

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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

Appeal ID: 21916	Project Address: 8115 N Albina Ave
Hearing Date: 9/25/19	Appellant Name: Alexander Bertorelli
Case No.: B-011	Appellant Phone: 971-221-2855
Appeal Type: Building	Plans Examiner/Inspector: Chanel Horn, Nancy Thorington
Project Type: commercial	Stories: 1 Occupancy: F-1 (Upcoming TI Permit) Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: other: No-Build Easement	LUR or Permit Application No.: No-Build Easements
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Commercial Kitchen

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 602 (Table 602)

Requires Currently, OSSC 602 (Table 602) requires a 2-Hr. firewall if the Fire Separation Distance is less than 5' to the property boundary line.

The existing distance from the South Wall Area to the south boundary line is 2.4'.
The existing distance from the West Wall Area to the west boundary line is 3.9'
(Please see attached Surveyors Calcs pdf)

Proposed Design We are proposing (2) "no-build" easements on the adjacent lots to the west and south, which are also owned by AG Property, LLC. (Please see attached No-Build Easement pdf).

On adjacent R282204, we are proposing a "no-build" easement on the northern boundary line, which will measure: (2.6' wide x 100') long. This will result in the existing structure on R282203 meeting the 5' Fire Separation Distance, and the 1-Hr Firewall for F1 occupancy, for the South Wall face of the existing structure on R282203.

On adjacent R282208, we are proposing a "no-build" easement on the eastern boundary line, which will measure: (1.1' wide x 52.6' long). This will result in the existing structure on R282203 meeting the 5' Fire Separation Distance, and the 1-Hr Firewall for F1 occupancy, for the West Wall face of the existing structure on R282203.

Reason for alternative -To satisfy the OSSC 602 (Table 602) Fire Separation Distance of 5' from the West and South walls of the existing structure on R282203 to the boundary lines South & West of the existing building on R282203.

-To satisfy the 5' Fire Separation Distance for F1 occupancy allows for a 1-Hr firewall for the existing VB Type of Construction (OSSC 602 Table 602).

-

APPEAL DECISION

1a. Reduction in minimum required exterior West wall fire rating from 2 hours to 1 hour with no build easement: Granted provided the easement is a minimum of 1.1 feet wide and 52.6 feet in length.

Appellant must contact Nancy Thorington (503-823-7023) for more information prior to writing the no build easement.

The easement must include language that establishes the edge of the easement on the adjacent lot as the implied property line for the purpose of determining fire separation distance for future development on the adjacent lot.

The unrecorded easement must be reviewed and approved by BDS prior to recording. A copy of the recorded easement must then be provided to BDS prior to plan review approval.

1b. Reduction in minimum required exterior South wall fire rating from 2 hours to 1 hour with no build easement: Granted provided the easement is a minimum of 2.6 feet wide and 100 feet in length.

Appellant must contact Nancy Thorington (503-823-7023) for more information prior to writing the no build easement.

The easement must include language that establishes the edge of the easement on the adjacent lot as the implied property line for the purpose of determining fire separation distance for future development on the adjacent lot.

The unrecorded easement must be reviewed and approved by BDS prior to recording. A copy of the recorded easement must then be provided to BDS prior to plan review approval.

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 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.

ALBINA WAREHOUSES

8115 N. ALBINA AVE.
PORTLAND, OR 97293

OWNER
A.G. BERTORELLI
EVOLUTION DEVELOPMENT
PO BOX 14367
PORTLAND, OR 97293

LEGAL DESCRIPTION:
PROP ID # R282203
TAX ROLL : SWINTON, BLOCK 23, LOT 1&2
ZONE: EG2 (GENERAL EMPLOYMENT)

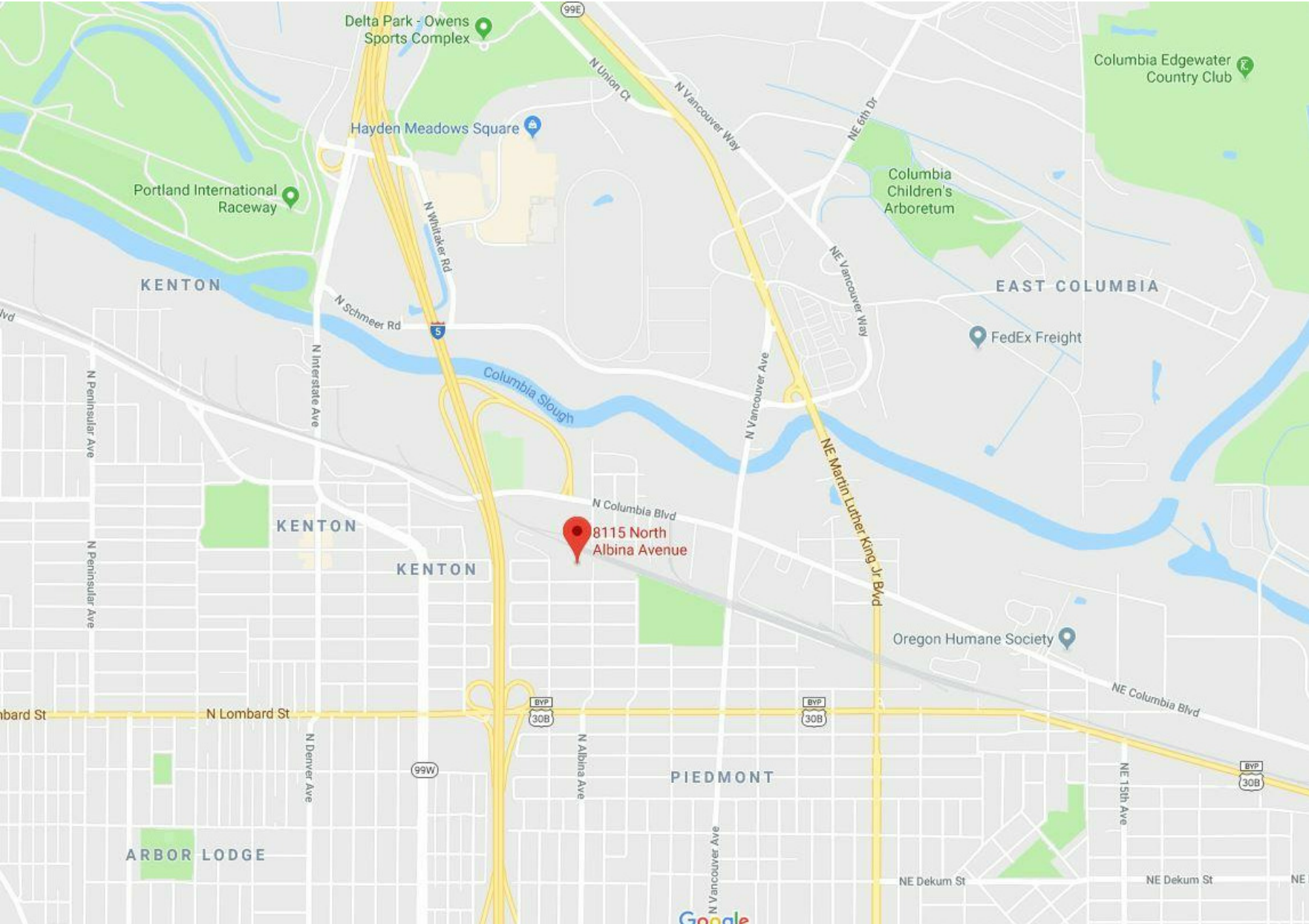
ARCHITECT
MICHAEL LEWALLEN, AIA
LEWALLEN ARCHITECTURE, LLC
319 NE CEDAR ST. CAMAS, WA 98607
360.844.6002
jason@lewallenarchitecture.com

PROJECT SCOPE:
MECH ROOFTOP DUCTS, GAS DETECTION, AND INLINE DUCTS FANS TO BE PERMITTED ON EX BLDG. UNPERMITTED MOP AND UTILITY SINK TO BE MADE LEGAL IN THIS SCOPE AND NEW 3 COMPARTMENT SINK TO BE INSTALLED. ALL NEW FIXTURES TO HAVE GREASE INTERCEPTORS INSTALLED. THIS SCOPE OF WORK WILL ALSO ESTABLISH A F-1 OCCUPANCY FOR POTENTIAL FUTURE LEASE AS A COMMERCIAL KITCHEN, MECH, PLUMBING, AND ELECTRICAL CODE VIOLATIONS (CASE # 17-265837-VI) TO BE RESOLVED IN THIS SCOPE.

