

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 16168	Project Address: 7110 N Vancouver Ave
Hearing Date: 11/22/17	Appellant Name: Tom Jaleski
Case No.: B-018	Appellant Phone: 5034885651
Appeal Type: Building	Plans Examiner/Inspector: Tara Carlson
Project Type: residential	Stories: 3 Occupancy: Townhouses Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-237886-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Townhouses

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 ORSC R302.2.7

Requires Townhouse exterior walls, privacy walls, common townhouse separation walls, exterior stairways, porches, porch coverings, decks, roofs and projections located within 3 feet of a common or property line shall be fire resistance rated and constructed in accordance with this section. Exception: Walls oriented perpendicular to a common property line need not be fire resistance rated construction and may have unprotected openings.

Proposed Design The proposed design for lots 2, 3, 4, 5, 7, 8, 9, 10, and 12 of the Origami Townhouses where windows on the exterior walls are less than 3 feet from the common property line and the walls are less than perpendicular to the common property line are as follows:
The fixed windows will have a fire separation distance of at least 10 feet to the common property line, exceeding the requirement of Table R302.1.
The walls within 3 feet on either side of the common property line will have a 1 hour rated assembly with non-combustible siding.

Reason for alternative The Origami townhouses are of Type VB construction and not sprinklered, as allowed per ORSC R302.2.5. The townhouses will meet the requirements of 2014 ORSC except that there are unprotected windows within 3 feet of the common property lines where the walls are less than perpendicular to the common property line.

The intent of R302.2.7 is to prevent fire and smoke from proceeding from one townhouse to the next one from a window on the exterior wall through the unprotected window. The code does have an exception when the building is sprinklered.

The proposed design is to provide 1 hour rated walls with non-combustible siding on the exterior walls and have the windows located so that the fire separation distance to the common property line is at least 10 feet. 2014 ORSC Table R302.1 allows unlimited quantity of unprotected windows where the fire separation distance is only 3 feet, much less than our proposed design. The walls where the windows are located have angles less than perpendicular, but greater than 70 degrees, and allows windows near the common property lines to have a fire separation distance of 10 feet to the common property line. The fire separation distance is defined in R202 as the distance from the building face at a right angle, to the closest lot line. The fire separation distance of the windows in the proposed design, as shown on the attached plans, is at least 10 feet from the edge of the window closest to the common property line. The exterior walls are 1 hour rated exterior wall assemblies as required per R302.2.6.1 with the additional protection of non-combustible siding. These assemblies will mitigate the potential for fire and smoke spread between townhouses. ORSC R302.2.6 and R302.2.7 are meant to prevent the spread of fire and smoke between townhouses where the walls are less than 90 degrees to the common property line. These code sections do not address the varying degrees of wall angle to the common property line. The code section is roughly based on testing by NIST in Technical Note 1600, attached, where parallel walls are tested with a fire separation distance of 3 feet. The openings in the test are directly in line with each other and the test shows that the window in the adjacent unit did not break until the temperature reached 1000 degrees Fahrenheit (560 C). The openings in the proposed design are oriented less than 15 degrees from perpendicular to the common property line and provide additional protection against the migration of fire and smoke between windows by having a fire separation distance of at least 10 feet. Table R302.1 allows unprotected openings with a fire separation distance of more than 3 feet. This is consistent with the NIST test where it showed that windows lined up and 6 feet from each other. The proposed design greatly exceeds the tested conditions in relation to angle between the openings and fire separation distance. The additional protection measure provided of fire separation distances of at least 10 feet, greatly exceeds the requirements of R302.1 and provides equivalent protection for the openings to not be impacted by a fire/smoke event in an adjacent townhouse.

The proposed design uses the 10 foot fire separation distance that exceeds requirements per ORSC Table 302.1 and is consistent with the OSSC allowance for fire rated walls to be protected only from fire from the inside of the building and unprotected openings on that wall. The non-combustible siding on the 1 hour rated wall further reduces the potential for fire spread from one townhouse to the adjacent townhouse and request approval of this appeal.

APPEAL DECISION

Measurement of fire separation distance where wall openings are not perpendicular to the common property line: Granted as proposed with one hour exterior walls rated for exposure to fire from the inside and non combustible siding.

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.

DRAWING SYMBOLS

	DIM.	DIMENSION: FROM FACE OF STUD, TYP.		PLAN DETAIL
		PROPERTY LINE		WATER HEATER (TANK)
		GRID LINE OR CENTER LINE		WATER HEATER (TANKLESS)
	100'	CONTOUR LINE		GAS SUPPLY W/ SHUTOFF
		HIDDEN LINE (OVERHEAD)		HOSE BIB
		HIDDEN LINE (BELOW)		SMOKE AND CARBON MONOXIDE DETECTOR HARDWIRED W/ BATTERY BACK-UP AND INTERCONNECT
	+100'-0"	ELEVATION DATUM		ELECTRICAL PANEL
	ELEV 99'-2"	SPOT ELEVATION		HVAC SUPPLY AIR DUCT W/ GRILLE
	X	STRUCTURAL GRID TYPICALLY REFERENCES F.O. STUD/ F.O. CONCRETE UNLESS OTHERWISE NOTED		HVAC RETURN AIR DUCT W/ GRILLE
	#/A	TYPICAL DETAIL FLAG		ROUND AIR DUCT / EXHAUST
	#	DRAWING NUMBER		RECESSED CEILING EXHAUST FAN
	A	SHEET NUMBER		ELECTRIC RECESSED WALL-MOUNT HEATER
	#/A	EXTERIOR ELEVATION		DOWN SPOUT
	#/A	BUILDING SECTION		WALL TYPE
	#/A	WALL SECTION		WINDOW/DOOR TYPE
	#/A	SECTION DETAIL		

