

## 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> 23807	<b>Project Address:</b> 1634 SW Alder St
<b>Hearing Date:</b> 6/10/20	<b>Appellant Name:</b> Charlie Baxter
<b>Case No.:</b> B-015	<b>Appellant Phone:</b> 5034457369
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Crystle Cowen
<b>Project Type:</b> commercial	<b>Stories:</b> 7 <b>Occupancy:</b> A, B, R-2, S-1, S-2 <b>Construction Type:</b> I-A, III-B
<b>Building/Business Name:</b> Alta Centric Apartments	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 19-245419-LU
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6]	<b>Proposed use:</b> Multi-Family Apartments

#### APPEAL INFORMATION SHEET

##### Appeal item 1

<b>Code Section</b>	OSSC 2019 section 703.2
<b>Requires</b>	<p>OSSC 2019 section 703.2 The fire-resistance rating of building elements, components, and assemblies shall be determined in accordance with test procedures set forth in ASTM E119 or UL 263 or in accordance with Section 703.3.</p> <p>OSSC 2019 section 705.5 exterior wall assemblies with a fire separation distance greater than 10 feet may be rated for fire exposure from the interior side only.</p>
<b>Code Modification or Alternate Requested</b>	3 Layers of gypsum wall board at exterior walls with greater than 10 feet of fire separation
<b>Proposed Design</b>	In exterior wall locations in the Type IIIB construction with a fire separation distance greater than 10 feet (see Exhibit 3) the project proposes a non-combustible exterior wall assembly consisting of thin brick masonry, or fiber cement siding, metal furring, weather resistive barrier, and one layer of 5/8" fire rated exterior gypsum sheathing or on the exterior side of 2x6 fire-retardant treated wood stud framing and two layers of 5/8" fire-rated gypsum board on the interior side, see Exhibits 1-2 for assemblies. Proposed assemblies are based on the City of Portland Type III Construction - OSSC/6/#4 Code Guide, section 1.b. Documents submitted for permit will identify specific wall assemblies to be used at all locations.
<b>Reason for alternative</b>	<p>There are no tested assemblies listed in the Gypsum Association Manual or UL Manual rated for 2 hour fire exposure from the interior side only.</p> <p>Per OSSC 2014 Section 104.11 the Building Official is permitted to approve proposed designs deemed satisfactory and compliant with the intent of the provisions of the building code.</p>

We conclude the proposed design meets the requirements of section 705.5 and exceeds the fire protection requirement in the city code guide and intent of the building code by providing two layers of 5/8" fire-rated gypsum board on the interior side to achieve the required 2 hour fire protection with the added protection of fire retardant treated lumber in the load bearing exterior wall framing and non-combustible exterior finishes.

## Appeal item 2

<b>Code Section</b>	OSSC 2019 section 2902.1.1
<b>Requires</b>	OSSC 2019 section 2902.1.1 Fixture Calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 2901.1. Fractional numbers resulting from applying the fixture ratios of Table 2902.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall first be summed and then rounded up to the next whole number.
<b>Code Modification or Alternate Requested</b>	Single ADA compliant unisex toilet room in multi-family building
<b>Proposed Design</b>	A single ADA compliant unisex toilet room, with one toilet and sink, is proposed directly adjacent to the common use space on level 6. The common room amenity space is restricted to residents and their guests and is not open to the general public. As the use of this space is limited to residents and their guests, additional plumbing fixtures are available within the residential dwelling units. Additionally, the single ADA compliant unisex toilet room will serve the leasing staff and amenity spaces at in the lobby, Level P1.
<b>Reason for alternative</b>	As the total combined fixture load equates to only 1.01 fixtures, we are proposing to round down to a single ADA compliant unisex toilet room, with one toilet and sink. The common room is a 'restricted use' area that will only be used periodically and the residents and their guests utilizing it have access to additional toilet fixtures within their units. Based upon the limited loads calculated, we believe this meets the intent of Chapter 29 and that the design provides equivalent access to sanitation capacity.

