

# 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

|                                                             |                                                                               |
|-------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Appeal ID:</b> 23508                                     | <b>Project Address:</b> 365 NE Couch St                                       |
| <b>Hearing Date:</b> 2/26/20                                | <b>Appellant Name:</b> Tom Jaleski                                            |
| <b>Case No.:</b> B-015                                      | <b>Appellant Phone:</b> 971-238-5266                                          |
| <b>Appeal Type:</b> Building                                | <b>Plans Examiner/Inspector:</b> John Cooley                                  |
| <b>Project Type:</b> commercial                             | <b>Stories:</b> 5 <b>Occupancy:</b> B, M, & S <b>Construction Type:</b> III-A |
| <b>Building/Business Name:</b> Block 76W                    | <b>Fire Sprinklers:</b> Yes - Throughout                                      |
| <b>Appeal Involves:</b> Alteration of an existing structure | <b>LUR or Permit Application No.:</b> 17-250377-CO                            |
| <b>Plan Submitted Option:</b> pdf [File 1] [File 2]         | <b>Proposed use:</b> Office & Mercantile                                      |

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2019 OSSC 712.1.9 Item 6

**Requires** In other than Groups I-2 and I-3, a vertical opening that is not used as one of the applications listed in this section shall be permitted if the opening complies with all of the items below:

...

Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.

**Code Modification or Alternate Requested** The intent of this appeal is to separate two-story openings from each other with a sprinklered glass assembly in lieu of typical shaft fire barrier construction.

**Proposed Design** The proposed design is for a new, connected two-story tenant space to be separated from an adjacent two-story opening serving other floors by a glass wall washed with WS type sprinkler heads 4" – 12" from the glass and spaced 6' o.c. The sprinklers will wash the entire surface of the glass in compliance with ESR-2397. This design is a continuation of the separation provided between 2 existing two-story lobbies that were constructed as granted by Appeal #16266.

**Reason for alternative** Block 76 West includes a central circulation space formed by two interlocking lobbies that visually connect 3 floors. Each of the lobbies includes a two-story opening, which overlap on Level Two. To separate the two-story openings from each other, a glass wall with WS sprinklers installed according to ESR-2397 separates the upper portion of the Lobby L1 and the lower portion of Lobby L2.

A potential building tenant has requested two different tenant spaces on Level 01 and Level 02 to be opened to each other and connected by an interior convenience stair. This creates a new two-

story space connecting Level 01 and Level 02 adjacent to Lobby L1 and Lobby L2. Because the new two-story Tenant Space 1A is adjacent to Lobby L2 on Level 02, separation is required.

The intent of Section 712.1.8 Item 7 is to reduce the risk of smoke migration or fire spread between multiple levels of a building. We propose to rate the glass wall between Tenant space 1A and Lobby L2 to 2 hours through the installation of Tyco Model WS Window Sprinklers. These sprinklers are UL Listed and are recognized by the ESR-2397 as providing a two-hour equivalency for a fire separation assembly (See Attachment 2). They have been tested per ASTM E119 and can protect heat strengthened, tempered, or ceramic glass windows for two hours without damage, including when a hose stream is applied to the glass. The sprinklers will be installed per the manufacturer's instruction on both sides of the glass and will fully wash the glass from both sides when the sprinkler system is triggered. There will be no horizontal mullions that restrict the flow of water to the glass.

Tenant 1A will be composed of two, formerly separate tenant spaces that each provided exit access and egress capacity independently. Combined, no additional fire or life safety concerns will be created, and occupants of Tenant 1A spaces will have means of egress on both Level 01 and Level 02. Additionally, glass walls between each of the 3 two-story spaces provide visibility to occupants to be able to observe smoke or other impending life safety threats outside their immediate vicinity.

Given the successful testing of the Model WS Window Sprinklers, and the inherent low risk to occupants provided by the design, we believe the proposed design meets or exceeds the intent of the code to prevent fire spread and smoke accumulation.

