

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 21891	Project Address: 921 SW Washington St
Hearing Date: 9/18/19	Appellant Name: Jane Barker
Case No.: B-006	Appellant Phone: 503.227.4860
Appeal Type: Building	Plans Examiner/Inspector: Sloan Shelton
Project Type: commercial	Stories: 8 Occupancy: B Construction Type: I-A
Building/Business Name: Pittock Block	Fire Sprinklers: Yes - Basement
Appeal Involves: Alteration of an existing structure LUR or Permit Application No.: 18-250278-CO	
Plan Submitted Option: pdf [File 1]	Proposed use: Commercial/Business

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 708.4

Requires	<p>Plans Examiner required fire blocking be added to existing rated wall citing the following:</p> <p>Section 708.4 Continuity - In combustible construction where fire partitions are not required to be continuous to the sheathing, deck, or slab above, the space between the ceiling and the sheathing, deck, or slab above shall be fire-blocked or draft-stopped in accordance to Sections 718.2 and 718.3 at the partition line.</p> <p>The proposed corridor construction is based on Section 708.4 Exception 3: Where the corridor ceiling is constructed as required for the corridor walls, the walls shall be permitted to terminate at the upper membrane of such ceiling assembly.</p>
Proposed Design	<p>The project scope is to construct a 1-hour fire-resistance rated corridor in the existing basement of the Pittock Block. The majority of the corridor construction is adjacent to existing fire rated walls. All of the existing walls are made of non-combustible materials and achieve ratings ranging from 1-hour to 4-hour.</p> <p>During the permit life safety recheck 02, the plan examiner required fire blocking be added to the detail at the existing rated walls on the basis of continuity and referenced 708.4.</p> <p>Since the existing metal studs are non-combustible material, we are appealing the need to add blocking to the existing rated walls as required by the plan examiner during the permitting process.</p>
Reason for alternative	The proposed detail is to maintain the continuity of the existing, non-combustible, rated wall assembly without the addition of new fire blocking. See attached drawing.

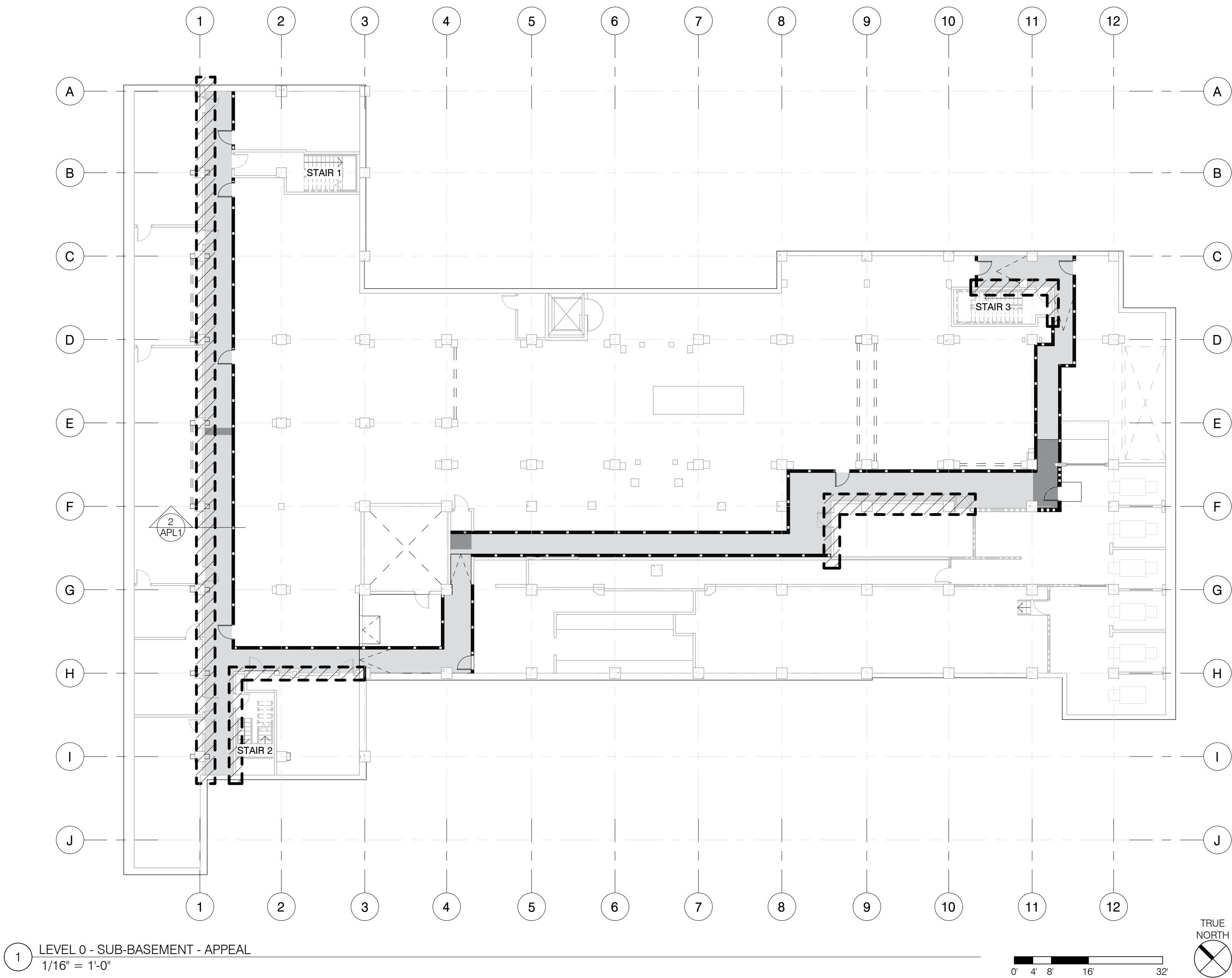
The existing walls span from floor to underside of floor deck above and constructed from non-combustible materials, providing the fire-resistance construction as required for the 1-hour corridor.