## Appeal item 3

<b>Code Section</b>	2019 NFPA 20
<b>Requires</b>	<p>4.12.2.1.1 Fire pump rooms not directly accessible from the outside shall be accessible through an enclosed passageway from an enclosed stairway or exterior exit.</p> <p>4.12.2.1.2 The enclosed passageway shall have a fire-resistance rating not less than the fire-resistance rating of the fire pump room</p>
<b>Code Modification or Alternate Requested</b>	Omission of exit passageway connecting fire pump room to exit
<b>Proposed Design</b>	<p>See Exhibit 6 - Fire Pump Room Access for more information:</p> <p>The proposed design provides a 2 hour fire rated enclosure around the fire pump room located at grade directly off the parking area. Access to the fire pump room in case of problem with automatic operation is provided through multiple access points throughout the ground floor providing equivalent access.</p> <p>Additional fire protection is provided by a 2 hour separation between the garage and other areas of the building.</p>

**Reason for alternative** The fire pump room is centrally located with access paths as shown in the exhibit. Initially, in earlier renditions it was located where the bike lounge is currently shown (room 013), but due to the city's "active storefront" requirement during Design Review we were required to displace the fire pump room with a bike lounge, which is considered "active". The old location for the pump room would have been ideal to provide a rated passageway or direct access to the exterior. But this move landlocks the fire pump room.

This appeal proposes a similar equivalent compliance path as Appeals #13148, 13232, & 13922,

---

## APPEAL DECISION

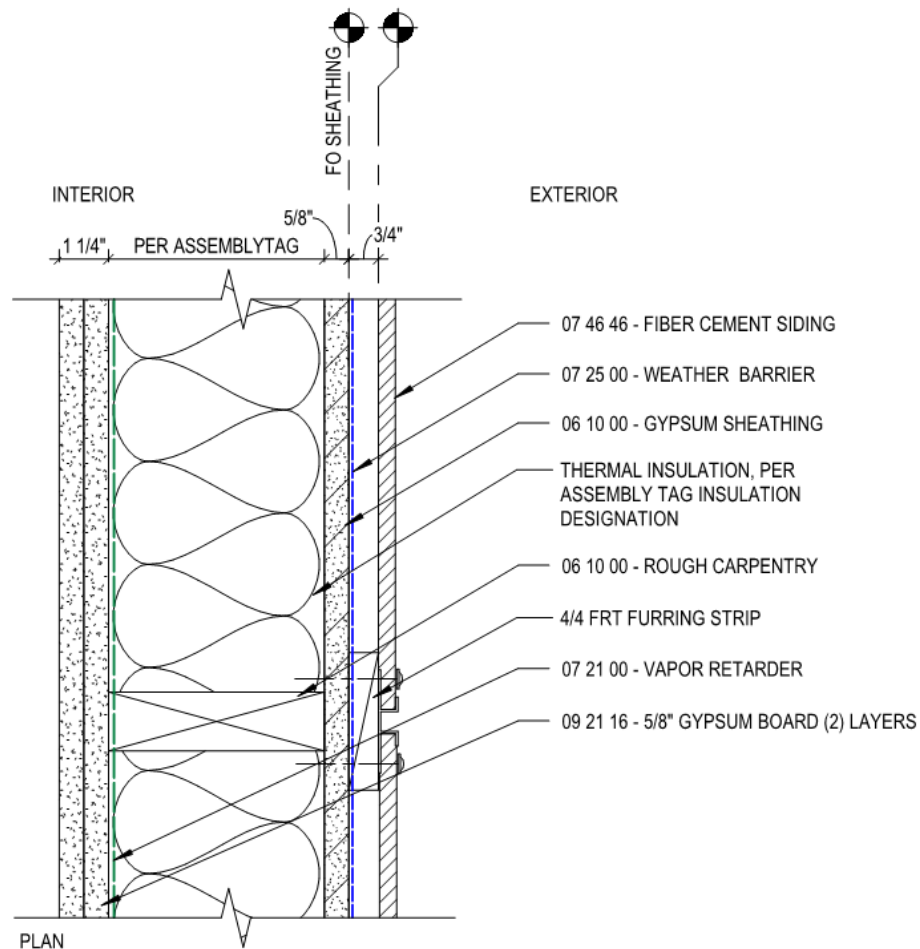
**1. Alternate 2 hour fire rated exterior wall detail as described in Condition 1b. of the Type III Code Guide: Granted as proposed.**

