

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15728	Project Address: 1728 NE 45th Ave
Hearing Date: 8/23/17	Appellant Name: Shem Harding
Case No.: B-008	Appellant Phone: (503) 239-1987 x210
Appeal Type: Building	Plans Examiner/Inspector: Kathy Aulwes
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: VB
Building/Business Name: Hollywood 12 Apartments	Fire Sprinklers: Yes - Type 13R throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-116074-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Apartments

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 ¾ hour when these openings are less than 15 feet (4572 mm) vertically above the roof of the existing building or structure. The opening protections are required where the distance between the buildings or structures is less than 15 feet.

Proposed Design There are two windows on the north elevation of the new building that are subject to this requirement (see attached elevation diagrams). In lieu of providing 45 minute rated windows at these two openings, we propose to install unrated, non-operable windows with quick response sprinkler heads installed above the windows at the interior. The sprinkler heads will be centered on each window and be located between 6" and 24" away from the window surface.

The building will be equipped with a Type 13R sprinkler system as required by code. The sprinkler heads at the windows will be additional to this system. Note that OSSC 705.8.2 already permits sprinkler water curtains in lieu of rated windows for Type 13 sprinkler systems.

The north exterior wall is 1-hr fire rated as required by 602, and is clad with noncombustible cladding materials (stucco, fiber cement and metal).

Reason for alternative This design is proposed to avoid the aesthetic and cost impact of fire-rated windows at the north elevation. Washing a window with sprinkler heads in lieu of fire rated glazing has been approved in the past, and we believe the additional sprinkler heads will provide life safety and fire protection equivalent to the 45 minute fire rated window required by code.

