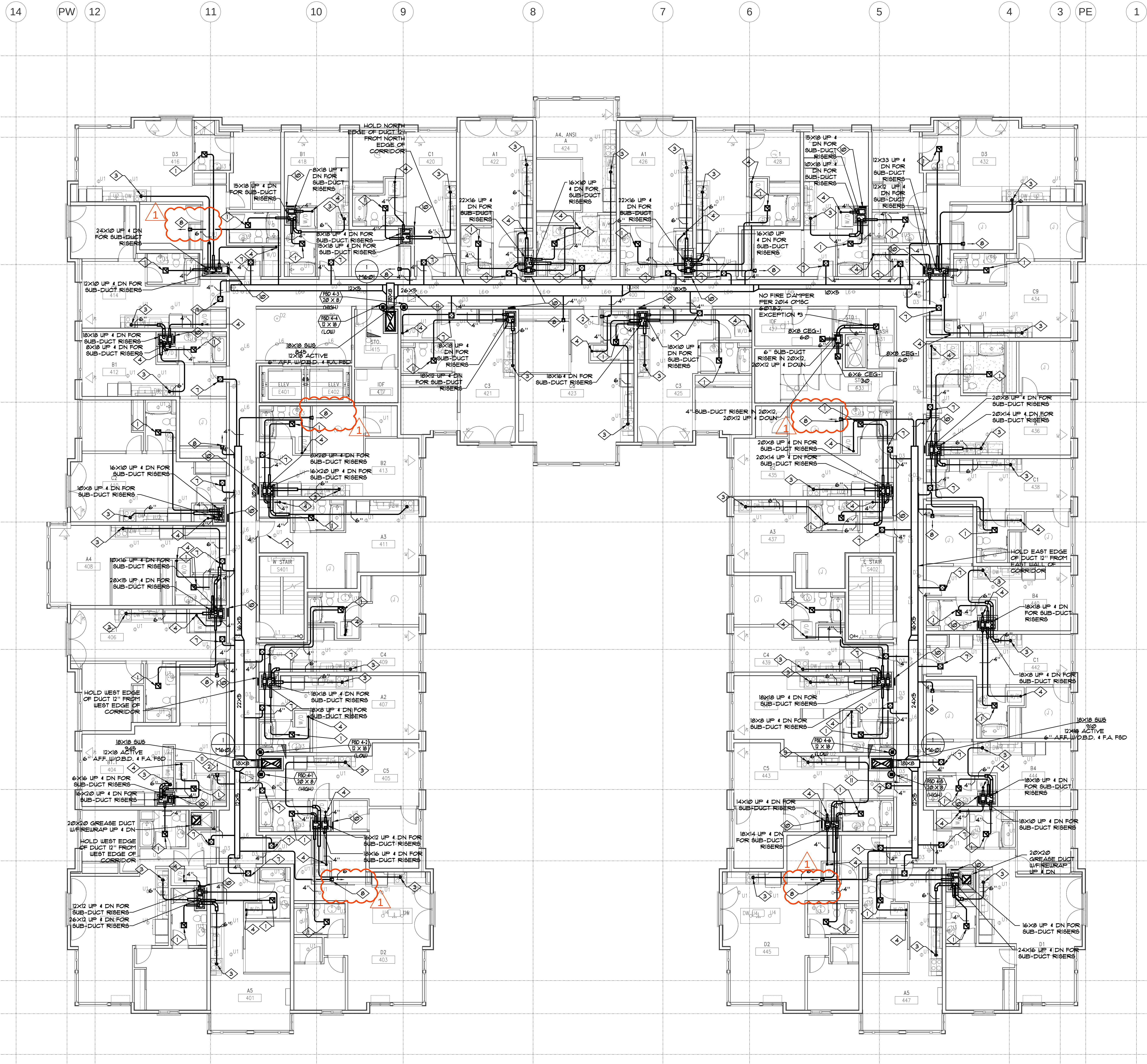
LEGEND	
AF	ABOVE FINISHED FLOOR
BFC	BELOW FINISHED CEILING
BOD	BOTTOM OF DUCT
CD	CEILING DIFFUSER - T-BAR
CD-1	CEILING DIFFUSER - SURFACE MOUNT
CEG	CEILING EXHAUST GRILLE - T-BAR
CEG-1	CEILING EXHAUST GRILLE - SURFACE MOUNT
CRG	CEILING RETURN GRILLE - T-BAR
CRG-1	CEILING RETURN GRILLE - SURFACE MOUNT
CTG	CEILING TRANSFER GRILLE - T-BAR
CTG-1	CEILING TRANSFER GRILLE - SURFACE MOUNT
E/A	EXHAUST AIR
FSG	FLOOR SUPPLY GRILLE
FRG	FLOOR RETURN GRILLE
R/A	RETURN AIR
S/A	SUPPLY AIR
SD	SLOT DIFFUSER - T-BAR
SD-1	SLOT DIFFUSER - SURFACE MOUNT
SUE	SIDE WALL EXHAUST
SUR	SIDE WALL RETURN
SUS	SIDE WALL SUPPLY
SUT	SIDE WALL TRANSFER GRILLE
TJS	THROUGH JOIST SPACE
TOD	TOP OF DUCT
VTR	VENT THROUGH ROOF
☒	SUPPLY DUCT/DIFFUSER GRILLE
☒	RETURN DUCT/DIFFUSER GRILLE
☒	EXHAUST DUCT/DIFFUSER GRILLE
☒	DIFFUSER & GRILLE CALL OUT
☒	EQUIPMENT CALL OUT
☒	CONNECT TO EXISTING
☒	SNOKE DETECTOR
☒	SNOKE DAMPER
☒	MOTORIZED DAMPER
☒	BAROMETRIC BACKDRAFT DAMPER
☒	EXISTING TO REMAIN
☒	RELOCATE
☒	REMOVE
☒	NEW
☒	FIRE DAMPER - FD
☒	FIRE SMOKE DAMPER - FSD
☒	VOLUME CONTROL DAMPER - VD
☒	TEMPERATURE SENSOR
☒	THERMOSTAT
☒	PRESSURE SENSOR
☒	HUMIDISTAT
☒	CARBON MONOXIDE SENSOR
☒	CARBON DIOXIDE SENSOR
☒	GAS PIPING
☒	DUCT WITH LINER
☒	DUCT WITH LINER
☒	NEW LINE TYPE - TYPICAL
☒	EXISTING LINE TYPE - TYPICAL
☒	DEMO LINE TYPE - TYPICAL
☒	RETURN AIR BALANCE TAG
☒	SUPPLY AIR BALANCE TAG
☒	EXHAUST AIR BALANCE TAG
☒	OUTSIDE AIR BALANCE TAG

