Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 18912 (1/23/19) for additional information

Appeal ID: 18959	**Project Address:** 1715 SW Salmon St
Hearing Date: 2/6/19	**Appellant Name:** Artur Grochowski
Case No.: B-012	**Appellant Phone:** 5034457362
Appeal Type: Building	**Plans Examiner/Inspector:** Brian McCall, Joe Thornton, Corey Stanley
Project Type: commercial	**Stories:** 8 **Occupancy:** Mixed, R-2 primary **Construction Type:** I-A, III-A
Building/Business Name:	**Fire Sprinklers:** Yes - Full NFPA 13
Appeal Involves: Erection of a new structure,other: Additional information for Appeal #18912	**LUR or Permit Application No.:** 18-175261-LU
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	**Proposed use:** Mixed Use Multi-family Housing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 OFC, 5704.2.7.5.2, 5704.2.7.5.6
Requires	5703.6.8 Piping Supports. Piping systems shall be substantially supported and protected against physical damage and excessive stresses arising from settlement, vibration, expansion, contraction, or exposure to fire. The supports shall be protected against exposure to fire by one of the following: 1) Draining liquid away from the piping system at a minimum slope of not less than 1%. 2) Providing protection with a fire-resistance rating of not less than 2 hours. 3) Other approved methods. 5704.2.7.5.2 Filling, emptying and vapor recovery connections. Filling, emptying and vapor recovery connections to tanks containing Class I, II or IIIA liquids shall be located outside of buildings in accordance with Section 5704.2.7.5.6 at a location free from sources of ignition and not less than 5 feet away from building openings or lot lines of property that can be built upon. Such openings shall be properly identified and provided with a liquid-tight cap which shall be closed when not in use. 5704.2.7.5.6 Location of connections that are made or broken. Filling, withdrawal and vapor-recovery connections for Class I, II and IIIA liquids which are made and broken shall be located outside of buildings, not more than 5 feet above the finished ground level, in an approved location in closed proximity to the parking delivery vehicle. Such location shall be way from sources of ignition and not less than 5 feet from building openings. Such connections shall be closed and liquid tight when not in use and shall be properly identified.

Proposed Design

The generator remote fuel fill station is proposed to be located just inside the parking garage adjacent to door 112B. This locates the fuel fill station a max of 5' within the building. The parking garage is Type IA construction, is proposed to be built out of non-combustible materials, and will be protected by a fire sprinkler system installed per NFPA 13. The generator is located directly above the remote fuel fill station, and the generator exhaust is located on the East exterior wall.

The station is protected from vehicular ramp traffic by a change in grade and guardrail.

The adjacent door will be open when the remote fuel fill station is being filled, which will allow easy visual access from the truck.

Fuel line between generator and fuel filler that does not gravity drain at 1% slope into generator fuel tank to be 2-hour rated (See Exhibit 5).

Reason for alternative

The fuel fill station is located inside the building to provide the following:

• Better security of the station to prevent vandalism and tampering.
• Clearance to generator exhaust, fuel line vents, and generator combustion flue which all come through the East exterior wall due to code requirements and property line constraints.
• East façade to meet zoning requirements. (Design review requested an internal fuel filler as other projects are providing this).

Equivalent protections are provided per the intent of the code by providing direct hose access and clear line of sight to the fuel filler as if it were outdoors.

This Appeal provides additional information for Appeal #18912, which was a reconsideration of Appeal #18880, item #3. Per Corey Stanley, additional section drawing is provided (See Exhibit 5) showing locations of solenoid & check valves & explaining how the design complies with 5703.6.8 Piping Supports. All liquid beyond the solenoid drains away from the piping system into the generator tank and all liquid before the solenoid is provided with 2-hour protection. A check valve is provided at the fuel fill station, with an emergency tank to hold any fuel that may leak through the check valve.

Previous discussion with John Butler revealed that the proposed location matches the appealed condition in Appeal #10013 (See Exhibits 3 & 4). The option of moving the Fuel filler to the South end of the ramp was also discussed with John Butler but was ultimately not viable due to the location of other services in that area like the FDC & gas meter.

In consideration of the board's life-safety concern with the door being blocked by a fuel refilling hose during supervised fuel refilling, it was found that the egress path from the garage through the building lobby is sized appropriately to allow for egress of all garage occupants (See Exhibit 2).