PREVIOUS PERMITS
BUILDING STRUCTURE/OCCUPANCY (PERMIT # 2004-005663- CO)
3 TON A/C - 2005-106081-MT (COMPLETED)
PLUMBING FIXTURES- 04-020190-PT (COMPLETED)
LOW VOLTAGE SECURITY- 18-237616-ET (CONSTRUCTION IN PROGRESS)
LUCS STATEMENT- 18-119552 FOR CANNABIS BUSINESS (NO LONGER BEING PLANNED AS POTENTIAL LEASE FELL THROUGH)

CODE / ZONING
OWNER
A.G. BERTORELLI
EVOLUTION DEVELOPMENT
PO BOX 14367
PORTLAND, OR 97293
LEGAL DESCRIPTION:
PROP ID # R282203
TAX ROLL : SWINTON, BLOCK 23, LOT 1&2
ZONE: EG2 (GENERAL EMPLOYMENT)
BUILDING CODE:
2014 ORS - OREGON SPECIALTY CODE
2014 INTERNATIONAL FIRE CODE
PORTLAND MUNICIPAL CODE
OCCUPANCY TYPE:
(EX) B/S2 (PERMIT # 2004-005663- CO) TO F-1

SITE AREA - LOT
A. ROOF AREA 5,000 SF
B. FLOOR AREA 1,200 SF
C. COVERAGE OF SITE 24%
D. IMPERVIOUS PAVING 0 SF



VICINITY MAP

GENERAL NOTES

THESE DRAWINGS ARE GENERALLY DIAGRAMMATIC THEY MAY NOT SHOW ALL OFFSETS, BENDS ETC FOR INSTALLATION OF PROPOSED EQUIPMENT OR WORK

ALL LOCATIONS FOR PROPOSED WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS

FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING ANY WORK, NOTIFY ARCHITECT OF DISCREPANCIES

INTERIOR DIMENSIONS ARE TO FACE OF FINISH. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING

ARCHITECT'S LAYOUT OF ELECTRICAL , PLUMBING, AND MECHANICAL IS SCHEMATIC ONLY ELECTRICAL,PLUMBING , AND MECHANICAL CONTRACTORS TO DESIGN BUILD SYSTEM BASED UPON THE DRAWINGS PROVIDED BY ARCHITECT AND CONSULTANTS THAT OUTLINE THE SCOPE OF WORK AND PERFORMANCE STANDARDS PROVIDED.

CONTRACTORS ARE RESPONSIBLE FOR ALL PERMITS PERTAINING TO THEIR WORK.

ABBREVIATIONS

AB	Anchor Ball	COMP	Composite	(EX)	Existing	HDR	Header	MBR	Member	PT	Point	T	Top/Tread
ABV	Above	CONC	Concrete	EXH	Exhaust	HDWD	Headwood	MC	Medicine Cabinet	PTD	Painted	T&B	Top and Bottom
AC	Air Conditioning	COND	Condition	EXT	Exterior	HDWR	Hardware	MDO	Medium Density Overlay	PWD	Plywood	TC	Top of Curb
AD	Area Drain	CONN	Connection	FD	Floor Drain	HORIZ	Horizontal	MECH	Mechanical	QTR	Quarter	TEL	Telephone
ADJ	Adjacent	CONST	Construction	FDN	Foundation	HP	High Point	MED	Medium Membrane	R	Riser, Radius	TEMP	Tempered/Temporary
AFF	Above Finish Floor	CONT	Continuous	FF	Finish Floor	HT	Height	MEMB	Metal	RD	Roof Drain	T&G	Tongue & Groove
ALT	Alternate	CONTR	Contractor	FIN	Finish	HTG	Heating	MET	Manufacturer	REF	Reference	THK	Thick
ALUM	Aluminum	CTSK	Countersink	FIXT	Fixture	HTR	Heater	MFR	Minimum	REG	Regulation	T.O.	Top of
APPROX	Approximate	CTR	Counter	FLR	Floor	HVAC	Heating/Ventilating/	MIN	Mirror	REIN	Reinforcing	TRTD	Treated
ARCH	Architect	CY	Cubic Yard	FLUOR	Fluorescent	HW	Hot Water	MIR	Miscellaneous	REQ	Required	TYP	Typical
AVG	Average	D	Depth	FN	Fence	ID	Inside Dimension	MISC	Mounted	REV	Revision	TW	Top of Wall
BD	Board	DBL	Double	FND	Foundation	IN	Inch	MTL	Metal	RF	Roof	UNO	Unless Noted
BEL	Below	DEPT	Department	FOC	Face of Concrete	INCL	Include(ing)	RFG	Roofing	RM	Room	UTIL	Otherwise Utility
BET	Between	DET	Detail	FOF	Face of Finish	INCL	Include(ing)	RWL	Rough Opening	RO	Rough Opening	VAT	Vinyl
BLDG	Building	DIA	Diameter	FCM	Face of Masonry	INT	Insulation	SC	Self Adhering	S	South	VENT	Ventilation
BLK	Block	DIAG	Diagram	FOS	Face of Stud	INT	Interior	SCHD	Sheet Membrain	SASM	Self Adhering	VERT	Verticle
BLKG	Blocking	DIF	Diffuser	FR	Frame	INV	Invert	SECT	Solid Core	NTS	Not to Scale	VOL	Volume
BM	Beam	DIM	Dimension	FT	Foot	JT	Joint	SF	Schedule	N	North	W	West
BOT	Bottom	DN	Down	FTG	Footing	KIP	1000 Pounds	OA	On Center	NIC	Not in Contract	WI	With
BSMT	Basement	DR	Door	FURR	Furring	KIT	Kitchen	O.C.	Outside Dimension	NO	Number	WD	Wood
BUR	Built up Roof	DWR	Drawer	FUT	Future	L	Long/Length	OD	Opening	NOM	Nominal	WDW	Window
BW	Bottom of Wall	DWG	Drawing	GA	Gauge	LAM	Laminate	OPNG	Opposite	NTS	Not to Scale	WF	Wide Flange
CAB	Cabinet	E	East	GALV	Galvanized	LAV	Lavatory	PA	Planting Area	NO	North	WK	Work
CB	Catch Basin	(EX)	Existing	GC	General Contractor	LBL	Label	PERF	Perforated	NO	Number	WM	Water Meter
CEM	Cement	EA	Each	GL	Glass	LP	Low Point	PKG	Parking	NOM	Nominal	W/O	With Out
CER	Ceramic	EL	Elevation	GM	Gas Meter	LT	Light	PL	Plate	NTS	Not to Scale	WP	Waterproof
CF	Cubic Foot	ELEC	Electrical	GR	Grade	MACH	Machine	PNL	Panel	SC	Section	WRB	Weather Resistant
CI	Cast Iron	EM	Electric Meter	GYP BD	Gypsum Board	MAX	Maximum	PP	Power Pole	SCHED	Section	WT	Weight
CIP	Cast Iron Place	EMER	Emergency	H	Hight	MATL	Material	PR	Pair	SECT	Section	YD	Yard
CJ	Control Joint	ENCL	Enclosure	HB	Hose Bib	MAX	Maximum	PERF	Perforated	SF	Square Foot		
CLG	Ceiling	EQ	Equal	HC	Hollow Core	MB	Machine Bolt	PKG	Parking	SHT	Sheet		
CLR	Clear	EST	Estimate	HD	Head			PL	Plate	SHTG	Sheathing		
CMU	Concrete Masonry Unit	EW	Each Way	HDO	High Density Overlay			PNL	Panel	SIM	Similar		
COL	Column							SUSP	Suspended	SPEC	Specification		
								SYM	Symmetrical	SQ	Square		
										STD	Standard		
										STL	Steel		
										STRUCT	Structural		
										SUSP	Suspended		
										SYM	Symmetrical		

SHEET LIST

Sheet Number	Sheet Name
A000	COVER
A100	SITE PLAN AND CODE REVIEW
A200	MECHANICAL, ELECTRICAL, PLUMBING PLANS
A500	RAILING DETAILS