- KEY NOTES
- 1. 4" TROX CONSTANT AIR REGULATOR WITH 6X6 SWS GRILLE & O.B.D., SET TO 50 CFM.
 - 2. CONNECT TO OWNER SUPPLIED, AHI INSTALLED RANGE HOOD.
 - 3. 4" EXHAUST DUCT DOWN TO OWNER PROVIDED DRYER.
 - 4. NOT USED
 - 5. NOT USED
 - 6. 4" TROX CONSTANT AIR REGULATOR WITH 6X6 CD-1 DIFFUSER & O.B.D., SET TO 50 CFM.
 - 7. 4" TROX CONSTANT AIR REGULATOR WITH 6X6 SWS GRILLE & O.B.D., SET TO 15 CFM.
 - 8. NOT USED
 - 9. 18X18 RATED ACCESS PANEL. LABEL, 'FOR DRYER CLEAN-OUT'
 - 10. 18X18 CEILING ACCESS PANEL. LABEL, 'FOR FSD'



KEY NOTES

- ① 
- ② 4" TROX CONSTANT AIR REGULATOR WITH 6X6 SUS GRILLE 4 O.B.D. SET TO 50 CFM.
- ③ CONNECT TO OWNER SUPPLIED, AHI INSTALLED RANGE HOOD.
- ④ 4" EXHAUST DUCT DOWN TO OWNER PROVIDED DRYER.
- ⑤ NOT USED
- ⑥ NOT USED
- ⑦ 4" TROX CONSTANT AIR REGULATOR WITH 6X6 CD-DIFFUSER 4 O.B.D., SET TO 50 CFM
- ⑧ 4" TROX CONSTANT AIR REGULATOR WITH 6X6 SUS GRILLE 4 O.B.D. SET TO 15 CFM
- ⑨ NOT USED
- ⑩ 18X18 RATED ACCESS PANEL. LABEL, 'FOR DRYER CLEAN-OUT'
- ⑪ 18X18 CEILING ACCESS PANEL. LABEL, 'FOR F&D'