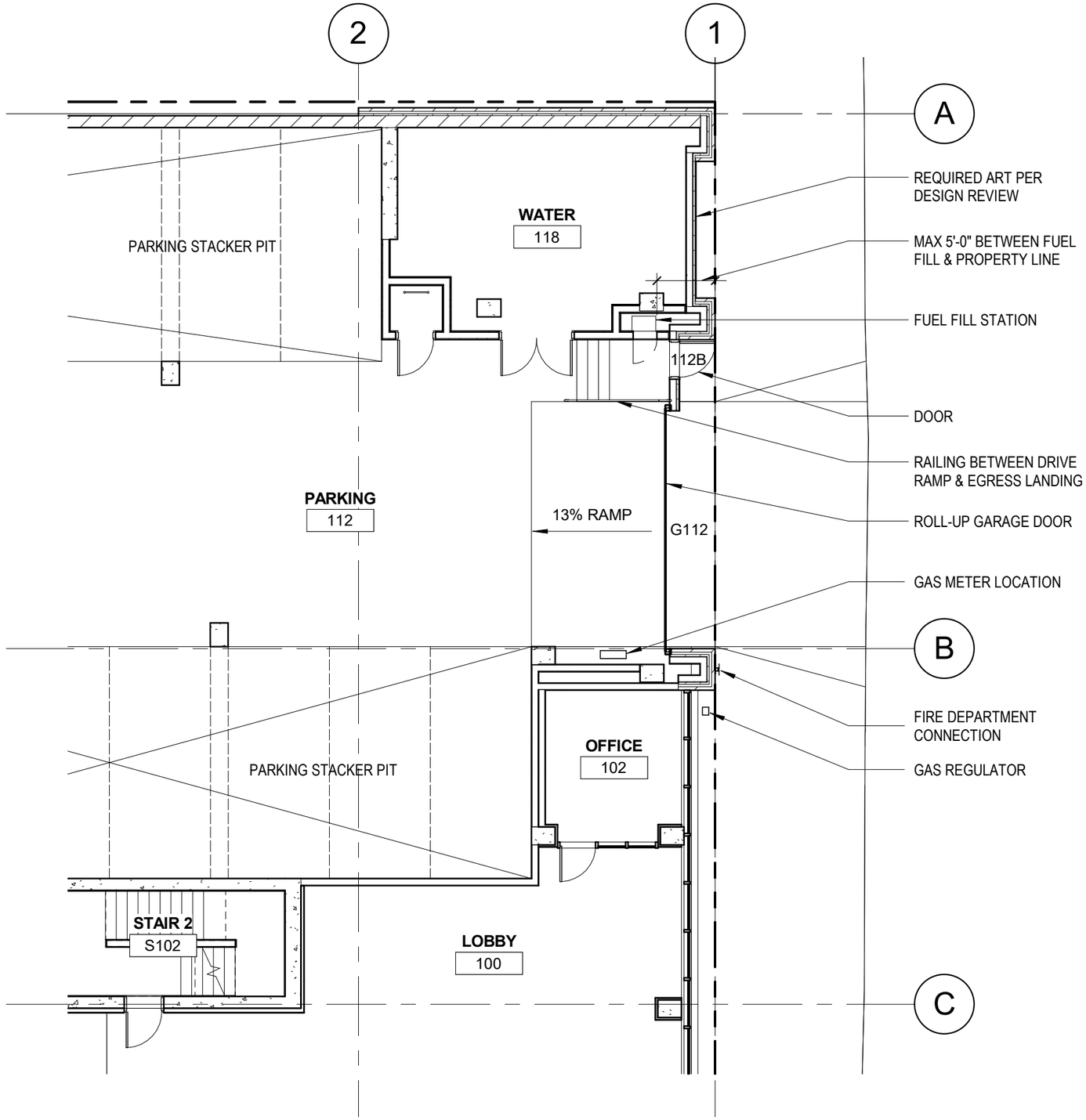
APPEAL DECISION

Location of generator fuel fill station within parking garage: Granted as proposed.

