

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 19047	Project Address: 7633 N Wabash Ave
Hearing Date: 2/20/19	Appellant Name: Laurie Simpson
Case No.: B-016	Appellant Phone: 5033678057
Appeal Type: Building	Plans Examiner/Inspector: Connie Jones
Project Type: commercial	Stories: 1 Occupancy: E Construction Type: V-B
Building/Business Name: Escuela Viva	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure LUR or Permit Application No.:	
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: School

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 602, 705.8, and 716.5

Requires	<p>Table 602, Fire-resistance rating requirements for exterior walls based on fire separation distance: 1-hr fire resistance rating is required for exterior walls where the fire separation distance is less than 5' (for an E occupancy). The exterior wall does not require a fire rating if the fire separation distance is 10' or greater.</p> <p>Table 705.8, Maximum area of exterior wall openings based on fire separation distance and degree of opening protection: Openings in exterior walls that are between 3' and 5' from the property line are not permitted to be unprotected in nonsprinklered buildings. Where the exterior wall and structural frame are not required to be fire resistance rated, the wall can have unlimited unprotected openings.</p> <p>716.5, Fire door and shutter assemblies: Fire doors and shutter assemblies shall have a fire protection rating of ¾ hr in a 1 hr fire barrier. No fire rating is required if the opening is within an exterior wall that does not require a fire rating.</p>
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Proposed Design	<p>Overview of project:</p> <p>Escuela Viva would like to buy the building located at 7633 N Wabash (the old Open Meadow school) and use it to operate their second preschool. The building was converted to a school in 2001 –panic hardware, egress lighting, illuminated exit signs, and a fire alarm system with pull stations are already in place. The building is not required to be sprinklered. EV intends to use the building and spaces the same as the previous school other than reconfiguring the restrooms, combining the two west classrooms into a single infant classroom (via a 7' wide opening) and creating an opening between the two east classrooms that will become toddler classrooms - thereby reducing the total number of classrooms from 4 to 3. This is and will remain an E occupancy building by providing life safety upgrades to the infant classroom –including a new</p>
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exterior exit, emergency lighting, and emergency exit signs. They might convert Office 3 and Office 4 into an additional toddler classroom in the future. The Toddler classrooms will have less than 10 children under the age of 2 ½ yrs. The Infant classroom will have more than 10 children under the age of 2 ½ yrs.

Proposed Design:

The existing south exterior wall is not fire rated and is located 4.65' from the existing south property line. For Type VB construction, the code would require a fire separation distance of 10' for a non-rated exterior wall. The school proposes a No-Build Easement that maintains a 10' no-build zone, in lieu of fire rating the existing south exterior wall, in order to allow offices to convert to classrooms in the future. There is a 2'-2" eave projection within this fire separation distance, and 705.2 allows this projection into the 10' fire separation distance. Additionally, the adjacent property's existing garage encroaches 1.16' into the south edge of the school's property. The distance between the garage and the school building is 3.58'. In the event that the portion of the garage within the easement area is removed, this area will become part of the no-build zone and No build Easement. We are working with Nancy Thorington and Connie Jones on the final language of the easement.

An easement diagram is attached as well as a site/floor plan for reference. Nancy suggested the following sequence: submit the appeal, submit for permit, work on the easement

Reason for alternative The proposed alternate allows the existing building at 6670 N Wabash to remain if the school decides to convert office space to classroom space in the future. The no-build easement provides equivalent fire and life safety by providing a 10' no-build zone where a 10' fire separation distance would otherwise be required. The line used to determine the fire separation distance, will be created by the No-Build Easement as an assumed property line (to determine the fire separation distance) 5.35' south of the actual property line. This will provide 10 feet total between the school's south exterior wall and the edge of the No-Build Easement, which includes a 2'-2" projection from the school's south exterior wall.

