

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20494

Project Address: 1332 N Skidmore St

Hearing Date: 6/12/19

Appellant Name: Nicolette Stauffer

Case No.: B-006

Appellant Phone: 503-233-9856

Appeal Type: Building

Plans Examiner/Inspector: Maureen McCafferty

Project Type: commercial

Stories: 6 **Occupancy:** R-2, S-2, A-3 **Construction Type:** I-A, III-A

Building/Business Name: Overlook/Skidmore Apartments

Fire Sprinklers: Yes - Throughout

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 17-187378-CO, 17-187384-CO

Plan Submitted Option: pdf [File 1] [File 2]

Proposed use: 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 Overlook/Skidmore Apartments 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 43 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.

The permitted architectural drawing set showed two separate smoke alarms at these studio loft units, which were placed to show our general preference for locating them in the ceiling. However, the electrician determined that a single alarm would meet code in these studio loft units, as they

do not include a separate closed-off sleeping room. As a result, a single smoke alarm is currently placed on the ceiling just inside the sleeping area, adjacent to the living area. Please refer to Exhibit 1 for a Studio Loft reflected ceiling plan and Exhibit 2 for an annotated photograph 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 and the adjacent space.

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.

GENERAL NOTES

1. ALL CEILING HEIGHTS ARE FROM TOP OF FINISHED FLOOR, UNO.
2. ALL PAINTED GWB 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.2, U.N.O.
6. PROVIDE INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH OREGON FIRE CODE SECTION 907.2.1.1.2 GROUP R-2.
7. PROVIDE CARBON MONOXIDE ALARMS IN ACCORDANCE WITH OREGON FIRE CODE SECTION 908.7.

LEGEND

- [F00] ASSEMBLY TYPE, REFER TO SHEET A0.10-A0.13
- (X-X') CEILING HEIGHT ABOVE FINISHED FLOOR
- X LIGHTING FIXTURE TYPE
- PTD GWB
- PTD GWB - SOFFIT / DROPPED CEILING
- EXPOSED CONCRETE SLAB
- STUCCO
- FIBER CEMENT SOFFIT (ADD-01)
- WOOD FINISH, WS-1
- OPEN CEILING GRID
- SMOKE DETECTOR
- CARBON MONOXIDE ALARM
- ACOUSTICAL CEILING TILE
- ACRYLIC PLASTER STUCCO SYSTEM
- 8"X8" SUSPENDED OPEN GRID CEILING
- ARCHITECTURAL FINISH CONCRETE
- PTD GWB
- PTD GWB
- PTD GWB
- EXTERIOR WOOD FINISH

LIGHTING FIXTURE LEGEND

- A.1. LARGE SURFACE MOUNT DISC LED
- A.2. SMALL SURFACE MOUNT DISC LED
- A.3. ROUND RECESSED LED
- B. VANITY STRIP LED
- C.1. SURFACE MOUNT STRIP LED
- C.2. SUSPENDED STRIP LED
- C.3. RECESSED STRIP LED
- D.1. LED LIGHT @ OPEN GRID
- D.2. SUSPENDED LED PENDANT
- E.1. SURFACE MOUNT UTILITY STRIP LED
- E.2. SUSPENDED UTILITY STRIP LED
- F. EXTERIOR RECESSED ROUND LED
- G. EXTERIOR WALL MOUNT LED
- H. EXTERIOR SCENCE WALL WASHER
- I. EXTERIOR RECESSED STEP LIGHT LED
- J. LIT BOLLARD LED
- K. EXTERIOR PATH LIGHT LED
- L. EXTERIOR LED TAPE LIGHT
- M. EXIT
- N. DECK OVERHEAD STRING LIGHTS

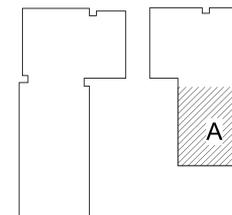
CONFORMED SET

issue:	date:
03.23.2018	
30% DD	02.17.2017
100% DD	04.12.2017
PERMIT SET	06.15.2017
PERMIT SET R.1	09.15.2017
PERMIT SET R.2	10.20.2017
CONSTRUCTION SET	12.22.2017
PERMIT SET R.4	01.25.2018
PERMIT SET R.5	02.06.2018
CONFORMED SET (ADD-01)	03.23.2018



1 RCP - EAST BLDG - BLOCK A - LEVEL 02, SIM LEVEL 03
A7.23 1/4" = 1'-0"

KEY PLAN



title:
SKIDMORE/OVERLOOK
EXHIBIT 2
TYPICAL STUDIO LOFT
RCP

sheet:
A7.23

TYPICAL PLACEMENT
OF SMOKE DETECTOR

CONTINUOUS CEILING
PLANE BETWEEN SLEEPING
AND LIVING AREAS

LIVING AREA

SLEEPING AREA

SKIDMORE/OVERLOOK EXHIBIT 2
LOOKING INTO STUDIO LOFT
SLEEPING AREA FROM CORRIDOR