Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 15288 (6/28/17) for additional information

| Appeal ID: 15355 | Project Address: 55 NE Grand Ave |
|--|--|
| Hearing Date: 7/12/17 | Appellant Name: Amy Provost |
| Case No.: B-013 | Appellant Phone: 5038869757 |
| Appeal Type: Building | Plans Examiner/Inspector: Jerry Englehardt Stories: 6 Occupancy: S-2, A-2, R-2, B Construction Type: III-A |
| Project Type: commercial | |
| Building/Business Name: | Fire Sprinklers: Yes - NFPA 13 throughout |
| Appeal Involves: Reconsideration of appeal | LUR or Permit Application No.: 14-216353-CO |
| Plan Submitted Option: pdf[File 1][File 2][File 3][File 4][File 5][File 6] | Proposed use: CCC open air patio, MIXED USE - RESIDENTIAL AND COMMERCIAL |
| | |

APPEAL INFORMATION SHEET

Appeal item 1

| Code Section | 705.8 | |
|-----------------|---|--|
| Requires | This appeal covers Building Code Section 705.8 Openings, Table 705.8 that states that no openings are allowed within 3' of a property line. | |
| Proposed Design | The subject of this appeal is for an open air rooftop canopy structure. Its purpose is to provide visual privacy, as required by the Federal HIPAA rules, for the residents of the Central City Concern Hopper Detox facility from direct visibility by residents of the adjacent apartment building There is a cross access easement that allows the CCC function exclusive use of this roof patio that is created on the 2nd floor of the 419 East Burnside Building. The structure is composed of glu-laminated columns and beams as the primary structural support. Between the structural elements a series of baffles composed of non-combustible aluminum slats arranged into two way grids are attached to cut off visibility from above. The glu-laminated members meet the requirements for Heavy Timber as defined by the code. The entire assembly is open on all sides and to the sky between the baffle members. Situated well above the canopy structure, at a height of 12' and extending up to 18', is a non flammable fabric sail that covers a portion of the exterior deck to provide further visual protection for the detox center's residents. | |

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|------------------------|--|
| | This appeal covers Building Code Section 705.8 Openings, Table 705.8 that states that no |
| | openings are allowed within 3' of a property line. Our approach to this appeal is based on the following: |
| | The code is addressing a wall as a portion of a building structure. Here the wall is implied by definition but is, in fact fully open. The square footage of the deck and, therefore the "A" occupancy is far less than the allowable |
| | maximum. |
| | The deck is not open to the public and is occupied by detox center residents only. |
| | The primary structure all meets the Heavy Timber definition and is supporting a non flammable series if open air baffles. |
| | In conversations to date with both Building and Fire it has been suggested that it may be |
| | necessary to sprinkle this structure. However, after considerable research and discussion it has |
| | been determined that if the structure were sprinkled the open nature of the structure would result |
| | in the sprinkler sensors being unable to detect sufficient heat trigger the sprinklers. The open air |
| | structure will not trap any heat and our sprinkler engineer / subcontractor has confirmed that the |
| | sensors will not operate in this open condition. Further discussion with the Fire Bureau has |
| | resulted in their request that we file an appeal to the sprinkler requirement. That appeal is |
| | presently being considered simultaneously with this Building Code appeal. |
| Reason for alternative | This is an open -air structure adjacent to 1 and 2 hour rated building walls that either have no |
| | openings at this level, or fire shutters. The CCC patients will be closely monitored while using the |
| | patio, No storage is allowed on the patio. |

