

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: 21946

Project Address: 12005 N Burgard Way

Hearing Date: 10/2/19

Appellant Name: Aaron Lothrop

Case No.: B-007

Appellant Phone: (503)481-8002

Appeal Type: Building

Plans Examiner/Inspector: Ian LaVielle, Jason Butler-Brown

Project Type: commercial

Stories: 01 **Occupancy:** N/A **Construction Type:** N/A

Building/Business Name: Schnitzer Steel

Fire Sprinklers: No

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 19-187817-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Fuel Gas Storage

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 1809.5

Requires 1809.5 Frost Protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

Extending below the frost line of the municipality
Constructing in accordance with ASCE 32; or
Erecting on solid rock

Proposed Design This project was designed for the tank to sit on (10" thick) pre-cast foundations on top of the existing soil. However, to meet the intent of the frost line requirements, we propose to excavate to 18" and fill with 12" of compacted gravel. This would result in the foundations extending 6" below the surface and sitting on frost-proof material which extends to the frost line. While it is theoretically possible to sink the foundations an additional 4" (without burying them), the 4" will better serve the serviceability of the system by providing better accessibility.

Reason for alternative The reason that this alternative is required is due to the ever-expanding list of costs which have been added to the project as a result of permitting delays and other site conditions. Furthermore, constructing a tank foundation which extends to the frost line for a tank that only requires 5/8" anchors with 3 1/2" embedment would add significant, unforeseen financial burden on the customer with no improvement to project function or life safety. The tank function and/or integrity would be virtually unaffected by frost heave, even without any of the proposed ground amendments.

