

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 - Held over from ID 18901 (1/23/19) for additional information

Appeal ID: 18974	Project Address: 1818 SW 4th Ave
Hearing Date: 2/6/19	Appellant Name: Beth Nowicke
Case No.: B-011	Appellant Phone: 312-226-4488x156
Appeal Type: Building	Plans Examiner/Inspector: Brian McCall
Project Type: lur	Stories: 15 Occupancy: A-2, B, M, R-2, S-2 Construction Type: 1-A
Building/Business Name: Collective on 4th	Fire Sprinklers: Yes - All
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 17-159356-MT
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	Proposed use: Commercial

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 2014
Requires	This is a clarification of use/occupancy, exiting and construction type for a structure used or intended for supporting or sheltering a use or occupancy that arose during permit review.
Proposed Design	On the fourth floor amenity terrace, a non-combustible metal airstream trailer shell is proposed as a piece of furniture. All interior components of the original trailer up to the shell are removed. The shell will be open on two sides. It will be anchored to the structural slab and open on the bottom such that the shell sits on top of the terrace pavers. No electrical or plumbing is planned for the shell.
Reason for alternative	The proposed design for the airstream shell is of non-combustible material. As a piece of furniture, the shell does not have its own occupancy and sits within the assembly occupancy at the fourth floor terrace. The shell is anchored to the base building structure as shown in CSK-032A and CSK-032B for stability and to resist uplift. The shell is open on either side allowing occupants to pass through and meets accessibility requirements. There is no change in flooring or elevation as the shell sits on the fourth floor pavers.

RECONSIDERATION TEXT

Further information was requested by the appeals board of the design team regarding this structure. The structure is a whimsical feature of the amenity deck to be used by tenants only for lounge purposes. 8'-0" clear height is provided inside the shell. The shell enclosure is fully accessible and sits atop the 4th floor concrete pavers. It does not have a separate floor component. There are no thresholds, 3' clear width is provided at entry, and a 5' clear turning

space is provided on the interior. The structure is a non-combustible metal shell that is anchored to a Type 1A non-combustible base building, and it does not contain any plumbing or electrical elements within the structure. For that reason, the design team does not believe a fire sprinkler is necessary inside the structure. The tire is a decorative element and is fixed in place such that it cannot turn. As noted previously and shown on CSK-032C Rev1, the entire structure is anchored to the base building to prevent it from moving. Please feel free to reach out to the design team with any further questions about this structure as you reconsider this appeal.

APPEAL DECISION

1a. Omission of Type 1A fire resistant rating requirements for B occupancy roof top non-combustible amenity structure. Granted as proposed.

Note: The Board determines that the structure is not a piece of furniture.

