Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201
More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15833	**Project Address:** 817 SW 17th Ave
Hearing Date: 9/13/17	**Appellant Name:** Michelle Schulz
Case No.: B-016	**Appellant Phone:** 503-548-2379
Appeal Type: Building	**Plans Examiner/Inspector:** Kathy Aulwes
Project Type: commercial	**Stories:** 9 **Occupancy:** B, M, A **Construction Type:** 1-B
Building/Business Name: Press Blocks - Half Block Office	**Fire Sprinklers:** Yes - Throughout
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:** 17-182179-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	**Proposed use:** Office with ground level retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 403.3.2
Requires	Fire pumps for high rise buildings to be supplied by connections to two different water mains.
Proposed Design	Fire sprinkler and standpipe system is to be supplied by a single connection to the water main in SW Yamhill Street. The building will be provided with an onsite water storage tank, with automatic refilling via the fire service line. The fire service line will be capable of meeting the full system demand.
Reason for alternative	The onsite water storage tank for the fire sprinkler and standpipe system is sized to meet the most demanding sprinkler density and duration indicated in NFPA 13 Table 11.2.3.1.2 (60 minutes for Ordinary Hazard). The tank will be automatically refilled at a rate equal to or greater than the largest fire sprinkler or standpipe demand.

Appeal item 2

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 3/4 hour when these openings are less than 15 feet 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	

	In lieu of the required 3/4-hour protection at the window openings on the north and south elevations at the 2nd, 3rd and 4th floors within 15 feet of the adjacent building, the openings are to be protected with sprinkler heads which are to be installed a minimum of 4 inches and a maximum of 24 inches from the openings and spaced at 6 feet on center or closer. Sprinklers are to be installed on the occupied side of the openings. See EX-1 - Opening Protective Appeal for window locations.
Reason for alternative	The building is Type 1B construction with non-combustible exterior finish materials and is fully sprinkled with a full NFPA 13 sprinkler system. Standard fire sprinkler heads can be designed and installed to provide an equivalent degree of protection at the window openings within 15 feet of the adjacent building. The windows provide daylight and views to occupants of the building, which support a healthy interior environment. The proposed design meets the intention of the code to provide fire protection between the new building and the existing adjacent building. All openings for the new building comply with Table 705.8 regarding allowable area relative to fire separation distance. This proposed alternate has been approved by appeal for other comparable situations, specifically, Appeal ID 13298

Appeal item 3

Code Section	Section 1405.5
Requires	OSSC 1405.5.1 Requires exterior wood siding that is not Fire Retardant Treated on Type 1 construction to not extend beyond 40+ feet above grade.
Proposed Design	The proposed design utilizes FSC certified 1x6 tropical hardwood (Cumaru) as exterior siding at one location on the 7th floor at an exterior terrace. The total area of wood is approximately 199 SF. The wood siding is mounted on fiberglass or galvanized steel Z- furring which is mounted on one layer of exterior gypsum sheathing (Densglass or equivalent) to form a rainscreen. Mineral wool takes up a 2" of a 2 ½" cavity behind the wood siding. The exterior wall assembly is non-combustible throughout. The Cumaru has a Class A flame spread (flame spread 20/smoke developed 130). The project is an eight story office building, type 1B construction and is fully sprinklered. The terrace will be fully sprinklered as well per NFPA 13. Except for small areas of wood siding and soffits the building façade is composed of Architectural precast panel, metal panel, fiberglass windows on a metal stud wall. Refer to attached exhibits: Exhibit A (Wood Siding) - drawings Exhibit B (wood Siding) – Lab Report (Cumaru Flame spread report)
Reason for alternative	The wood is included at the 7th floor location for architectural design reasons and creates visual continuity with recessed wood siding located below on the ground level entry. Creating an architecturally significant element requested by the Design Commission in our Design Review process. We contend that due to the metal framing, one layer of exterior gypsum sheathing, fiberglass furring, mineral wool insulation and extremely low flame spread rating of the Cumaru hardwood siding material the assembly meets requirements for non-combustible construction.

We believe that on a Type 1B building Cumaru, as a Class A material on a noncombustible wall assembly, meets risk mitigation intended by the code and provides an equivalent level of protection.

We respectfully request this appeal be granted.

Appeal item 4

Code Section	OSSC Section 603
Requires	Types I and II Construction are those types of construction in which the building elements listed in Table 601 are of not combustible materials except as listed in Section 603 of this code. 603.1 Allowable materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: • 4. Roof coverings that have an A, B or C classification. • 13. Combustible exterior wall coverings, balconies and similar projections and bay or oriel windows in accordance with Chapter 14. 1403.5 Vertical and lateral flame propagation. Exterior walls on buildings of Type I, II, III or IV construction that are greater than 40 feet (12 192 mm) in height above grade plane and contain a combustible water-resistive barrier shall be tested in accordance with and comply with the acceptance criteria of NFPA 285. For the purpose of this section, fenestration products and flashing of fenestrations shall not be considered part of the water resistive barrier.
Proposed Design	The proposed building design is an 8 –story plus penthouse Type I office building with retail at the ground level and one level of Type I parking below, and half a floor of basement below that. All levels will have full sprinkler coverage per Chapter 9. Overhangs located at the ground level and Level 07 are designed using a tropical hardwood material, Cumaru, attached to a non-combustible supporting steel frame which is in turn attached to concrete structural slab. Tropical hardwoods are known for their resistance to attack by both fungi and insects, as well as hold a Class A fire rating—the same rating given to concrete and steel. All of these tropical hardwoods have a flame spread index of not more than 25. Additionally the area under the overhang will have full sprinkler coverage. Exhibits: Exhibit A (Wood Soffit) - Cumaru lab report Exhibit B (Wood Soffit) - RCPs_submit
Reason for alternative	The applied tropical hardwood finish provides a softer/warmer, more appealing aesthetic for the occupants while maintaining fire resistive properties. Additionally it offers a contrast to the precast concrete and metal panel. Both requested aspects by the Design Commission during our Design Review process. The primary framing which holds the canopy in place is concrete and the furring is light gauge steel and is non-combustible, so the structural assembly meets the criteria set forth in the OSSC. And the tropical hardwood holds a Class A fire rating and has a flame spread index of not more than 25.

We respectfully request this appeal be granted.

APPEAL DECISION

1. Single connection to water main with onsite water supply tank in lieu of connection to 2 water mains: Granted as proposed.

Note: The proposed capacity of the secondary on-site water supply is subject to review under the building permit submittal. Appellant may contact AJ Jackson (503-823-3820) with questions.

2.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.

