

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 23486	Project Address: 8307 N Ivanhoe St
Hearing Date: 2/26/20	Appellant Name: Ben Carr
Case No.: B-001	Appellant Phone: 9173997101
Appeal Type: Building	Plans Examiner/Inspector: Steven Mortensen
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-B
Building/Business Name: Charleston Row	Fire Sprinklers: Yes - Type 13 Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 19-262198-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Multi-family Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1026.6/1022

Requires

Per 1026.6: Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1022.

Per 1022.7: Exterior walls of the interior exit stairway and ramp shall comply with the requirements of Section 705 for exterior walls. Where non-rated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees, the building exterior walls within 10 feet horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.

Code Modification or Alternate Requested Provide dedicated sprinkler heads at openings in walls less than 180deg adjacent to exterior exit stair landing.

Proposed Design

On the South elevation of Charleston Row are (3) exterior exit stairways that serve units on all levels. These exterior exit stairways are utilized for egress, surrounded by 1-hour rated fire barriers on 3 sides. At the Southern end of each exterior exit stair is an open street-facing landing. Due to the faceted design of the South elevation, the angle between the stair landings and adjacent South exterior walls is slightly less than 180 degrees in some cases, identified in attached plans. Sliding glass doors are within the Southern exterior wall leading to the balcony spaces, neither of which are used for egress. On the third level, fixed transom windows are above the sliding glass doors.

At the most extreme, the ground level angle between the rated exterior exit stair wall and adjacent exterior wall is 176deg at exterior exit stair A and C, and 176deg at exterior exit stair B; levels 2 & 3 landing angle between the rated exterior exit stair wall and adjacent exterior wall is 177deg at

exterior exit stairs A and C, and 176deg at exterior exit stair B. At each of these points where the exterior wall is less than 180deg, a dedicated sprinkler head on the interior side of the sliding glass doors is proposed. Each opening will have (1) sprinkler head installed, centered on the window in the East-West direction, a maximum of 12" from the wall in the North-South direction, and a maximum of 12" below the ceiling. The sprinkler head will be capable of wetting the entire surface of the window.