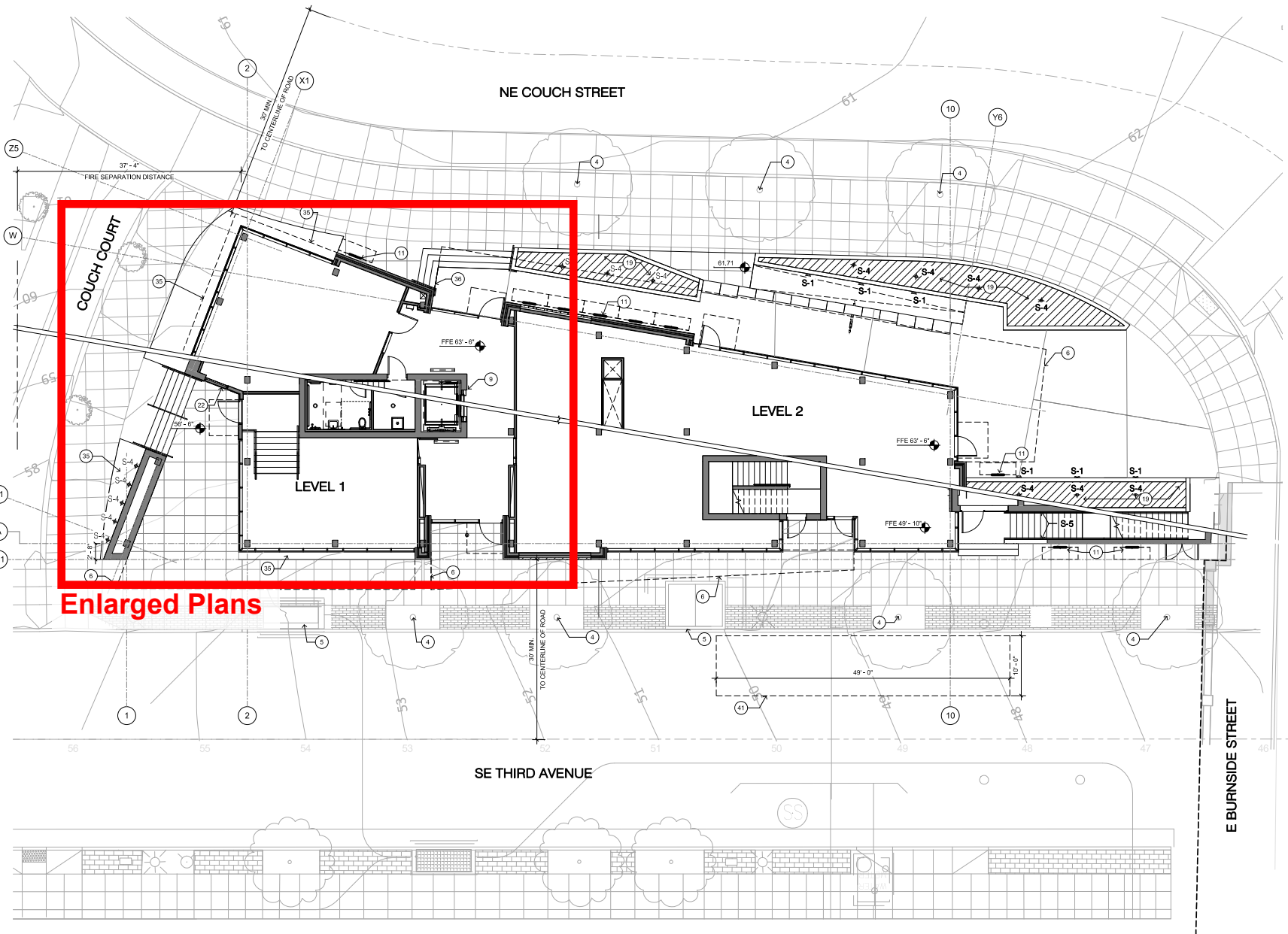
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## APPEAL DECISION

**Use of non-rated glazing with Tyco WS sprinklers for equivalent two hour protection: Granted provided the Tyco WS specifications are fully complied with to include a minimum 36 inch high pony wall. 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.

