

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: 16176

Project Address: 55 NE Grand Ave

Hearing Date: 11/22/17

Appellant Name: Amy Provost

Case No.: B-021

Appellant Phone: 5038869757

Appeal Type: Building

Plans Examiner/Inspector: Jerry Englehardt

Project Type: commercial

Stories: 7 **Occupancy:** S-2, A-2, R-2, B **Construction Type:** 1-A, 3-A

Building/Business Name:

Fire Sprinklers: Yes - NFPA 13 throughout

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 14-216353-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Residential & Commercial

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 3004 Hoistway venting

Requires Hoistways and elevators and dumbwaiter with a hoistway height greater than 25 feet or more, as measured from the bottom floor landing to the underside of the hoistway ceiling, shall be provided with a means of venting smoke and hot gases to the exterior in case of fire.

Proposed Design Eliminate hoistway vents in entirety consistent with the 2015 IBC.

Reason for alternative This section on venting of the hoistway has been eliminated from the 2015 IBC. Based on reports from the International Code Council CTC Elevatory Lobby Study Group, there is a specific concern of smoke movement related to stack effect when these vents are incorporated in the design. By eliminating the vents the stack effect is reduced and this improves overall life safety and egress in the building.

Similar appeals have been granted. , see 13691, 15779, and 16001.

APPEAL DECISION

Elimination of hoistway venting per 2015 IBC: 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.

GENERAL NOTES:

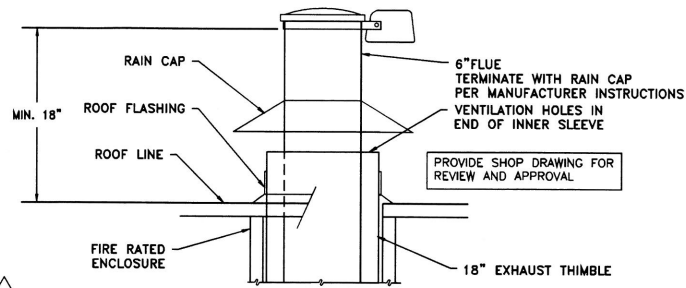
- THE CONTRACT DOCUMENTS ENDEAVOR TO PROVIDE THE CONTRACTOR WITH A REASONABLE REPRESENTATION OF THE WORK TO BE PERFORMED. NOT ALL OFFSETS AND BENDS REQUIRED IN THE DUCT AND PIPING SYSTEMS CAN BE ANTICIPATED OR SHOWN. DO NOT RELY ON THE SCALE OF THE DRAWINGS FOR MATERIAL TAKE-OFFS OR COST ESTIMATION. CAREFULLY INVESTIGATE CONDITIONS SURROUNDING INSTALLATION TO PROVIDE CODE REQUIRED AND MANUFACTURER'S CLEARANCES. ALL WORK SHOWN IS DIAGRAMMATIC AND SHALL BE ROUTED TO FIT WITHIN STRUCTURE. COORDINATE WITH ALL TRADES.
- COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN FOR CEILING TYPES, GRID AND LIGHT LOCATIONS.
- PROVIDE MAXIMUM MAINTENANCE ACCESS POSSIBLE AT ALL EQUIPMENT. PROVIDE MINIMUM THREE FEET CLEARANCE AT ALL ELECTRICAL PANELS, COMPRESSOR, FAN ACCESS POINTS AND ALL OTHER ACCESS REQUIRED PER MANUFACTURER'S INSTRUCTIONS.
- COORDINATE WITH STRUCTURAL TRADES AND FIELD VERIFY STRUCTURAL CONDITIONS PRIOR TO INSTALLATION OF MECHANICAL SYSTEMS. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS NO PIPE OR DUCT SHALL PENETRATE ANY BEAM, JOIST, OR OTHER STRUCTURALLY SUPPORTIVE ELEMENT.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPING AND DUCT SHALL BE ROUTED IN CONCEALED SPACES. DO NOT SUPPORT DUCT OR PIPE IN DIRECT CONTACT WITH THE BUILDING STRUCTURE WITHOUT ADEQUATE MEASURES TO PREVENT NOISE DUE TO VIBRATION OF NORMAL SYSTEM USE. REFER TO PROJECT MANUAL FOR ADDITIONAL SEISMIC REQUIREMENTS.
- PROVIDE REFRIGERANT PIPING, THERMAL EXPANSION VALVES AND ALL OTHER DEVICES BETWEEN HEAT PUMPS AND FAN COIL UNITS RECOMMENDED BY MANUFACTURER INSTRUCTIONS TO MAKE A COMPLETE OPERATING SYSTEM. VERIFY LINE SET SIZES AND LENGTHS WITH MANUFACTURERS INSTRUCTIONS. PIPING NOT SHOWN FOR CLARITY