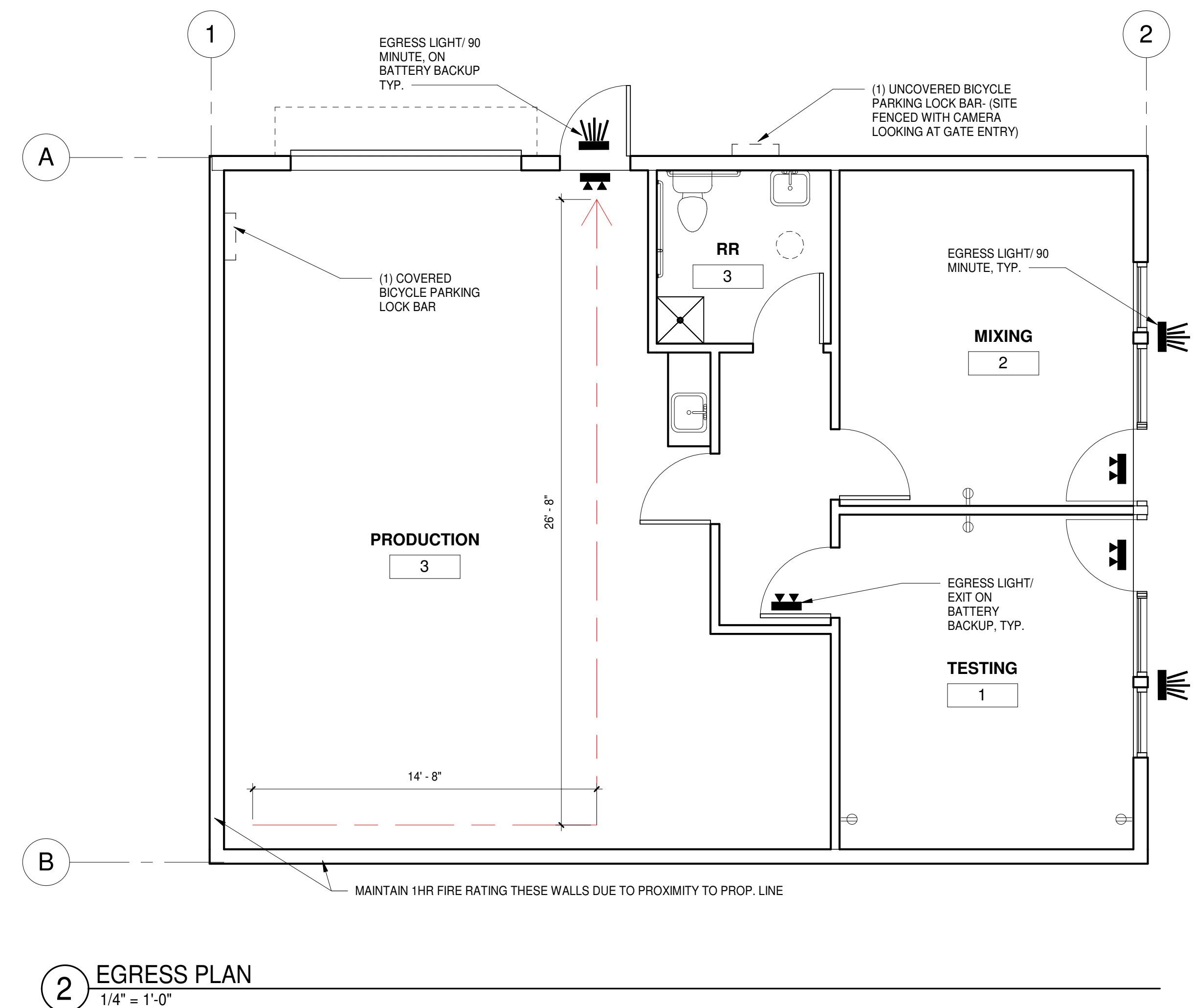
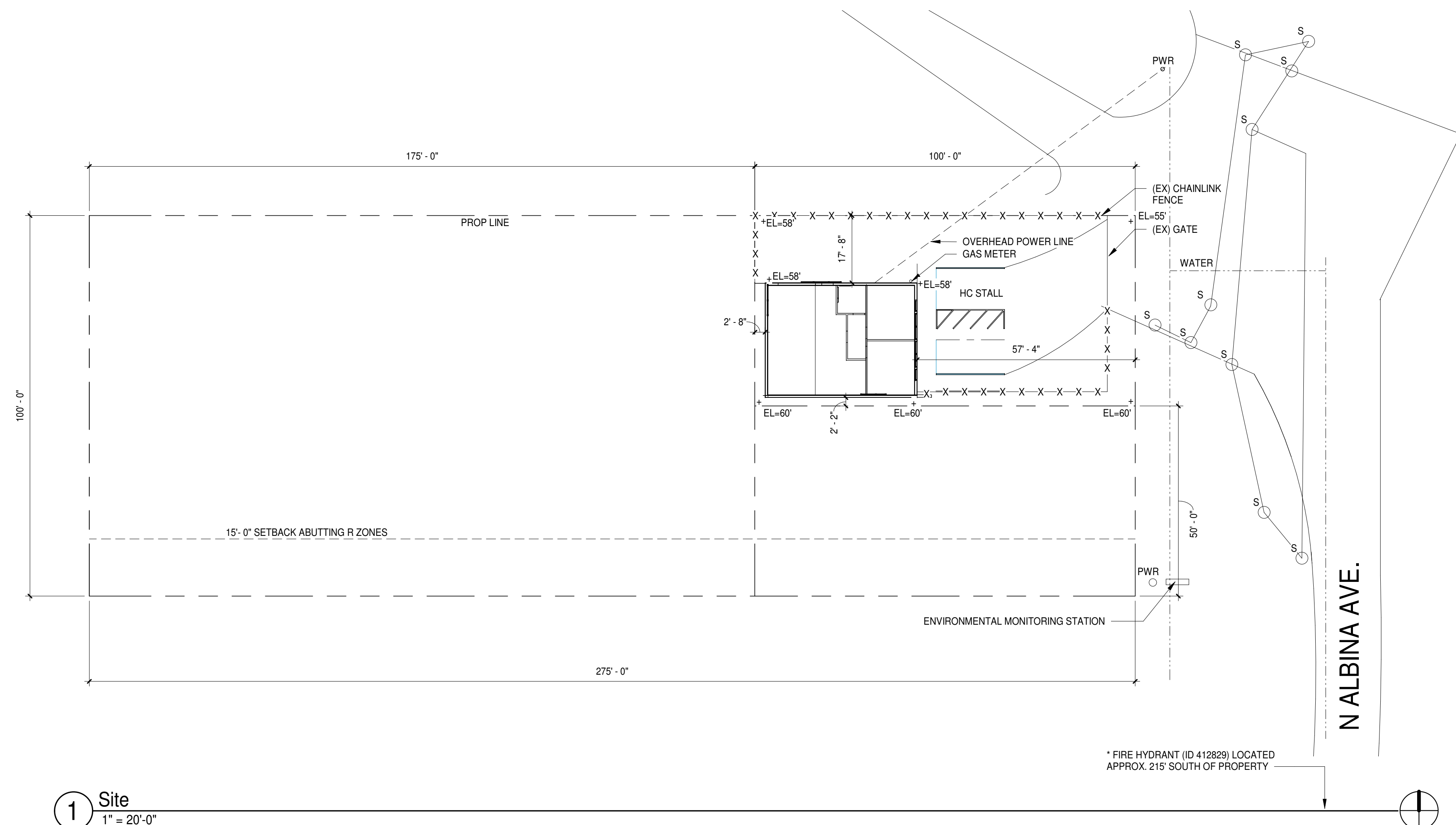
COVER