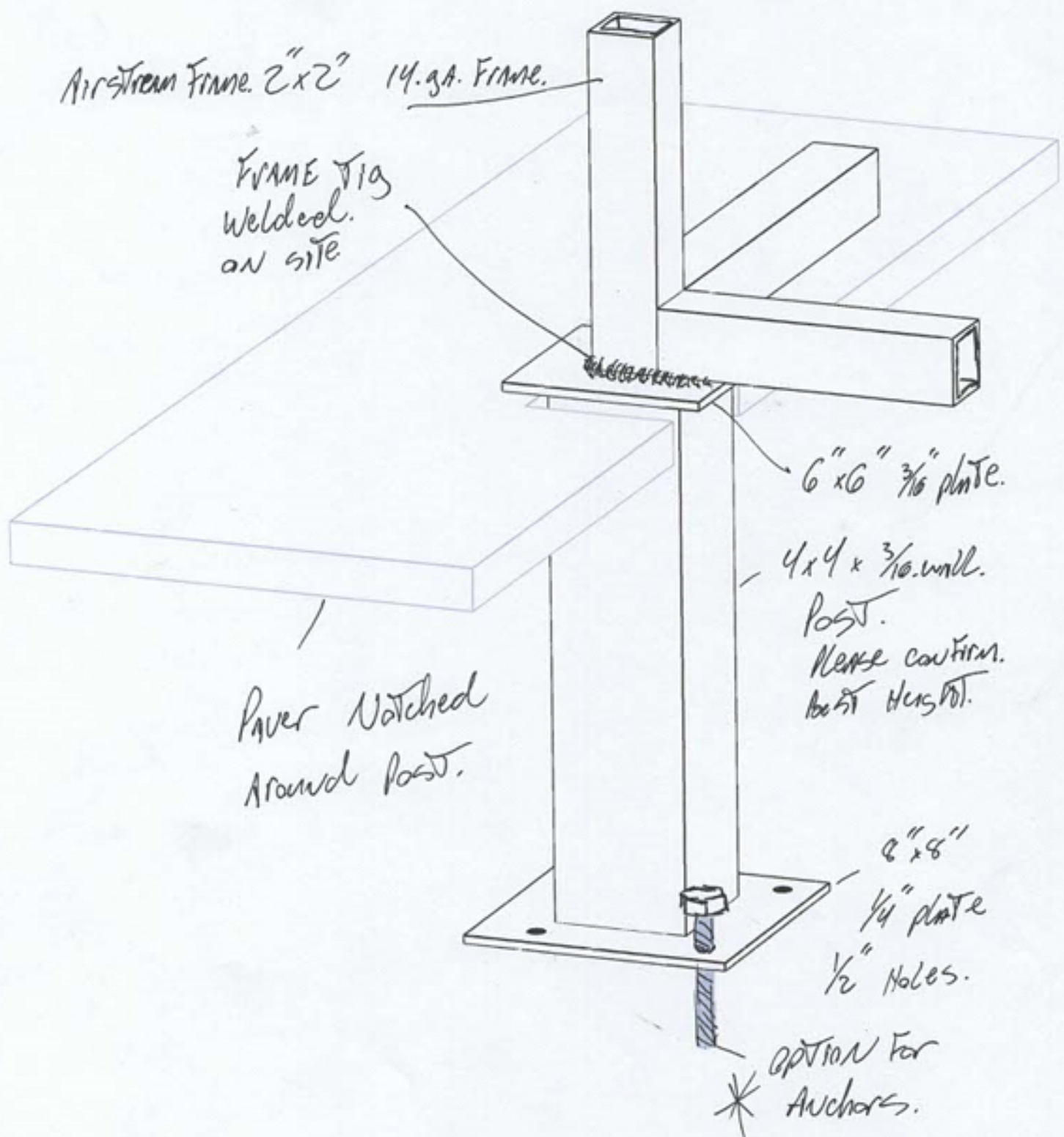
1b. Omission of fire sprinklers in roof top amenity structure: Denied. Proposal does not provide equivalent Life Safety protection.

