

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: Decision Rendered

Appeal ID: 22239	Project Address: 8130 SE Woodward St
Hearing Date: 12/18/19	Appellant Name: Steve Fosler
Case No.: B-009	Appellant Phone: 503 241 9339
Appeal Type: Building	Plans Examiner/Inspector: Kathy Aulwes
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-A
Building/Business Name: SE Woodward Apts	Fire Sprinklers: Yes - throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-266210-CO
Plan Submitted Option: mail [File 1]	Proposed use: apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC 705.8.6.2

Requires 705.8.6.2 Vertical exposure for buildings on separate lots.

When a 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' 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'.

DESCRIPTION OF APPEAL:

Allow sprinkler coverage for fixed windows in lieu of fire rated assembly windows.

Proposed Design Due to the existing building height and proximity near the east property line on the adjacent property several windows on the upper floor of this proposed new building are required to be ¾ hour rated.

Due to bedroom egress requirements some of these windows are required to be operable and will be Optimum (or similar) self-closing and 3/4 hr rated assemblies.

Several of the windows in the affected area are fixed, non-opening windows.

In lieu of 3/4 hr rated assemblies for these fixed windows we propose that these non-operable window openings be protected with fire sprinkler heads.

Reason for alternative Per appeals on file (including #14775), equivalent fire safety is provided if sprinkler heads are installed on the occupied side of the openings, a minimum of 4 inches and a maximum of 24 inches from the opening(s) spaced at 6 feet on center, and shall be capable of wetting the entire surface. A separate permit from the Fire Marshal's Office is required.

Appeal item 2

Code Section	1027.4.2 Egress Court Openings
Requires	1027.4.2 Egress Court Construction and Openings Where an egress court...is less than 10' in width, the egress court walls shall have not less than 1-hour fire-resistive rated construction for a distance of 10' above the floor of the court. Openings...shall be protected by opening protectives... of not less than 3/4 hour. DESCRIPTION OF APPEAL: Allow sprinkler coverage for fixed windows in lieu of fire rated assembly windows.
Proposed Design	Because the egress court is less than 10' wide, several windows on the ground floor of this new building are required to be ¾ hour rated. Due to bedroom egress requirements some of these windows are required to be operable and will be Optimum (or similar) self-closing with 3/4 hr rated assemblies. Several of the windows in the affected area are fixed, non-opening windows. In lieu of 3/4 hr rated window assemblies for these fixed windows we propose that these non-operable window openings be protected with fire sprinkler heads.
Reason for alternative	Per appeals on file equivalent fire safety can be provided if sprinkler heads are installed on the occupied side of the openings, a minimum of 4 inches and a maximum of 24 inches from the opening(s) spaced at 6 feet on center, and shall be capable of wetting the entire surface. A separate permit from the Fire Marshal's Office is required.

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. Type 13 water curtain sprinkler protection at non-fire rated openings in exterior walls of egress court less than 10' in width: 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.**

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.