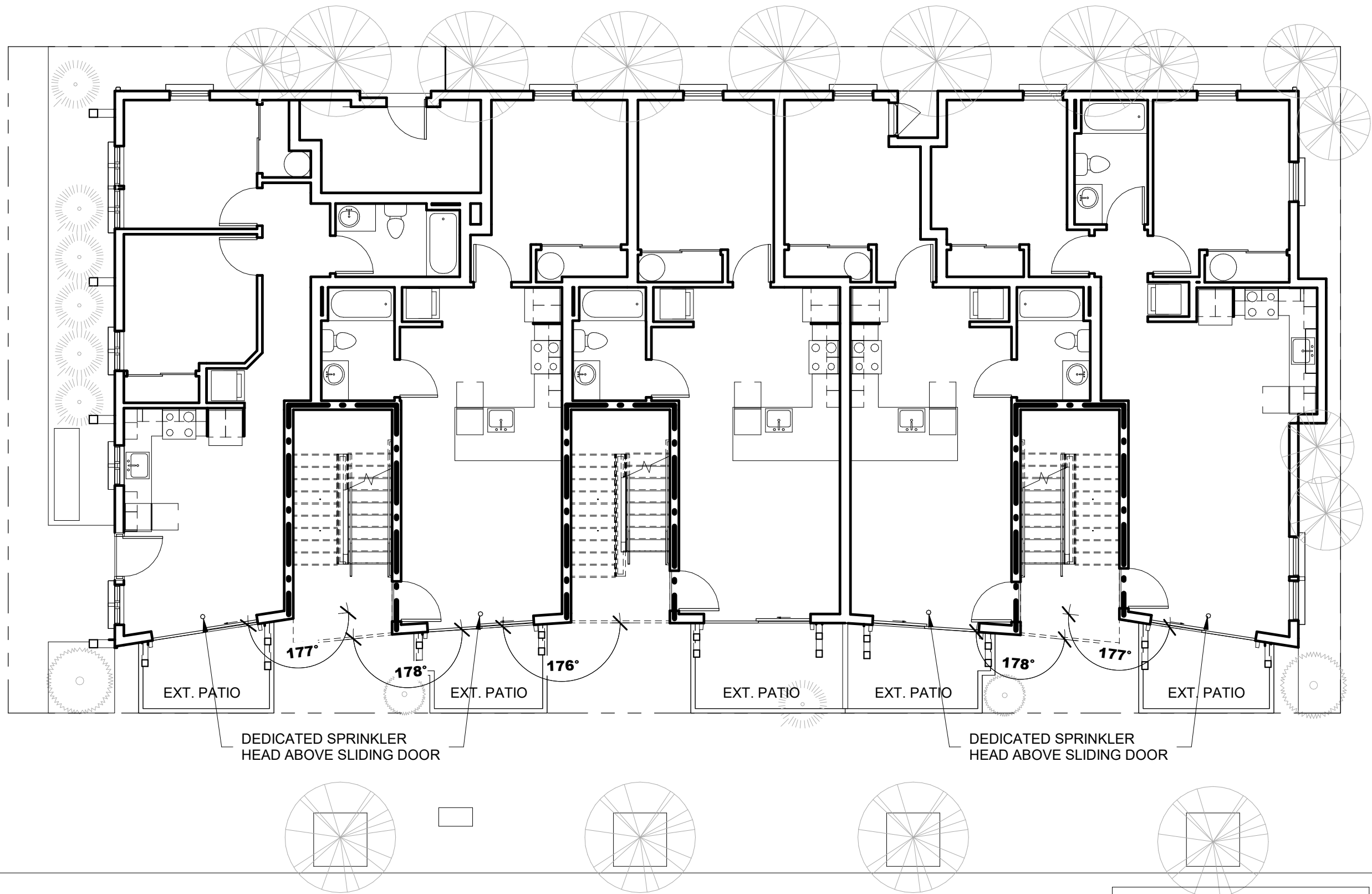
Reason for alternative Providing dedicated sprinkler heads at the unprotected openings which are within 180deg of the exterior exit stair landing will serve the goal of protecting the openings from the exterior exit stair and vice versa. In this case, the additional sprinkler heads provide an equivalent level of life safety as a ¾ hour protected opening.

APPEAL DECISION

Type 13 water curtain sprinkler protection at non-fire rated openings in exterior walls within 180 degrees of exit stair: Granted provided transom 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.
Note: Sliding glass doors require additional sprinkler protection as proposed and noted above but are not required to be self closing.
Appellant may contact John Butler (503 823-7339) with questions.

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.