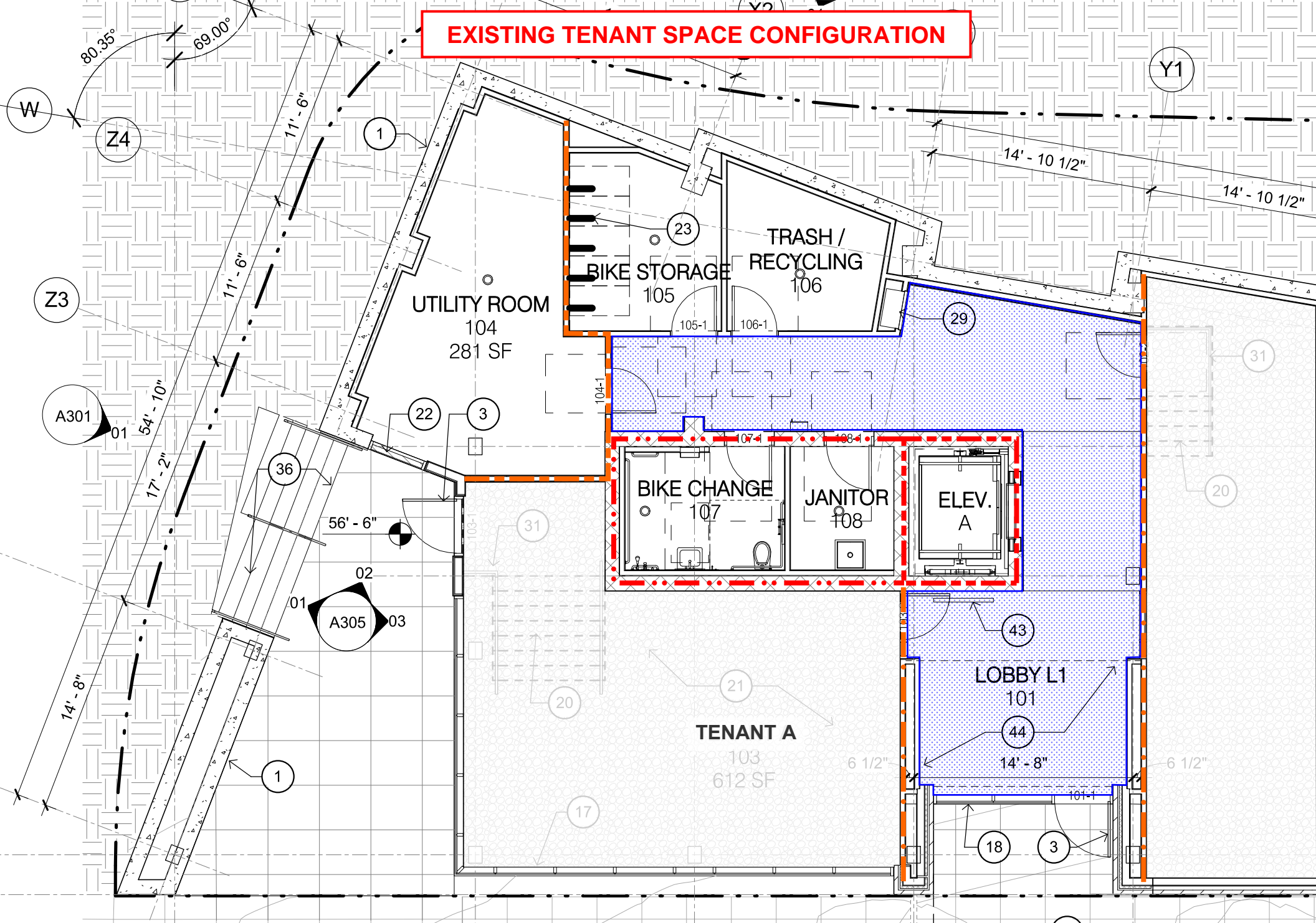
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



# SITE PLAN



## EXISTING TENANT SPACE CONFIGURATION



# LEVEL 1 NORTH ENLARGED PLAN

- |  |                                          |
|--|------------------------------------------|
|  | 1-Hr Supporting Structure, Unrated Doors |
|  | 1-Hr Fire Barrier, 1 Hr Door             |
|  | 2-Hr Supporting Structure, Unrated Doors |
|  | 2-Hr Fire Barrier, 1 1/2 Hr Door         |



# EXISTING TENANT SPACE CONFIGURATION

Z. 2-Hr Floor Assembly  
per 2014 OSSC  
§1027.1 Exception 1

TENANT D  
203  
651 SF  
63' - 6" FF

LOBBY L2  
201  
376 SF  
63' - 6" FF

STAIR  
A

ELEV.  
A

OPEN TO  
BELOW

OPEN TO BELOW

Previous appeal 16266:  
WS 2-Hr Rating Equivalent  
Granted as proposed.

