

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

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



### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 20411	<b>Project Address:</b> 3403 N Mississippi Ave
<b>Hearing Date:</b> 5/22/19	<b>Appellant Name:</b> Jeff Tummelson
<b>Case No.:</b> B-001	<b>Appellant Phone:</b> 5032339856
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Brian McCall, John Cooley
<b>Project Type:</b> commercial	<b>Stories:</b> 6 <b>Occupancy:</b> R-2, S-2, A-3 <b>Construction Type:</b> I-A, III-A
<b>Building/Business Name:</b> Mississippi and Fremont	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 16-284730-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Mixed-Use

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 907.2.11.2

**Requires** Per OSSC section 907.2.11.2: Single or multiple-station smoke alarms shall be installed and maintained at the following locations:

On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

In each room used for sleeping purposes.

In each story within a dwelling unit.

**Proposed Design** Holst Architecture is designing the Mississippi and Fremont building in Portland, Oregon, a podium type building that is one floor of Type I-A construction below 5 floors of Type III-A construction. The building is currently under construction. The building is covered throughout by automatic sprinklers and a fire alarm system.

The building contains a type of studio unit which has an area for sleeping. There are 27 units of this type in the building. This sleeping area is not a bedroom as it cannot be closed off from the rest of the living space. There are no doors or other barriers which separate the area for sleeping, only a framed opening which connects the area with the living space. This unit type is referred to as a Studio Loft as opposed to a One Bedroom unit, inferring the sleeping space is open to the rest of the living space. There is no header at the framed opening or any other separation of the spaces at the ceiling plane.

A smoke alarm is currently placed on the ceiling adjacent to the sleeping area. Please refer to Exhibit 1 for a Studio Loft reflected ceiling plan and Exhibit 2 for photographs of the current field conditions.

**Reason for alternative** The proposed design and current field conditions do not make separate enclosed spaces which would trigger multiple smoke alarms. The single smoke alarm meets the intent of the code requirement by providing a device which can detect smoke emanating from the connected spaces since there are no restrictions at the ceiling plane. This differs from other unit types in the building, such as a One Bedroom unit which does have an enclosed sleeping space and therefore a separate smoke alarm.

---

## APPEAL DECISION

**Omission of smoke alarm in room used for sleeping purposes: Granted provided no door, bulkhead or curtain is installed between the sleeping area and the corridor.**

**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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.


































## GENERAL NOTES

1. ALL CEILING HEIGHTS ARE FROM TOP OF FINISHED FLOOR, UNO.
2. ALL PAINTED GWC CEILINGS TO BE P-1, UNO.
3. SEE PROJECT SPECIFICATIONS, MECHANICAL ELECTRICAL AND PLUMBING DRAWINGS FOR COMPLETE FIXTURE, DIFFUSER, WIRING AND SWITCHING INFORMATION
4. ASSEMBLY TRANSITION DETAILS CALLED OUT ON A7.27 AND A7.33, TYP ALL FLOORS
5. CORRIDOR LIGHT FIXTURES A.1, U.N.O.
6. CENTER-ALIGN UNIT ENTRY LIGHT FIXTURES WITH DOOR FRAME, TYP.

