

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: 22116	Project Address: 308 SW 2nd Ave
Hearing Date: 11/20/19	Appellant Name: Andrew Craig
Case No.: B-001	Appellant Phone: 5037572611
Appeal Type: Building	Plans Examiner/Inspector: Corey Stanley
Project Type: commercial	Stories: 10 Occupancy: B Construction Type: III
Building/Business Name: Block 300	Fire Sprinklers: Yes - Throughout building
Appeal Involves: Alteration of an existing structure LUR or Permit Application No.:	
Plan Submitted Option: pdf [File 1]	Proposed use: Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC 909.4

Requires A rational analysis supporting the types of smoke control systems to be employed, their methods of operation, the systems supporting them and the methods of construction to be utilized shall accompany the submitted construction documents and shall include but not be limited to, the items indicated in Sections 909.4.1 through 909.4.6.

Proposed Design The Block 300 project is proposing a voluntary upgrade of the existing smoke control system including the replacement of pneumatic fire/smoke damper actuators with digital actuators as well as an upgrade of the existing firefighter's smoke control panel with a new modern panel. The sequence of operation for the existing smoke control system is not being modified and we understand this to not require a new rational analysis be performed. The entire system will be commissioned after the upgrades are performed to show that it operates correctly. Furthermore we will work with the Portland Fire Department to verify system operation to their satisfaction.

Reason for alternative The owner desires to modernize components of the system without seeking to modify the sequence of the existing smoke control system as it currently operates satisfactorily.

APPEAL DECISION

Voluntary smoke control system upgrade with final system operation to be coordinated with Portland Fire: Granted as proposed.

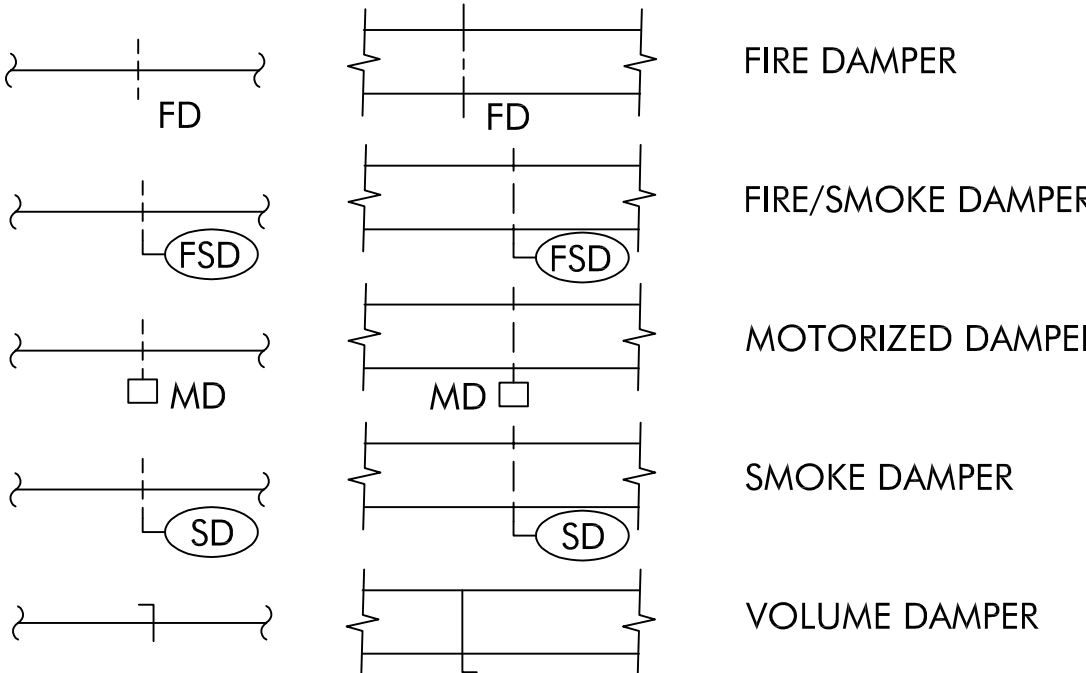
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health,

safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

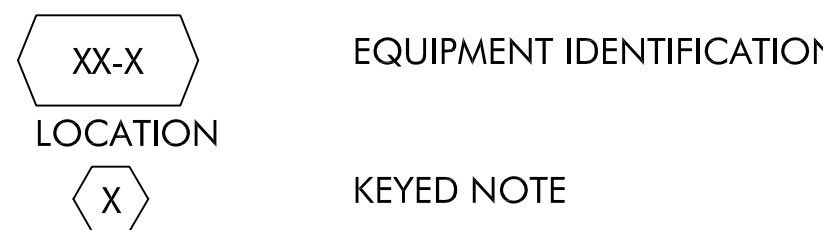
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

