

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 19040	Project Address: 100 NE Farragut St
Hearing Date: 2/20/19	Appellant Name: Aaron Blake
Case No.: P-002	Appellant Phone: 503-880-1306
Appeal Type: Plumbing	Plans Examiner/Inspector: Brian Quattlebaum, Jim Jones, McKenzie James
Project Type: commercial	Stories: 2 Occupancy: F-1 Construction Type: V-B
Building/Business Name: General Assembly	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-117366-FA
Plan Submitted Option: pdf [File 1]	Proposed use: Manufacturing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OPSC Section 906.1 Vent Terminations - Roof Terminations

Requires 906.1 Roof Termination. Each vent pipe or stack shall extend through its flashing and shall terminate vertically not less than 6 inches (152 mm) above the roof nor less than 1 foot (305 mm) from a vertical surface.

Proposed Design Statewide Alternate Method Oct 2017 No. 07-01 Air Admittance Valves (Ref.: ORS 455.060). The use of an air admittance valve (auto vent) instead of the required standard vent. The air admittance valve would be installed on the sanitary pipe serving the kitchenette sink at the highest possible location beneath the counter. The air admittance valve would be accessible for repair or replacement.

Reason for alternative Due to the age and structural condition of the existing building, we cannot install a conventional vent per code ORS 455.060, therefore we are requesting to install an AAV. Existing structure is poured in place concrete. Installing a conventional vent at this location would compromise the kitchenette counter and upper cabinets as there is no wall within which to run a vent.

In addition:

A) International Plumbing Code and International Residential Code allow AAVs in commercial and residential applications.

B) Use of AAVs in lieu of through-roof vent stacks will increase energy conservation by reducing heat loss from the building and reducing construction materials.

C) Penetrations of the building envelope are a major source of condensation and rot problems over time in a building, so reducing their number is advantageous to maximizing building lifetime.

Conventional through-roof vent stacks must terminate above the roof to prevent sewer gasses from entering the building. AAVs do not allow sewer gasses to enter the building. Positive back-pressure is relieved outside the structure through a two-way valve with a carbon filter.

Thank you for your consideration.

APPEAL DECISION

Use of air admittance valve in lieu of standard roof vent: 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.

CONCRETE WALL

PROPOSED AAV

KITCHENETTE

COUCH

ION TABLE
8' x 4'

ENCE
IALS

MIN

