

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 - Held over from ID 24569 (2/10/21) for additional information

Appeal ID: 24647	Project Address: 6223 SE Clatsop St
Hearing Date: 2/24/21	Appellant Name: Zane Goff
Case No.: B-010	Appellant Phone: 5033359218
Appeal Type: Building	Plans Examiner/Inspector: Wesley Bird
Project Type: residential	Stories: 1 Occupancy: R-3 Construction Type: I-V
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Residence

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC2019 3111.3.4.8.1
Requires	3111.3.4.8.1 PV installations require a 36" pathway along 3 sides of solar roof. Bottom edge not to be used as pathway Exceptions 1.1 Where PV Array does not exceed 25%, 12" pathway at ridge acceptable.
Code Modification or Alternate Requested	PV array exceeds 25% of the roof area and homeowner would like to install an array that offsets all of her energy consumption.
Proposed Design	7.8kW PV array, 25 modules on south and west faces of roof. 12" pathway at ridge to be maintained. 20" pathway to be maintained along dominant solar roof face along East hip of South face of roof.
Reason for alternative	Single story hipped roof allows for easy access for first responders to all 4 sides of the house, so access is not excessively blocked by PV array. THIS IS A NO FEE RECONSIDERATION. DISTANCE FROM HIP INDICATED ON PLANS.

APPEAL DECISION

Increase in 25 percent maximum allowable area of solar photo voltaic array with omission of 36 inch pathways: Denied. Proposal does not provide equivalent Life Safety protection.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

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.

Project Data

Owner Courtney Knudson
6223 SE Clatsop St
Portland OR 97206

Project Address 6223 SE Clatsop St
Portland OR 97206

Project No. 20-71-7108

Project Type Solar Photovoltaic
- Residential Non-Prescriptive
Installation

Contractor Neil Kelly Company
804 N Alberta St
Portland, OR 97217
Contact: Zane Goff
Phone: 503.335.9218

Applicable Codes 2019 Oregon Structural Specialty Code
2017 Oregon Residential Specialty Code
2017 Oregon Electrical Specialty Code

Project Notes

PV System Description 7.8kW- Grid Tied Photovoltaic System
(24)x REC325TP3M 325W PV Modules w/ Solar Edge P340 DC
Optimizers
(1) Solaredge 7600H-US DC to AC power inverter

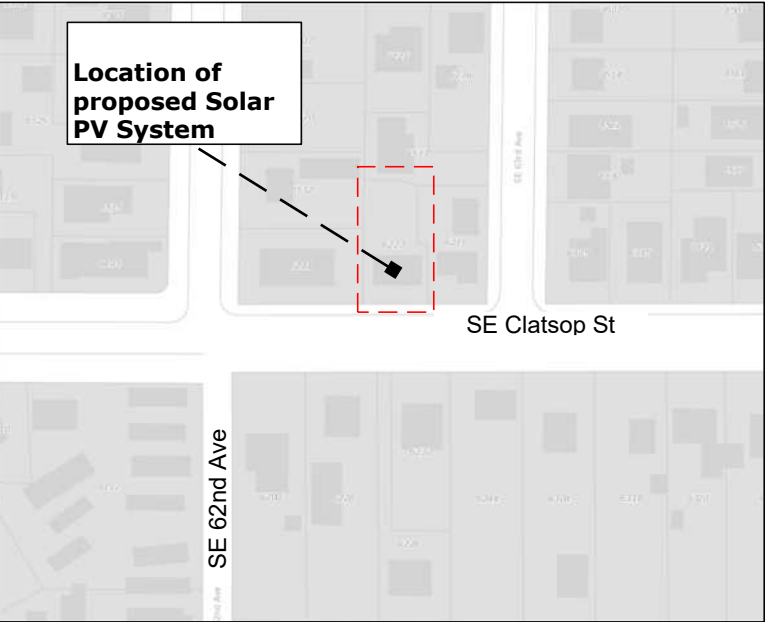
PV Module Type & Specifications REC325TP3M 325W
Module Dimensions: (W)39.25" x (L)66.25" x (H)1 -1/2" (38mm)
Module Weight: 40.9lbs
Racking: Ironridge Flashfoot 2 & XR10 rail
Combined weight of modules and racking <3.5 PSF

Electrical Information 120/240v 1 Phase-3w Service
Panel make/model: Squared / Homeline
Main Breaker rating: 200A
Bus Bar rating: 200A

Sheet Index

A.01	Project Information	A.04	Section & Details		
A.02	Site Plan	E.01	Single Line Diagram		
A.03	Roof Plan	E.02	Notes & Labels		
A.04	Floor Plans				

