

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

Appeal ID: 24868	Project Address: 7240 NE Airport Way
Hearing Date: 5/12/21	Appellant Name: Scott Thayer
Case No.: B-008	Appellant Phone: 5037245294
Appeal Type: Building	Plans Examiner/Inspector: Elgin Rowland
Project Type: commercial	Stories: 4 Occupancy: A-3, B Construction Type: II-B
Building/Business Name: PDX RCC Office Building	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-162608-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Office, Retail Rental Car Center

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 OSSC 713.8.1
Requires	713.8.1: Penetrations other than those necessary for the purpose of the shaft shall not be permitted in shaft enclosures.
Code Modification or Alternate Requested	Allow penetration of gypsum membrane on outside of Elevator Shaft Wall assemblies for specific junction boxes, based on 2019 OSSC code provisions and Engineering Judgements.
Proposed Design	<p>Provide recessed junction boxes penetrating outside gypsum membrane of elevator shaft wall assemblies, with fire sealant, in specific locations as follows:</p> <p>RCC Elevator Shaft RCC-EL01/02, Floor 1: 20"x20" Junction Box RCC Elevator Shaft RCC-EL01/02, Floors 1-5: 8"x11" Emergency Phone J-Boxes See attached plans for proposed locations, and attached Engineering Judgements for the specific junction box membrane penetrations proposed.</p> <p>2019 OSSC provides a relevant Exception to 713.8.1 as follows: 713.8.1, Exception: Membrane penetrations shall be permitted on the outside of shaft enclosures. Such penetrations shall be protected in accordance with Section 714.4.2. 714.4.2: Membrane Penetrations. Membrane penetrations shall comply with Section 714.4.1 (through penetrations). Where walls or partitions are required to have a fire-resistance rating, recessed fixtures shall be installed such that the required fire resistance will not be reduced.</p> <p>The attached Engineering Judgements confirm that the proposed junction boxes penetrating the outside membrane will not reduce the required 2-Hour fire-resistance rating of the RCC Elevator Shaft Enclosure.</p>
Reason for alternative	Recessing of the Emergency Phone boxes is required to avoid non-compliance with Accessibility Code limitations on projections from the face of wall, and recessing the 20"x20" junction box is

required to provide adequate access to the box which is otherwise limited by adjacent construction.

The proposed fire-sealed details provide equivalent code-required life safety and fire protection by meeting the 2019 OSSC code provisions cited (per 713.8.1 and 714.4.2), and as supported by the attached Engineering Judgements specific to the proposed junction box details, showing that these conditions will not reduce the fire-resistance rating of the Elevator Shaft Enclosure below the required 2-Hour rating.

