

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 10470, item #2 (8/14/19) for additional information

Appeal ID: 20809

Project Address: 203 NE Grand Ave

Hearing Date: 8/28/19

Appellant Name: Ryan Miyahira

Case No.: B-017

Appellant Phone: 5032457100

Appeal Type: Building

Plans Examiner/Inspector: Brian McCall

Project Type: commercial

Stories: 8 **Occupancy:** R-2, M, B, S-1, S-2 **Construction Type:** III-A over I-A

Building/Business Name: Grand Ave Mixed Use

Fire Sprinklers: Yes - NFPA13 full building

Appeal Involves: Reconsideration of appeal

LUR or Permit Application No.: 19-144501-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Apartment - Multi Family residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section NFPA 20, 4.12.2; PFC 913.2.1; 2014 OSSC 913.2.1

Requires

NFPA 20 4.12.2 Equipment Access.

4.12.2.1 Access to the fire pump room shall be pre-planned with the fire department.

4.12.2.1.1 Fire pump rooms not directly accessible from the outside shall be accessible through an enclosed passageway from an enclosed stairway or exterior exit. The enclosed passageway shall have a minimum 2-hour fire-resistance rating

2014 OSSC 913.2.1.

Fire pumps shall be located in rooms that are separated from all other areas of the building by 2-hour fire barriers constructed in accordance with Section 707 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

Exceptions:

In other than high-rise buildings, separation by 1-hour fire barriers constructed in accordance with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711, or both, shall be permitted in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

Separation is not required for fire pumps physically separated in accordance with NFPA 20.

Proposed Design

The design proposes a 2-hour rated enclosure around the fire pump room located in the Southwest corner of the P1 level parking garage and a 2-hour rated exit enclosure directly accessible to the outside. Access between the 2-hour rated exit enclosure and the 2-hour rated fire pump room is a short distance - approximately 100'-0", but is not enclosed. The door to the fire pump room and the exit enclosure will be 90 min rated.". See attached Exhibit.

Reason for alternative Reconsideration Text:

The additional information requested: Why can't the electrical room and fire pump room locations be swapped?

The project is required to provide an underground electrical vault per design review. Through coordination with PGE for the ideal location of the underground vault for the project is in the NW corner and the location has been reviewed by PBOT. The Electrical room is located adjacent to the underground vault.

The fire pump room is located at the SW corner due to the proximity to the existing fire hydrant location as well as the preference for connecting to water mains on NE Davis rather than NE MLK Blvd since NE Davis is a lower volume traffic street.

Original Text:

The fire pump room will be provided with more protection than required by the OSSC and Portland Fire Code. The building is not a high rise, and fire sprinklers are provided per NFPA 13, so the fire pump room is required to be 1-hour rated. 2-hour separation is provided instead of the required 1-hour rated separation.

Access from the outside is through a 2-hour rated enclosure and the fire pump room is also 2-hour rated. The access between the enclosure and the fire pump room is a direct and a short distance (100'-0" from door to door) in a parking garage with Type I-A concrete construction. Signage will be provided on the fire pump room. The fire pump room is located on an exterior wall, with access to the street level through the Stair 1 and Stair 2 enclosures (Stair 2 is 120'-8" from the fire pump room). Six parking spaces separate the Stair 1 enclosure and fire pump room and are required to meet the minimum parking requirements.

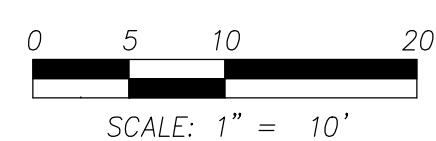
The requirement to connect the pump room directly to an exit enclosure or with a passageway to the exit enclosure would also create an opening into the exit enclosure by a normally un-occupied space. This is not allowed per OSSC 1022.4.

APPEAL DECISION

Omission of 2 hour fire rated passageway connecting fire pump room to exit: 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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



GENERAL NOTES:

- (1) PROPOSED G-2 INLET WITH 12" SUMP PER PBOT PERMIT DWG. TH0771.
- (2) CONSTRUCT FLOW-THROUGH STORMWATER PLANTER (2ND FLOOR) PER SECTION DETAIL ON SHEET C450. REFER TO ARCHITECTURAL PLANS FOR WALL ELEVATION. REFER TO PLUMBING PLANS FOR CONNECTION TO BUILDING FROM DRAIN BOARD.
- (3) CONSTRUCT FLOW-THROUGH STORMWATER PLANTER (GROUND LEVEL) PER SECTION DETAIL ON SHEET C450.
73.65 TW
71.65 FS
69.15 IE
- (4) INSTALL OVERFLOW STRUCTURE PER DETAIL ON SHEET C450. CONNECT TO 4" PERFORATED PLANTER DRAIN WITH SOLID PVC.
- (5) 8" STORM LINE POC. SEE PLUMBING FOR CONTINUATION. CONTRACTOR TO VERIFY LOCATION IN BUILDING PRIOR TO CONSTRUCTION.
- (6) INSTALL ADS DUAL WALL FABRICATED WYE OR APPROVED EQUAL.
- (7) EXISTING 5/8" WATER METER AND SERVICE TO BE KILLED BY CITY OF PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
- (8) INSTALL APPROVED 4" WATER METER IN 575 VAULT WITH 3.5' SQUARE ACCESS DOOR. TO BE INSTALLED BY PORTLAND WATER BUREAU.
- (9) INSTALL 6" FIRE SERVICE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
- (10) INSTALL 4" DOMESTIC WATER LINE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
- (11) EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE.
- (12) 5" DOMESTIC WATER SERVICE POC. BACKFLOW DEVICE (RPBA) LOCATED INSIDE BUILDING. SEE PLUMBING FOR CONTINUATION. CONTRACTOR TO VERIFY LOCATION IN BUILDING PRIOR TO CONSTRUCTION.
- (13) 6" FIRE SERVICE POC. BACKFLOW DEVICE (RPBA) LOCATION INSIDE BUILDING. SEE PLUMBING FOR CONTINUATION. CONTRACTOR TO VERIFY LOCATION IN BUILDING PRIOR TO CONSTRUCTION.
- (14) PROPOSED STREET LIGHT PER PBOT PERMIT DWG. TH0771.
- (15) CONNECT TO EXISTING SANITARY SERVICE UNDER SEPARATE PERMIT. INSTALL 12" W-12E AND CONCRETE PIPE COLLARS PER DETAILS ON SHEET C450. FIELD VERIFY EXISTING IE AT POINT OF CONNECTION.
- (16) 8" SANITARY LINE POC. SEE PLUMBING FOR CONTINUATION. CONTRACTOR TO VERIFY LOCATION IN BUILDING PRIOR TO CONSTRUCTION.
- (17) PROPOSED 8" SANITARY SEWER LATERAL FOR BUILDING UNDER SEPARATE PERMIT.
- (18) PROPOSED 1024 TRANSFORMER VAULT AND VENTS. COORDINATE WITH PGE PRIOR TO CONSTRUCTION. REFER TO PBOT PLAN #TH0771.
- (19) PROPOSED 5106 SWITCH VAULT. ACCESS HATCH TO BE LOCATED IN THE FURNISHING ZONE. COORDINATE WITH PGE PRIOR TO CONSTRUCTION. REFER TO PBOT PLAN #TH0771.
- (20) PROPOSED JOINT TRENCH FOR POWER AND TELECOMM CONDUITS. REFER TO SITE ELECTRICAL PLANS FOR INFORMATION.
- (21) PROPOSED POWER FEED POC TO ELECTRICAL ROOM. REFER TO ELECTRICAL PLANS FOR INFORMATION.
- (22) TELECOMM FEED POC TO ELECTRICAL ROOM. REFER TO ELECTRICAL PLANS FOR INFORMATION.
- (23) KILL EXISTING GAS SERVICE WITH COORDINATION OF NW NATURAL GAS. NEW GAS SERVICE TO BE COORDINATED WITH NW NATURAL GAS. REFER TO PLUMBING PLANS FOR INFORMATION.
- (24) CONNECT SOLID 6" PVC STORM PIPE TO BUILDING PLUMBING. REFER TO PLUMBING PLANS FOR CONTINUATION.
69.00 IE
- (25) 4" PERFORATED PVC PLANTER DRAIN. SLOPE AT 1% MINIMUM.
- (26) PROPOSED CLEANOUT PER DETAIL ON SHEET C450.
71.65 FS
69.15 IE
- (27) PROPOSED UNDERGROUND ELECTRICAL CONDUIT. REFER TO ELECTRICAL PLANS FOR INFORMATION. COORDINATE WITH PGE PRIOR TO CONSTRUCTION.

GENERAL NOTES:

1. RIM ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM RIM ELEVATIONS WITH GRADING PLANS
2. INSTALL ALL PIPE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS OF THE CITY OF PORTLAND AND THE INTERNATIONAL PLUMBING CODE.
3. INSTALLED INFILTRATION RATES SHALL BE TESTED FOR PLANTERS DURING CONSTRUCTION TO ENSURE ADEQUATE DRAINAGE.

PROPOSED MIXED-USE BUILDING
203 NE GRAND AVENUE
PORTLAND, OR 97232

WATER MAIN

FAIRFIELD RESIDENTIAL

VISION	DATE	REASON FOR ISSUE



UTILITY PLAN

PERMIT
SET

DATE 4/09/2019	PROJECT NUMBER FFR-03
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