Vicinity Map

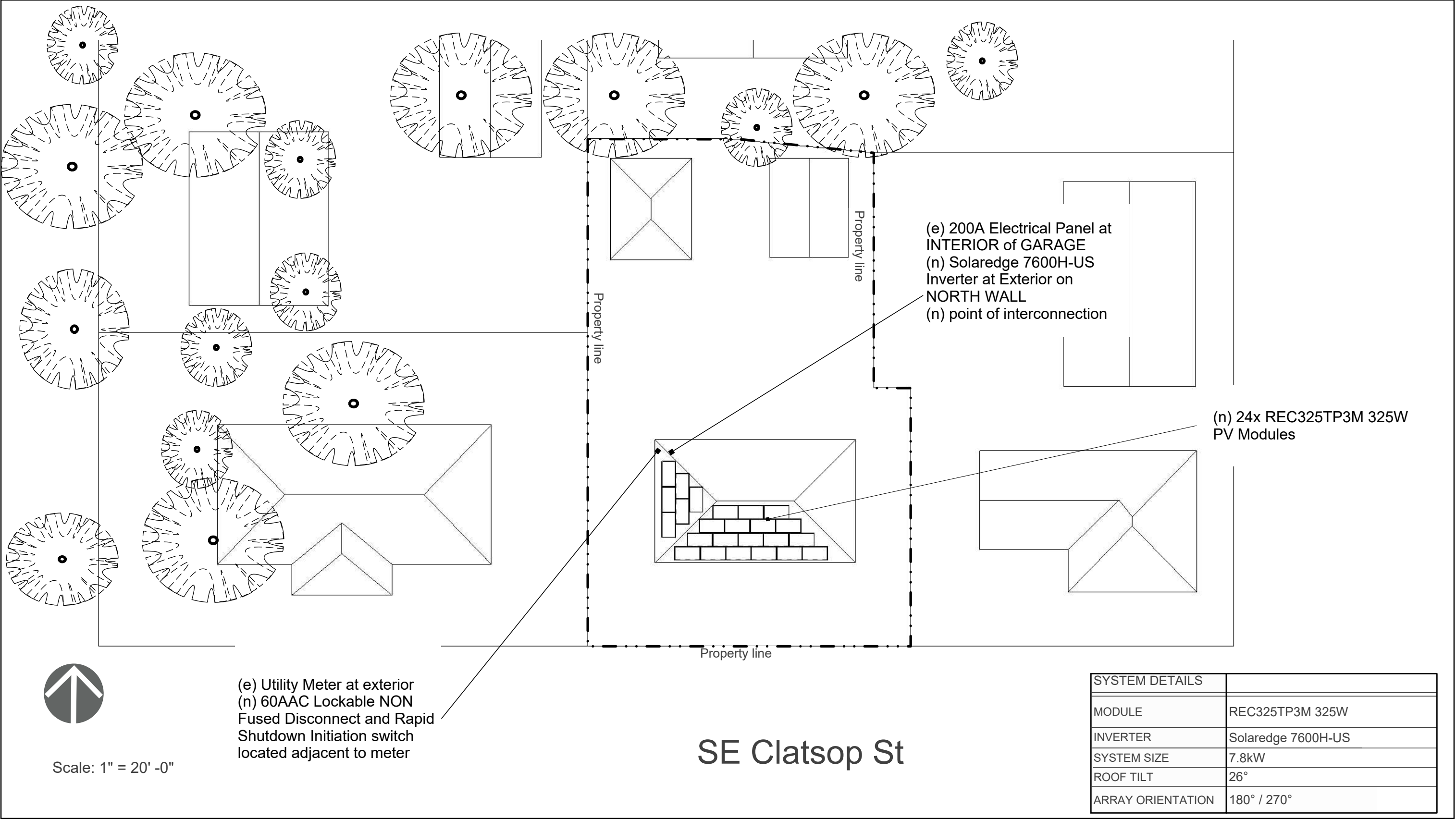


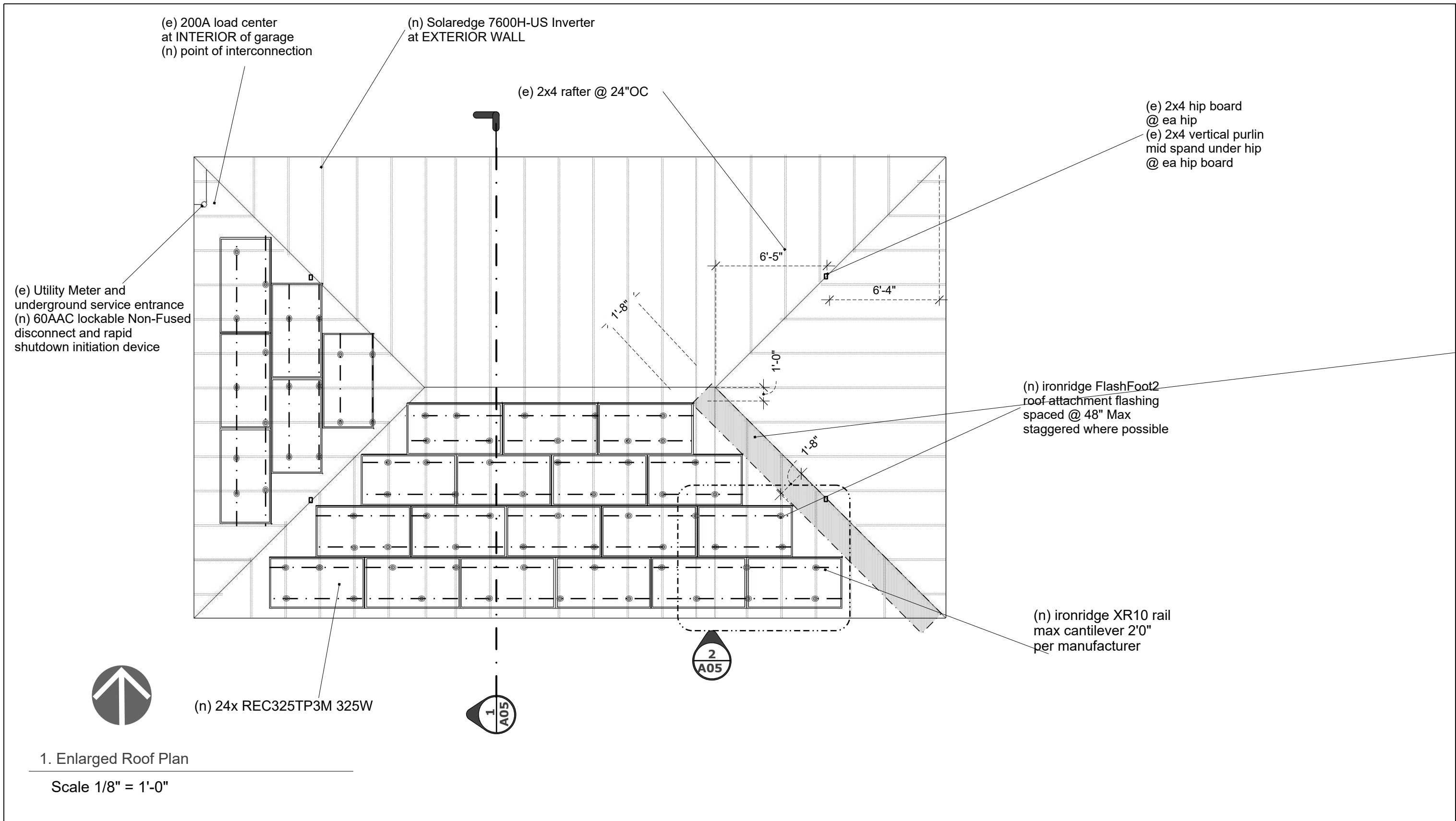
Project Notes

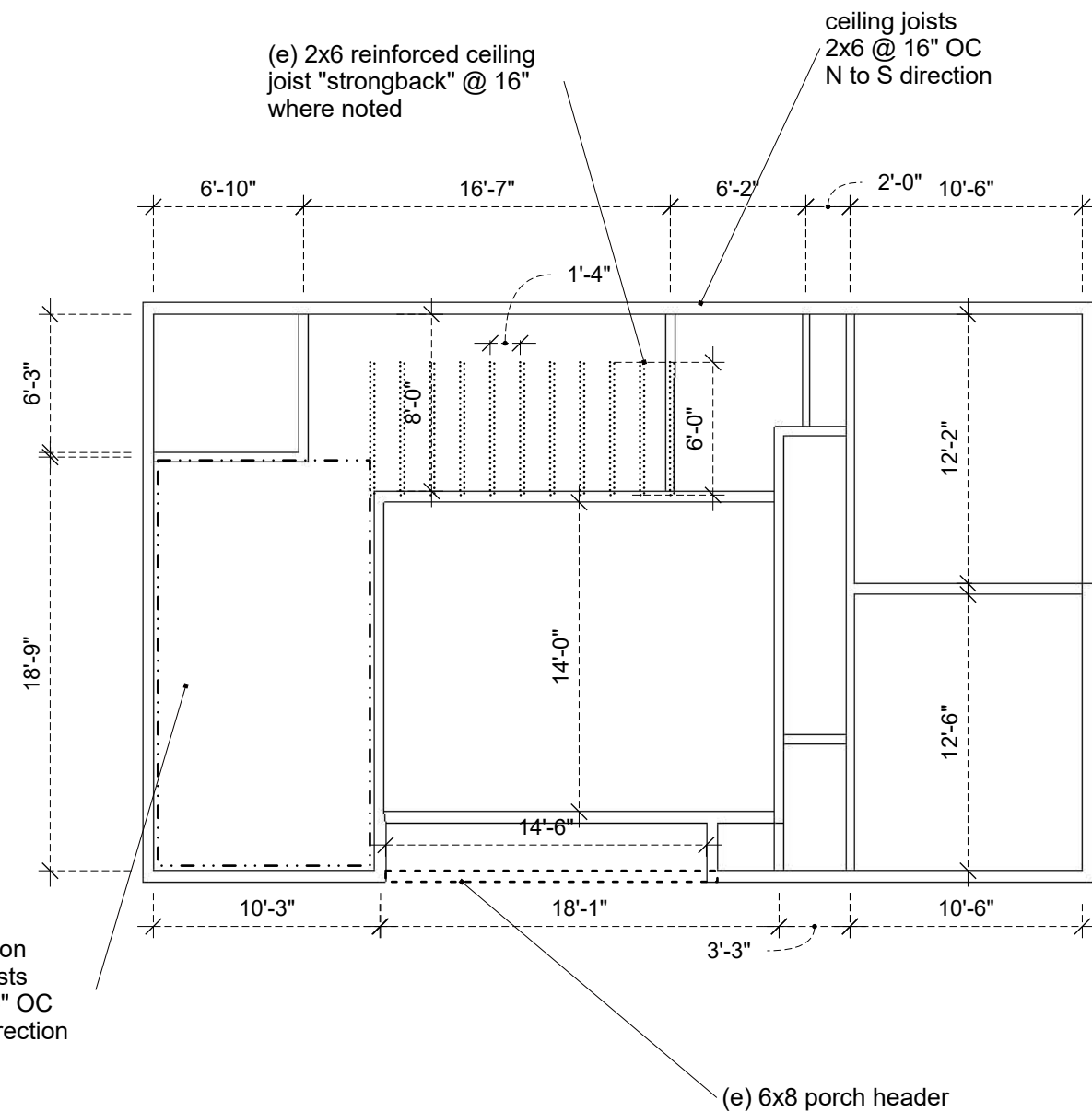
1. PV Systems and supporting structure shall comply with requirements of 2019 structural specialty code (Sect 3111).
2. 3111.3.2 - PV Racking and attachments shall be UL listed and certified.
3. PV system shall have a classification that is equal to or greater than the roof assembly required by OSSC sect 1505.1
4. 3111.4.3 - 3111.4.7 - PV layout shall not restrict egress, light, ventilation, or roof drainage requirements.
5. 3111.3.4.8.1 - general pathway requirements- exception 1: On structures with a PV array area of 1,000 sq ft or less installed on a roof with a slope that exceeds 2:12 and with an intersecting adjacent roof and where no section is larger than 150ft in width or length
Exception 1.2 Where photovoltaic array exceeds 25% as measured in plan view, a 36" unobstructed pathway from ridge to eave must be provided in addition to a minimum of 12" unobstructed pathway at any horizontal ridge
6. 3111.5.3.1 - Total System weight shall not exceed 4.5 PSF. PV modules and racking shall be directly attached to roof framing as shown in connection details. attachment spacing will be 48" OC maximum, and when attachment located within 3' of roof edge, hip, eave, ridge shall be 24" OC max.
7. 3111.5.4 - max module height - <12" off roof