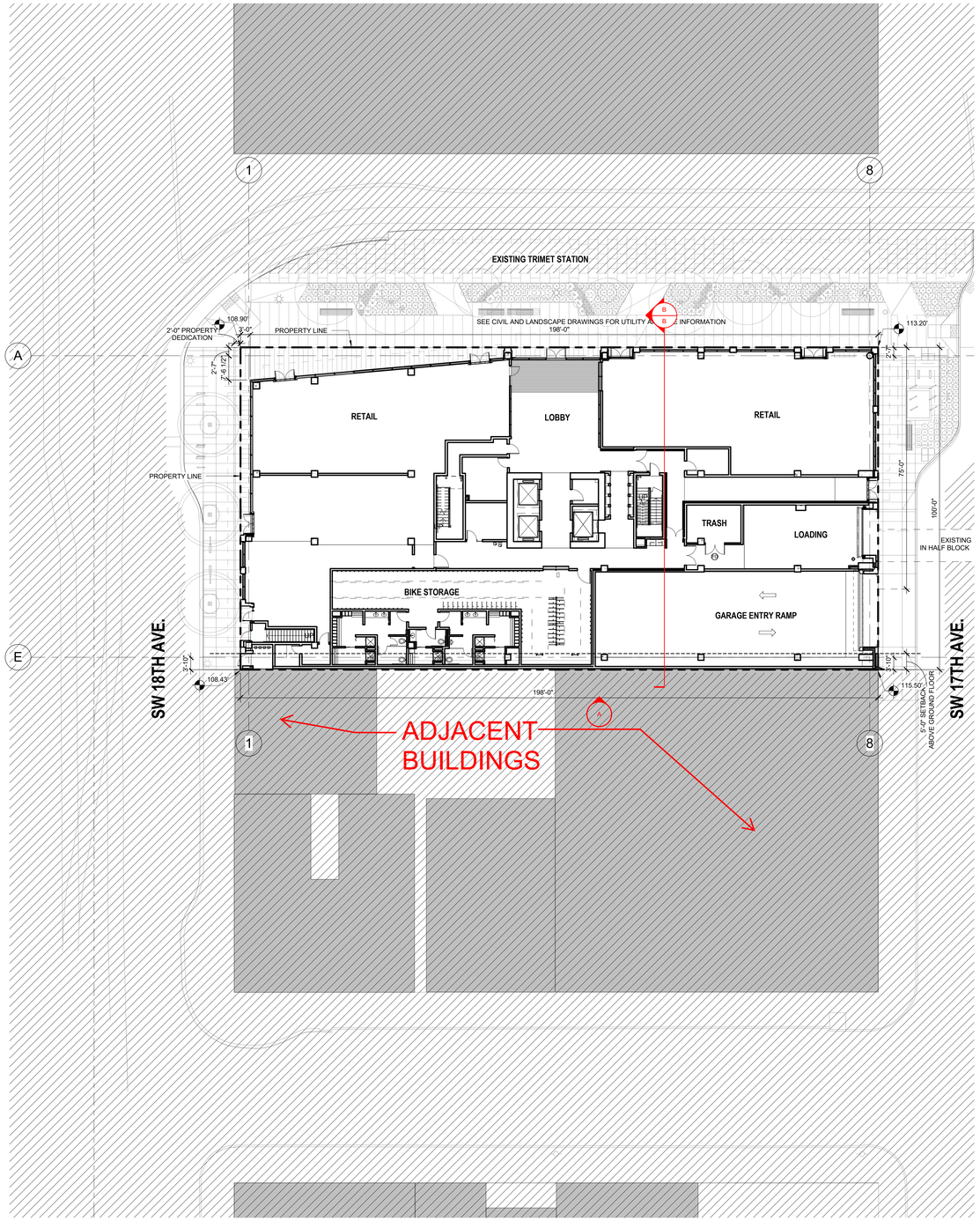
3. Cumaru tropical wood Class A cladding at exterior 7th floor amenity space: Granted provided open flame devices are located with a minimum of ten feet separation from the wood cladding.

4. Cumaru tropical wood Class A wood soffit at ground floor and exterior 7th floor amenity space: Granted provided open flame devices are located with a minimum of ten feet separation from the wood soffit.

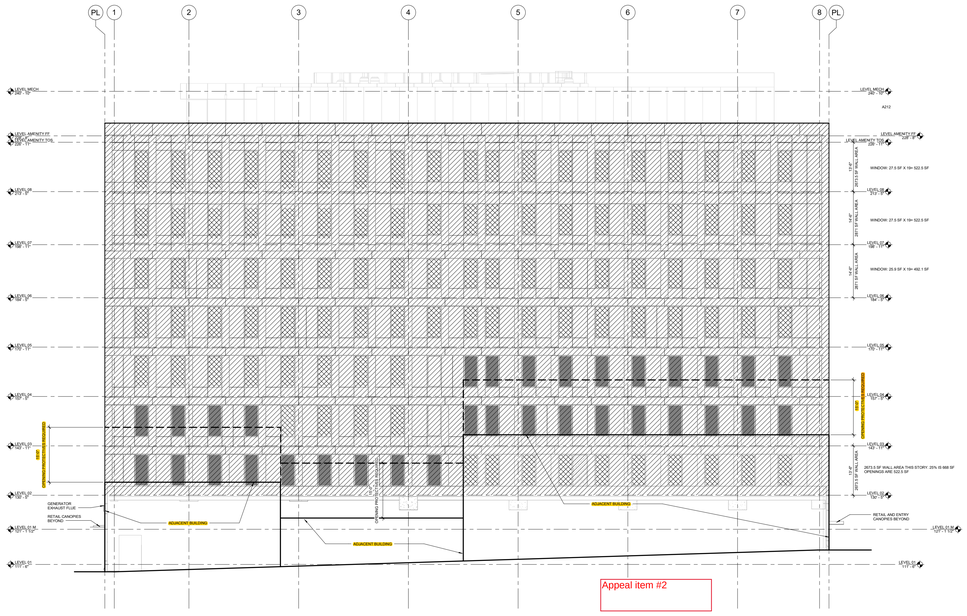
Items 2, 3, 4: Appellant may contact John Butler (503-823-7339) with questions.

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.



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



35 LIFE SAFETY - SOUTH ELEVATION
1/8" = 1'-0"

A - SOUTH ELEVATION - NOT TO SCALE

LEGEND

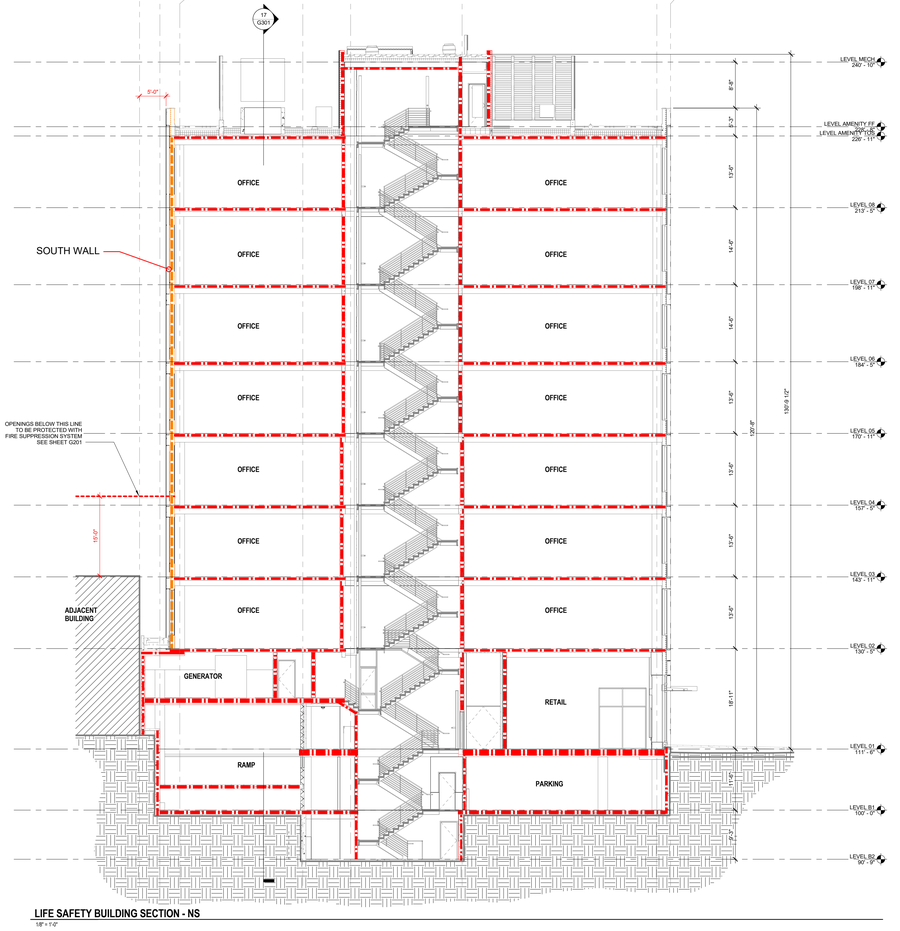
1 HOUR EXTERIOR ASSEMBLY (PER CODE SECTION & TABLE 602)

WINDOWS

WINDOWS REQUIRING OPENING PROTECTIVES FIRE SUPPRESSION REQUIRED (PER CODE SECTION 705.8.6.2)

25% UNPROTECTED OPENINGS ALLOWED IN A SPRINKLERED BUILDING (PER CODE SECTION & TABLE 705.8)

19,626 SF OF WALL AREA
25% = 4,907 SF ALLOWED, 3,135 SF PROPOSED



LIFE SAFETY BUILDING SECTION - NS
1/8" = 1'-0"