A000



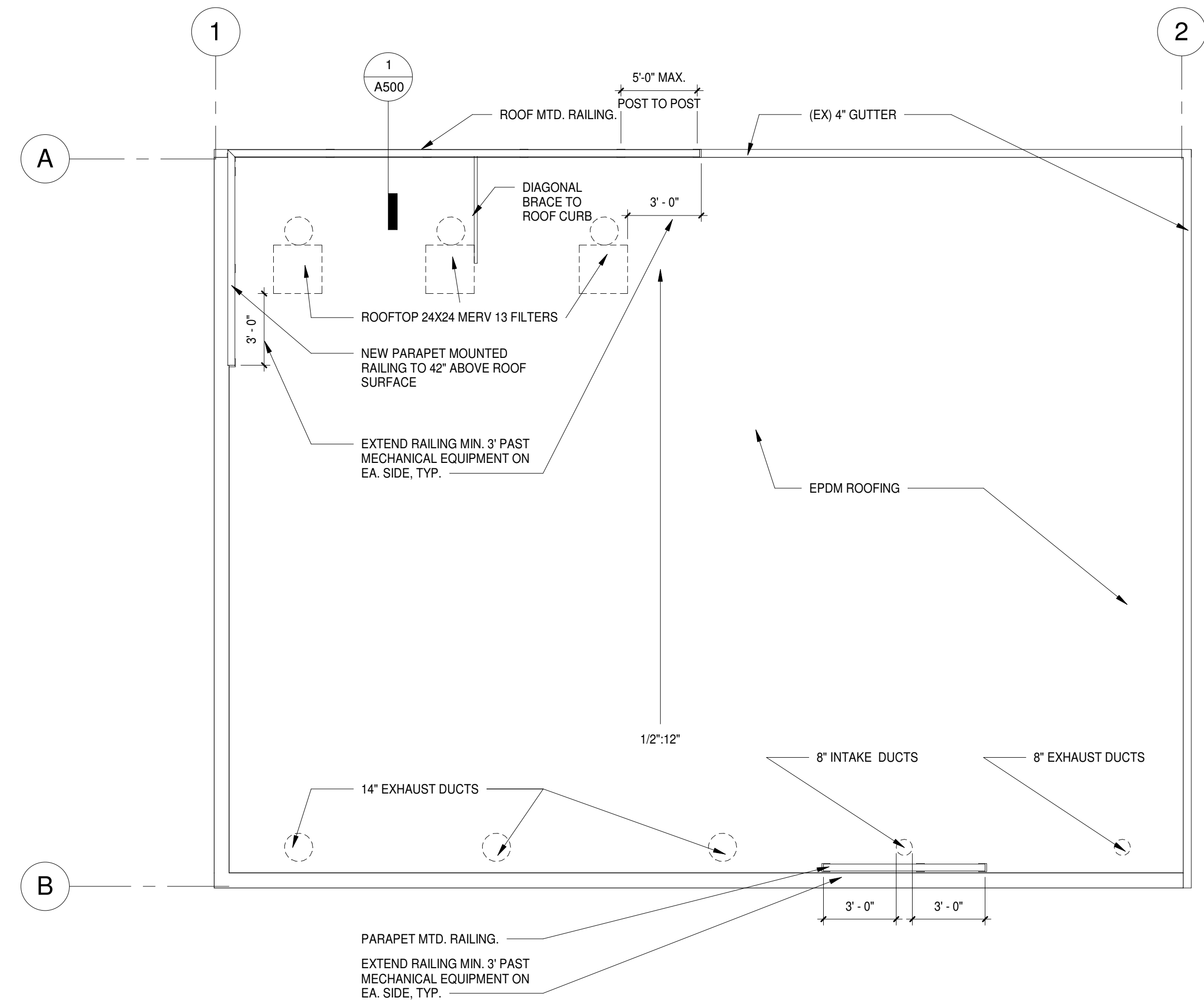
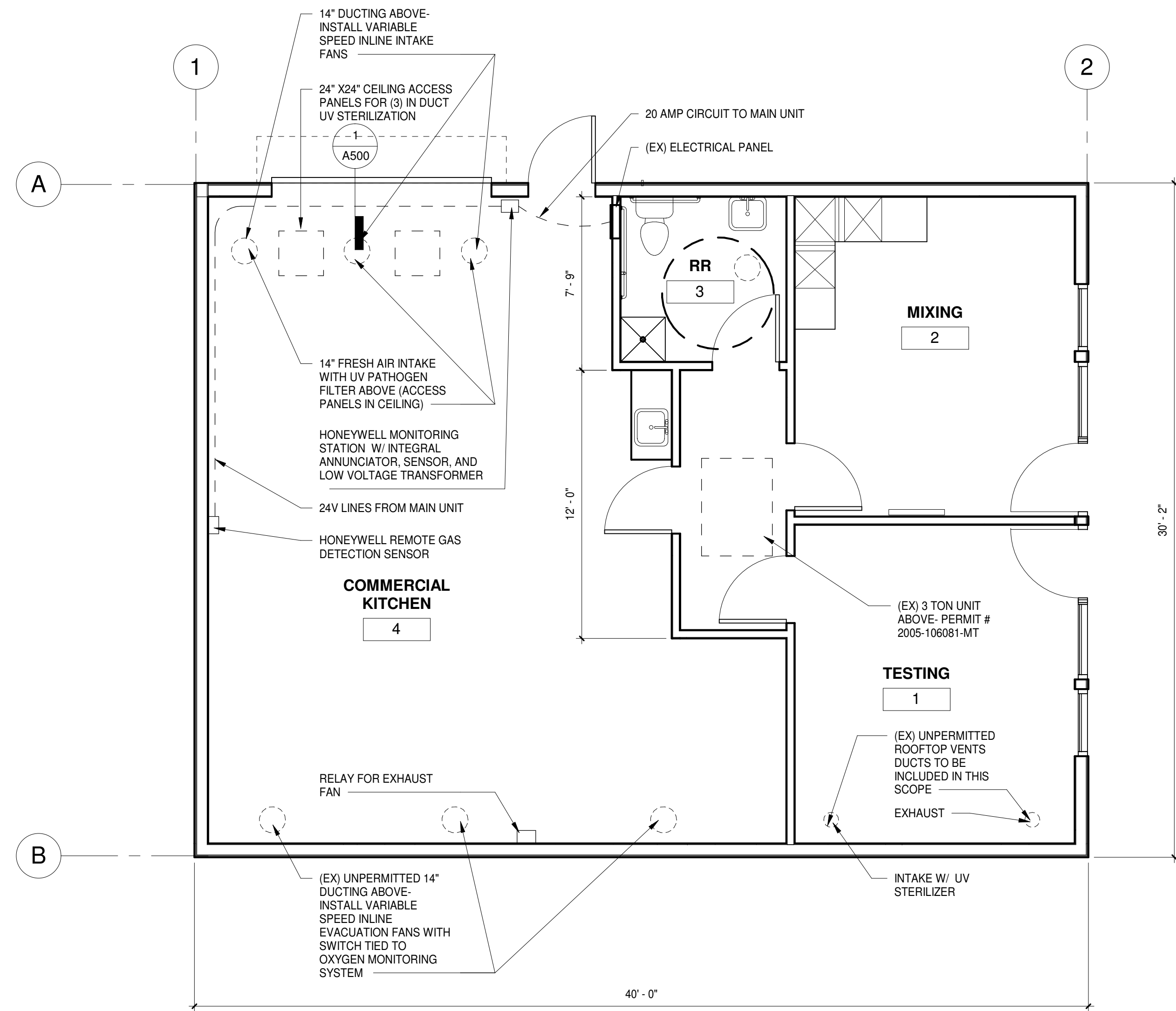
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Print Date:	12/6/2018	10:25:17 AM
Date:	Issued For:	
2016/07/18	testing	
2016/08/05	testing two	

