

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: Mixed Decision. Item 1: Decision Rendered. Item 2: Hold for Additional Information

Appeal ID: 22195

Project Address: 203 NE Grand Ave

Hearing Date: 12/11/19

Appellant Name: D. Michael Jones

Case No.: B-006

Appellant Phone: 5039521512

Appeal Type: Building

Plans Examiner/Inspector: Brian McCall

Project Type: commercial

Stories: 8 **Occupancy:** R-2, S-2, M, B **Construction Type:** 3-A, 1-A, (5 over 3)

Building/Business Name: Fairfield Residential Mixed-Use

Fire Sprinklers: Yes - NFPA 13, all interior environ, some exterior walls

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: LU-18-191719 DZM

Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4]

Proposed use: Residential/commercial retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 705.8.6.2

Requires

OSSC 705.8.6.2 Vertical exposure for buildings on separate lots.

When a new building is to be erected adjacent to an existing building, all openings in the exterior wall of the new building are required to be not less than ¾ hour when these openings are less than 15 feet vertically above the roof of the existing building or structure. The opening protections are required where the distance between the buildings or structures is less than 15 feet. When the roof of the new building, is at lower elevation from the existing building, the roof construction of the new building shall have a fire-resistance rating of not less than 1 hour for a minimum distance of 10 feet from the exterior wall facing the new building. The entire length and span of the supporting elements for the fire-resistance-rated roof assembly shall also have a fire-resistance rating of not less than 1 hour. The roof protections are required where the distance between the buildings or structures is less than 15 feet.

OSSC 705.8.2. Protected Openings

Where openings are required to be protected, fire doors and fire shutters shall comply with Section 716.5 and fire window assemblies shall comply with Section 716.6.

Exception: Opening protectives are not required where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the exterior openings are protected by a water curtain using automatic sprinklers approved for that use.

Proposed Design The design proposes to utilize the exception under 703.8.2 achieve ¾ hour-rating in lieu of rated openings on fixed lite windows and door openings. Doors will be fitted with closers to ensure they remain in closed position. Louvers below windows that are in the hazard area will have ¾ hour-rated walls behind, (louvers are a condition of approval for design review so will be expressed on the finished wall). Louvers above windows in the hazard area will have dampers on fusible links rated for ¾ hours, (see attached product data and FLS drawings).

Reason for alternative To maintain consistency across the building façade, it is important to keep the windows and doors of similar style and construction. Introducing doors with limited glass and rated window assemblies will detract from the building's overall appearance and negatively impact the feel of the interior environment by limiting the visual access to exterior. The building is already equipped with exterior sprinklers to protect balcony elements, so adding extra heads to provide water curtain protection is preferable to changing to alternate materials in these limited occurrences.

Appeal item 2

Code Section 1203.2

Requires OSSC 1203.2. Attic Spaces.
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilation openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. An airspace of not less than 1 inch (25mm) shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1/150th of the area of the space ventilated.

Exceptions:

(N/A)

(N/A)

Attic ventilation shall not be required when determined not necessary by the building official due to atmospheric or climatic conditions.

Proposed Design The design proposes to use all exterior impermeable insulation, (R24), combined with a vapor barrier on top of the roof sheathing. This combination results in a dew point that is outside the building envelope. The attic space will, in effect be contained within the conditioned space, negating the need to ventilate for mold and mildew growth. Project team requests that building official approve Exception #3 to approve this design.

Reason for alternative In low-slope roofing assemblies that are contained within exterior parapet walls and interior roof drains, adequate venting of long-span wood trusses is impractical. It also leads to the introduction of unwanted cold air that might leak into the building at construction joints and penetrations. It has become accepted building science that ventilation is not necessary when adequate steps are taken to prevent condensation from forming in the attic area. By maintaining similar temperatures and humidity inside the attic to that of the conditioned area below and stopping vapor migration from the cold exterior onto the warm surfaces inside, the need for ventilation is eliminated.

APPEAL DECISION

1. Type 13 water curtain sprinkler protection at non-fire rated openings in buildings with vertical exposure on separate lots: Granted provided windows are non-operable and sprinklers are spaced not

more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening (s) and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on the occupied side of the openings. A separate permit from the Fire Marshal's Office is required.