VICINITY MAP



ORIGAMI
PERMIT SET
JUNE 15, 2017



GENERAL NOTES

A. THE DRAWINGS REPRESENT DESIGN INTENT ONLY AND DO NOT NECESSARILY REFLECT EXACT FIELD CONDITION. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE CONDITIONS AND MEASUREMENTS OF THE EXISTING CONDITIONS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.

B. THE WORK PERFORMED UNDER THIS CONTRACT SHALL INCLUDE BUT IS NOT NECESSARILY LIMITED TO FURNISHING ALL LABOR, MATERIAL, ACCESSORIES, TOOLS, TRANSPORTATION, FEES, PERMITS AND TAXES TO COMPLETE THE WORK IN PLACE. COMPLETE. CONTRACTOR IS TO COORDINATE THE WORK OF THE VARIOUS ITEMS WHICH ARE FURNISHED BY THE OWNER OR FABRICATED, DELIVERED AND INSTALLED UNDER SEPARATE CONTRACTS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED INSPECTIONS BY THE LOCAL BUILDING DEPARTMENT HAVING JURISDICTION OVER THE PROJECT AND IN COORDINATING APPROVAL BY THE LOCAL GOVERNING HEALTH, FIRE, AND TRANSPORTATION DEPARTMENTS WHEN REQUIRED.

D. THE ARCHITECT HAS NO RESPONSIBILITY FOR WORK DONE UNDER SEPARATE CONTRACTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK BY SEPARATE CONTRACTS, INCLUDING BUT NOT LIMITED TO SUBMISSION OF DRAWINGS REQUIRED FOR THE BUILDING PERMIT, COORDINATION OF BIDDER-DESIGN WORK IN COMPLIANCE WITH REQUIREMENTS OF THE PROJECT, AND TO INSURE A QUALITY LEVEL OF WORK THAT MEETS OR EXCEEDS ACCEPTED BUILDING PRACTICES.

E. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (CURRENT ADDITION) WITH LOCAL AMENDMENTS; APPLICABLE STATE, CITY AND COUNTY CODES, STATUTES, REGULATIONS, AND ORDINANCES.

F. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, OR BUILDING CODE, NOTIFY THE ARCHITECT FOR FINAL CLARIFICATION BEFORE PROCEEDING WITH WORK.

G. NEITHER THE OWNER NOR THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY EXTRA CHARGES OR COMPENSATION DUE TO DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE INDICATED ON THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH WORK.

H. DIMENSIONS INDICATED ON THE DRAWINGS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

I. DO NOT SCALE OFF THE DRAWINGS; IF NEEDED, THE ARCHITECT SHOULD BE CONSULTED FOR CLARIFICATION.

J. ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE COORDINATED WITH THE ARCHITECT. THE ARCHITECT SHALL BE EXEMPT FROM LIABILITY IF CHANGES IMPACT THE WORK AREA OR RELATED AREAS WITHOUT CONSENT AND WRITTEN APPROVAL. THE ARCHITECT SHALL HAVE FIVE (5) WORKING DAYS TO REVIEW SUCH SUBMITTALS.

K. CONTRACTOR TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.

L. THE ARCHITECT HAS NO RESPONSIBILITY FOR ABATEMENT DESIGN, ABATEMENT DEMOLITION, ABATEMENT INSPECTION, ABATEMENT OBSERVATION, AND ACCIDENTAL EXPOSURE OR ANY OTHER MATTERS OF ANY KIND ARISING OUT OF, OR RELATING TO HAZARDOUS MATERIALS OF ANY KIND.

CODE INFORMATION

APPLICABLE CODES: 2014 OREGON RESIDENTIAL SPECIALTY CODE
CITY OF PORTLAND CHAPTER 33 ZONING CODE

OCCUPANCY: RESIDENTIAL MULTI-FAMILY

ZONING INFORMATION

ZONING: R2

LOT SIZE: .46 ACRES

20,000 SQ FT (19,600 SQ FT AFTER DEDICATION)

MAX DENSITY: 10 UNITS (12 WITH AMENITY BONUS)

MIN DENSITY: 8 UNITS

MAX SITE COVERAGE (50%): 9,800 SQ FT (AFTER DEDICATION)

MAX HEIGHT: 40'

SETBACKS: FRONT: 10', SIDE & REAR: 5'-10' - SEE SITE PLAN, GARAGE:18'

INSULATION REQUIREMENTS

MIN. INSULATION REQUIREMENTS

PRESCRIPTIVE ENVELOPE REQUIREMENTS:

WALLS:	R-21	U=0.60
BELOW GRADE WALLS:	R-15	F=0.565
FLAT CEILINGS:	R-49	U=0.031
SLOPED CEILINGS:	R-38	U=0.042
UNDER FLOORS:	R-30	U=0.028
SLAB FLOOR EDGE:	R-15	F=0.520
HEATED SLAB INTERIOR:	R-10	
WINDOWS:	U=0.30	
SKYLIGHT (MAX 2% OF FLOOR AREA)	U=0.60	
EXTERIOR DOORS:	*U=0.20	
EXTERIOR DOORS > 2.5SF GLAZING:	U=0.40	
FORCED AIR DUCTS:	R-8	

*MAX 28 SQ FT DOOR AREA PER DWELLING PERMITTED TO HAVE A U-FACTOR OF 0.54 OR LESS.

ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

ENVELOPE: **MEASURE 2**, HIGH EFFICIENCY ENVELOPE. EXTERIOR WALLS R-21 INTERMEDIATE FRAMING, VAULTED CEILINGS R-30 ADVANCED FRAMING, FLAT CEILINGS R-49 (N/A), FRAMED FLOORS R-38, WINDOWS U-0.30 AND ALL DOORS U-0.30 OR ADDITIONAL 15% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH-EFFICACY LAMPS OR CONSERVATION MEASURE D & E.

CONSERVATION: **MEASURE C**, DUCTLESS HEAT PUMP.

SPECIAL INSPECTIONS

SEE STRUCTURAL COVER SHEET.

DEFERRED SUBMITTALS

NONE.

PROJECT INFORMATION

SITE ADDRESS: 7120-7134 N VANCOUVER, PORTLAND, OR 97217

PROPERTY ID: R208992

TAX ROLL: LOVELEIGH, BLOCK 8, LOT 1-4

COUNTY: MULTNOMAH

STATE ID: 1N1E15AB 5100

SITE AREA: 19,600 SQ FT

Lot 1, Lot 11

SITE AREA: 1,600 SQ FT

BUILDING AREA:

GROUND:	141 SQ FT LIVING + 269 SQ FT GARAGE = 410 SQ FT
SECOND:	493 SQ FT
THIRD:	449 SQ FT
TOTAL:	1,083 SQ FT LIVING

BUILDING COVERAGE: 521 SQ FT (33% SITE AREA)

IMPERMEABLE AREA: 493 SQ FT BUILDING

482 SQ FT SHARED DRIVEWAY

73 SQ FT OTHER CONCRETE

TOTAL: 1,048 SQ FT IMPERMEABLE SURFACE (66% SITE AREA)

Lot 2, Lot 12

SITE AREA: 1,600 SQ FT

BUILDING AREA:

GROUND:	278 SQ FT LIVING + 322 SQ FT ADU = 610 SQ FT
SECOND:	656 SQ FT LIVING + 36 SQ FT PORCH = 692 SQ FT
THIRD:	632 SQ FT
TOTAL:	1,888 SQ FT LIVING

BUILDING COVERAGE: 735 SQ FT (46% SITE AREA)

IMPERMEABLE AREA: 735 SQ FT BUILDING

222 SQ FT DRIVEWAY

102 SQ FT OTHER CONCRETE

TOTAL: 1,059 SQ FT IMPERMEABLE SURFACE (66% SITE AREA)

Lot 3,4,5,7,8,9,10

SITE AREA: 1,612 SQ FT

BUILDING AREA:

GROUND:	523 SQ FT
SECOND:	500 SQ FT
THIRD:	487 SQ FT
TOTAL:	1,510 SQ FT LIVING

BUILDING COVERAGE: 573 SQ FT (36% SITE AREA)

IMPERMEABLE AREA: 573 SQ FT BUILDING

378 SQ FT SHARED DRIVEWAY

282 SQ FT CONCRETE PARKING PAD

43 SQ FT OTHER CONCRETE

TOTAL: 1,276 SQ FT IMPERMEABLE SURFACE (79% SITE AREA)

Lot 6

SITE AREA: 1,906 SQ FT

BUILDING AREA:

GROUND:	518 SQ FT
SECOND:	520 SQ FT
THIRD:	508 SQ FT
TOTAL:	1,541 SQ FT LIVING

BUILDING COVERAGE: 593 SQ FT (37% SITE AREA)

IMPERMEABLE AREA: 593 SQ FT BUILDING

447 SQ FT SHARED DRIVEWAY

332 SQ FT CONCRETE PARKING PAD

36 SQ FT OTHER CONCRETE

TOTAL: 1,408 SQ FT IMPERMEABLE SURFACE (74% SITE AREA)

TOTAL DEVELOPMENT

SITE AREA: 19,600 SQ FT

BUILDING AREA:

GROUND:	6,217 SQ FT
SECOND:	6,318 SQ FT
THIRD:	6,076 SQ FT
TOTAL:	18,611 SQ FT LIVING

BUILDING COVERAGE: 6,543 SQ FT (33% SITE AREA)

IMPERMEABLE AREA: 6,543 SQ FT BUILDING

4,123 SQ FT DRIVEWAY

2,024 SQ FT CONCRETE PARKING PAD

644 SQ FT OTHER CONCRETE

TOTAL: 13,334 SQ FT IMPERMEABLE SURFACE (68% SITE AREA)

PROJECT TEAM

OWNER: 7120 VANCOUVER LLC
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CONTRACTOR: LMC CONSTRUCTION
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PROJECT SUMMARY

