

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 21957	Project Address: 230 SW Ash St
Hearing Date: 10/2/19	Appellant Name: Tom Jaleski
Case No.: B-017	Appellant Phone: 9712385266
Appeal Type: Building	Plans Examiner/Inspector: Geoffrey Harker
Project Type: commercial	Stories: 6 Occupancy: R-2, S-2, M, B Construction Type: I-A, III-B
Building/Business Name:	Fire Sprinklers: Yes - throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-208579-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Residential, parking, retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 713.13.1

Requires A shaft enclosure containing a refuse, recycling, or laundry chute shall not be used for any other purpose and shall be enclosed in accordance with Section 713.4. Openings into the shaft, including those from access rooms and termination rooms shall be protected in accordance with this section and Section 716. Openings into the chutes shall not be located in corridors. Doors shall be self- or automatic closing upon the actuation of a smoke detector in accordance with Section 716.5.9.3, except that a heat-activated closing devices shall be permitted between the shaft and the termination room.

Proposed Design The 3rd and Ash building is a new six-story mixed-use building located at the intersection of SW 3rd and Ash St. in Portland, Oregon. The building will be 5 stories of Type IIIB construction on 1 above-grade story of Type IA construction and will contain approximately 8,800 SF of retail, 133 market-rate apartments, and 60 off-street parking stalls.

The proposed design is to meet all the requirements of Oregon's 2019 Structural Specialty Code (OSSC) 713.13 for the waste chute termination room. The attachment shows the plan for the termination room, diagrammatic section, and photo of existing condition. The following protection measures will be provided to the termination room as required by 2019 OSSC:

- Building sprinklered with an NFPA13 system throughout.
- 2 hour rated fire barrier walls around trash room and any other part of the building.
- 90 minute rated doors with automatic closers activated by smoke detectors in the termination room.
- Opening penetration protections per Section 716.

Reason for alternative The proposed alternate code compliance method is to apply the new section of the 2018 IBC addressing chute discharge rooms in Section 713.13.4 and reads as follows:

“Waste or linen chutes shall discharge into an enclosed room separated by fire barriers with a fire-resistance rating not less than the required fire rating of the shaft enclosure and constructed in accordance with section 707 or horizontal assemblies constructed in accordance with section 711, or both. Openings into the discharge room from the remainder of the building shall be protected by opening protectives having a fire protection rating equal to the protection required for the shaft enclosure. Doors shall be self- or automatic closing upon the actuation of a smoke detector in accordance with Section 716.2.6.6. Waste chutes shall not terminate in an incinerator room. Waste and linen rooms that are not provided with chutes need only comply with Table 509.”

Oregon’s 2019 Structural Specialty Code, slated for adoption on October 1. The proposed design is consistent with the future code path for providing a termination room with fire -resistance rating consistent with the rating of the shaft enclosure without a separate door required on the chute.

The termination room will have the same fire-resistance rating as the shaft with fire-resistance rated doors that are auto-closing activated by smoke detectors in the termination room. All other openings will be protected as required per Section 714. The shaft enclosure, materials and access room will meet all the requirements of 2019 OSSC section 713.13.

The proposed design provides a waste chute termination room compliant with the 2019 OSSC and therefore provides equivalent protection as required.

APPEAL DECISION

Shaft opening in termination room: 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 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.