REGISTERED ARCHITECT
STEVEN B. FOSLER
Portland, OR
STATE OF OREGON

TOSCH
ARCHITECTURE.COM
CREATING & IMPROVING SPACE SINCE 1985

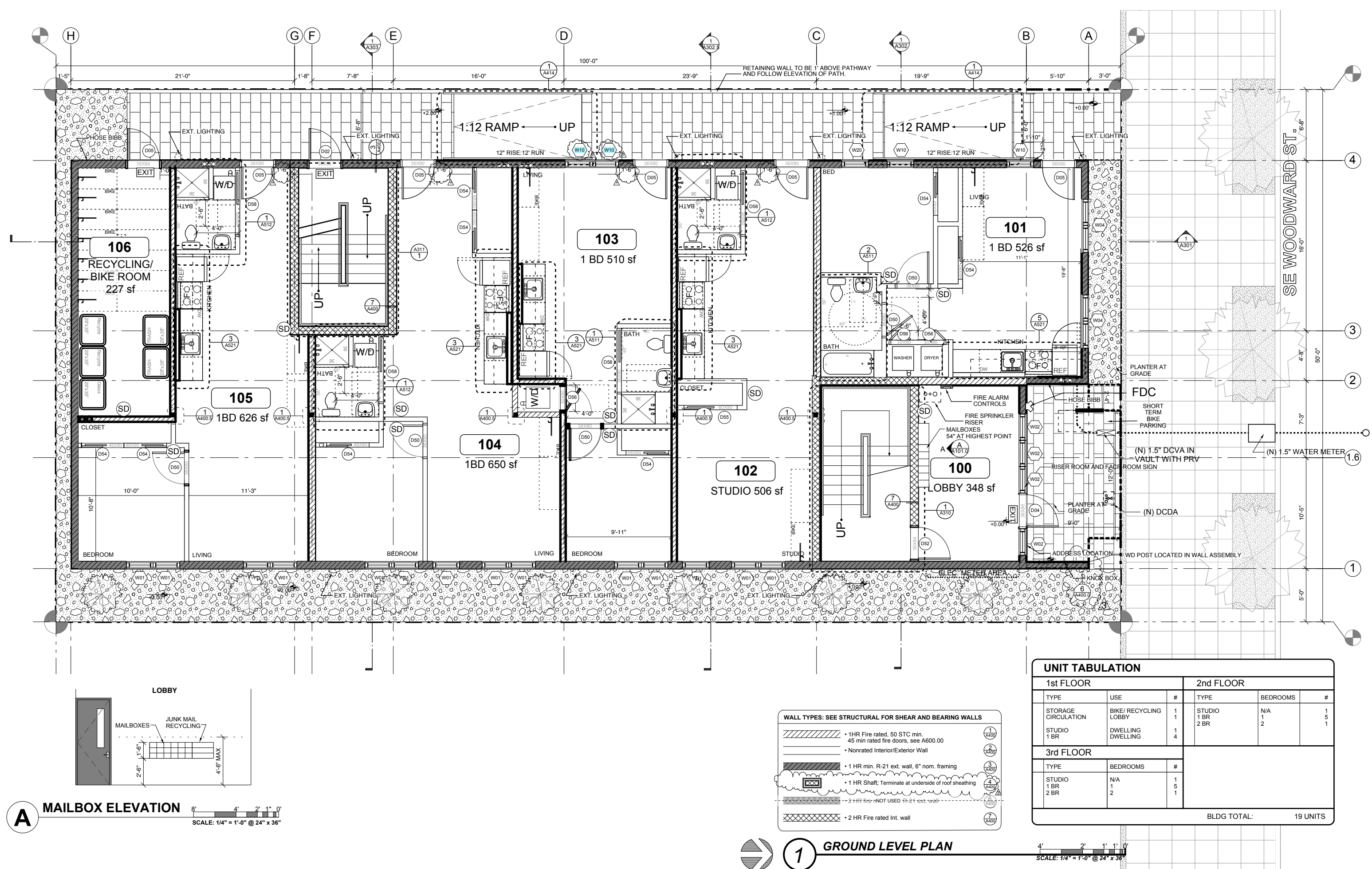
8116 SE Woodward Street
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Portland, OR 97206