12 SINGLE FAMILY RESIDENCES ON INDIVIDUAL LOTS CREATED THROUGH LAND DIVISION, 2 DETACHED AND 10 ATTACHED

RELATED PERMITS

2016-204690-000-00-RS SINGLE FAMILY DWELLING RESIDENTIAL 1 & 2 FAMILY DEMO

2016-287694-000-00-LU TYPE 3 LAND USE REVIEW - LDS

2016-287694-000-00-FP FINAL PLAT

2017-137295-000-00-WT PDOT PUBLIC WORKS, TRANSPORTATION BUREAU MODERATE

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A3.5 BUILDING SECTIONS

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LANDSCAPE

L0.01 TREE REMOVAL PLAN

L1.01 PLANTING PLAN

L2.01 LANDSCAPE DETAILS

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WA PROJECT NO.
2016 - 107

ORIGAMI

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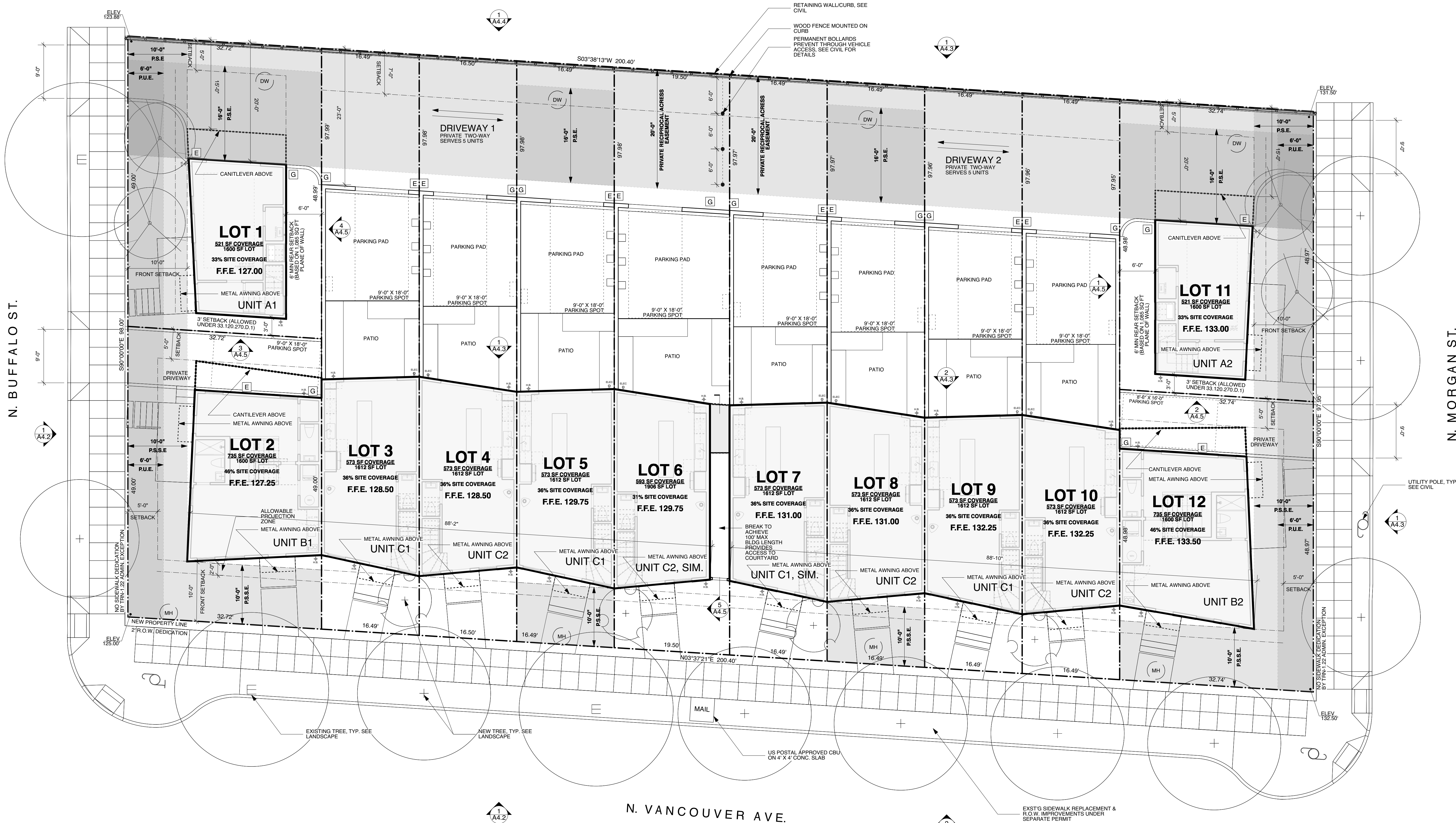
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PERMIT SET

DATE: 6.15.2017

COVER

A0.0



N. BUFFALO ST.

N. MORGAN ST.

N. VANCOUVER AVE.

GENERAL NOTES

SEE CIVIL C4.1 FOR SITE UTILITIES AND STORM DRAIN PLAN

SEE CIVIL C3.1-C3.4 FOR SITE GRADING

SEE LANDSCAPE L1.01 FOR PLANTING PLAN AND STREET TREES & EXST'G TREE PROTECTION

KEY

- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PRIVATE STORM SEWER EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- PROPERTY LINE
- - - - - REQUIRED BUILDING SETBACK
- UTILITY/ACCESS EASEMENT

