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: 16549	**Project Address:** 3714 SW Macadam Ave
Hearing Date: 2/28/18	**Appellant Name:** Jeancarlo Saenz
Case No.: B-005	**Appellant Phone:** 9727269400 x106
Appeal Type: Building	**Plans Examiner/Inspector:** Maureen McCafferty
Project Type: commercial	**Stories:** 8 **Occupancy:** R-2, M, S-2, A-3 **Construction Type:** Type I-A & Type III-A
Building/Business Name: Block 40	**Fire Sprinklers:** Yes - Thorughout
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:** 17-110666-LU
Plan Submitted Option: pdf [File 1]	**Proposed use:** Multifamily residential and retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	510.2
Requires	Allows a 3-hour horizontal building separation allowance with the limitation of a single story above grade plane utilizing Type I-A construction below the separation. In addition, the building above the horizontal separation shall not exceed the limits per Section 503
Proposed Design	The proposed project includes three stories below the horizontal building separation. The remaining stories above the separation are within the height and story limits per Section 503 for Type III-A construction Attached exhibit shows the site layout with a section thru the building that shows how the added stories are determined and that we are still in compliance with the 85' height limit and the maximum number of stories above the separation
Reason for alternative	The 2015 IBC has removed the limitation of a single story below the horizontal separation, while retaining the overall height limits. This was in recognition that the any additional stories would be of Type I-A construction and therefore there was little added fire risk to the project. The overall height and story restrictions above the horizontal separation have remained. Additionally, this project is on a sloped site which creates an average grade plane that would penalize the project from meeting its potential maximum allowable height limits.

Appeal item 2

Code Section	202

Requires	Defines: high-rise buildings as " A building with an occupied floor location more than 75 feet above the lowest level of fire department vehicle access."
Proposed Design	The proposed building is an 8 story (5 over 3) structure that due to grade conditions it exceeds the limits of the 75 feet high-rise limits on one corner of the building only. Out of 227 units,only 4 units fall under this requirement. The attached exhibit describes how the majority of the top floor is excluded from the high-rise requirements by having an occupied floor below 75 feet from the lowest street level. Since the conditions of this site do not allow for fire department vehicle access, we proposed to follow the requirements of alternate to aerial fire apparatus roads as prescribed in the 'Portland Fire & Rescue Guide'. This allow us to provide fire fighters the same level of fire truck access to the building irrespective of site limitations. For the construction of this building, we proposed to follow the requirements of type I-A / III-A construction with no modifications, fire protection for I-A / IIII-A will also be provided as required by code per occupancy type. We request that the additional height created by site conditions on a small portion of the building do not trigger the high-rise requirements for this building.
Reason for alternative	The current site conditions around this building do not allow for aerial fire apparatus access due to grade conditions and overhead utilities, therefore fire department vehicle access cannot be provided. In lieu of providing the fire apparatus aerial access, the building will satisfy the requirements of alternate to aerial fire apparatus roads as prescribed in the 'Portland Fire & Rescue Guide' Since the total building height does not exceed the maximum height for Type III-A construction, and the majority of the building does not go over the maximum height for high-rise definition on the top floor, we feel that the extra height on a small section of the building does not create a greater risk to the building occupants or will interfere with any rescue efforts from the fire department. The current configuration exceeds the max height by 3'-8" on 4 units, which can be resolved by lowering the ceiling height on each floor by 6 inches but this will penalize the living experience on each floor and ultimately would not change the height of the building significantly to make a difference for fire access or occupant egress. By following the alternate method for fire apparatus access, we provide the fire department with an access point at the lowest and at the highest grade point that is connected to 2-hr rated stair shafts that have direct access to all the floors above, including the roof. Both stairs will provide the fire department access to a standpipe on the top roof level, which exceeds the requirements of the alternate method for aerial fire apparatus access. The location of the lower access point also provides more flexibility for the fire department to access the 4 units in questions, since the stair access door on the top floor is located with in 20 feet of each unit entry door.

APPEAL DECISION

1. Increase from 1 story to 3 stories of Type IA construction below the 3 hour horizontal separation: Granted provided all provisions of 2015 IBC are met.
1a. Vertical offset of horizontal separation per 2018 IBC: Granted as proposed.

2. Omission of high rise requirements: Denied. Proposal does not provide equivalent Life Safety protection.
Appellant may contact John Butler (503 823-7339) with questions.

The Administrative Appeal Board finds with the conditions noted, 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.