LEGEND	
AFF.	ABOVE FINISHED FLOOR
B.F.C.	BELOW FINISHED CEILING
BOD	BOTTOM OF DUCT
CD	CEILING DIFFUSER - T-BAR
CD-1	CEILING DIFFUSER - SURFACE MOUNT
CEG	CEILING EXHAUST GRILLE - T-BAR
CEG-1	CEILING EXHAUST GRILLE - SURFACE MOUNT
CRG	CEILING RETURN GRILLE - T-BAR
CRG-1	CEILING RETURN GRILLE - SURFACE MOUNT
CTG	CEILING TRANSFER GRILLE - T-BAR
CTG-1	CEILING TRANSFER GRILLE - SURFACE MOUNT
E/A	EXHAUST AIR
FSG	FLOOR SUPPLY GRILLE
FRG	FLOOR RETURN GRILLE
R/A	RETURN AIR
S/A	SUPPLY AIR
SD	SLOT DIFFUSER - T-BAR
SD-1	SLOT DIFFUSER - SURFACE MOUNT
SUE	SIDE WALL EXHAUST
SUR	SIDE WALL RETURN
SUS	SIDE WALL SUPPLY
SUT	SIDE WALL TRANSFER GRILLE
TJS	THROUGH JOIST SPACE
TOD	TOP OF DUCT
VTR	VENT THROUGH ROOF
	SUPPLY DUCT/DIFFUSER GRILLE
	RETURN DUCT/DIFFUSER GRILLE
	EXHAUST DUCT/DIFFUSER GRILLE
	DIFFUSER & GRILLE CALL OUT
	EQUIPMENT CALL OUT
	CONNECT TO EXISTING
	SMOKE DETECTOR
	SMOKE DAMPER
	MOTORIZED DAMPER
	BAROMETRIC BACKDRAFT DAMPER
	EXISTING TO REMAIN
	RELOCATE
	REMOVE
	NEW
	FIRE DAMPER - FD
	FIRE SMOKE DAMPER - FSD
	VOLUME CONTROL DAMPER - VD
	TEMPERATURE SENSOR
	THERMOSTAT
	PRESSURE SENSOR
	HUMIDISTAT
	CARBON MONOXIDE SENSOR
	CARBON DIOXIDE SENSOR
	GAS PIPING
	DUCT WITH LINER
	DUCT WITH LINER
	NEW LINE TYPE - TYPICAL
	EXISTING LINE TYPE - TYPICAL
	DEMO LINE TYPE - TYPICAL
	RETURN AIR BALANCE TAG
	SUPPLY AIR BALANCE TAG
	EXHAUST AIR BALANCE TAG
	OUTSIDE AIR BALANCE TAG

- KEY NOTES
- 1. 4" TROX CONSTANT AIR REGULATOR WITH 6X6 SUB GRILLE & O.B.D. SET TO 50 CFM.
 - 2. CONNECT TO OWNER SUPPLIED, AHI INSTALLED RANGE HOOD.
 - 3. 4" EXHAUST DUCT DOWN TO OWNER PROVIDED DRYER.
 - 4. NOT USED
 - 5. NOT USED
 - 6. 4" TROX CONSTANT AIR REGULATOR WITH 6X6 CD-1 DIFFUSER & O.B.D., SET TO 50 CFM
 - 7. 4" TROX CONSTANT AIR REGULATOR WITH 6X6 SUB GRILLE & O.B.D., SET TO 15 CFM
 - 8. NOT USED
 - 9. 18X18 RATED ACCESS PANEL. LABEL, 'FOR DRYER CLEAN-OUT'
 - 10. 18X18 CEILING ACCESS PANEL. LABEL, 'FOR FSD'