- DW DRYWELL, SEE CIVIL
- MH SANITARY MANHOLE, SEE CIVIL
- E ELECTRIC METER, SEE CIVIL
- G GAS METER, SEE CIVIL



1. SITE PLAN

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



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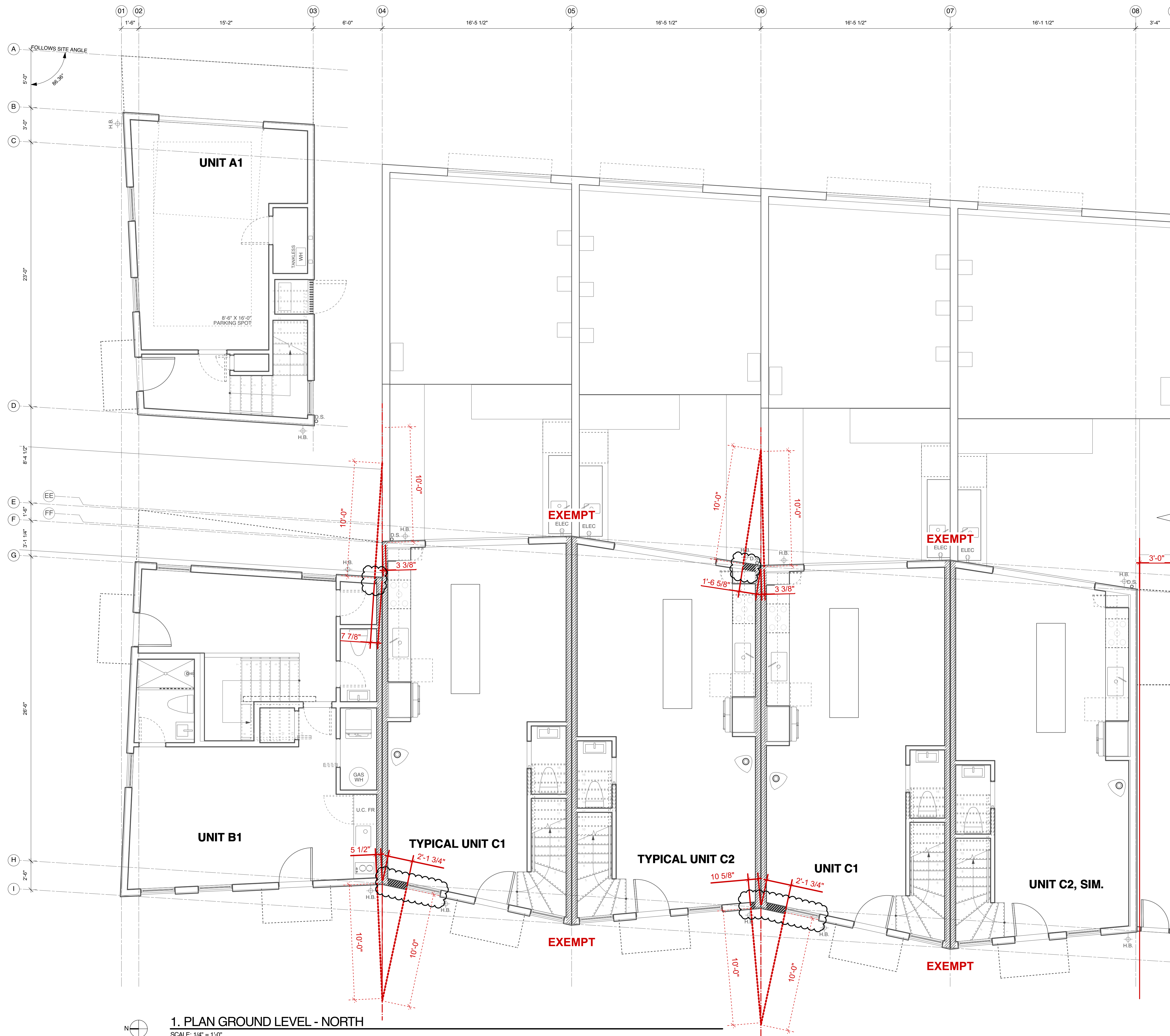
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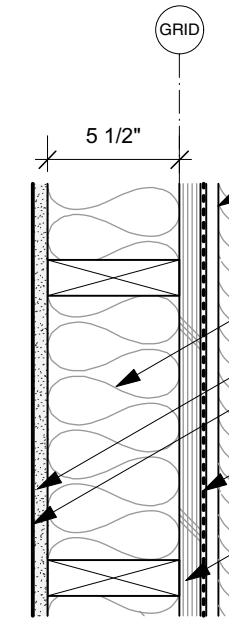
SITE PLAN

A1.1




GENERAL NOTES

 E3: 1-HR RATED WALL



- HARDI-BOARD SIDING W/ 6" EXPOSURE, SMOOTH FINISH OVER 1X3" PT BATTENS
- KRAFT FACED BATT R-21 INSULATION
- 5/8" TYPE X GYPSUM BOARD
- PVA PRIMER VAPOR RETARDER
- TYVEK COMMERCIAL AIR BARRIER, ALL SEAMS TAPED
- 5/8" DENS-GLASS "FIREGUARD SHEATHING"