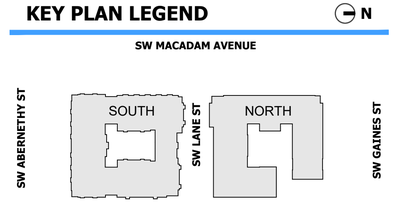
HLR ARCHITECTS

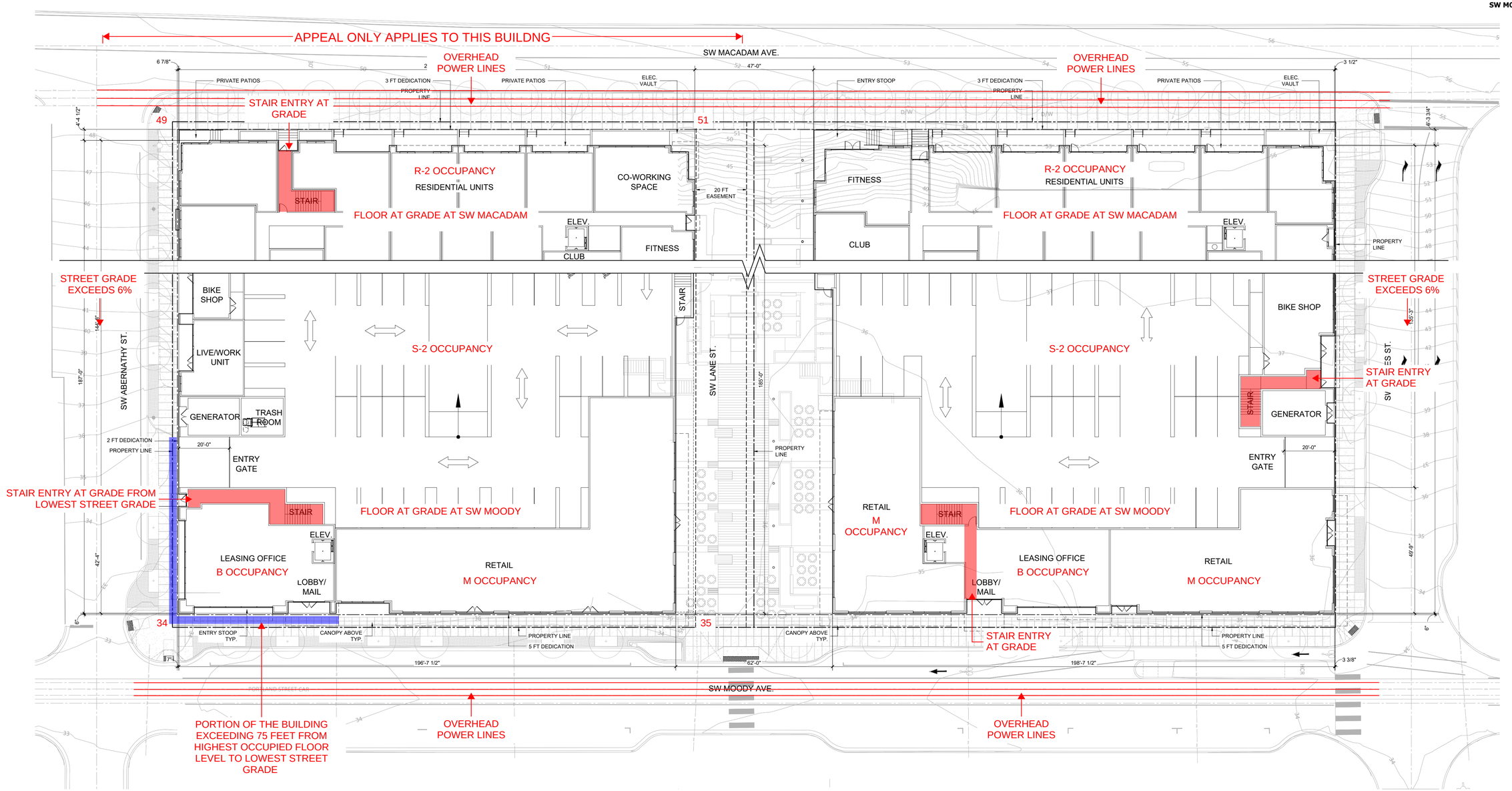
SOUTH BUILDING
GRADE PLANE INFO

49+51+34+35 = 169/4

AVERAGE GRADE PLANE = 42.25

KEY PLAN LEGEND





ALAMO MANHATTAN
3212 FAIRMOUNT ST, SUITE 100
DALLAS, TX 75201

SOUTH WATERFRONT BLOCK 40 NORTH & SOUTH BUILDINGS

3714 SW MACADAM AVENUE PORTLAND, OREGON

MASTER SITE PLAN - C.26

LAND USE CASE: LU17-110666 DMZ | ISSUE DATE: 01.11.17

HLR ARCHITECTS

HIGH-RISE DEFINITION:

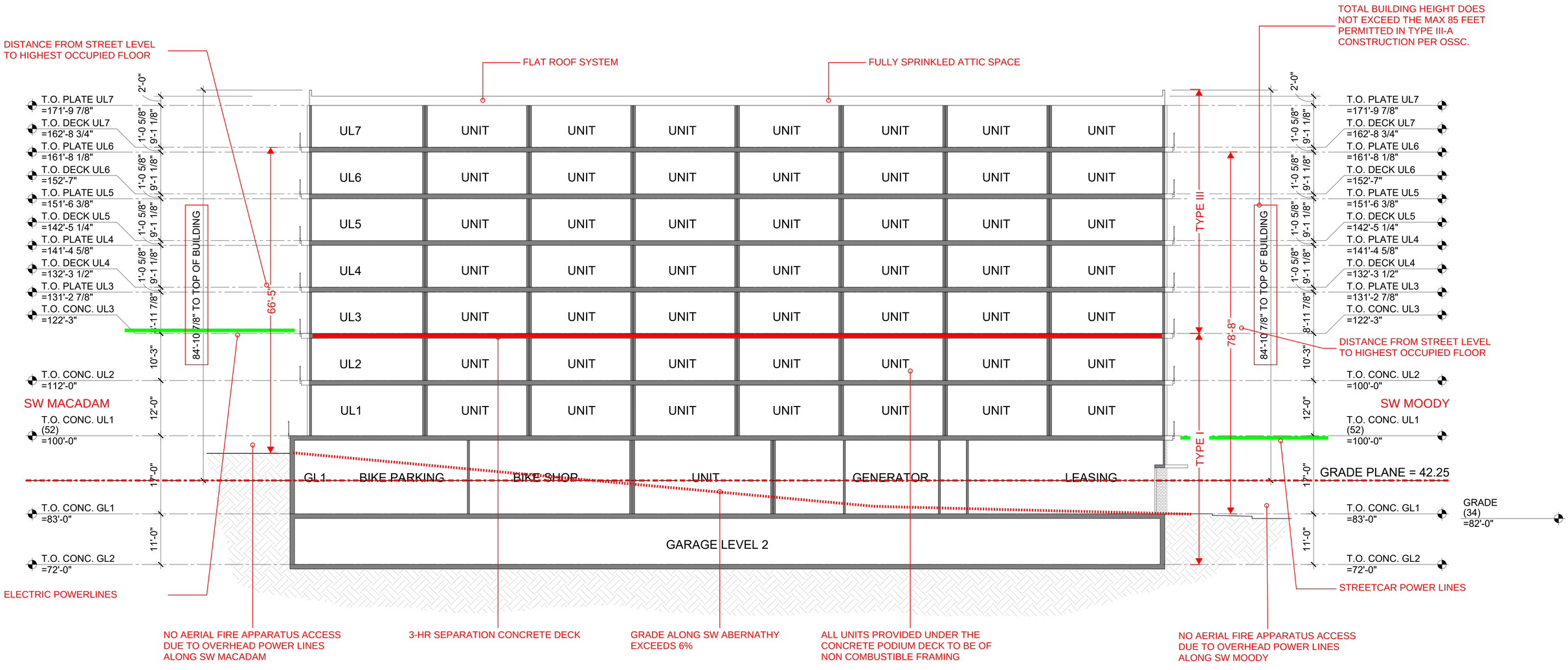
A HIGH-RISE BUILDING IS DEFINED IN CHAPTER 2 OF THE OSSC AS A "BUILDING WITH AN OCCUPIED FLOOR LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

THE CURRENT SITE CONDITIONS AROUND THIS BUILDING DO NOT ALLOW FOR AERIAL FIRE APPARATUS ACCESS DUE TO GRADE CONDITIONS AND OVERHEAD UTILITIES THEREFORE FIRE DEPARTMENT VEHICLE ACCESS CANNOT BE PROVIDED AND SINCE THE TOTAL HEIGHT OF THE BUILDING DOES NOT EXCEED THE MAXIMUM HEIGHT FOR TYPE III-A CONSTRUCTION, WE FEEL THAT THIS BUILDING SHOULD NOT BE CLASSIFIED AS A HIGH-RISE. ONLY A SMALL SECTION OF THE TOP FLOOR THE BUILDING EXCEEDS THE 75 FT HEIGHT, AS PRESENTED IN THE EXHIBITS IN THIS PACKAGE.

