

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: 23514	Project Address: 1470 NW Overton St
Hearing Date: 2/26/20	Appellant Name: Jack Lyon
Case No.: B-020	Appellant Phone: 503-805-1818
Appeal Type: Building	Plans Examiner/Inspector: Steven Mortensen
Project Type: commercial	Stories: 6 Occupancy: R-2, R-1 Construction Type: III-B, I-A
Building/Business Name:	Fire Sprinklers: Yes - full coverage
Appeal Involves: occ Change from R-2 to R-1 (partial)	LUR or Permit Application No.: 19-252825-CO
Plan Submitted Option: mail [File 1] [File 2]	Proposed use: Apartments & Hotel

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 202 & 310.3

Requires Per OSSC 310.3, R-1 occupancies are residential occupancies containing sleeping units where occupants are primarily transient in nature. The OSSC 202 definition of sleeping unit indicates that sleeping units can contain permanent provisions for living, eating, and either sanitation or kitchen facilities, but not both.

Code Modification or Alternate Requested Allow Units being changed from R2 to Rt to have provisions for both sanitation and kitchen facilities.

Proposed Design The existing apartments already have small kitchens and full bathrooms which are proposed to remain.
We propose to install an automatic shut off on each Rt Unit stove that cuts power to the stove when the smoke alarm is triggered. See attached cut sheet.

Reason for alternative Having both kitchen and sanitation facilities is common in R1 Occupancies: Extended Stay America, Residence Inn, etc have built their chains of hotels on this premise.

The only potential Life Safety Hazard is from transient occupants in the R1 Units not being familiar with the stove. Since smoke precedes fire, cutting the power to the stove stops the stove from continuing to supply heat and starting the fire if left unattended.

Appeal item 2

Code Section 602.3, COP Type /II Construction Code Guide OSSC/61#4

Requires	The original building permit #17-176535-CO approved the use of non-FRT wood framing and mineral wool insulation in the building's exterior walls by using Type /II Construction Code Guide OSSC/61#4, per Appeal #16033. The Type /II Code Guide is for R-2 occupancies only, not R-1.
Code Modification or Alternate Requested	Allow the use of non-FRT wood framing and mineral wool insulation in the building's exterior walls per Type /II Construction Code Guide OSSC/61#4 in the R-1 Units.
Proposed Design	Provide an additional Exit Sign per UL-924 above each R-1 Unit entry door on the interior of the unit.
Reason for alternative	<p>The construction of the building's exterior walls and the protection afforded thereby is not affected by the length of stay of the occupants - long term verses short term - which is the only difference between R2 & R1 occupants.</p> <p>Adding an exit sign interior to the unit will provide additional life safety by assisting short term occupants in R1 Units the ability to find the entry door as easily as long term occupants in the event of emergency egress.</p>

APPEAL DECISION

- 1. Proposal for kitchen and sanitation facilities in R1 occupancy: **Granted as proposed.**
- 2. Use of non-fire resistant wood framing and mineral wool insulation in exterior walls of Type III bldg containing R1 occupancy: **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.



ELECTRICAL SPECIFICATIONS

Operating Voltage	125/250v
Amperage	50 amps 60Hz
Plug Configuration	NEMA 14-50 R/P
Pole	3
Wire	4 wire grounding
Fire Rating	Housing ABS fire retardant - UL94(5Va,V-0,V-1,V-2,HB)

PHYSICAL SPECIFICATIONS

Master Carton Dimensions	14 inches wide x 18 inches high x 22.5 inches long
Master Carton Weight	55 lbs
Dimensions	7 ¾ inches (20 cm) x 2 ½ inches (6.35 cm) x 3 5/8 inches (9.2 cm) – (LxWxH)
Weight	1 ½ LB (0.68 Kg)
Color	Black
Operating Temperature Range	32°F to 90°F (0°C to 33°C)
Operating Humidity Range	0 to 80% RH non-compensating
Mounting	None required. Plugs directly into NEMA 14-50R outlet for electrical
Stove/Ranges	
Environmental	RY PB Free

LED MODES

LED Mode	Green LED	Red LED	Speaker
Power Up	Solid Green LED	Intermittent Red Flash	Intermittent Chirping
Syncing	Solid Green LED	Blinks Red	Off Once Synced
Standby	Solid Green LED	Off	Off
Protection Mode	Off	Solid	Off

CERTIFICATIONS

UL 498A Certification | CSA 22.2 Certification | FCC Certification



WARRANTY

[CLICK HERE](#) to download the FireAvert Warranty



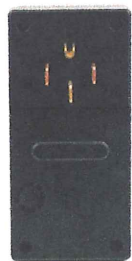
BE PROTECTED IN MINUTES

The #1 cause of structure fires in the U.S. is cooking!