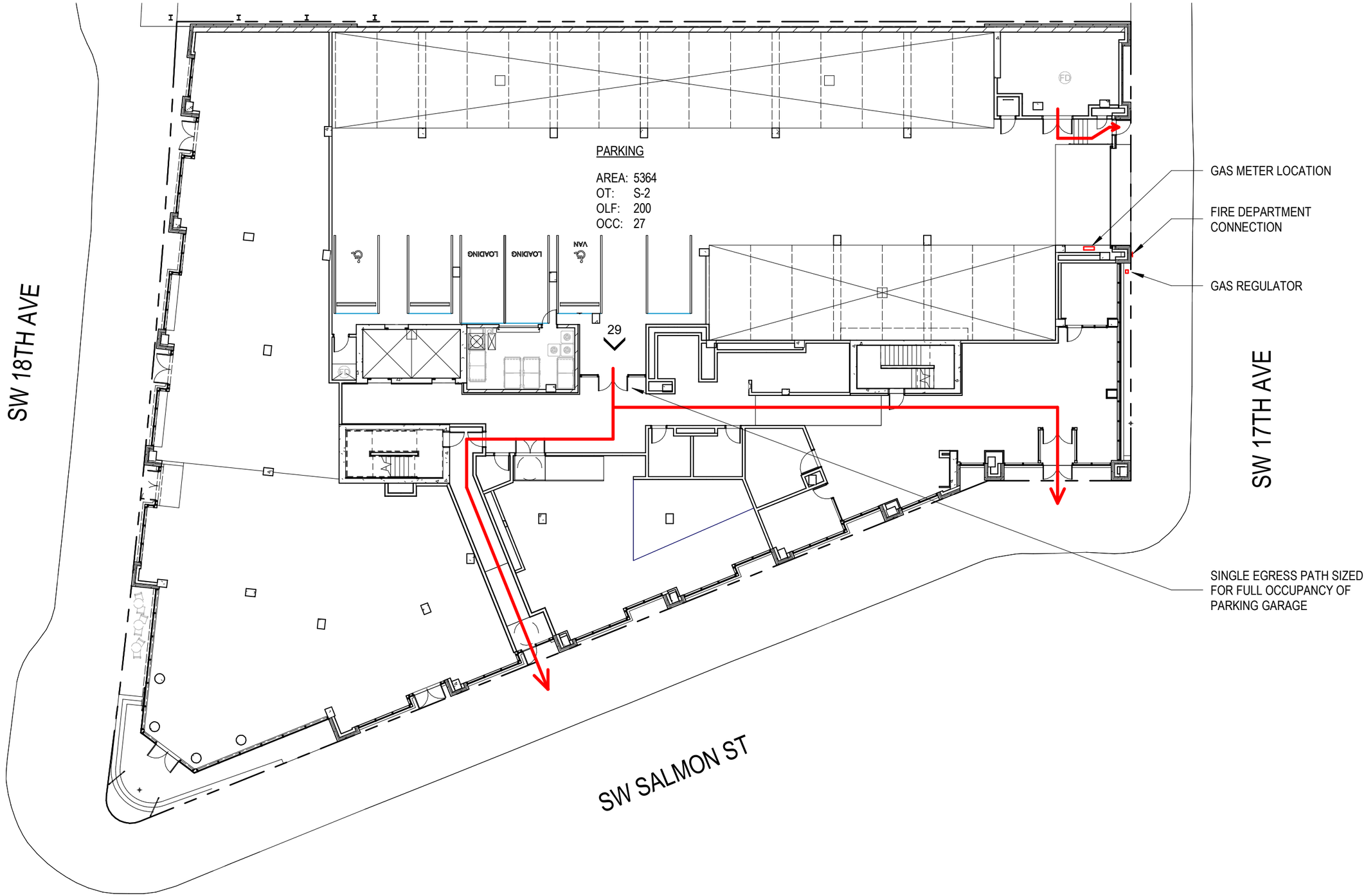
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special 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.

2 GROUND FLOOR OVERALL PLAN
1" = 50'-0"



1 GROUND FLOOR PARTIAL PLAN
1" = 10'-0"


PARKING
AREA: 5364
OT: S-2
OLF: 200
OCC: 27
LOADING
LOADING
VAN
29
FD
GAS METER LOCATION
FIRE DEPARTMENT CONNECTION
GAS REGULATOR
SINGLE EGRESS PATH SIZED FOR FULL OCCUPANCY OF PARKING GARAGE
SW 18TH AVE
SW 17TH AVE
SW SALMON ST