JANTZEN APARTMENTS

REVISIONS	
	Revision 1: June 20, 2017
	Mech. Checksheet Comments: July 7, 2017

CHECKED BY: APRIL 28, 2017
ISSUE DATE: PROJECT NO.: 1603031

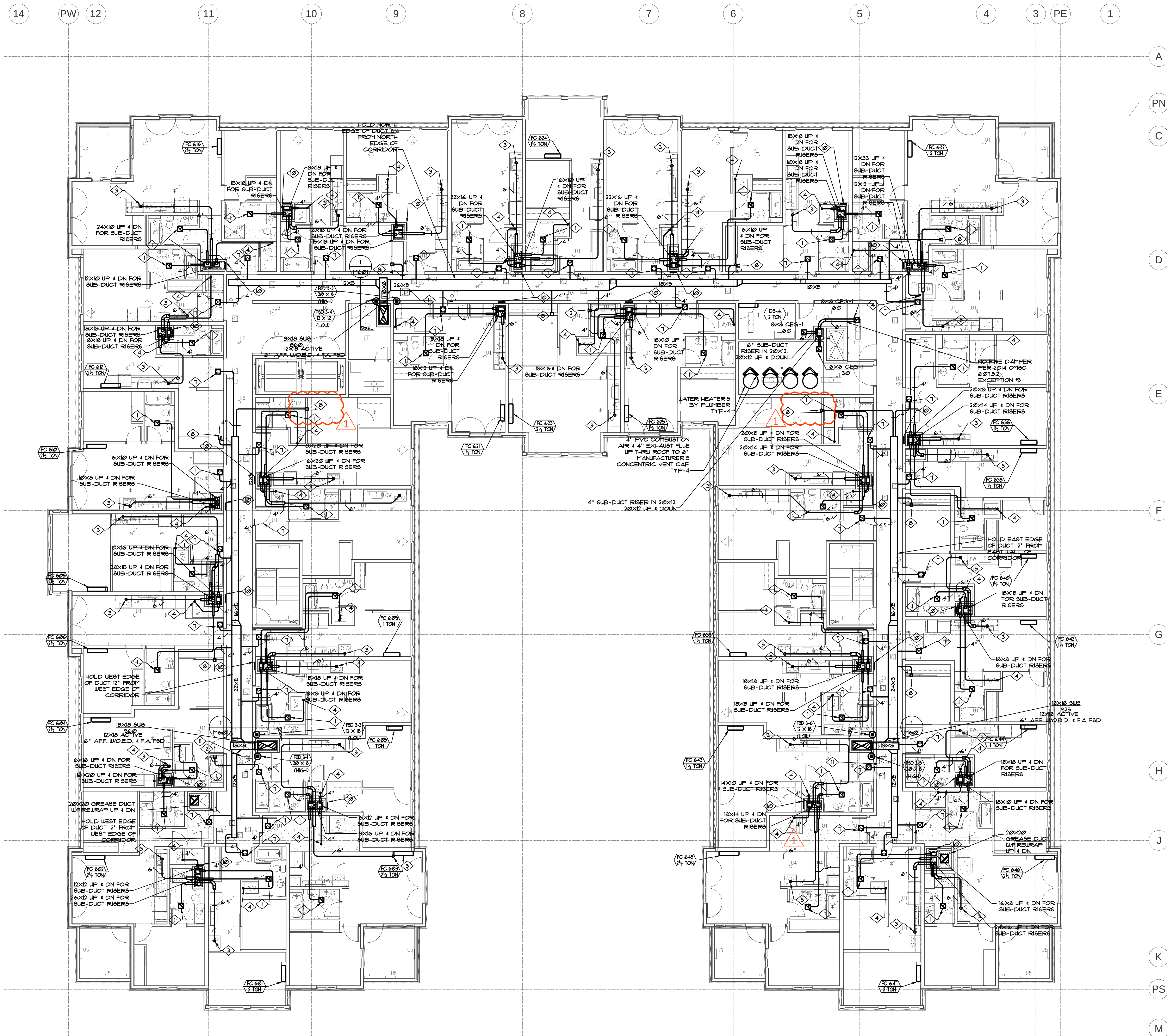
LEVEL 4 PLAN - HVAC

M204

PERMIT SET

American Heating, Inc.
2000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
TEL: (954) 339-4600 FAX: (954) 339-7038
www.americanheating.com
QUALITY CONTROL CHECKING DONE BY: INITIALS DATE