These fires are responsible for an average of 1 billion dollars in damage each year. FireAvert helps mitigate your risk of having a kitchen fire. Simply plug FireAvert in behind the stove and sync it to the nearest smoke alarm. In the event the smoke alarm sounds due to the stove/oven, FireAvert will cut power, eliminating the heat source to prevent a kitchen fire! **See video below.**

FEATURES

- Works with any smoke detector sound
- No batteries and maintenance free
- No professional install needed
- Fits in the void space behind most electric stoves
- Electrical Current Detection causes activation only when stove is on and smoke alarm sounds
- Reusable with a 25 year expected life.
- Resets at the electrical panel
- 3 and 4 prong configurations available
- Audible indication of sync with smoke alarm
- Light indicates number of times activated
- Sound detection of smoke alarm from up to 60 feet.

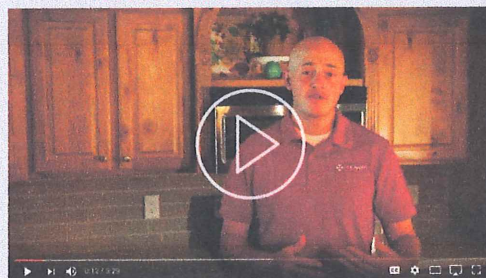


4 PRONG | FA-E02-14-50

INSTALLATION PROCESS

FireAvert is plug-n-play ready. Simply plug into the back of the stove and sync it to the closest smoke alarm. FireAvert is activated by the smoke alarm, cutting power to the stove and oven when the smoke alarm is sounding. To reset the stove after it cuts off power simply flip the stove breaker off and then back on again. This will enable your stove to begin working again.

