

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered. - Held over from ID 20390 (5/8/19)

Appeal ID: 20404	Project Address: 5120 SE 28th Ave
Hearing Date: 5/15/19	Appellant Name: Kendra Duong
Case No.: B-014	Appellant Phone: 5038532006
Appeal Type: Building	Plans Examiner/Inspector: Renay Radtke Butts
Project Type: commercial	Stories: 2 Occupancy: B, R-3, S-2 Construction Type: V-B
Building/Business Name: Mosaic String Academy	Fire Sprinklers: Yes - basement, first floor, second floor
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal, occ Change from M to B	LUR or Permit Application No.: 18-164227-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: music school, residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	ossc 1207
Requires	Floor assemblies separating dwelling units from other occupancies contiguous to them in the same building shall have an STC rating of not less than 50, and an IIC rating of not less than 50.
Proposed Design	<p>This is an existing building built in 1946 of type VB construction and is largely intact compared to its original configuration. It was built as the residence and operations for the Lambert Gardens which was in operation until the late 1960's. It consists of 3 wings, two of which include a basement, and two of which are 2 stories.</p> <p>We propose to add a layer of 5/8" type "x" gypsum board over resilient clips which will create a 2" cavity which will be filled with insulation. This will increase the performance from an STC of 37 to an STC of 42-43. The IIC is estimated to increase from 31 to over 50 due to the fact that there is carpet in all areas of the second floor other than restrooms and utility spaces. The acoustical consultant has deemed this the most practical means of improvement.</p>
Reason for alternative	<p>The existing floor construction between the B occupancy on the first floor and the existing R-3 occupancy on the second floor consists of 4 x 12 joists at 2'-0" on center with a 5/8" gypsum board ceiling, and 3/4" (1" nominal) wood floor over 3/4" (1" nominal) subfloor. In most areas the finished floor consists of carpet, or laminate over carpet, over the original wood flooring.</p> <p>Note that the lower level of this building has changed occupancy numerous times over the years but the second floor has remained a residential occupancy since 1946.</p> <p>Business hours for the first floor tenant are 2pm to 8pm. Residential tenants will be aware of the ground floor tenant use and hours of operation and may voluntarily enter into a rental agreement.</p>

Appeal item 2

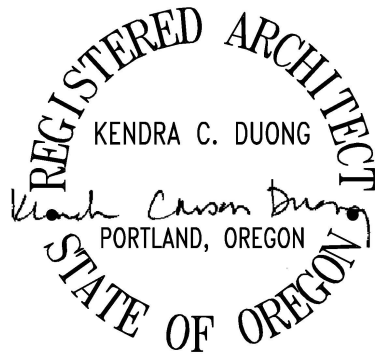
Code Section	ossc 1008.1.1
Requires	The minimum width of each door opening shall provide a clear width of 32".
Proposed Design	<p>This is an existing building built in 1946 of type VB construction and is largely intact compared to its original configuration. It was built as the residence and operations for the Lambert Gardens which was in operation until the late 1960's. It consists of 3 wings, two of which include a basement, and two of which are 2 stories.</p> <p>The building has a full NFPA 13 fire sprinkler system installed in 2005, as would be required in the current building code, but it also has a fire alarm system complying with NFPA 72, which would not be required per the current building code.</p> <p>There are 8 existing exterior doors on the first floor, which is 4,978 square feet. All exterior doors are 36" or 48" wide. Two exits are required based on occupant load.</p> <p>All new interior doors will be 36". Doors that provide less than 32" clear width are doors 101, 104, 106, 108, 109A, 110B, 110C, 110D, 115, 117, 118B and 118C.</p>
Reason for alternative	It would be impractical, in some cases technically infeasible, and cost prohibitive to enlarge all existing non-compliant doors. Note that this same appeal was granted in 2001 for temporary daycare use without an alarm or sprinkler system.

APPEAL DECISION

- 1. Reduction of Sound Transmission Class (STC) rating of floor / ceiling assembly: **Granted as proposed.**
 - 2. Reduction in minimum required door width: **Granted provided doors 110B, 110C and 115 are replaced with 3/0 x 6/8 doors.**
- Appellant may contact John Butler (503 823-7339) with questions.**

The Administrative Appeal Board finds with the conditions noted, 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.