PERMIT SET



LEGEND

AFF.	ABOVE FINISHED FLOOR
B.F.C.	BELOW FINISHED CEILING
BOD	BOTTOM OF DUCT
CD	CEILING DIFFUSER - T-BAR
CD-I	CEILING DIFFUSER - SURFACE MOUNT
CEG	CEILING EXHAUST GRILLE - T-BAR
CEG-I	CEILING EXHAUST GRILLE - SURFACE MOUNT
CRG	CEILING RETURN GRILLE - T-BAR
CRG-I	CEILING RETURN GRILLE - SURFACE MOUNT
CTG	CEILING TRANSFER GRILLE - T-BAR
CTG-I	CEILING TRANSFER GRILLE - SURFACE MOUNT
E/A	EXHAUST AIR
F&G	FLOOR SUPPLY GRILLE
FRG	FLOOR RETURN GRILLE
R/A	RETURN AIR
S/A	SUPPLY AIR
SD	SLOT DIFFUSER - T-BAR
SD-I	SLOT DIFFUSER - SURFACE MOUNT
SWE	SIDE WALL EXHAUST
SUR	SIDE WALL RETURN
SWS	SIDE WALL SUPPLY
SUT	SIDE WALL TRANSFER GRILLE
TJS	THROUGH JOIST SPACE
TOD	TOP OF DUCT
VTR	VENT THROUGH ROOF
	SUPPLY DUCT/DIFFUSER GRILLE
	RETURN DUCT/DIFFUSER GRILLE
	EXHAUST DUCT/DIFFUSER GRILLE
 SIZE OFF	DIFFUSER & GRILLE CALL OUT
 EQUIPMENT	EQUIPMENT CALL OUT
	CONNECT TO EXISTING
	SMOKE DETECTOR
	SMOKE DAMPER
	MOTORIZED DAMPER
	BAROMETRIC BACKDRAFT DAMPER
	EXISTING TO REMAIN
	RELOCATE
	REMOVE
	NEW
	FIRE DAMPER - FD
	FIRE SMOKE DAMPER - F&D
	VOLUME CONTROL DAMPER - VD
	TEMPERATURE SENSOR
	THERMOSTAT
	PRESSURE SENSOR
	HUMIDISTAT
	CARBON MONOXIDE SENSOR
	CARBON DIOXIDE SENSOR
	GAS PIPING
	DUCT WITH LINER
	DUCT WITH LINER
	NEW LINE TYPE - TYPICAL
	EXISTING LINE TYPE - TYPICAL
	DEMO LINE TYPE - TYPICAL
	RETURN AIR BALANCE TAG
	SUPPLY AIR BALANCE TAG
	EXHAUST AIR BALANCE TAG
	OUTSIDE AIR BALANCE TAG

3-View Representation/2020/07/20/2020/2-View Section 3-View Section

KEY NOTES

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- ② 4" TROX CONSTANT AIR REGULATOR WITH 6X6 SWS GRILLE 4 O.B.D. SET TO 50 CFM.
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- ⑤ NOT USED
- ⑥ NOT USED
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- ⑧ 4" TROX CONSTANT AIR REGULATOR WITH 6X6 SWS GRILLE 4 O.B.D. SET TO 15 CFM
- ⑨ NOT USED
- ⑩ 18X18 RATED ACCESS PANEL. LABEL, 'FOR DRYER CLEAN-OUT'
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JANTZEN APARTMENTS