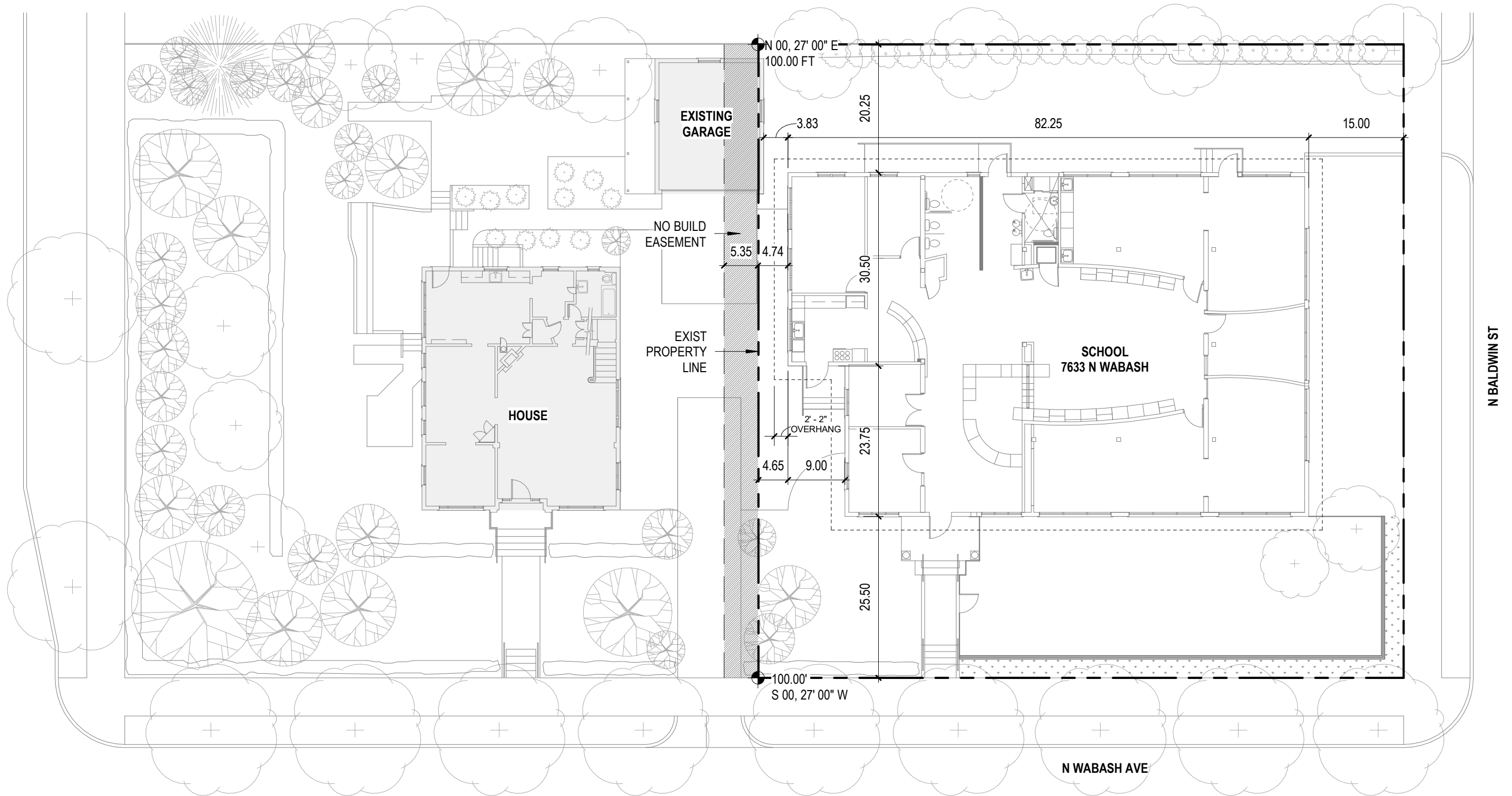
Table 602: The exterior wall does not require a fire rating if the fire separation distance is 10' or greater.

Table 705.8: Where the exterior wall and structural frame are not required to be fire resistance rated, the wall can have unlimited unprotected openings.

716.5: No fire rating is required for fire doors and shutter assemblies if the opening is within an exterior wall that does not require a fire rating.

