

# 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> 15739	<b>Project Address:</b> 5505 SE 17th Ave
<b>Hearing Date:</b> 8/23/17	<b>Appellant Name:</b> Zac Horton
<b>Case No.:</b> B-014	<b>Appellant Phone:</b> 503-484-9654
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Renay Radtke-Butts
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 17-104415-REV-01-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Apartments

### APPEAL INFORMATION SHEET

#### Appeal item 1

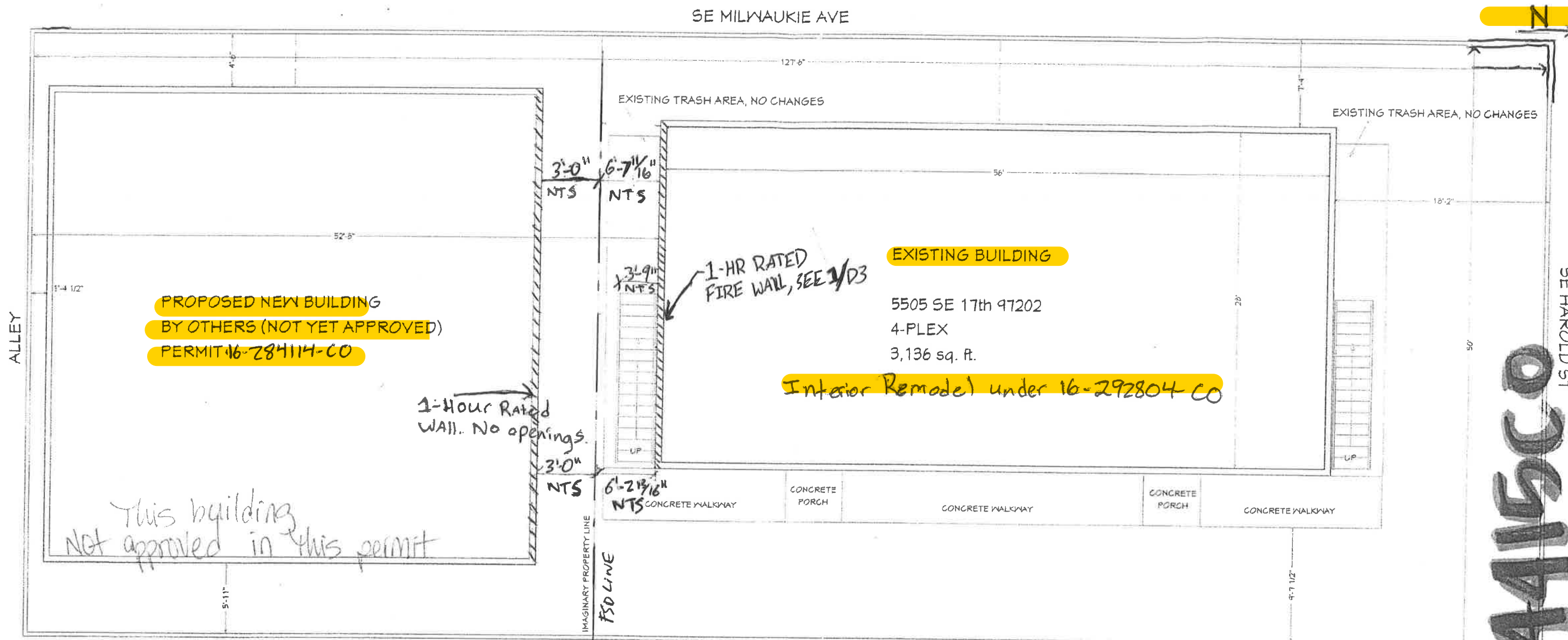
<b>Code Section</b>	2014 OSSC Table 602
<b>Requires</b>	1-hour rated fire wall for existing building on same lot.
<b>Proposed Design</b>	We propose to add (2) layers of 5/8" Type 'x' gypsum board to the interior side of the existing building to create a 1-hour rated fire wall.
<b>Reason for alternative</b>	The 1-hour fire wall with 5/8" Type 'x' gypsum board on both sides is cost prohibitive because we would have to remove the existing siding. The proposed design meets all of the fire distance requirements with the proposed building and the property is protected with a 1-hour fire wall.

### APPEAL DECISION

#### Alternate one hour exterior wall assembly with 2 layers of Type X on interior side: Granted as proposed with fire blocking per OSSC 718.2.