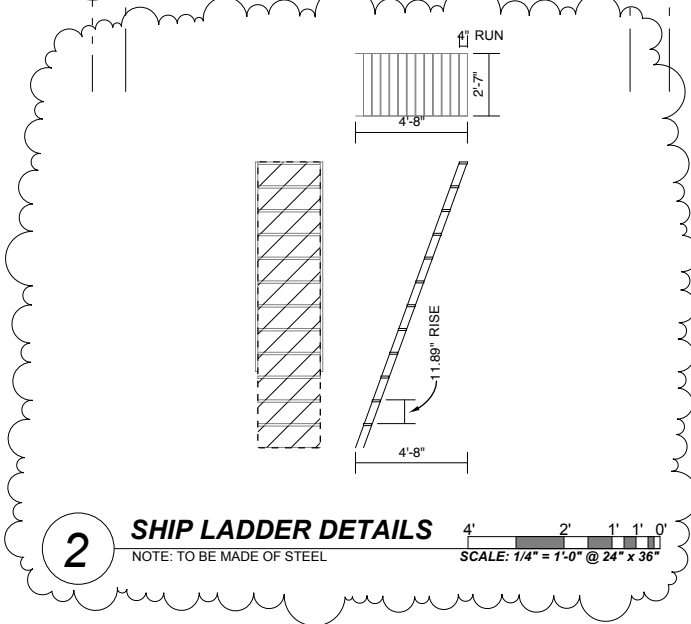
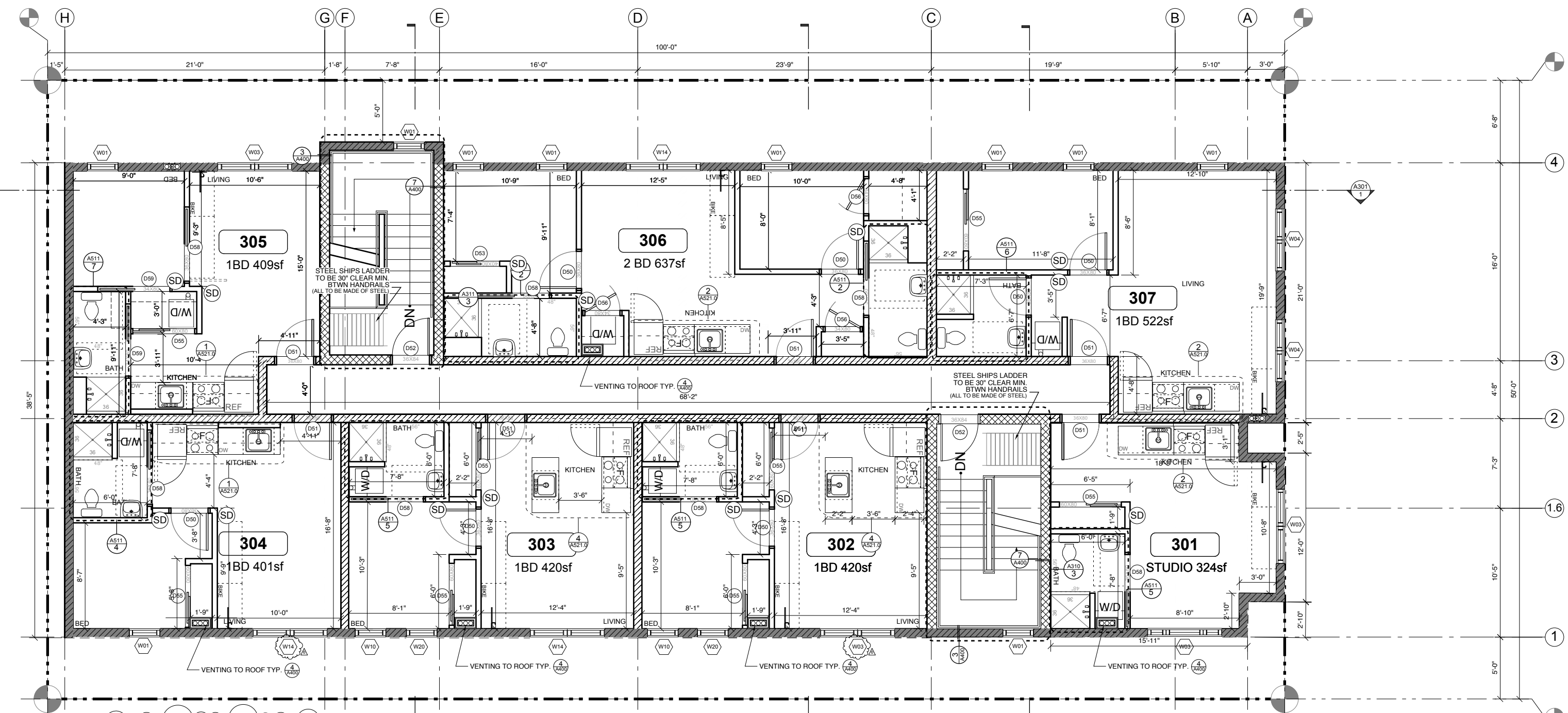
Project
Code
Set
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Revisions
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Title