## LEVEL 2 NORTH ENLARGED PLAN

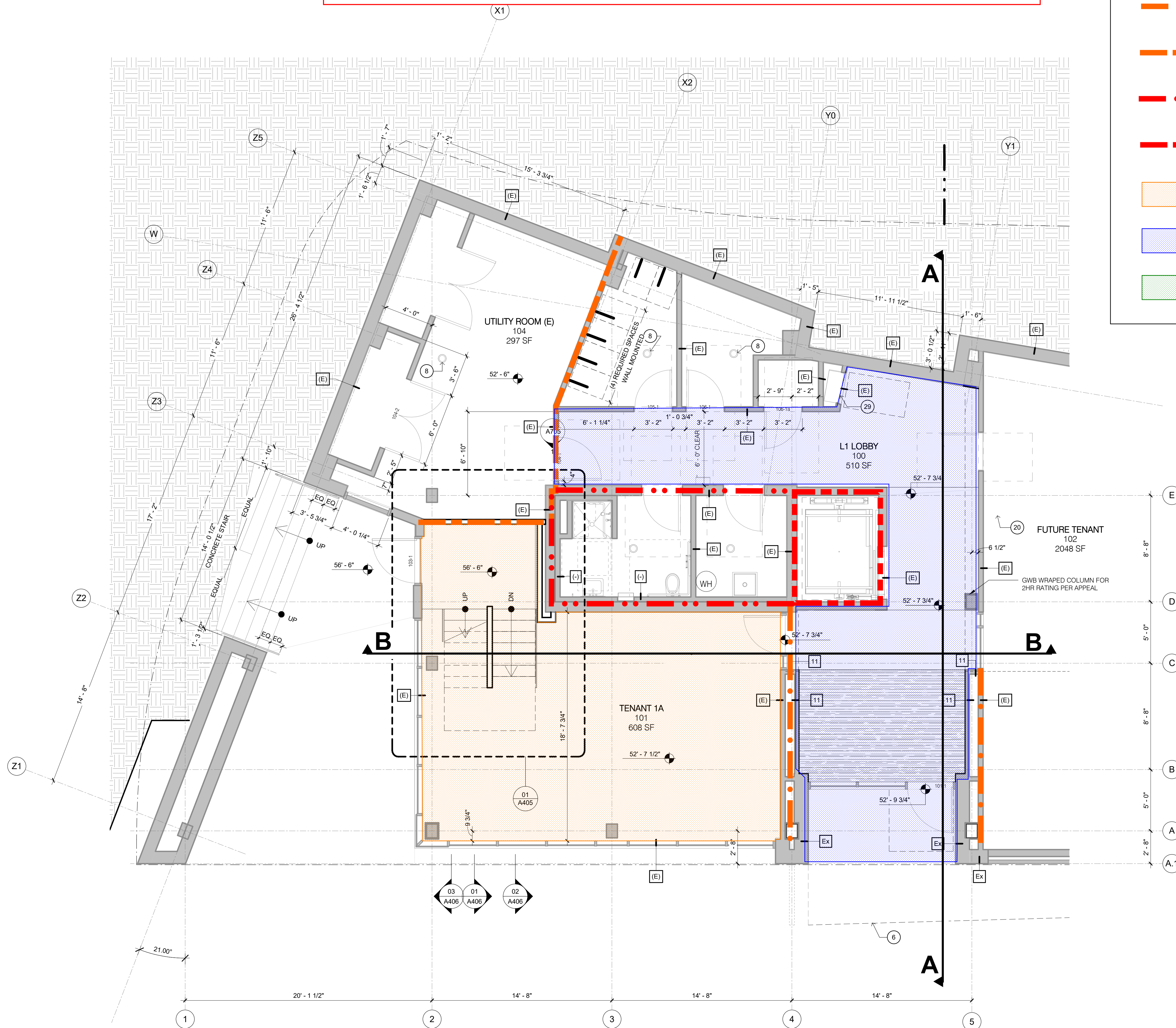
- · — · — · — 1-Hr Supporting Structure, Unrated Doors
- — — — — 1-Hr Fire Barrier, 1 Hr Door
- · · — · · — 2-Hr Supporting Structure, Unrated Doors
- — — — — 2-Hr Fire Barrier, 1 1/2 Hr Door

NORTH





# PROPOSED NEW TENANT SPACE CONFIGURATION



- 1-Hr Supporting Structure, Unrated Doors
- 1-Hr Fire Barrier, 1 Hr Doors
- 2-Hr Supporting Structure, Unrated Doors
- 2-Hr Fire Barrier, 1 1/2 Hr Door
- Tenant 1A connecting Levels 01 and 02
- Lobby L1 connecting Levels 01 and 02
- Lobby L2 connecting Levels 02 and 03

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**KEY**  
UNCOMMON PLACES

Project  
Block 76 TI

Location:  
365 NE Couch Street  
Portland, Oregon 97232

Project No.:  
18050

Issue:  
PERMIT SET

Date:  
JANUARY 13, 2020

Revision:

| No. | Description     | Date     |
|-----|-----------------|----------|
| 4   | Permit Revision | 03/12/20 |

