

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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

<b>Appeal ID:</b> 16856	<b>Project Address:</b> 3962 SE Hawthorne Blvd, Suite C-D
<b>Hearing Date:</b> 5/9/18	<b>Appellant Name:</b> MELYNDA RETALLACK
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 5037015277
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> GEOFFREY HARKER
<b>Project Type:</b> commercial	<b>Stories:</b> 1 <b>Occupancy:</b> B, A2 <b>Construction Type:</b> VB
<b>Building/Business Name:</b> Dwaraka Indian Restaurant	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure, occ Change from B to A2	<b>LUR or Permit Application No.:</b> 18-123283 CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3]	<b>Proposed use:</b> Multi-tenant Commercial

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 707.3.9

<b>Requires</b>	<p>707.3.9 The fire barrier separating mixed occupancies shall have a fire-resistance rating of not less than that indicated in Table 508.4 based on the occupancies being separated.</p> <p>Table 508.4</p> <p>2 hour separation required between A and B occupancies in a non-sprinklered building.</p> <p>707.5 Fire barriers shall extend from the top of foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto. Such fire barriers shall be continuous through concealed space, such as the space above a suspended ceiling. Joints and voids at intersections shall comply with 707.8 and 707.9.</p>
<b>Proposed Design</b>	<p>This appeal proposes using Albi Manufacturing's (a Division of StanChem Inc.) product - Albi Clad FP applied to the existing 1 hour demising walls on either side of the Dwaraka restaurant space.</p> <p>This intumescent material will be applied in a 60 mils thickness over 5/8" Type X gypsum board over the existing 2x wood wall construction. This product has met ASTM E119: Standard Test Methods for Fire Tests of Building Construction and Materials. Testing results and letter from manufacturer are attached to this application.</p> <p>The spray-on material will be applied to the entire length and height of the demising wall separating Dwaraka's space from the rest of the multi-tenant 1 story building. From the concrete floor to the bottom of the roof sheathing.</p> <p>From the manufacturer: "Albi Clad FP fireproofing brings the water-based, thin-film, intumescent coating characteristics of renowned materials including wood, wallboard, plaster and other non-ferrous substrates. FP combines intumescent fire protection with the aesthetic breakthrough of an</p>

attractive, decorative, interior finish that preserves architectural detail on a range of materials. Albi Clad FP is used in historic restorations, condos, apartments, lofts and wherever architectural designs call for an extremely thin, aesthetic architectural finish with simultaneous fire protection.

**Reason for alternative** The Albi Clad FP material is being proposed in lieu of adding an additional layer of gypsum board to either side of the wood framed demising walls - as that would require disrupting the adjacent tenant businesses for multiple weeks.

The proposed alternative confines all the work for Dwaraka's tenant improvement within their space and will not disrupt their neighbors businesses.

The proposed material meets 2 hour fire rating requirements per ASTM E119 and is an equivalent solution for a 2 hour fire separation.

APPEAL DECISION

**Alternate two hour fire rating with intumescent coating: Denied. Proposal does not provide equivalent Life Safety protection.**

**Appellant may contact John Butler (503 823-7339) with questions.**

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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



2808 NE MLK BLVD, STE G  
PORTLAND, OR 97212

[503] 454 - 6793

DWARAKA EXPANSION

3962 SE HAWTHORNE BLVD  
PDX | OR | 97214

DATE: 05/02/2018

PERMIT SUBMITTAL

REVISIONS:

APPEAL FLOOR  
PLAN

BDS-01

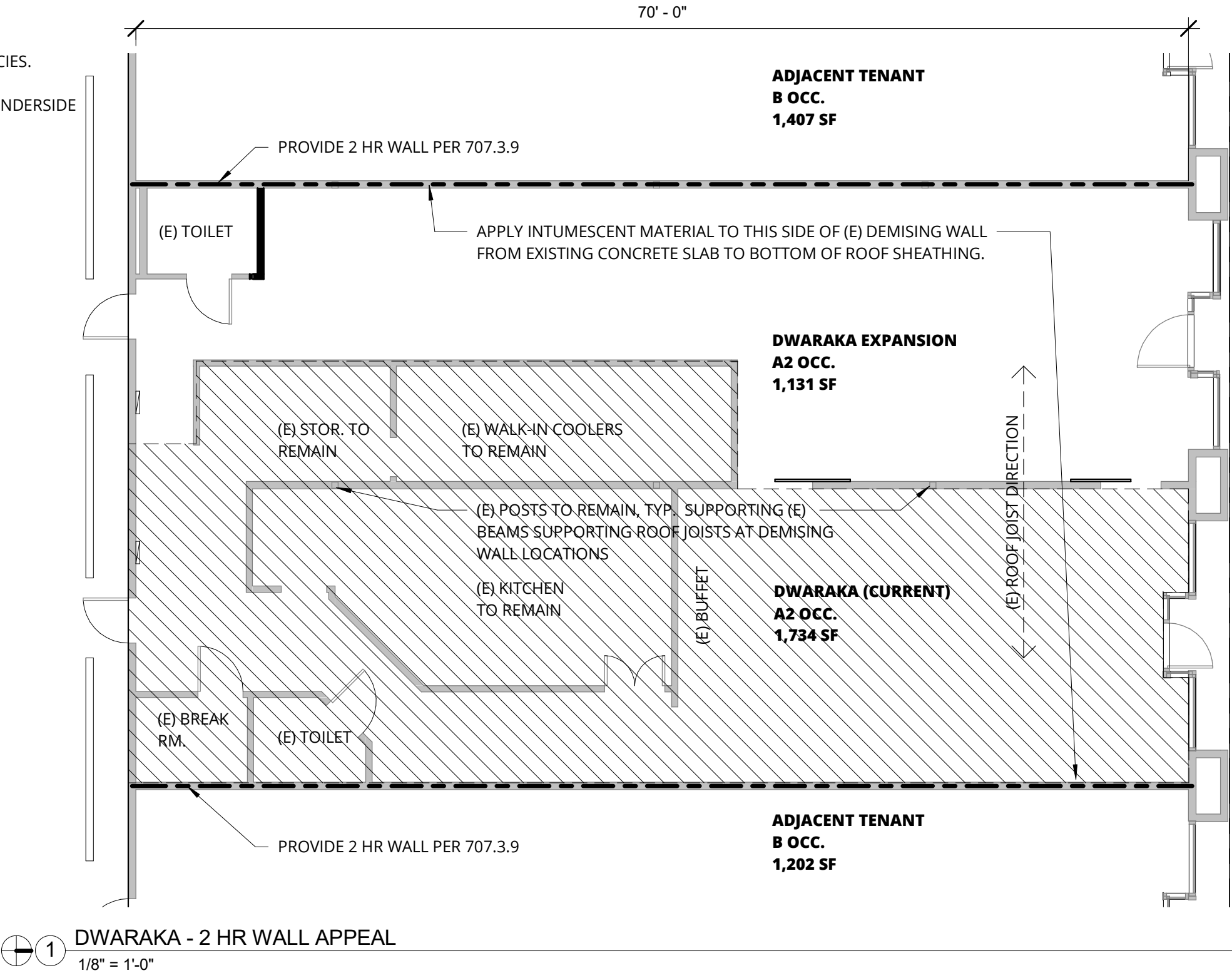
OSSC STRUCTURAL SPECIALTY CODE (OSSC) 2014  
**CONSTRUCTION TYPE:** VB, NOT SPRINKLERED  
**(E) OCCUPANCY GROUPS:** B, A2  
**BUILDING HEIGHT:** 1-STORY, 21'-0" +/-  
**(E) BUILDING AREA:** 7,100 SF +/-  
**ALLOWABLE BLDG. AREA:** 9,254 SF (SEE A1.00)

**TENANT AREA:** 2,865 SF +/-  
**AREA OF WORK:** 1,131 SF +/-

NOTE: EXISTING DEMISING WALLS ARE NOT LOAD BEARING.

**TABLE 508.4 SEPARATED OCCUPANCIES**  
BETWEEN A AND B 2 HR (NON SPRINKLERED)

**707.3.9 SEPARATED OCCUPANCIES**  
PROVIDE 2 HR FIRE BARRIER BETWEEN A2 AND B OCCUPANCIES.  
**707.5 CONTINUITY**  
FIRE BARRIERS TO EXTND FROM TOP OF FOUNDATION TO UNDERSIDE  
OF ROOF SHEATHING.  
ALL JOINTS AND VOIDS TO BE PROTECTED



1 DWARAKA - 2 HR WALL APPEAL  
1/8" = 1'-0"



401 Berlin St.  
East Berlin, CT 06023  
860-828-0571 phone  
860-828-3297 fax  
[info@albi.com](mailto:info@albi.com)  
[www.albi.com](http://www.albi.com)

April 24, 2018

Spray-On Foam  
Mike Homola  
President  
21919 NE 72<sup>nd</sup> Ave  
Battleground, WA 98604

Re: Albi Clad FP, Two Hour Rating – Sheetrock

Mike,

Based on our test data from Western Fire Center, 60 mils DFT of Albi Clad FP will provide an additional hour of fire protection on 5/8" Type X sheetrock. Our recommendation is to install one layer of 5/8" Type X sheetrock, apply 60 mils DFT of Albi Clad FP (or TF), making sure to cover the steel stud leg that the sheetrock is attached to. This should fulfill the two-hour rated wall assembly requirement.

Albi Clad FP has passed all UL requirements for interior conditioned space, accelerated environmental testing, and is listed in the UL Directory.

Where?

Regards,

*Don Long*

Don Long, CSI-CCPR  
International Technical  
Sales Consultant 360-269-4090  
Albi Protective Coatings  
East Berlin, CT  
[dlong@albi.com](mailto:dlong@albi.com)  
[www.albi.com](http://www.albi.com)