

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

Appeal ID: 20511	Project Address: 9745 NE Glisan St
Hearing Date: 6/12/19	Appellant Name: Kristina Hauri
Case No.: B-015	Appellant Phone: 5039735151
Appeal Type: Building	Plans Examiner/Inspector: Peter Drake
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: V-A
Building/Business Name:	Fire Sprinklers: Yes - Fully Sprinklered
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-218303-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Multi-family Housing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 704.2 & 704.3

Requires Table 601: Primary structural framing for VA construction to be 1 hour rated.

704.2 Column Protection: Columns are require to have protection to be fire-resistance rated.

704.3 Protection of the primary structural frame other than columns: Members of the primary structural frame are required to have protection to achieve a fire-resistance rating.

Proposed Design The project includes structural steel beams and columns within the exterior wall assembly and interior floor assembly, which are currently provided with a typical 1 hour rated assembly per GA File BM 1137 and GA CM 1451. The design proposes an alternative method to provide intumescent paint per manufacturer's recommended thickness to encase at the beams and columns.

Reason for alternative The project is required to meet the Type III Design review standards that require a percentage of glazing/storefront at the first floor of the building. The glazing/storefront would be affected by the typical fire rating encasement detail and framing requirements. The alternative method would maintain the required 1 hour fire rating of the beams and columns, while achieving the structural and design review requirements for the building.

APPEAL DECISION

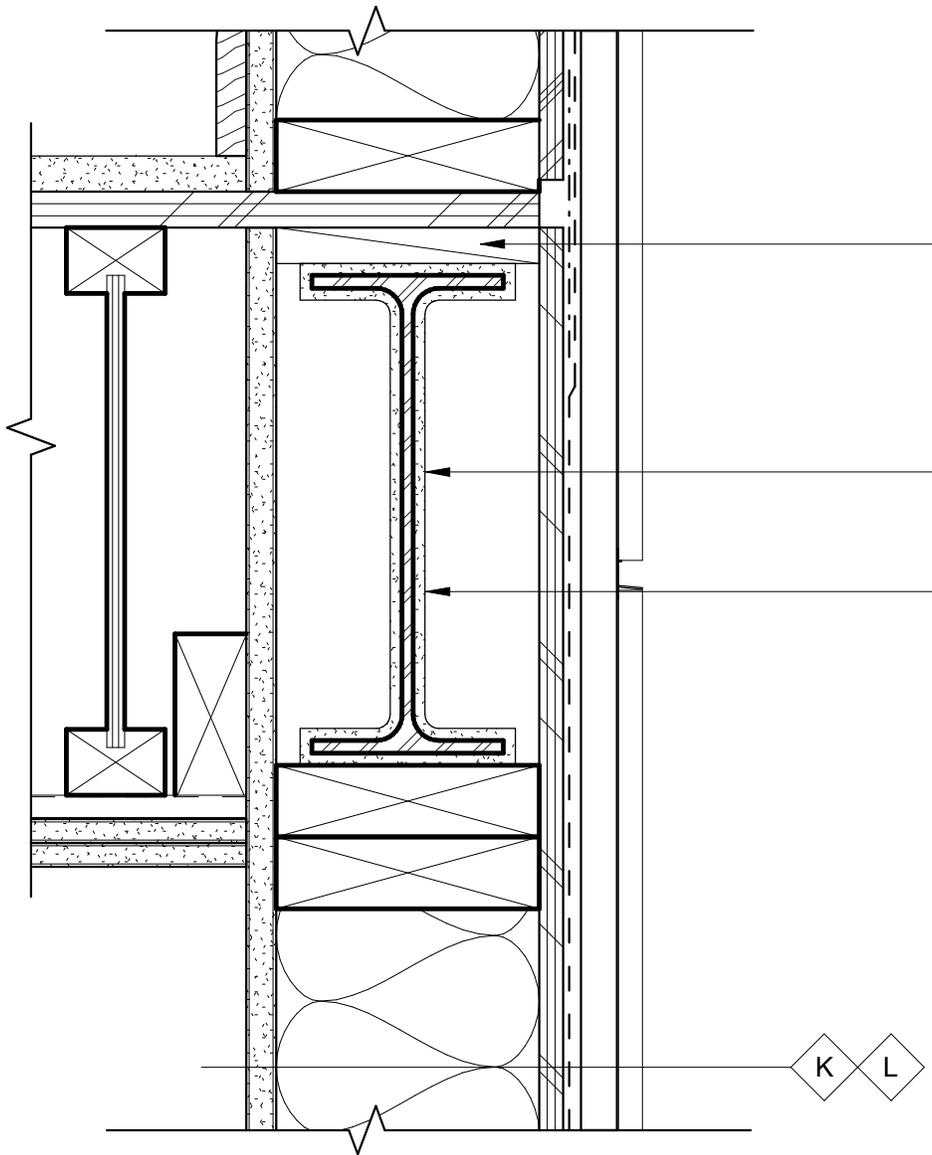
1a. Alternate 1 hour fire rated beam assembly: Denied. Proposal does not provide equivalent Life Safety protection.