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APPEAL SUMMARY

Status: APPROVED

Appeal ID: 10013	**Project Address:** 3155 SW Moody Avenue
Hearing Date: 9/3/13	**Appellant Name:** Gary Blackwell
Case No.: 13-28	**Appellant Phone:** 503-863-2420
Appeal Type: Fire	**Plans Examiner/Inspector:** Stu Beutler
Project Type: commercial	**Stories:** 7 **Occupancy:** A-2, M, R-2, S-2 **Construction Type:** IA & IIIB
Building/Business Name: Moody Mixed Use	**Fire Sprinklers:** Yes - Throughout the building
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:** 12-149959-000-00-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4]	**Proposed use:** Multi-Family Housing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OFC 3404.2.7.5.6
Requires	2010 Oregon Fire Code 3404.2.7.5.6 Location of connections that are made or broken. The code section specifies the requirements for locating filling, withdrawal and vapor-recovery connection for Class I, II and IIA liquids which are made or broken.
Proposed Design	Please note the following about the location of the fuel fill station: The fuel fill station is located in an unconditioned space that contains utility/back-of-house spaces that are not defined as habitable spaces. Also, doors 108 and 108A open directly to the exterior. The surrounding construction is masonry construction with a fire-rating of at least 1 –hour, a 3-hour horizontal floor assembly above, and is protected by an automatic sprinkler system installed per NFPA 13. The fuel fill station is less than 40’ from the center of the adjacent street to its plan location, thus it sits well within the standard hose length for a truck servicing the fuel fill station. The fuel fill station shall be located no more than 5 feet above the finished ground level in a recess CMU wall niche. The fuel fill station is a Pryco 230A model with an audible alarm function and a 7 ½ gallon spill containment basin. Also, the project is providing the additional measures: A mat will be placed beneath the fuel fill station to catch any fuel that may drip during service (e.g. connecting and disconnecting the fuel hose). A fire extinguisher will be located on the wall adjacent to the fuel fill station.

Reason for alternative	The only site access for a service truck is along SW Grover Street. Adjacent to SW Grover, the south building wall contains building transformers, gas meters, and an in-ground electrical vault. These utility services are placed based on coordination meetings with BDS (in particular PWB and BES) and as approved in permit drawings to meet the clearance requirements for an existing below-grade sanitary sewer system. The fuel fill station is located to maintain clearance requirements for these various utility services. The doors of the fuel fill station are lockable, but the station has been located behind the secured doors 108 and 108A to provide an additional level of security and less opportunity for someone to tamper with it.

APPEAL DECISION

The Administrative staff has reviewed your appeal regarding emergency generator fuel fill station and the appeal is APPROVED as proposed.

STREETCAR SUBSTATION

A

B

BB

CC

BUILDING TRANSFORMERS

SPILL CONTAINMENT MAT

FUEL FILL STATION WITH SPILL CONTAINMENT IN WALL NICHE RECESS

39'-7"

℄ OF FUEL FILL STATION TO ℄ OF STREET

SW GROVER STREET

GAS METERING EQUIPMENT

PGE ELECTRICAL VAULT

2 A3.3

2 A3.2

M 2|6

WP

M 2|8

ATS

MDP-1

MDP-2

ELECTRICAL 110

SA 0|4

110A

M 2|6

110

3

BIKE PARKING 111

ENLARGED BIKE ROO PLAN 4 A6.1

M 1|6

TELECOM CLOSET 109

M 1|6

111A

108

SURFACE MOUNTED FIRE EXTINGUISHER CABINET

LOADING / SERVICE 108

HT 1|4

ENLARGED STAIR PLAN 4 A5.1

CORRIDOR 112

F.F.E. 36.00'

108A

105

104C

108B

ST1-1

101A

STAIR 1 ST1-1

M 3|8

HD 3|6

J 0|2

ENLARGED ELEV. PLAN 2 A5.2

S 2|6

FIRE RISER 107

M 1|6

TRASH / RECYCLING 105

M 1|6

JT 0|4

JAN. 105B

M 3|8

STOR. 103A

H 0|4

103A

103

HA 1|6

J 0|2

JT 0|4

H 0|4

LEASING OFFICE 103

H

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

DATE: 8/27/13

DWG. NO. 1

ZGF JOB NO. P21535.02

PLAN – FUEL FILL STATION LOCATION

MOODY AVE. MIXED USE

315 SW MOODY AVE.

PERMIT#: 12-149959-000-00-CO

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

STREETCAR SUBSTATION

A

B

BB

CC

BUILDING TRANSFORMERS

SPILL CONTAINMENT MAT

FUEL FILL STATION WITH SPILL CONTAINMENT IN WALL NICHE RECESS

39'-7"

℄ OF FUEL FILL STATION TO ℄ OF STREET

SW GROVER STREET

GAS METERING EQUIPMENT

PGE ELECTRICAL VAULT

2 A3.3

2 A3.2

M 2|6

WP

M 2|8

ATS

MDP-1

MDP-2

ELECTRICAL 110

SA 0|4

110A

M 2|6

110

3

BIKE PARKING 111

ENLARGED BIKE ROO PLAN 4 A6.1

M 1|6

TELECOM CLOSET 109

M 1|6

111A

108

SURFACE MOUNTED FIRE EXTINGUISHER CABINET

LOADING / SERVICE 108

HT 1|4

ENLARGED STAIR PLAN 4 A5.1

CORRIDOR 112

F.F.E. 36.00'