WWRD
PERMIT APPLICATION SET
26 OCT 2017

R1 31 JAN 2018
R2 06 FEB 2018
R3 15 JUN 2018
R4 13 NOV 2018
R5 16 JAN 2019
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R7 02 APR 2019
R8 05 APR 2019

A101.0
GROUND LEVEL PLAN





WALL TYPES: SEE STRUCTURAL FOR SHEAR AND BEARING WALLS

- 1 HR Fire rated, 50 STC min. 45 min rated fire doors, see A600.00
- Nonrated Interior/Exterior Wall
- 1 HR min. R-21 ext. wall, 6" nom. framing
- 1 HR Shaft; Terminate at underside of roof sheathing
- 2 HR fire r/NOT USED R-21 ext. wall
- 2 HR Fire rated Int. wall

1st FLOOR			2nd FLOOR		
TYPE	USE	#	TYPE	BEDROOMS	#
STORAGE	BIKE/ RECYCLING	1	STUDIO	N/A	1
CIRCULATION	LOBBY	1	1 BR	1	5
STUDIO	DWELLING	1	2 BR	2	1
1 BR	DWELLING	4			
3rd FLOOR					
TYPE	BEDROOMS	#			
STUDIO	N/A	1			
1 BR	1	5			
2 BR	2	1			
BLDG TOTAL:					19 UNITS

1 THIRD LEVEL PLAN

SCALE: 1/4" = 1'-0" @ 24" x 36"

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A103.0
THIRD LEVEL PLAN

SE WOODWARD ST.



RATED WINDOW SCHEDULE:

WINDOW ASSEMBLY										COMMENTS
ASSEMBLY NUMBER	ROUGH OP.		MATERIAL	FINISH	COUNT (VERIFY TOTAL ON PLANS AND ELEV.)	U-VALUE	SHGC	E-VALUE	FIRE RATING	
	WIDTH	HEIGHT								
W10	2'-6"	5'-6"	MTL	MFR	6	0.41	0.35	LOW-E	45 min	FIXED WITH SPRINKER COVERAGE
W11	5'-0"	2'-6"	MTL	MFR	1	0.55	0.35	LOW-E	45 min	FIXED WITH SPRINKER COVERAGE
W14	3'-0"(2)	5'-6"	MTL	MFR	2	0.41	0.35	LOW-E	45 min	FIXED WITH SPRINKER COVERAGE
W20	2'-6"	5'-6"	MTL	MFR	3	0.41	0.35	LOW-E	45 min	Optimum Windows 45 min rating; SELF-CLOSING
COMMENTS										
= FIRE RATED DOOR AND WINDOW ASSEMBLIES										

NOTE: PARAPETS REQUIRED TO BE CONSTRUCTED OF NON COMBUSTIBLE MATERIAL WHEN LOCATED WITHIN 5'0" OF THE PROPERTY LINE.
(EAST SIDE OF STRUCTURE; WEST STAIR BUMP-OUT)

Egress court

DETAIL SHEETS:

EXTERIOR FINISH DETAILS - A410.0
OPENING DETAILS - A411.0
- A411.1
CORNICE DETAILS - A412.0
GRADE DETAILS - A413.0
RAMP DETAILS - A414.0

(FIRE SEPERATION DETAILS - A415.0
CALLED OUT ON SECTIONS) - A415.1

KEYNOTES:

1. VERTICAL 6" EXPOSURE EXT. RAIN SCREEN
2. HORIZONTAL 6" EXPOSURE EXT. SHIPLAP
3. 3.5" EXPOSURE WOOD TRIM
4. 10" EXPOSURE WOOD TRIM
5. VINYL INFILL PANEL (TO MATCH WINDOW)
6. WINDOW (TYP.) (BLACK)
7. CONCRETE STEM WALL
8. HORIZONTAL 2" EXPOSURE EXT. RAIN SCREEN
9. CONCRETE COLUMN
10. 4" EXPOSURE EXT. CEDAR T&G SOFFIT (CLEAR SEALED)
11. PTD MTL CAP FLASHING (DARK BRONZE)
12. FDC FIRE CONNECTION
13. KNOX BOX (PFB KEY BOX LOCATION)
14. EXTERIOR LIGHT W/ DAYLIGHT SENSOR
15. EXT. SHORT-TERM BIKE PARKING (SEE 2/A540 FOR DETAILS)
16. ELECTRIC METERS
17. ADDRESS LOCATION
18. RISER ROOM AND FACP ROOM SIGNS