B - NORTH-SOUTH SECTION - NOT TO SCALE

1-HOUR FIRE RATED
2-HOUR FIRE RATED

Opening Protectives Appeal

GBD

GBD Architects, Incorporated

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Portland, OR 97209

Tel. (503) 224-9656
gbdarchitects.com

STAMP

PROJECT

PRESS BLOCKS - HALF BLOCK OFFICE
817 SW 17TH AVE
PORTLAND, OR 97205

CLIENT

THE PRESS BLOCK COLLABORATIVE (OFFICE) LLC
1211 SW 5TH AVE, STE 2230
PORTLAND, OR 97205

DOCUMENT ORIGINAL SIZE:
34" X 44"

REVISIONS

DATE

PROJECT NUMBER
20166042

SCALE
1/16" = 1'-0"

SHEET TITLE
SITE PLAN

EX-1

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EXTERIOR MATERIAL LEGEND

	CWS	07 4623	CUMARU WOOD SIDING
	PCS-1	03 4100	PRECAST CONCRETE PANEL TYPE 1
	PCS-2	03 4100	PRECAST CONCRETE PANEL TYPE 2
	MP	07 4213	METAL PANEL
	MS	05 5000	MECHANICAL SCREEN
	CIG/ CISG	08 8000	CLEAR GLAZING
	TISG	08 8000	TRANSLUCENT GLAZING
	ML	08 9100	METAL LOUVER - BLACK
	CMU	08 2200	CONCRETE MASONRY UNITS

36 EE - North
1/8" = 1'-0"

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817 SW 17TH AVE
PORTLAND, OR 97205

CLIENT

URBAN RENAISSANCE GROUP LLC
1211 SW 5TH AVE, STE 2230
PORTLAND, OR 97205

SECURITIY PROPERTIES
701 5TH AVE, STE 5700
SEATTLE, WA 98104

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 20 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

DATE

PROJECT NUMBER
20166042

SCALE
1/8" = 1'-0"

SHEET TITLE
ELEVATION - NORTH

EXHIBIT A-1

A201

Wood Siding Appeal

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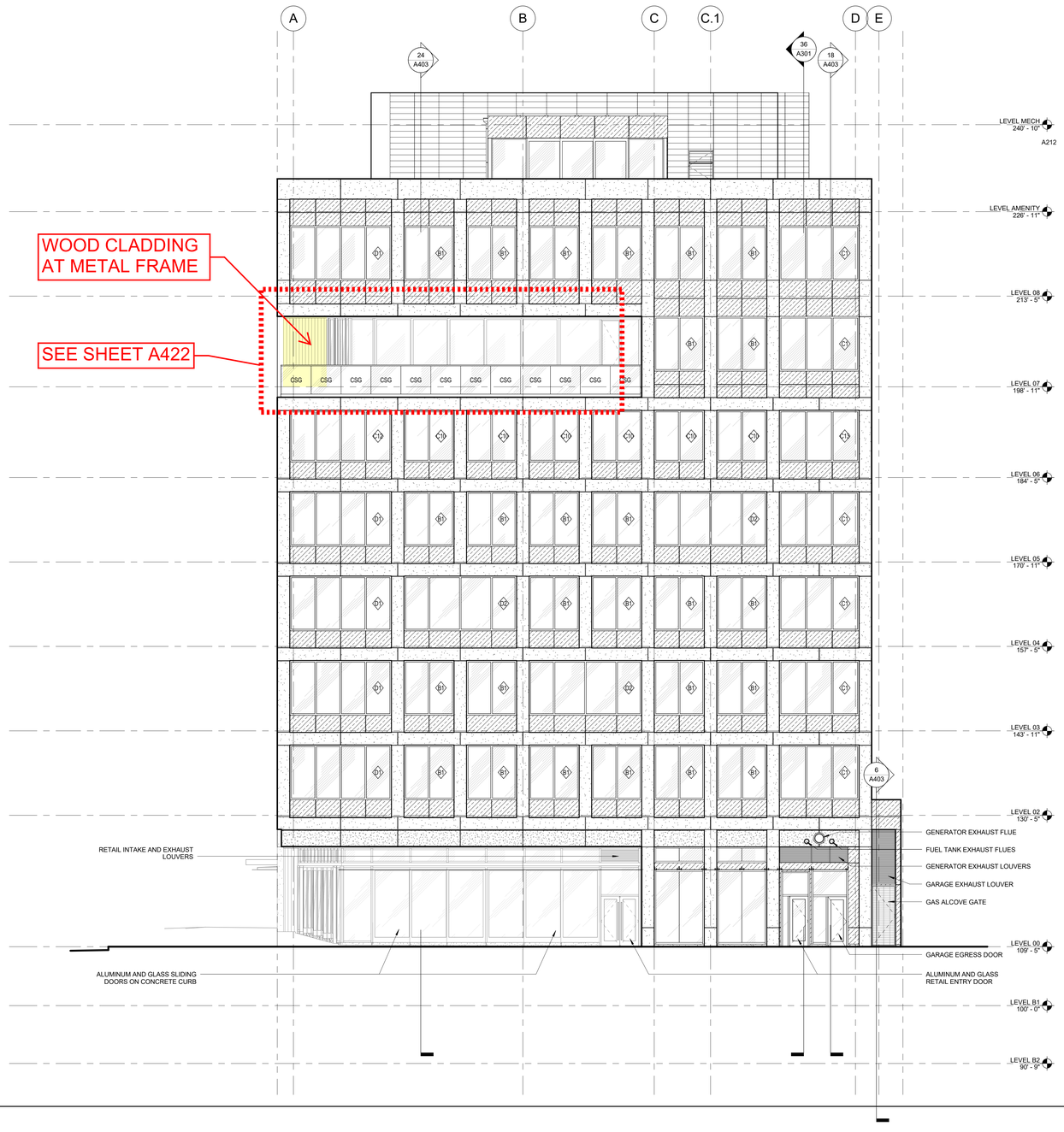
EXTERIOR MATERIAL LEGEND

	CWS	07 4623	CUMARU WOOD SIDING
	PCS-1	03 4100	PRECAST CONCRETE PANEL TYPE 1
	PCS-2	03 4100	PRECAST CONCRETE PANEL TYPE 2
	MP	07 4213	METAL PANEL
	MS	05 5000	MECHANICAL SCREEN
	CIG/ CISG	08 8000	CLEAR GLAZING
	TISG	08 8000	TRANSLUCENT GLAZING
	ML	08 9100	METAL LOUVER - BLACK
	CMU	08 2200	CONCRETE MASONRY UNITS



36 EE - West
1/8" = 1'-0"

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STAMP

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REVISIONS

DATE

PROJECT NUMBER
20166042

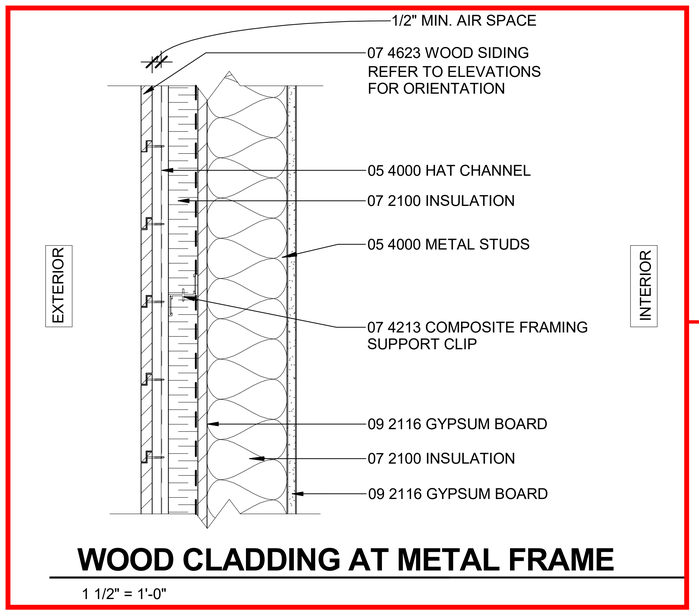
SCALE
1/8" = 1'-0"

