

# Development Services

## From Concept to Construction

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



### APPEAL SUMMARY

**Status:** Hold for Additional Information

<b>Appeal ID:</b> 20406	<b>Project Address:</b> 123 SE 13th Ave
<b>Hearing Date:</b> 5/15/19	<b>Appellant Name:</b> Joshua Scott
<b>Case No.:</b> B-016	<b>Appellant Phone:</b> 2067551290
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Natalie Didion
<b>Project Type:</b> commercial	<b>Stories:</b> 4 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-A
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> Yes -
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 17-145908-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4]	<b>Proposed use:</b> Multifamily Residential

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** OSSC 704.2

**Requires** Where columns are required to have protection to be fire-resistance rated, the entire column shall be provided individual encasement protection by protecting it on all four sides for the full length of the column, including connections to other structural members, with materials having the required fire rating.

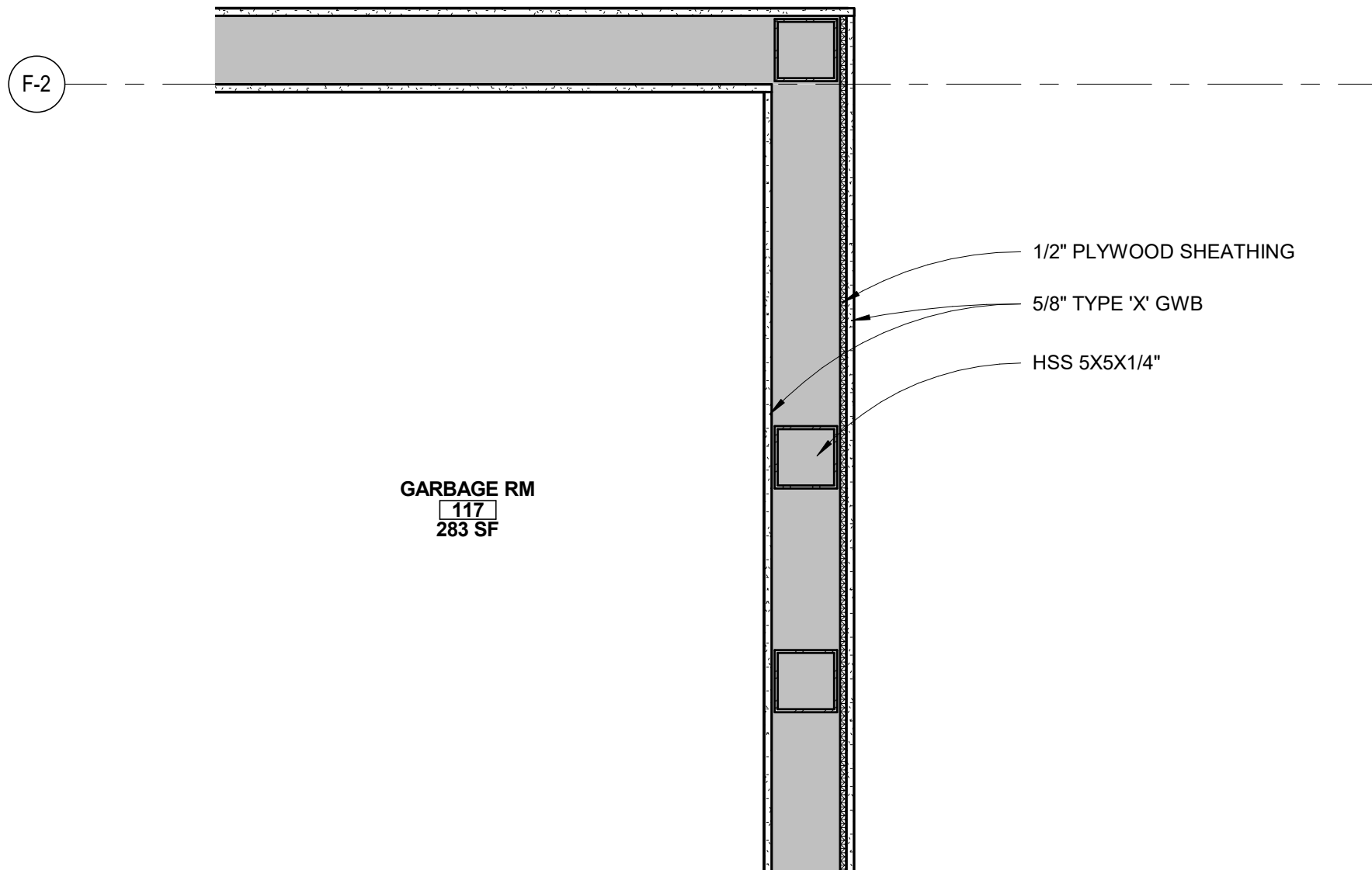
**Proposed Design** Where columns are located within fire-rated wall cavities the membrane protection of the wall provides the fire rated protection for the columns within. Therefore, columns within wall cavities are not protected (encapsulated) with fire rated construction on all four sides. Columns that occur outside of walls to be protected on all four sides with fire rated construction. The specific columns for with this appeal applies are clouded and noted on the attached framing and floor plans.