Roof & Structural Specifications

Roof Type: Composition Asphalt
Age: <1 years Layers: 1
Roof Framing: 2x4 DF Rafters @ 24" OC
Roof Tilt: 26° Array Azimuth: 180° / 270°
Area of Roof: 1303.4sq ft
Area of PV Array: 437.4sq ft
Array= 33.5% of roof area
36" Pathway REQUIRED per OSSC2019 3111.3.4.8.1
EXCEPTION TO PATHWAY REQUIREMENTS REQUESTED







1. Main Floor Plan

Scale 1/8" = 1'-0"

2. Basement Floor Plan

Scale 1/8" = 1'-0"



Neil Kelly Company
804 N Alberta St
Portland, OR 97217
TEL: 503.288.7461

OR CCB# 1663
WA L&I#
NEILKC118702

CONFIDENTIAL: THE
INFORMATION CONTAINED IN
THIS DOCUMENT IS THE SOLE
PROPERTY OF NEIL KELLY.
ANY REPRODUCTION, USE, OR
DISCLOSURE OF THIS
INFORMATION IS PROHIBITED
WITHOUT THE WRITTEN
CONSENT OF NEIL KELLY.
© 2018 NEIL KELLY CO.

Courtney Knudson
6223 SE Clatsop St
Portland OR 97206

Drawing: Floor Plans

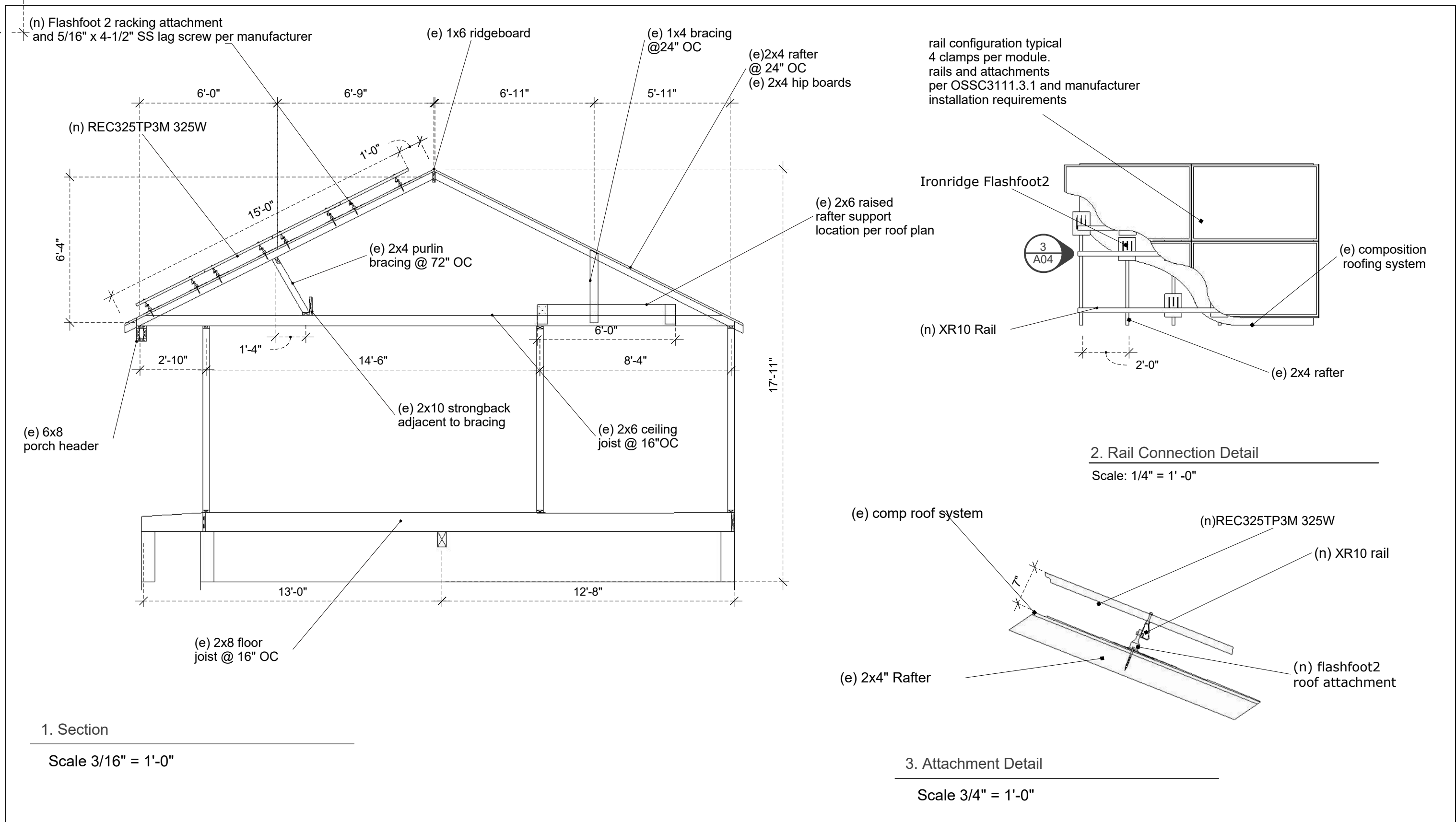
Date: February 17, 2021

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	...