APPEAL DECISION

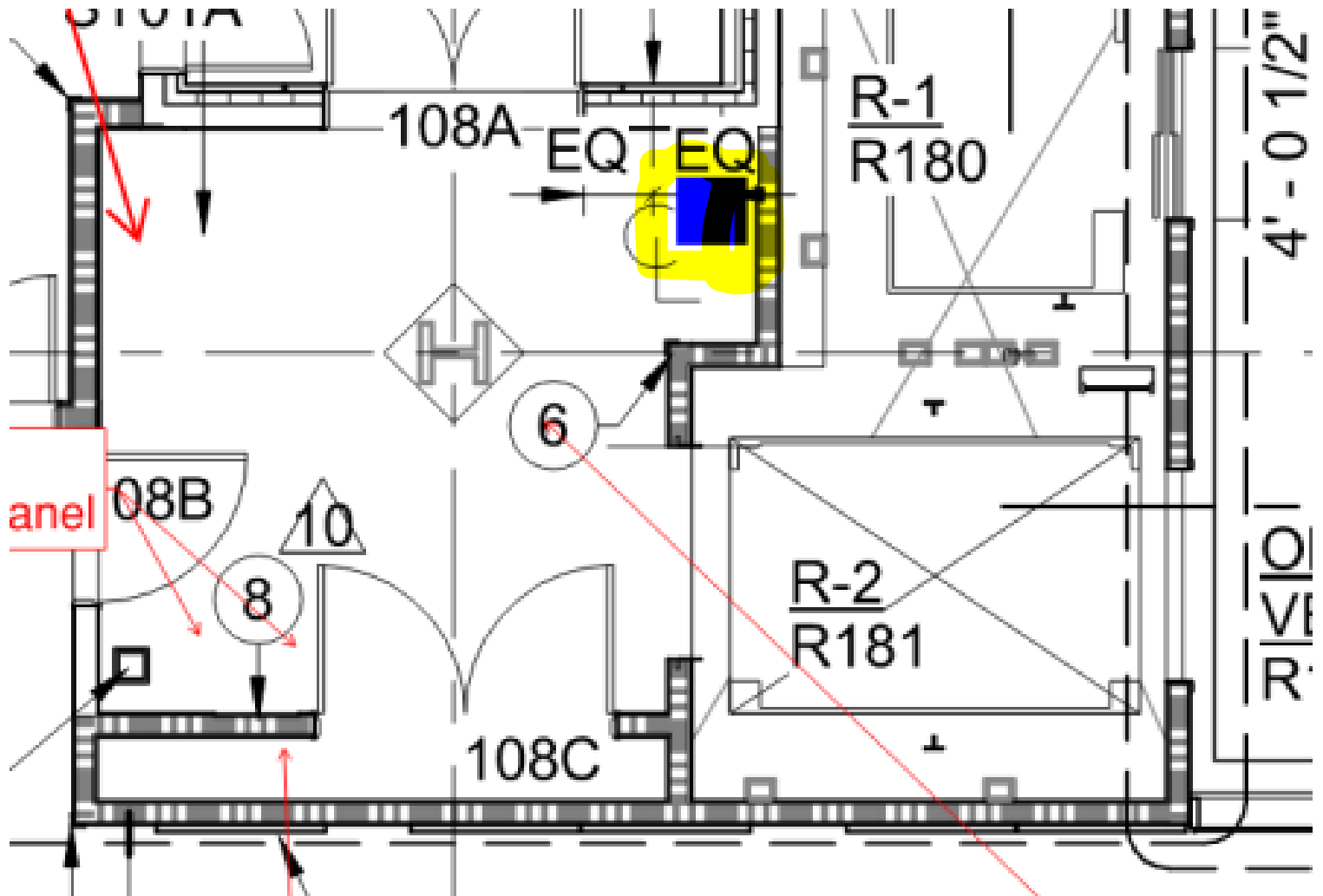
Junction box penetration of elevator shaft wall that is not necessary for the purpose of the shaft: Granted provided the junction boxes are installed in compliance with 2019 OSSC Section 714.4.2.

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

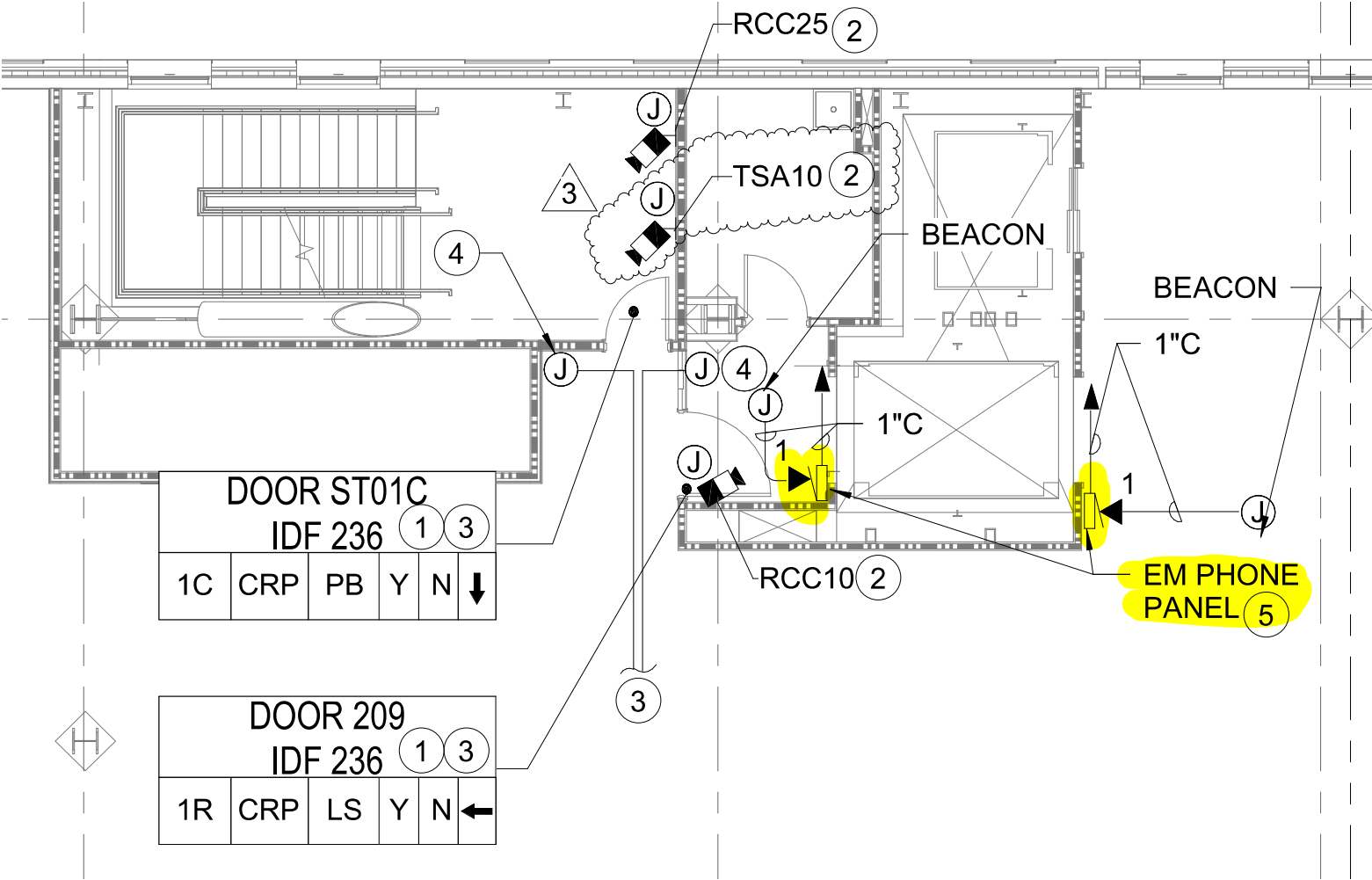
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements;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