 **1-HR EXTERIOR WALL**
R-VALUE: 21 MIN

FIRE RATING: 1-HR
UL DESIGN #U305
STC: 58 (45 MIN REQ'D)



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PLAN GROUND
LEVEL - NORTH

A2.2



GENERAL NOTES

//// E3: 1-HR RATED WALL

5 1/2"

HARDI-BOARD SIDING
W/ 6" EXPOSURE,
SMOOTH FINISH
OVER 1X3" PT
BATTENS
KRAFT FACED BATT
R-21 INSULATION
5/8" TYPE X GYPSUM BOARD
PVA PRIMER VAPOR
RETARDER
TYVEK COMMERCIAL
AIR BARRIER, ALL
SEAMS TAPED
5/8" DENS-GLASS
"FIREGUARD
SHEATHING"

1-HR EXTERIOR WALL
R-VALUE: 21 MIN
FIRE RATING: 1-HR
UL DESIGN #U305
STC: 56 (45 MIN
REQ'D)



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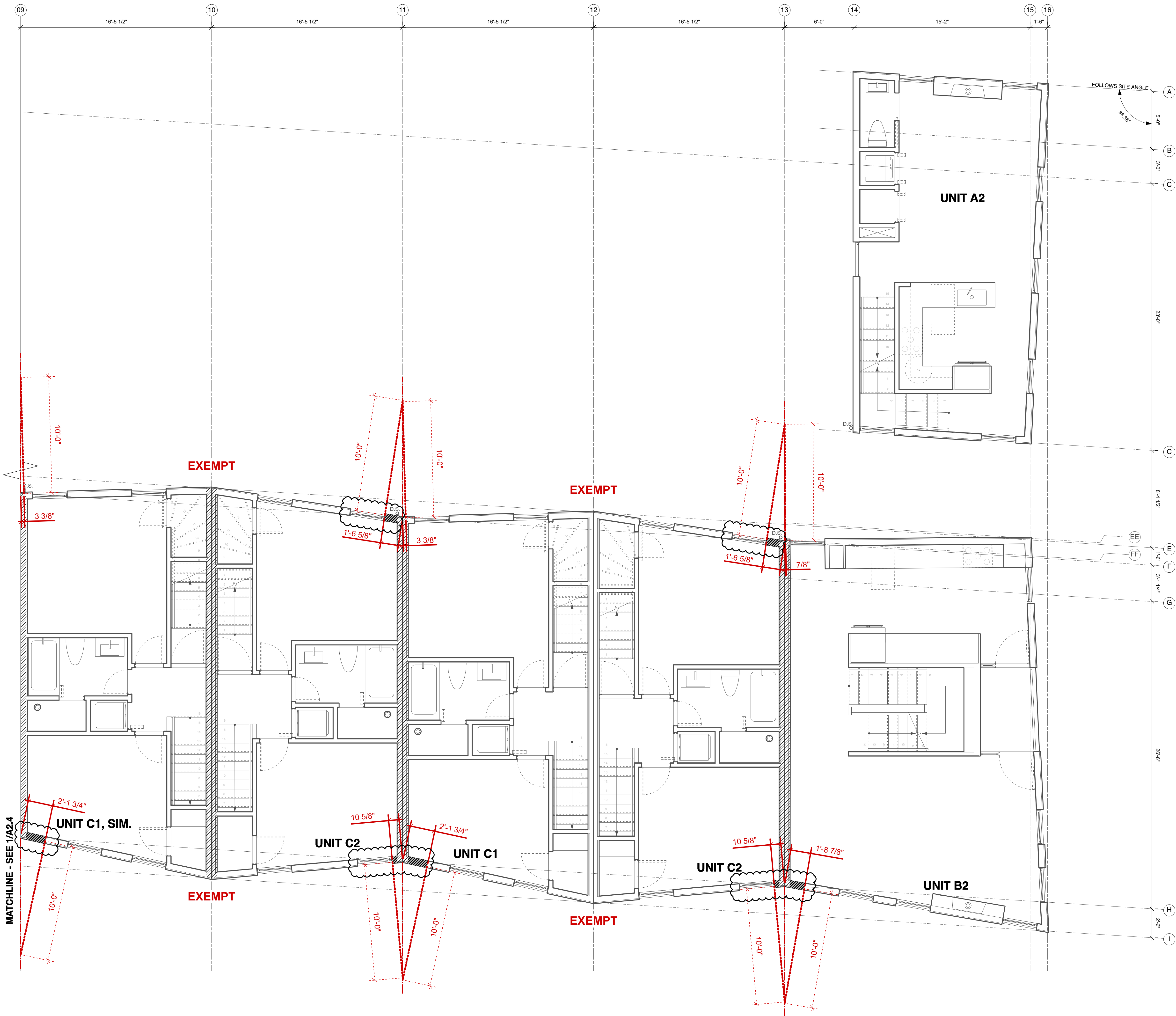
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PLAN LEVEL
TWO - NORTH

A2.4



GENERAL NOTES

E3: 1-HR RATED WALL

5 1/2"

