

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: No Decision Rendered

Appeal ID: 20234	Project Address: 15 NW Park Ave
Hearing Date: 4/10/19	Appellant Name: Stuart Spafford
Case No.: B-028	Appellant Phone: 5032457100
Appeal Type: Building	Plans Examiner/Inspector: Steve Mortensen
Project Type: commercial	Stories: 7 Occupancy: Types R-2, M, S-2 Construction Type: Type 1-A and 3-A
Building/Business Name: 815 W Burnside Apartments	Fire Sprinklers: Yes - Throughout building
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-235456-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Residential apartments w/ ground floor commercial

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	NEC 701.12 (B)(3)
Requires	<p>(3) Dual Supplies. Prime movers shall not be solely dependent on a public gas system for their fuel supply or on a municipal water supply for their cooling systems. Means shall be provided for automatically transferring one fuel supply to another where dual fuel supplies are used.</p> <p>Exception: Where acceptable to the authority having jurisdiction, the use of other than on-site fuels shall be permitted where there is a low probability of a simultaneous failure of both the off-site fuel delivery system and power from the electrical utility company.</p>
Proposed Design	<p>This project is designed as a ½ block 5 over 2 apartment building, with levels 1-2 being Type IA construction and levels 3-7 being Type IIIA construction. Per OSSC 1007.2.1 an elevator is required for an accessible means of egress and must be provided with standby power. A natural gas emergency generator will be located on the roof solely to provide standby power to the elevator. The generator is used for standby power loads only and does not supply emergency power to any building systems. The generator is located on the roof and is separated from the rest of the building by a 2-hour horizontal assembly supported by 2-hour rated construction (from the roof to the foundation) and a 2-hour rated walls around the generator at the roof level. The generator will not have a secondary on-site fuel source.</p>
Reason for alternative	<p>Per communication with the fire marshal's office, the jurisdiction has indicated that the on-site fuel supply requirement can be waived, given the low probability that electrical power and natural gas services will be disrupted at the same time.</p>

APPEAL DECISION

Use of natural gas as fuel source for power back up of accessible elevator, without onsite secondary fuel source: No Decision Rendered.

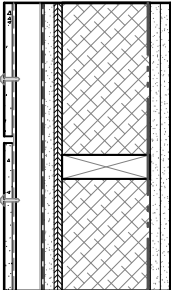
Refer to Electrical Code Guide for Emergency and Required Standby Power Systems – OSSC/27/#1 & NEC/7/#1

