

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15828	Project Address: 3203 SE Woodstock Blvd
Hearing Date: 9/13/17	Appellant Name: Tom Jaleski
Case No.: B-017	Appellant Phone: 503-488-5651
Appeal Type: Building	Plans Examiner/Inspector: Jerry Englehardt
Project Type: commercial	Stories: 4 Occupancy: R-2, A-3, B, S-1, S-2 Construction Type: V-A
Building/Business Name:	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Dormitory

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 1018.1

Requires 420.2 Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

Proposed Design The proposed design is for a non-rated shower door on shower compartments located in the corridors of the student dormitory residential room wings. Dedicated ventilation within the shower room will be on emergency power.

Reason for alternative The proposed design satisfies the 2014 OSSC §420.2 intent to mitigate the risk of fire spreading between dwelling units, and between dwelling units and adjacent areas. The student sleeping units themselves are already separated from the corridor by fire partitions in compliance with OSSC §420.2 and §708.

The shower compartments are arranged in clusters between opposing rows of dormitory sleeping rooms as shown on the attached plans. The doors will be partial height, mounted 12"-24" above the finish floor, and extending to 66"-78" above the finish floor, with the remainder of the framed door area open to the adjacent hall. The walls of the shower room will be one hour rated. The shower compartments will be finished in noncombustible tile and painted gypsum board.

Within the corridor, the shower compartments represent an extremely low fire hazard, with a low managed fuel load and a frequently wet environment. The required humidity ventilation will be connected to emergency power and will help evacuate smoke.

Each dormitory floor will be sprinklered and provided with smoke detection systems complying with 2014 OSSC §903 and §907; the interior of each shower compartment will be also be sprinklered. In the event that a fire does start inside a shower compartment, smoke will also pass through the

open portions of the compartment doorway and trigger the provided fire alarm and suppression systems.

Given the low hazard of the shower function and the provision of all related fire protection systems, we believe the proposed design effectively protects occupants and satisfies the code requirements.

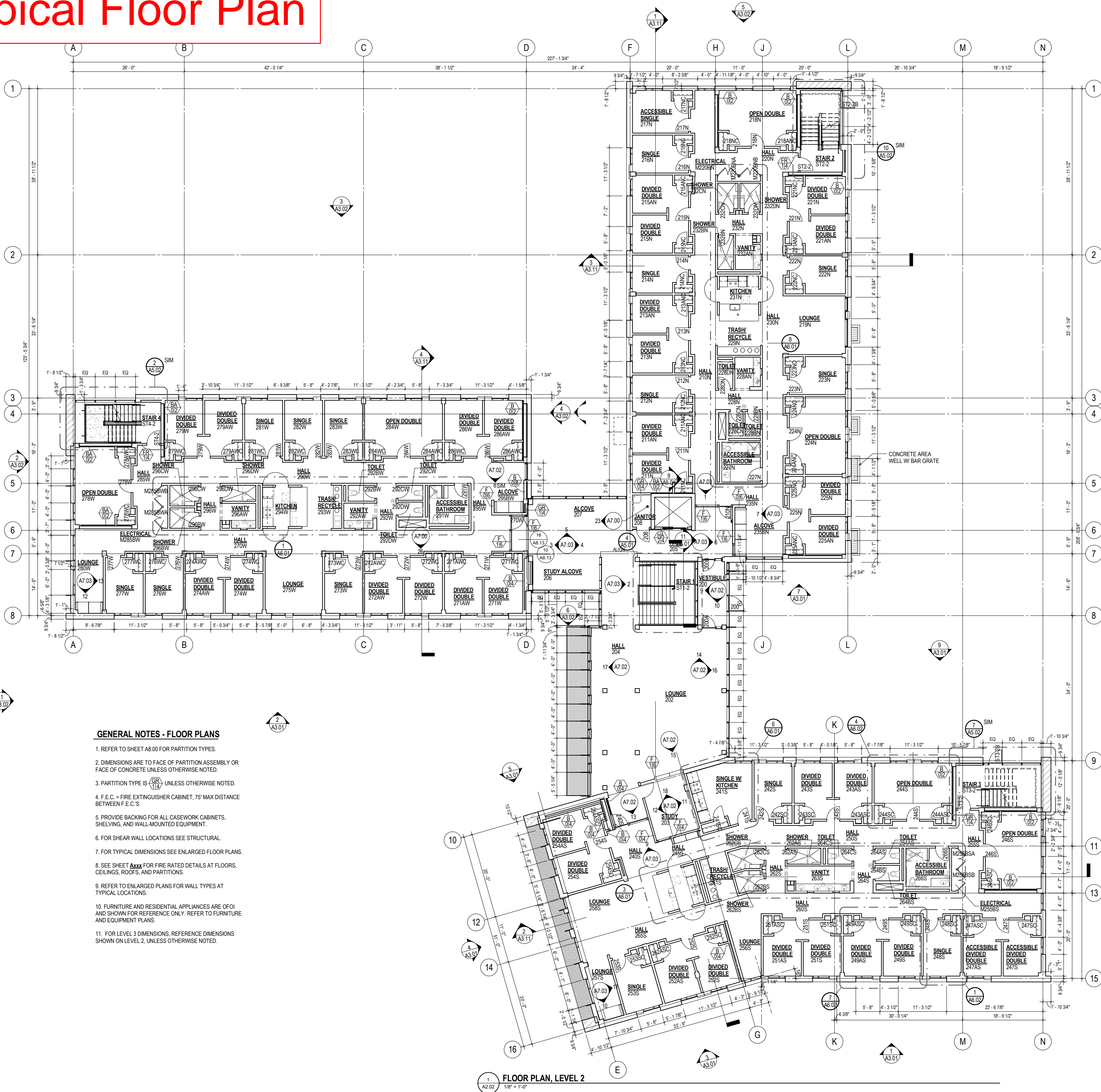
APPEAL DECISION

Shower stalls within rated corridors: Granted provided shower doors are a minimum of 5'10" high and extend to the floor level.

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.

Typical Floor Plan



GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A8.00 FOR PARTITION TYPES.
2. DIMENSIONS ARE TO FACE OF PARTITION ASSEMBLY OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
3. PARTITION TYPE IS GR-11/12 UNLESS OTHERWISE NOTED.
4. F.E.C. = FIRE EXTINGUISHER CABINET, 75' MAX DISTANCE BETWEEN F.E.C.'S
5. PROVIDE BACKING FOR ALL CASEWORK CABINETS, SHELVING, AND WALL-MOUNTED EQUIPMENT.
6. FOR SHEAR WALL LOCATIONS SEE STRUCTURAL.
7. FOR TYPICAL DIMENSIONS SEE ENLARGED FLOOR PLANS.
8. SEE SHEET AXX FOR FIRE RATED DETAILS AT FLOORS, CEILINGS, ROOFS, AND PARTITIONS.
9. REFER TO ENLARGED PLANS FOR WALL TYPES AT TYPICAL LOCATIONS.
10. FURNITURE AND RESIDENTIAL APPLIANCES ARE OFOI AND SHOWN FOR REFERENCE ONLY. REFER TO FURNITURE AND EQUIPMENT PLANS.
11. FOR LEVEL 3 DIMENSIONS, REFERENCE DIMENSIONS SHOWN ON LEVEL 2, UNLESS OTHERWISE NOTED.

Typical Residential Wing

Kitchen with Type II
hood with integrated
fire suppression

Shower cluster
with 3 showers