**2 Unvented roof assembly: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.**

For Item 1: 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.

For Item 2: Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.

CERTIFICATE OF COMPLIANCE

Certificate Number 20170404-R10347
Report Reference R10347-19830304
Issue Date 2017-APRIL-04

Issued to: AIR LOUVERS INC
6285 RANDOLPH ST
CITY OF COMMERCE CA 90040

**This is to certify that
representative samples of** FIRE DOOR LOUVERS
Model 1900A

Have been investigated by UL in accordance with the
Standard(s) indicated on this Certificate.

Standard(s) for Safety: UL 10B, Fire Tests of Door Assemblies
UL 10C, Positive Pressure Fire Tests of Door Assemblies

Additional Information: See the UL Online Certifications Directory at
www.ul.com/database for additional information

Only those products bearing the UL Certification Mark should be considered as being covered by UL's
Certification and Follow-Up Service.

Look for the UL Certification Mark on the product.



Bruce Mahrenholz, Director North American Certification Program

UL LLC

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL. For questions, please
contact a local UL Customer Service Representative at <http://ul.com/aboutul/locations/>

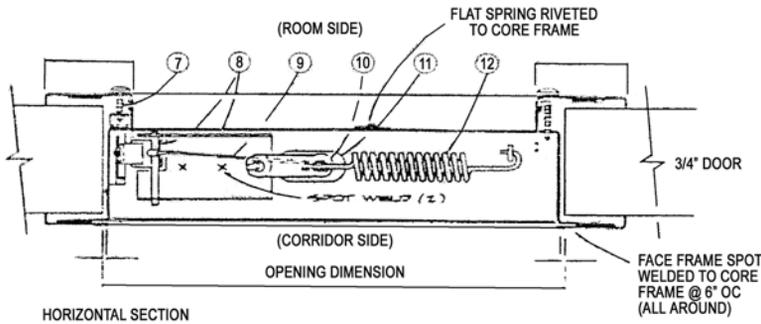


INSTALLATION: FIRE RATED 1900A LOUVER

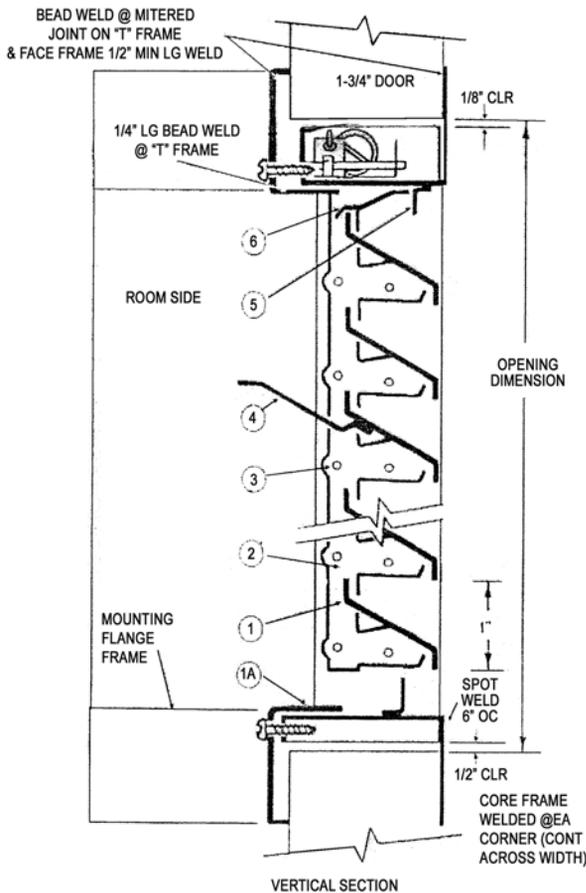
1. Before installing Model 1900A Fire door Louver into a fire door, be sure that the door cutout (order size) is accurate.
2. Position one side of Model 1900A in the door cutout (as it would be installed). Model 1900A requires a single door cutout only for installation.
3. With the frames in place, screw the mounting screws through the pre-punched holes in the frame on the room side. Screw firmly together. Note: Use the 1/2" long screws in hole nearest fusible link.
4. Visually inspect the fusible link to assure that it is unbroken. Do not install if link is not intact. **Paint should not be applied to the fusible link or any of the connecting hardware including the hold-open clip.**