**Reason for alternative** The 2018 IBC has been updated to add an exception for "columns that meet limitations of Section 704.4.1." Section 704.4.1 now includes columns. "Studs, columns, and boundary elements that integral elements in walls of light-frame construction and are located entirely between the top and bottom plates or tracks shall be permitted to have required fire-resistance rating provided by the membrane protection provided for the wall."

### APPEAL DECISION

**One hour fire rated protection of columns fully contained within fire rated wall membrane per 2018 IBC:**  
**Hold for additional information.**

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



**1** Steel column in 1 HR wall (Typical)

SCALE 1" = 1'-0"

Description:

BUILDING CODE APPEAL -

Where columns are located within fire-rated wall cavities the membrane protection of the wall provides the fire rated protection for the columns within. Therefore, columns within wall cavities are not protected (encapsulated) with fire rated construction on all four sides. Columns that occur outside of walls to be protected on all four sides with fire rated construction.

Project: ANKENY

Date: 05/10/19

Name: Unnamed

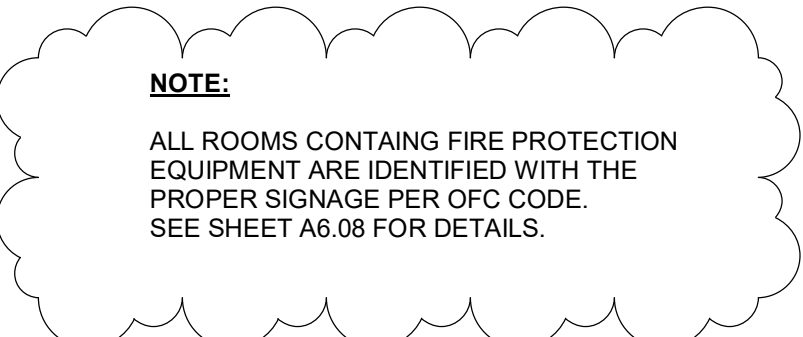
SHEET:

**SK-46**

**kōz**  
DEVELOPMENT

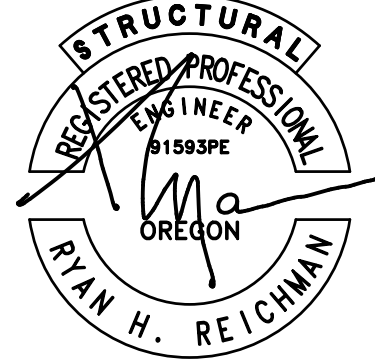
1830 BICKFORD AVE., SUITE 201  
SNOHOMISH, WA 98290





**A2.00**





EXPIRATION DATE: 12/31/2018

DRAWN: ADW  
DESIGN: CCP  
CHECKED: CCP  
APPROVED: RHR

REVISIONS:		
1	Permit Corrections	July 28, 2017
2	Permit Corrections	Aug. 18, 2017
3	Permit Revisions	Dec. 21, 2017
4	ASI #1	Dec. 18, 2017
5	Permit Revisions	Jan. 09, 2018

DPD:

PROJECT TITLE:  
Ankeny St.