LEGEND	
	1 HOUR RATING

1 FIRST FLOOR PLAN - APPEAL ITEM 1 1026.6 EXHIBIT #1
1/8" = 1'-0"

EX1.1

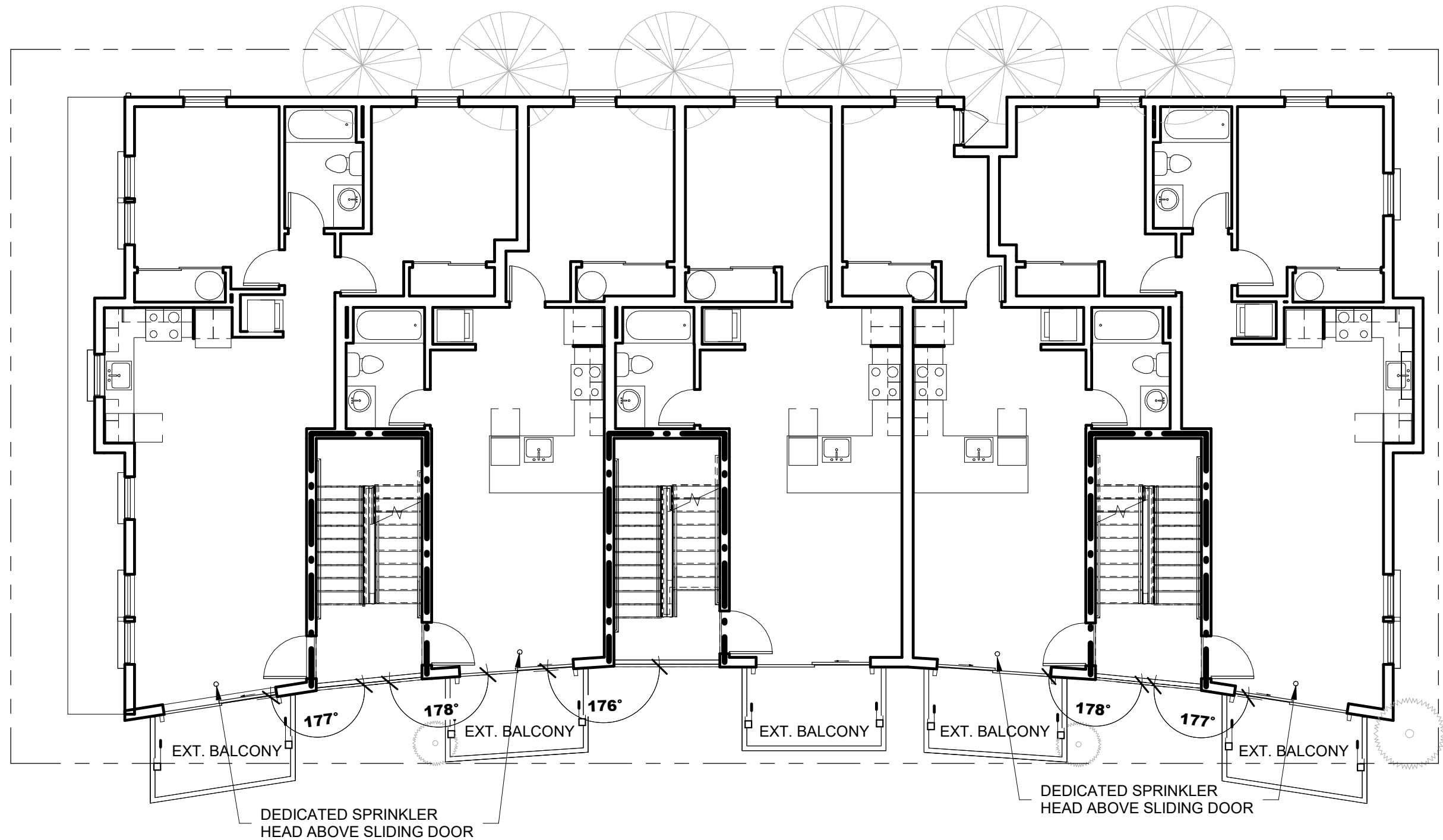
FIRST FLOOR PLAN


THE CHARLESTON
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LEGEND	
	1 HOUR RATING

① SECOND FLOOR PLAN - APPEAL ITEM 1 1026.6 EXHIBIT #2
1/8" = 1'-0"