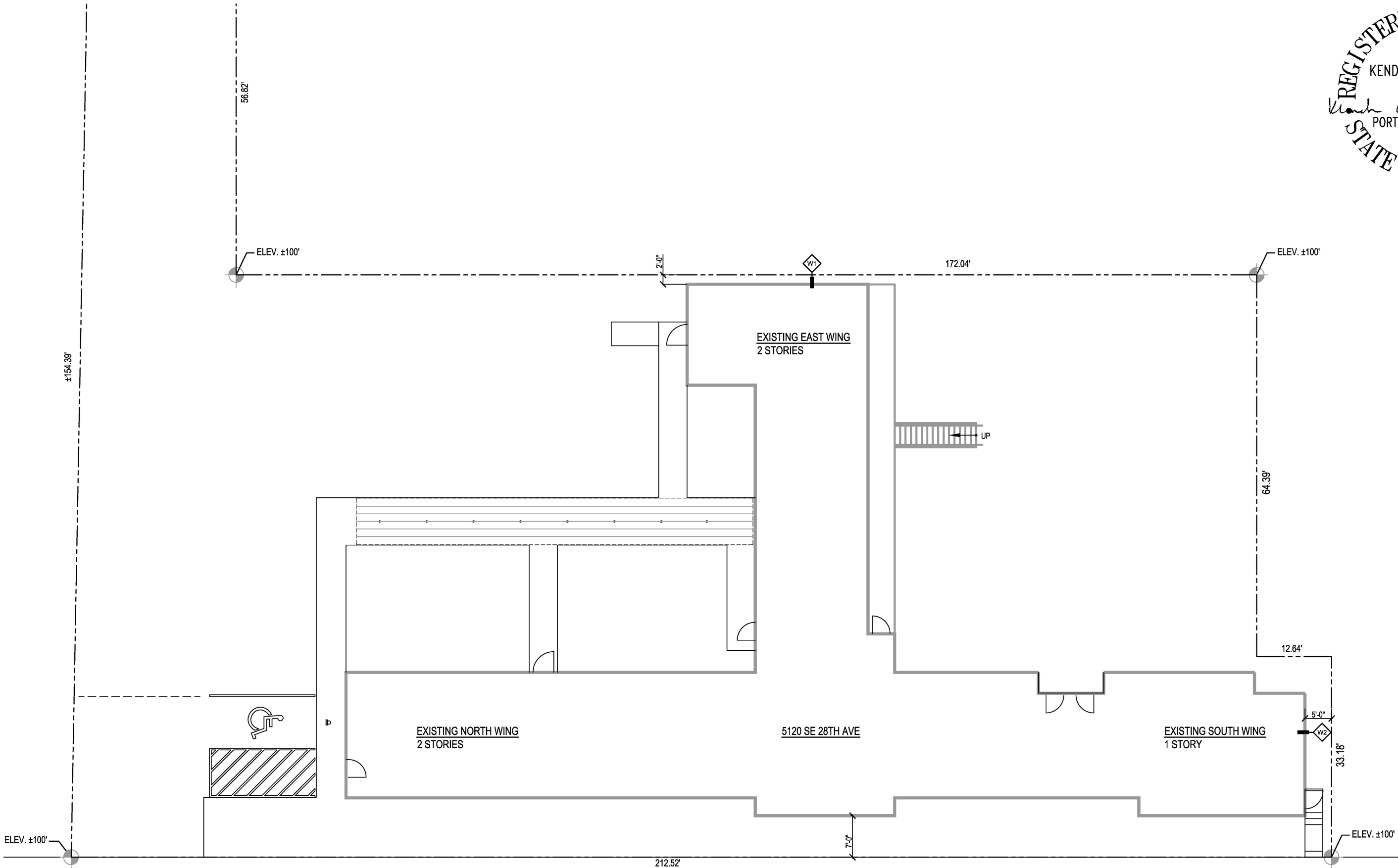


LAMBERT HOUSE ALTERATIONS

5120 SE 28TH AVE
PORTLAND, OR 97202

REVISIONS:	
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DATE: May 3, 2019	
JOB NO:	