SELECTED PATH FOR FIRE ACCESS

ALTERNATE TO AERIAL FIRE APPARATUS ROADS: Buildings complying with the following conditions will be exempt from the requirements of aerial fire apparatus access roads:

1. Building is equipped with an approved automatic sprinkler system, YES
2. There are no combustible concealed attic spaces, YES
3. All stairway exit enclosures shall have a fire-resistance rating of not less than 2 hours, YES
4. The roof is essentially flat (33-percent slope or less) and, YES
5. Approved access is provided to the roof from all stairways. In buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an alternating tread device, a ship stair or ladder that provides a clear width of not less than 30 inches between handrails through a roof hatch or trap door not less than 30 inches (762 mm) wide and 8 feet (2438 mm) long (OSSC 1009). YES
6. Building requiring standpipes are equipped with at least one standpipe that terminates on the roof. YES AND NOT ONE BUT TWO STANDPIPES ARE PROVIDED



ALAMO MANHATTAN
3212 FAIRMOUNT ST, SUITE 100
DALLAS, TX 75201

SOUTH WATERFRONT BLOCK 40 NORTH & SOUTH BUILDINGS

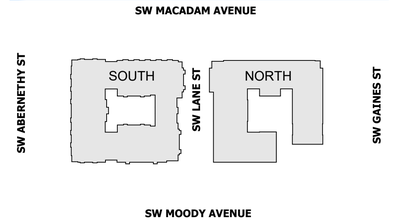
3714 SW MACADAM AVENUE PORTLAND, OREGON

HLR ARCHITECTS

PROGRAM LEGEND

- RESIDENTIAL UNITS
- PROJECT AMENITIES
- COMMON AREA
- RETAIL
- PARKING
- RESIDENTIAL UNITS CONVERTIBLE TO FUTURE RETAIL
- PROJECTIONS BEYOND PROPERTY LINE

KEY PLAN LEGEND



ALAMO MANHATTAN
3212 FAIRMOUNT ST, SUITE 100
DALLAS, TX 75201

SOUTH WATERFRONT BLOCK 40 NORTH & SOUTH BUILDINGS

3714 SW MACADAM AVENUE PORTLAND, OREGON

TYPICAL RESIDENTIAL LEVEL

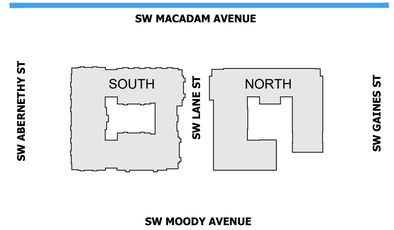
LAND USE CASE: LU17-110666 DMZ | ISSUE DATE: 01.11.17

