

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information - Reconsideration of ID 15358 and 15406

Appeal ID: 15729	Project Address: 8411 N Denver Ave
Hearing Date: 8/23/17	Appellant Name: Linda Barnes
Case No.: B-009	Appellant Phone: 503 222-3753
Appeal Type: Building	Plans Examiner/Inspector: Bill Quillin
Project Type: commercial	Stories: 1 Occupancy: B, F-1, F-2, S-2 Construction Type: V-B non sprinkled
Building/Business Name: Nelson Properties/FigurePlant	Fire Sprinklers: No
Appeal Involves: Reconsideration of appeal, occ Change from F2 to F1 or S1	LUR or Permit Application No.: 17-124688-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Industrial

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	IBC Table 602, Section 705.11
Requires	VB CONSTRUCTION, S1/F1 occupancy: 2 hour rated construction required for walls within 5' of property line Parapets shall be required on exterior walls.
Proposed Design	<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 previous appeal had approved adding 3 layers of 5/8" Type X gypsum wall board to the interior of the exterior wall. The 3 layers would extend from the concrete floor to the plywood</p>

sheathing of the roof. The sliding door would be removed and infilled to match the adjacent wall. No parapet is proposed.

This appeal would propose adding 3 layers of 5/8" Type X gypsum wall board/sheathing to the exterior of the wall below the existing metal siding. The layers would extend to the metal roofing.

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- Reason for alternative**
- The interior of this wall has an electrical duct along the top, the full length of the 60' wall, this would need to be removed and would most likely require updating the existing electrical panels. The Electrical Engineer would then recommend that all electrical in the room except the overhead lighting be replaced – new transformer, panel board, devices, and new wiring.
 - Since the metal roof extends beyond the wall (see photo), the added layers can extend to the metal roof above. This provides additional safety compared to extending to the plywood sheathing only.
 - All reasons from the previous appeal are still applicable.

INFORMATION FROM PREVIOUS APPEAL

- 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 would require an occupancy separation wall between the S2 and F1 to the east).
- The length of the existing non-rated property line wall is about 60 feet and represents a small percentage of the total building exterior. Adding the 3 layers of type X gypsum wall board over the existing plywood is similar to GA File No WP 7102, a 2 hour proprietary wall, which has 4 layers on one side of the wall.
- To the north is the existing (and upgraded in 2014) 3 hour rated area separation fire wall. The size of the area near the property line – 1,800 sf – is a small proportion of the entire 27,812 sf building.
- Construction difficulties make upgrading the exterior side of the wall impractical. Building a parapet on the shed roof would present water management issues and require substantial reroofing.
- 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.

APPEAL DECISION

Modification of previously granted Appeal #15406 decision to allow installation of Type X drywall on the exterior side of the wall: Hold for additional information.

Appellant may contact Brett Welland (503-823-7289) with questions.



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