

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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 - Reconsideration of ID 22007

<b>Appeal ID:</b> 22204	<b>Project Address:</b> 5060 N Greeley Ave
<b>Hearing Date:</b> 12/11/19	<b>Appellant Name:</b> Dannon Canterbury
<b>Case No.:</b> B-010	<b>Appellant Phone:</b> 503-928-6965
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Brian McCall
<b>Project Type:</b> commercial	<b>Stories:</b> 5 <b>Occupancy:</b> S-2, A-2, A-3, B <b>Construction Type:</b> III-A, I-A
<b>Building/Business Name:</b> adidas North Building	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 18-188494-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4] [File 5]	<b>Proposed use:</b> Office, Assembly, Parking

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	OSSC 707.5 and 713.4
<b>Requires</b>	<p>OSSC 707.5.1 requires that supporting construction for a fire barrier be protected to afford the required fire-resistance rating of the fire barrier supported.</p> <p>OSSC 713.4 requires shaft enclosures to have a fire-resistance rating of not less than 2 hours where connecting four stories or more.</p>
<b>Proposed Design</b>	<p>This III-A construction type building consists of a structural frame of precast concrete columns and girders (3hr rated as presented during permit), glulam beams (1hr as presented during permit), 3-ply CLT (unaccounted contribution), and a concrete topping slab (1hr as presented during permit). Within the floors there are a number of shafts that are four stories or more which will be enclosed with a 2hr UL listed shaft wall assembly. Those shafts are structurally supported on either the 3hr rated precast concrete frame or 1hr rated glulam beams protected with two layers of 5/8" type 'x' gypsum board, raising their rating to 2hr (per NDS table 4.4.2.1).</p> <p>The presented design is to revise the extents of that gypsum wrap to include it at the glulam beams within the shafts and above spaces with ceiling but exclude it in the open office and lobby spaces where the beams are exposed to view.</p> <p>RECONSIDERATION:</p> <p>In addition to previous submission, the proposal is to provide additional protection to areas of the floor structure which directly support the 2-hour rated fire barriers at shaft locations. As previously indicated, floor structure is 3-ply CLT with concrete topping providing a 1-hour rating. At locations supporting 2-hour rated fire barriers, 2 layers of 5/8" type 'x' gypsum board would be added to the</p>

CLT decking to increase the floor structure's fire-resistance rating to 2-hours, per NDS table 4.4.2.1. See attached section drawings A1.603-A1.607 showing locations for consideration.

**Reason for alternative** The purpose of a shaft is to confine a fire (smoke, heat, and hot gases) to the floor of origin or preventing the fire from spreading to other levels. This purpose is met by protecting the glulam beams to achieve a 2hr fire-resistance within the shaft and in all covered or blind conditions where a fire could potentially propagate prior to initiating egress of the main spaces or affecting the structural integrity of the members and shaft.

The selected structural system generally limits the glulam beam spacing to 5'-0" on center, while shafts which house large mechanical ducts need to be larger than 5'-0" for fittings, dampers, etc. Spanning between concrete girders, some glulam beams exist entirely within the 2hr rated shafts and are rated to 2hrs (see attached reflected ceiling plans A1.701-A1.704). In locations where the glulam beams extend past the 2hr shaft enclosure, they are rated to 1hr fire-resistance, similar to the exposed glulam beams elsewhere in the project.

In these areas, the exposed glulam beams would be constructed to meet or exceed the requirements of a IIIA construction type with the added benefit of a 3hr primary frame and additional floor structure provided by the CLT floor. The areas with exposed glulam beams would match the ratings and life safety requirements of rest of the floor such as being:

- Egressed in the event of a fire
- Accessed by firefighters via open floor area
- Exceeding the required 1hr separation or floor assembly rating by providing additional CLT
- Fully sprinklered with an approved fully automatic sprinkler system