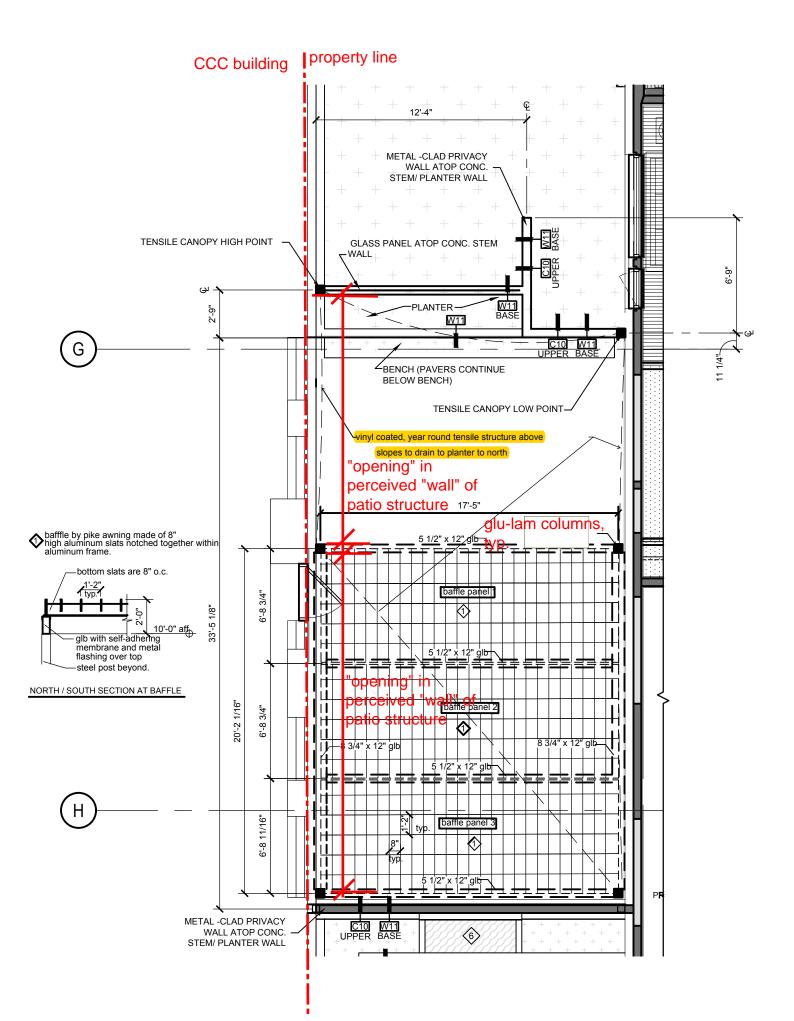
APPEAL DECISION

Canopy above roof deck within three feet of a property line: Granted as proposed.

Note: Separate sprinkler permit is required through the Fire Marshal's office per Appeal #15287.

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.