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

04

A



Project Data

Owner Courtney Knudson
6223 SE Clatsop St
Portland OR 97206

Project Address 6223 SE Clatsop St
Portland OR 97206

Project No. 20-71-7108

Project Type Solar Photovoltaic
- Residential Non-Prescriptive
Installation

Contractor Neil Kelly Company
804 N Alberta St
Portland, OR 97217
Contact: Zane Goff
Phone: 503.335.9218

Applicable Codes 2019 Oregon Structural Specialty Code
2017 Oregon Residential Specialty Code
2017 Oregon Electrical Specialty Code

Project Notes

PV System Description 7.8kW- Grid Tied Photovoltaic System
(24)x REC325TP3M 325W PV Modules w/ Solar Edge P340 DC
Optimizers
(1) Solaredge 7600H-US DC to AC power inverter

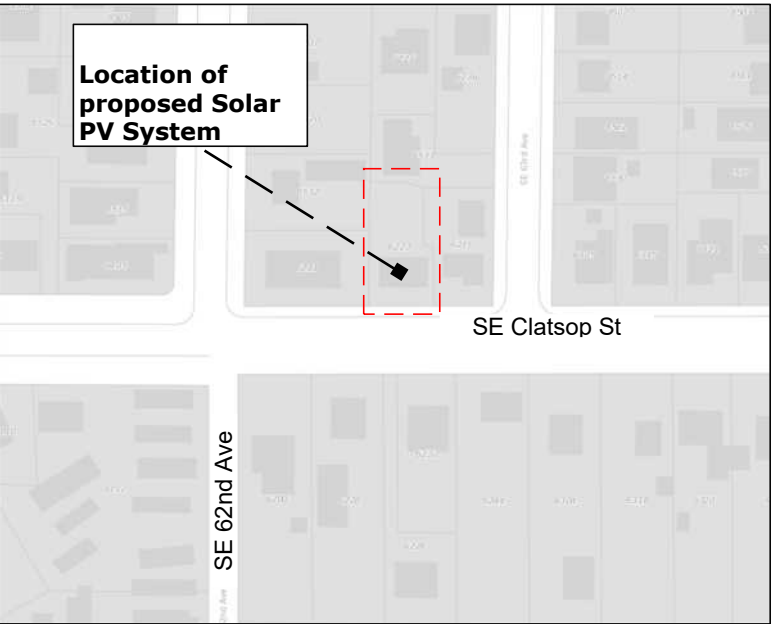
PV Module Type & Specifications REC325TP3M 325W
Module Dimensions: (W)39.25" x (L)66.25" x (H)1 -1/2" (38mm)
Module Weight: 40.9lbs
Racking: Ironridge Flashfoot 2 & XR10 rail
Combined weight of modules and racking <3.5 PSF