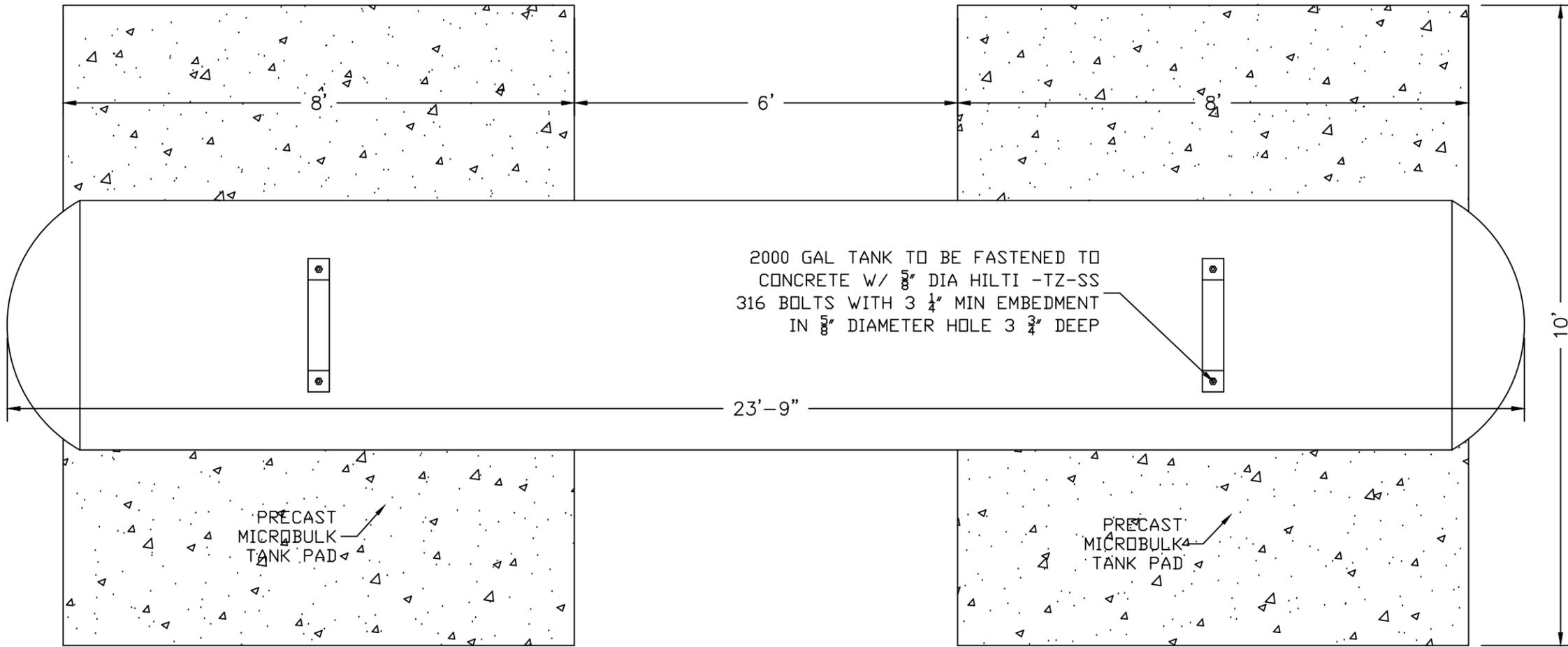
APPEAL DECISION

Installation of tank foundation without extending to frost depth: Granted provided flexible connections are provided for all pressurized pipping leading to the tank and provided leak detection and emergency shutoff or excess control are provided for all pressurized piping leading to the tank.

Appellant may contact Jason Butler-Brown (503-823-4936) with questions.

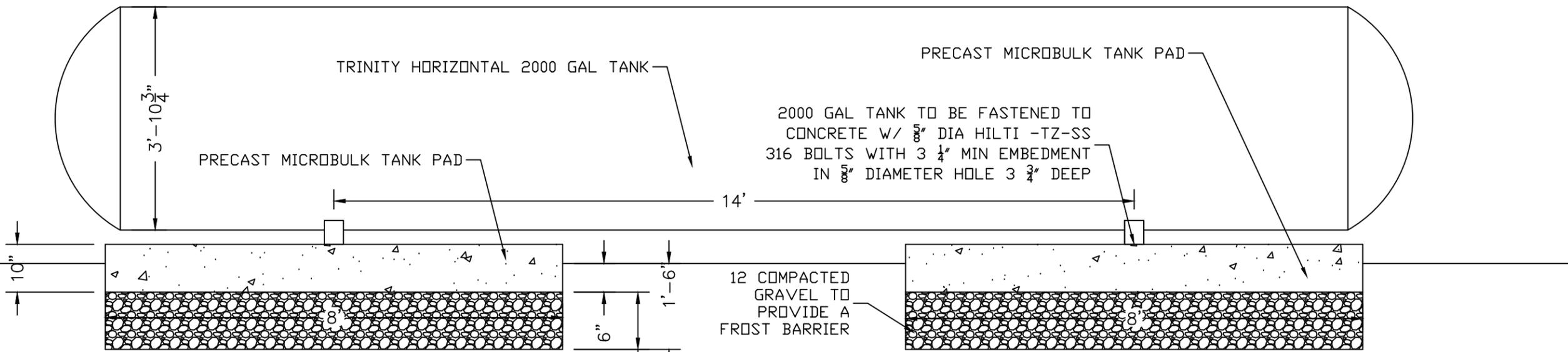
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; 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 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.



PV TANK LAYOUT PLAN VIEW
1

SCALE: 1/2"=1'-0"



EV TANK LAYOUT ELEVATION
1

SCALE: 1/2"=1'-0"

RENEWS 6/30/2020

REGISTERED PROFESSIONAL ENGINEER 16478

DEAN P. ZAROSINSKI

OREGON MAR. 16, 1993

SIGNED: 9/26/19

SUBTITLE: 2000 GALLON PROPANE TANK ON MICROBULK PADS

TITLE: SCHNITZER STEEL
12005 N BURGARD, PORTLAND, OR 97203
FOR JAMES QUINN CONSTRUCTION

Zarosinski Engineering & Design

1400 NW 155th Circle
Vancouver, WA. 98685
PHONE: (360) 513-2746
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JOB NO.: Q0374-3

DWG. NO.: Q0374-3

SCALE: NOTED

SHEET: 1

DATE: 9/26/19

DRAWN BY: DPZ

ZARO CAD FILE: Q0374-3.DWG