KEYED NOTES:

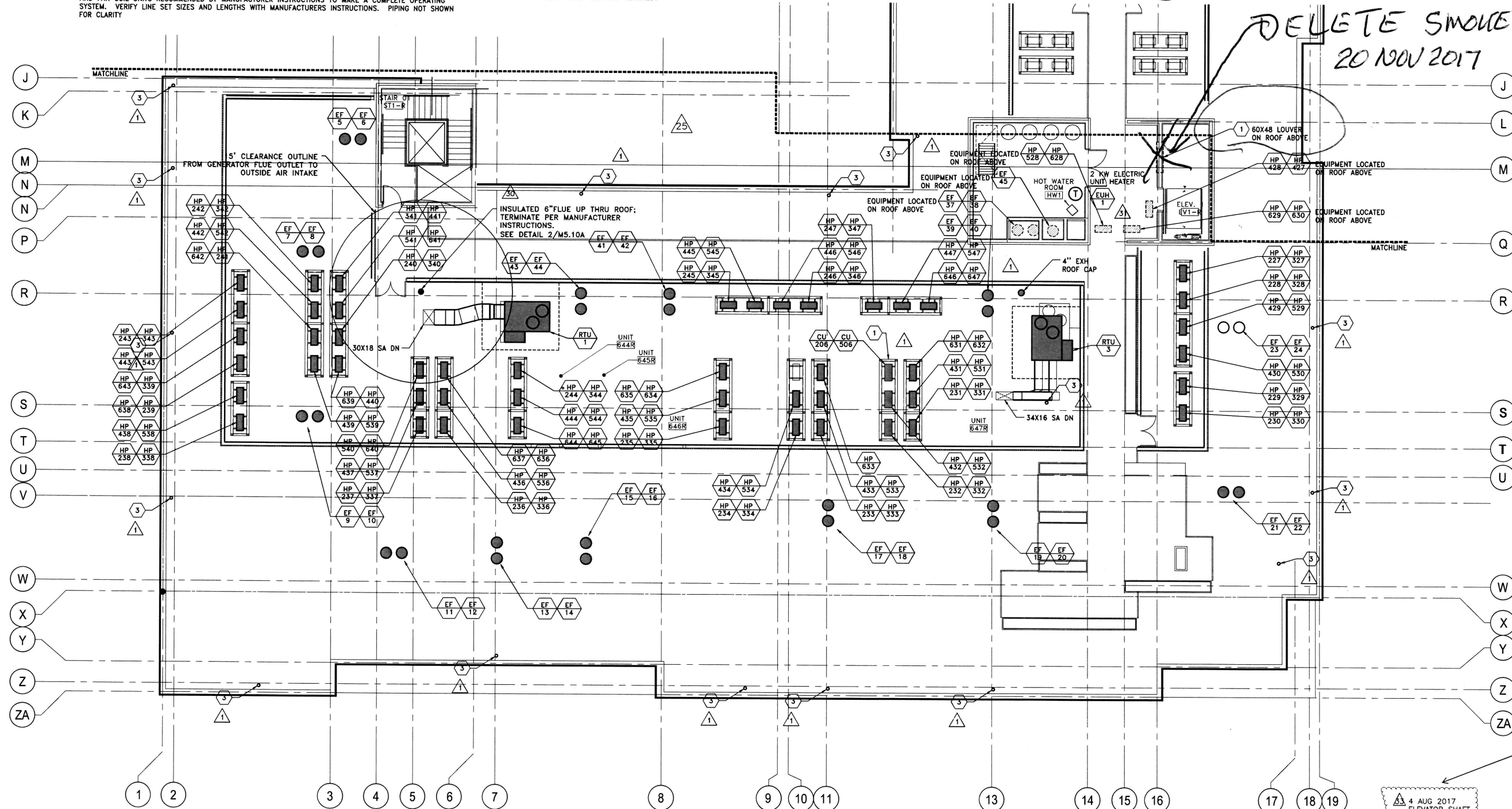
- PROVIDE LOUVER, MOTORIZED DAMPER AND BACKDRAFT DAMPER ON ELEVATOR SHAFT AT ROOF ABOVE. INTERLOCK CONTROLS WITH FIRE ALARM SYSTEM AND OPEN WHEN SMOKE DETECTED IN SHAFT. SMOKE PRESSURIZATION FAN TO STOP WHEN SMOKE IN HOISTWAY DETECTED.
- HVAC RACKING UNITS TO BE DESIGNED AND BUILT BY AMERICAN HEATING. TYPICAL OF ALL RACKS FOR HEAT PUMPS (HP) AND CONDENSING UNITS (CU).
- ROVIDE 1" CONDENSATE DRAIN VENT. SEAL WATER TIGHT PER ROOFING MANUFACTURERS RECOMMENDATIONS.