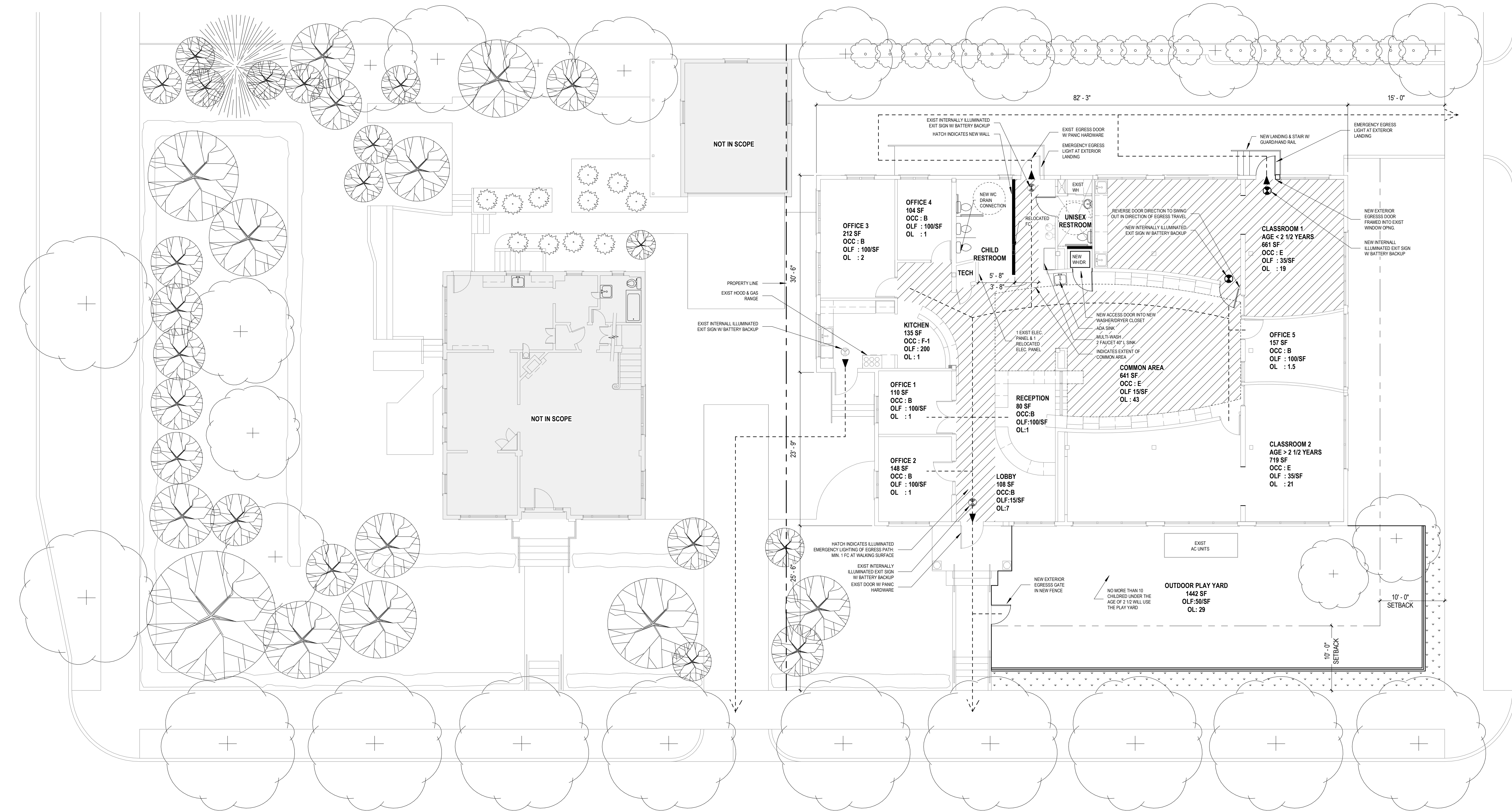
APPEAL DECISION

Omission of fire rated exterior wall with no-build easement: Hold for additional information. Appellant may contact John Butler (503 823-7339) with questions.



① EASEMENT DIAGRAM
1/16" = 1'-0"





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G0.03 CODE SUMMARY FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

EGRESS PATH
NOT IN SCOPE

NOT FOR CONSTRUCTION
REFERENCE ONLY

CONNECT ARCHITECTURE
4072 N. WILLIAMS, SUITE A
PORTLAND, OREGON 97227
503-367-8057

ESCUELA VIVA
7633 N Webesh
Portland, OR 97217

02.17.2019

SET ISSUE

CODE
SUMMARY
SITE PLAN