

## Development Services

### From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



#### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 24645	<b>Project Address:</b> 5270 SE 18th Ave
<b>Hearing Date:</b> 2/24/21	<b>Appellant Name:</b> Steve Fosler
<b>Case No.:</b> B-009	<b>Appellant Phone:</b> 503 241 9339
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Chanel Horn
<b>Project Type:</b> commercial	<b>Stories:</b> 3 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> MKBL 1	<b>Fire Sprinklers:</b> Yes - throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 19-234704-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] <b>Proposed use:</b> apartments	

#### APPEAL INFORMATION SHEET

##### Appeal item 1

<b>Code Section</b>	OSSC 2014, Section 1203.1
<b>Requires</b>	Enclosed rafter spaces formed where ceilings are applied directly to the underside of framing members shall have cross ventilation for each separate space by ventilation openings protected against the entrance of rain and snow. An airspace of not less than 1 inch shall be provided between the insulation and the sheathing.
<b>Code Modification or Alternate Requested</b>	Project proposes an unvented rafter space assembly conforming to OSSC 2019, section 1202.3 for decks located above occupied spaces.
<b>Proposed Design</b>	<p>The proposed unvented rafter space is as follows per 1202.3 (2019 OSSC)</p> <ol style="list-style-type: none"> <li>1.The unvented rafter space is completely within the building thermal envelope.</li> <li>2.No interior Class 1 vapor retarder will be installed on the ceiling side of the unvented rafter framing assembly.</li> <li>3.Wood shingles or shakes are not used.</li> <li>4.Foam-in-place, air impermeable insulation shall be a Class II vapor retarder and is applied in direct contact with the under side of the structural roof sheathing. Total R-value shall exceed 10 for condensation control.</li> <li>5.1.1 Where only air-impermeable insulation is provided it is applied in direct contact with the underside of the sheathing</li> </ol>
<b>Reason for alternative</b>	<p>Project is reviewed under OSSC 2014.</p> <p>The proposed assembly satisfies provisions of the OSSC 19, section 1202.3 for unvented attic and unvented enclosed rafter assemblies, that is currently ratified under Oregon Law.</p>

#### APPEAL DECISION

**Unvented attic space: Granted as proposed per Detail F3.**

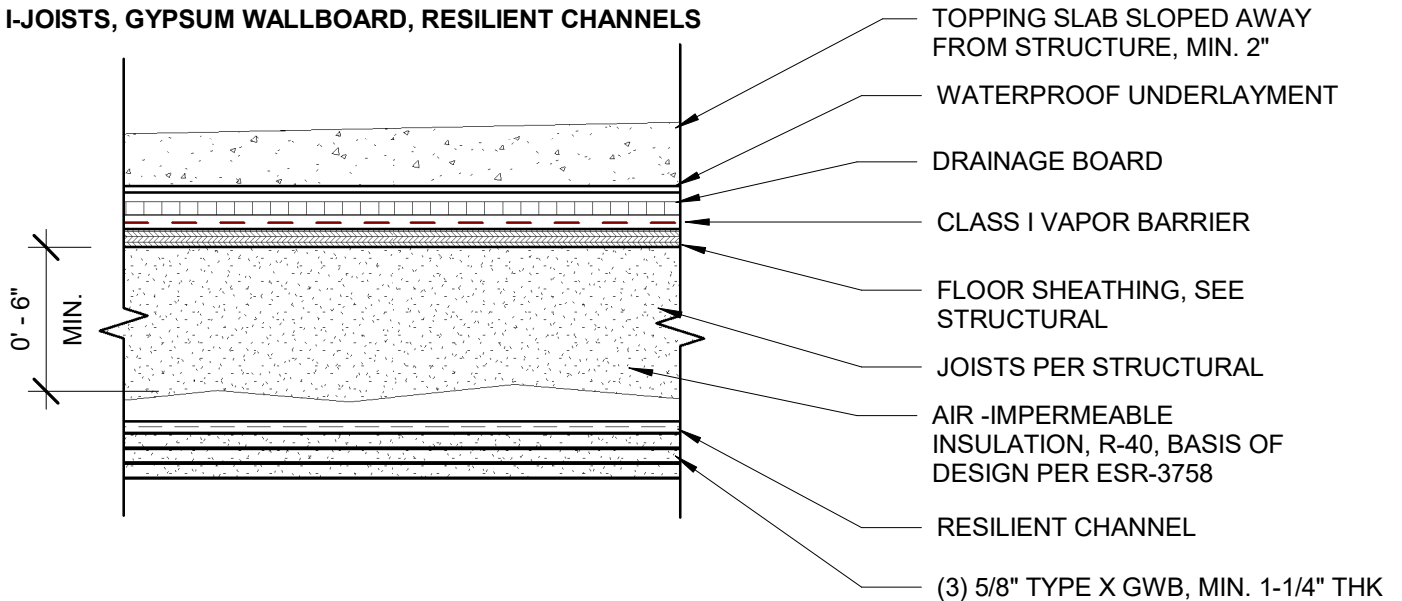
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special 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.