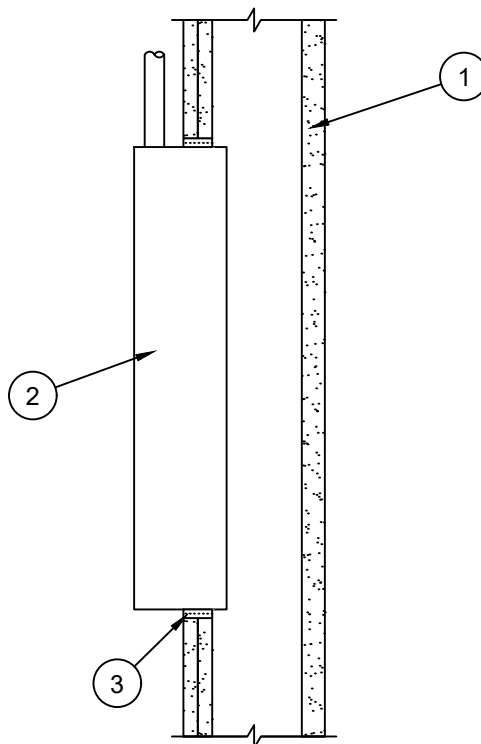
RCC FLOOR 1 20x20 JUNCTION BOX LOCATION



RCC TYPICAL FLOOR - 8X11 EM PHONE BOX LOCATIONS
SHEET T2.301




F Rating - 2 HR



1. **Wall Assembly (2 Hr)** - Gypsum board/steel stud shaft wall assembly (UL U, V or W400 Series Design).
2. **Junction Box** - Max 20" x 20" (or smaller) steel junction box min 16 GA with steel cover. Annular space is min 1/4" to max 1/2".
3. **Sealant** - SpecSeal® LCI Sealant applied within annular space to full depth, flush with outer wall surface.

Notes: 1 - T rating may not equal F rating per UL263.