1299 SE Ankeny Street

ARCHITECT:  
KOZ Development  
1208 10th St, Suite 201  
Snohomish, WA 98290  
PH. 206.755.1290  
kozdevelopment.com

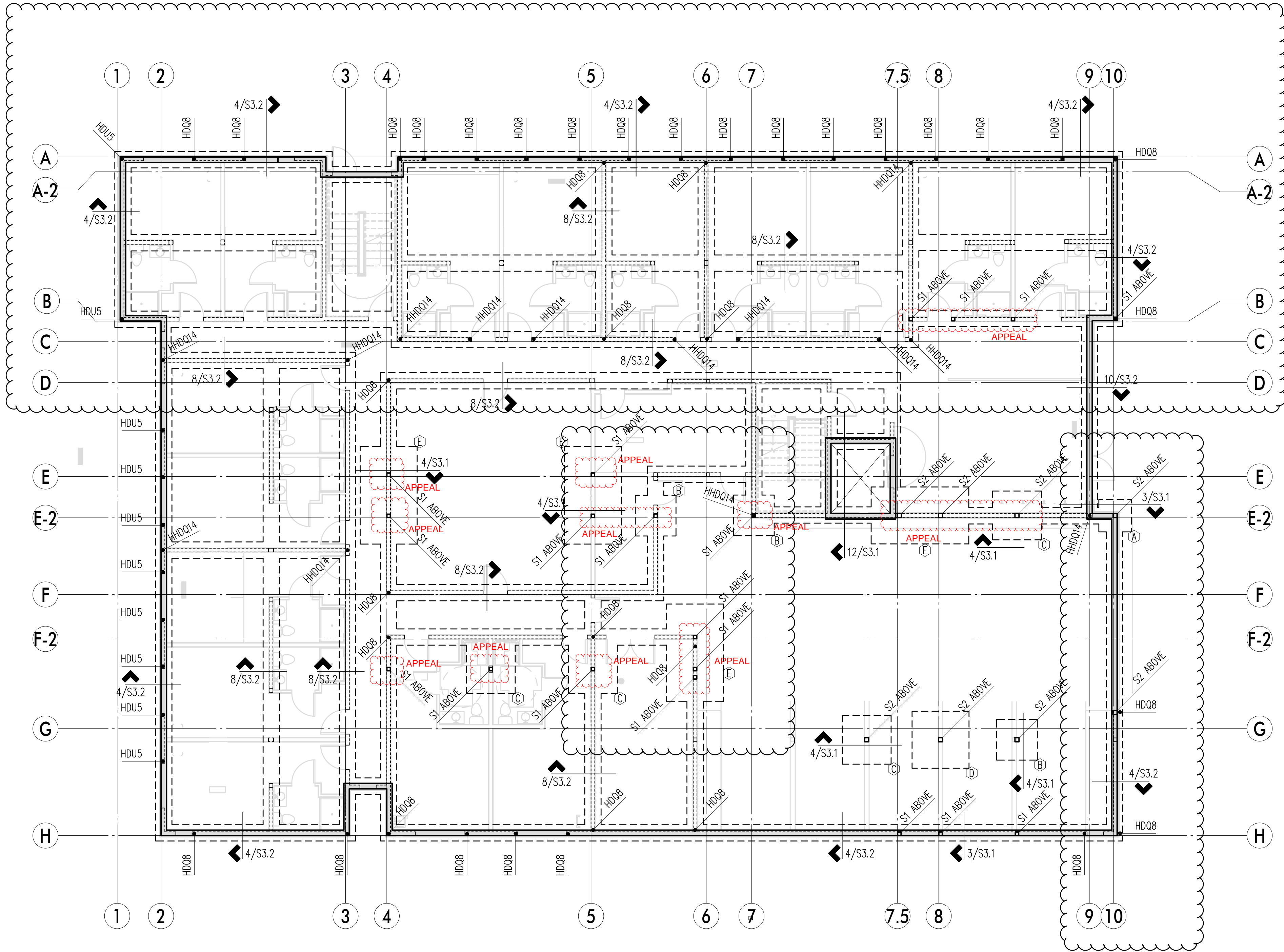
ISSUE:  
Permit

SHEET TITLE:  
Foundation/  
Level 1 Slab Plan

SCALE: 1/8" = 1'-0" U.N.O.  
DATE: Dec. 21, 2017  
PROJECT NO: 10526-2017-01  
SHEET NO:

S2.1

NO: OF SHEETS:



#### Plan Notes

- REFER S1.1 AND S1.2 FOR GENERAL STRUCTURAL NOTES.
- THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" BELOW GRADE, UNLESS NOTED OTHERWISE. REFER GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION REQUIREMENTS
- SLAB ON GRADE SHALL BE 4" THICK AND REINFORCED WITH 6X6 W1.4XW1.4 WWM CENTERED IN SLAB. PROVIDE VAPOR BARRIER PER ARCH BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR SOILS FILL PER SOILS REPORT.
- PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO DIVIDE SLAB INTO RECTANGULAR AREAS OF 400 SQ FT OR LESS. AREAS SHALL BE APPROXIMATELY SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS MUST BE APPROVED BY ARCHITECT. REFER DETAIL 2/S3.1
- REFER TO MECHANICAL/CIVIL DRAWINGS FOR UNDERSLAB PIPING. FOOTINGS MAY BE LOWERED TO AVOID CONFLICTS. SEE 7/S3.1
- SEE 6/S3.1 FOR TYPICAL CORNER REINFORCING ALL ALL CONCRETE WALLS AND FOOTINGS.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL SLAB ELEVATION, FINAL FOUNDATION DIMENSIONS, AND SPECIAL CONCRETE WORK IN ELEVATOR CORE.