SHEET TITLE
ELEVATION - WEST

EXHIBIT A-2

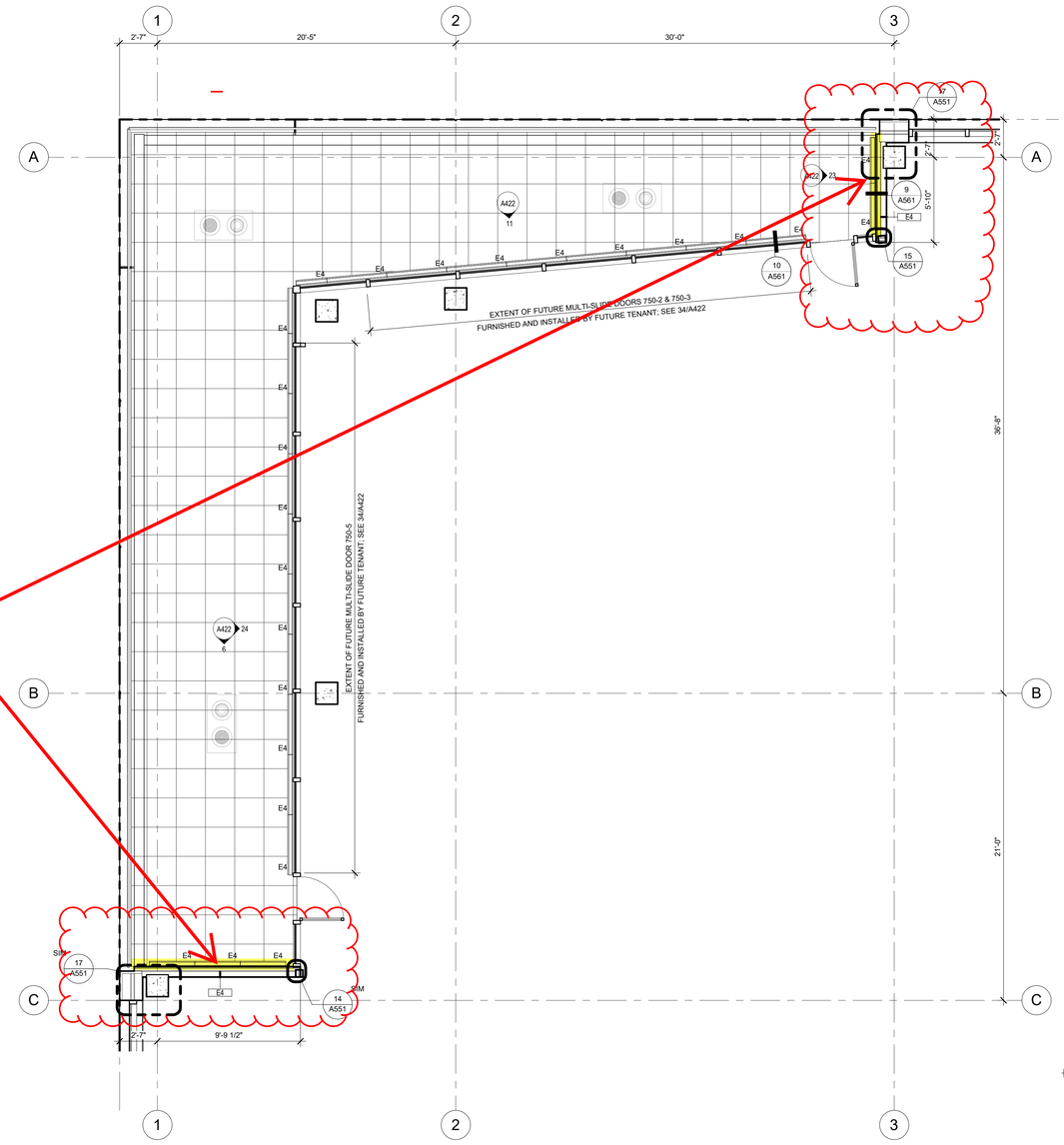
A204

Wood Siding Appeal

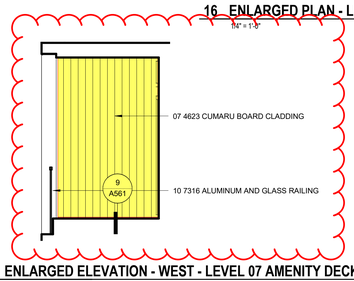


WOOD CLADDING AT METAL FRAME

1 1/2" = 1'-0"

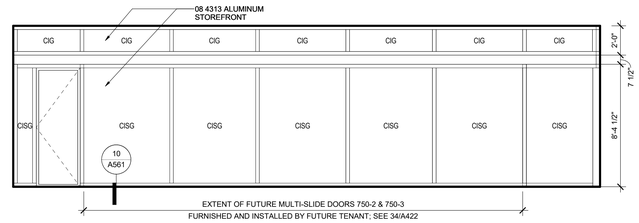


16 ENLARGED PLAN - LEVEL 07 AMENITY DECK



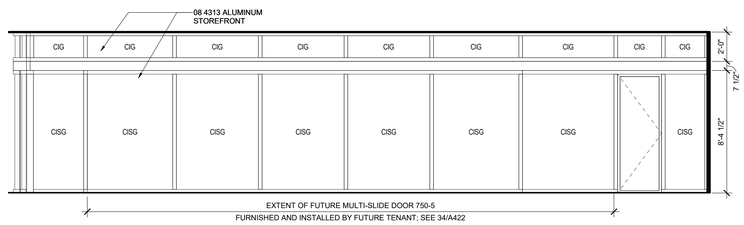
23 ENLARGED ELEVATION - WEST - LEVEL 07 AMENITY DECK

1/4" = 1'-0"



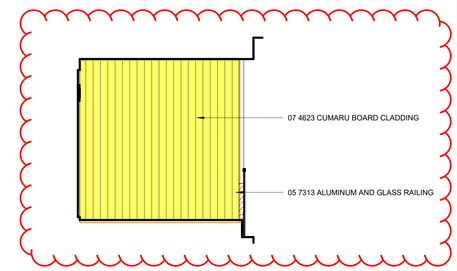
11 ENLARGED ELEVATION - WEST - LEVEL 07 AMENITY DECK

1/4" = 1'-0"



24 ENLARGED ELEVATION - WEST - LEVEL 07 AMENITY DECK

1/4" = 1'-0"



6 ENLARGED ELEVATION - NORTH - LEVEL 07 AMENITY DECK

Wood Siding Appeal

EXHIBIT A-3

GBD

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STAMP

PROJECT

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CLIENT

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KEY PLAN

DOCUMENT ORIGINAL SIZE:
34" X 44"

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REVISIONS

DATE

PROJECT NUMBER
20166042

SCALE
As indicated

SHEET TITLE
COMPOSITE - LEVEL 07 AMENITY DECK

A422

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QAI LABORATORIES
CERTIFICATION TESTING INSPECTION

8385 White Oak Avenue
Rancho Cucamonga, CA 91730
909.483.0250 ph. | 909.483.0336 fx.

CLIENT: MATAVERDE HARDWOOD DECKING & SIDING
531 Broad Street
New London, CT 06320
Perry Alibrio

EXHIBIT B
Wood Siding

Test Report No: RJ2432-2	Date: April 18, 2013

SAMPLE ID: Test samples were identified as Cumaru.

SAMPLING DETAIL: Test samples were submitted to the laboratory directly by the client. No special sampling conditions or sample preparation were observed by QAI.

DATE OF RECEIPT: Samples were received at QAI on March 28, 2013.

TESTING PERIOD: April 17, 2013.

AUTHORIZATION: Testing authorized by Perry Alibrio.

TEST REQUESTED: Perform standard flame spread and smoke density developed classification tests on the sample supplied by the Client in accordance with ASTM Designation E84-10, "Standard Method of Test for Surface Burning Characteristics of Building Materials". The foregoing test procedure is comparable to UL 723, ANSI/NFPA No. 255, and UBC No. 8-1.

TEST RESULTS:

Flame Spread	Smoke Developed
20	130

Detailed test results are presented in the subsequent pages of this report

CONCLUSION: The submitted material meets the requirements for a “Class A” Flame Spread. See classification requirements on page 2.