HARDI-BOARD SIDING
W/ 6" EXPOSURE,
SMOOTH FINISH
OVER 1X3" PT
BATTENS
KRAFT FACED BATT
R-21 INSULATION
5/8" TYPE X GYPSUM BOARD
PVA PRIMER VAPOR
RETARDER
TYVEK COMMERCIAL
AIR BARRIER, ALL
SEAMS TAPED
5/8" DENS-GLASS
"FIREGUARD
SHEATHING"

1-HR EXTERIOR WALL
R-VALUE: 21 MIN

FIRE RATING: 1-HR
UL DESIGN #1305
STC: 56 (60 MIN
REQD)



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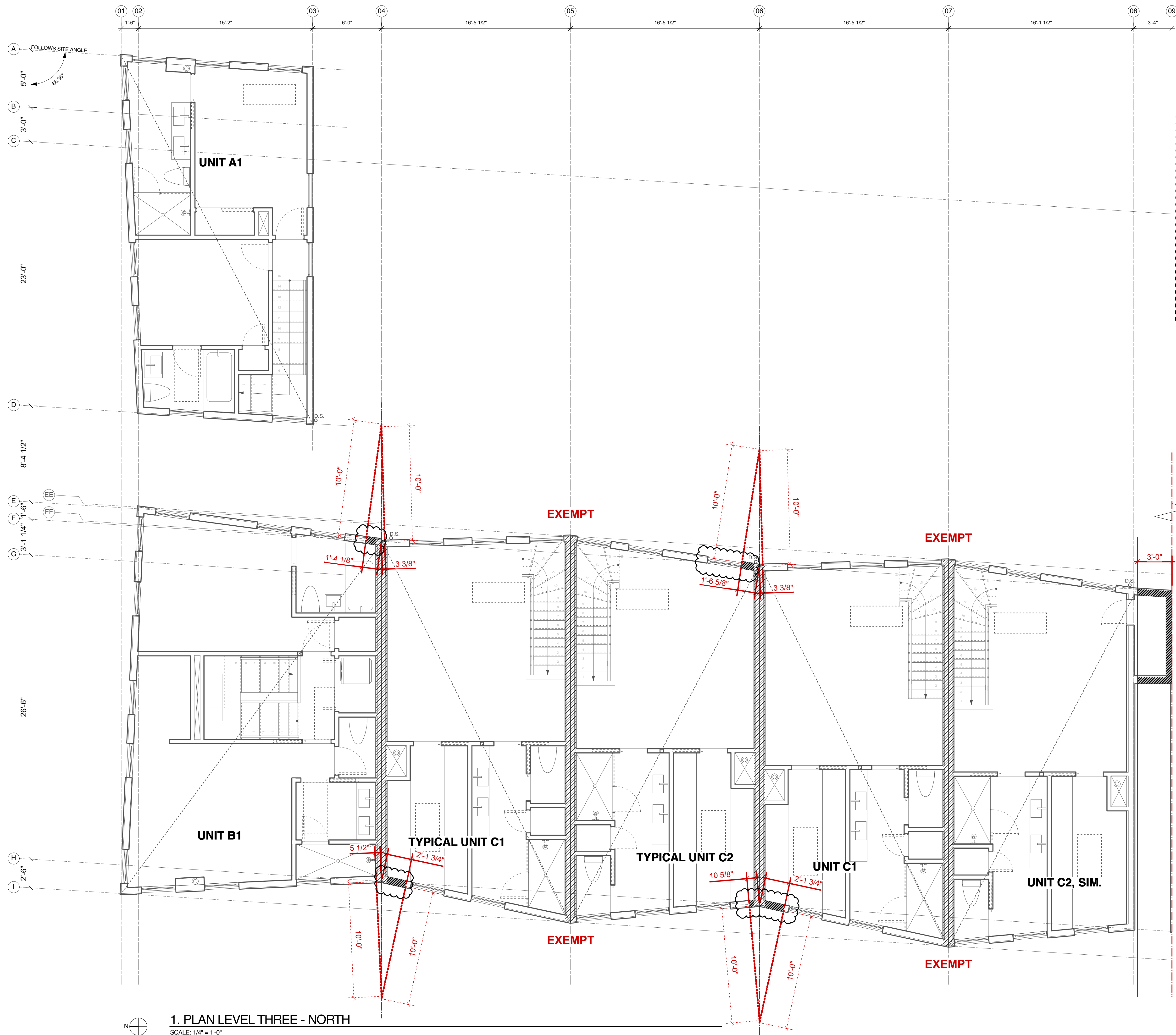
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PLAN LEVEL
TWO - SOUTH

A2.5



GENERAL NOTES

E3: 1-HR RATED WALL

5 1/2"

GRD

HARDI-BOARD SIDING
W/ 6" EXPOSURE,
SMOOTH FINISH
OVER 1X3" PT
BATTENS
KRAFT FACED BATT
R-21 INSULATION
5/8" TYPE X GYPSUM BOARD
PVA PRIMER VAPOR
RETARDER
TYVEK COMMERCIAL
AIR BARRIER, ALL
SEAMS TAPED
5/8" DENS-GLASS
"FIREGUARD
SHEATHING"