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.



NTS= Not to Scale.

SCOPE OF EXTERIOR WORK:

(N) 1-HR RATED FIRE WALL ON SOUTH ELEVATION

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CODE SUMMARY:

Code: 2014 OSSC

Occupancy: R-2

Construction Type: VB

Height: 2 Story

Sprinklered: No

Alarms: No

Smoke Detector: Yes

Building Area: 3,136 SF

Bedroom Windows: Done to current code for egress.

Apeal ID# 7067 to be negated. Done to meet energy code: U-values 30 or better.

Energy Code Reqs: Any areas opened to exterior during renovation will be insulated to code: 2x4 walls to R-15,

2x6 walls to R-21, ceilings (flat) to R-38, floors to R-30

C1

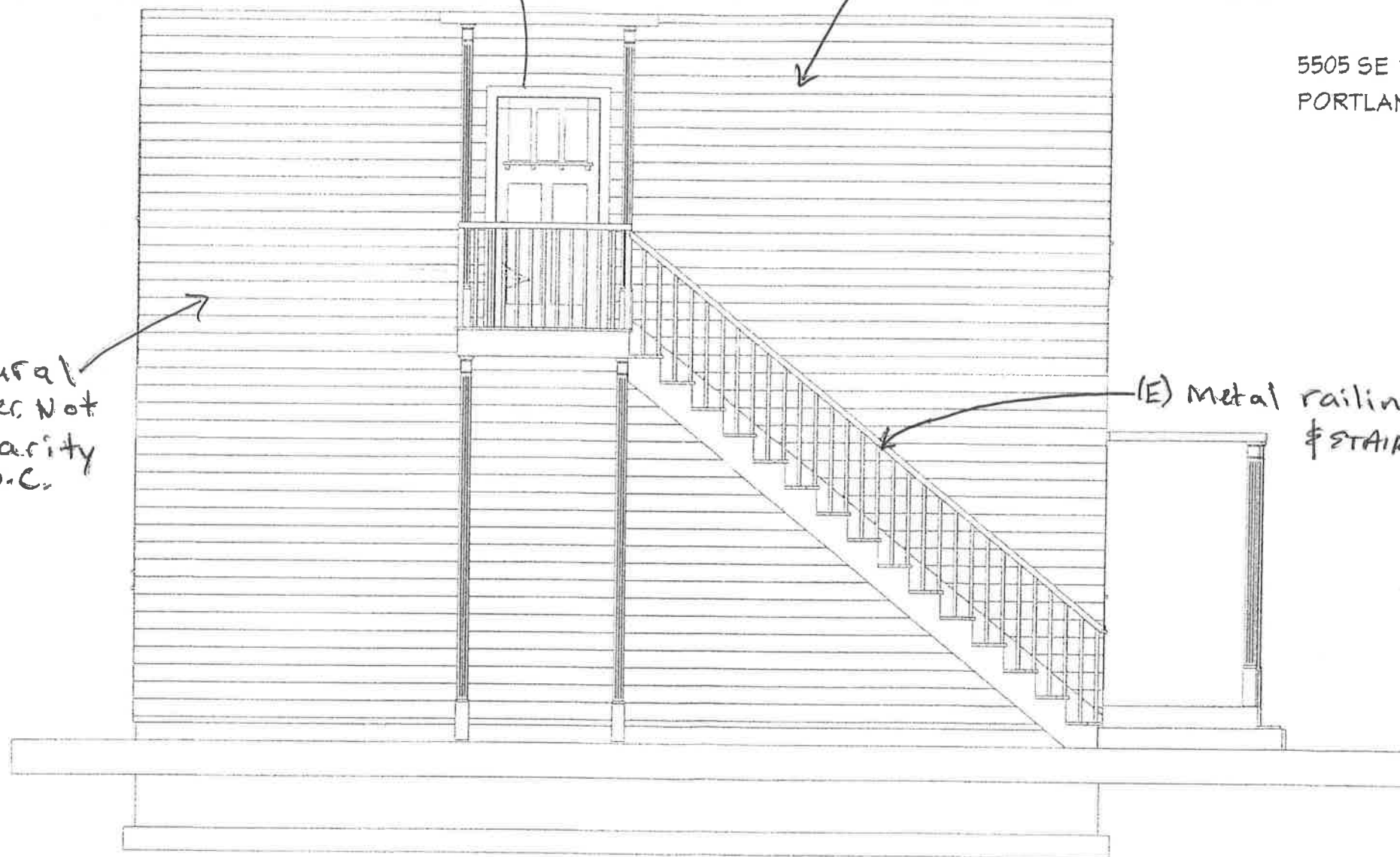
(N)  
3/4 HOUR SOLID CORE  
DOOR w/  
CLOSED

1-HR RATED  
FIRE WALL, SEE 1/D3

5505 SE 17TH AVE  
PORTLAND, OR 97202

Replace  
Non-Structural  
Plywood cover, Not  
Shown for Clarity  
(E) Studs @ 16" O.C.