1b. Alternate 1 hour fire rated column assembly: Denied. Proposal does not provide equivalent Life

Safety protection.

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

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



LVL NAILER AT TOP OF BEAM PER STRUCTURAL

INTUMESCENT PAINT PER MANUFACTURER'S REQUIREMENTS FOR 1 HR RATING BEAM PER STRUCTURAL

NOTE:
SEE ENLARGED PLANS FOR WALL TYPE



PROJECT NAME
NHA GLISAN HOUSING

PROJECT NUMBER
201720.00

REVISION
DRAWING

SK-A-024

DRAWING
1 HR STEEL BEAM AT EXTERIOR WALL

3" = 1'-0"

KEH

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06/07/19

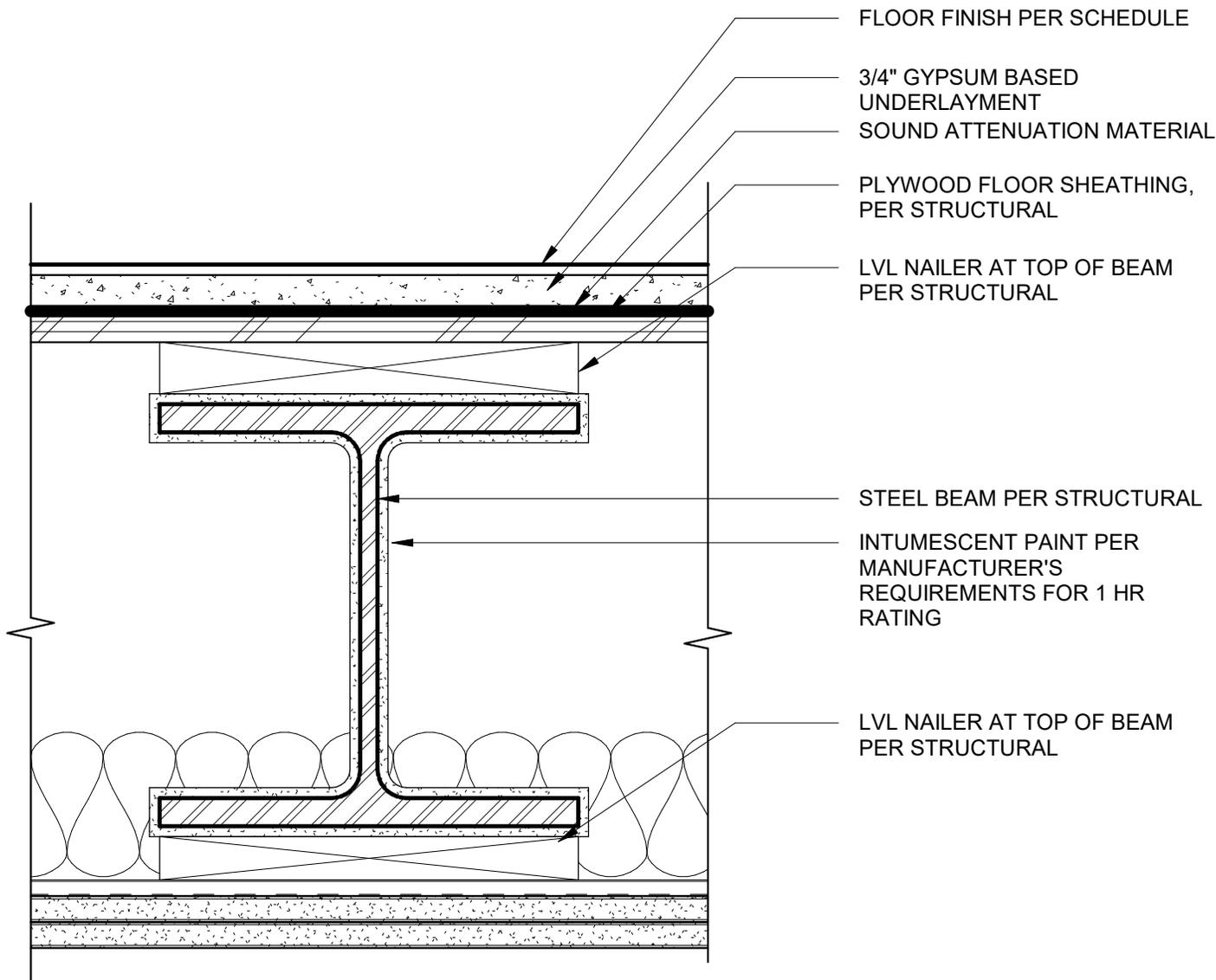
SCALE

DRAWN

CHECKED

ISSUE DATE

AMENDED
DRAWING



- FLOOR FINISH PER SCHEDULE
- 3/4" GYPSUM BASED UNDERLAYMENT
- SOUND ATTENUATION MATERIAL
- PLYWOOD FLOOR SHEATHING, PER STRUCTURAL
- LVL NAILER AT TOP OF BEAM PER STRUCTURAL