#### Legend

	CONCRETE WALL
	WOOD WALL OR COL. ABOVE
	CONCRETE FOOTING BELOW
	T.O.S. TOP OF SLAB ELEVATION

#### Schedule

##### Footing Schedule

MARK	FOOTING SIZE	DEPTH	REINF.
(A)	4'-0" x 4'-0"	10"	(4) #5 EA. WAY BOT.
(B)	5'-0" x 5'-0"	12"	(5) #5 EA. WAY BOT.
(C)	6'-0" x 6'-0"	12"	(6) #5 EA. WAY BOT.
(D)	7'-0" x 7'-0"	18"	(9) #5 EA. WAY BOT.
(E)	7'-0" x 12'-0"	18"	#5 @ 9" oc EA. WAY BOT.

##### Steel Schedule

MARK	MEMBER
S1	HSS 5x5x1/4
S2	HSS 6x6x1/4

#### Foundation/Level 1 Slab Plan

Scale: 1/8" = 1'-0"





WALL ASSEMBLIES (EXTERIOR)			RATINGS		
WALL TYPE	WALL DETAIL	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
EW1		- 5/8" TYPE 'X' G.W.B. - R-21 GLASSFIBER BATT INSULATION - 2X6 STUDS PER STRUCTURAL - 1/2" PLYWOOD SHEATHING - WATERPROOF MEMBRANE - SIDING MATERIALS (VARY)	1 HOUR FROM INTERIOR UL U302 GA 3419		R-21
EW2		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - R-21 FIBERGLASS BATT INSULATION - 2X6 STUDS PER STRUCTURAL - 1/2" PLYWOOD SHEATHING - (2) LAYERS 5/8" GYPSUM SHEATHING - WATERPROOF MEMBRANE - SIDING MATERIALS (VARY)	2 HOUR (BOTH SIDES) GA WP 8415 UL U308		R-21
EW3		- 5/8" TYPE 'X' G.W.B. - R-21 FIBERGLASS BATT INSULATION - 2X6 STUDS PER STRUCTURAL - 1/2" PLYWOOD SHEATHING - 5/8" TYPE 'X' G.W.B. - WATERPROOF MEMBRANE - SIDING MATERIAL (VARIES)	1 HOUR BOTH SIDES UL U302 GA WP 8109		R-21