GENERATOR NOTES:

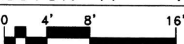
- SCOPE OF WORK: INSTALLATION OF GENERATOR WITH A REMOTE FUELING STATION AND 215 GALLON SUBBASE DIESEL FUEL TANK INSIDE A BUILDING.
- INSTALLATION SHALL BE IN ACCORDANCE WITH CofP CODE GUIDE IBC/27/#1 AND nec/7/#1.
- BEFORE BEING COVERED, ENCLOSED OR PLACED IN USE, DOCUMENTATION SHALL BE PROVIDED THAT PROCESS PIPING HAS BEEN TESTED IN ACCORDANCE WITH PFC 5703.6.3.
- INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED IN ACCORDANCE WITH NFPA30, 21.5.
- PRIOR TO REQUESTING A TANK FINAL, FIRE SPRINKLERS AND FIRE ALARMS SHALL BE FINALIZED OR THAT THE FIRE SPRINKLER SYSTEM IS WORKING, AND THAT THE ALARMS ARE CURRENTLY CENTRALLY MONITORED.
- THE INITIAL FIRST FILL FOR THE GENERATOR DIESEL TANK IS REQUIRED TO BE WITNESSED BY THE FIRE MARSHAL'S OFFICE HAZARDOUS MATERIALS INSPECTOR, WHERE THE 90% ALARM AND 95% SHUT-OFF WILL BE VERIFIED.



2 GENERATOR FLUE TERMINATION DETAIL
SCALE: DETAIL



1 ROOF PLAN SECTOR 'A' - HVAC
SCALE: 1/8"=1'-0"



The following Notices are being given in accordance with Oregon Statutes to advise the General Contractor and all Subcontractors / Suppliers of the Owner's intention to follow industry standards as regard to payment and certification terms: Notice of Extended Payment Provision
The Construction Contract will allow the Owner to make:
(1) Progress payments per the terms of the construction contract no later than industry standard.
30-45 days after the date a billing or estimate is received or such shorter time as allowed by Owner's Lender.
(2) Final payment of all remaining amounts, subject to deductions allowed by the construction contract no later than 30-45 days after the date the owner approves all work or such shorter time as allowed by Owner's Lender.
Notice of Extended Certification Period Provision
(1) The construction contract will allow the Owner to certify billings and estimates no later than 15-20 days after the billings and estimates are received from the General Contractor, or such shorter or longer time as allowed or needed by Owner's Lender.

PACKAGE 2: BUILDING AND SITE	
VOLUME 1 OF 2	
PROJECT NO.	ISSUE DATE
15-0723	02/01/2016
REVISIONS	
AS1 # 25	3-27-2017
FM generator checklist 5-10-2017	
AS125 R1	6/12/17
AS130	6/19/17
ISSUED FOR PERMIT FEB. 1, 2016	

M5.10A
ROOF PLAN
SECTOR 'A'
HVAC