Electrical Information 120/240v 1 Phase-3w Service
Panel make/model: Squared / Homeline
Main Breaker rating: 200A
Bus Bar rating: 200A

Sheet Index

A.01	Project Information	A.04	Section & Details		
A.02	Site Plan	E.01	Single Line Diagram		
A.03	Roof Plan	E.02	Notes & Labels		
A.04	Floor Plans				

Vicinity Map

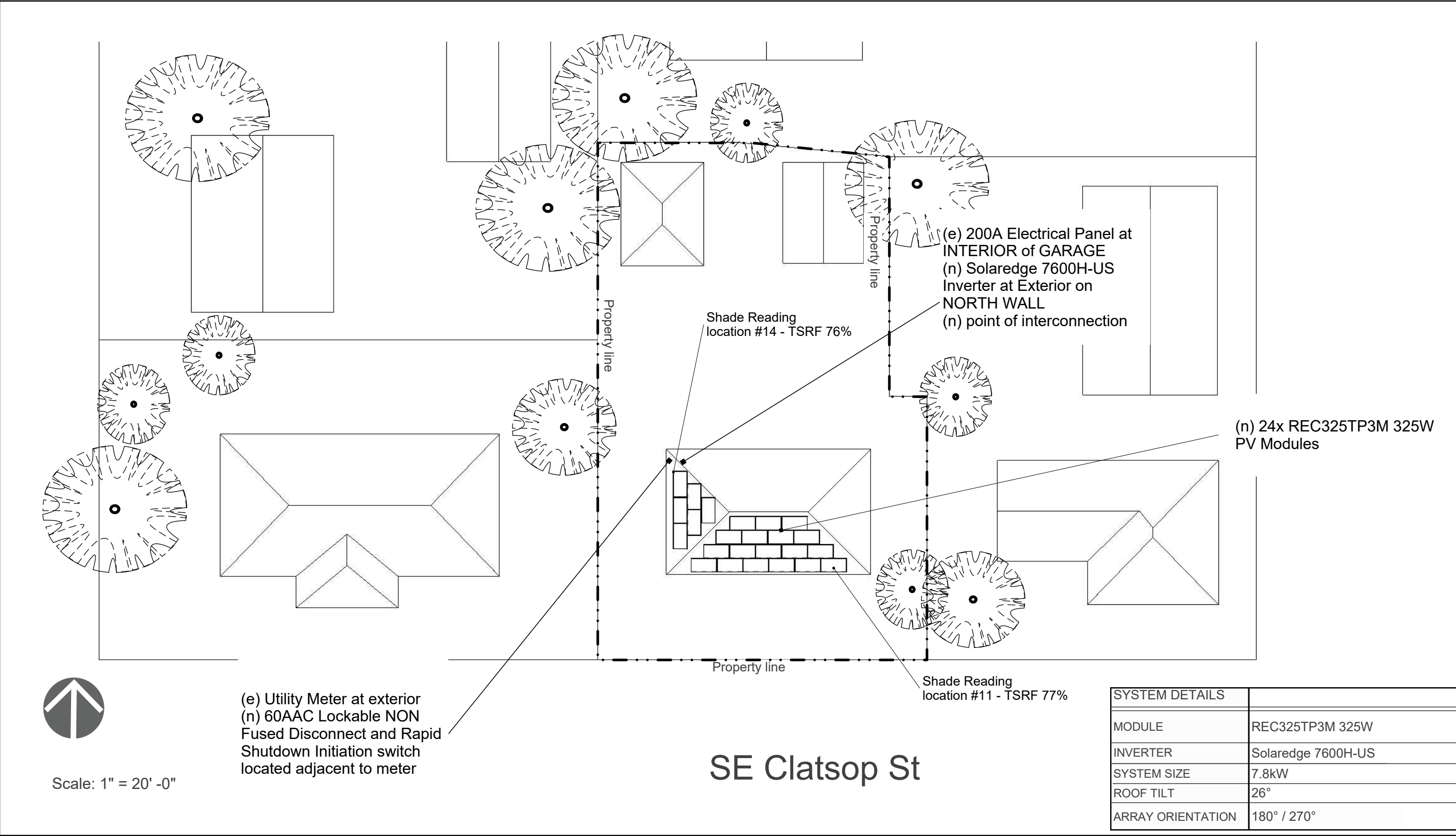


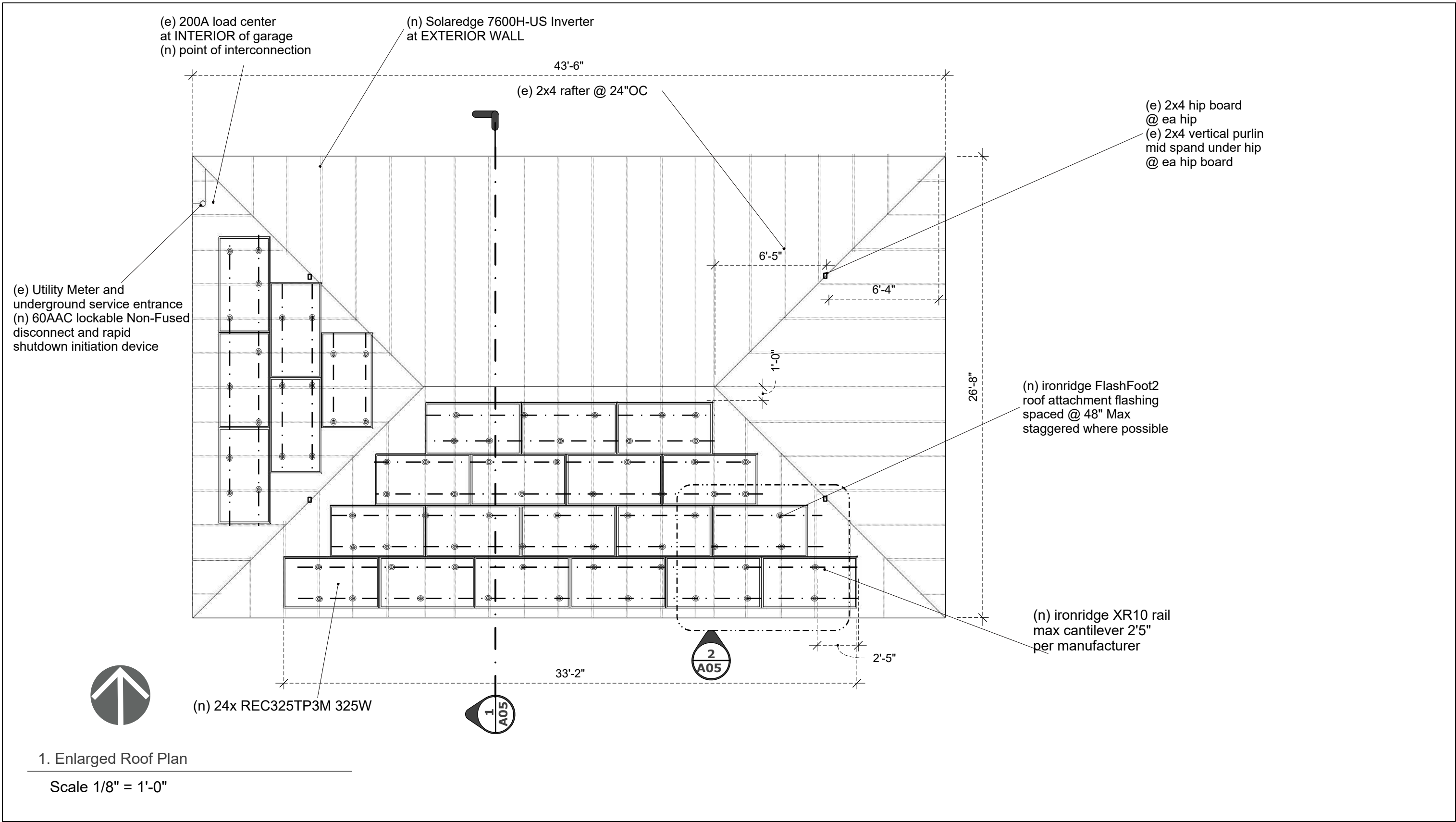
Project Notes

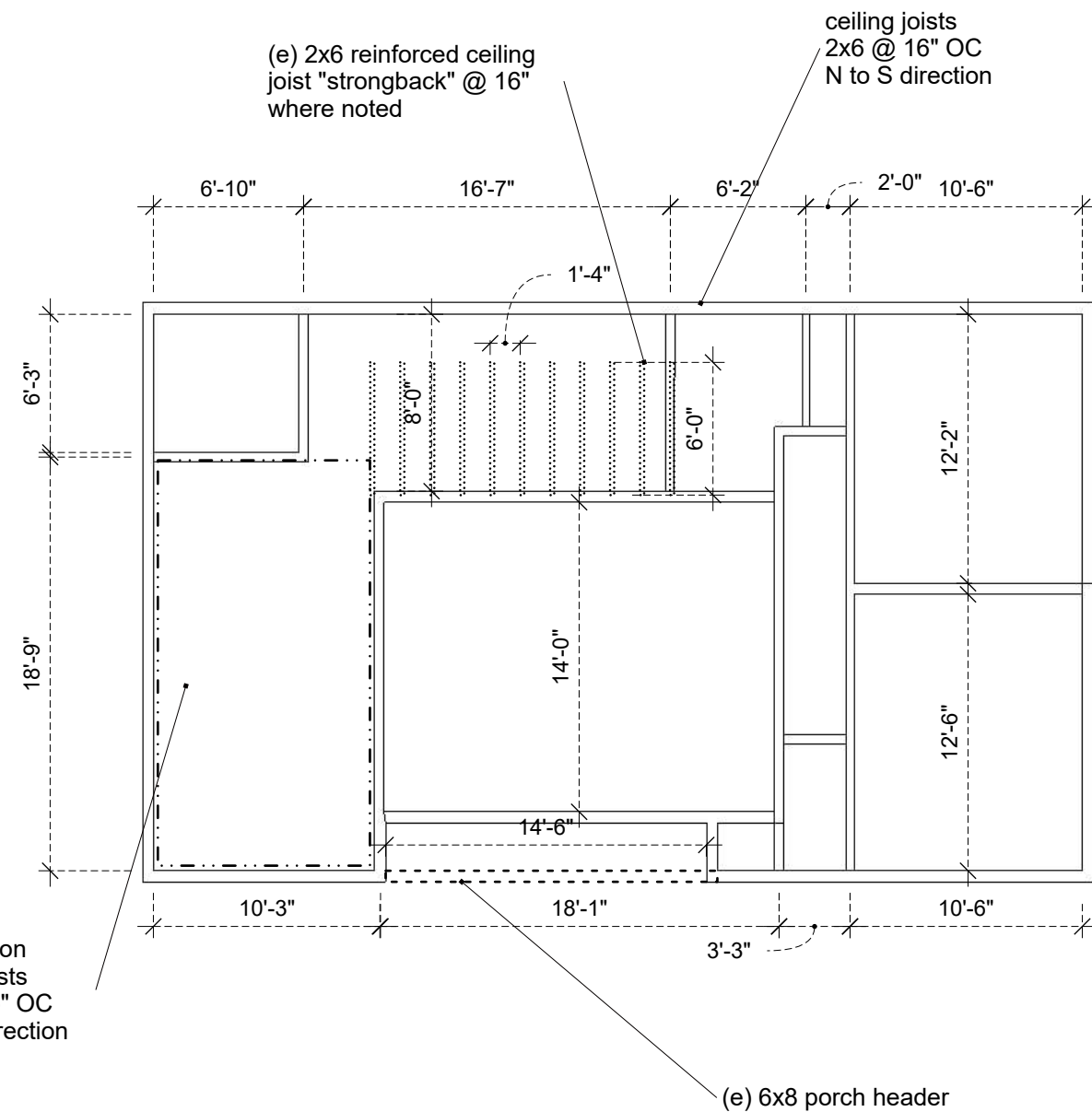
1. PV Systems and supporting structure shall comply with requirements of 2019 structural specialty code (Sect 3111).
2. 3111.3.2 - PV Racking and attachments shall be UL listed and certified.
3. PV system shall have a classification that is equal to or greater than the roof assembly required by OSSC sect 1505.1
4. 3111.4.3 - 3111.4.7 - PV layout shall not restrict egress, light, ventilation, or roof drainage requirements.