AP1

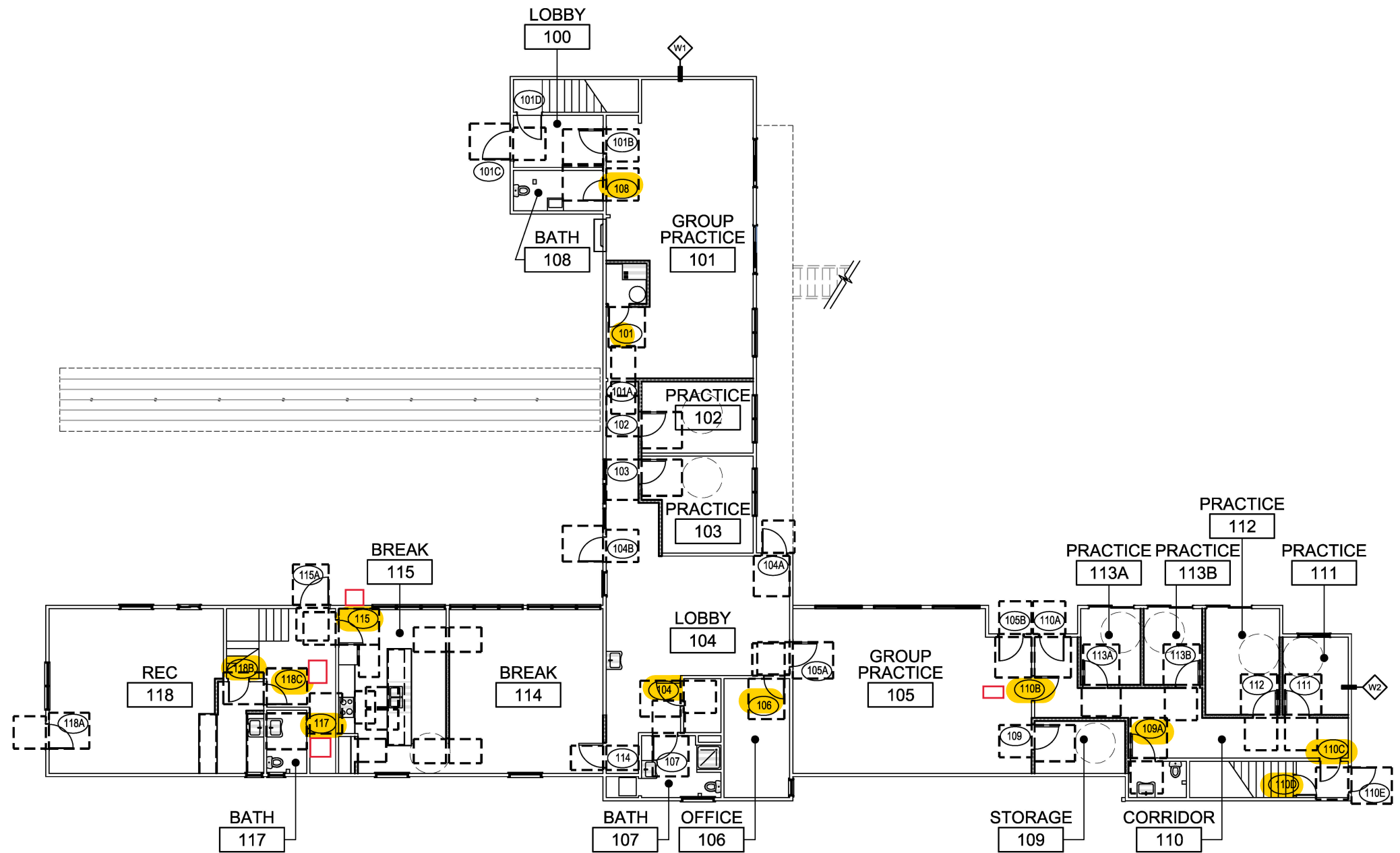


1
AP1

SITE PLAN SE 28TH STREET

SCALE: 1"=20'-0"





1
AP2

FIRST FLOOR PLAN

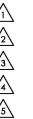
SCALE: 1/16" = 1'-0"