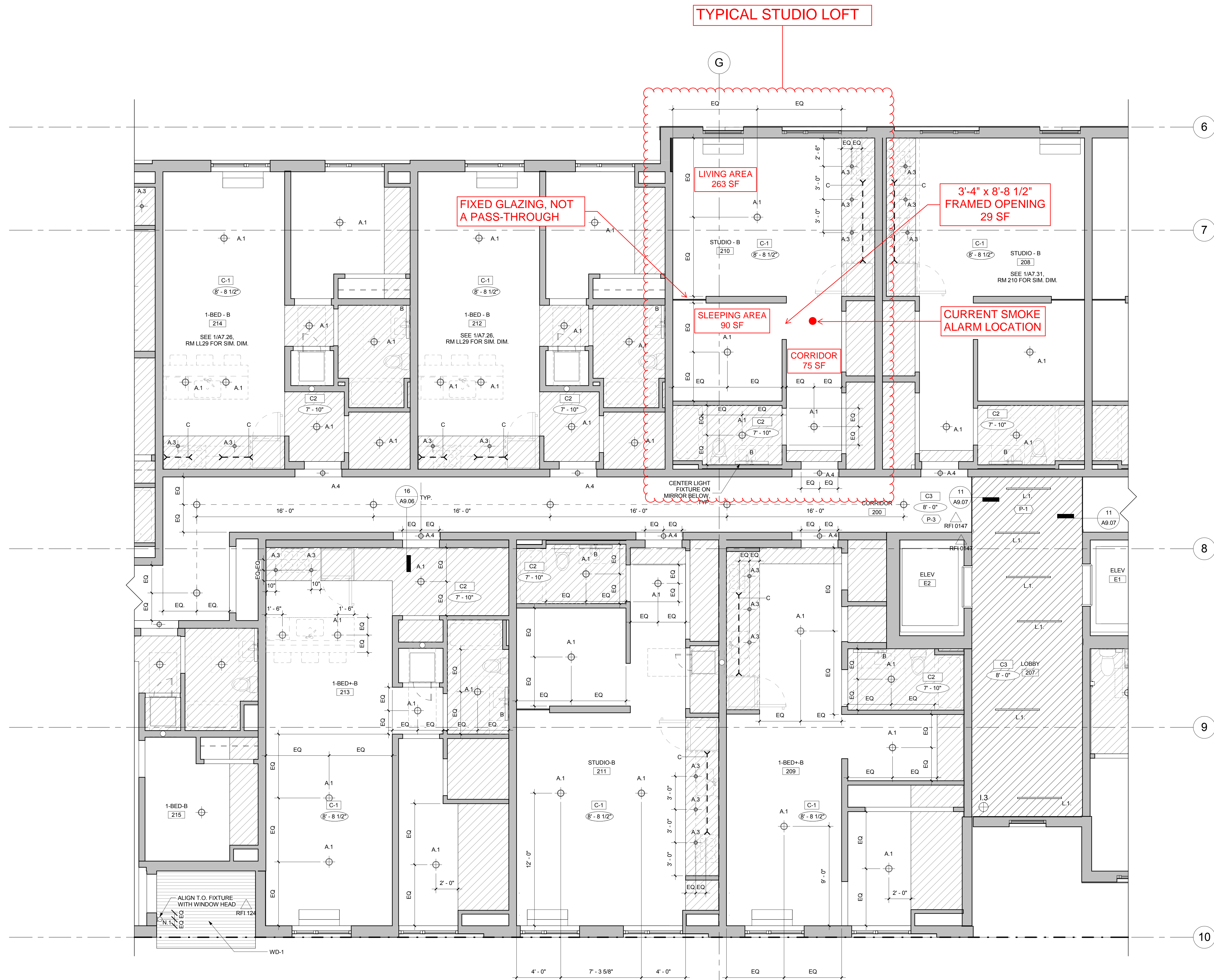
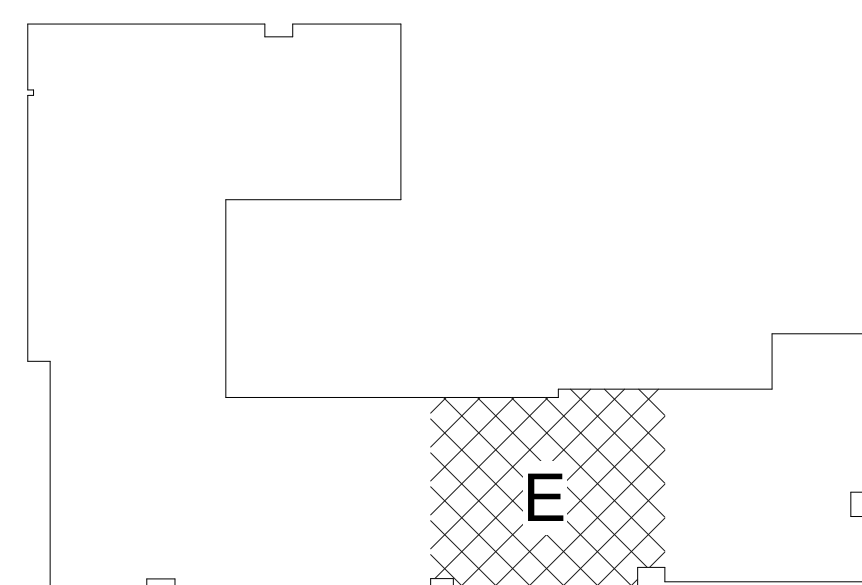
### LEGEND