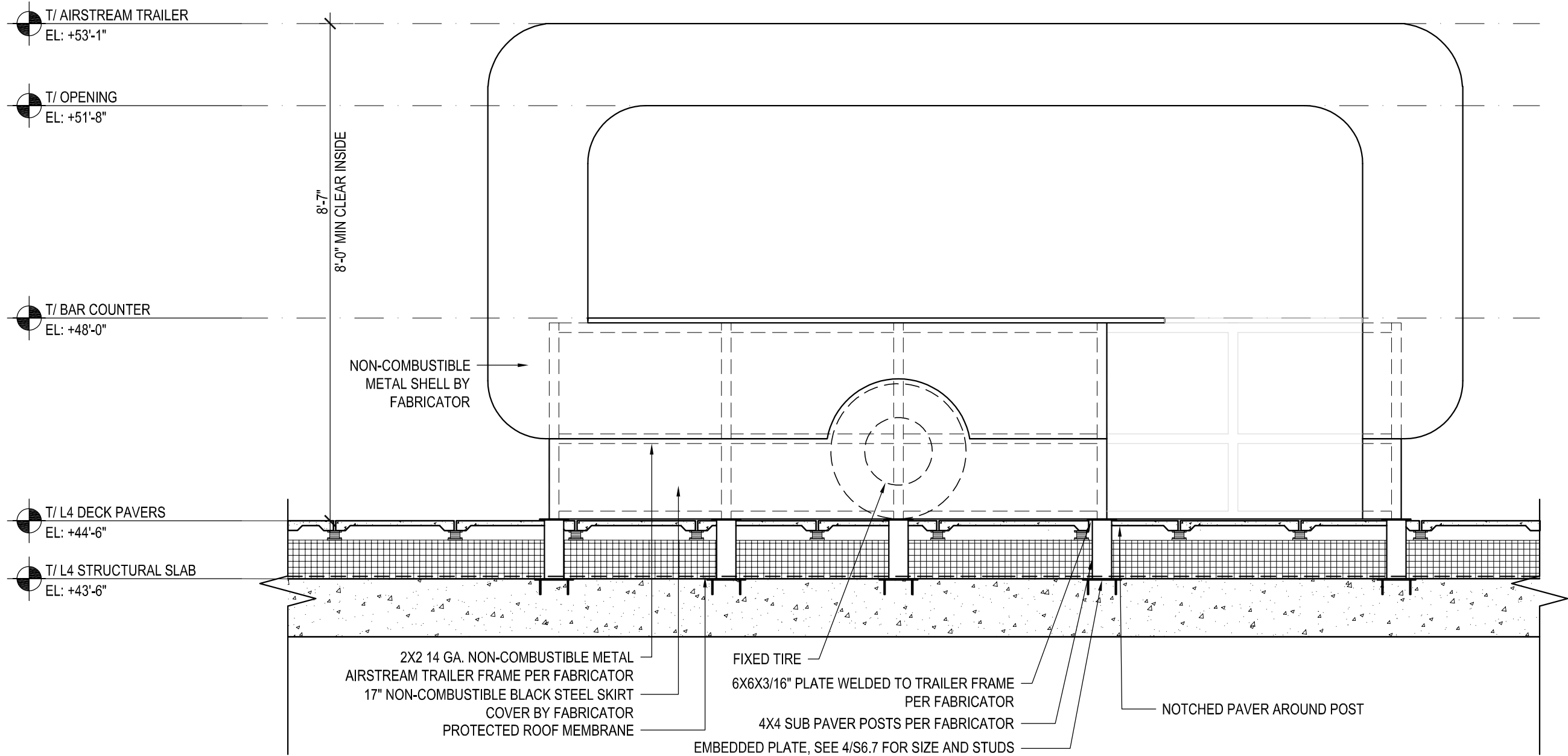
Appellant may contact John Butler (503 823-7339) with questions.

For the item granted, 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.