(E) Metal railing  
\$ STAIRS



SOUTH SIDE  
ELEVATION

Replace Door  
Replace Facia at Porch Cover  
Replace Non-Structural Plywood at under  
side of Porch Cover  
Replace non-Structural Plywood cover at  
stair top Guard. (E) Studs to remain

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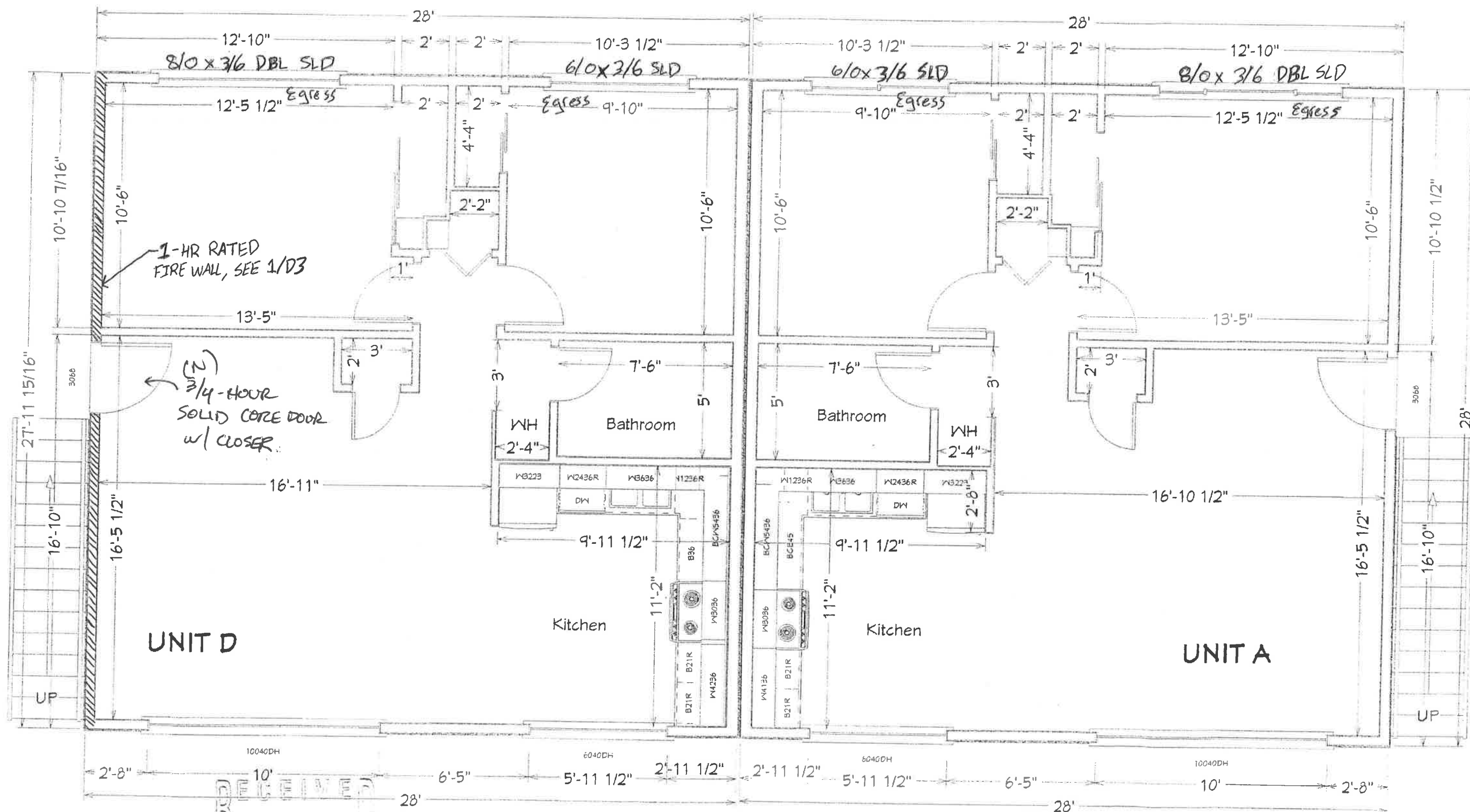