- STEEL BEAM PER STRUCTURAL
- INTUMESCENT PAINT PER MANUFACTURER'S REQUIREMENTS FOR 1 HR RATING
- LVL NAILER AT TOP OF BEAM PER STRUCTURAL



PROJECT NAME
NHA GLISAN HOUSING

PROJECT NUMBER
201720.00

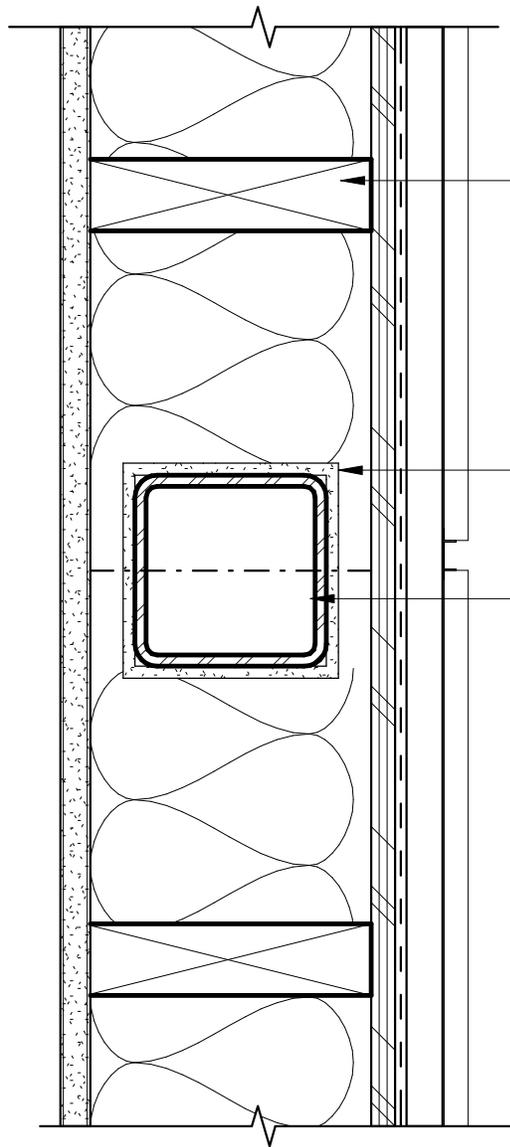
REVISION
 DRAWING

SK-A-025

DRAWING
1 HR STEEL BEAM AT INTERIOR FLOOR/CEILING

ASSEMBLY KEH - 06/07/19

SCALE DRAWN CHECKED ISSUE DATE AMENDED DRAWING

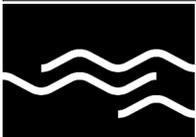


FRAMING PER
STRUCTURAL

INTUMESCENT PAINT PER
MANUFACTURER'S
REQUIREMENTS FOR 1 HR
RATING

TUBE STEEL COLUMN
PER STRUCTURAL

NOTE:
SEE ENLARGED PLANS FOR
WALL TYPE



mwa
architects

PROJECT NAME
NHA GLISAN HOUSING

PROJECT NUMBER
201720.00

REVISION
DRAWING

SK-A-027

DRAWING
1 HR STEEL COLUMN AT EXTERIOR WALL

3" = 1'-0"

KEH

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06/07/19

SCALE

DRAWN

CHECKED

ISSUE DATE

AMENDED
DRAWING