MECHANICAL SYMBOL LIST

Dampers



General



GENERAL SHEET NOTES

- A. SMOKE CONTROL SEQUENCE OF OPERATION:
1. FOR ALL NEW FIRE SMOKE DAMPER ACTUATORS, PROVIDE FULLY MODULATING CAPABILITY FOR USE DURING NORMAL BUILDING OPERATION, AND PROVIDE END SWITCHES FOR MONITORING BY EXISTING DDC SYSTEM (RELIABLE CONTROLS).
 2. DURING A FIRE/SMOKE EVENT, THE HVAC SYSTEM WILL OPERATE AS CURRENTLY PROGRAMMED AS FOLLOWS:
 - a. SUPPLY FANS SF-1 AND SF-2 WILL OPERATE IN THEIR FIRE MODE, AND THE SUPPLY DUCT FIRE SMOKE DAMPERS ON THE FLOORS ABOVE AND BELOW THE FIRE FLOOR ARE OPEN CREATING A POSITIVE PRESSURE ZONE ON THOSE FLOORS.
 - b. RETURN FANS RF-1 AND RF-2 OPERATE IN THEIR FIRE MODE, AND THE RETURN SIDE FIRE SMOKE DAMPER ON THE FIRE FLOOR IS FULLY OPEN CREATING A NEGATIVE PRESSURE ON THAT FLOOR.
 - c. OUTSIDE AIR AND EXHAUST AIR DAMPERS ARE OPEN. RETURN AIR DAMPERS ARE CLOSED.
 - d. EXHAUST DAMPERS SERVING RF-1 AND RF-2 ARE FULLY OPEN.
 - e. ON FLOORS WHERE EXIT CORRIDORS ARE REQUIRED TO BE PRESSURIZED, SUPPLY AIR FIRE SMOKE DAMPERS WILL OPEN AND RETURN AIR FIRE SMOKE DAMPERS WILL CLOSE, PRESSURIZING THE CORRIDORS. ON ALL OTHER FLOORS, THE SUPPLY AND RETURN FIRE SMOKE DAMPERS WILL BE CLOSED.
 - f. THE REMAINING EXISTING SMOKE CONTROL DEVICES, INCLUDING STAIRWELL AND ELEVATOR PRESSURIZING FANS CONTINUE TO OPERATE AS CURRENTLY PROGRAMMED.

SHEET INDEX

M1.0	COVER SHEET - HVAC
M2.1	LEVEL ONE FLOOR PLAN - HVAC
M2.2	TYPICAL FLOOR PLAN - HVAC
M2.3	MECHANICAL PENTHOUSE PLAN - HVAC
M6.0	DETAILS - HVAC



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BLOCK 300 SMOKE CONTROL SYSTEM UPGRADE

308 SW 2ND AVE
PORTLAND, OR 97204

OVER SHEET - HVAC

DISCUSSION

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OWN BY AC

CKED BY BB

NO. 2019-013

10/18/19

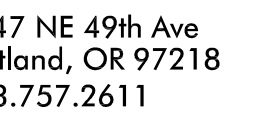
ET NUMBER

M1.0

PERMIT SET



1 STAIRWELL #1 PRESSURIZATION DAMPER LOCATED ON LEVEL
P2. PRESSURIZATION DAMPER (NORMALLY CLOSED)
INTERLOCKED INTERLOCKED WITH SPF-1 TO OPEN UPON
FAN BEING ENERGIZED IN SMOKE EVENT. SEE SHEET M6.0
FOR SMOKE CONTROL RISER DIAGRAM.