LAMBERT HOUSE ALTERATIONS

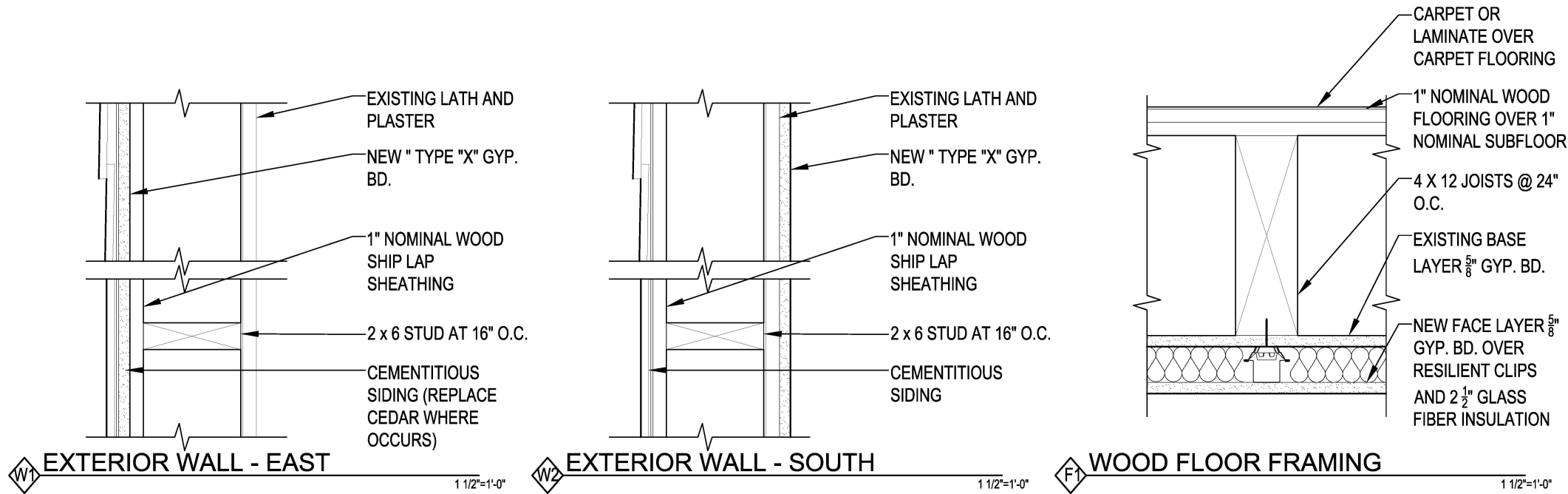
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REVISIONS:



DATE: May 3, 2019
JOB NO:

AP2



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AP3

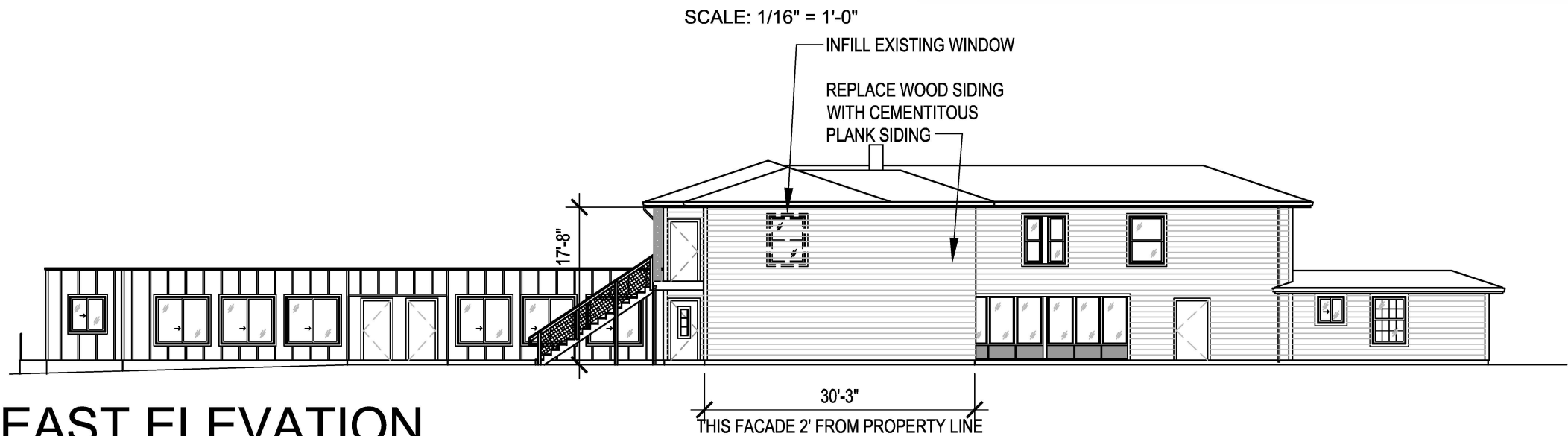
ASSEMBLIES



2
AP3

SOUTH ELEVATION

GA FILE NO. FC 5410	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to 2 x 10 wood joists 16" o.c. with 5d nails, 1 5/8" long, 0.099" shank, 1/4" heads, 6" o.c. Nails placed 3/4" from board edge joints and 1/2" from board end joints. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 1 9/32" plywood finished floor with long edges T & G and 1 5/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
		Approx. Ceiling Weight: 2 psf	
		Fire Test: UL R1319-66, 11-9-64, UL Design L512; UL R3501-45, 5-27-65, UL Design L522; UL R2717-38, 6-10-65, UL Design L503; UL R3543-6, 11-10-65, UL Design L519; ULC Design M502	
		Sound Test: NGC 4024, 7-13-66	
		IIC & Test: 32 (66 C & P) NGC 5032, 7-19-66	