SPECIFICATIONS:

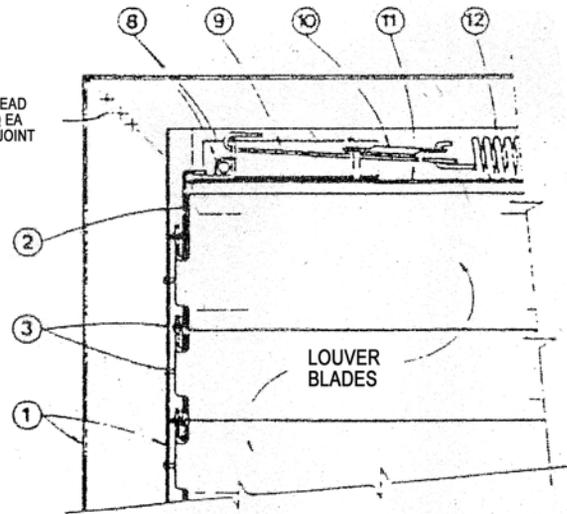
1. Louver Blades 16 ga (.059) Cold Roll Steel.
- 1a. Channel Frame & Flange— Frame 18 ga (.048") CRS.
2. Action Bar 3/8" x .050 CRS.
3. Rivets—Cadmium Plated (.090" ϕ x .21 LG.)
4. Adjusting Tab—Position Approx 1/3 from Bottom of Unit. (Spot Welded to Blade).
5. Blade Stop 5/8" x 3/8" x 18 ga. (.048") CRS. Angle (Spot Welded to Core Frame).
6. Flat Spring—Hold Blades in Open Position (Riveted to Frame).
7. Mounting Screws—#8 Phillips Head (3 @ 3/4" LG. & 1 @ 1/2" LG.)
8. Rocker Arm and Closing Bar and Housing.
9. "S" Hook—.080" Cadmium Plated Steel.
10. Fusible Link—Design Temp 165° F Maximum.
11. Heat Opening—1/2" x 1".
12. Tension Spring—3" LG x 1/2" ϕ x .063" Thk Cadmium Plated Steel.



