

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: Hold for Additional Information

Appeal ID: 20207

Project Address: 4435 NE Campaign St

Hearing Date: 4/10/19

Appellant Name: Tiiu Magi

Case No.: B-007

Appellant Phone: 503-781-6695

Appeal Type: Building

Plans Examiner/Inspector: David Woods

Project Type: residential

Stories: 1 **Occupancy:** single-family **Construction Type:** ranch

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Addition to an existing structure, other: legalizing pre-existing ADU addition on 1950 home

LUR or Permit Application No.: 19-119046-RS

Plan Submitted Option: pdf [File 1] [File 2] [File 3] **Proposed use:** ADU

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

R302.2.1.1

Requires

Firewalls must be continuous, from the foundation up to the roof sheathing.

Proposed Design

I propose to build a firewall with slightly overlapping sections on two sides of a shared wall. In the wall between kitchens, only the ADU kitchen wall cavity is accessible (indeed, I have removed the pre-existing cabinetry, sink, and walls for this very purpose). Between the ADU bathroom and the primary residence, only the wall of the primary residence is accessible at this time. A newly-tiled shower is on the ADU side, which I would like very much to keep intact. I am, however, willing to remove the existing drywall in the landing, stairway, and mudroom of the primary residence, in order to install the firewall system in that portion of the shared wall. Drawings elucidate this sectioned approach. I also propose to install a 1.5-hour fire resistant, self-latching, gasketed access door in place of the current unsealed wood door in the original crawl-space access hatch cutout of the primary residence' foundation stem wall. The specifications of the manufactured door are also attached.

Reason for alternative Application of 5/8" drywall to both sides of the kitchen and bathroom walls would require extensive utility, trim, and storage removal/replacement, which is otherwise unnecessary and cost/time-prohibitive. The overlapping sectioned approach of the attached drawings provides 1+ hour of continuous fire protection between the two units of this address, while allowing the most valuable pre-existing features of both sides of the shared wall to remain intact.

APPEAL DECISION

Alternate 1 hour wall assembly: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.

Proposed firewalls

1-hour firewall proposed along south and west walls, as well as 4’ wide portion of wall between the ADU bathroom and primary residence mudroom.

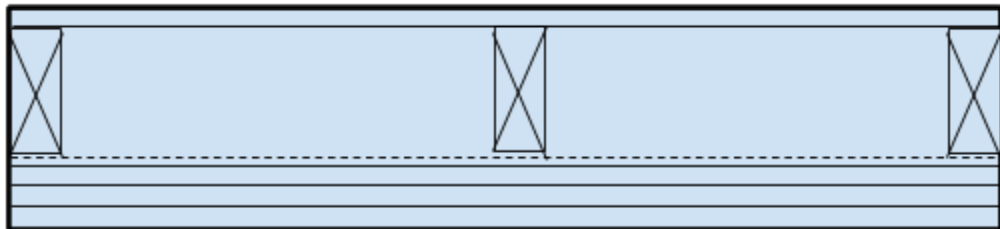
West firewall:

See 11x14 drawing titled “1 HR fire wall applications: west wall” (page A5). This wall will be in accordance with GA File No. WP 8015.

Kitchen firewall:

One-hour fire-resistance rated and 45+ STC-rated interior wall assembly.

Primary residence kitchen: Original drywall on 2x4 wood studs. This wall must remain intact due to the presence of finished kitchen cabinetry. Opting to remove cabinetry and cladding on opposing (ADU) side.

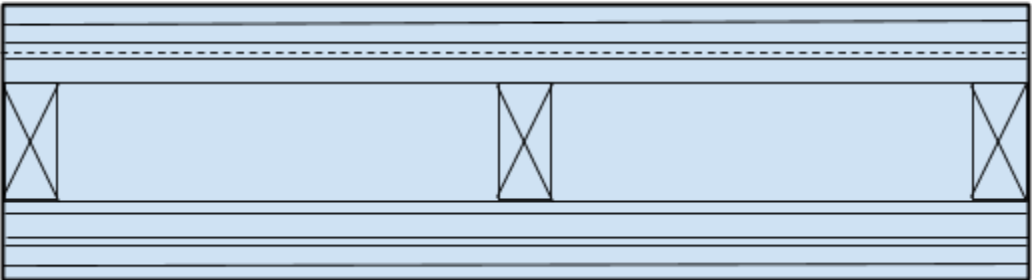


ADU kitchen: Original siding and shiplap removed to allow insertion of 3” mineral fiber insulation in stud space. *One layer ½” CDX attached to studs as required in engineer’s shear wall plan.* Resilient channels attached at right angles to 2x4 wood studs 16” OC with 1 ¾” Type S drywall screws. One layer ⅝” type X gypsum wallboard applied at right angles to channels with 1” Type S drywall screws 8” OC with vertical joints located midway between studs. *Appeal for additional layer of ⅝” type X gypsum wallboard applied at offset orientation with 6d cement coated nails to same side of wall.* *Requesting allowance of existing sink faucet, provided that both penetration firestop systems are sealed with fire-blocking foam, as per 302.4.1.2.*

South bathroom firewall:

Note: 1.5-hr fire-rated self-latching gasketed access door to replace existing wood door into crawl-space beneath primary residence kitchen. UL and ULC rated.