APPEAL DECISION

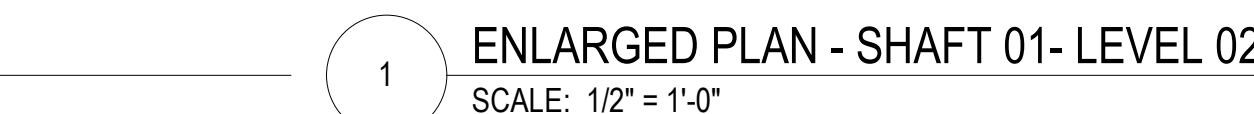
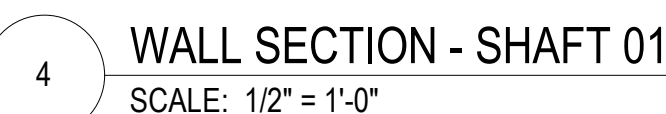
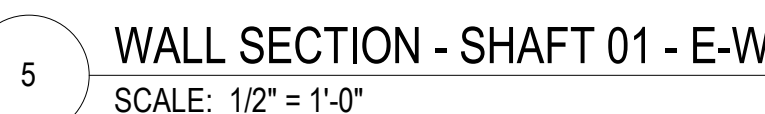
**Alternate 2 hour fire rated floor / ceiling assembly: Granted as proposed**

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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



**F1**











5060 N. Greeley Avenue  
Portland, OR 97217

ARCHITECT  
**LEVER**

4713 N. Albina Avenue, 4th Floor  
Portland, OR 97217  
T: 503 928 6040  
[www.leverarchitecture.com](http://www.leverarchitecture.com)

**INTERIOR ARCHITECT**

o+a

452 Tehama Street  
San Francisco, CA 94103  
T: 415 908 1880  
[www.o-plus-a.com](http://www.o-plus-a.com)



PHASE

NORTH BUILDING IFC

PROJECT NUMBER

187

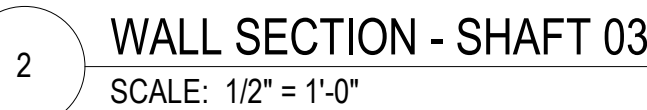
**SCALE**

**SHEET TITLE**

NORTH BUILDING - INTERIOR DETAILS -  
SHAFT 03

## A1.605

FULL SIZE PRINT = 35"x48"



11/25/2019 3:37:55 PM





5060 N. Greeley Avenue  
Portland, OR 97217

ARCHITECT  
**LEVER**

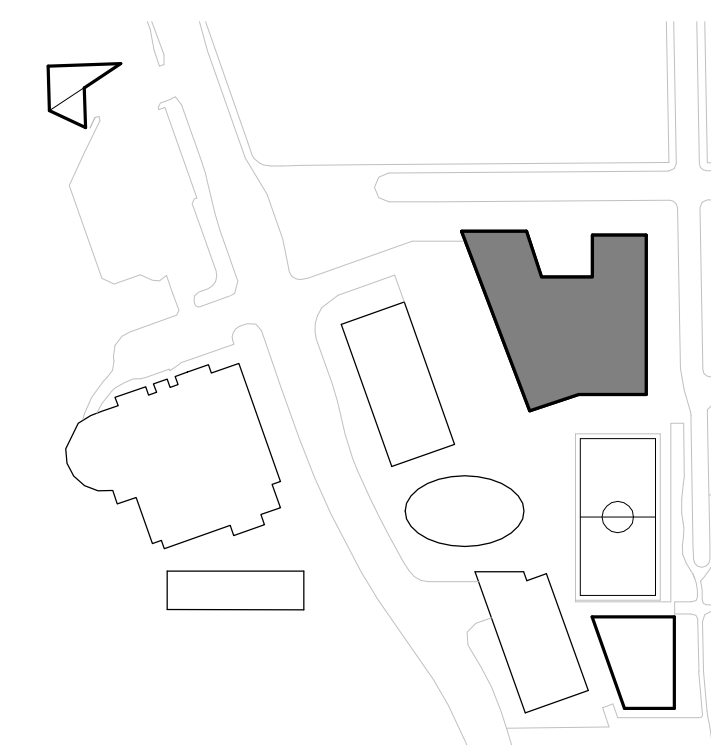
4713 N. Albina Avenue, 4th Floor  
Portland, OR 97217  
T: 503 928 6040  
[www.leverarchitecture.com](http://www.leverarchitecture.com)

**INTERIOR ARCHITECT**

O+a

452 Tehama Street  
San Francisco, CA 94103  
T: 415 908 1880  
[www.o-plus-a.com](http://www.o-plus-a.com)

### KEY PLAN



STAMP

[illegible]