1 WEST ELEVATION

SCALE: 1/4" = 1'-0" @ 24" x 36"

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A200.0
WEST ELEVATION

WWRD

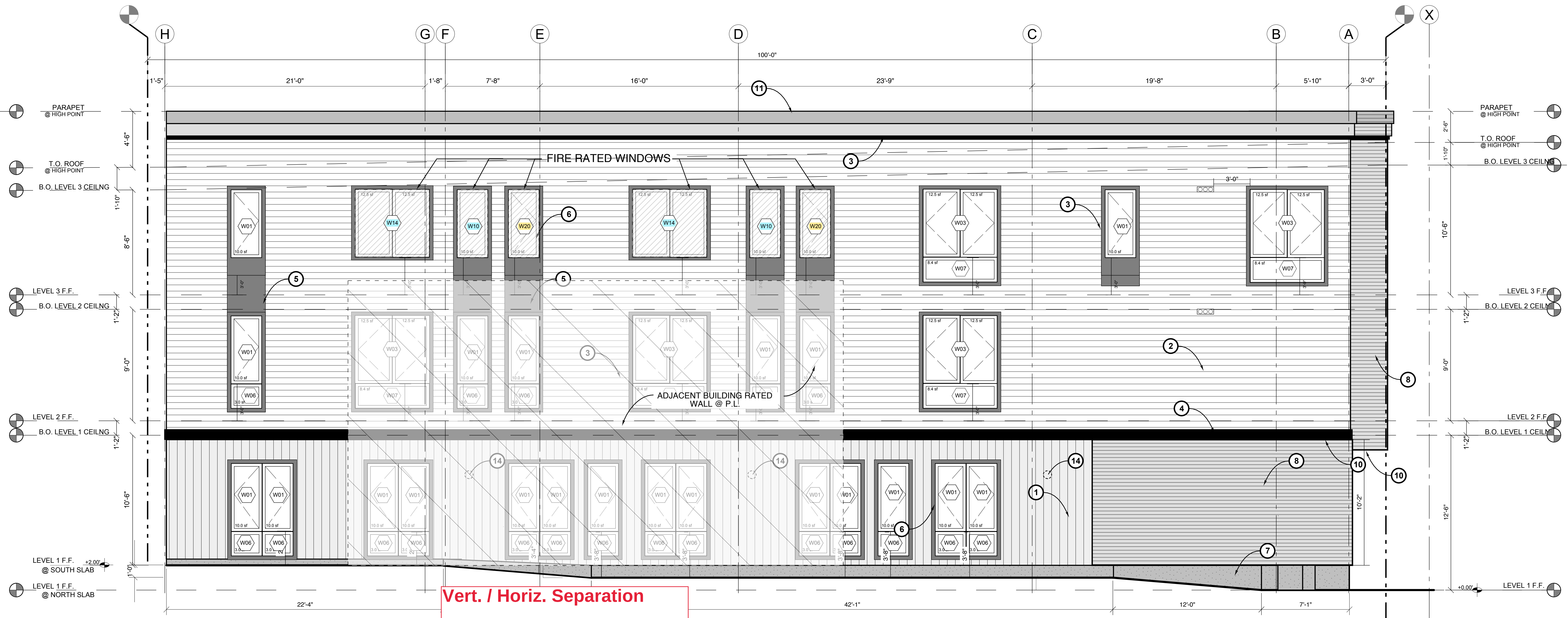
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A202.0

EAST
ELEVATION



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1 EAST ELEVATION

8' 4' 2' 1' 0'
SCALE: 1/4" = 1'-0" @ 24" x 36"