SEE HOW EASY IT IS TO INSTALL



FEEL FREE TO CONTACT A MEMBER OF OUR TEAM FOR QUESTIONS

Sales

Tyson Bell
Tyson@fireavert.com
801.692.0306

Accounting

Katie Wright:
Katie@fireavert.com
800.677.9870

Customer support

Kelson Wheeler
Kelson@fireavert.com
801.845.3075

2014 Oregon IBC - R2 to R1 Code Analysis

420	<u>Groups R-1,R-2</u> Group R occupancies shall comply with provisions of: Sections 420.1-6 420.2 Separations walls 420.4 Horizontal separation 420.5 Automatic sprinkler system 420.6 Smoke detection and fire alarm systems.	EXISTING 1 HR RATED EXISTING 3 HR (R1-S1) & 1 HR (R1-S1) NFPA-13 YES, YES. SEE 907.2.8.2 BELOW
503	<u>Allowable Building Heights and Areas</u> The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter.	BUILDING COMPLIES SEE TABLES FOLLOWING
508.2.4	<u>Accessory Occupancies - Separation of Occupancies</u> No separation is required between accessory occupancies and the main occupancy. Group R-1 dwelling and sleeping units shall be separated from other dwelling and sleeping units and from accessory occupancies contiguous to the in accordance with the requirements of Section 420.	BUILDING COMPLIES
508.3.3	<u>Nonseparated Occupancies – Separated Occupancies</u> Buildings or portions of buildings that comply with the provisions of this Section shall be considered as Nonseparated occupancies. However, 508.3.3 exception 2, Group R-1 dwelling units and sleeping units shall be separated from other dwelling or sleeping units and from other occupancies contiguous to them in accordance with the requirements of Section 420.	BUILDING COMPLIES
718.3.2	<u>Draftstopping - Group R-1</u> Draftstopping shall be provided in floor/ceiling spaces in Group R-1 buildings. Draftstopping shall be located above and in line with the dwelling unit and sleeping unit separations. Exception 1, not required with NFPA 13. Exception 2, not required with NFPA 13R provided sprinklers also installed in combustible concealed spaces where draftstopping is omitted.	NFPA 13 SPRINKLERS PROVIDED
718.4.2	<u>Draftstopping in Attics - Group R-1</u> Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces in all Group R-1 buildings. Draftstopping shall be located above, and in line with, the dwelling and sleeping unit separation walls that do not extend to the underside of the roof sheathing above.	Unit separations extend to roof deck
803.9	<u>Interior Finish Requirements Based on Group</u> Interior wall and ceiling finish shall have a flame spread index not greater than that specified in table 803.9 for the group and location designated. <ul style="list-style-type: none">See Table 803.9 Sprinklered (R-1 = BCC) (R-2 = CCC)	"BCC" Existing
806.1	<u>Decorative Materials and Trim</u> In occupancies in Group R-1, curtains, draperies, hangings and other decorative materials suspended from walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 806.2 or be noncombustible.	Existing blinds meet NFPA 701
907.2.8.1	<u>Manual Fire Alarm System</u> A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in R-1 Occupancies.	Existing building meets requirements of Exception 2: <ul style="list-style-type: none">NFPA 13 sprinklersAlarm upon fire flowOne manual alarm box provided
907.2.8.2	<u>Automatic Smoke Detection System</u> An automatic smoke detection system that activated the occupant notification system in accordance with Section 907.5 shall be installed throughout all interior corridors serving sleeping units.	Interior corridors currently include smoke detectors
1004.5	<u>Outdoor Areas</u> Yards, patios, courts and similar outdoor areas accessible to and useable by the building occupants shall be provided with means of egress as required by this chapter.	7th Floor outdoor patio complies
1005.7.1	<u>Encroachment - Doors</u> Doors, when fully opened, shall not reduce the required width by more than 7". Doors in any position shall not reduce the required width by more than one half.	See plans for doors to be removed to comply with this requirement
1008.1.1	<u>Size of Doors</u> The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32".	Existing doors comply
1008.1.8	<u>Door Arrangement</u> Space between two doors in a series shall be 48" minimum plus the width of a door swinging into the space.	There are no doors in series
1011.2	<u>Floor-level Exit Signs</u> Where exit signs are required in Group R-1 occupancies by Section 1011.1, additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1011.5. The bottom of the sign shall be not less than 10" nor more than 12" above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4" of the door frame on the latch side.	Floor level exit signs are added per plans
1014.3	<u>Common Path of Egress Travel</u> Group R-1 falls within "All others" on table 1014.3. Common path of egress travel is 75' with or without a sprinkler system.	See plans for Common Path of Egress Travel for affected units
1103.1	<u>Accessibility Scoping</u> Sites, buildings, structures, facilities, elements and spaces temporary or permanent, shall be accessible to persons with physical disabilities.	All common use areas are accessible
1106.1	<u>Accessible Parking</u> Where parking is provided, accessible parking spaces shall be provided in compliance with table 1106.1, excepts as required by Sections 1106.2-4.	Two accessible parking spaces are provided of the 28 total spaces
1107.6.1	<u>Group R-1 Accessible Units</u> Accessible units and Type B units shall be provided in Group R-1 occupancies in accordance with Sections 1107.6.1.1 and 1107.6.1.2. 1107.6.1.1 Accessible dwelling and sleeping units shall be provided in accordance with Table 1107.6.1.1. All dwelling units and sleeping units on a site shall be considered to determine the total number of Accessible units. Accessible units shall be dispersed among the various classes of units. See additional requirements.	See 3408.1 for exclusion
1107.6.2	<u>Group R-1 Type B Units</u> In structures with four or more dwelling or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit. Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.	See 3408.1 for exclusion

1110.1, 1110.2, 1110.3	<u>Signage</u> 1110.1 Signs. Required accessible elements shall be identified by the International Symbol of Accessibility. 1110.2 Directional signage. Directional signage indicating the route to the nearest like accessible element shall be provided 1110.3 Other signs. Signage indicating special accessibility provisions shall be provided.	1110.1 Existing signage complies 1110.2 N/A 1110.3 N/A
2902	<u>Plumbing Fixtures</u> Group R-1 shall be provided with at least (1) water closet, (1) lavatory and (1) bathtub/shower per sleeping unit.	All units comply. See Plans
3408.1	<u>Change of Occupancy</u> Unless additions or alterations are made to the building or facility, change in use or occupancy alone shall not require compliance with the provisions of Chapter 11, Accessibility.	Noted
3411.4	<u>Change in Occupancy</u> Where a building or a portion thereof is changed to a new occupancy classification, any alterations shall comply with 3411.6, 3411.7 and 3411.8.	All alterations comply
3411.7	<u>Alterations Affecting an Area Containing a Primary Function</u> Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible.	There are no alterations affecting an area containing a primary function
3411.8-5	<u>Scoping for Alterations</u> The provisions of Sections 3411.8.1-14 shall apply to alterations to existing buildings and facilities. <ul style="list-style-type: none">3411.8.1 Entrances3411.8.2 Elevators3411.8.3 Platform Lifts3411.8.4 Stairs and escalators3411.8.5 Ramps.	Complies Complies N/A Complies N/A
3411.8.7	<u>Accessible Dwelling or Sleeping Units</u> Where R-1 dwelling or sleeping units are being altered or added, the requirements of 1107 for Accessible units apply to only the quantity of spaces being altered or added.	Noted. See 3408.1 above

CHANGE IN USE
R-1 UNITS PER FLOOR:

FLOOR 3	2
FLOOR 4	4
FLOOR 5	5
FLOOR 6	6
FLOOR 7	3

Summary of Work

PARTIAL CHANGE IN USE OF RESIDENTIAL UNITS FROM R-2 TO R-1 (SEE FLOOR PLANS FOR RELEVANT UNITS). REMOVE BATHROOM DOORS WHERE SHOWN IN R-1 UNITS PER IBC 1005.7.1 FOR CLEAR EGRESS PATH. ADD LOW LEVEL EXIT SIGNS PER IBC 1011. ADD FIRE EVACUATION SIGNS.