APPEAL DECISION

Omission of fireblocking: 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

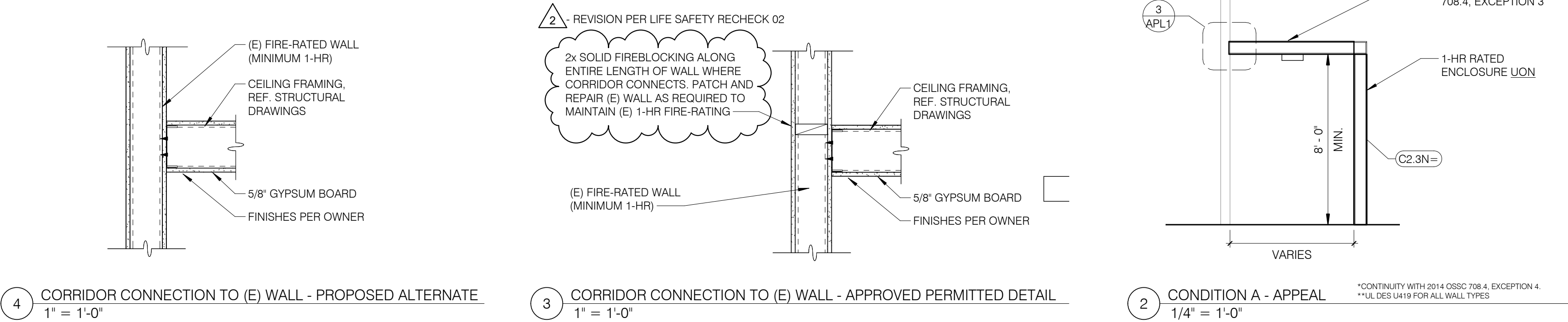


FLOOR PLAN LEGEND

- 1-HR FIRE PARTITION
- 3-HR FIRE PARTITION
- (E) WALL
- (E) 4-HR FIRE BARRIER
- ELEMENT BY OWNER/TENANT
- CORNER GUARD
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- SCOPE OF WORK

APPEAL LOCATION

- APPEAL 01: LOCATION OF EXISTING WALLS UNDER REVIEW



PROPOSED

APPROVED