ENLARGED PLAN - LEVEL 1  
NORTH

**A1111N**

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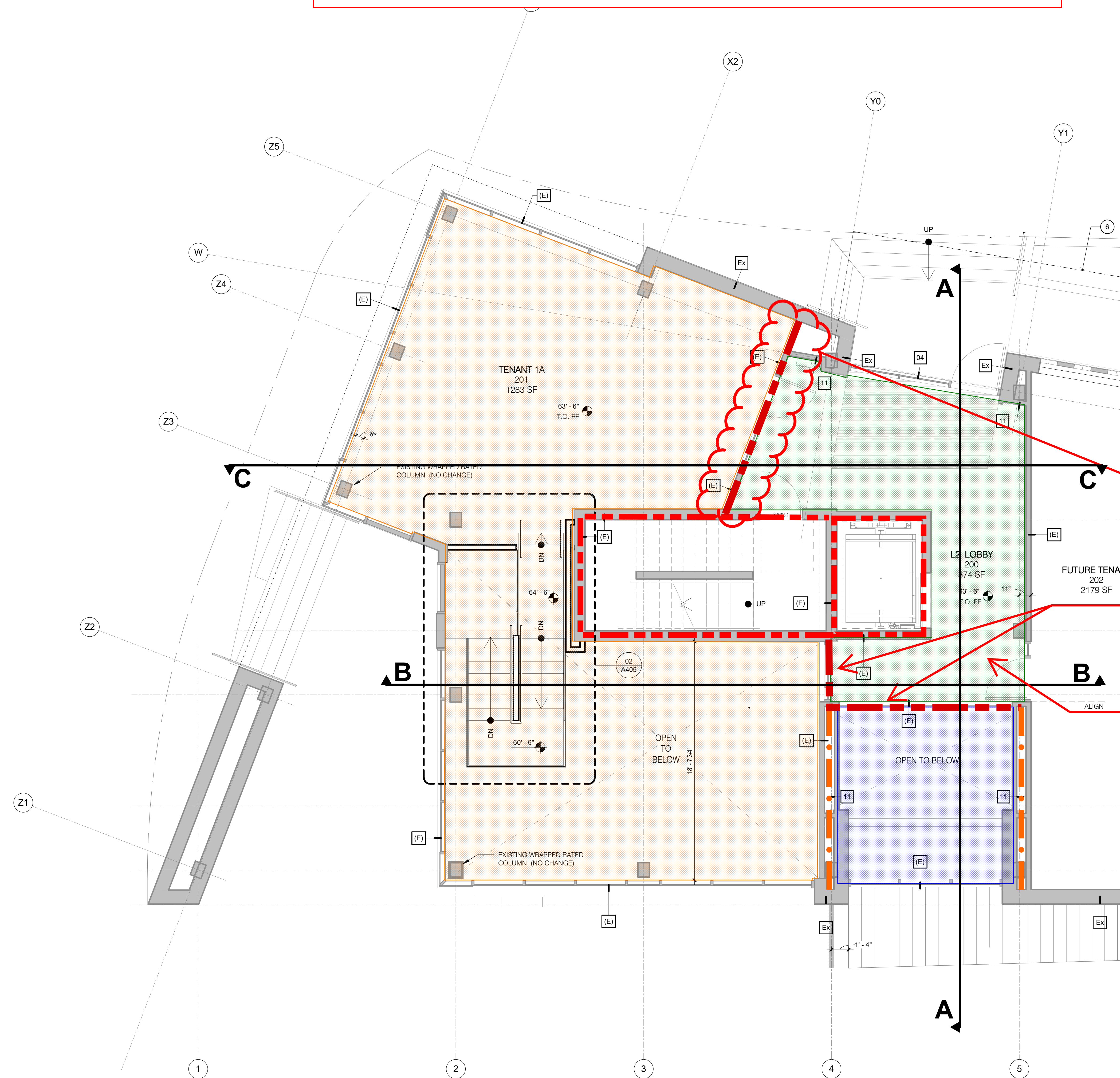
Floor Plan - Level 1 North 01  
1/4" = 1'-0"

KEY PLAN  
(NTS)



# PROPOSED NEW TENANT SPACE CONFIGURATION

- 1-Hr Supporting Structure, Unrated Doors
- 1-Hr Fire Barrier, 1 Hr Doors
- 2-Hr Supporting Structure, Unrated Doors
- 2-Hr Fire Barrier, 1 1/2 Hr Door
- Tenant 1A connecting Levels 01 and 02
- Lobby L1 connecting Levels 01 and 02
- Lobby L2 connecting Levels 02 and 03



Proposed Appeal  
WS providing 2-Hr Rating Equivalent

Previous appeal 16266:  
WS 2-Hr Rating Equivalent  
Granted as proposed.

Existing 2-Hr Floor Assembly per  
2014 OSSC §1027.1 Exception 1.