# FLOOR / CEILING ASSEMBLIES

F-3	GA FILE NO. FC 5109	PRESCRIPTIVE
	1 HOUR FIRE	55 - 59 STC
	FLOOR/CEILING AT EXTERIOR PATIO LOCATIONS	

WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS



PER OSSC TABLE 721.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS ITEM 21 -1.1

21. WOOD JOISTS SPACED A MAXIMUM 24" O.C. WITH 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" NOR LESS THAN REQUIRED BY CHAPTER 23.

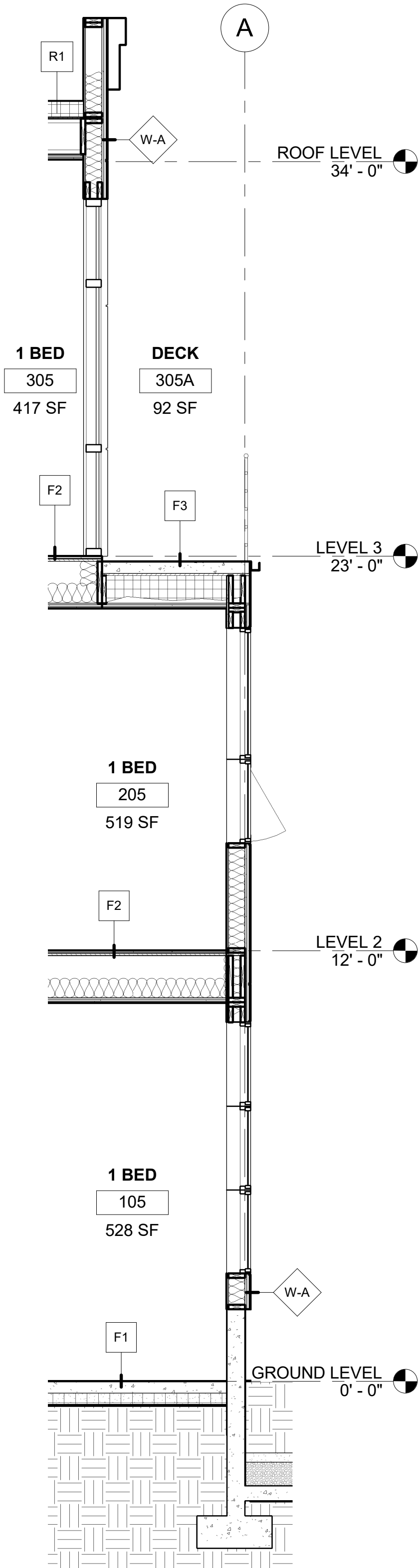
21 - 1.1 BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH 1 1/4" TYPE S OR TYPE W DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE S OR TYPE W DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.

**THIRD LAYER OF 1/2" OR 5/8" TYPE X GYPSUM WALLBOARD REQUIRED TO ACHIEVE 1 HOUR FIRE RESISTANCE WHEN GLASS FIBER INSULATION IS USED.**

**NOTE:** STC BASED ON GA FILE NO. FC 5109

SOUND TEST: RAL TL04-97 & 98, 4-22-04; RAL TL04-99, - 100, -101, 4-26-04; RAL TL04-109, 4-30-04

IIC & TEST: (73 GENERIC C&P), RAL IN04-010, 4-22-04; (52 CUSHION SHEET VINYL) RAL IN04-011, 4-22-04; (51 ENGINEERED WOOD LAMINATE) RAL IN04-012, 4-26-04; (50 CUSHION SHEET VINYL) RAL IN04-013, 4-26-04; (48 GENERIC SHEET VINYL & CHANNELS SPACED 24" O.C.) RAL IN04-015, 4-30-04



**6** WALL SECTION  
3/8" = 1'-0" @ 24" x 36"  
3/16" = 1'-0" @ 12" x 18"