

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 - Reconsideration of ID 18056

Appeal ID: 18101

Project Address: 2155 NE Davis St

Hearing Date: 7/3/18

Appellant Name: Todd Iselin

Case No.: B-005

Appellant Phone: 15036561942

Appeal Type: Building

Plans Examiner/Inspector: Kathy Aulwes

Project Type: commercial

Stories: 3 **Occupancy:** R-2 **Construction Type:** V-B

Building/Business Name: 2155 NE Davis 6 plex

Fire Sprinklers: Yes - throughout

Appeal Involves: Erection of a new structure, Reconsideration of appeal

LUR or Permit Application No.: 17-109710-CO

Plan Submitted Option: pdf [File 1]

Proposed use: multi family residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

705.2

Requires

Maximum projection allowed is based on distance from wall to fire separation line (24" + 8 per ft over 3') under current OSSC.

Proposed Design

Not given

Reason for alternative

Porch and deck projections with minimum 40" fire separation distance from property line per 2018 IBC was approved.

This reconsideration is to clarify that roof overhangs in accordance with the 2018 IBC are also allowed.

APPEAL DECISION

Roof projections with minimum 40 inch fire separation distance from property line per 2018 IBC: Granted as proposed.

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

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.

BUILDING SQUARE FOOTAGE	
MAIN FLOOR AREA (SF)	2,203
SECOND FLOOR AREA (SF)	2,203
THIRD FLOOR AREA (SF)	2,203
<u>TOTAL SQUARE FOOTAGE</u>	<u>6,609</u>

UNIT SQUARE FOOTAGE	
UNITS 101, 201, 301 (SF)	1,089
UNITS 102, 202, 302 (SF)	1,114

NO. OF STORIES ABOVE GRADE	3
OCCUPANCY	R-2
ALLOWABLE HEIGHT	60 FT (40 FT + 20 FT DUE TO SPRINKLERS)
PROPOSED BUILDING HEIGHT	<38'-0"
ALLOWABLE STORIES	3 (2 + 1 DUE TO SPRINKLERS)
ALLOWABLE AREA	7,000 SF
CONSTRUCTION TYPE	VB
SPRINKLERS	NFPA13 WITH SPRINKLERS IN CONCEALED

PARAPETS AT EXTERIOR WALLS	NOT REQUIRED DUE TO OSSC 705.11 EXCEPTION 6 (ALL WALLS ARE PERMITTED TO HAVE 25% UNPROTECTED OPENINGS PER OSSC 705.8)
OCCUPANCY SEPARATION	1 HOUR FIRE BARRIER PER OSSC 420.2 1 HOUR HORIZONTAL SEPARATION PER OSSC 420.3

- 1-HOUR FIRE PARTITION & 1-HOUR HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS
- 1-HOUR WALL @ EAST & WEST WALLS < 10' FIRE SEPARATION
- 1-HOUR FIRE BARRIER @ EXTERIOR EXIT STAIR