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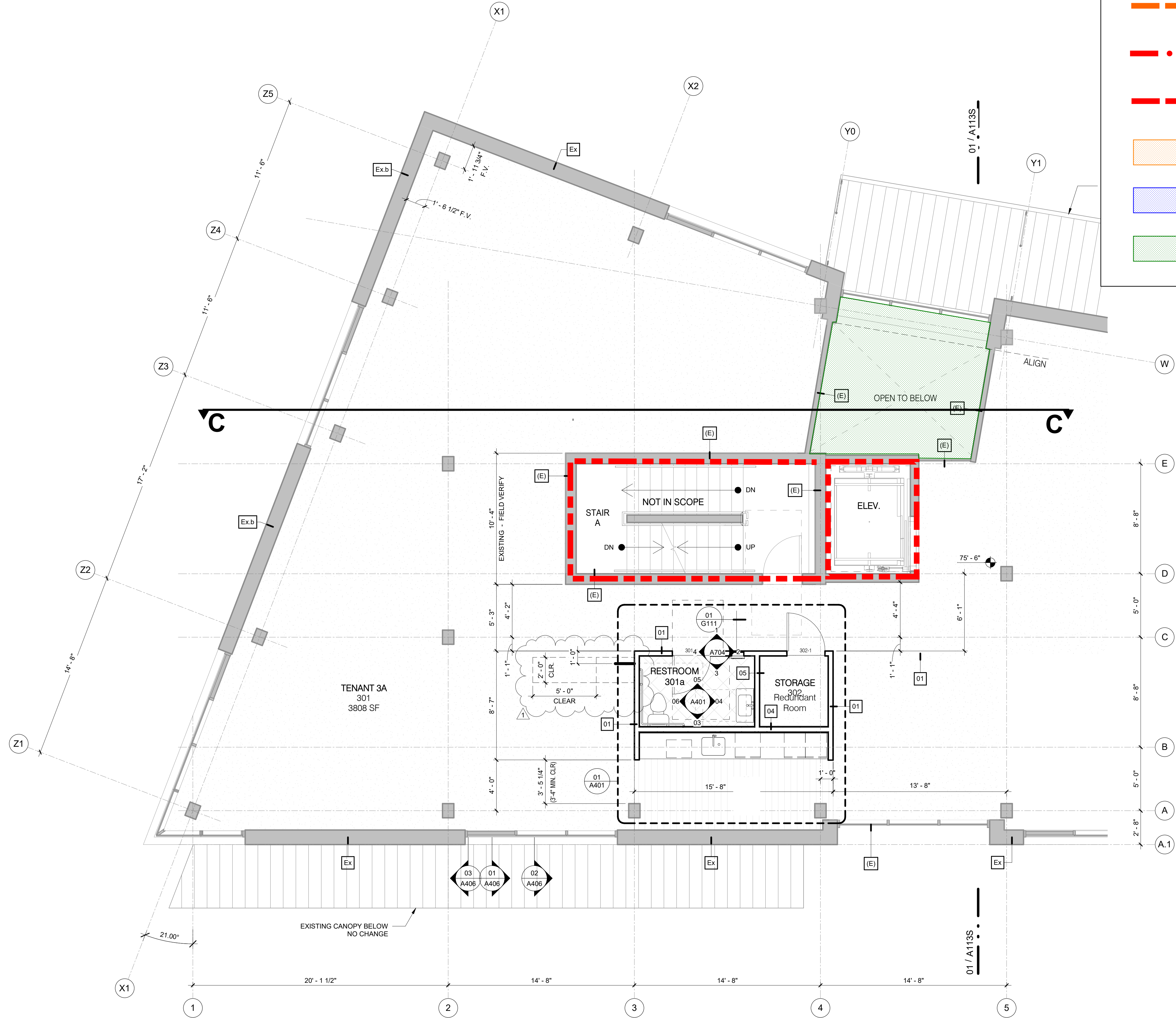
ENLARGED PLAN - LEVEL 2  
NORTH