EX1.2

SECOND FLOOR
PLAN

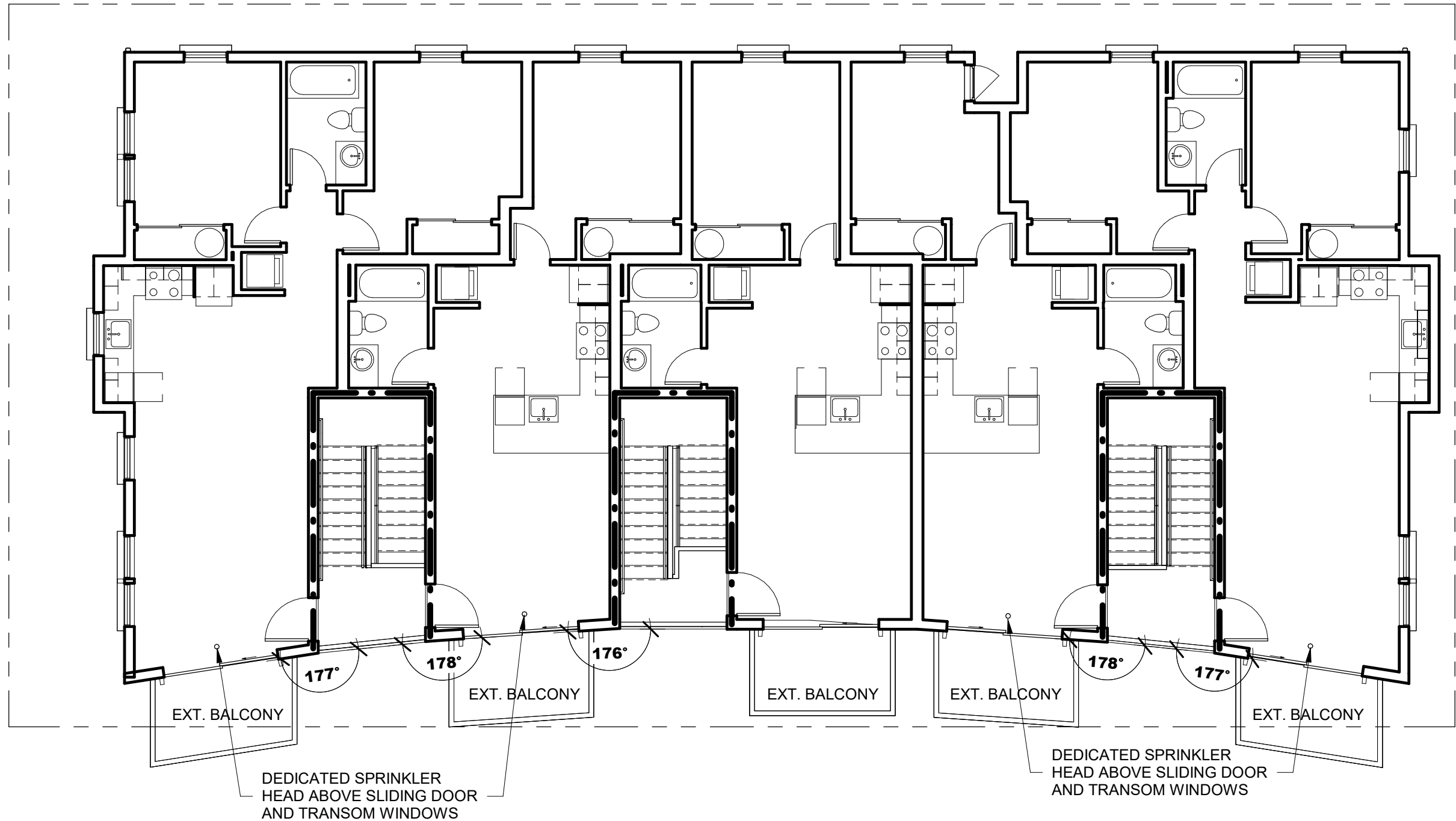
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LEGEND	
	1 HOUR RATING