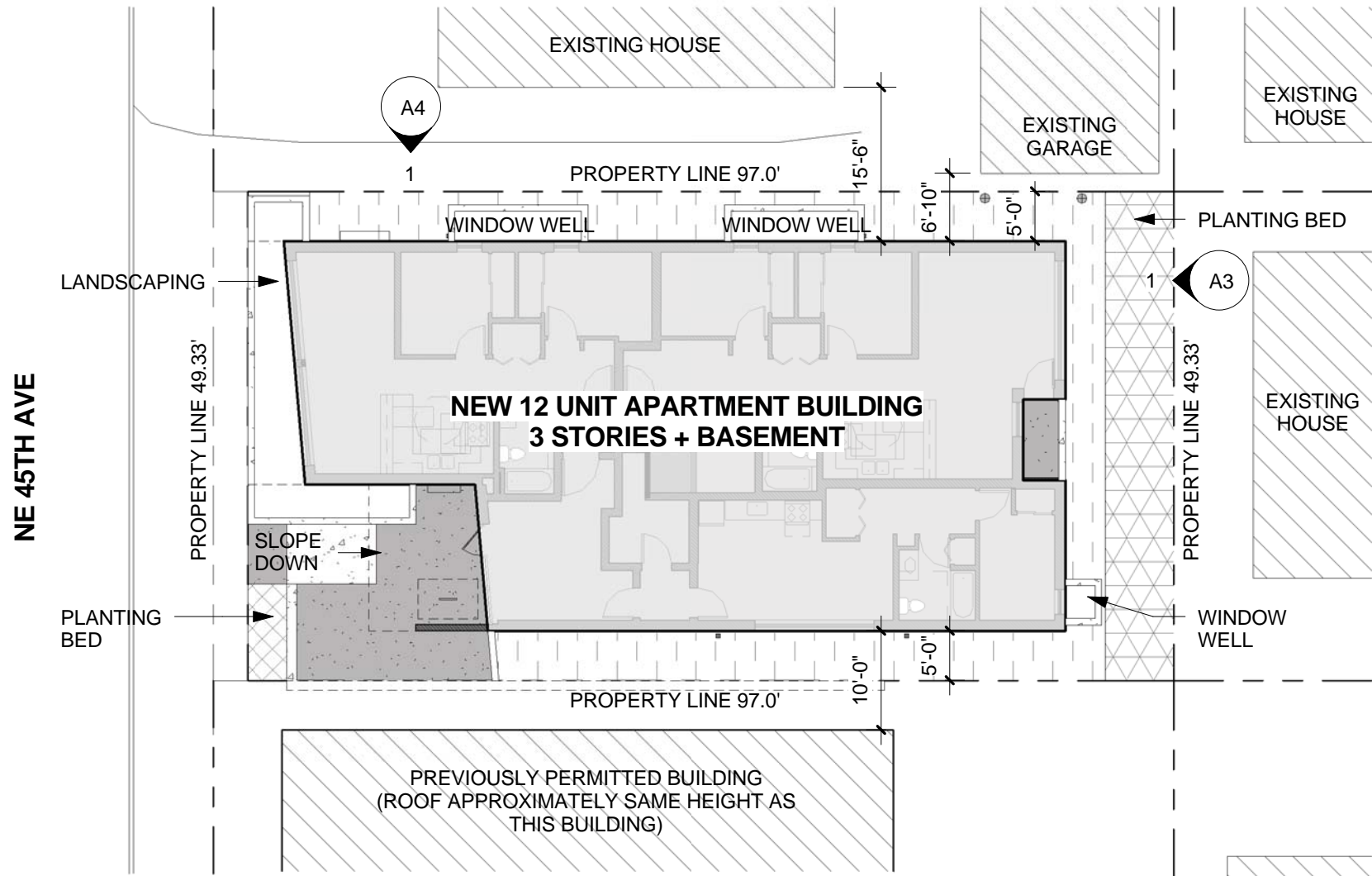
APPEAL DECISION

Sprinkler protection at openings in buildings with vertical exposure on separate lots: Granted provided windows are non-operable and 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.

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

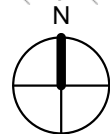
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; 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.