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

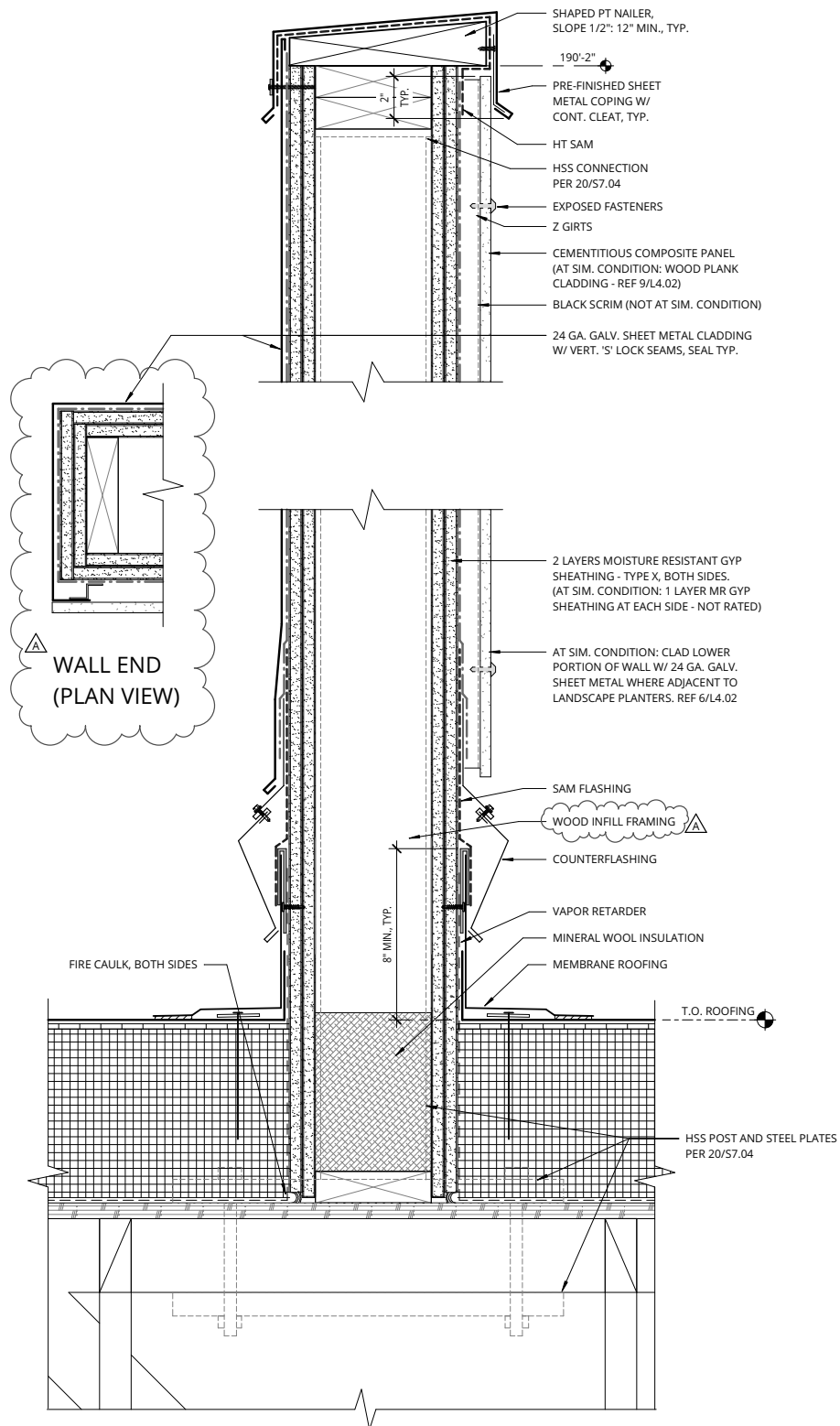


	<p>TPO ROOF MEMBRANE SYSTEM (MECH. FASTENED) △C</p> <p>COVER BOARD</p> <p>RIGID INSULATION (R-32)</p> <p>LEAK DETECTION SYSTEM</p> <p>VAPOR RETARDER</p> <p>5/8 INCH MR GYP SHEATHING (CLASS A FIRE RATING)</p> <p>PLYWOOD SHEATHING (REF STRUCT. FOR THICKNESS)</p> <p>ROOF TRUSS (SLOPED TO DRAIN)</p> <p>3 LAYERS 5/8 INCH TYPE X GYPSUM WALLBOARD</p> <p>7/8" HAT CHANNELS @ 24" O.C.</p> <p>1 LAYER 5/8" INCH TYPE X GYPSUM WALLBOARD</p> <p>SUSPENDED CEILING SYSTEM PER RCP</p>
<h1>R2.3</h1>	<p>FIRE RATING / SOURCE: 2 HOUR / GA RC-2751</p>
	<p>STC RATING / SOURCE: 57 / INTERTEK H2525.09-113-11-r0</p>
	<p>INSULATION:</p>

2-HOUR RATED ROOF ASSEMBLY

	<p>CEMENTITIOUS COMPOSITE WALL PANELS (CWP-2B) W/ EXPOSED FASTENERS BLACK SCRIM INTERMITT. HORZ. Z-FURRING/DRAINAGE CAVITY (2") BUILDING WRAP WEATHER / AIR BARRIER 5/8" MOISTURE RESISTANT GYP SHEATHING-TYPE X PLYWOOD SHEAR PANEL WOOD STUDS W/ MINERAL FIBER INSUL (R-21) VAPOR RETARDER 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD</p> <p>CC PANELS OVER WOOD STUDS - RATED FROM INTERIOR SIDE ONLY PER OSSC 2014 SECTION 705.5</p>
A6.1E	FIRE RATING / SOURCE: 2 HOUR / COP TYPE III CODE GUIDE OSSC/6/#4
	STC RATING / SOURCE: CONDITION 1b
	CLEAR R-VALUE:
	CLEAR U-VALUE:

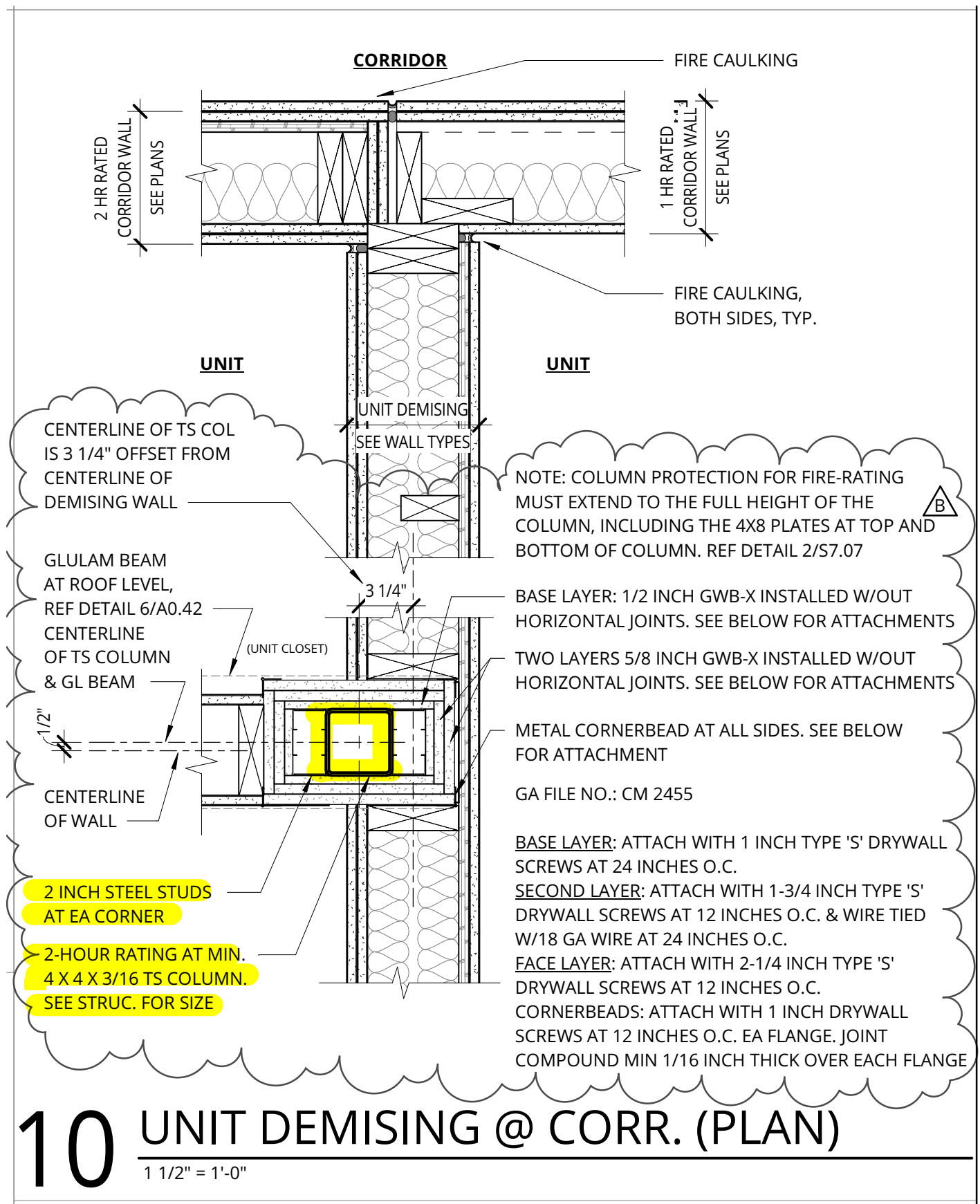
2-HOUR RATED EXTERIOR WALL ASSEMBLY



20 ROOF SCREEN WALL SECTION (2 HOUR RATED)

3" = 1'-0"

2-HOUR RATED SCREEN WALL ASSEMBLY



2-HOUR SUPPORT STRUCTURE TO FOUNDATION