

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20384	Project Address: 5510 N Denver Ave
Hearing Date: 5/15/19	Appellant Name: david sheerin
Case No.: B-001	Appellant Phone: (503)234-2945
Appeal Type: Building	Plans Examiner/Inspector: Robert Keal
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: V
Building/Business Name: Killingsworth N D Block	Fire Sprinklers: Yes -
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-272167-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: R-2 Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1023.4 & 202

Requires	Exit Passageways on the Level of Exit Discharge shall terminate at an Exit Discharge. Exit Passgeways on other levels shall terminate at an Exit. Exit Discharge: That portion of a Means of Egress System between the termination of an exit and a public way.
Proposed Design	We will use a Tyco WS sprinkler system on the glazing at the exit discharge as a substitute for 2 hour fire rating, as indicated by Plans Examiner.
Reason for alternative	As indicated by the Plans Examiner, alternate will provide equivalent health, accessibility, structural capacity, energy conservation, life safety and fire protection to what the code requires.

Appeal item 2

Code Section 1203.2

Requires	Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilation openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. An airspace of not less than 1 inch (25 mm) shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1/150th of the area of the space ventilated.
Proposed Design	We are proposing an unventilated Roof assembly with R-20 minimum thermal insulation and vapor barrier entirely above the roof deck. By placing the insulation above the roof deck, the Dew Point

occurs above the roof deck and not within the roof cavity. Because the condensation can only occur above the roof assembly, no ventilation is required within the roof assembly to draw unwanted water vapor out of the building.

Reason for alternative The proposed modification conforms to structural, energy conservation and life safety requirements.

This assembly has been accepted in the past by the City of Portland for non-ventilated low-slope roofs.