108A

105

104C

108B

ST1-1

101A

STAIR 1 ST1-1

M 3|8

HD 3|6

J 0|2

ENLARGED ELEV. PLAN 2 A5.2

S 2|6

FIRE RISER 107

M 1|6

TRASH / RECYCLING 105

M 1|6

JT 0|4

JAN. 105B

M 3|8

STOR. 103A

H 0|4

103A

103

HA 1|6

J 0|2

JT 0|4

H 0|4

LEASING OFFICE 103

H

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

DATE: 8/27/13

DWG. NO. 1

ZGF JOB NO. P21535.02

PLAN – FUEL FILL STATION LOCATION

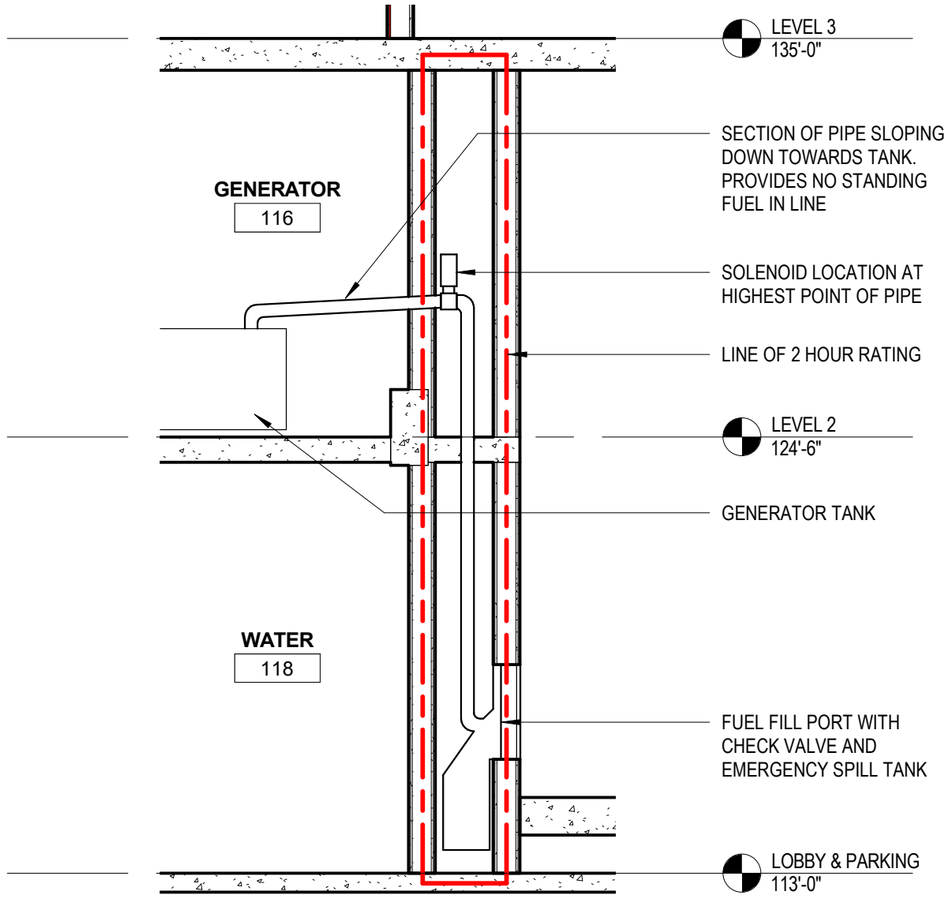
MOODY AVE. MIXED USE

315 SW MOODY AVE.

PERMIT#: 12-149959-000-00-CO

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP


LEVEL 3
135'-0"
SECTION OF PIPE SLOPING DOWN TOWARDS TANK. PROVIDES NO STANDING FUEL IN LINE
GENERATOR
116
SOLENOID LOCATION AT HIGHEST POINT OF PIPE
LINE OF 2 HOUR RATING
LEVEL 2
124'-6"
GENERATOR TANK
WATER
118
FUEL FILL PORT WITH CHECK VALVE AND EMERGENCY SPILL TANK
LOBBY & PARKING
113'-0"