footing post





1 AIRSTREAM TRAILER ELEVATION
SCALE: 1/2" = 1'-0"

HARTSHORNE PLUNKARD ARCHITECTURE

HPA

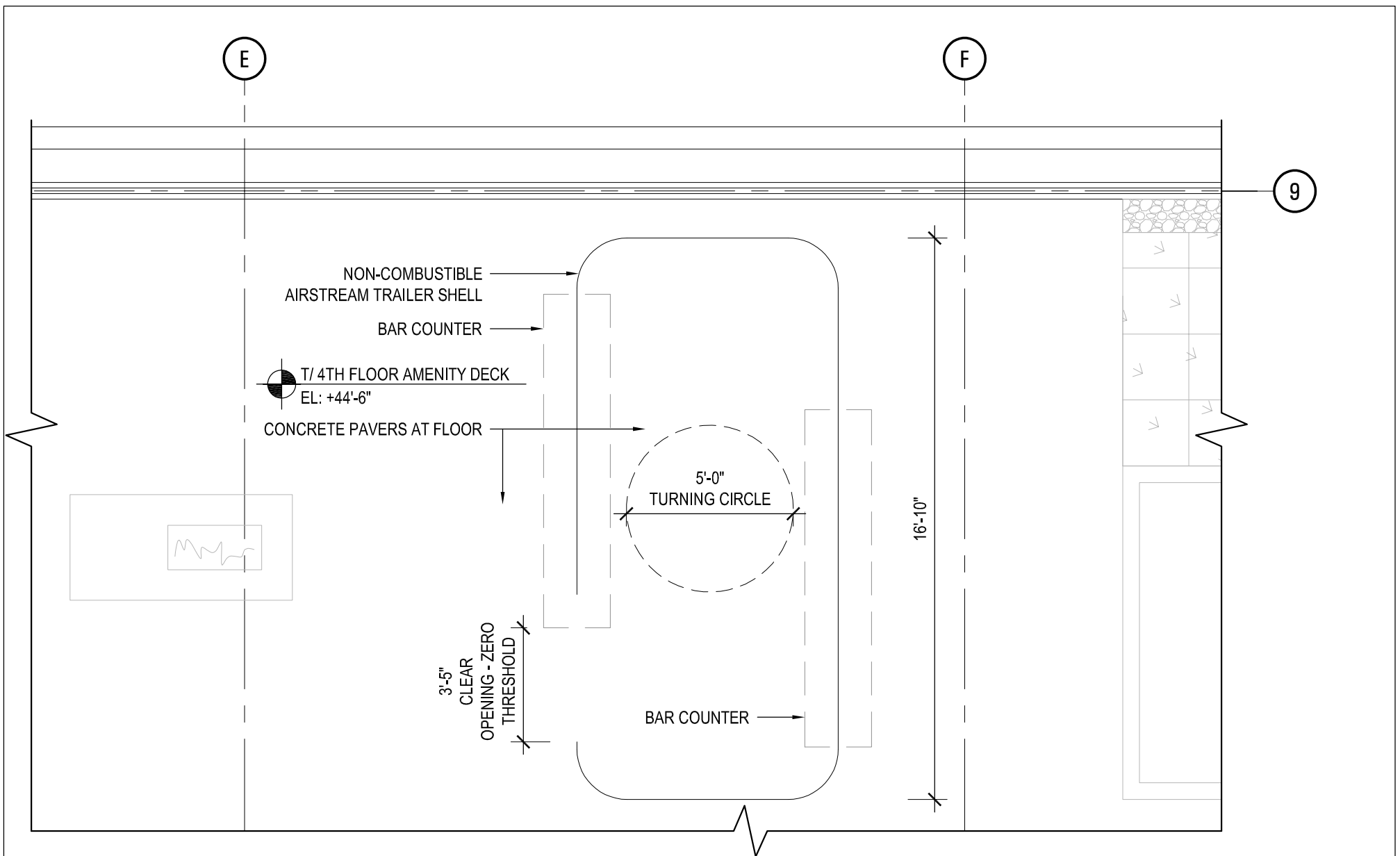
232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4488
HPARCHITECTURE.COM

PLANS AND ALL SPECIFICATION ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR ADVISABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.