WALL ASSEMBLIES (INTERIOR)			RATINGS		
WALL TYPE	WALL DETAIL	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
IW1		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - 2X6 STUDS @ 16" O.C. - R-21 BATT INSULATION - (2) LAYERS 5/8" TYPE 'X' G.W.B.	2 HOUR UL 263 DESIGN #U301	STC 58 SA920 USG810219	
IW2		- 5/8" TYPE 'X' G.W.B. - 2X6 STUDS @ 16" O.C. - R-21 SOUND BATT INSULATION - 5/8" TYPE 'X' G.W.B.	1 HOUR GA WP 3644		
IW3		- 5/8" TYPE 'X' G.W.B. - 2X4 STUDS @ 16" O.C. - R-15 SOUND BATT INSULATION - 5/8" TYPE 'X' G.W.B.	1 HOUR GA WP 3644		
IW4		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - 2X6 STUDS @ 16" O.C. - R-21 BATT INSULATION - 1/2" RESILIENT CHANNEL - 5/8" TYPE 'X' G.W.B.	1 HOUR UL 263 DESIGN #U311	STC 52 MIN. 50	
IW5		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - 2X6 STUDS @ 16" O.C. - R-21 BATT INSULATION - 1/2" RESILIENT CHANNEL - 5/8" TYPE 'X' G.W.B.	1 HOUR UL 263 DESIGN #U311 GA FILE NO. WFS243	STC 52 MIN. 50	
C1		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - R-21 MIN CLOSED CELL SPRAY FOAM INSUL. - 2 X 4 STUDS @ 16" O.C. - 1" AIR SPACE (BETWEEN STUDS AND WALL) - 8" CONCRETE WALL PER STRUCTURAL	N/A ≥ 2 HOUR		R-21
C7		- DRAINAGE MAT (AS REQUIRED) - 8" CONCRETE WALL PER STRUCTURAL	N/A ≥ 2 HOUR		
		- STEEL COLUMN PER STRUCTURAL - 1 5/8" STEEL STUD - 1/2" FIRE-SHIELD C OR 5/8" FIRE-SHIELD GYPSUM BOARD - CORNER BEAD	1 HOUR UL 263 DESIGN #X528		

## 1 WALL ASSEMBLIES

SCALE 3/4" = 1'-0"