REGISTERED PROFESSIONAL
ENGINEER
78068RE
OREGON
JAN 15, 2011
ANDREW C. CRAIG
EXPIRES 12-31-19

PORTLAND, OR 97204

TITLE
LEVEL ONE
FOR PLAN - HVAC

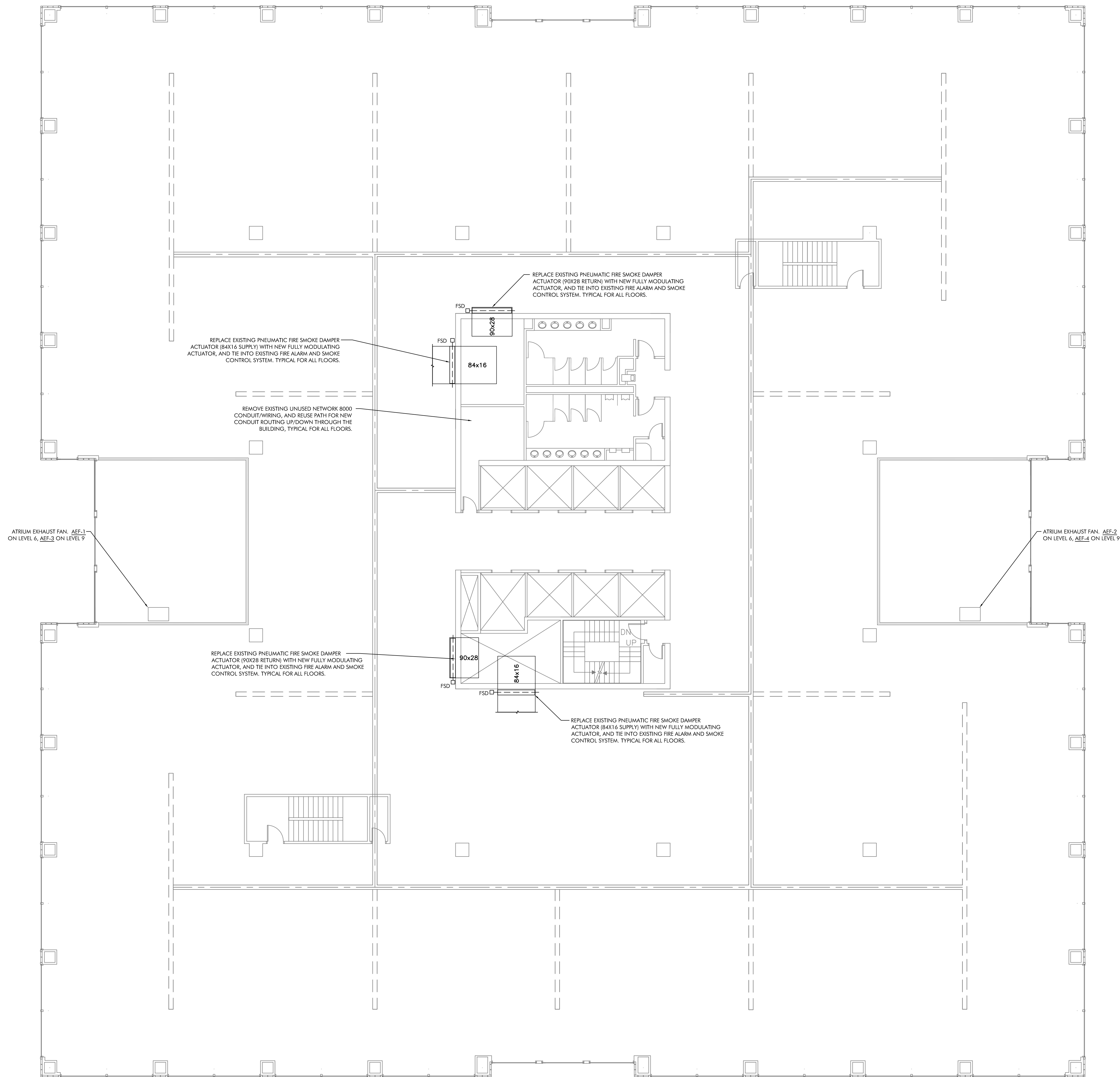
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NUMBER

M2.1

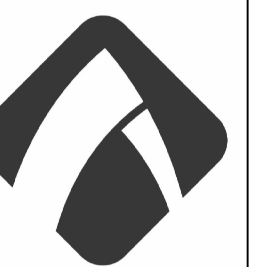
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1 TYPICAL FLOOR PLAN - HVAC

0 4' 8' 16'

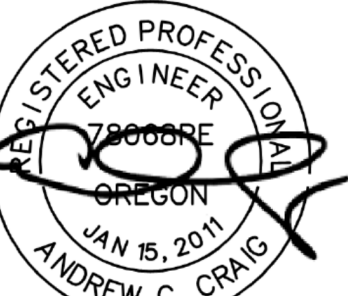
SCALE: 1/8"=1'-0"