HORIZONTAL SECTION



VERTICAL SECTION

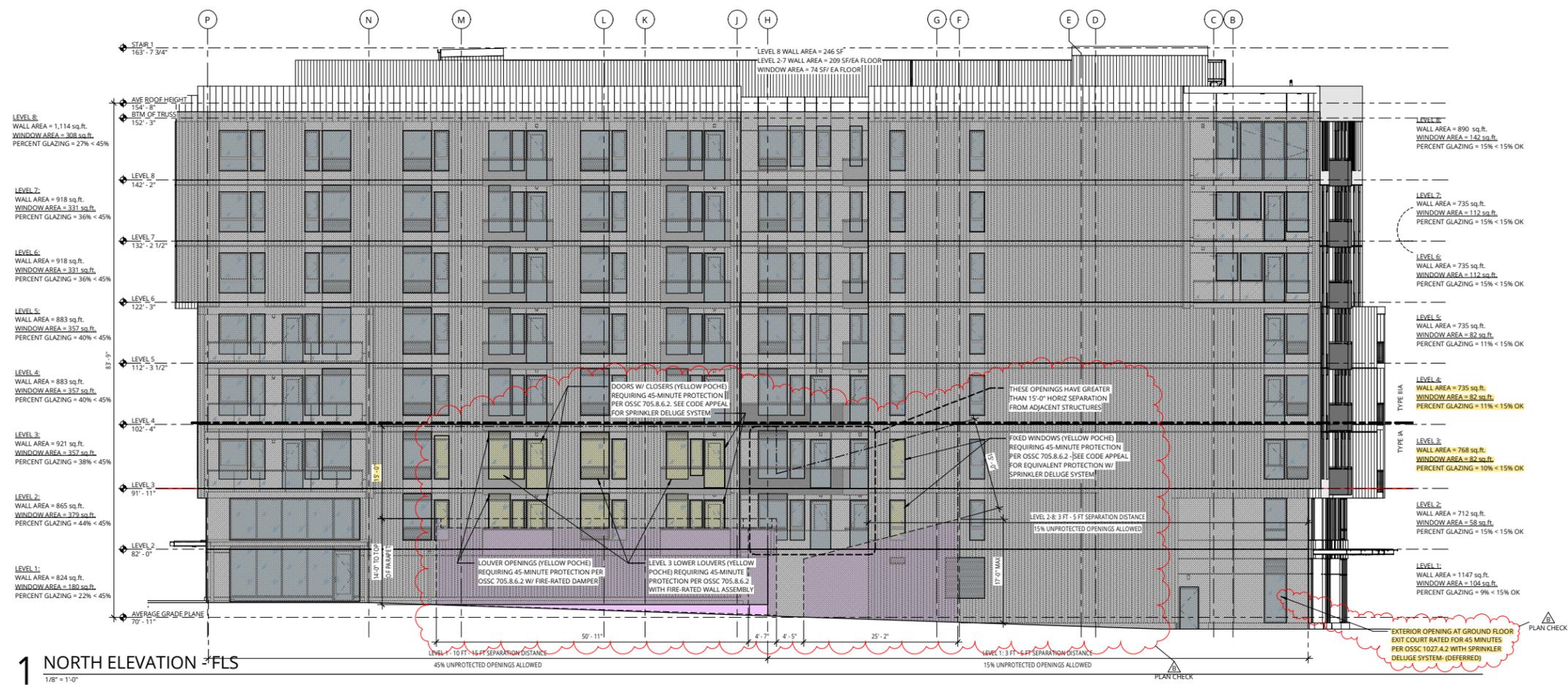


PARTIAL FRONT ELEVATION (CLOSED POSITION)
(FACE FLANGE REMOVED FOR CLARITY)



DISTRIBUTED BY BESTLOUVER LLC
NAPLES, FLORIDA 866-257-7449

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1 NORTH ELEVATION - FLS
1/8" = 1'-0"

WALL / WINDOW CALCULATIONS

NORTH FACADE:
WALL AREA = 15,283 SF
WINDOW AREA = 3,892 SF
PERCENT GLAZING = 25%

SOUTH FACADE:
WALL AREA = 16,044 SF
WINDOW AREA = 6,317 SF
PERCENT GLAZING = 39%

EAST FACADE:
WALL AREA = 11,070 SF
WINDOW AREA = 4,204 SF
PERCENT GLAZING = 38%

WEST FACADE:
WALL AREA = 11,349 SF
WINDOW AREA = 4,609 SF
PERCENT GLAZING = 40%

TOTALS:
WALL AREA = 53,746 SF
WINDOW AREA = 19,022 SF
PERCENT GLAZING = 35%



2 SOUTH ELEVATION - FLS
1/8" = 1'-0"

FLS AREA LEGEND

- EXTERIOR WALL AREAS
- EXTERIOR WALL OPENINGS
- EXTERIOR WALL OPENINGS REQUIRING 45-MINUTE RATING
- ADJACENT STRUCTURES WITHIN 15'-0" OF NEW EXTERIOR WALLS
- LIMIT OF RATED OPENINGS BASED ON 15'-0" HEIGHT ABOVE ADJACENT ROOF STRUCTURES

Ankrom Moisan
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GRAND AVE MIXED USE APARTMENTS
203 NE GRAND AVE, PORTLAND, OR 97232

FAIRFIELD RESIDENTIAL

REVISION	DATE	REASON FOR ISSUE
B	11.18.19	PLAN CHECK

FLS ELEVATIONS

DATE	PROJECT NUMBER
06.07.2019	173900
SHEET NUMBER	

G2.10

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WALL / WINDOW CALCULATIONS

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1 EAST ELEVATION - FLS
 1/8" = 1'-0"

ALL WALLS ON THIS ELEVATION ARE GREATER THAN 20 FEET SEPARATION DISTANCE. UNLIMITED UNPROTECTED OPENINGS ALLOWED



2 WEST ELEVATION - FLS
 1/8" = 1'-0"



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 203 NE GRAND AVE., PORTLAND, OR 97232