Revisions		
Number	Date	Revision Description



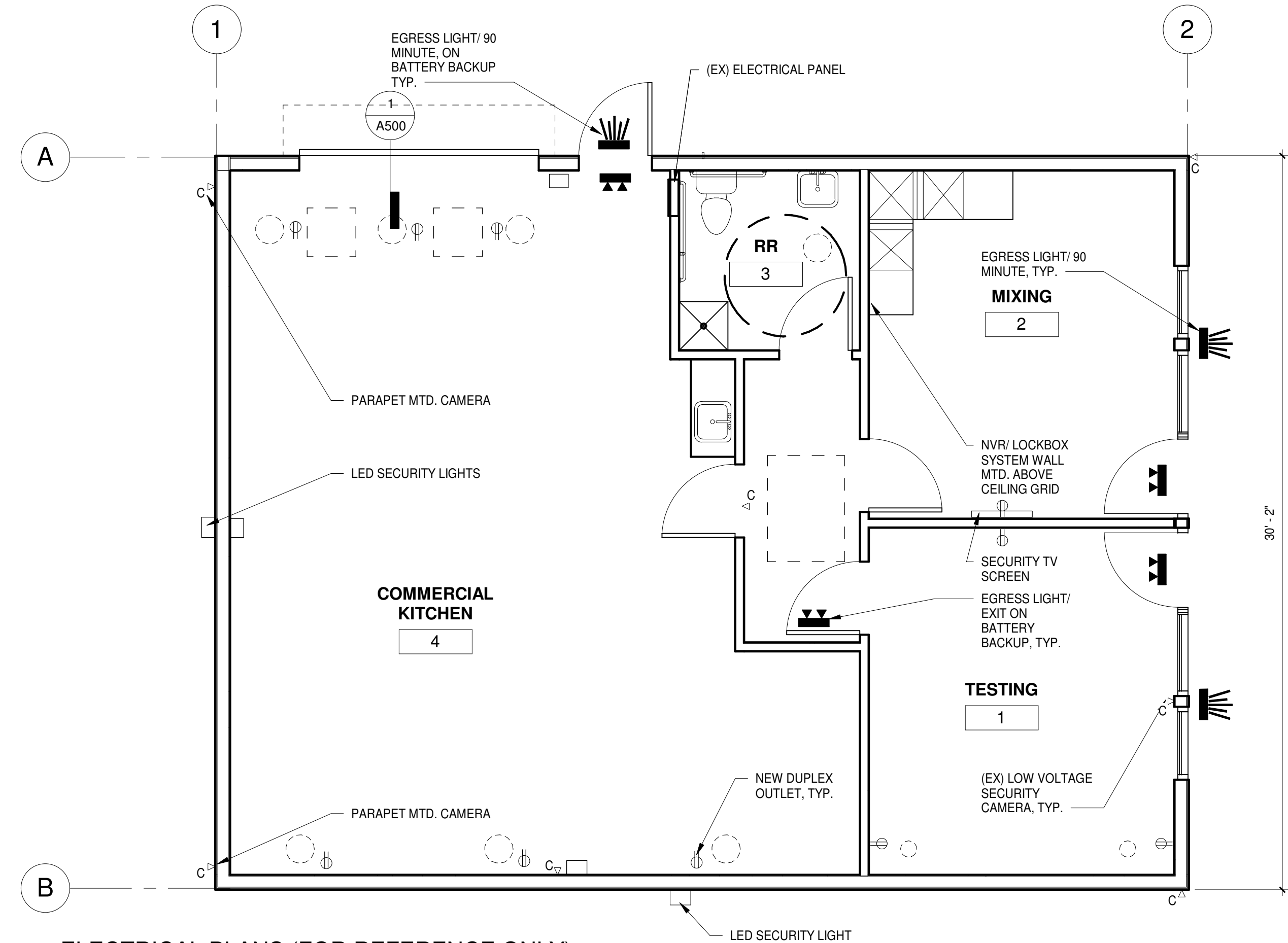
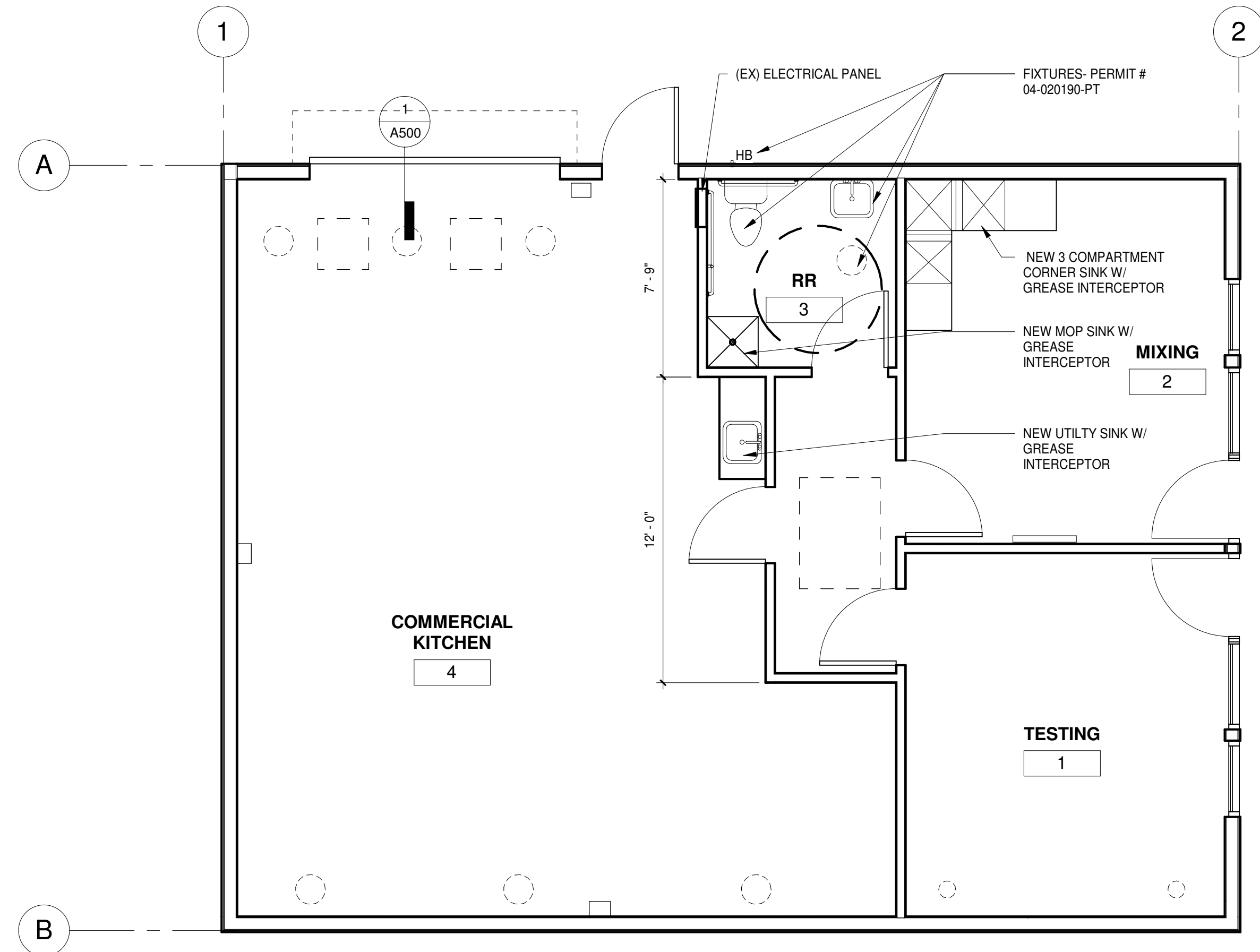
CONSTRUCTION TYPE 602.3	OCCUPANCY		RATING (TABLE 601)	ALLOWABLE HEIGHTS AND AREAS (TABLE 503)	SEPARATION RATING (TABLE 707.3.10)	OCCUPANT LOAD PER SQFT.	TOTAL OCCUPANT LOAD	EGRESS WIDTH (2" X OCCUPANT LOAD) 1005.3.2	EXIT DISTANCE (TABLE 1016.2)	COMMON PATH OF TRAVEL (TABLE 1014.3)	EXIT ACCESS (TABLE 1015.1)	CORRIDOR RATING (TABLE 1018.1)	CORRIDOR LENGTH (TABLE 1018.4)	PLUMBING FIXTURES (TABLE 2902.1)	PARKING (PMC-TABLE 206-2)
VB	F-1 (NON-SEPARATED METHOD)		VB	8,500 SQFT, 1 STORY, 40 FEET MAX. HEIGHT	1 HR.	(TABLE 1004.1.2) 1/200	6	MIN. 36" TABLE 1018.2)	200'	75'	F-1 OCC. MAX. OCC. LOAD = 6 1 EXIT REQ'D	F-1 OCC.	F-1 OCC.	F-1 1 PER 100	MANUFACTURING AND PRODUCTION 1 PER 750 SQFT.
	COMMERCIAL KITCHEN		0 HR. FOR ALL WALLS	COMPLIES	UNDER MAX. AREA-NO AREA SEPARATION REQ'D	COMMERCIAL KITCHEN		5" PROVIDED	<200' COMPLIES	<75' COMPLIES	3 EXITS PROVIDED	NO RATING REQ'D	MAX. 20' DEAD END	1 W/C PROVIDED	2 SPACES REQ'D 2 BICYCLES REQ'D