**2. Reducton in minimum number of required plumbing fixtures in common use spaces: Denied. Proposal does not provide equivalent sanitary facilities.**

**3. Omission of exit passageway connecting fire pump room to exit: Granted as proposed.**  
**Appellant may contact John Butler (503 823-7339) or e-mail at [John.Butler@portlandoregon.gov](mailto:John.Butler@portlandoregon.gov) with questions.**

For the items granted, 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



**NOTES:**

1) FIRE RESISTANCE RATING BASED ON WP 8415

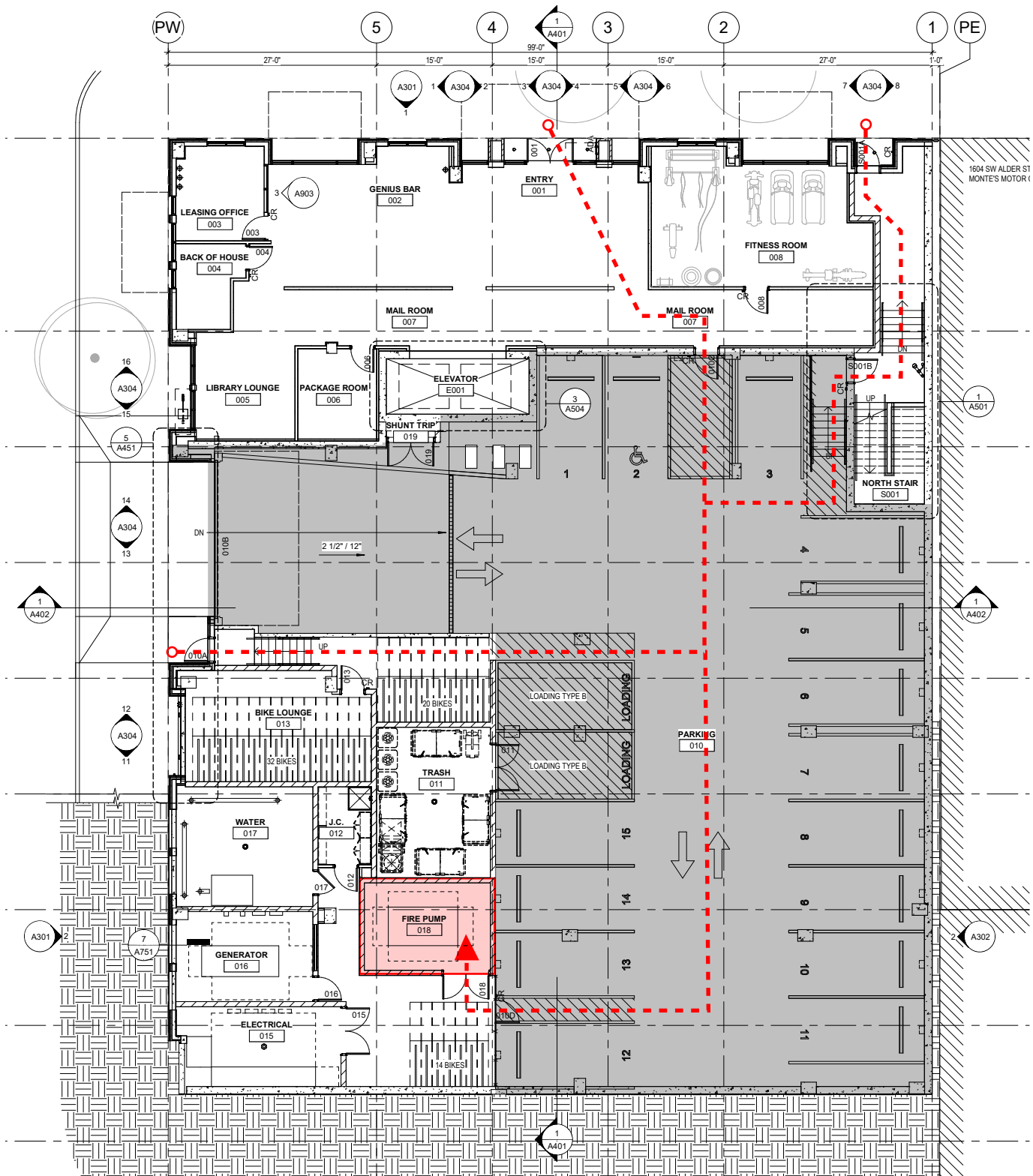
2) APPEAL ###

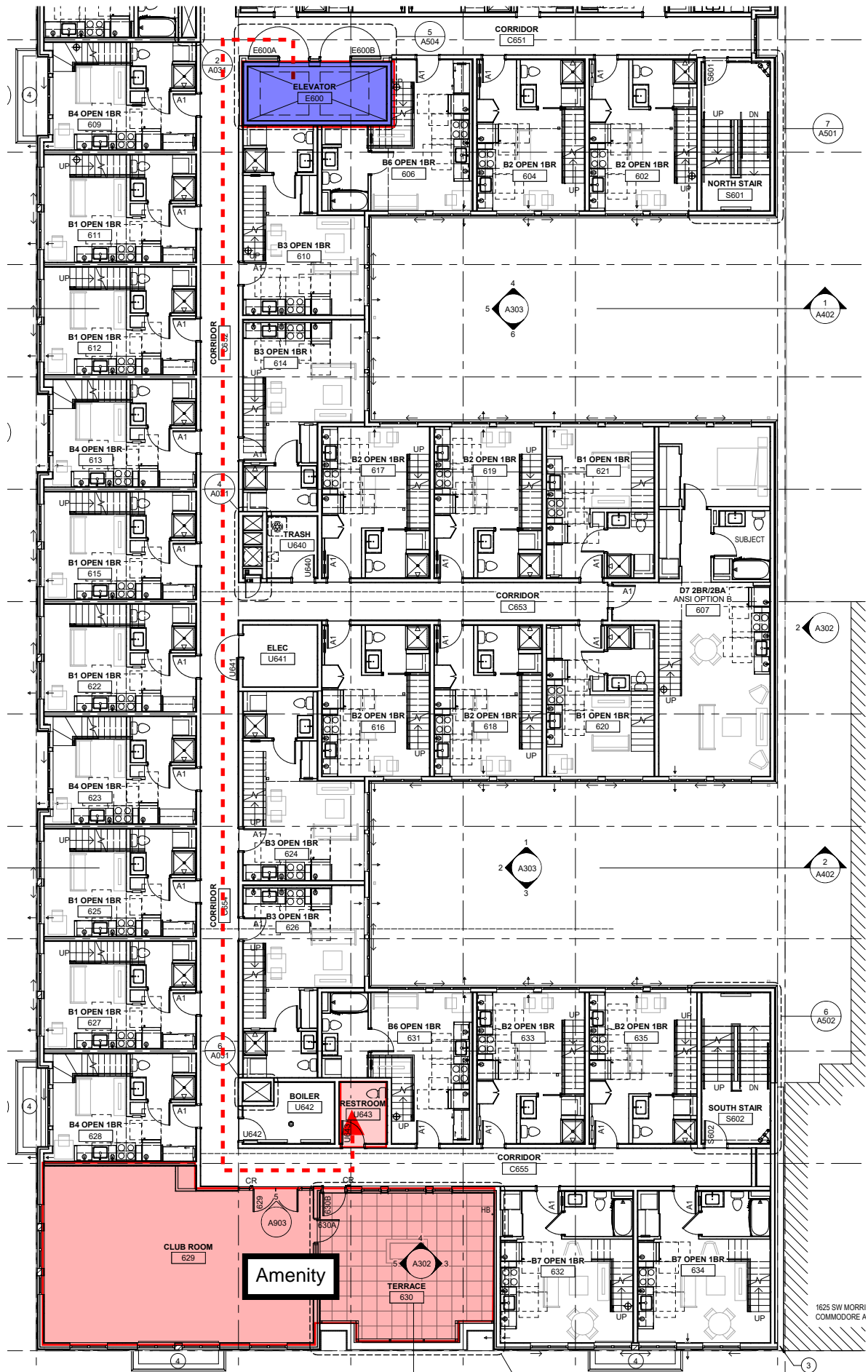
3) OCCURS ONLY AT N.W. & S.