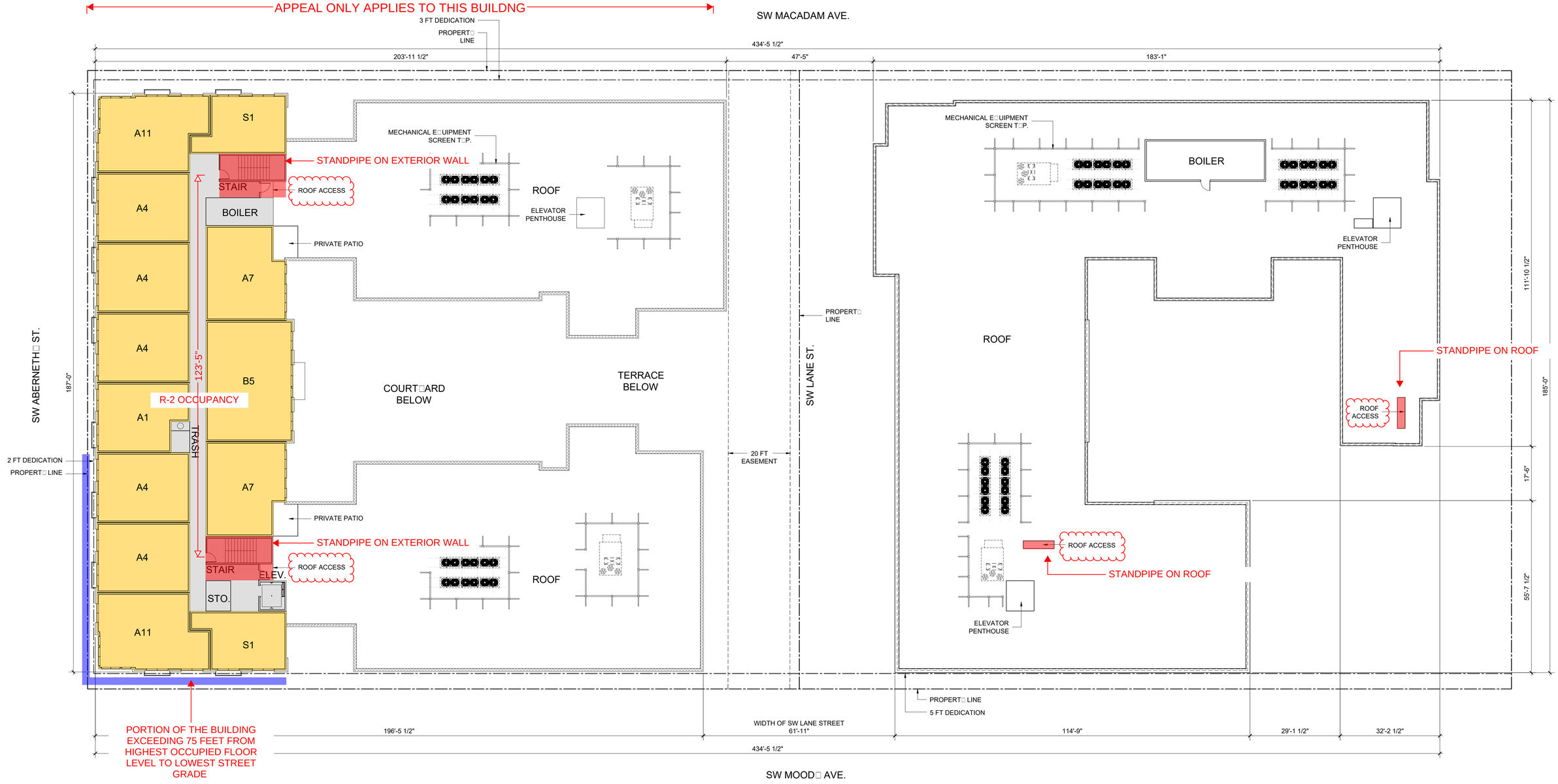
HLR ARCHITECTS

PROGRAM LEGEND

- RESIDENTIAL UNITS
- PROJECT AMENITIES
- COMMON AREA
- RETAIL
- PARKING
- RESIDENTIAL UNITS CONVERTIBLE TO FUTURE RETAIL
- PROJECTIONS BEYOND PROPERTY LINE