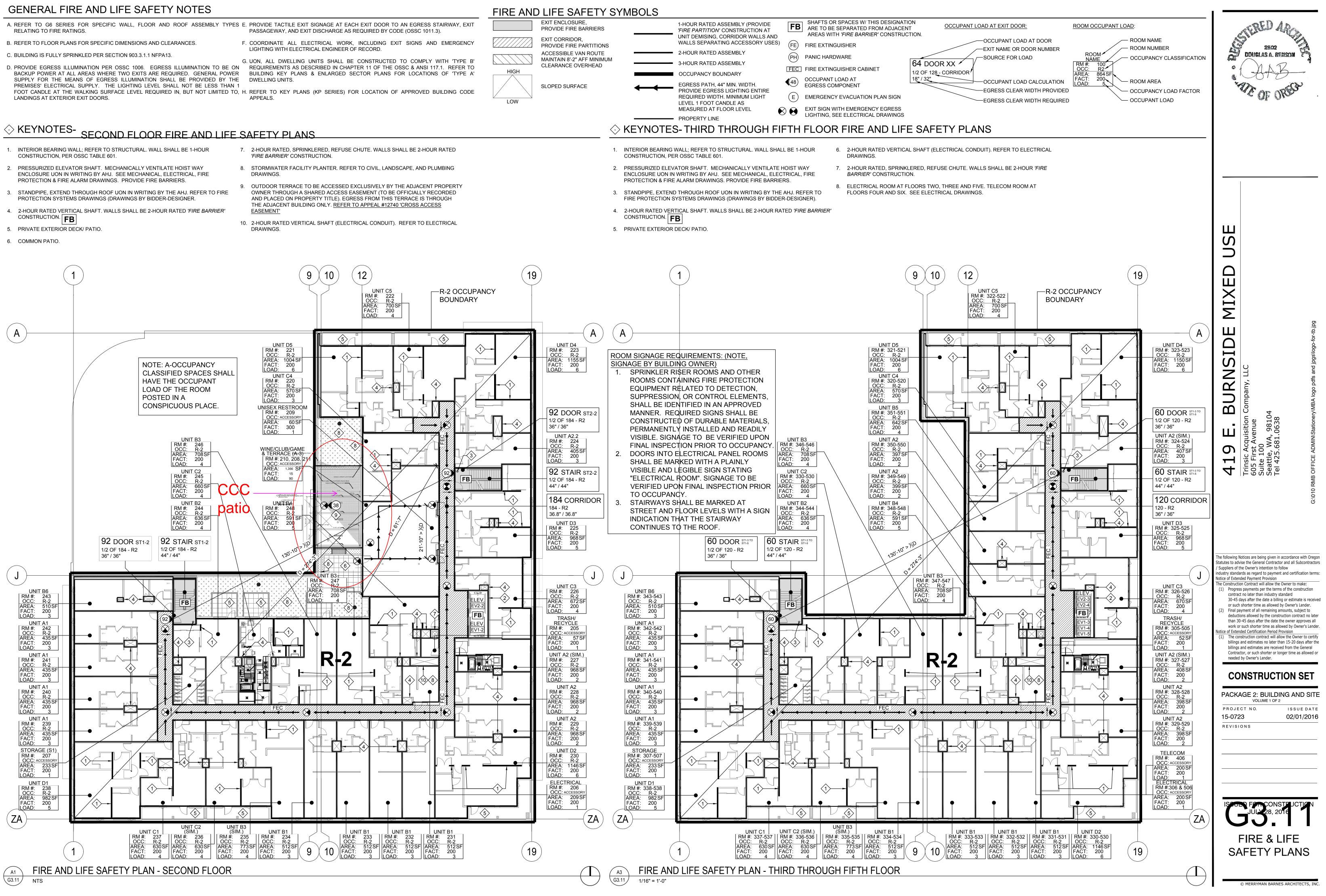


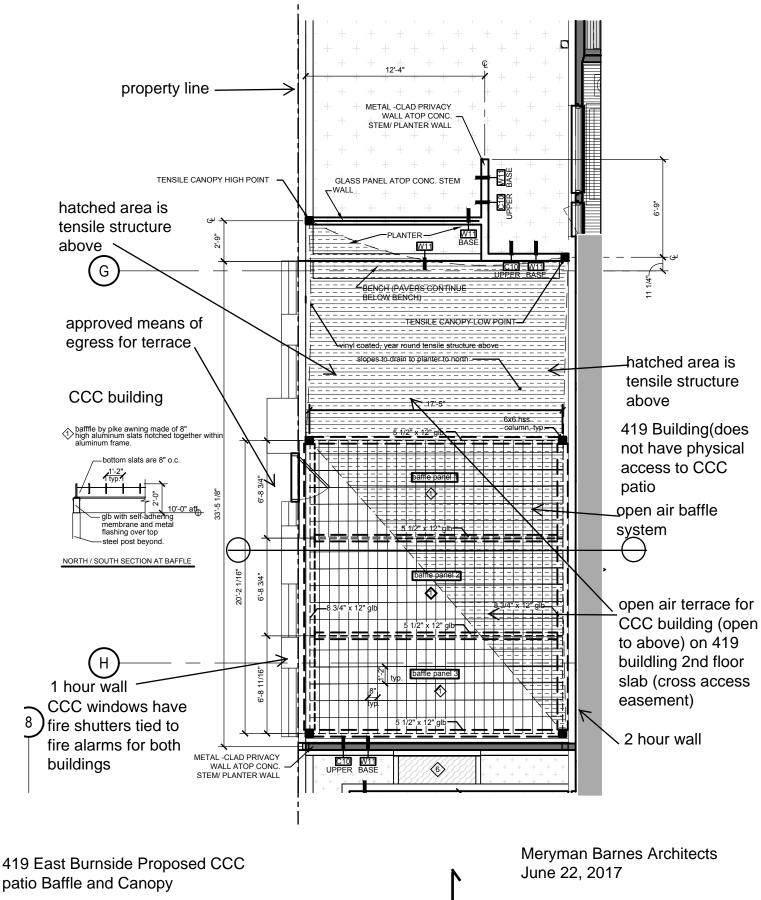
- BACKUP POWER AT ALL AREAS WHERE TWO EXITS ARE REQUIRED. GENERAL POWER PREMISES' ELECTRICAL SUPPLY. THE LIGHTING LEVEL SHALL NOT BE LESS THAN 1 LANDINGS AT EXTERIOR EXIT DOORS.

- LIGHTING WITH ELECTRICAL ENGINEER OF RECORD.
- APPEALS.