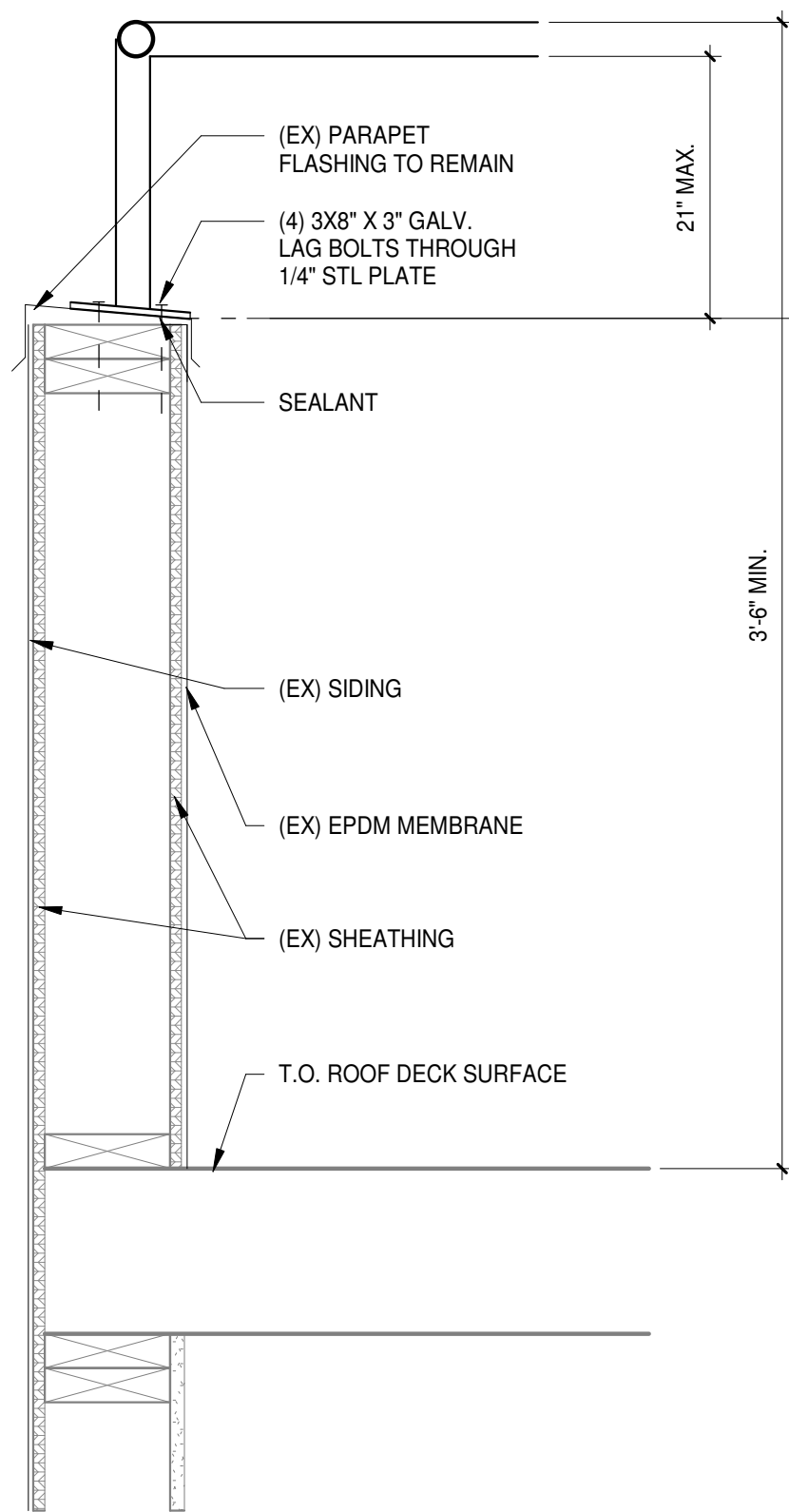
4 MECHANICAL PLANS
1/4" = 1'-0"