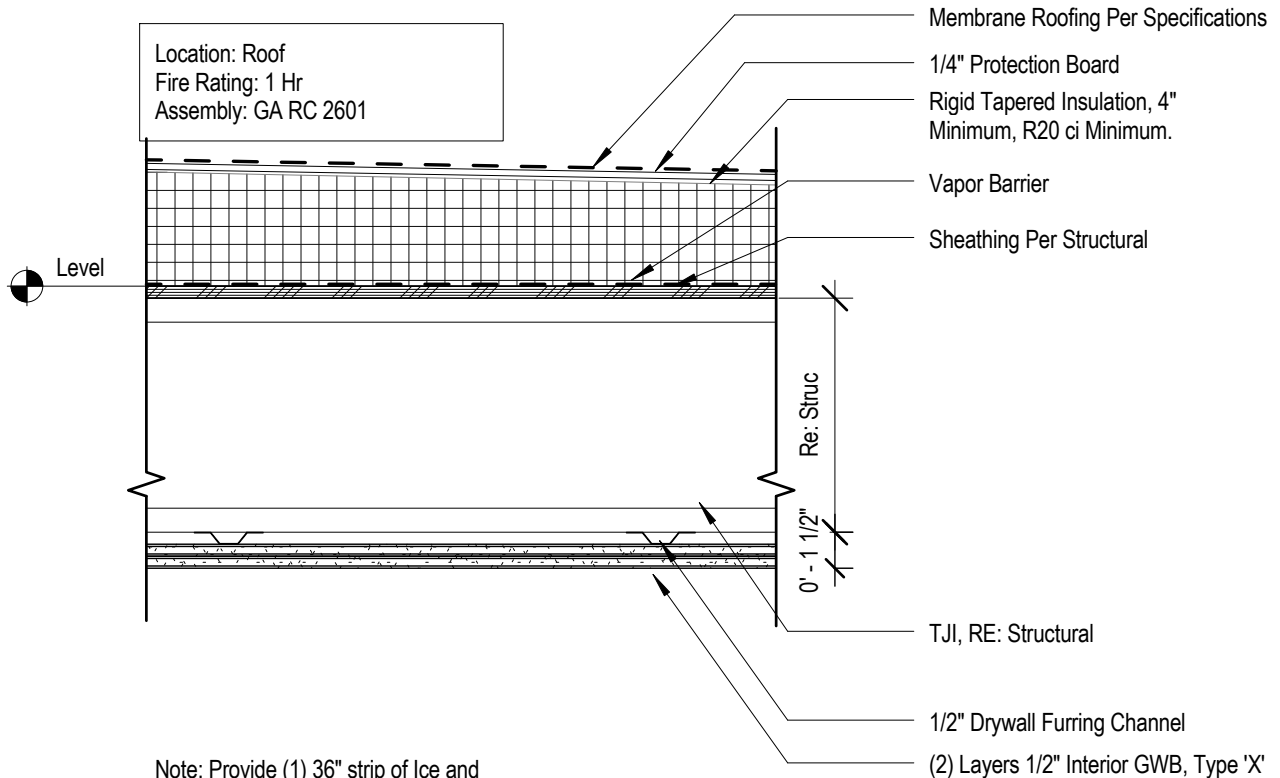
APPEAL DECISION

1. Termination of exit passageway within building: Granted as proposed.

2. Unvented attic space: 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.

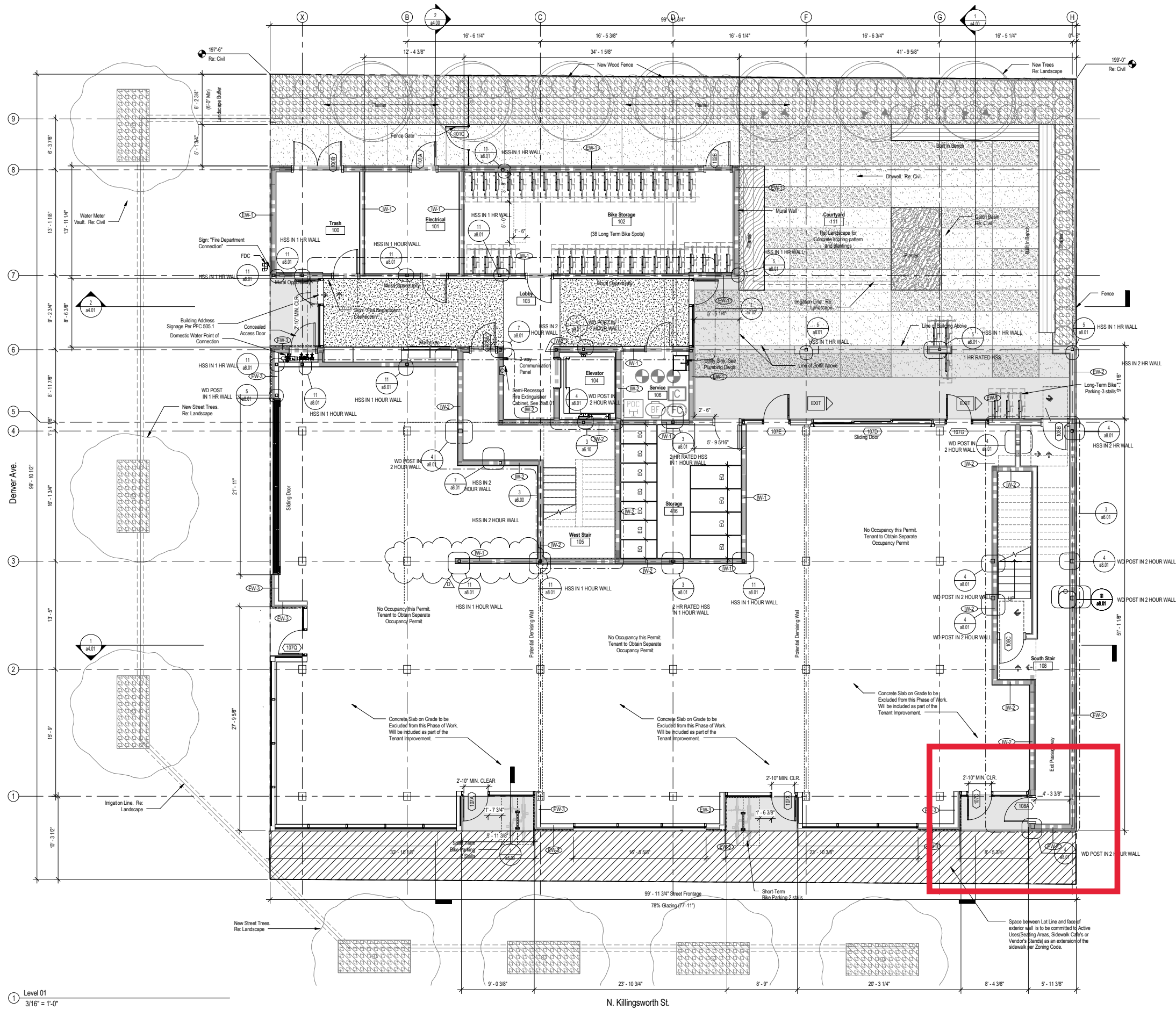
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