- CONSTRUCTION, PER OSSC TABLE 601.
- PROTECTION & FIRE ALARM DRAWINGS. PROVIDE FIRE BARRIERS.
- CONSTRUCTION. **FB**

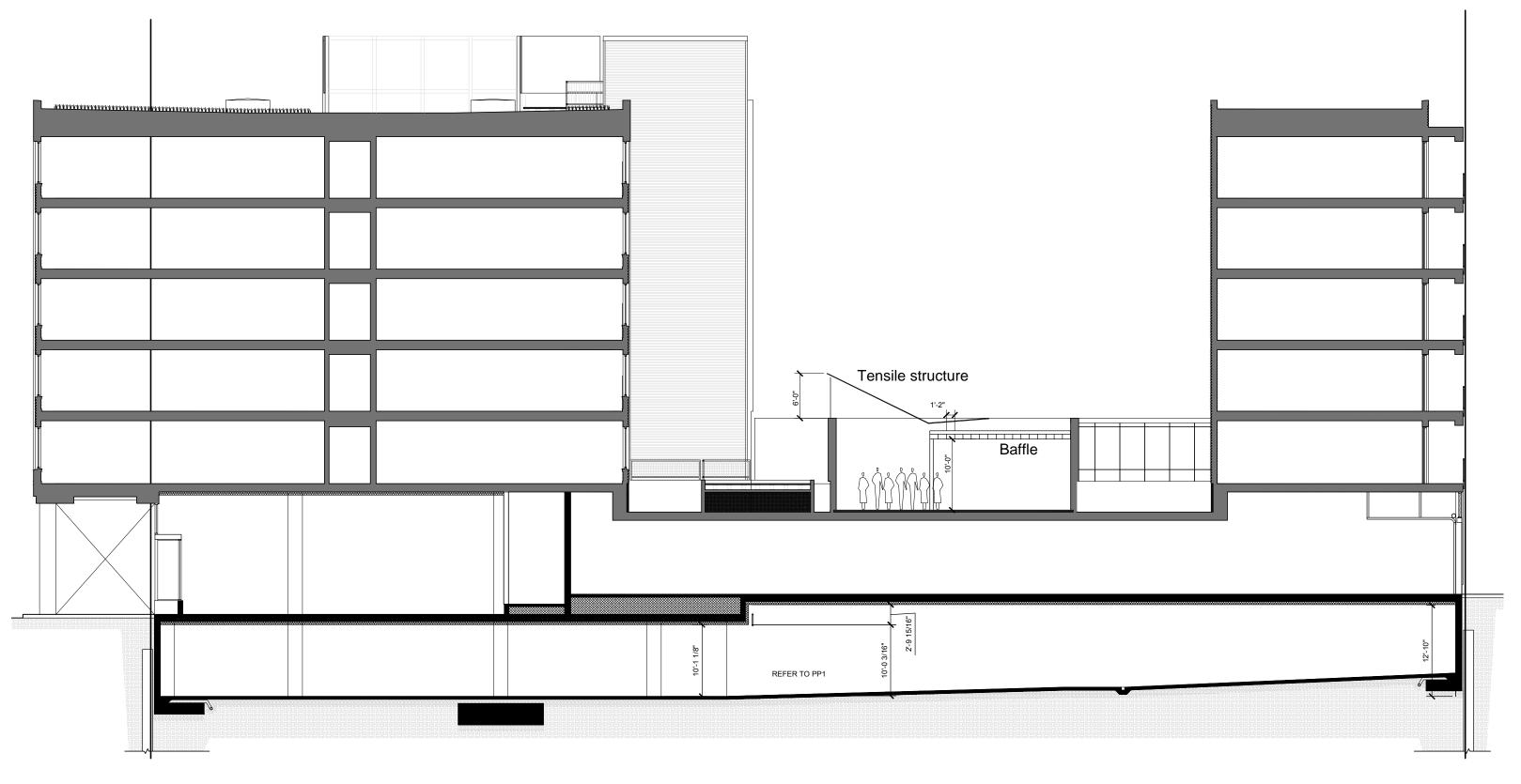
- 'FIRE BARRIER' CONSTRUCTION.
- DRAWINGS.
- EASEMENT'
- DRAWINGS.





North

not to scale



419 East Burnside Proposed CCC patio Baffle and Canopy

Meryman Barnes Architects June 22, 2017

not to scale