Signed for and on behalf of
QAI Laboratories, Inc.

Greg Banasky
Senior Technician

Wood Siding

PREPARATION AND CONDITIONING: The sample material was submitted in pieces, 5 1/2" wide by 96" long. Four of the pieces were placed side by side and battened together to form specimens, 22" by 96" long, conforming to test chamber dimensions. Three of these pieces were used for the test. The sample was supported during testing with 1/4" round metal rods placed at two foot intervals across the width of the test chamber

E 84 TEST DATA SHEET:

CLIENT: MATAVERDE HARDWOOD DECKING & SIDING **DATE:** 04/17/13

SAMPLE: Cumaru

FLAME SPREAD:

IGNITION: 1 minute, 8 seconds

FLAME FRONT: 6 feet maximum

TIME TO MAXIMUM SPREAD: 6 minutes, 35 seconds

TEST DURATION: 10 minutes

CALCULATION: 39.29 x 0.515 = 20.24

SUMMARY: FLAME SPREAD: 20 **SMOKE DEVELOPED**: 130

In order to obtain the Flame Spread Classification, the above results should be compared to the following table:

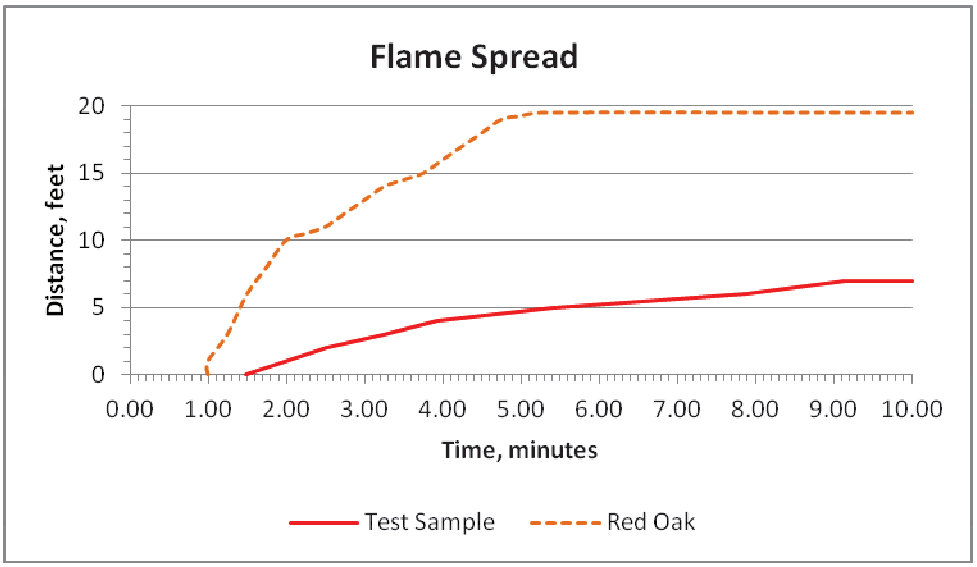
NFPA CLASS	IBC CLASS	FLAME SPREAD	SMOKE DEVELOPED
A	A	0 through 25	Less than or equal to 450
B	B	26 through 75	Less than or equal to 450
C	C	76 through 200	Less than or equal to 450

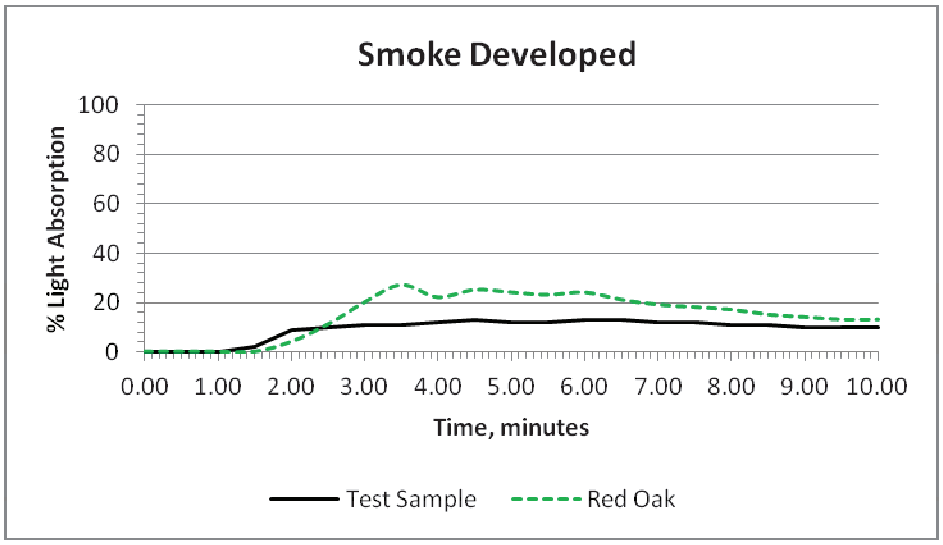
BUILDING CODES CITED:

1. National Fire Protection Association, ANSI/NFPA No. 101, "Life Safety Code", 2006 Edition.

2. International Building Code, 2006 Edition, Chapter 8, Interior Finishes, Section 803.

Wood Siding





QAI LABORATORIES
CERTIFICATION TESTING INSPECTION

8385 White Oak Avenue
Rancho Cucamonga, CA 91730
909.483.0250 ph. | 909.483.0336 fx.

CLIENT: MATAVERDE HARDWOOD DECKING & SIDING
531 Broad Street
New London, CT 06320
Perry Alibrio

EXHIBIT A
Wood Soffiting

Test Report No: RJ2432-2	Date: April 18, 2013

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TEST RESULTS:

Flame Spread	Smoke Developed
20	130

Detailed test results are presented in the subsequent pages of this report

CONCLUSION: The submitted material meets the requirements for a “Class A” Flame Spread. See classification requirements on page 2.

Signed for and on behalf of
QAI Laboratories, Inc.

Greg Banasky
Senior Technician

Wood Soffiting

PREPARATION AND CONDITIONING: The sample material was submitted in pieces, 5 1/2" wide by 96" long. Four of the pieces were placed side by side and battened together to form specimens, 22" by 96" long, conforming to test chamber dimensions. Three of these pieces were used for the test. The sample was supported during testing with 1/4" round metal rods placed at two foot intervals across the width of the test chamber

E 84 TEST DATA SHEET:

CLIENT: MATAVERDE HARDWOOD DECKING & SIDING **DATE:** 04/17/13

SAMPLE: Cumaru

FLAME SPREAD:

IGNITION: 1 minute, 8 seconds

FLAME FRONT: 6 feet maximum

TIME TO MAXIMUM SPREAD: 6 minutes, 35 seconds

TEST DURATION: 10 minutes

CALCULATION: 39.29 x 0.515 = 20.24

SUMMARY: FLAME SPREAD: 20 **SMOKE DEVELOPED**: 130

In order to obtain the Flame Spread Classification, the above results should be compared to the following table:

NFPA CLASS	IBC CLASS	FLAME SPREAD	SMOKE DEVELOPED
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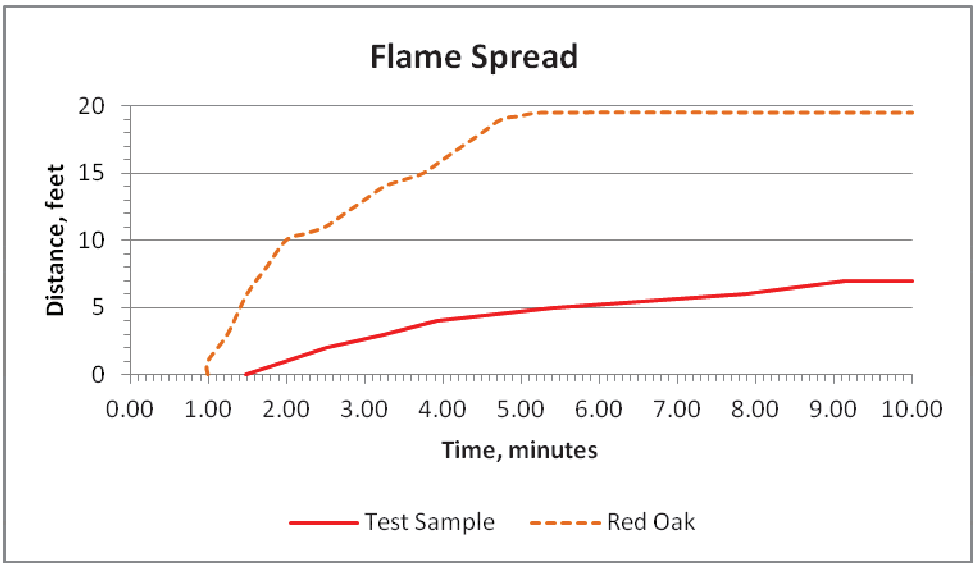
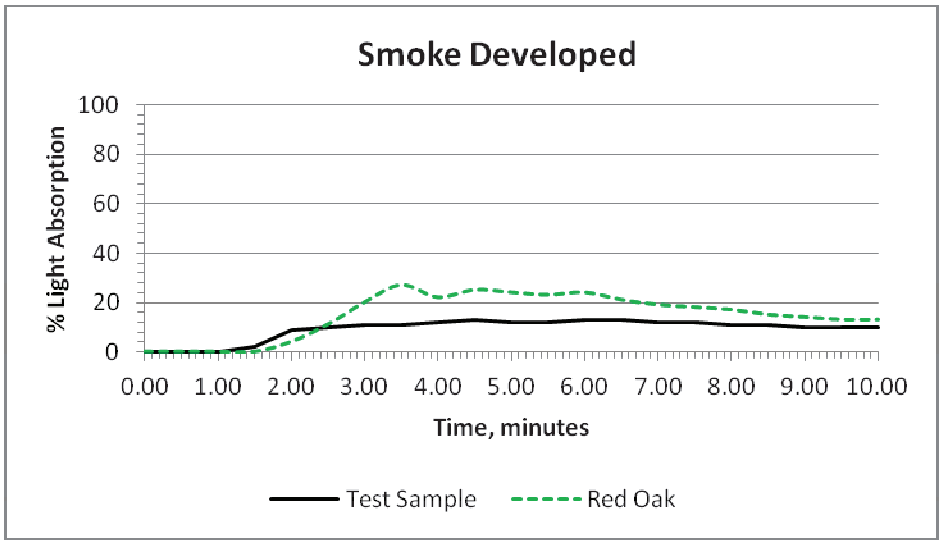
2. International Building Code, 2006 Edition, Chapter 8, Interior Finishes, Section 803.