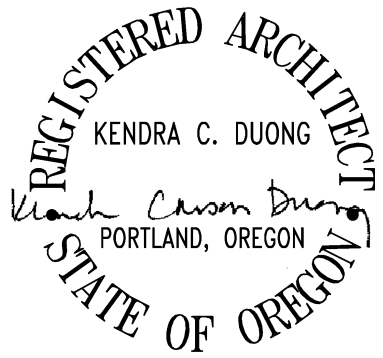
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AP3

EAST ELEVATION

LAMBERT HOUSE ALTERATIONS
5120 SE 28TH AVE
PORTLAND, OR 97202

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DATE: May 3, 2019
JOB NO:

AP3



HARDWARE SCHEDUL

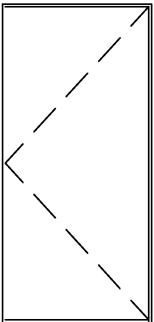
HARDWARE SET #1
PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH
3 ea	HINGE	5BB 4.5 x 4.5	652
1 ea	STOREROOM LOCK	AL80PD NEP	626
1 ea	KICK PLATE	8400 10" x 2" LDW B4E	630
1 ea	WALL STOP	WS406 / 407CVX	630

HARDWARE SET #2

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH
3 ea	HINGE	5BB 4.5 x 4.5	652
1 ea	PRIVACY	AL80PD NEP	626



A

DOOR TYPES

MARK	LOCATION	SIZE	DOOR					FRAME		NOTES
			THICK-NESS	DOOR MATERIAL	DOOR FINISH	DOOR TYPE	HRDWR SET	FRAME TYPE	FRAME FINISH	
101	UTILITY	3068	1-3/8	WD/SC	P	A	01	WD	P	
101A	GROUP PRACTICE	3668	1-3/8	WD/SC	P	A	01	WD	P	BARN DOOR
101B	GROUP PRACTICE	3668	1-3/8	WD/SC	P	A	01	WD	P	
101C	EAST EXIT	4068	1-3/8	WD/SC	P	A	01	WD	P	1/2" THRESHOLD
101D	EAST STAIR	3668	1-3/8	WD/SC	P	A	01	WD	P	
102	PRACTICE	3668	1-3/8	WD/SC	P	A	01	WD	P	
103	PRACTICE	3668	1-3/8	WD/SC	P	A	01	WD	P	
104	(E) STORAGE 104	3068	1-3/8	WD/SC	P	A	01	WD	P	
104A	(E) LOBBY 104	3668	1-3/8	WD/SC	P	A	01	WD	P	1/2" THRESHOLD
104B	(E) LOBBY 104	3668	1-3/8	WD/SC	P	A	01	WD	P	1/2" THRESHOLD
105A	GROUP PRACT 105	3668	1-3/8	WD/SC	P	A	01	WD	P	
105B	GROUP PRACT 105	3668	1-3/8	WD/SC	P	A	01	WD	P	
106	(E) STORAGE 106	3668	1-3/8	WD/SC	P	A	01	WD	P	
107	(E) BATH 107	4068	1-3/8	WD/SC	P	A	01	WD	P	
108	(E) BATH 108	3068	1-3/8	WD/SC	P	A	01	WD	P	
109	STORAGE	3668	1-3/8	WD/SC	P	A	01	WD	P	
109A	(E) BATH 109A	3068	1-3/8	WD/SC	P	A	01	WD	P	
110A	CORRIDOR 110	3668	1-3/8	WD/SC	P	A	01	WD	P	
110B	CORRIDOR 110	2868	1-3/8	WD/SC	P	A	01	WD	P	
110C	CORRIDOR 110	3068	1-3/8	WD/SC	P	A	01	WD	P	
110D	SOUTH STAIR	3068	1-3/8	WD/SC	P	A	01	WD	P	
110E	SOUTH STAIR	3068	1-3/8	WD/SC	P	A	01	WD	P	1/2" THRESHOLD
111	PRACTICE	3668	1-3/8	WD/SC	P	A	01	WD	P	
112	PRACTICE	3668	1-3/8	WD/SC	P	A	01	WD	P	
113A	PRACTICE	3668	1-3/8	WD/SC	P	A	01	WD	P	
113B	PRACTICE	3668	1-3/8	WD/SC	P	A	01	WD	P	
114	BREAK ROOM 114	3668	1-3/8	WD/SC	P	A	01	WD	P	
115	BREAK ROOM 115	2668	1-3/8	WD/SC	P	A	01	WD	P	45 MINUTE RATING, NOT LOCKABLE FROM INSIDE
115A	NORTH WING EXIT	4068	1-3/8	WD/SC	P	A	01	WD	P	1/2" THRESHOLD
117	(E) BATH 117	2668	1-3/8	WD/SC	P	A	01	WD	P	
118A	RES. REC ROOM	3668	1-3/8	WD/SC	P	A	01	WD	P	1/2" THRESHOLD
118B	RES. REC ROOM	3068	1-3/8	WD/SC	P	A	01	WD	P	
118C	RES. REC ROOM	2668	1-3/8	WD/SC	P	A	01	WD	P	
201	BEDROOM	3668	1-3/8	WD/SC	P	A	02	WD	P	20 MINUTE RATING