Code Summary

ORIGINAL PERMIT NO.	17-176535-CO
APPLICABLE CODE	2014 OSSC
CONSTRUCTION TYPE	III-B OVER I-A (5 OVER 2)
BUILDING HEIGHT	74'-10"
NUMBER OF STORIES	7
FLOOR AREA	54,362 SF
NUMBER RES UNITS (R-2)	48
NUMBER RES UNITS (R-1)	20
SPRINKLERS	NFPA-13
OCCUPANCY TYPES	R2, R1, S1, S2
OCCUPANCY SEPARATION	1 HR
UNIT SEPARATION	1 HR
CORRIDOR RATING	.5 HR, 20 MIN OPNG'S
SHAFT / STAIR RATINGS	2 HOUR, 90 MIN OPNG'S
EXIT PASSAGEWAYS	2 HOUR, 90 MIN OPNG'S
FLOOR RATING AT UNITS	1 HOUR
FIRE ALARM	YES
SMOKE DETECTION	YES, INCLUDING CORRIDORS
INT FIN'S AT STAIRS	CLASS 'B' (Type X GWB)
INT FIN'S AT EXIT PASS'WAYS	N/A
INT FIN'S AT CORRIDORS	CLASS 'C' (Type X GWB)
DECORATIVE MTL'S (806.2)	NFPA 701

SIGNAGE (1110.1-3)	ALL ROOMS PROVIDED WITH ACCESSIBLE SIGNAGE WITH SYMBOL & TACTILE MESSAGE. ALL INFO & DIRECTIONAL SIGNS ARE ACCESSIBLE
--------------------	--

Studio 410

Land Development
Architecture
Project Management
Studio410@comcast.net
503.805.1818

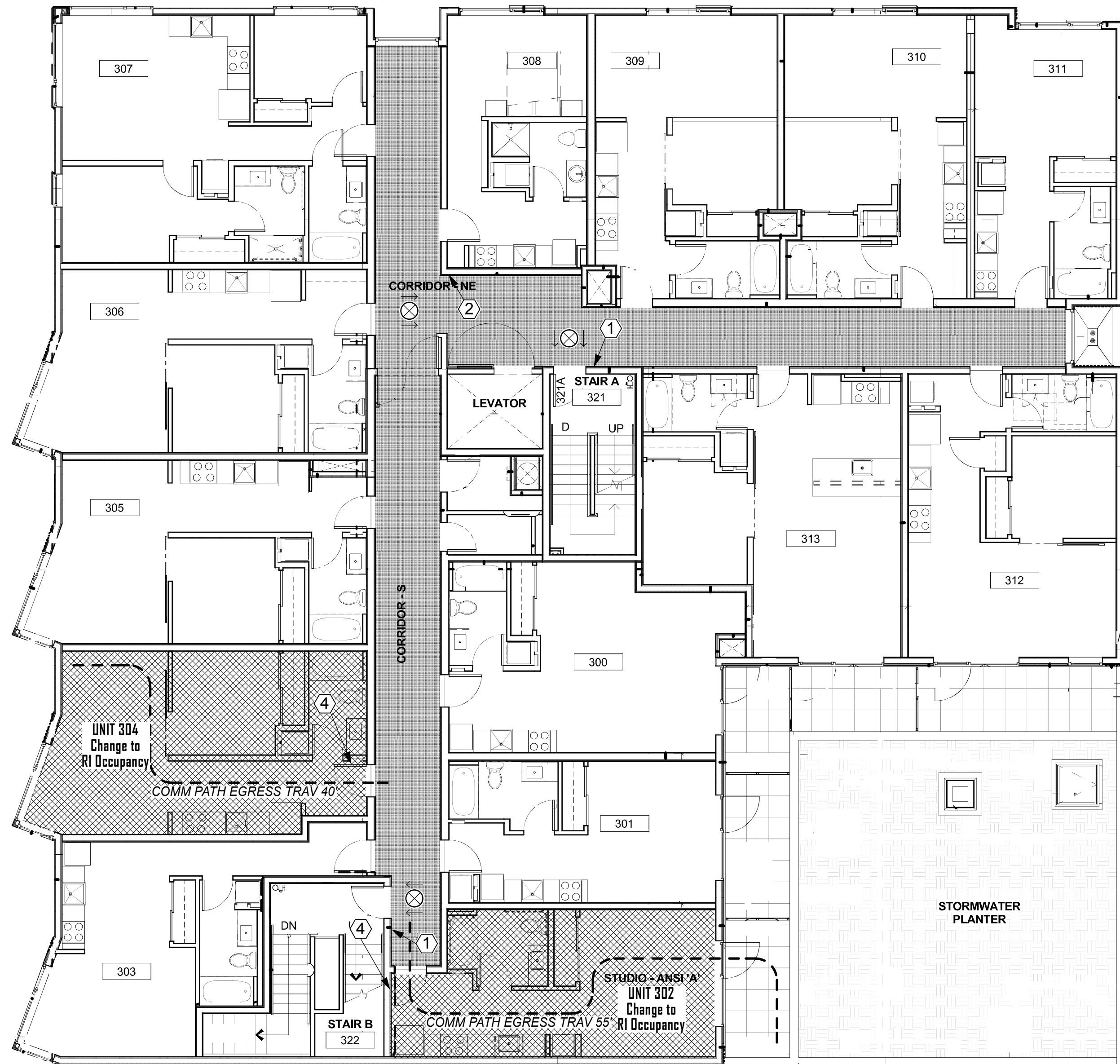
ORO
1470 NW Overton St
Portland, OR 97209