KEY PLAN LEGEND





ALAMO MANHATTAN
3212 FAIRMOUNT ST, SUITE 100
DALLAS, TX 75201

SOUTH WATERFRONT BLOCK 40 NORTH & SOUTH BUILDINGS

3714 SW MACADAM AVENUE PORTLAND, OREGON

UNIT LEVEL 7 / ROOF LEVEL - C.41

LAND USE CASE: LU17-110666 DMZ | ISSUE DATE: 01.11.17

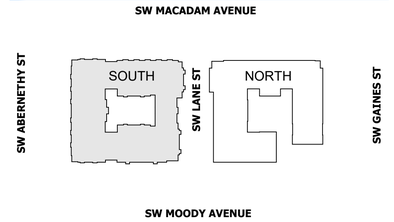
HLR ARCHITECTS

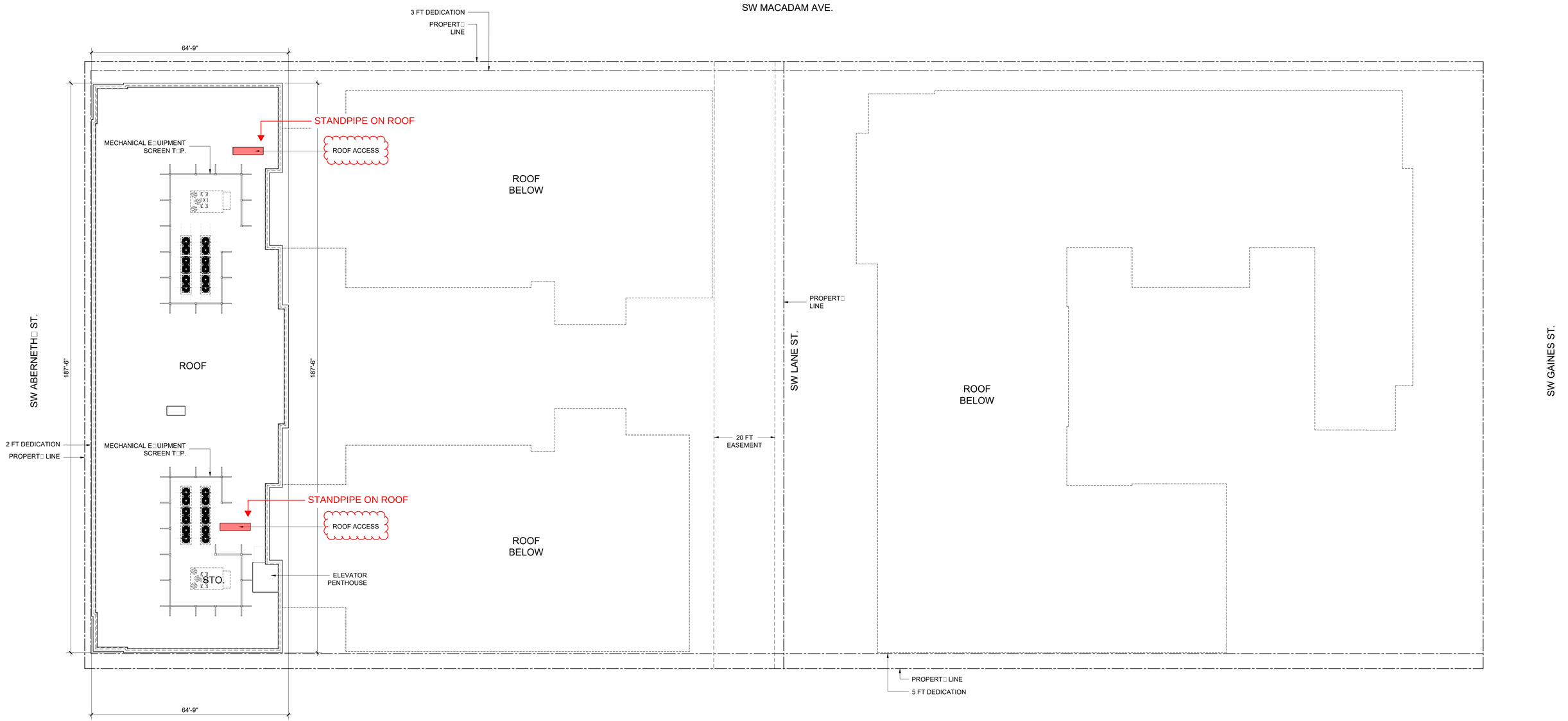
PROGRAM LEGEND

- RESIDENTIAL UNITS
- PROJECT AMENITIES
- COMMON AREA
- RETAIL
- PARKING
- RESIDENTIAL UNITS CONVERTIBLE TO FUTURE RETAIL
- PROJECTIONS BEYOND PROPERTY LINE