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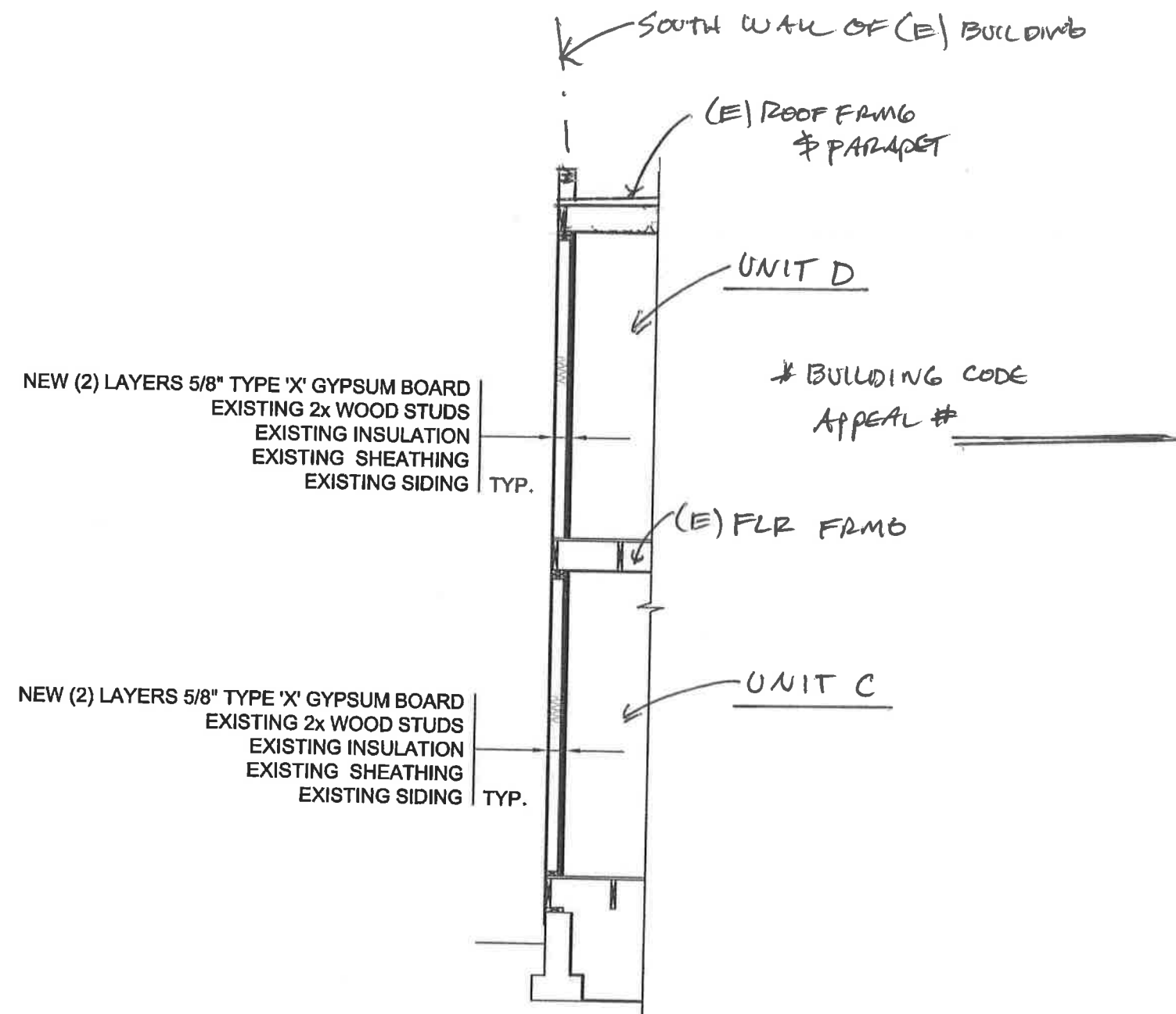
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D1









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D3

TYPICAL WALL SECTION  
N.T.S. 1-Hour WALL

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