REVISIONS

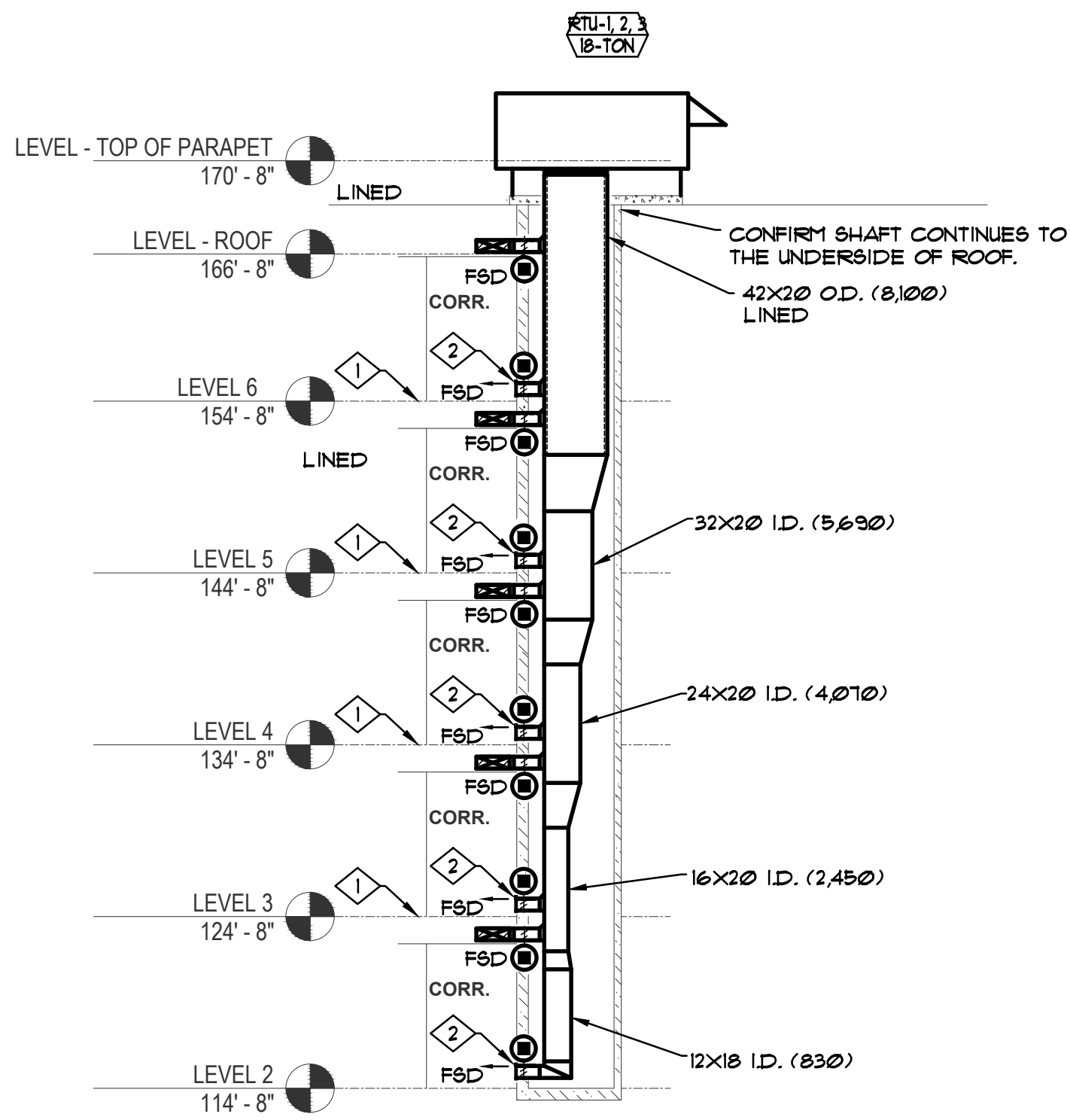
-  Revision A; June 20, 2017
-  Mech. Checksheet
Comments: July 7, 2017

CHECKED BY:
ISSUE DATE: APRIL 28, 2017
PROJECT NO.: 1603031

LEVEL 6 PLAN -
HVAC

M206

PERMIT SET



KEY NOTES

- FLOOR-CEILING ASSEMBLY. VERIFY CEILING HEIGHT.
- 18x6 SW6 (SEE FLOOR PLANS FOR AIRFLOWS) (12x18 ACTIVE SW6), WITH OBD, F.A. F&D.