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PLEX CONDOMINIUM FOR EVERETT CUSTOM HOMES

2105 NE Davis St. - BUILDING B
Portland, OR 97232

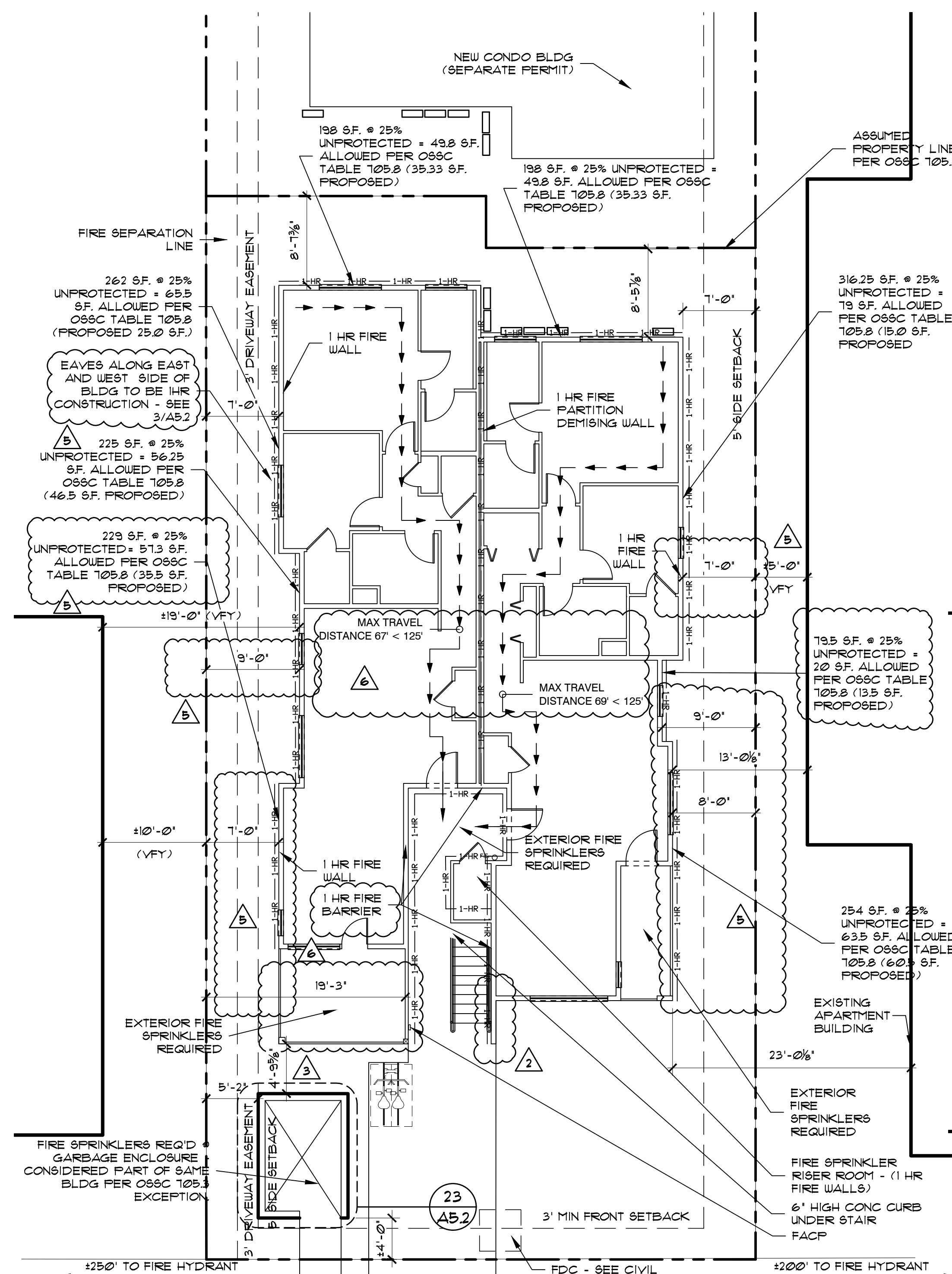
PROJ. NO. : 1657
 \$ FILE : A-FLS
 4 DATE : 1/18/17