1-HR EXTERIOR WALL

R-VALUE: 21 MIN

FIRE RATING: 1-HR
UL DESIGN #U305
STC: 56 (45 MIN
REQ'D)



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2016 - 107

ORIGAMI

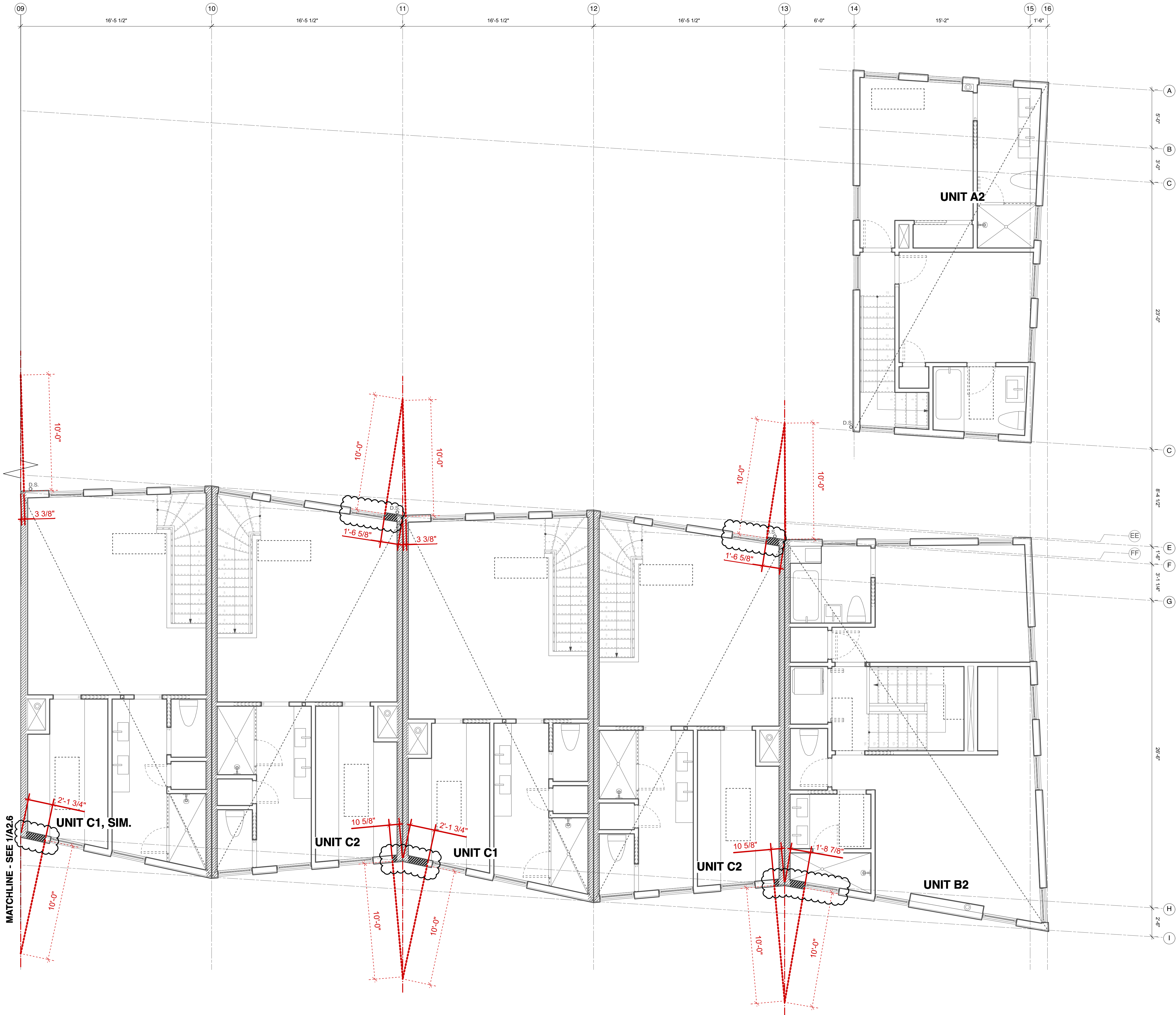
7120 N.
VANCOUVER
PORTLAND, OR
97211

REVISIONS	DATE:
NUMBER:	

PERMIT SET
DATE: 6.15.2017

PLAN LEVEL
THREE - NORTH

A2.6



GENERAL NOTES

E3: 1-HR RATED WALL

5 1/2"

HARDI-BOARD SIDING
W/ 6" EXPOSURE,
SMOOTH FINISH
OVER 1X3" PT
BATTENS
KRAFT FACED BATT
R-21 INSULATION
5/8" TYPE X GYPSUM BOARD
PVA PRIMER VAPOR
RETARDER
TYVEK COMMERCIAL
AIR BARRIER, ALL
SEAMS TAPED
5/8" DENS-GLASS
"FIREGUARD
SHEATHING"

1-HR EXTERIOR WALL
R-VALUE: 21 MIN

FIRE RATING: 1-HR
UL DESIGN #1305
STC: 56 (60 MIN
REQD)



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WA PROJECT NO.
2016 - 107

ORIGAMI

7120 N.
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PLAN LEVEL
THREE - SOUTH

A2.7



1. PLAN LEVEL THREE - SOUTH
SCALE: 1/4" = 1'-0"