1 SITE PLAN
1/16" = 1'-0"

Building is Type VB construction, R-2 occupancy, 11,720 sf total (including basement) and includes 12 apartment units. NFPA Type 13R sprinklers to be provided throughout.



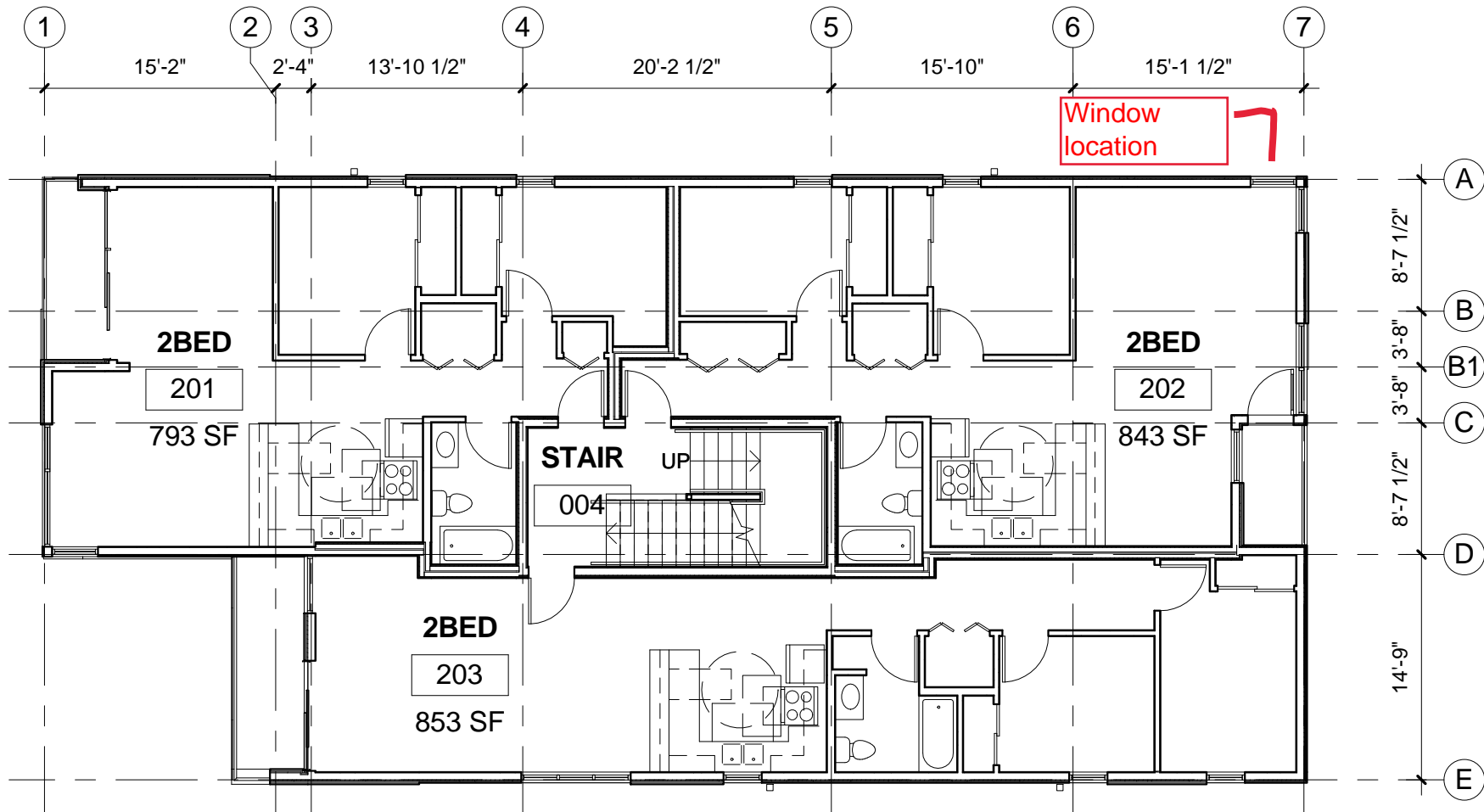
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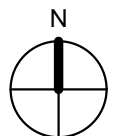
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1 FLOOR PLAN - TYPICAL UPPER LEVEL
3/32" = 1'-0"