<b>F00</b>	ASSEMBLY TYPE, REFER TO SHEET A0.10-A0.13
	CEILING HEIGHT ABOVE FINISHED FLOOR
	LIGHTING FIXTURE TYPE
	PTD GWB: DROP CEILING
	PTD GWB
	EXPOSED CONCRETE SLAB
	WOOD SLATS, ACT-1
	METAL DECKING
<b>(ACT-1)</b>	WOOD CEILING
<b>(ACT-2)</b>	ACOUSTICAL TILE
<b>(CNC-1)</b>	ARCHITECTURAL FINISH CONCRETE
<b>(AWT-3)</b>	FABRIC PANEL
<b>(P-1)</b>	PTD GWB
<b>(P-2)</b>	PTD GWB
<b>(P-3)</b>	PTD GWB
<b>(WD-1)</b>	WD SOFFIT
<b>(WD-2)</b>	INTERIOR WOOD CLADDING - WHITE OAK
<b>(WD-3)</b>	INTERIOR WOOD SLATS - WHITE OAK

## LIGHTING FIXTURE LEGEND

	A1. LARGE SURFACE MOUNTED DISC LED
	A2. SURFACE MOUNTED MONOPOINT LED
	A3. ROUND RECESSED LED
	A4. SMALL SURFACE MOUNTED DISC LED
	A5. SMALL SURFACE MOUNTED DISC LED
	B. VANITY STRIP LED
	C. UNDERCABINET LED
	D. SMALL UTILITY STRIP LED
	E. SURFACE MTD STRIP LED
	G. SUSPENDED STRIP LED
	H. SUSPENDED STRIP LED
	I.1. X LARGE PENDANT LED
	I.2. LARGE PENDANT LED
	I.3. SMALL PENDANT LED
	I.4. MINI PENDANT LED
	I.5. MEDIUM PENDANT LED
	J. UTILITY STRIP LED
	K.1. UTILITY STRIP LED
	K.2. SUSPENDED UTILITY STRIP LED
	L.1. RECESSED STRIP LED
	L.2. COVE LED
	M.1. EXTERIOR RECESSED ROUND LED
	M.2. SURFACE MOUNT ROUND LED - WET LIST
	N.1. EXTERIOR WALL MOUNT LED
	N.2. EXTERIOR WALL MOUNT LED
	O.1. EXTERIOR RECESSED STEP LIGHT LED
	O.2. INTERIOR RECESSED STEP LIGHT LED
	P.1. SMALL BOLLARD
	P.2. MEDIUM BOLLARD
	Q. EXTERIOR IN-GROUND CIRCULAR
	R. EXTERIOR TAPE LIGHT
	S. EXTERIOR WALL MOUNT LED
	T. EXIT

## KEY PLAN



1 RCP - BLOCK E - LEVEL 02 - 03 TYP  
A7.31  $1/4" = 1'-0"$





SMOKE ALARM

MISSISSIPPI AND FREMONT  
EXHIBIT 2  
STANDING IN LIVING AREA  
LOOKING INTO SLEEPING AREA





SMOKE ALARM

MISSISSIPPI AND FREMONT  
EXHIBIT 2  
CEILING PLANE AT LIVING AREA  
LOOKING INTO SLEEPING AREA





SMOKE ALARM

MISSISSIPPI AND FREMONT  
EXHIBIT 2  
STANDING IN SLEEPING AREA  
LOOKING INTO LIVING AREA