3 ROOF PLAN-MECHANICAL
1/4" = 1'-0"

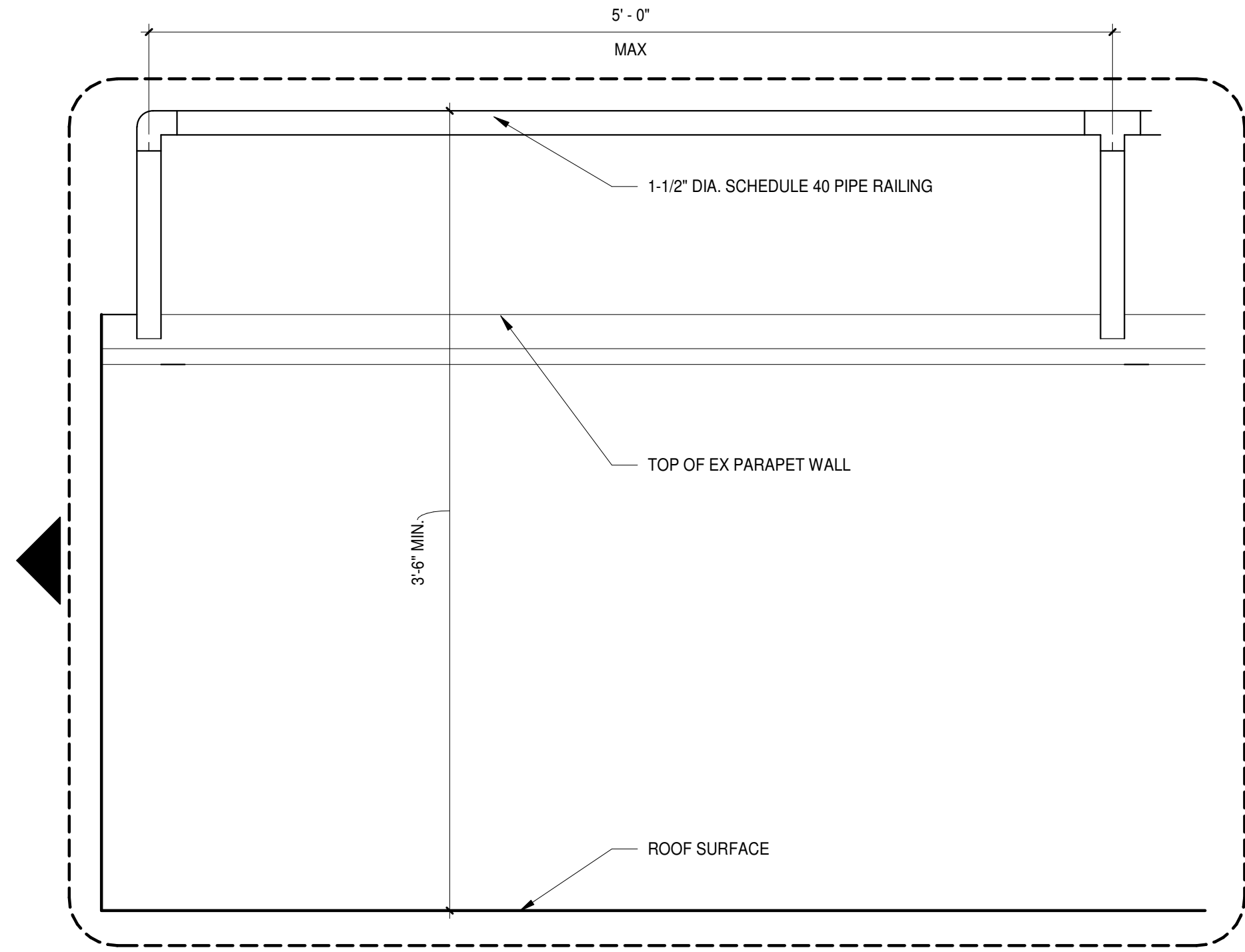


2 PLUMBING PLANS
1/4" = 1'-0"

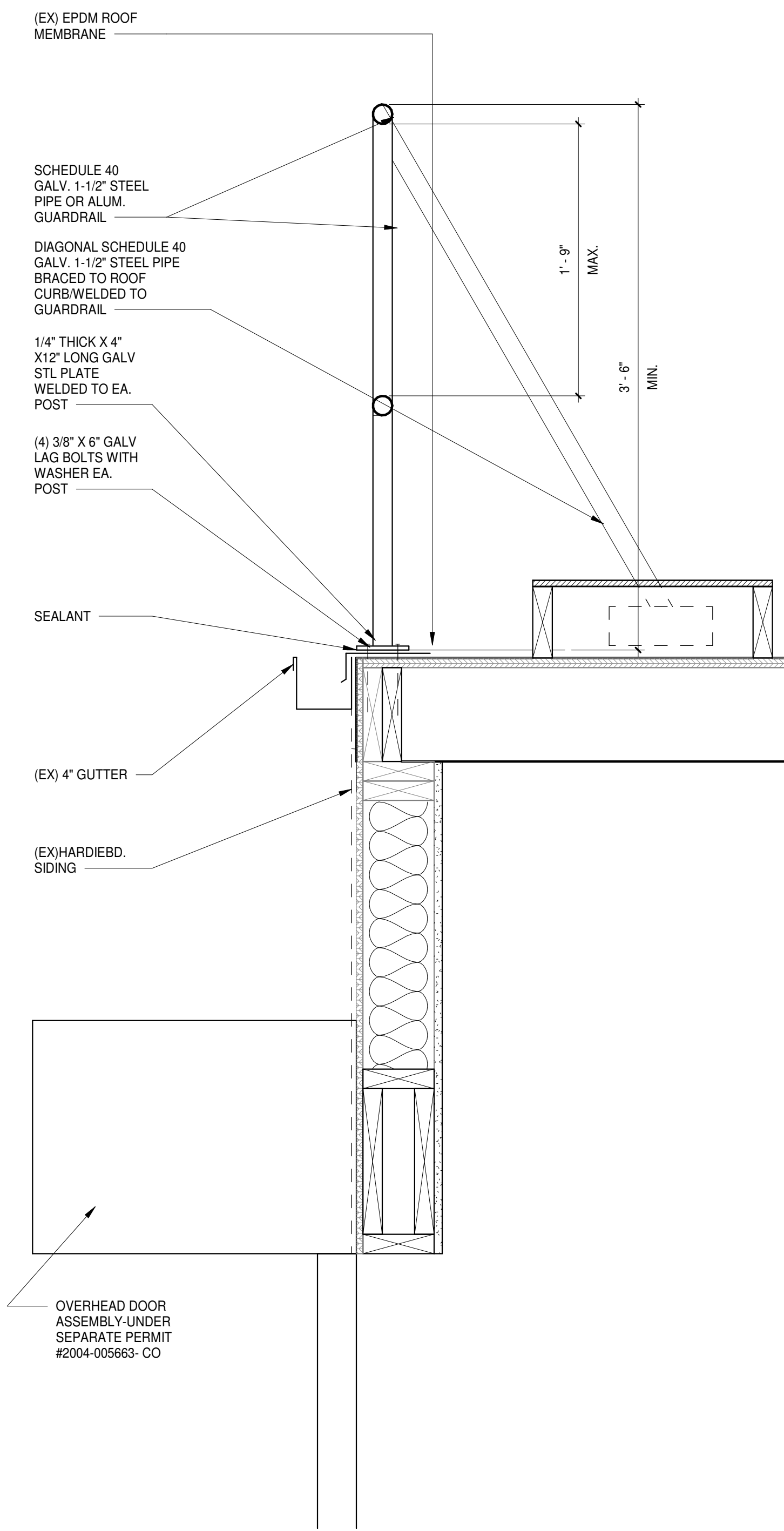
1 ELECTRICAL PLANS (FOR REFERENCE ONLY)-
PERMIT #18-237616-ET
1/4" = 1'-0"



2 PARAPET MTD. RAILING DETAIL
1 1/2" = 1'-0"



1 RAILING SECTION-WALL MTD.
1 1/2" = 1'-0"

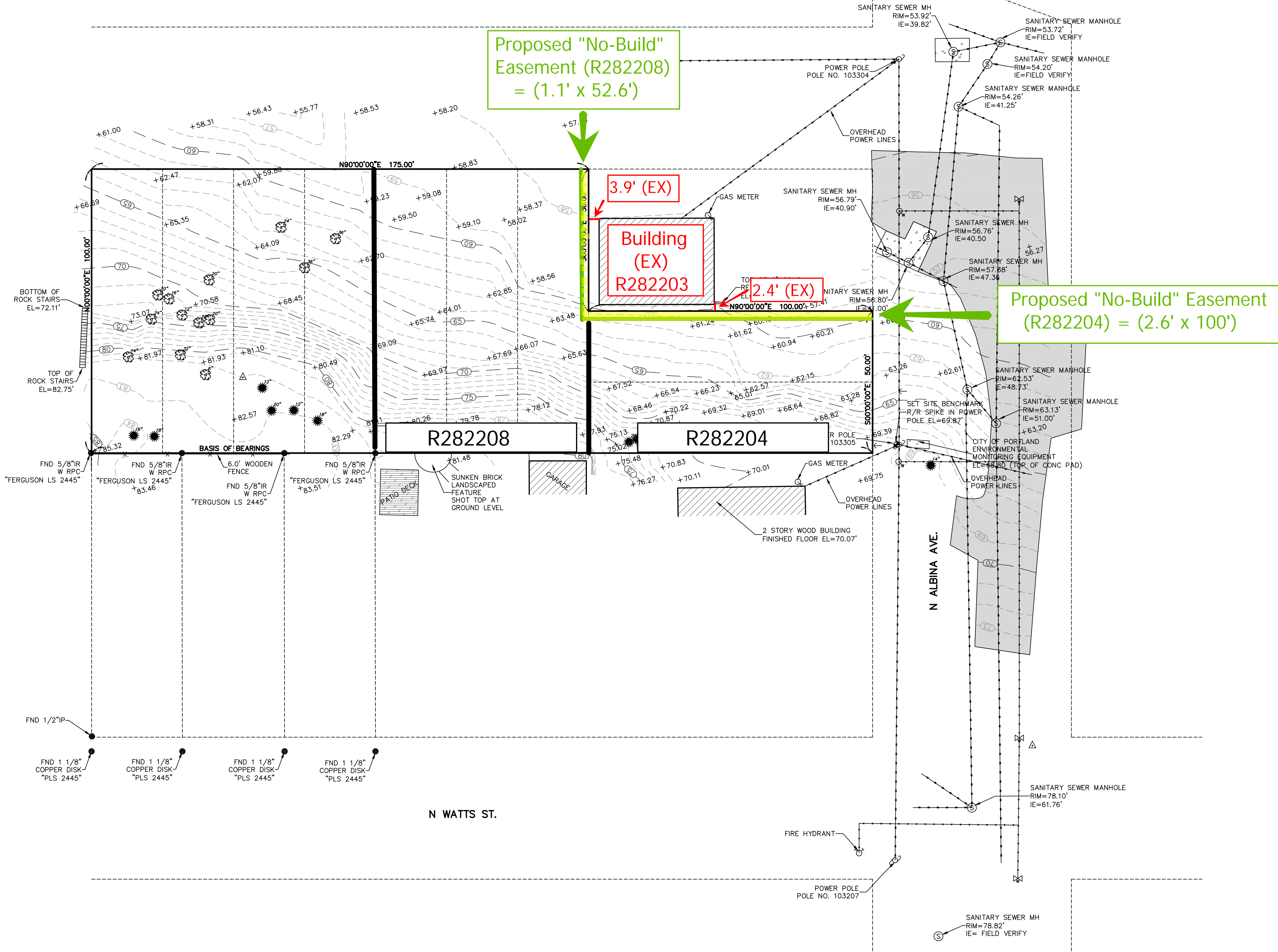
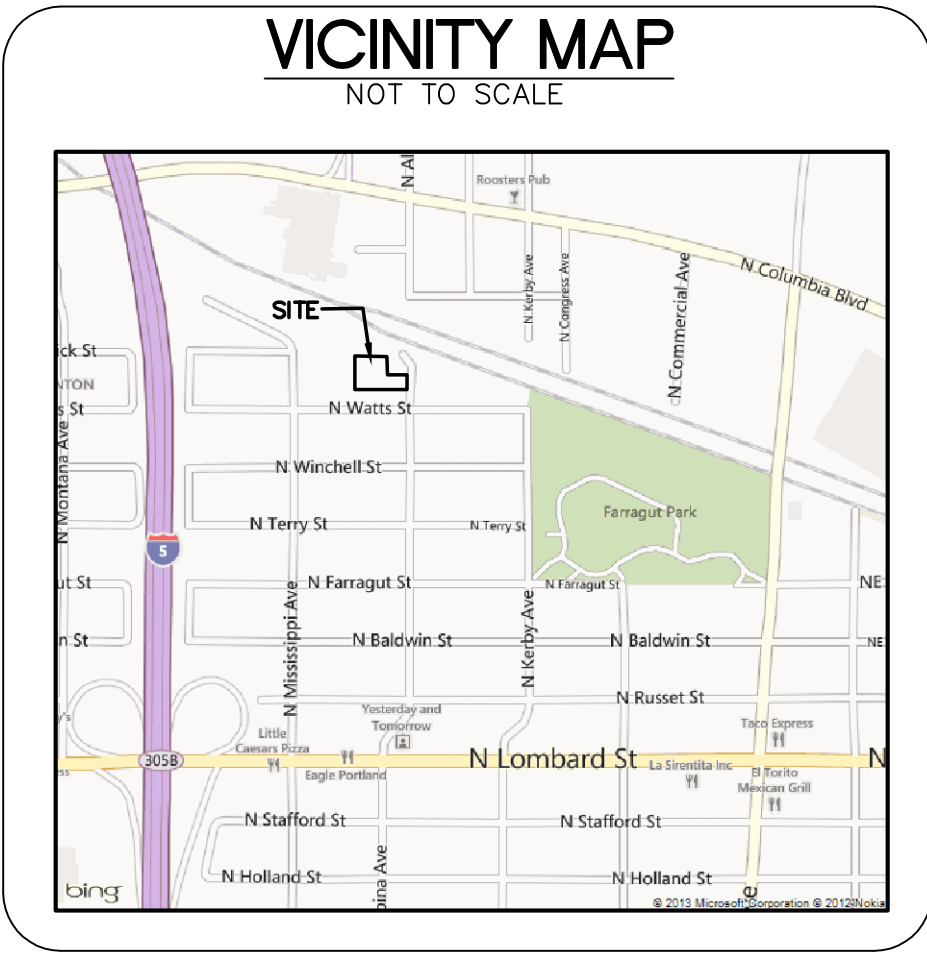
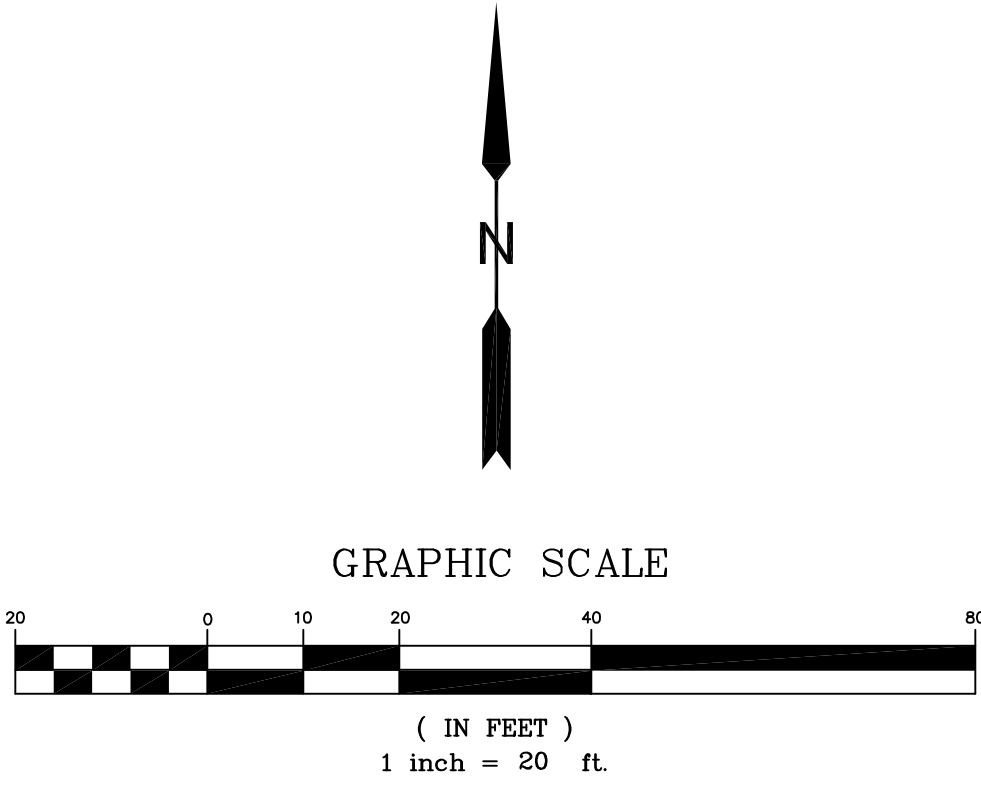