## PMAS

NORTH BUILDING IFC

PROJECT NUMBER

187

---

**SCALE**

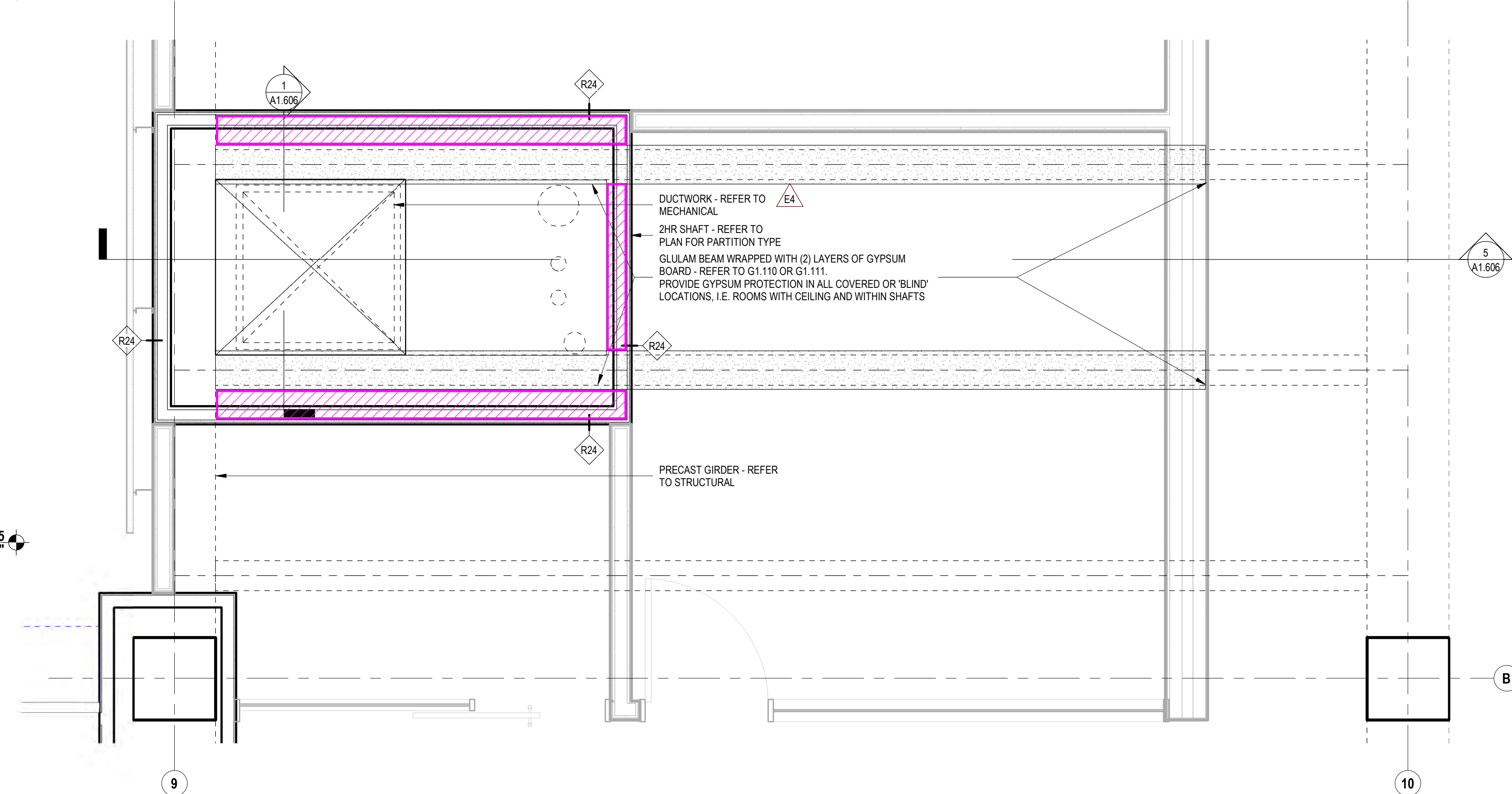
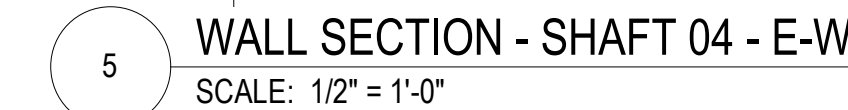
$$1/2'' = 1'$$