CHANGE IN USE

CU-0

11.11.19

UNITS BEING CONVERTED
FROM R-2 TO R-1 AND AFFECTED
BY THIS APPEAL SHOWN SHADED



Third Floor Plan

1" = 8'-0"

ORD

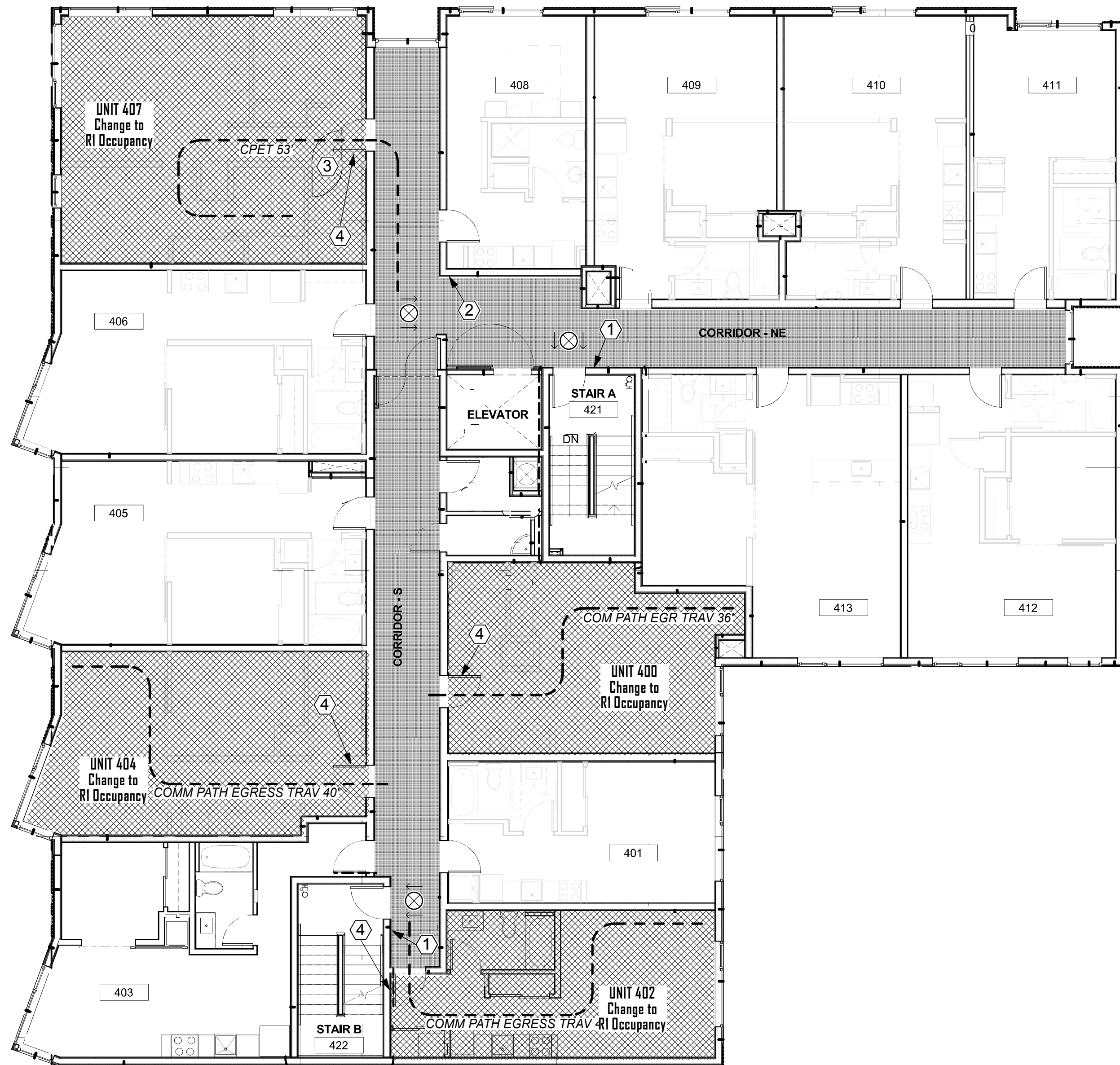
1470 NW Overton St
Portland, OR 97209

CHANGE IN USE

CU-3

11.11.19

UNITS BEING CONVERTED
FROM R-2 TO R-1 AND AFFECTED
BY THIS APPEAL SHOWN SHADED



Fourth Floor Plan

1" = 8'-0"