DOOR MATERIAL LEGEND

WD/SC WOOD SOLID CORE

FINISH LEGEND

P MANUF PAINT MANUFACTURER

NOTE:

SEE 2/A2.01 FOR LOCATION OF DOOR 109

REVISIONS:	
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DATE:	May 3, 2019
JOB NO:	

AP4

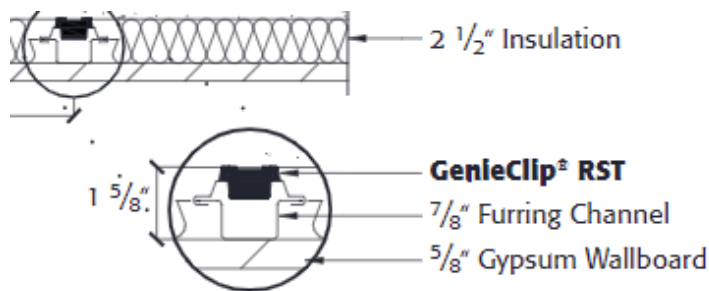
LAMBERT HOUSE ALTERATIONS
5120 SE 28TH AVE
PORTLAND, OR 97202

MEMORANDUM

To: Kendra Carson Duong Architect
From: Todd Matthias, ADS
Date: April 26, 2019

Re: 5120 SE 28th, floor-ceiling improvements for IIC and STC

1. The existing floor of the building consists of $\frac{3}{4}$ " wood over $\frac{3}{4}$ " subfloor on 4x12 (nominal) wood joists 24" on center with one layer of $\frac{5}{8}$ " gypsum attached directly to the bottom of the joists. The estimated sound transmission class (STC) of the floor is 37. The estimated IIC of the floor is 31.
2. Filling the joist cavities of the existing floor-ceiling assembly with blown-in insulation would not be expected to noticeably increase the IIC or the STC.
3. Adding a second layer of gypsum to the existing ceiling would increase the estimated STC to 40 and the estimated IIC to 32.
4. Installing a broadloom carpet with pad would increase the IIC to over 50. The carpet is not expected to measurably increase STC.
5. Using a clip (RSIC-1, from Pac International or Genie Clip from Pliteq) and steel furring channel to hang a second layer of gypsum, creating a 2" deep cavity that is filled with batt glass fiber insulation would increase performance to STC 42-43 and IIC 40-44. See the sketch below.



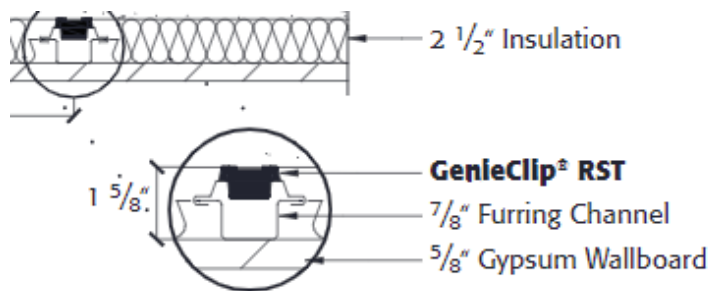
EXPIRES: 12-31-2020

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