

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 - Reconsideration of ID 20162

Appeal ID: 23288	Project Address: 5501 NW Front Ave
Hearing Date: 1/8/20	Appellant Name: Carlos Munguia
Case No.: B-005	Appellant Phone: 224-250-5547
Appeal Type: Building	Plans Examiner/Inspector: Corey Stanley, Nate Takara
Project Type: commercial	Stories: 1 Occupancy: Utility Construction Type: II-B
Building/Business Name: Arc/Zenith Energy	Fire Sprinklers: Yes - Manual foam deluge system
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 15-B-000-00-FS
Plan Submitted Option: pdf [File 1]	Proposed use: Rail Car Unloading

APPEAL INFORMATION SHEET

Appeal item 1

Code Section NFPA 13 and 15

Requires Per instructions from the City of Portland Fire and Rescue Department and Bureau of Development Services the rack structure is required to have a fully functioning fire suppression system to obtain a temporary occupancy certificate (TOC).

Original timeline was December 31, 2019, but we are asking for an extension until July 31, 2020.

Code Modification or Alternate Requested

Proposed Design Scope of Alternative Design
Provide a temporary means of delivering extinguishing foam to Rack #1 utilizing a fully functional manual release foam deluge system.

This design includes:

Rack #1 Original rigid pipe foam extinguishing system located on the top of the structure.
Temporary foam delivery piping and hoses located at ground level.
Temporary rigid pipe foam delivery system 50' from hazard.
Temporary fire hose foam delivery system to riser room located in the warehouse.
Rigid pipe foam delivery system to be completed in the future.
Temporary ground pipe support.
Original timeline was December 31, 2019, but we are asking for an extension until July 31, 2020

Reason for alternative The construction of the rack will be completed before the piping for the fire suppression system is completed. The alternative temporary piping in this appeal will allow Arc/Zenith to operate the rack

with a fully functional manual release foam deluge system. Arc/Zenith will have a operational the fire water booster pump and the foam delivery system as designed.

Orginial timeline was December 31, 2019, but we are asking for an extension until July 31, 2020.

APPEAL DECISION

Use of temporary foam suppression system: Granted provided permanent suppression system is installed and approved by July 31, 2020. Appellant may contact Nate Takara at (503-823-3724) with questions.

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.