1 THIRD FLOOR PLAN - APPEAL ITEM 1 1026.6 EXHIBIT #3
1/8" = 1'-0"



EX1.3

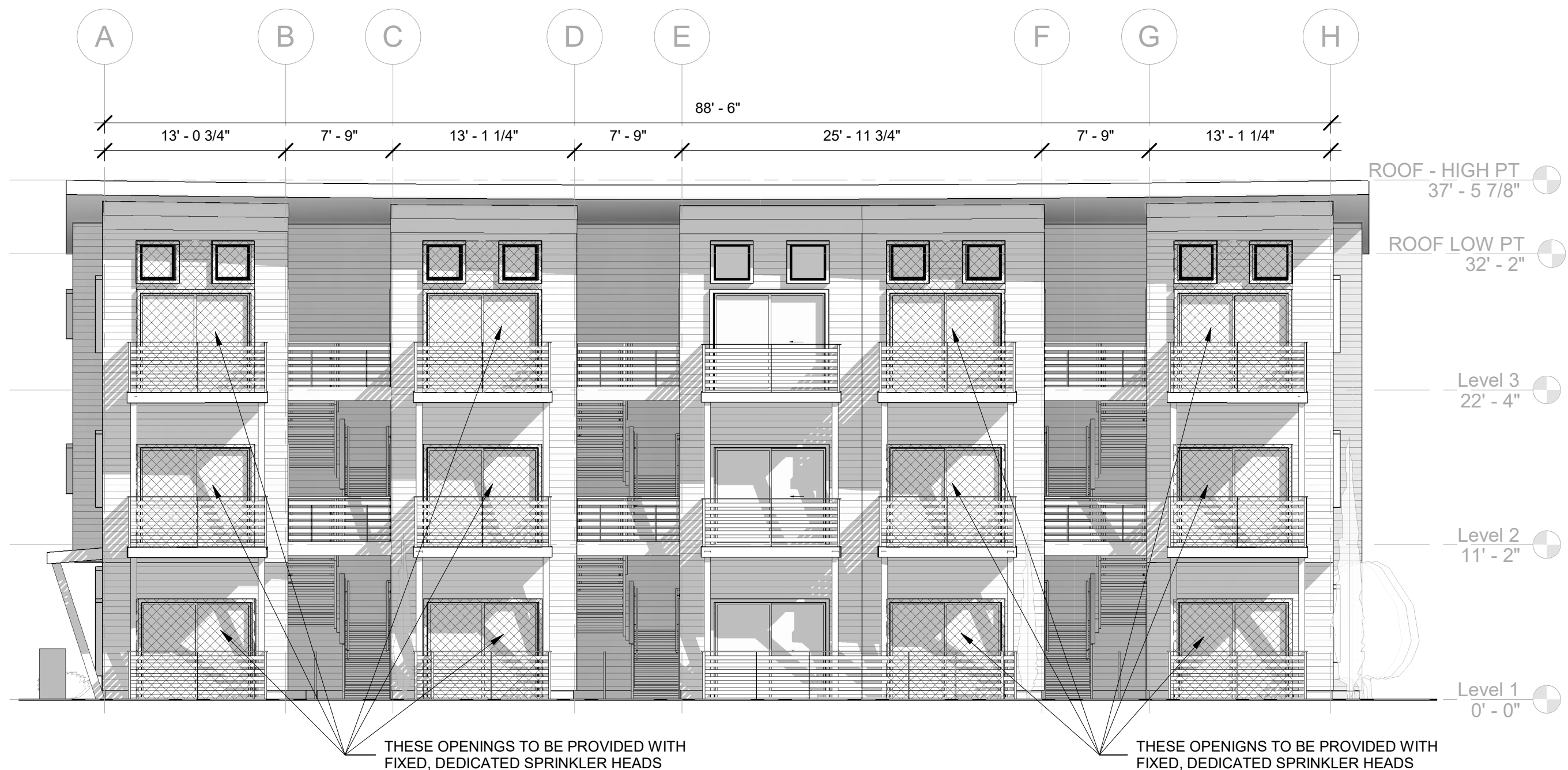
THIRD FLOOR
PLAN

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1 SOUTH ELEVATION - APPEAL ITEM 1 1026.6 EXHIBIT #4
1/8" = 1'-0"

EX1.4
SOUTH ELEVATION

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