△ * REVISIONS

1: 2/28/17	4: 8/23/17
2: 3/30/17	5: 11/13/17
3: 4/27/17	6: 1/29/18
SHEET #	7: 4/11/18

A1.1B

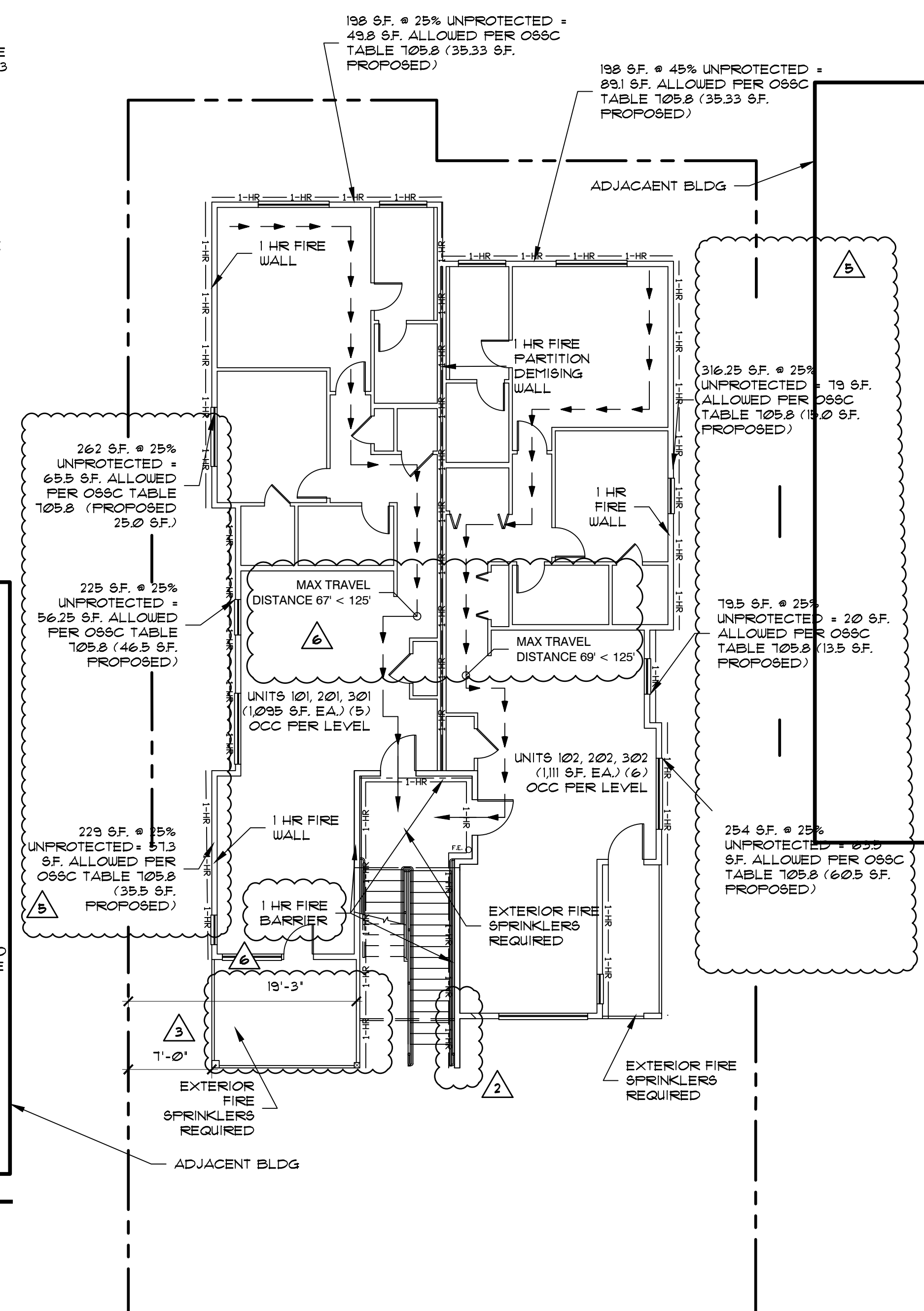
FIRE & LIFE SAFETY PLANS



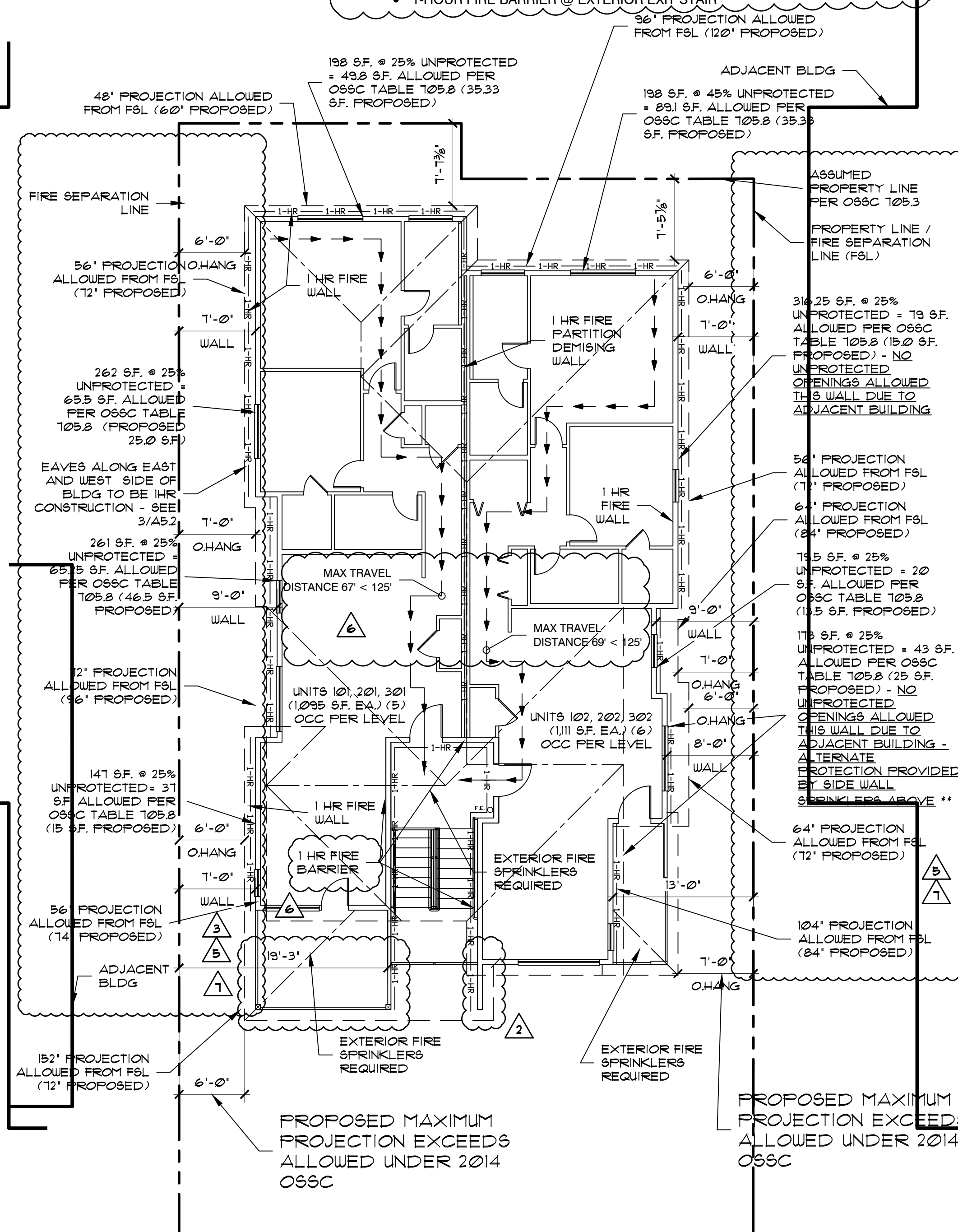
SINGLE EXIT STAIR PERMITTED PER 10B.1 EXCEPTION 1
SEE SHEET C11 FOR GRADING & EROSION CONTROL PLAN
SEE SHEET C12 FOR UTILITY PLAN
SEE SHEET L11 FOR LANDSCAPE PLAN

3

*** FIXED WINDOWS ALLOWED W/ INSTALLATION OF ADDITIONAL SIDE WALL SPRINKLERS 4'-24" FROM OPENINGS SPACED MAX 6'-0" O.C. PER APPEAL PENDING



1 HOUR HORIZONTAL ASSEMBLY REQUIRED @ 11000 1/8" = 1'-0"



1 HOUR HORIZONTAL ASSEMBLY REQUIRED @ 1300 1/8" = 1'-0"

1 HOUR HORIZONTAL ASSEMBLY REQUIRED * FLOOR
ROOF - CEILING ASSEMBLY TO BE 1 HOUR RATED SEE 8/452