Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 16103	**Project Address:** 515 NE Holladay St
Hearing Date: 11/8/17	**Appellant Name:** Calista Fitzgerald
Case No.: M-001	**Appellant Phone:** 503-265-1535
Appeal Type: Mechanical	**Plans Examiner/Inspector:** Thomas Ng
Project Type: commercial	**Stories:** 12 **Occupancy: Construction Type:**
Building/Business Name: Grand Avenue Apartments	**Fire Sprinklers:** Yes - entire building
Appeal Involves: Erection of a new structure,Reconsideration of appeal	**LUR or Permit Application No.:** 17-204636-MT
Plan Submitted Option: pdf [File 1] [File 2]	**Proposed use:** A2, B, M, R2, S1

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSMC 505.1
Requires	Domestic range hoods and domestic appliances equiped with downdraft exhaust shall dischrge to outdoors through sheet metal ducts constrcuted og galvanized steel, stainless steel, aluminum, copper. Such ducts shall have smooth inner wals, shall be airtight, shall be equiped with a backdraft damper, and shall be independent of all other exahust systems.
Proposed Design	The proposed design will meet the requirements of OSMC 505.1, except the kitchen exhaust and bathroom exhaust will combined to use a subduct system per OSMC 607.5.5, exceptions 1.1 and 2 and the dryer exhaust from each unit will be combined into a separate subduct system per OSMC 607.5.5, exceptions 1.1 and 2 Equivalent protection is provided for the 2 separate subduct systems by the following: Rigid 26 ga. min. metal subducts extending 22” min. above shaft penetration. Continuous vent fan at the top of the shaft. Continuous vent fan provided with emergency power for the shaft with the kitchen exhaust. Continuous vent fan provided with emergency power for the vertical dud with the dryer exhaust. The kitchen/bathroom subduct system will be into the shaft space per OSMC 505.3. Dryer exhaust will be provided in separate 26 ga. min. vertical duct. Dryer exhaust from each unit will have 26 ga. metal duct that extends into the vertical duct and extends 22 inches minimum into the vertical duct. The duct will be provided a fire rated access panel at each level. See 9/M602 and A202 attached.
Reason for alternative	

The proposed design is based on system for kitchen exhaust per OSMC 607.5.5. This code section allows the use of the subduct system for kitchen exhaust to be used without for or smoke damper. This system is the same as allowed per OSSC 717.5.3. The proposed design uses the system allowed for kitchen exhaust and allows the system to also be used for bathroom exhaust. The bathroom exhaust is less hazardous than the kitchen exhaust and does not add any additional hazard to the building. The single shaft vent fan will be supplied with emergency power, run continuously and be sized to exhaust the combined exhaust loads per OSMC.

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The proposed design for the dryer subdued system meets the requirements for exhaust per OSMC 607.5.5. 607.5.5 does not mention the system can be used for dryer exhaust due to the nature of potential lint in the shaft. The prescriptive design allows dryer vents to be separate from other unit vertical vents to prevent the accumulated buildup of lint. The continuous vent fan eat the top of the dedicated dryer vent exhaust provides additional protection as the lint is continuously pulled from the subduct shaft and does not have the potential to accumulate. Separation of the dryer vertical shaft from the kitchen/bathroom exhaust allows the intent of the code to be met and an equivalent protection system for the dryer ventilation.

The proposed design provides equivalent protection for exhaust of kitchen and bathroom exhaust in a single shaft using the subduct system with a separate vertical duct for dryer exhaust using the subduct system to allow for the kitchen exhaust per OSMC 607.5.5 and OSSC 717.5.3 and therefore request approval of this alternate method.

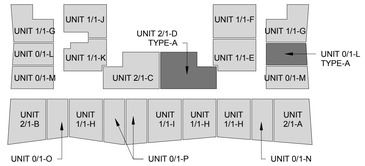
APPEAL DECISION

Domestic range hoods and bathroom exhaust to share common airstream as part of a subduct exhaust system: Granted as proposed.

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.

KEY PLAN



GENERAL NOTES:

A. DIMENSIONS ARE TO FACE OF FRAMING, UON, OR DIMENSIONS ARE TO CENTER OF WINDOW OPENING, COLUMN OR GRID. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING. DIMENSIONS INDICATED AS "CLEAR MINIMUM" ARE TO FACE OF FINISH.

B. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.

C. SEE A100 SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.

D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

- A0 - S -TYPICAL FURRING AT ELEVATOR CORE
- D6 1 S -TYPICAL CORRIDOR WALL WITH ENTRY DOOR
- E6 1 S -TYPICAL CORRIDOR WALL AT BATHROOMS
- H3 1 S -TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)
- J3 1 S -TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
- KX 2 S -TYPICAL SHAFT WALL
- G - 2 S -TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

1 LEVEL 2 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

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REGISTERED ARCHITECT THOMAS PAUL FRANK PORTLAND, OR STATE OF OREGON

LEVERARCHITECTURE
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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

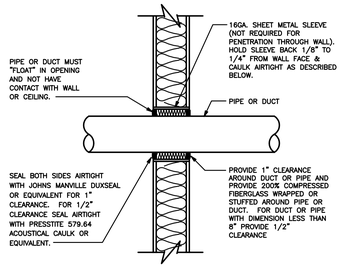
SHEET TITLE:
LEVEL 2 - FLOOR PLAN

KEY PLAN:

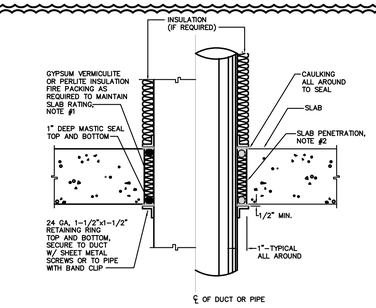
DRAWN BY: Author
DATE CREATED: 01/13/16

2	ADDENDUM #02	XX/XX/XXXX

SHEET:
A202
PERMIT SET
07-14-2017

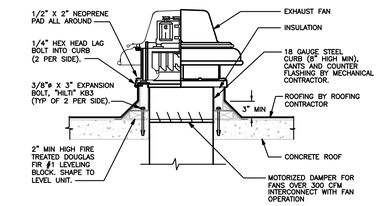


10 DUCT PENTRATION THRU WALL OR CEILING
NTS

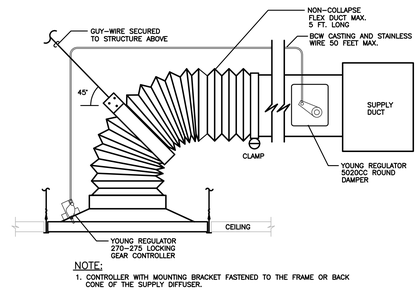


NOTE:
1. IF PENETRATION MUST BE FIRE RATED, THE PACKING & SEALING MATERIALS & SYSTEM OF INSTALLATION SHALL BE APPROVED BY FIRE MARSHAL.
2. COORDINATE SIZE & LOCATION OF SLAB PENETRATION WITH STRUCTURAL ENGINEER.

11 DUCT PENTRATION THRUSLAB
NTS

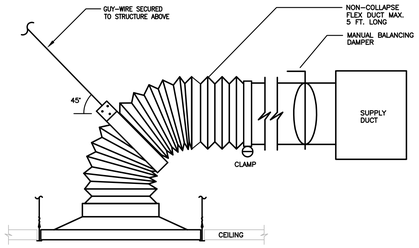


12 ROOF TOP EXHAUST FAN (OVER 300 CFM)
NTS

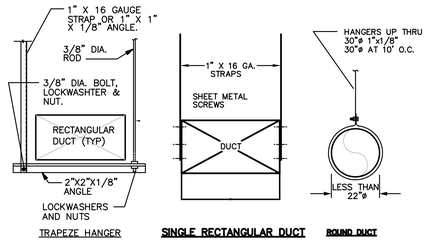


NOTE:
1. CONTROLLER WITH MOUNTING BRACKET FASTENED TO THE FRAME OR BACK CONE OF THE SUPPLY DIFFUSER.