COLLECTIVE ON 4TH

Portland, OR

	SCALE	DRAWING	SK#
	1/2" = 1'-0"		
	DATE		
	02.01.19	AIRSTREAM TRAILER ELEVATION	032C REV 1



1 PARTIAL L4 FLOOR PLAN - AIRSTREAM TRAILER SHELL
SCALE: 1/4" = 1'-0"

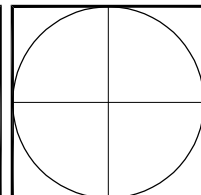
HARTSHORNE PLUNKARD ARCHITECTURE



232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4488
HPARCHITECTURE.COM

4TH & HARRISON
PORTLAND, OREGON

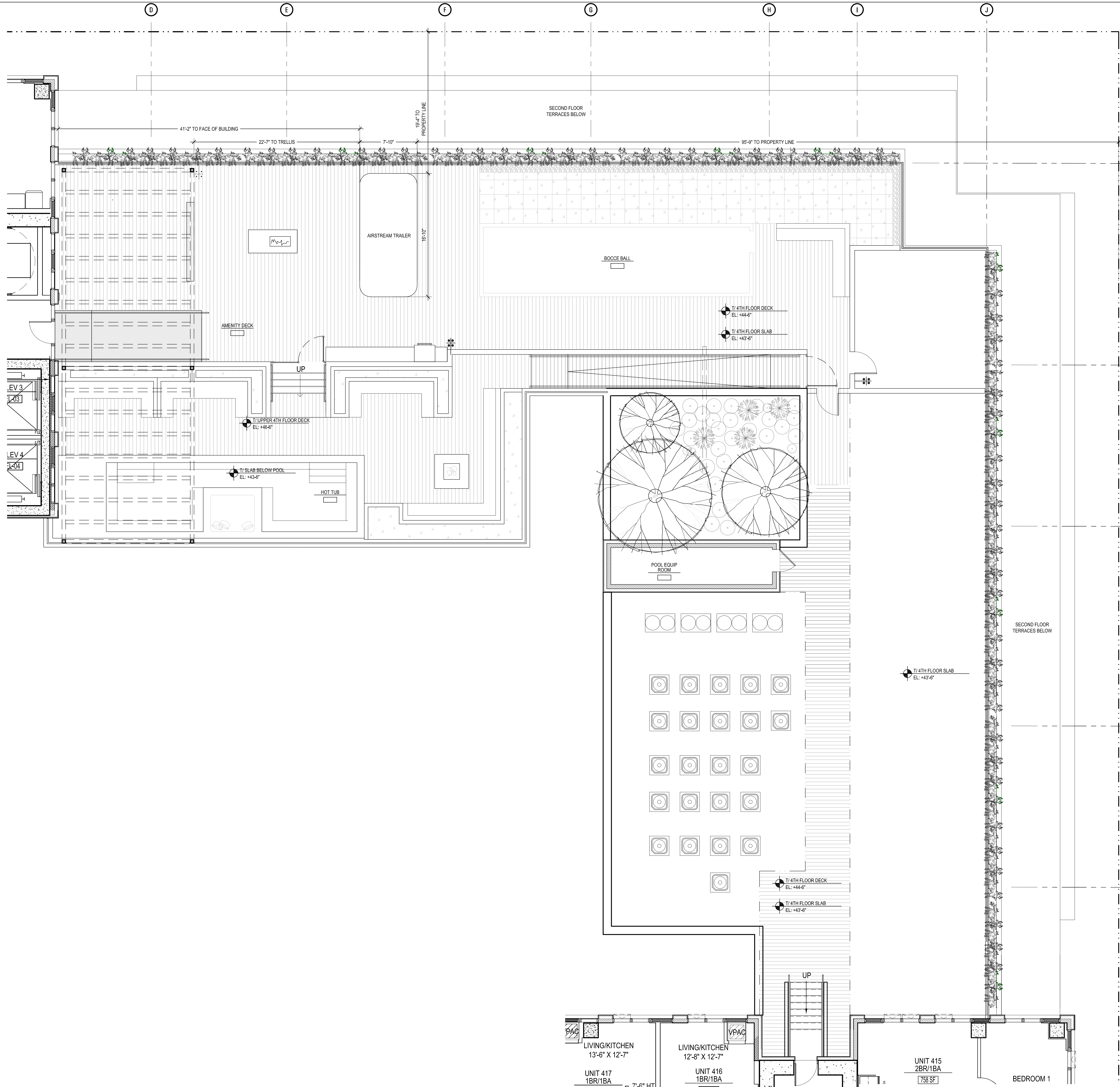
PLANS AND ALL SPECIFICATION ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR ADVISABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.



SCALE
1/4" = 1'-0"
DATE
02.01.19

DRAWING
AIRSTREAM
TRAILER PLAN

SK#
032D



1 FOURTH FLOOR ROOF DECK PLAN
SCALE: 3/16" = 1'-0"

AREA FOR CITY APPROVAL STAMP

9

8

7

6

5

KEY PLAN

A2.3
A2.0
A2.6
A2.7
A2.5
A2.4
A2.2
A2.1

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes. Contractor is responsible for design and installation of properly sized and loaded systems, submit shop drawings to architect for approval on conformity to Architectural design intent. A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request. Hartshorne Plunkard, LTD. shall retain all copyrights, statutory and common law right with regard to these plans and building designs, reproduction, changes or assignment to any third party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LTD.

COLLECTIVE ON 4TH

1818 SW 4TH AVE
PORTLAND, OR

DATE
02/07/19

ISSUED FOR
CSK 032

HARTSHORNE PLUNKARD ARCHITECTURE

HPA

222 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.228.4488
HPARCHITECTURE.COM

CHECKED BY: TP / JA

DRAWN BY: BN

DATE: 02/07/19

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

AIRSTREAM TRAILER
ROOF PLAN
(4TH FLOOR)

CSK-032E