KEY PLAN LEGEND

N





ALAMO MANHATTAN
3212 FAIRMOUNT ST, SUITE 100
DALLAS, TX 75201

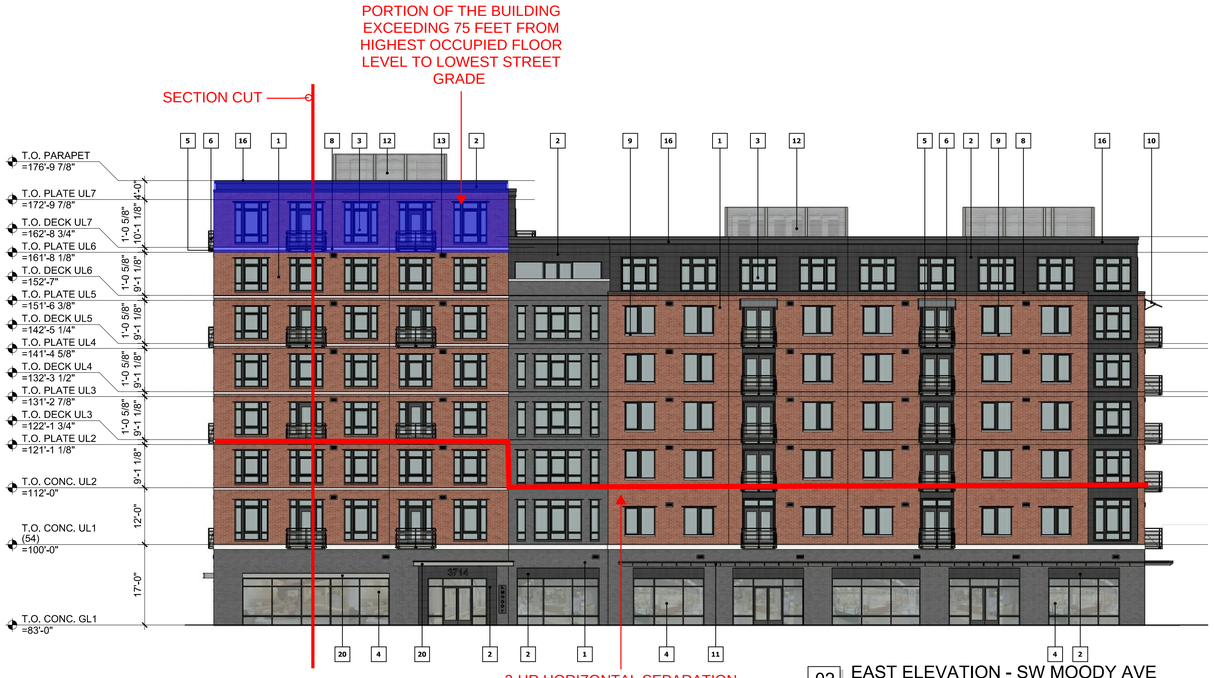
SOUTH WATERFRONT BLOCK 40 NORTH & SOUTH BUILDINGS

3714 SW MACADAM AVENUE PORTLAND, OREGON

ROOF LEVEL - C.42

LAND USE CASE: LU17-110666 DMZ | ISSUE DATE: 01.11.17

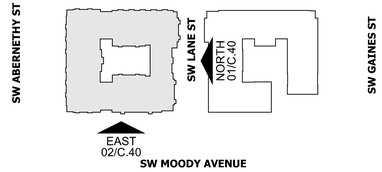
HLR ARCHITECTS



02 EAST ELEVATION - SW MOODY AVE
SCALE: 1/16" = 1'-0" SOUTH BUILDING

01 NORTH ELEVATION - SW LANE ST
SCALE: 1/16" = 1'-0" SOUTH BUILDING

KEY PLAN LEGEND



ELEVATIONS MATERIAL LEGEND

SOUTH BUILDING

1 BRICK VENEER
2 NICHIHA FIBER CEMENT PANEL SYSTEM - ILLUMINATION SERIES
3 COMMERCIAL GRADE VINYL WINDOW/DOOR
4 ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED COLOR
5 PAINTED STEEL BALCONY SYSTEM
6 PAINTED STEEL GUARDRAIL SYSTEM
7 EXPOSED CONCRETE - SMOOTH RUBBED FINISH
8 PRE-CAST CONCRETE BAND
9 PRE-CAST CONCRETE SILL
10 ALUMINUM CANOPY SYSTEM WITH FABRIC COVER
11 STEEL CANOPY SYSTEM WITH GLASS COVERING
12 MECHANICAL ROOF EQUIPMENT SCREEN
13 MECHANICAL LOUVER
14 FAST SPEED ROLL-UP GARAGE ENTRY GATE
15 ROLL UP PAINTED METAL DOOR
16 PAINTED FASCIA BOARD
17 PAINTED METAL DOOR
18 CONCRETE PLANTER
19 FIBER CEMENT TRIM BAND
20 STEEL CANOPY SYSTEM WITH METAL ROOF COVERING