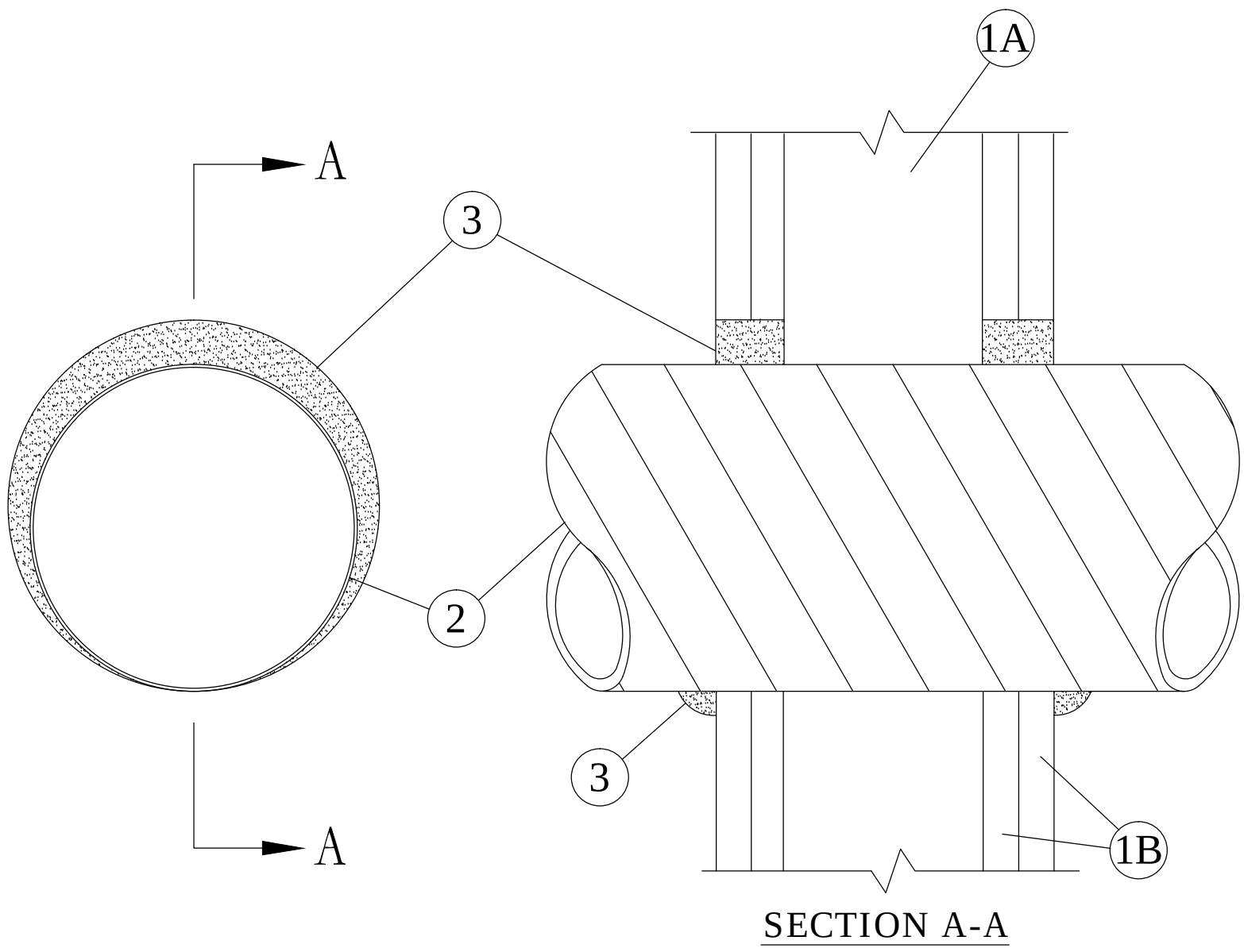
1 RTU-1, 2, 3 SHAFT SECTION
SCALE: 1/8"=1'-0"

GENERAL NOTES

- ALL SUPPLY / OSA DUCTS TO BE INSULATED WITH BUBBLE WRAP OR 1-1/2" FIBERGLASS DUCT INSULATION WHEN INSIDE THE BUILDING ENVELOPE & R-8 INSULATION WHEN OUTSIDE THE BUILDING ENVELOPE, UNLESS OTHERWISE NOTED.
- ALL DIFFUSERS TO HAVE A 4-WAY BLOW PATTERN, UNLESS OTHERWISE NOTED.
- VERIFY WITH OWNER (ARCHITECT / TENANT) ALL THERMOSTAT & TEMPERATURE SENSOR LOCATIONS.
- ALL LOW PRESSURE DUCT TO BE SEALED AT TRANSVERSE JOINTS WITH AN APPROVED SEALANT, UNLESS SPECIFICATIONS OR LOCAL JURISDICTION REQUIRES DIFFERENTLY.
- ALL DRYER EXHAUST DUCT TO BE MADE OF A SMOOTH INTERIOR FINISH SURFACE WITHOUT THE USE OF SCREWS OR SIMILAR FASTENERS AND WITHOUT ANY PROTRUSION INTO OR OBSTRUCTION TO THE EXHAUST AIR FLOW. DUCTING TO BE SUPPORTED AT 4-FOOT INTERVALS.
- AIR DISTRIBUTION SCHEDULE ARE AS FOLLOWS:
 - ACT CEILING DIFFUSERS 'CD' TO BE TITUS FCS, PRICE FDC OR EQUAL.
 - ACT CEILING RETURN GRILLES 'CRG' TO BE TITUS PAR, PRICE PDDR OR EQUAL.
 - ACT CEILING EXHAUST GRILLES 'CEG' TO BE TITUS PAR, PRICE PDDR OR EQUAL.
 - ACT CEILING TRANSFER GRILLES 'CTG' TO BE TITUS PAR, PRICE PDDR OR EQUAL.
 - SIDEWALL SUPPLY DIFFUSERS 'SW6' TO BE TITUS 300RS, PRICE 520D OR EQUAL.
 - SIDEWALL RETURN GRILLES 'SWR' TO BE TITUS 350RL, PRICE 530 OR EQUAL.
 - SIDEWALL TRANSFER GRILLES 'SWT' TO BE TITUS 350RL, PRICE 530 OR EQUAL.
 - HARD LID CEILING SUPPLY DIFFUSERS 'CD-1' TO BE TITUS MCD, PRICE 5MCD OR EQUAL.
 - HARD LID CEILING RETURN GRILLES 'CRG-1' TO BE TITUS PAR, PRICE 80 OR EQUAL.
 - HARD LID CEILING EXHAUST GRILLES 'CEG-1' TO BE TITUS 50F, PRICE 80 OR EQUAL.
 - HARD LID CEILING TRANSFER GRILLES 'CTG-1' TO BE TITUS 50F, PRICE 80 OR EQUAL.
 - ALL OTHER DIFFUSERS & GRILLE TYPES ARE AS NOTED ON PLANS.
- THERMOSTATS SHALL BE HONEYWELL VISIONPRO 8000.
- ALL DUCTS SHALL BE CONSTRUCTED AND SUPPORTED AT INTERVALS NOT MORE THAN 10 FEET AND IN ACCORDANCE WITH 2014 IMSC SECTION 510.3 AND FLEXIBLE. FLEX DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH MFR'S INSTRUCTIONS.