**SHEET TITLE**

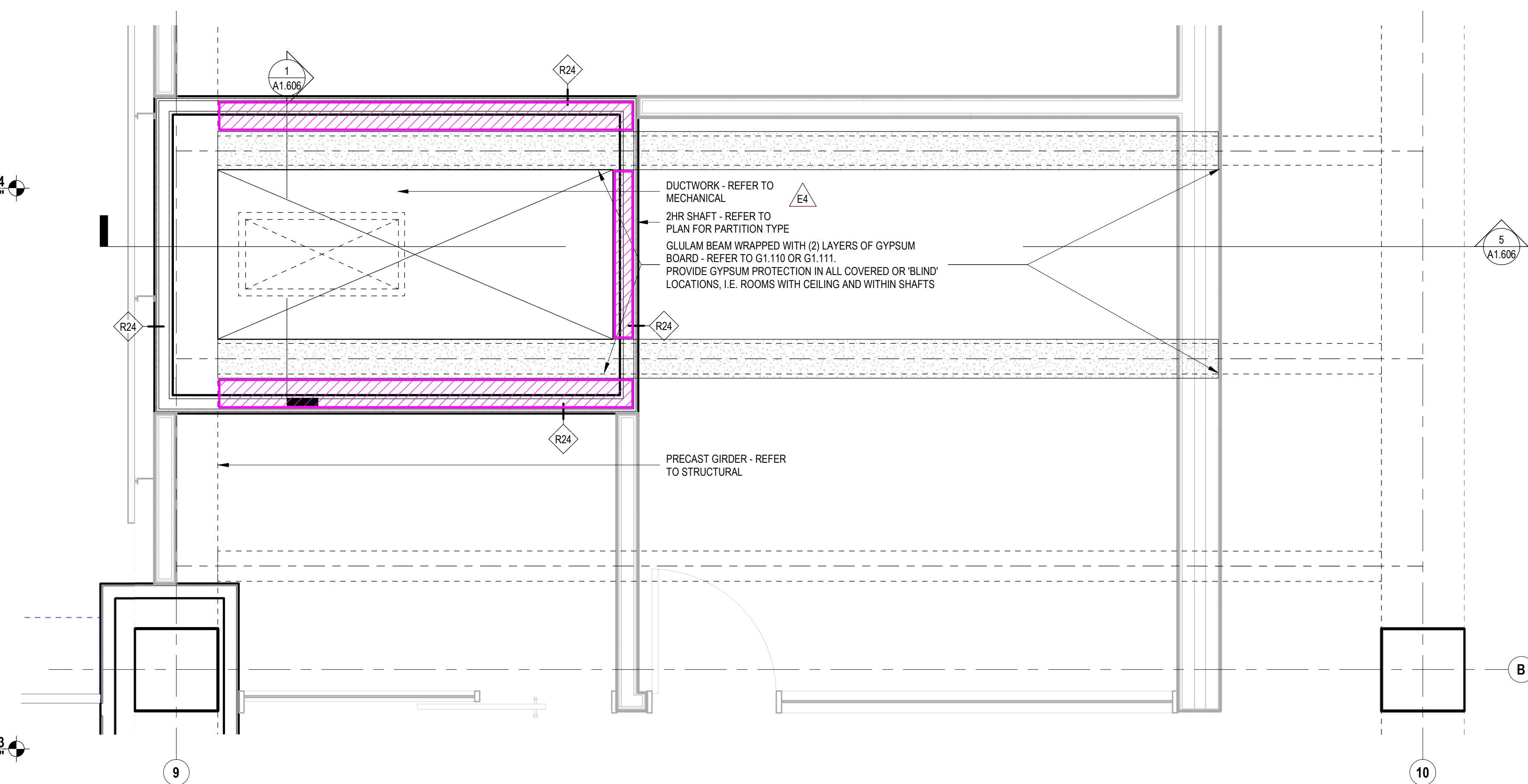
NORTH BUILDING - INTERIOR DETAILS -  
SHAFT 04