A112N

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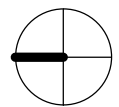
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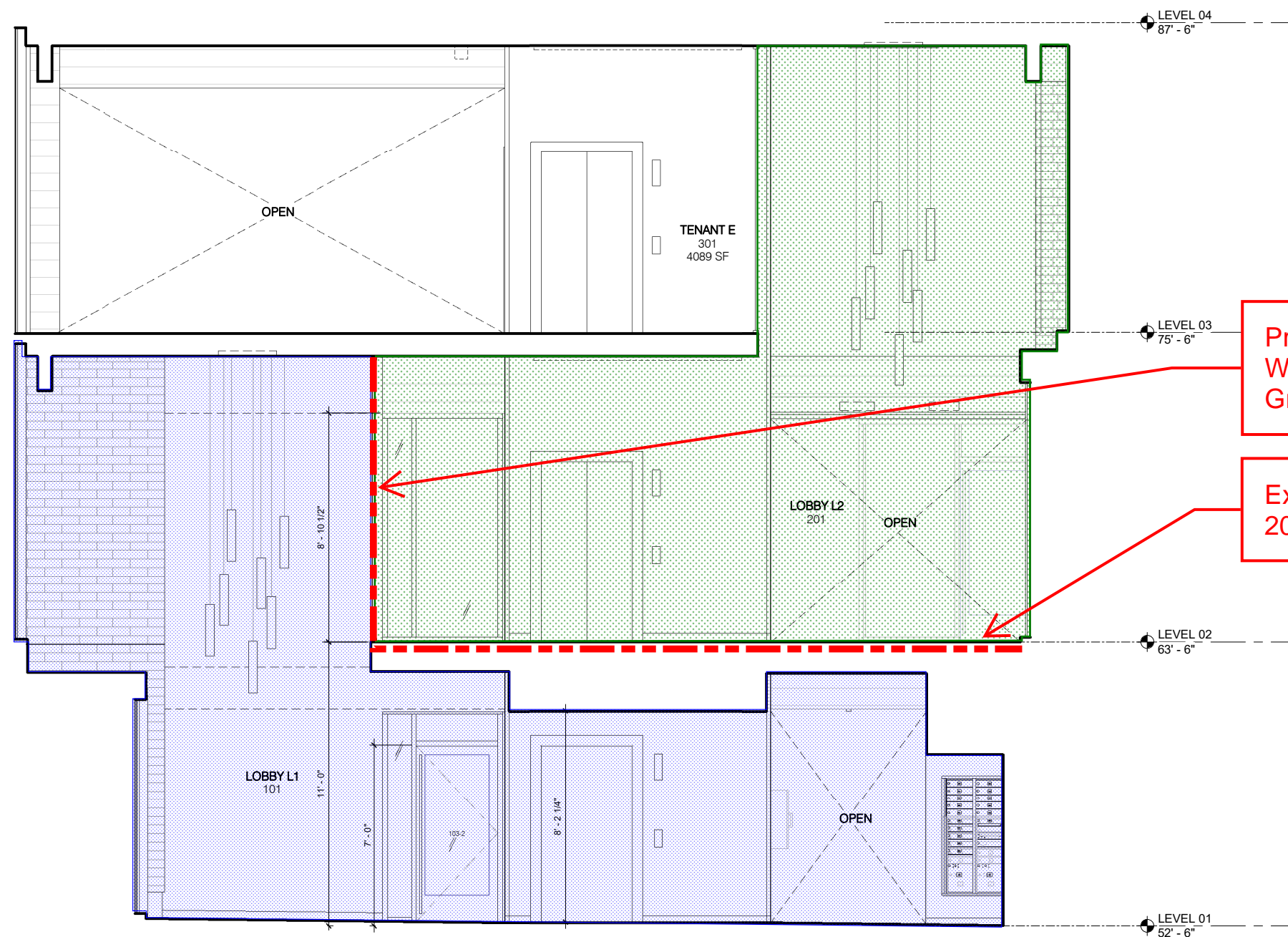
Floor Plan - Level 3 North

01

KEY PLAN  
(NTS)