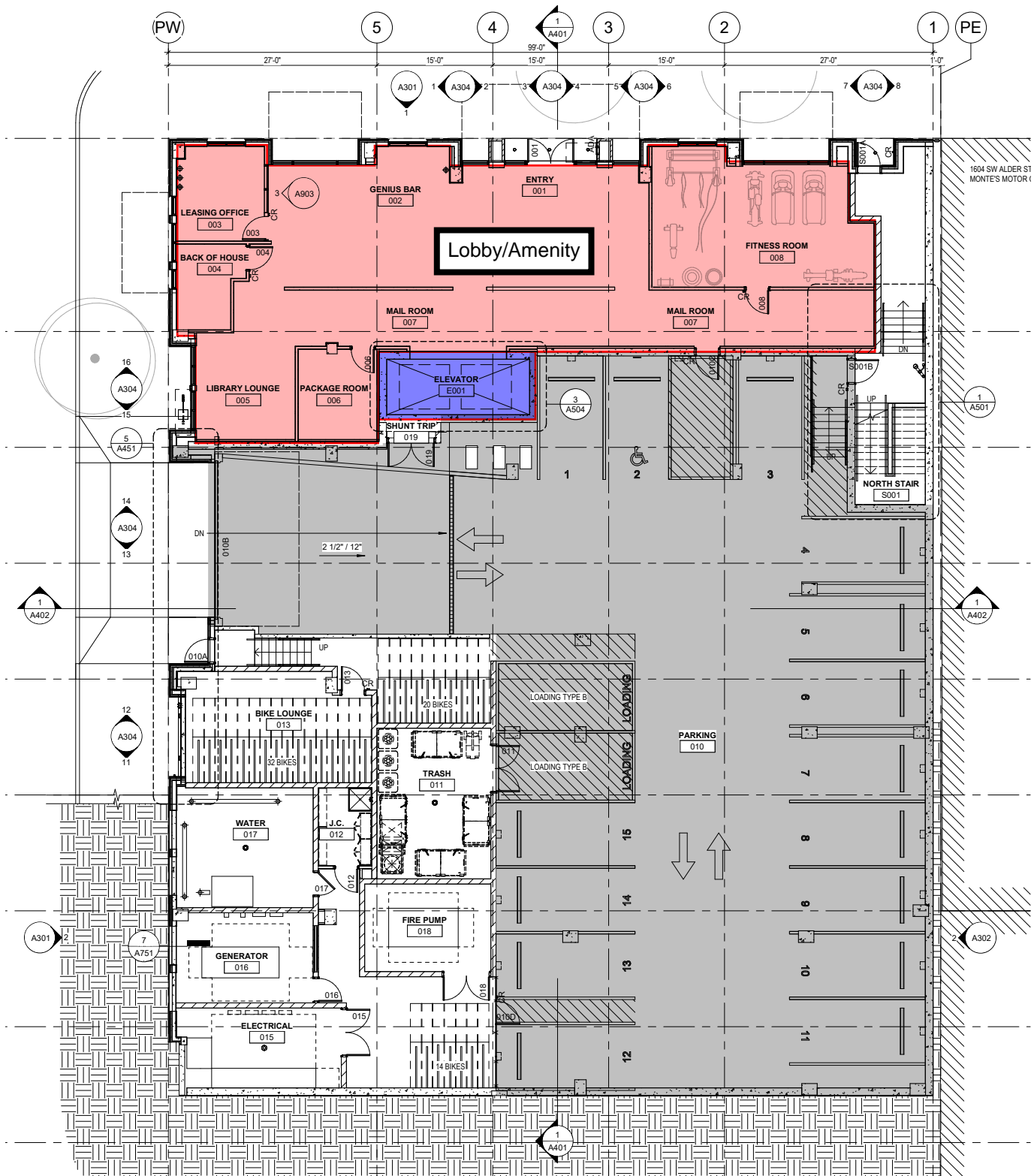
743

## FIBER CEMENT SIDING

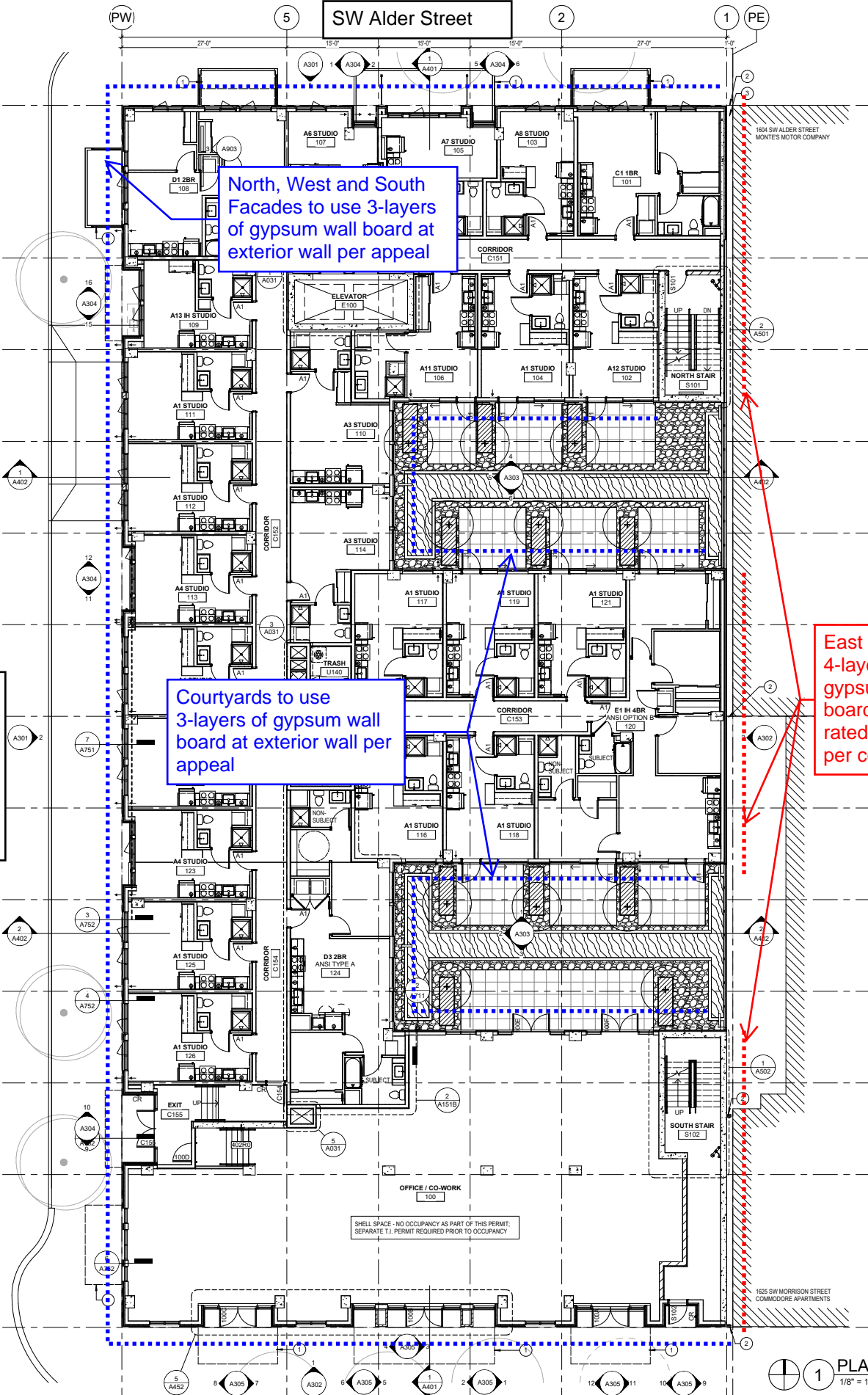
2 HOUR RATED











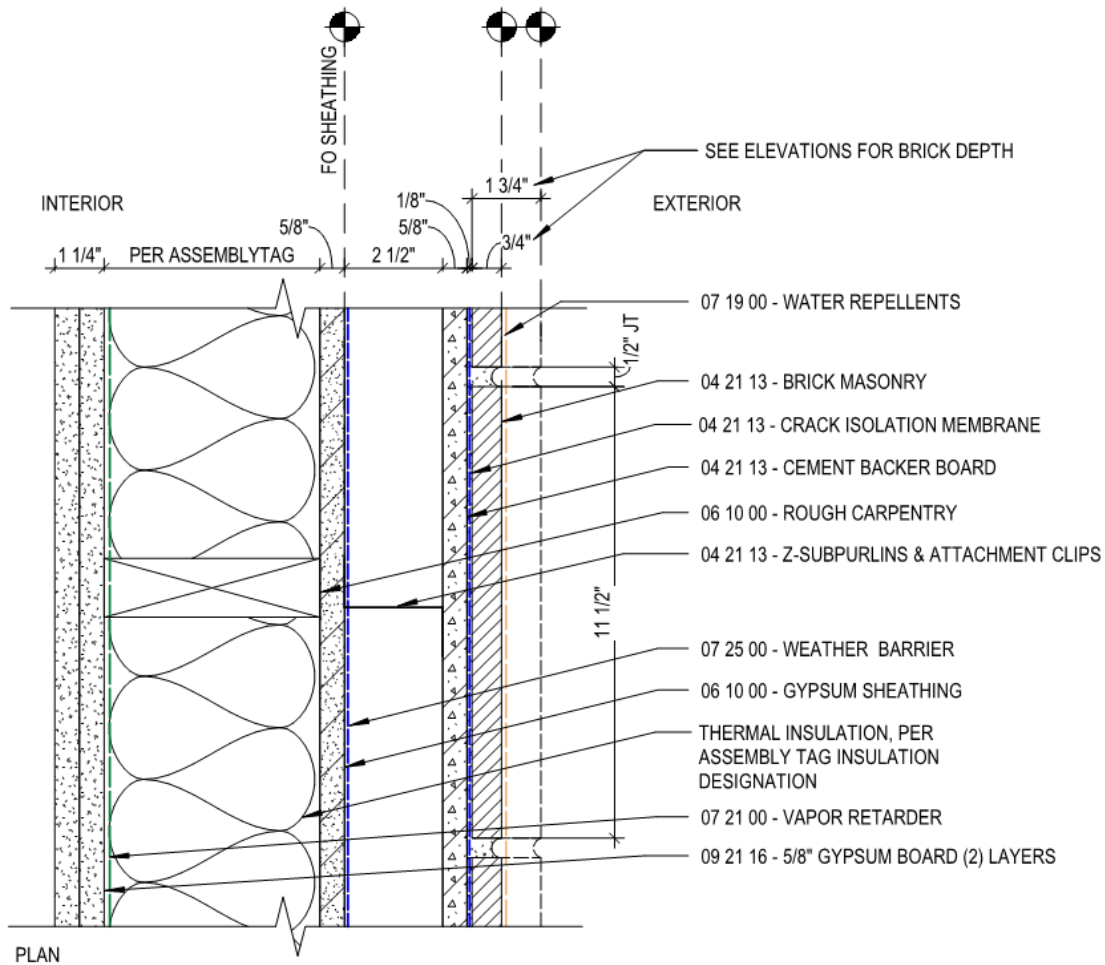
North, West and South  
Facades to use 3-layers  
of gypsum wall board at  
exterior wall per appeal

Courtyards to use  
3-layers of gypsum wall  
board at exterior wall per  
appeal

East facade to use  
4-layers of  
gypsum wall  
board or 2 hour  
rated assembly  
per code

1 PLAN - LEVEL 01  
1/8" = 1'-0"





**NOTES:**

- 1) FIRE RESISTANCE RATING BASED ON WP 8415
- 2) APPEAL ###
- 3) **OCCURS ONLY AT N.W. & S**

741

**THIN BRICK VENEER**

2 HOUR RATED