ORO

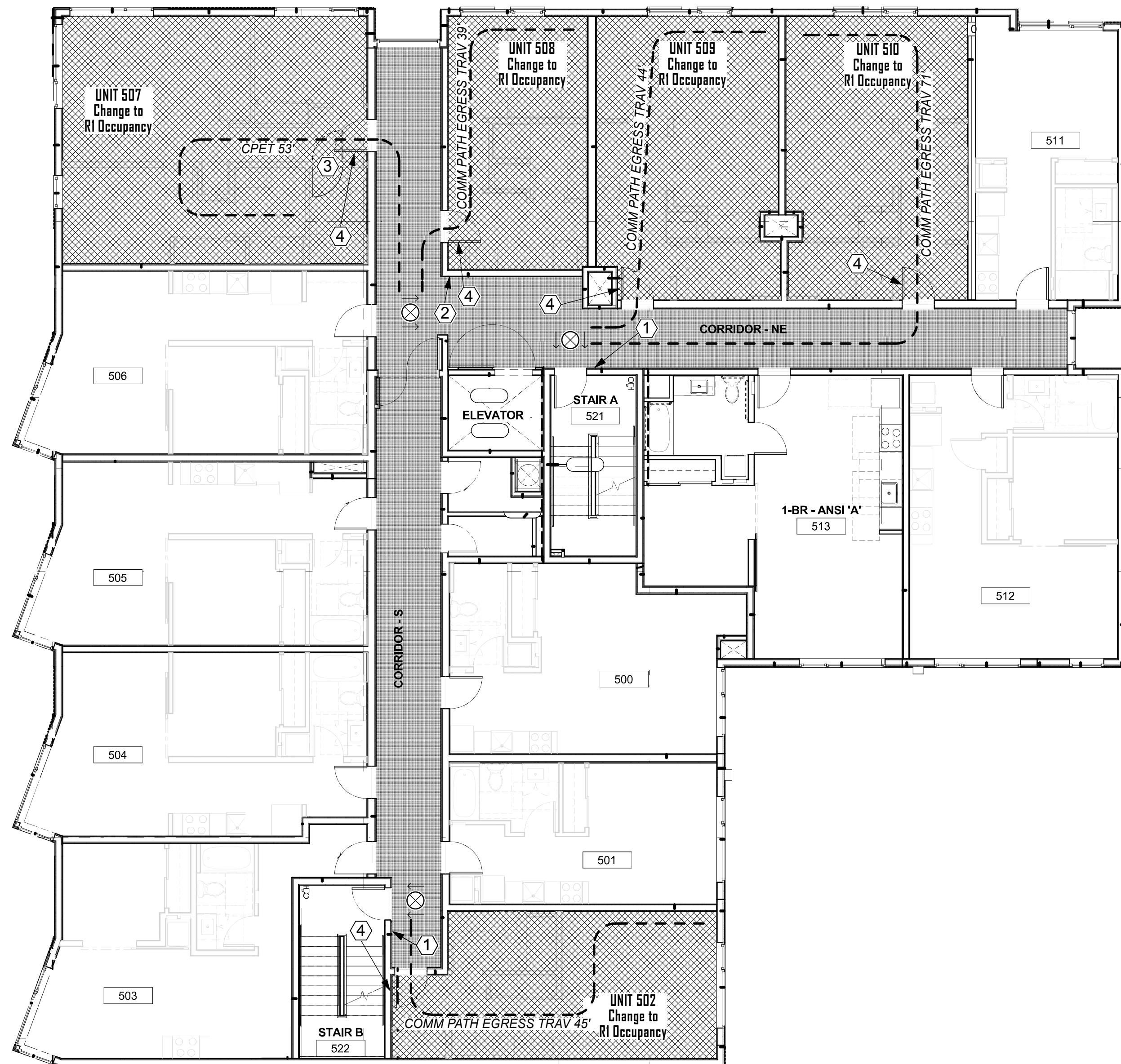
1470 NW Overton St
Portland, OR 97209

CHANGE IN USE

CU-4

11.11.19

UNITS BEING CONVERTED
FROM R-2 TO R-1 AND AFFECTED
BY THIS APPEAL SHOWN SHADED



Fifth Floor Plan

1" = 8'-0"