ALAMO MANHATTAN
3212 FAIRMOUNT ST, SUITE 100
DALLAS, TX 75201

SOUTH WATERFRONT BLOCK 40 NORTH & SOUTH BUILDINGS

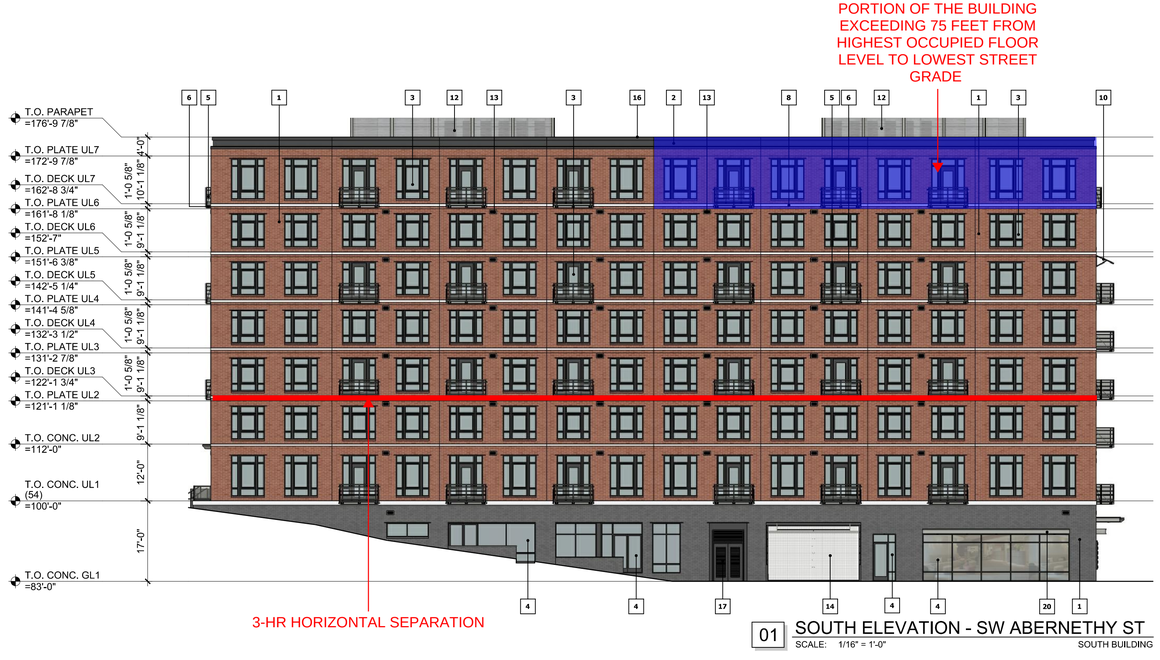
3714 SW MACADAM AVENUE PORTLAND, OREGON

SOUTH BUILDING ELEVATIONS - C.43

LAND USE CASE: LU17-110666 DMZ | ISSUE DATE: 02.14.18

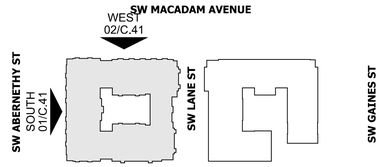
HLR ARCHITECTS

02 WEST ELEVATION - SW MACADAM AVE
SCALE: 1/16" = 1'-0" SOUTH BUILDING



01 SOUTH ELEVATION - SW ABERNETHY ST
SCALE: 1/16" = 1'-0" SOUTH BUILDING

KEY PLAN LEGEND



ELEVATIONS MATERIAL LEGEND

SOUTH BUILDING

1. BRICK VENEER
2. NICHIHA FIBER CEMENT PANEL SYSTEM - ILLUMINATION SERIES
3. COMMERCIAL GRADE VINYL WINDOW/DOOR
4. ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED COLOR
5. PAINTED STEEL BALCONY SYSTEM
6. PAINTED STEEL GUARDRAIL SYSTEM
7. EXPOSED CONCRETE - SMOOTH RUBBED FINISH
8. PRE-CAST CONCRETE BAND
9. PRE-CAST CONCRETE SILL
10. ALUMINUM CANOPY SYSTEM WITH FABRIC COVER
11. STEEL CANOPY SYSTEM WITH GLASS COVERING
12. MECHANICAL ROOF EQUIPMENT SCREEN
13. MECHANICAL LOUVER
14. FAST SPEED ROLL-UP GARAGE ENTRY GATE
15. ROLL UP PAINTED METAL DOOR
16. PAINTED FASCIA BOARD
17. PAINTED METAL DOOR
18. CONCRETE PLANTER
19. FIBER CEMENT TRIM BAND
20. STEEL CANOPY SYSTEM WITH METAL ROOF COVERING

ALAMO MANHATTAN
3212 FAIRMOUNT ST, SUITE 100
DALLAS, TX 75201

SOUTH WATERFRONT BLOCK 40 NORTH & SOUTH BUILDINGS

3714 SW MACADAM AVENUE PORTLAND, OREGON

SOUTH BUILDING ELEVATIONS - C.44

LAND USE CASE: LU17-110666 DMZ | ISSUE DATE: 02.14.18