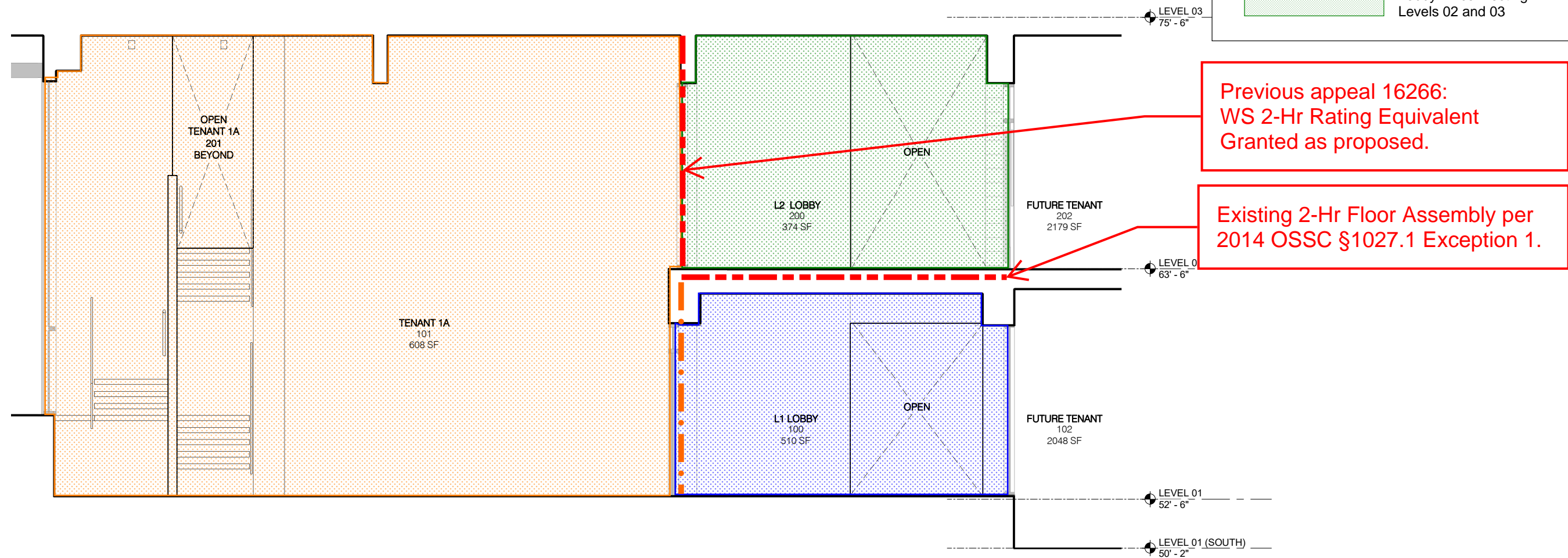




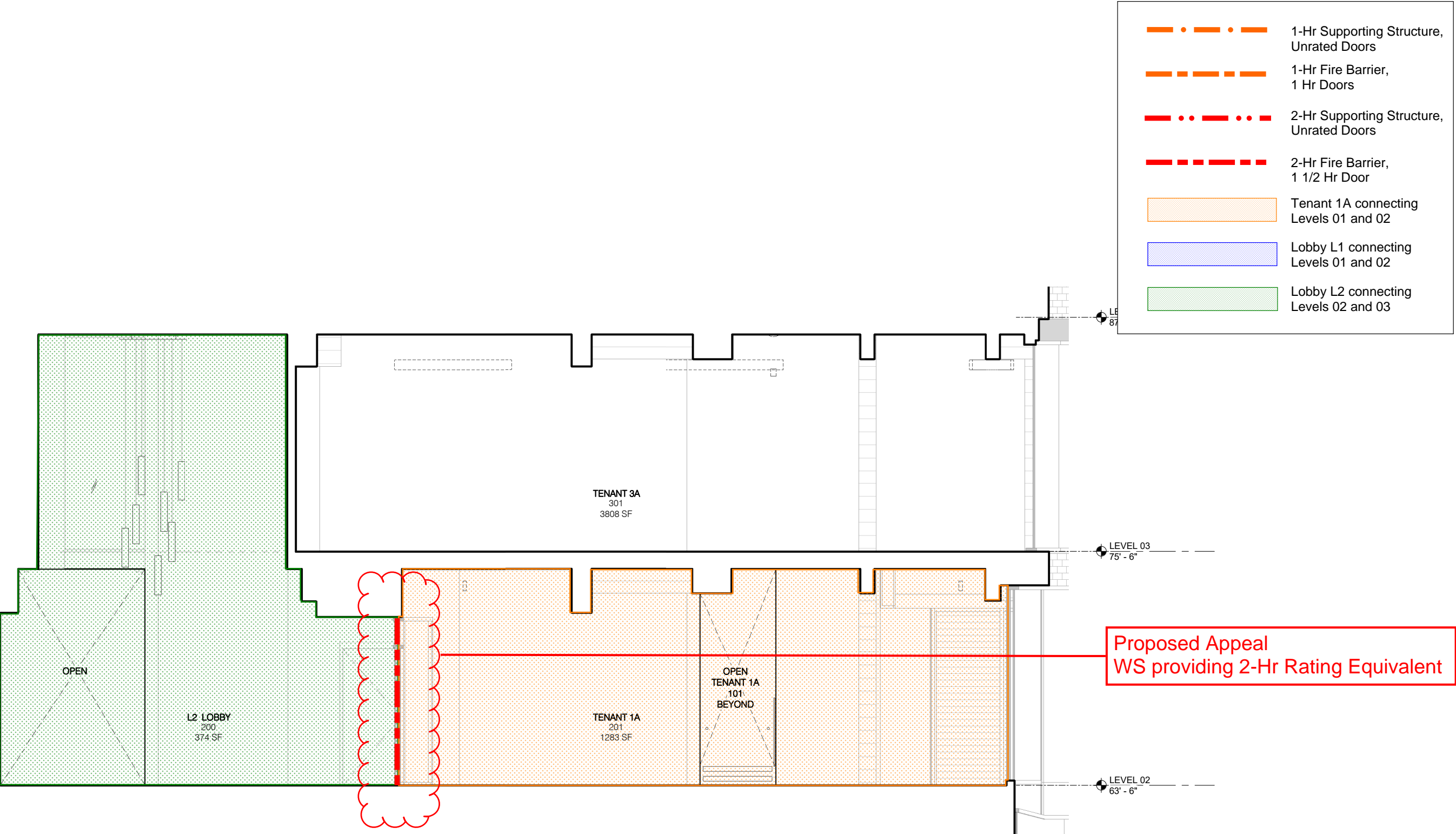


- 1-Hr Supporting Structure, Unrated Doors
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- Tenant 1A connecting Levels 01 and 02
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## SECTION AA



**SECTION BB**



**SECTION CC**