SUPPLY DIFFUSER CONTROL DETAIL FOR NON ACCESSIBLE CEILINGS
6 NTS



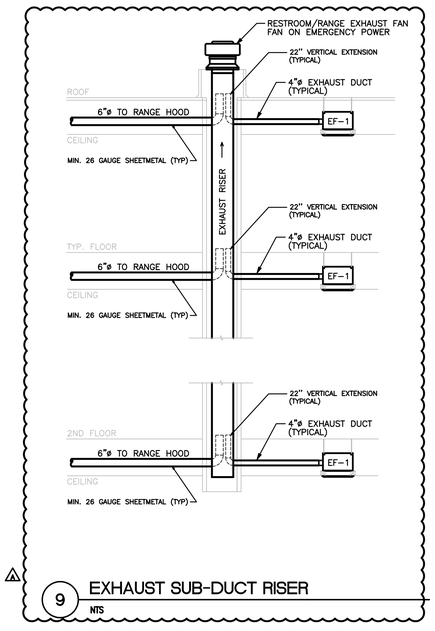
SUPPLY DIFFUSER CONTROL DETAIL FOR ACCESSIBLE CEILING
7 NTS



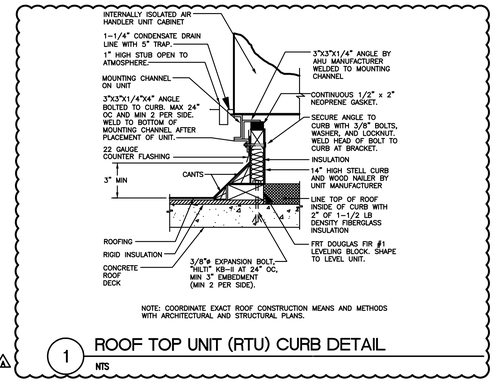
NOTES:

HANGERS AND TRAPEZE ANGLES TO BE SIZED IN ACCORDANCE WITH SMACNA DUCT CONTRUCTION STANDARDS, TABLES 4-1 & 4-3. MAXIMUM SPACING BETWEEN HANGERS – 10 FEET.

8 HANGER AND SUPPORT FOR DUCTWORK
NTS

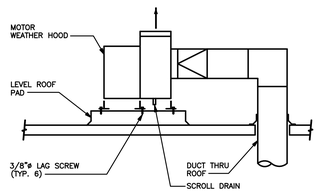


9 EXHAUST SUB-DUCT RISER
NTS

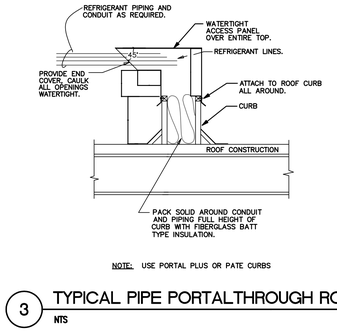


NOTE: COORDINATE EXACT ROOF CONSTRUCTION MEANS AND METHODS WITH ARCHITECTURAL AND STRUCTURAL PLANS.

1 ROOF TOP UNIT (RTU) CURB DETAIL
NTS

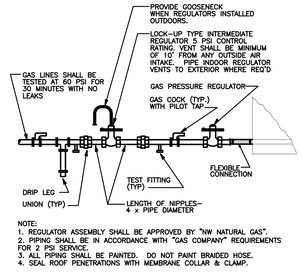


2 UTILITY SET EXHAUST FAN DETAIL
NTS



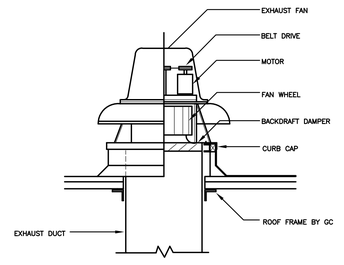
NOTE: USE PORTAL PLUS OR PATE CURBS

3 TYPICAL PIPE PORTALTHROUGH ROOF
NTS



NOTE:
1. REGULATOR ASSEMBLY SHALL BE APPROVED BY "NW NATURAL GAS".
2. PIPING SHALL BE IN ACCORDANCE WITH "GAS COMPANY" REQUIREMENTS FOR 2 PSI SERVICE.
3. ALL PIPING SHALL BE PAINTED. DO NOT PAINT BRAIDED HOSE.
4. SEAL ROOF PENETRATIONS WITH MEMBRANE COLLAR & CLAMP.

4 RTU GAS CONNECTION
NTS



5 ROOF TOP EXHAUST FAN
NTS

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GRAND AVENUE APARTMENTS

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SHEET TITLE:
MECHANICAL DETAILS

KEY PLAN:

DRAWN BY: DRK
DATE CREATED: 07/14/17

REVISIONS:
1 Plan Check Review - 09.01.2017

SHEET:
M602
PERMIT SET
07-14-2017