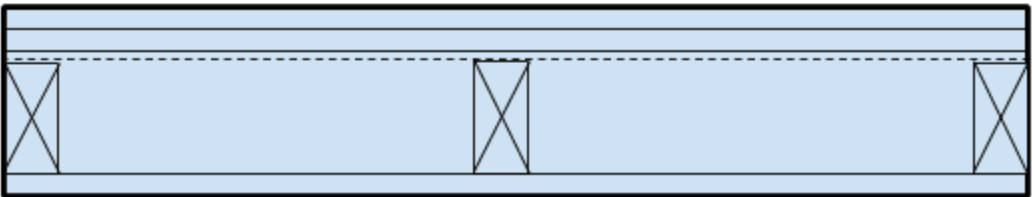
Primary residence: Original drywall removed to allow insertion of 3” mineral fiber insulation in stud space. *One layer ½” CDX attached to studs as required in engineer’s shear wall plan.* Resilient channels attached at right angles to 2x4 wood studs 16” OC with 1 ¾” Type S drywall screws. One layer ⅝” type X gypsum wallboard applied at right angles to channels with 1” Type S drywall screws 8” OC with vertical joints located midway between studs. *Appeal for additional layer of ⅝” type X gypsum wallboard applied at offset orientation with 6d cement coated nails to same side of wall.*



ADU bathroom south wall: Original drywall on top of existing plaster leveling bevelled edges of pre-existing cedar siding, on top of pre-existing shiplap. Note this wall must remain intact to allow current shower and tile to remain in place. Tile is installed on about 1/2 of this surface. *Appeal for 18”x24” 1.5-hour fire resistant door to be installed in foundation stemwall crawlspace access.*

West bathroom firewall:

Mudroom wall: Original wood paneling to be removed to allow for insertion of 3” mineral fiber insulation in stud space. Resilient channels attached at right angles to 2x4 wood studs 16” OC with 1 ¾” Type S drywall screws. One layer ⅝” type X gypsum wallboard applied at right angles to channels with 1” Type S drywall screws 8” OC with vertical joints located midway between studs. *Appeal for additional layer of ⅝” type X gypsum wallboard applied with 6d cement coated nails to same side of wall.*



Bathroom wall (4 southernmost horizontal feet of east wall): Original drywall on 2x4 wood studs 16” OC. *Requesting allowance of existing shower fixture (faucet and head), provided that both penetration firestop systems are sealed with fire-blocking foam, as per 302.4.1.2.*



Quality Access Doors - FAST !



FIRE-RATED INSULATED BA-FW-5050

Application

- For all types of walls and ceilings
- This door should be used in walls when temperature rise or heat transmission is a factor.

Product Features

- Insulated door panel • Concealed hinge • Self-closing • Self-Latching
- Inside latch release

BA-FW-5050 Access Door Specifications:

Door / Door Frame: Steel or Stainless Steel: 20 gage door, 16 gage mounting frame
Door filled with 2" thick fire rated insulation, flange to be 1" wide

Hinge: Concealed

Fire Rating (Walls): UL — 1-1/2 hour "B" label. ULC — 2 hour "B" label.

Max size: 36 x 48. (Ceilings): Warnock Hersey International 3 hour rated in a non-combustible ceiling. 1 hour rated in a combustibile ceiling. Max size: 24 x 36

Standard Latch: Universal self-latching bolt, operated by either a knurled knob or flush key. When master keying is required, doors can be prepared for mortise cylinder locks.