* NOTE:
THIS MATERIAL WAS EXTRACTED BY 3M FIRE PROTECTION PRODUCTS
FROM THE 2004 EDITION OF THE UL FIRE RESISTANCE DIRECTORY

System No.W-L-7013
September 07, 2004
F Rating - 2 Hr
T Rating - 0 Hr



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

- Wall Assembly - The 2 hr fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U480 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 - A. Studs - Wall framing shall consist of steel channel studs to be min 3-1/2 in. wide and spaced max 24 in. OC.
 - B. Gypsum Board* - Two layers of min 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 17-1/2 in.
- Through Penetrant - One steel duct to be installed either concentrically or eccentrically within the firestop system. An annular space of min 0 in. to max 1-1/2 in. is required within the firestop system. Steel duct to be rigidly supported on both sides of wall assembly. The following sizes of steel ducts may be used:
 - A. Steel Duct - Nom 16 in. diam (or smaller) No. 24 gauge (or heavier) spiral wound galv steel duct.
 - B. Steel Duct - Nom 10 in. diam (or smaller) No. 28 gauge (or heavier) galv steel vent duct.
- Fill/Void or Cavity Material* - Caulk or Sealant - Min 1-1/4 in. thickness of fill material applied within annulus, flush with both surfaces of wall assembly. At the joint contact location between duct and wallboard, a min 1/4 in. diam bead of caulk shall be applied on the wallboard/duct interface on both surfaces of wall assembly.

3M COMPANY - CP-25 WB+ caulk or FB-3000 WT sealant
*Bearing the UL Classification Marking

CONSULT CURRENT INDEPENDENT LABORATORIES (UL, GFL) FOR SYSTEMS OR DESIGN DETAILS			
PROJECT	DATE	SIGNATURE	DATE
SYSTEM/DESIGN NO. W-L-7013	DATE	NOT FOR USE AS CONSTRUCTION DOCUMENT. DRAWING NOT TO SCALE.	
3M FIRE PROTECTION PRODUCTS			

2 ROUND THROUGH PENETRATION DETAIL
SCALE: NONE

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JANTZEN APARTMENTS

NE GLISAN ST & NE 20TH AVE
PORTLAND, OR 97232

- REVISIONS
- Revision A; June 20, 2017
 - Mech. Checksheet Comments: July 7, 2017

CHECKED BY:
ISSUE DATE: APRIL 28, 2017
PROJECT NO.: 1603031

HVAC DETAILS

M601

PERMIT SET

American Heating, Inc.
2000 NE 10TH AVE
PORTLAND, OREGON 97232-4765
TEL: 503-281-1111 FAX: 503-281-1112
WWW.AMERICANHEATING.COM

QUALITY CONTROL CHECKING DONE BY:
DATE: INITIALS: DATE: INITIALS: DATE: INITIALS: