

# Development Services

## From Concept to Construction

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



### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 15358	<b>Project Address:</b> 8411 N Denver Ave
<b>Hearing Date:</b> 7/12/17	<b>Appellant Name:</b> Linda Barnes
<b>Case No.:</b> B-015	<b>Appellant Phone:</b> 503 222-3753
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Bill Quillin
<b>Project Type:</b> commercial	<b>Stories:</b> 1+ <b>Occupancy:</b> F-1, F-2, S-1, S-2, B <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Nelson Properties	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 17-124688-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Industrial

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	IBC Table 602, Section 705.11
<b>Requires</b>	VB CONSTRUCTION, S1/F1 occupancy: 2 hour rated construction required for walls within 5' of property line Parapets shall be required on exterior walls.
<b>Proposed Design</b>	<p>The existing tenant, Figure Plant, desires to expand their tenant space to the west, requiring a change of occupancy: Suite 40 6,284 sf Currently F2 Proposed F1 Suite 50 1,800 sf Currently F2 Proposed S1</p> <p>Suite 50 appears to be a permitted structure, built in 1962, #398993, although no details/sections are shown on the microfilm of the drawings and the suite size does not exactly match. The west exterior walls range from 2' to about 3' from the current property line and adjacent parking lot bioswale and have noncombustible siding and non-rated exterior walls with no parapet. The walls are wood frame with metal siding, no insulation, and plywood interior. A 12' wide sliding door is located in the exterior wall that is left-over from when the property was much larger. No other openings are existing or proposed for the exterior wall.</p> <p>The change in occupancy would require the wall to be 2 hour rated construction with a 30" minimum height parapet.</p> <p>The proposed alternate would not change the exterior wall, but add a 2 hour rated wall (fire barrier) between suite 50 and 40 and infill the sliding door in the exterior wall with 2 hour construction.</p>
<b>Reason for alternative</b>	• Figure Plant is a well-established display fabricator with current space in the Nelson building, Suites 10-30. According to the tenant "Long term storage would generally be non-flammables like

metals and machinery. On a very rotating, short term basis include some products in wood crates for shipping.” Their storage needs for Suite 50 include:

- o Steel
- o Aluminum
- o Packing materials (foam wrap)
- o Plywood and particle board sheets (20-30)
- o One vintage delivery truck
- o Light machinery (metal)
- o Some wood timbers
- This use is close to allowing an S2 type occupancy which would allow a 1 hour rated exterior wall (but added an occupancy separation wall between the S2 and F1 to the east).
- Building the 2 hour rated wall between Suite 50 and 40 isolates the non-rated portion of the work to only 1800 sf. To the north would be the existing (and upgraded in 2014) 3 hour rated area separation fire wall. The size of the non-rated area – 1,800 sf – is a small proportion of the entire 27,812 sf building.
- The length of the non-rated wall is about 60 feet and represents a small percentage of the total building exterior.
- Construction difficulties make upgrading the exterior wall impractical. Building a parapet on the shed roof would present water management issues and require substantial reroofing.
- Constructing the rated wall between Suite 40 and 50 will result in a taller 2 hour rated wall than if it was constructed at the exterior with a parapet. This will provide more protection from any fires originating from the adjacent parking lot.
- Constructing the rated wall between Suite 40 and 50 will replace a non-rated, non-permitted, plastic membrane covered wall at that location.
- The exterior wall is sheathed in corrugated metal and has no overhang.
- The code occupancy for the storage area of 1,800 sf is only 7 occupants. The actual occupancy will always be far less than that number. Suite 50 will have 2 exits. One exit leads directly outside, and the second will exit through the adjacent space and then directly outside. Building exit distances do not exceed code. Doors in the new 2 hour wall will be 90 minute rated.
- The new 2 hour wall will be over 32' from the property line. At that distance, if this were the exterior wall, it could be non-rated per the fire separation distance Table 602.

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## APPEAL DECISION

**Non-rated exterior wall at property line: Denied. Proposal does not provide equivalent Life Safety protection.**

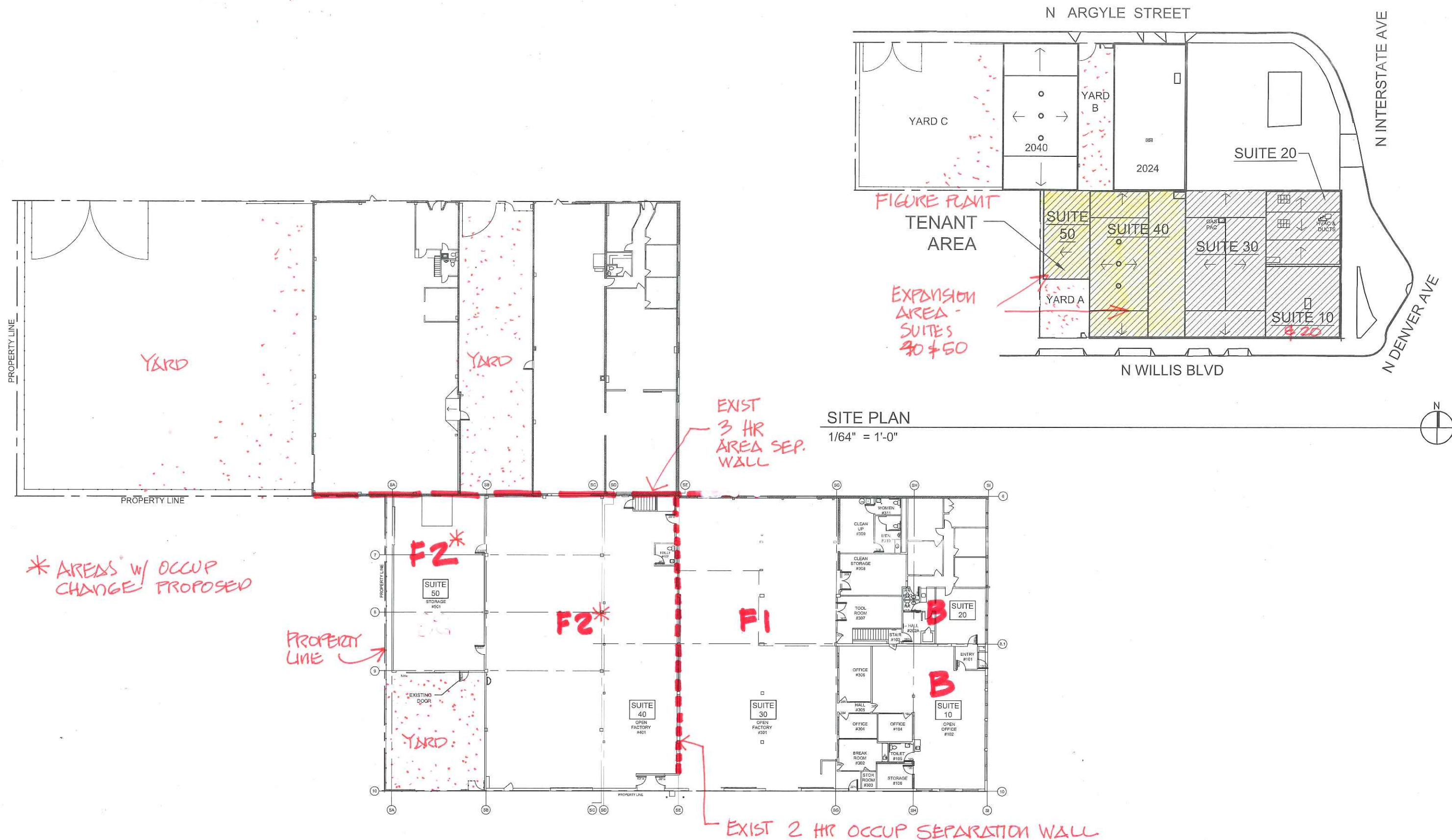
**Appellant may contact John Butler (503-823-7339) with questions.**

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.









## NELSON PROPERTIES - SUITE 20-40-50 TI

8411 N DENVER AVE, PORTLAND, OR 97217  
OWNER: PROSPER PORTLAND (formally known as PORTLAND DEVELOPMENT COMMISSION)