FLOOR/CEILING TYPE ASSEMBLIES			RATINGS		
FLOOR TYPE	FLOOR/CEILING DETAIL	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
F1		- FINISHED FLOOR PER PLAN - 1/4" GYPCRETE - 1/4" ACOUSTIC FLOOR MAT - 3/4" SUBFLOOR SHEATHING (PER STRUCTURAL) - TJI FLOOR FRAMING (PER STRUCTURAL) - 1/2" RESILIENT FURRING CHANNEL - (2) LAYERS 1/2" TYPE 'X' GWB (1HR RATED ACCESS PANELS)	1 HOUR UL DESIGN L589 GA-FC-5011	STC: MIN. 66 IC: MIN. 50	N/A *MODIFIER* R-30
F1*		*MODIFIER* R-38 @ FLOOR/CEILING IN GARAGE - MOISTURE RESISTANT GWB @ GARAGE			
F3		- FINISHED FLOOR PER PLANS - 1/4" 1/2" GYPCRETE - 3/4" SUBFLOOR SHEATHING (PER STRUCTURAL) - 2X6 WD FRAMING PER STRUC. - (2) LAYERS 1/2" TYPE 'X' GWB - MEP/BUILDING UTILITIES PLENUM - (1) LAYER 1/2" GWB (NON-RATED ACCESS PANELS)	1 HOUR UL DESIGN L514 SYSTEM #4	N/A	N/A
F4		- FINISHED FLOOR PER PLANS - CONCRETE SLAB ON GRADE W/ REBAR PER STRUC. - 6 MIL POLY (VAPOR BARRIER) - 2" RIGID INSULATION - COMPACTED STRUCTURAL FILL - R-10 PERIMETER INSULATION COVERS THE SLAB EDGE AND EXTENDS 2 FEET UNDER THE SLAB	N/A	N/A	N/A
F5		- VINYL PLANK FLOORING / CARPET - 3/4" SHEATHING (PER STRUCTURAL) - TJI FLOOR FRAMING (PER STRUCTURAL) - 5/8" TYPE 'X' GWB - RESILIENT CHANNEL - (2) LAYERS 5/8" TYPE 'X' GWB	2 HOUR UL DESIGN L538	N/A	N/A *MODIFIER* R-30
RECESSED CEILING/FAN DUCTING @ 1HR CEILINGS			1- 5/8" GWB WITHIN JOIST BAY (W/ BLOCKING AS REQUIRED) 2- RECESSED FAN UNIT. 3- DUCT TO EXTERIOR. 4- JOIST PER SCHEDULE		
			BOX JOIST BAY W/ 5/8" GWB TO EXTERIOR WALL		
STEEL BEAM PROTECTION @ 1HR CEILING			- FLOOR FRAMING (PER STRUCTURAL) - STEEL BEAM - 2X6 GAGE 1" X 2" STEEL ANGLE - 2 LAYERS 1/2" TYPE 'X' GWB		
			1 HOUR UL DESIGN: L524		

## 2 FLOOR /CEILING ASSEMBLIES

SCALE 3/4" = 1'-0"

ROOF ASSEMBLIES			RATINGS		
ROOF TYPE	ROOF DETAIL	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
R1		- APPROVED *CLASS B ROOFING SYSTEM (PER SPEC) - COVERBOARD - TAPERED INSULATION AT 1/4" PER FOOT - 6" IMPERMEABLE RIGID INSULATION [45.7R/PER INCH] - SHEATHING PER STRUC. - FILL VOID WITH BATT INSULATION [9 1/2" @ R-30] - TJI JOIST (PER STRUC) - (2) LAYERS 1/2" TYPE 'X' GYPSUM WALL BOARD	1 HOUR UL DESIGN P522	STC: 35-39	R-34.2 R-16 ±R-60.2
R2		- APPROVED *CLASS B ROOFING SYSTEM (PER SPEC) - COVERBOARD - TAPERED INSULATION AT 1/4" PER FOOT - 6" IMPERMEABLE RIGID INSULATION [45.7R/PER INCH] - SHEATHING PER STRUC. - FILL VOID WITH BATT INSULATION [9 1/2" @ R-30] - 2 X 8 JOIST (PER STRUC) - (2) LAYERS 1/2" TYPE 'X' GYPSUM WALL BOARD	1 HOUR UL DESIGN P522	STC: 35-39	R-34.2 R-16 ±R-60.2

## 3 ROOF ASSEMBLY

SCALE 3/4" = 1'-0"



ASI SET 01.19.18

7	Revision 02-2	01/19/18
4	Revision 01-4	08/04/17
2	Revision 01-2	06/12/17
#	Issue	Date

**kōz**  
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SUITE 201  
SNOHOMISH, WA 98290  
206.755.1290

ANKENY  
1299 SE ANKENY ST,  
PORTLAND, OR

PROJECT # XXXXX

BUILDING ASSEMBLIES

DATE: 01.19.18

SHEET: **A6.05**

ARCHITECTS SUPPLEMENTAL INSTRUCTION SET