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Date:	Issued For:
2016/07/18	testing
2016/08/05	testing two

Number	Date	Revision Description
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TOPOGRAPHICAL SURVEY

SITUATED IN THE S.W. 1/4 OF SECTION 10, T.1N, R.1E, W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



LEGEND:

- FOUND MONUMENT
 - ← GUY WIRE
 - ⊙ POWER POLE
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ FIRE HYDRANT
 - ⊙ BENCHMARK
 - △ SURVEY CONTROL POINT
 - ⊙ GAS METER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ CONIFEROUS TREE WITH SIZE
 - ⊙ DECIDUOUS TREE WITH SIZE
 - 56.00 SPOT ELEVATIONS
- SUBJECT PROPERTY
 - EDGE OF GRAVEL
 - FENCELINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - WATER LINE
 - OVERHEAD POWER LINE
 - SANITARY SEWER LINE
 - BUILDING
 - CONCRETE SURFACE
 - PAVEMENT SURFACE
 - BRICK SURFACE
 - WOOD DECK SURFACE

NOTES:

THE BASIS OF BEARING IS N 90°00'00" E AS SHOWN ON SN 63517, MULTNOMAH COUNTY SURVEY RECORDS.

TOM NELSON & ASSOCIATES, L.L.C. DID NOT RESOLVE THE BOUNDARY OF SAID PROJECT, INSTEAD WE HAVE SHOWN BOUNDARY LINES AS DEPICTED IN SN 63517, MULTNOMAH COUNTY SURVEY RECORDS; FAIRPORT, MULTNOMAH COUNTY PLAT RECORDS, AND SWINTON, MULTNOMAH COUNTY PLAT RECORDS. THE BOUNDARY LINES ARE BASED ON MONUMENTS FOUND AND LOCATED WITHIN SAID SURVEY AND PLATS.

THE VERTICAL DATUM OF THIS SURVEY IS BASED ON THE CITY OF PORTLAND BENCHMARK NO. 4538 HAVING AN ELEVATION OF 82.18'.

TOM NELSON & ASSOCIATES, L.L.C. SET A R/R SPIKE IN POWER POLE AT +/- 1.0 FOOT ABOVE GRADE ON THE N.W. FACE OF POWER POLE NO.103305, LOCATED AT THE S.E. CORNER OF SUBJECT PROPERTY, HAVING AN ELEVATION OF 69.87'. THE ELEVATION SHOWN HEREON IS AT THE TOP MOST POINT OF THE R/R SPIKE.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON A LOCAL ASSUMED COORDINATE SYSTEM.

THE UTILITIES SHOWN ON THIS MAP ARE LOCATED FROM APPARENT ABOVE GROUND FEATURES INCLUDING WATER VALVES, MANHOLES, ETC. WE MAKE NO GUARANTEE TO THE ACCURACY OR COMPLETENESS OF ANY UTILITY INFORMATION SHOWN ON OUR MAP. WE HAVE NO INFORMATION TO GUARANTEE THAT THE PIPES ARE IN FACT A STRAIGHT LINE FEATURES. BEFORE CONSTRUCTION BEGINS, CONTRACTOR SHOULD VERIFY ALL UNDERGROUND UTILITIES SHOWN HEREON.

SURVEYED FOR:


ANDREW KUNI
SUPERIOR INTERIORS, INC.
4234 NE PRESCOTT ST.
PORTLAND, OR 97218

(503)481-5128

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1988
THOMAS G. NELSON
#2351

RENEWAL 12/31/14

REVISION DATES		 Tom Nelson & Associates, L.L.C.	
DATE	DESCRIPTION		
		1001 SE WATER AVE, SUITE 390 PORTLAND, OREGON 97214 PHONE: (503) 230-1932 FAX: (503) 230-1962	
DRAWING DATA		DATE: month day, year	FILE: (job#)/(drawing name).dwg
SCALE:		DRAWN BY: initials	SHEET: 1 OF 1
CITY:			
COUNTY:			