5. 3111.3.4.8.1 - general pathway requirements- exception 1: On structures with a PV array area of 1,000 sq ft or less installed on a roof with a slope that exceeds 2:12 and with an intersecting adjacent roof and where no section is larger than 150ft in width or length
Exception 1.2 Where photovoltaic array exceeds 25% as measured in plan view, a 36" unobstructed pathway from ridge to eave must be provided in addition to a minimum of 12" unobstructed pathway at any horizontal ridge
6. 3111.5.3.1 - Total System weight shall not exceed 4.5 PSF. PV modules and racking shall be directly attached to roof framing as shown in connection details. attachment spacing will be 48" OC maximum, and when attachment located within 3' of roof edge, hip, eave, ridge shall be 24" OC max.
7. 3111.5.4 - max module height - <12" off roof

Roof & Structural Specifications

Roof Type: Composition Asphalt
Age: <1 years Layers: 1
Roof Framing: 2x4 DF Rafters @ 24" OC
Roof Tilt: 26° Array Azimuth: 180° / 270°
Area of Roof: 1303.4sq ft
Area of PV Array: 437.4sq ft
Array= 33.5% of roof area
36" Pathway REQUIRED per OSSC2019 3111.3.4.8.1
EXCEPTION TO PATHWAY REQUIREMENTS REQUESTED







1. Main Floor Plan

Scale 1/8" = 1'-0"

2. Basement Floor Plan

Scale 1/8" = 1'-0"



Neil Kelly Company
804 N Alberta St
Portland, OR 97217
TEL: 503.288.7461

OR CCB# 1663
WA L&I#
NEILKC118702

CONFIDENTIAL: THE
INFORMATION CONTAINED IN
THIS DOCUMENT IS THE SOLE
PROPERTY OF NEIL KELLY.
ANY REPRODUCTION, USE, OR
DISCLOSURE OF THIS
INFORMATION IS PROHIBITED
WITHOUT THE WRITTEN
CONSENT OF NEIL KELLY.
© 2018 NEIL KELLY CO.

Courtney Knudson
6223 SE Clatsop St
Portland OR 97206

Drawing: Floor Plans

Date: January 27, 2021

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	...
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

04

A