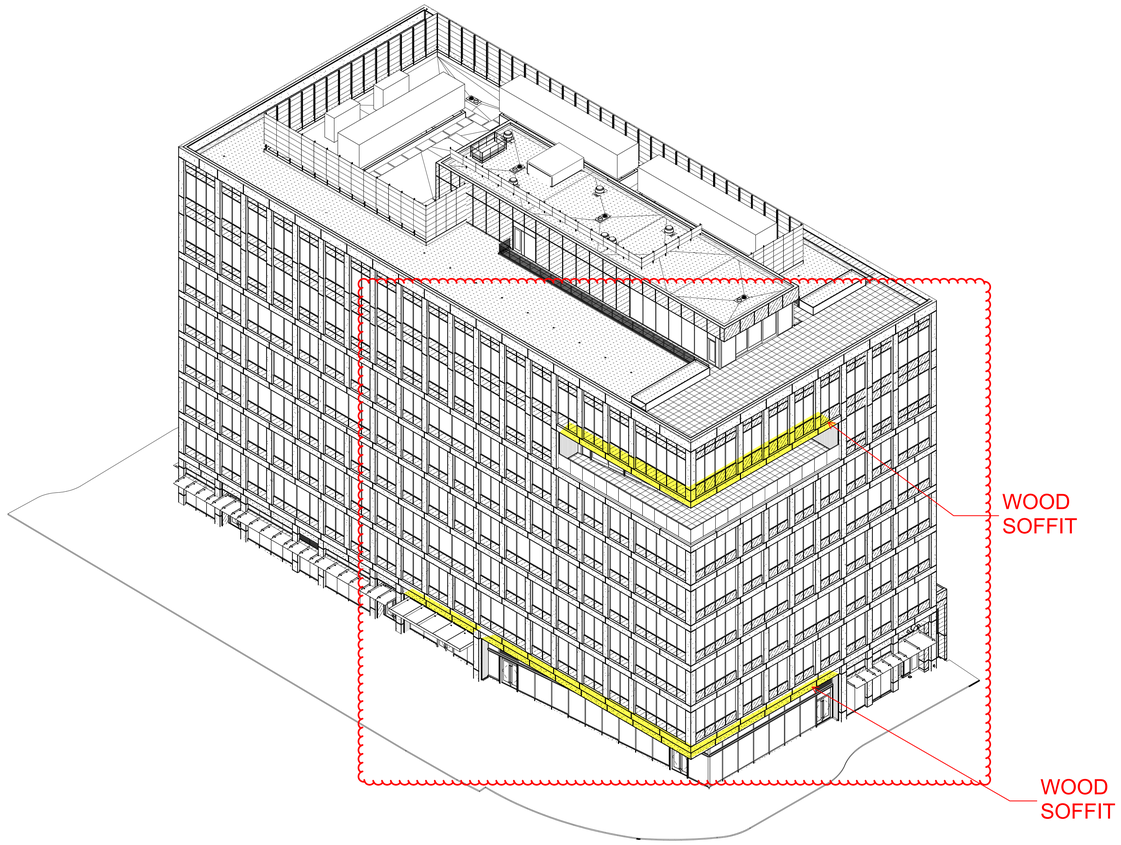
Wood Soffiting



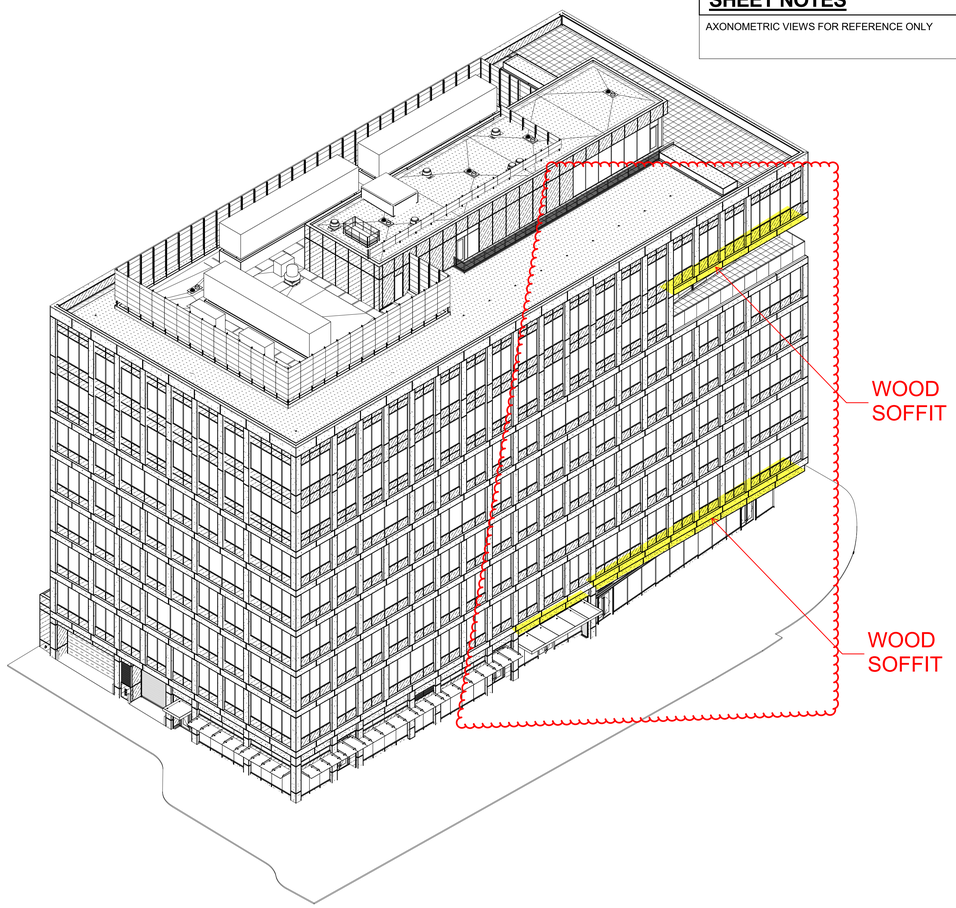


SHEET NOTES

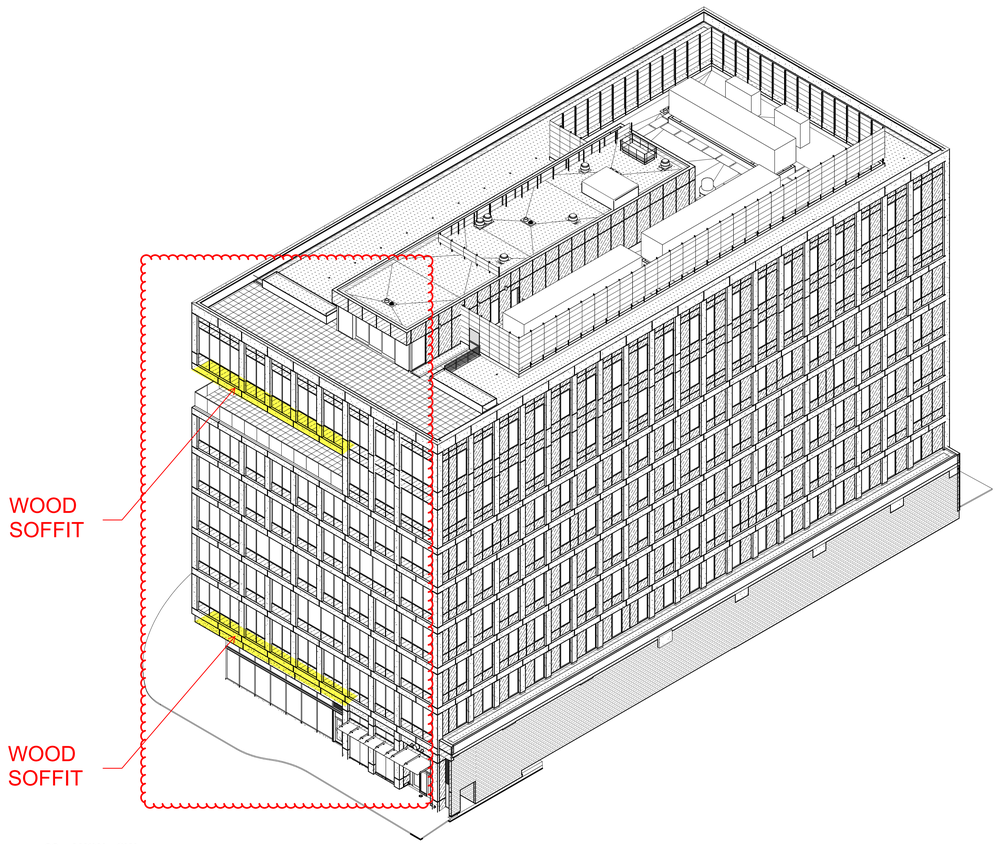
AXONOMETRIC VIEWS FOR REFERENCE ONLY



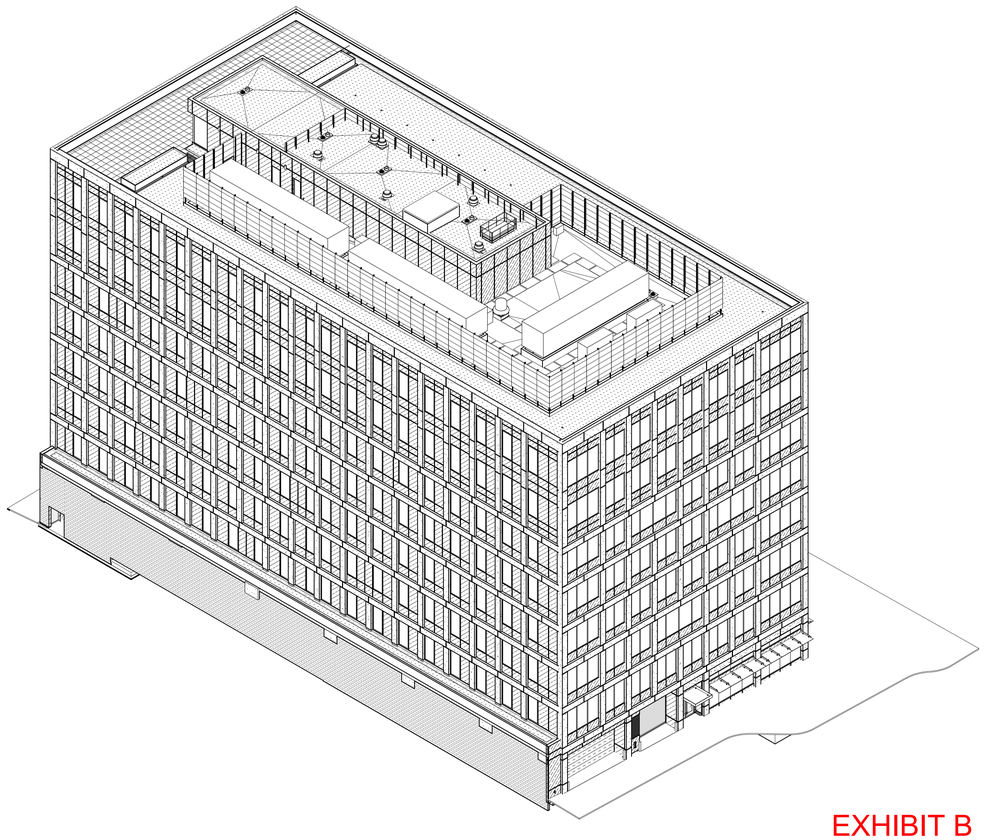
33 AXON - NW



15 AXON - NE



36 AXON - SW



18 AXON - SE

EXHIBIT B

Wood Soffiting

GBD

GBD Architects, Incorporated

1120 NW Couch St.
Ste. 300
Portland, OR 97209

Tel. (503) 224-9656
gbdarchitects.com

STAMP

PROJECT

PRESS BLOCKS - HALF BLOCK OFFICE
817 SW 17TH AVE
PORTLAND, OR 97205

CLIENT

THE PRESS BLOCK COLLABORATIVE (OFFICE) LLC
1211 SW 5TH AVE, STE 2230
PORTLAND, OR 97205

DOCUMENT ORIGINAL SIZE:
34" X 44"

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 20 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

DATE

SEPTEMBER 1, 2017

PROJECT NUMBER

20166042

SCALE

SHEET TITLE

AXONOMETRIC ELEVATIONS

A200

95% CONSTRUCTION DOCUMENTS

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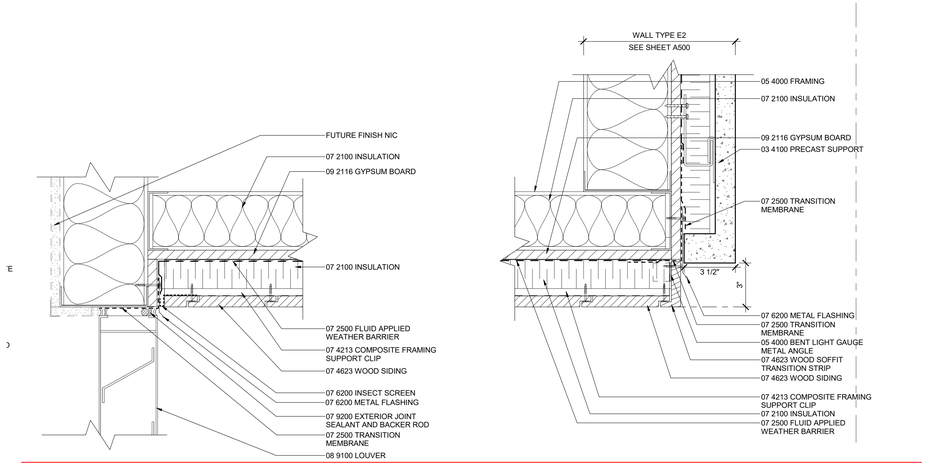