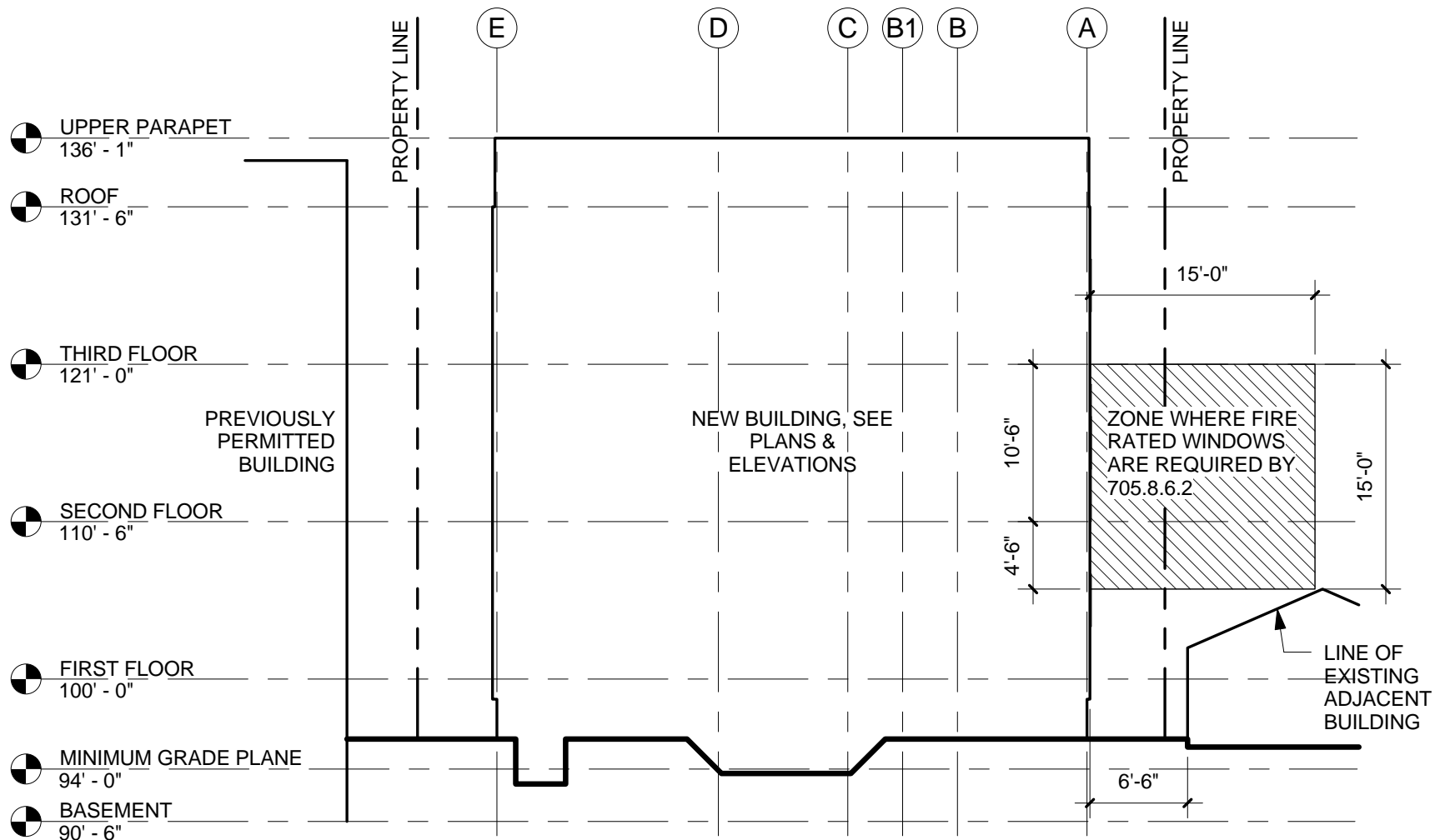
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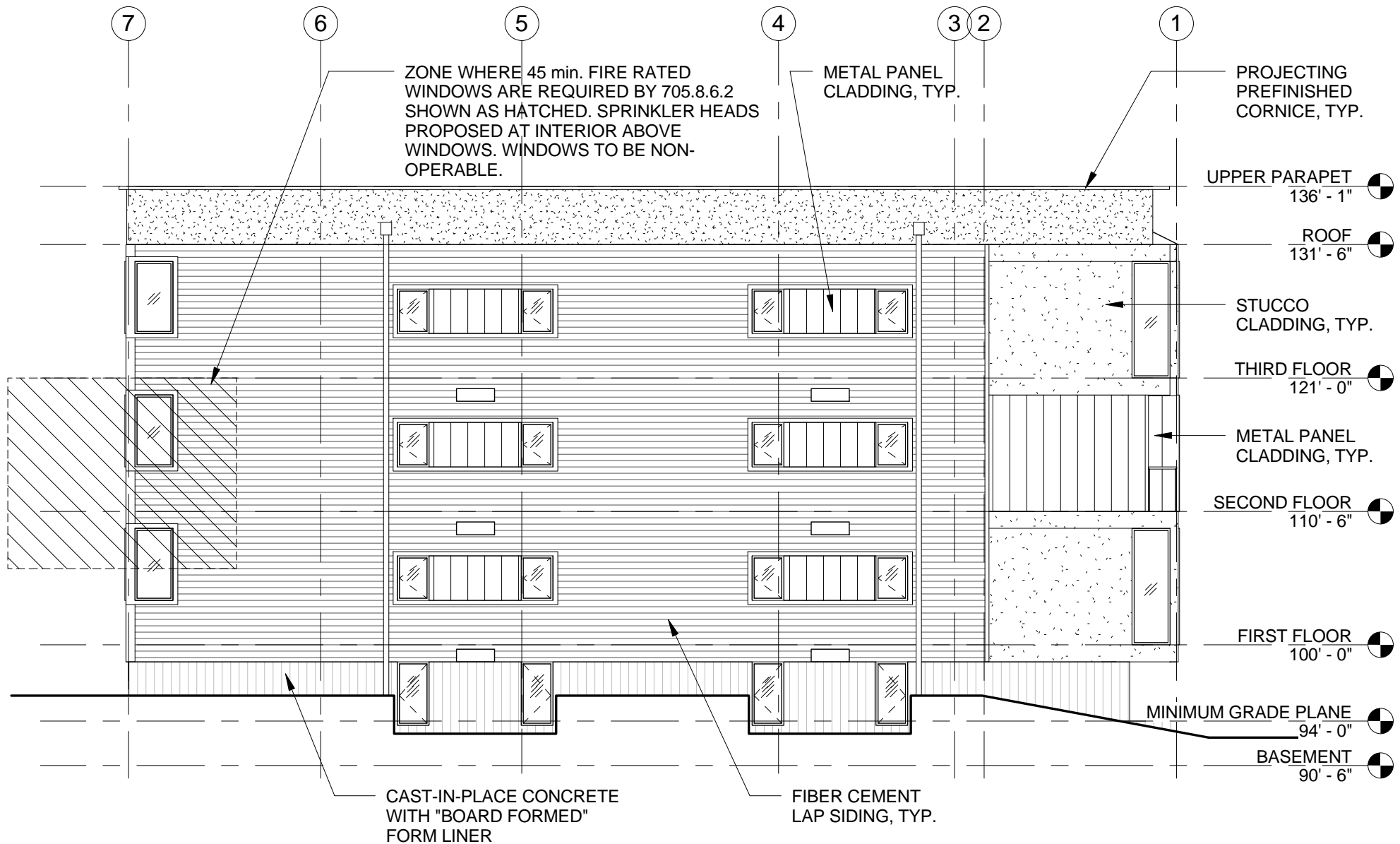


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1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



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