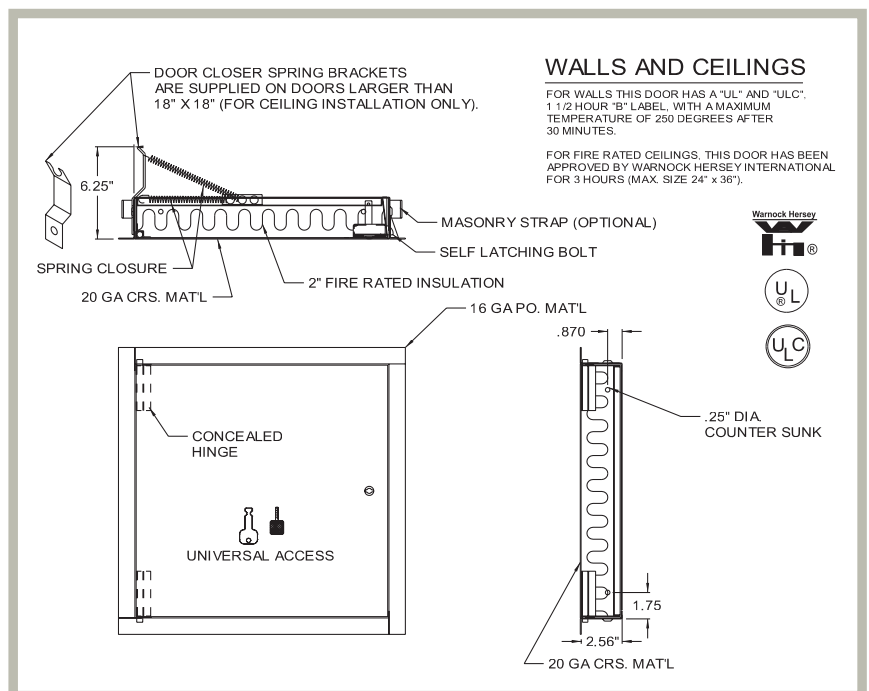
Finish: Steel: 5 stage iron phosphate preparation with prime coat of white baked-on enamel.
Stainless Steel: #4 satin polish



STANDARD SIZES (Special sizes available upon request)

NOMINAL DOOR SIZE W X H		WEIGHT PER DOOR		
inches	mm	Latches	lbs.	kg.
8 X 8	203 X 203	1	8	3.6
10 X 10	254 X 254	1	9	4.1
12 X 12	305 X 305	1	10	4.8
14 X 14	355 X 355	1	12	5.4
16 X 16	406 X 406	1	15	6.8
18 X 18	457 X 457	1	20	9.1
22 X 30	560 X 762	1	32	14.5
22 X 36	560 X 914	2	35	15.9
24 X 24	610 X 610	1	28	12.7
24 X 36	610 X 914	2	38	18.1
24 X 48	610 X 1220	2	48	21.3
30 X 30	762 X 762	2	38	18.1
36 X 36	914 X 914	2	54	24.5
36 X 48	914 X 1220	2	76	34.5

Wall or ceiling opening is W + 3/8" (9 mm)
For detailed specifications see submittal sheet



Phone: 1-800-483-0823
Fax: 1-888-828-6021
Email: info@BestAccessDoors.ca

For more information, contact Best Access Doors

www.BestAccessDoors.ca

Firewall Detail

Appeal to modify GA File No. WP 3242 for interior firewall, wood framed.

All electrical receptacles along these walls will meet fire-resistant penetration requirements.

This firewall assembly to be used on common wall, from foundation stem wall to roof sheathing of ADU.

- One layer $\frac{1}{2}$ " CDX attached to studs as required in engineer's shear wall plan. Resilient channels attached at right angles to 2x4 wood studs 16" OC with $1\frac{3}{4}$ " Type S drywall screws. One layer $\frac{5}{8}$ " type X gypsum wallboard applied at right angles to channels with 1" Type S drywall screws 8" OC with vertical joints located midway between studs. Appeal for additional layer of $\frac{5}{8}$ " type X gypsum wallboard applied with 6d cement coated nails to same side of wall.

- Pre-existing gypsum removed along dotted line.
- 3" Mineral wool inserted into cavity, continuous from foundation stem wall to roof line.

Existing gypsum intact, covered with kitchen cabinetry of primary residence.

- Pre-existing gypsum removed along dotted line.
- 3" Mineral wool inserted into cavity, continuous from foundation stem wall to roof line.
- One layer $\frac{1}{2}$ " CDX attached to studs as required in engineer's shear wall plan. Resilient channels attached at right angles to 2x4 wood studs 16" OC with $1\frac{3}{4}$ " Type S drywall screws. One layer $\frac{5}{8}$ " type X gypsum wallboard applied at right angles to channels with 1" Type S drywall screws 8" OC with vertical joints located midway between studs. Appeal for additional layer of $\frac{5}{8}$ " type X gypsum wallboard applied with 6d cement coated nails to same side of wall.

Existing gypsum intact, covered with Hardie Backer Board and ceramic tile of ADU shower.

- Resilient channels attached at right angles to 2x4 wood studs 16" OC with $1\frac{1}{4}$ " Type S drywall screws. One layer $\frac{5}{8}$ " type X gypsum wallboard applied at right angles to channels with 1" Type S drywall screws 8" OC with vertical joints located midway between studs. Appeal for additional layer of $\frac{5}{8}$ " type X gypsum wallboard applied with 6d cement coated nails to same side of wall.

A 1.5-hr fire-resist rated, self-latching, gasketed door will be installed in the existing cut out into the primary residence kitchen crawlspace. UL + ULC-rated.