## A1.606

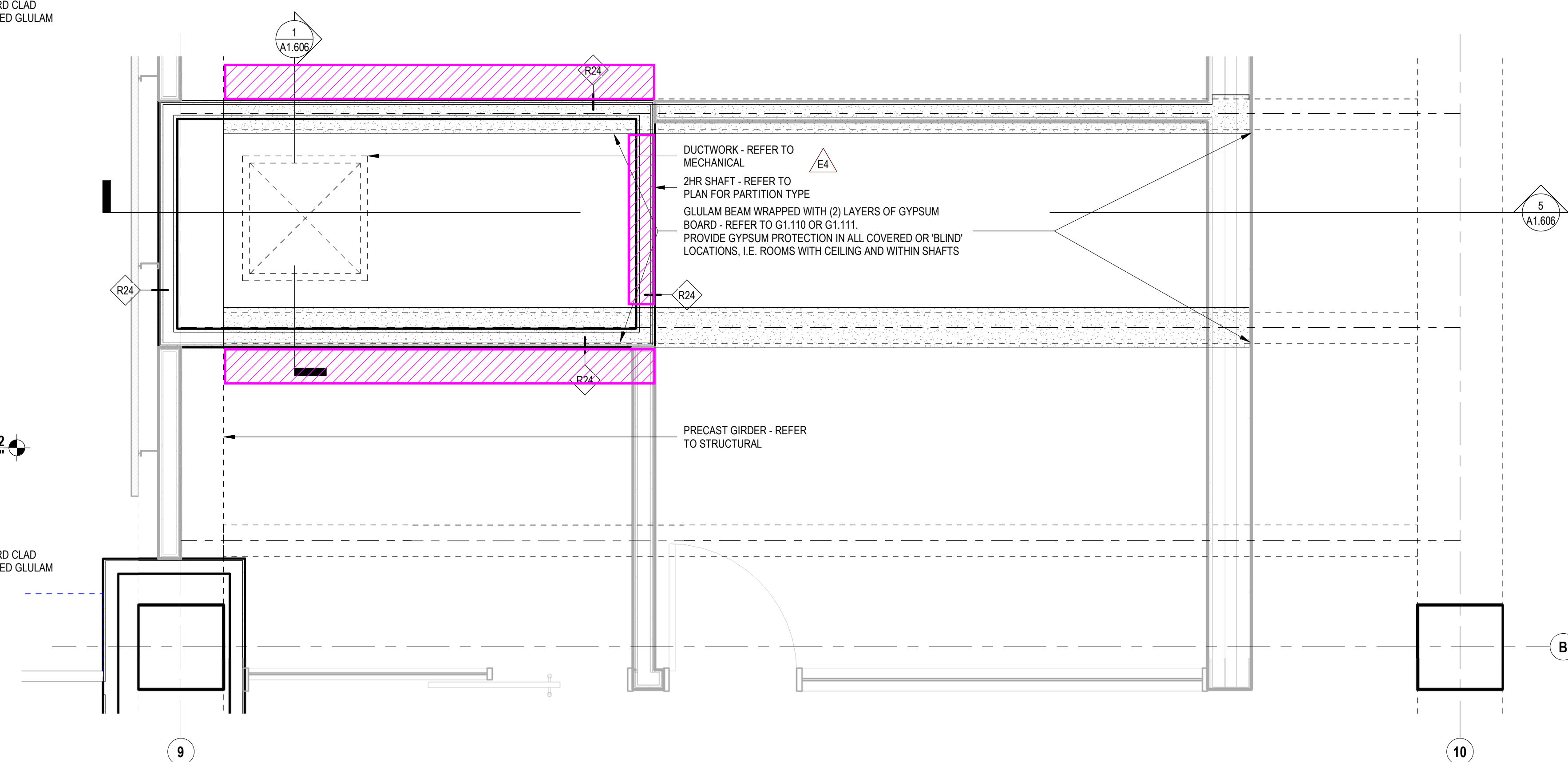
FULL SIZE PRINT = 36"x48"



4 ENLARGED PLAN - SHAFT 04 - LEVEL 04  
SCALE: 1/2" = 1'-0"



3 ENLARGED PLAN - SHAFT 04 - LEVEL 03  
SCALE: 1/2" = 1'-0"



2 ENLARGED PLAN - SHAFT 04 - LEVEL 02  
SCALE: 1/2" = 1'-0"

11/25/2019 3:31:43 PM