ORD

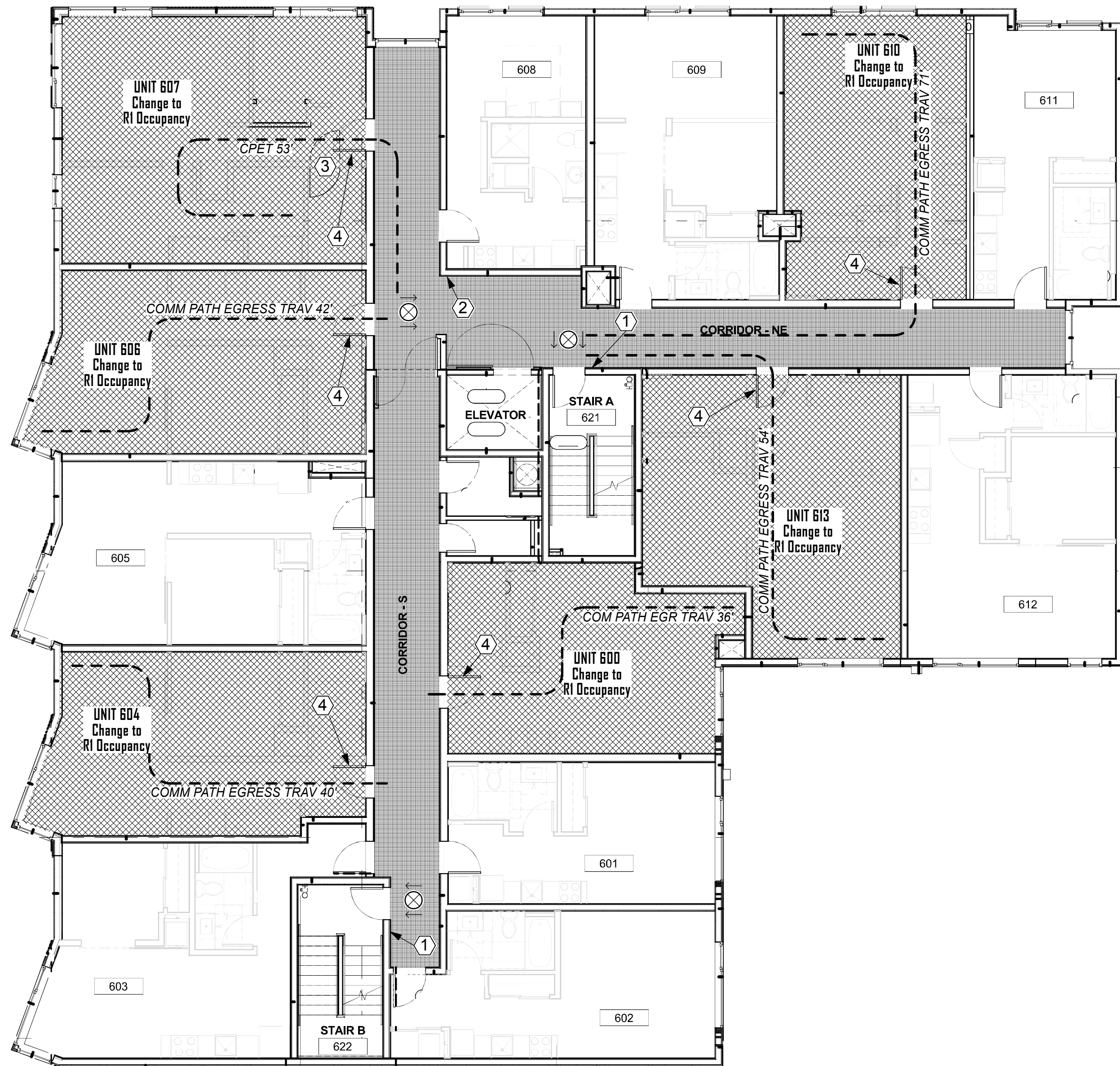
1470 NW Overton St
Portland, OR 97209

CHANGE IN USE

CU-5

11.11.19

UNITS BEING CONVERTED
FROM R-2 TO R-1 AND AFFECTED
BY THIS APPEAL SHOWN SHADED



Sixth Floor Plan

1" = 8'-0"