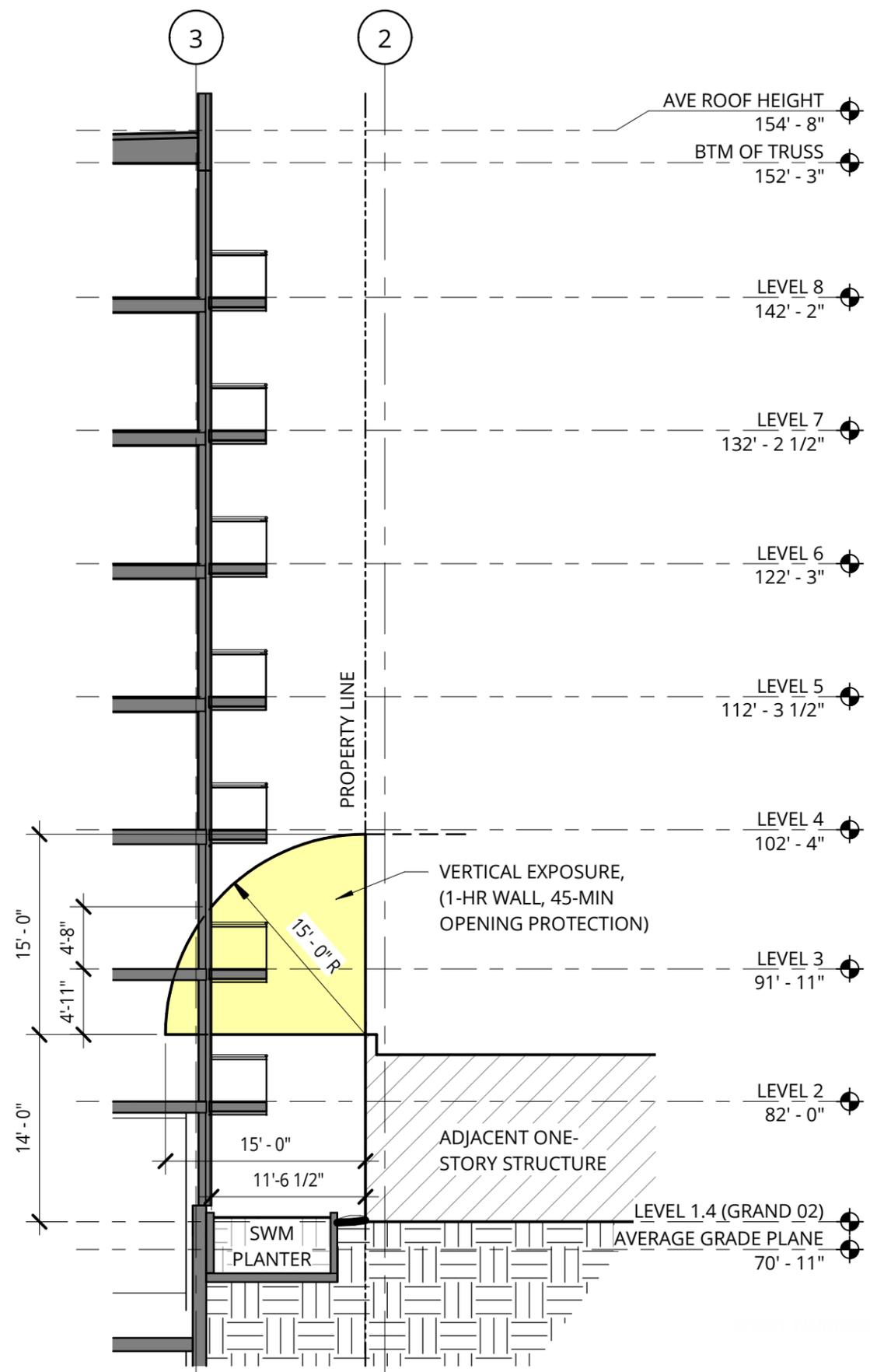
FAIRFIELD RESIDENTIAL

REVISION	DATE	REASON FOR ISSUE
B	11.18.19	PLAN CHECK

FLS ELEVATIONS

DATE	PROJECT NUMBER
06.07.2019	173900
SHEET NUMBER	

G2.11



1 WALL SECTION - VERTICAL EXPOSURE
 3/32" = 1'-0"



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APPEAL NO. 221195

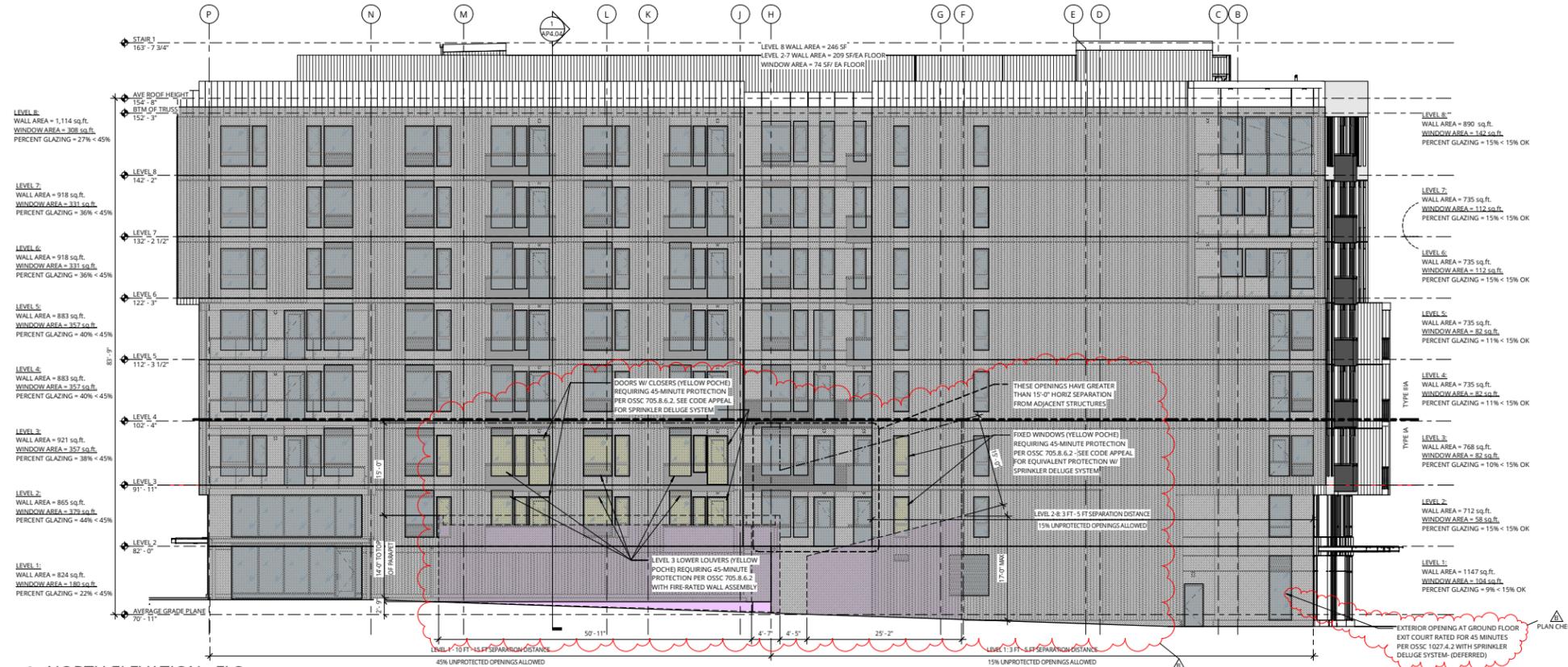
NORTH WALL SECTION

DATE: 12.09.2019

PROJECT #: 173900

AP4.04

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1 NORTH ELEVATION - FLS
1/8" = 1'-0"



2 SOUTH ELEVATION - FLS
1/8" = 1'-0"

WALL / WINDOW CALCULATIONS

FAÇADE	WALL AREA	WINDOW AREA	PERCENT GLAZING
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NORTH WALL SECTION

DATE	PROJECT NUMBER
12.09.2019	173900

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G2.10