30 EXTERIOR SECTION DETAIL — 3" = 1'-0"

EXTERIOR SECTION DETAIL — 3" = 1'-0"

36 RCP - LEVEL 01 — 1/8" = 1'-0"

EXHIBIT B
Wood Soffiting

REFLECTED CEILING PLAN LEGEND

NOTES:
1. ABSENCE OF SURFACE PATTERN REPRESENTS EXPOSED CONCRETE SLAB
2. MEPF SYSTEMS AND RUNS TO BE COORDINATED AT EXPOSED CONCRETE SLAB CONDITIONS FOR CLEAN & ORDERED APPEARANCE
3. REFER TO FLOOR PLANS FOR IN-GROUND LIGHT FIXTURES

	09 2116	GYPSUM BOARD CEILING
	09 5100	CEILING GRID
	07 4623	WOOD BOARD SOFFIT
	06 1500 05 1200	EXPOSED CAR DECKING AND STEEL FRAMING
	07 4213	METAL PANEL SOFFIT
	10 7316	GLASS CANOPY
	07 2100	VINYL ENCAPSULATED BATTS
	09 8436	ACOUSTIC PANEL
		2 HOUR RATED CEILING
9' - 9/8"		DENOTES CLEAR HEIGHT TO BOTTOM OF EXPOSED STRUCTURE ABOVE
		SECURITY CAMERA

LIGHTING LEGEND

NOTE: REFER TO LIGHTING SCHEDULE IN SPEC SECTION 26 0000 FOR FURTHER INFORMATION ON FIXTURES

L1 | L1.1
L2
L3 | L5
L7
L8
L5
L5E
E8
L4
L6 | L6.1 | L6.2
E1
L10
D1
E7
E3
E2
E4
E4.1
E5
L9

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REVISIONS

DATE

PROJECT NUMBER
20166042

SCALE
As indicated

SHEET TITLE
REFLECTED CEILING PLAN - LEVEL 01

A701

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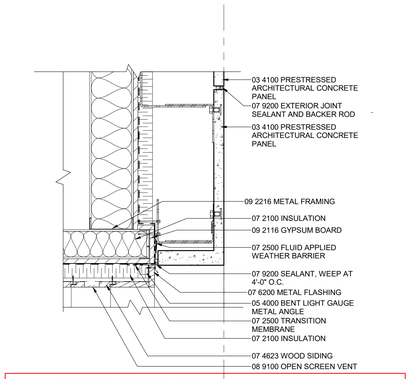
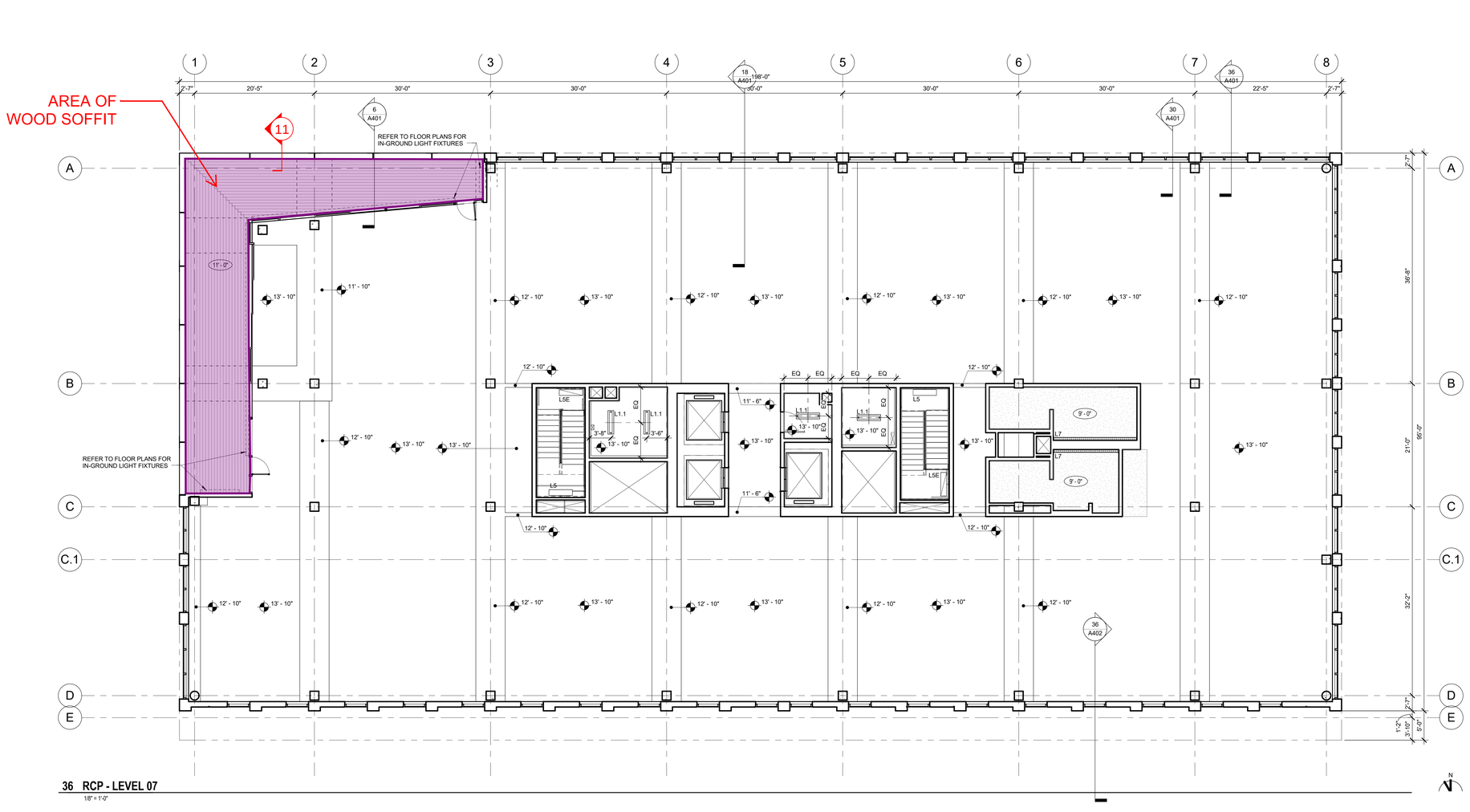


11 EXTERIOR SECTION DETAIL

1 1/2" = 1'-0"



36 RCP - LEVEL 07

1/8" = 1'-0"

EFLECTED CEILING PLAN LEGEND

OTES:

- ABSENCE OF SURFACE PATTERN REPRESENTS EXPOSED CONCRETE SLAB
- MEPF SYSTEMS AND RUNS TO BE COORDINATED AT EXPOSED CONCRETE SLAB CONDITIONS FOR CLEAN & ORDERED APPEARANCE
- REFER TO FLOOR PLANS FOR IN-GROUND LIGHT FIXTURES

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	09 5100	CEILING GRID
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	07 2100	VINYL ENCAPSULATED BATTS
	09 8436	ACOUSTIC PANEL
		2 HOUR RATED CEILING
9' - 9/8"		DENOTES CLEAR HEIGHT TO BOTTOM OF EXPOSED STRUCTURE ABOVE
		SECURITY CAMERA

IGHTING LEGEND

OTE: REFER TO LIGHTING SCHEDULE IN SPEC SECTION 26 0000 OR FURTHER INFORMATION ON FIXTURES

L1 | L1.1
L2
L3 | L5
L7
L8
L5
L5E
E8
L4
L6 | L6.1 | L6.2
E1
L10
D1
E7
E3
E2
E4
E4.1
E5
L9

EXHIBIT B
Wood Soffiting

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REVISIONS

DATE

PROJECT NUMBER
20166042

SCALE
As indicated

SHEET TITLE
REFLECTED CEILING PLAN - LEVEL 06 & 07

A706

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