Ceiling/ Roof Assembly (1 Hr)

1

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- General Notes
- Re: g0.01 for Dimensioning Standards
 - Re: a0.01 and a0.02 for Typical Assemblies
 - Re: a0.05 for Door Types Schedules
 - Re: a6.00 to a6.03 for enlarged stair plans and sections.
 - Re: Spec for Product Information and Installation Requirements
 - Re: Spec for Accessible Parking Stall Requirements
 - Re: Landscape Drawings Planting, Courtyard Lighting, and Irrigation Information.
 - Re: Civil for all Grading and Elevations.
 - Contractor to notify Architect of any discrepancies prior to start of work.
 - Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contract to notify Architect of any discrepancies.
 - Stud to be centered of grid for all load bearing walls UON. Re: Structural.
 - Verify All Dimensions with Structure with Structural Drawings and Specification Regarding Dimensional Tolerances.
 - All bike parking is allocated for residential unless otherwise noted. Minimum requirements are met per code 33.266.210
 - Mechanical, electrical, plumbing, fire sprinklers, and energy envelope are all being included in the current permit for the shall space. This space will consist of a separate T.I. permit required prior to occupancy of space.
 - All units to be Type B unless otherwise noted.
 - Closest Doors to be Centered UON
 - All closets to be 2'-0" Ctr.
 - Furring Strips to be added as required to ensure finish wall faces/ soffits remain aligned as shown. Notify Architect of any dimensional discrepancies.
 - Any installation details for fire protection systems are FOR REFERENCE ONLY, with final installation requirements to be determined during the trade plan review process at the Fire Marshal's Office.
 - Smoke Alarms will be provided in accordance with 907.2.11
-In each room used for sleeping purposes
-Outside each sleeping area, in immediate vicinity
-On each story of a dwelling unit
 - Carbon Monoxide alarms shall be provided per PFC 908.7:
-In or within 15' of each bedroom
-On each story with bedrooms
-In any enclosed common area of building containing 3 or more dwelling units.
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- Mechanical:
- Core & Shell Retail to Include Rooftop Units
- Electrical:
- Provide the following Electrical Systems as required:
 - DAS system
 - Emergency Generator with On-Site Fuel Supply
 - Fire Sprinkler Pumps, Controls, Lighting, Stair Pressurization, and other Necessary System Connected to the Emergency Power Systems.



Area Schedule (Occupancy and Egress Plans)	
Name	Area
Area	595 SF
Bike Room	478 SF
Corridor 4	595 SF
Corridor 4	595 SF
Courtyard	1890 SF
Electrical	169 SF
Exit	419 SF
Exit	368 SF
Lobby	489 SF
Parking	Not Placed
Retail 1	1812 SF
Retail 2	1213 SF
Retail 3	1318 SF
S-1 Storage	243 SF
Storage	79 SF
Trash	159 SF
Unit 200	460 SF
Unit 201	462 SF
Unit 202	478 SF
Unit 203	736 SF
Unit 206	632 SF
Unit 207	543 SF
Unit 209	479 SF
Unit 210	473 SF
Unit 211	472 SF
Unit 212	472 SF
Unit 213	472 SF
Unit 214	484 SF
Unit 300	460 SF
Unit 301	462 SF
Unit 302	478 SF
Unit 303	736 SF
Unit 306	632 SF
Unit 307	543 SF
Unit 309	479 SF
Unit 310	473 SF
Unit 311	472 SF
Unit 312	472 SF
Unit 313	472 SF
Unit 314	484 SF
Unit 400	460 SF
Unit 401	462 SF
Unit 402	478 SF
Unit 403	736 SF
Unit 406	632 SF
Unit 407	543 SF
Unit 409	479 SF
Unit 410	473 SF
Unit 411	472 SF
Unit 412	472 SF
Unit 413	472 SF
Unit 414	484 SF

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Killingsworth N D Block

W.P.A Job Number 1232

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Progress Set 03.25.19

SET ISSUE

Date 4	Revision 4
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Floor Plan -
Level 01

a2.00

Level 01
3/16" = 1'-0"

N. Killingsworth St.