ORD

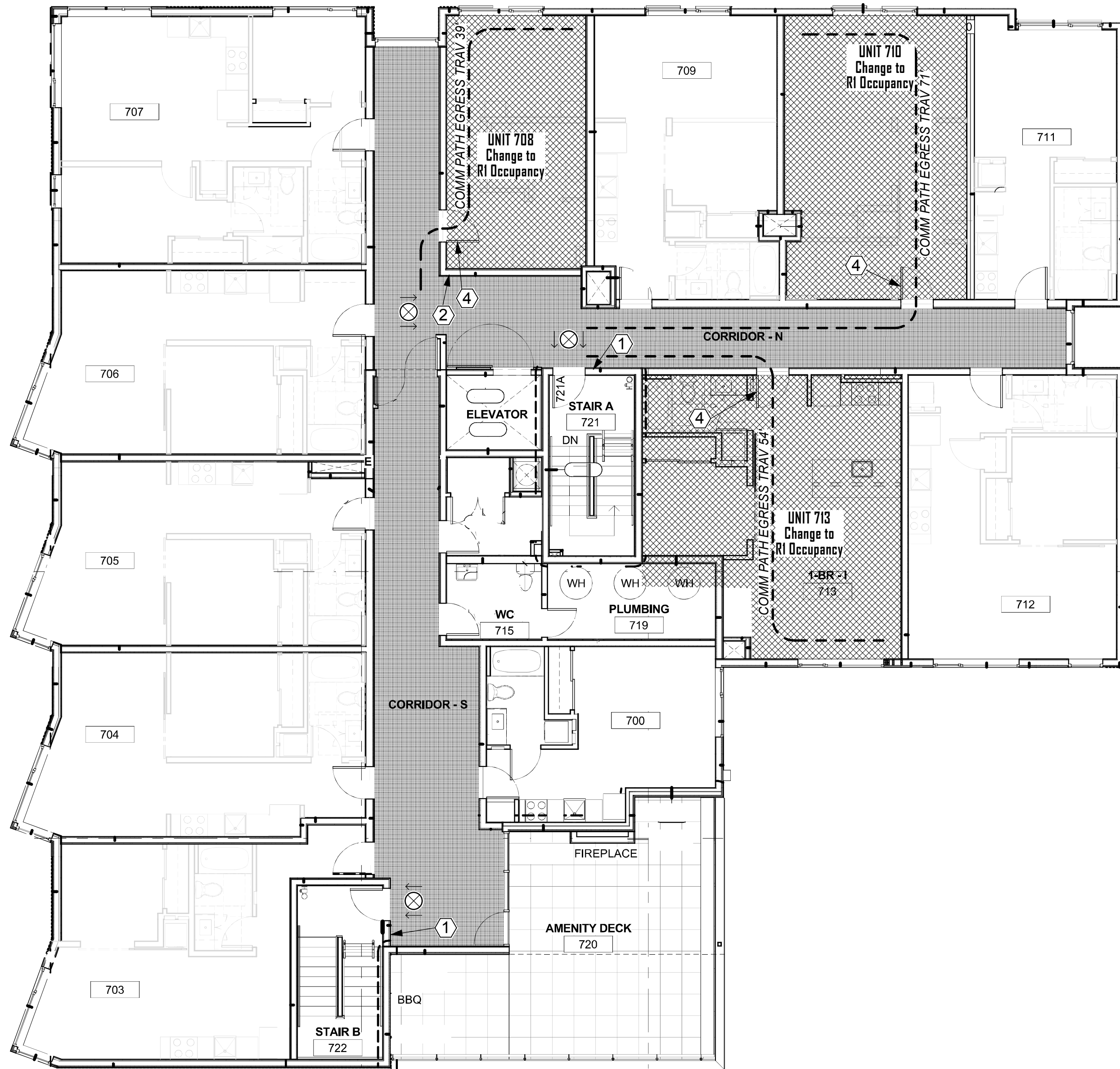
1470 NW Overton St
Portland, OR 97209

CHANGE IN USE

CU-6

11.11.19

UNITS BEING CONVERTED
FROM R-2 TO R-1 AND AFFECTED
BY THIS APPEAL SHOWN SHADED



Seventh Floor Plan

1" = 8'-0"

ORD

1470 NW Overton St
Portland, OR 97209

CHANGE IN USE

CU-7

11.11.19