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EXPIRES 12-31-19

BLOCK 300 SMOKE CONTROL SYSTEM UPGRADE

308 SW 2ND AVE
PORTLAND, OR 97204

SHEET TITLE
TYPICAL
FLOOR PLAN - HVAC

REVISIONS

DRAWN BY
AC

CHECKED BY
BB

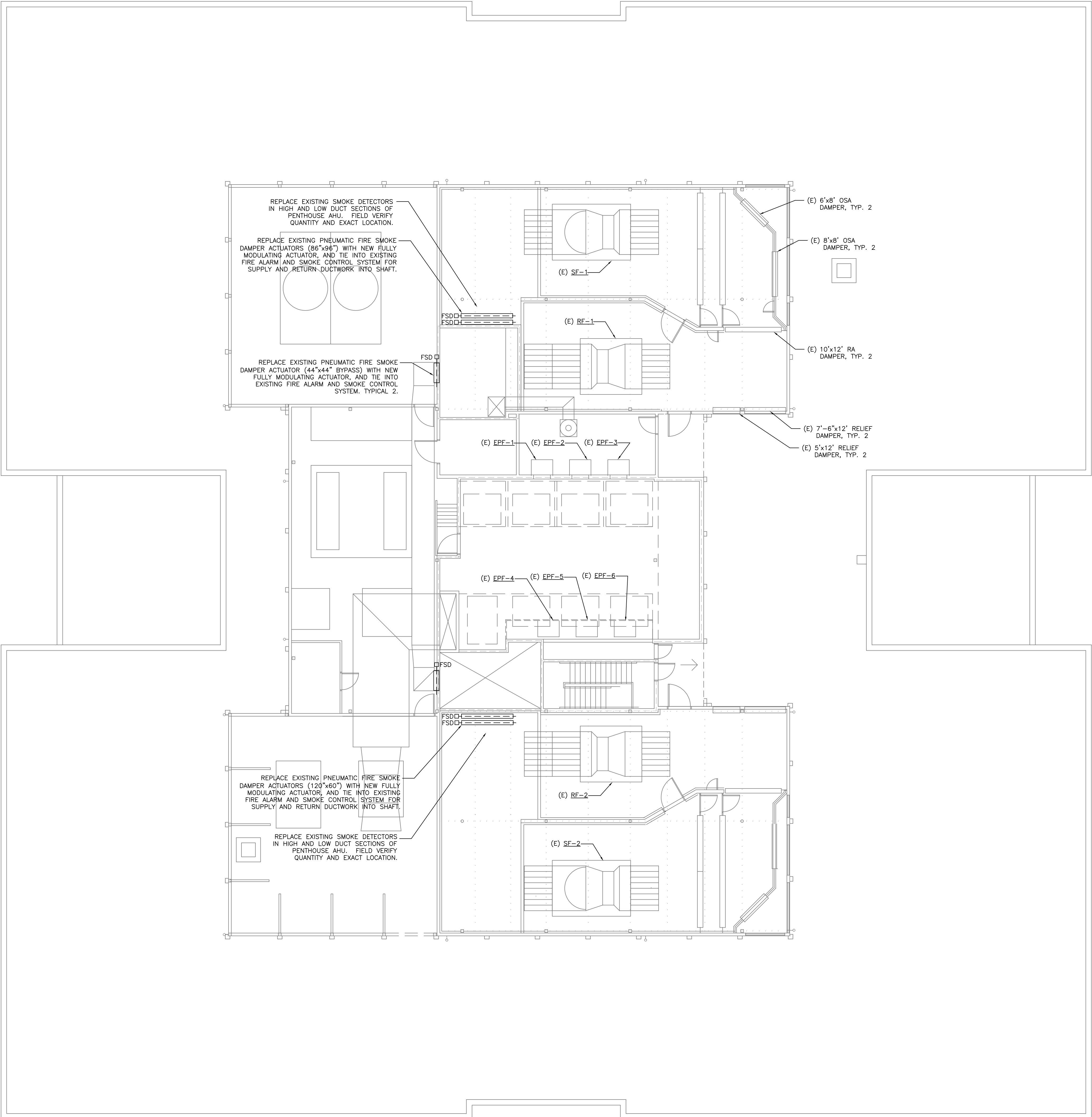
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2019-013

DATE
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SHEET NUMBER

M2.2

PERMIT SET



1 ROOF PLAN - HVAC
SCALE: 1/8"=1'-0"



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BLOCK 300 SMOKE CONTROL SYSTEM UPGRADE

308 SW 2ND AVE
PORTLAND, OR 97204

SHEET TITLE
ROOF PLAN - HVAC

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JOB NO.
2019-013

DATE
10/18/19

SHEET NUMBER

M2.3