THIS DESIGN REPRESENTS A FIRESTOP SYSTEM EXPECTED TO PASS THE STATED RATINGS IF TESTED

Project: PACR	Signature: 	System Reference: W-L-1448
Project Address: Portland, OR 97201		
Designed by: Gary Mason		
Contractor: Life Safety Solutions	Scale: N.T.S.	Date: 02/04/2021
		PAGE 1 OF 1

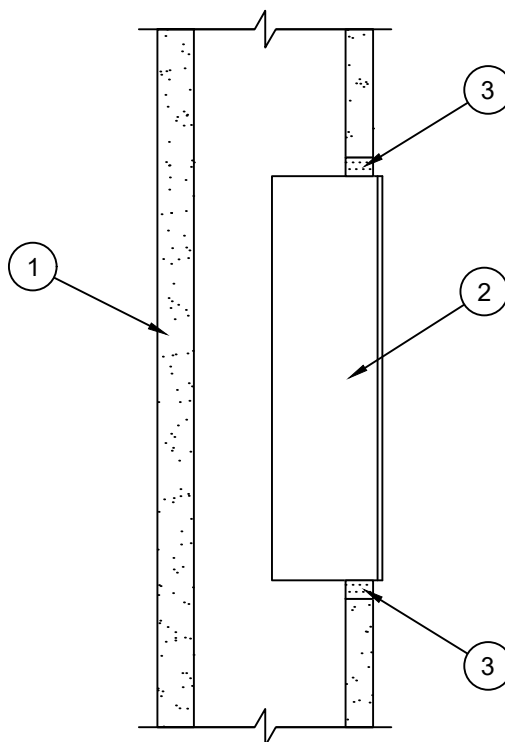
Based on testing to ASTM E814/UL 1479: Standard for Fire Tests of Penetration Firestops



Specified Technologies Inc.

210 Evans Way • Somerville, NJ 08876 USA • Toll Free: 800-982-1180 • T: +1 908-526-8000
F: +1 908-231-8415 • E: techserv@stifirestop.com • www.stifirestop.com

All statements, technical information, and recommendations contained herein are based upon tests we believe to be accurate; however since the conditions of use and application are beyond our control, STI shall not be liable for any damage, direct or consequential, resulting from the use of this material or design. STI's sole warranty shall be to refund or replace materials found to be defective.



- 1. Wall Assembly (2 Hr)** - Gypsum board/steel stud shaft wall assembly (UL U400 Series Design). Wall consists of steel stud framing, min 1" thick gypsum liner panel and min 3/4" thick Type X gypsum board on the finished side of wall.
- 2. Electrical/Junction Box** - Max 8" x 11" (or smaller) min 16 GA (or heavier) steel electrical box with steel face plate. Box penetrates finished side of wall only. Annular space is min 1/4" to max 1/2".
- 3. Sealant** - SpecSeal® LCI Sealant applied into annulus to full depth of gypsum board, flush with wall surface.

***Notes:** **1** - Rating of the firestop system is dependent on the performance of the electrical box under fire exposure with a maximum possible F rating of 2 Hr. **2** - T rating may not equal F rating per UL263.

THIS DESIGN REPRESENTS A FIRESTOP SYSTEM EXPECTED TO PASS THE STATED RATINGS IF TESTED

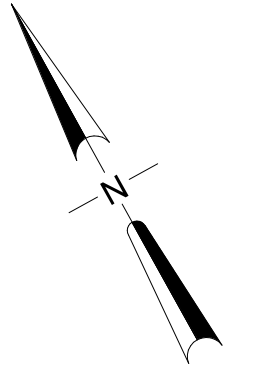
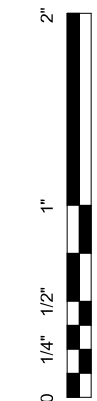
Project: PACR		Signature: 		System Reference: W-L-1448, W-L-7253	
Project Address: Portland, Oregon 97211					
Designed by: Bernadette Guerrero					
Contractor/ Architect: Life Safety Solutions	Scale: N.T.S.	Date: 4/29/2021	PAGE 1 OF 1	Based on testing to ASTM E814/UL 1479: Standard for Fire Tests of Penetration Firestops	



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210 Evans Way • Somerville, NJ 08876 USA • Toll Free: 800-982-1180 • T: +1 908-526-8000
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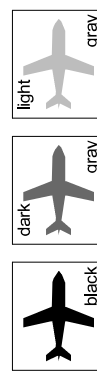
All statements, technical information, and recommendations contained herein are based upon tests we believe to be accurate; however since the conditions of use and application are beyond our control, STI shall not be liable for any damage, direct or consequential, resulting from the use of this material or design. STI's sole warranty shall be to refund or replace materials found to be defective.



0' 4' 8' 16' 24'
SCALE: IN FEET

LEVEL ABOVE

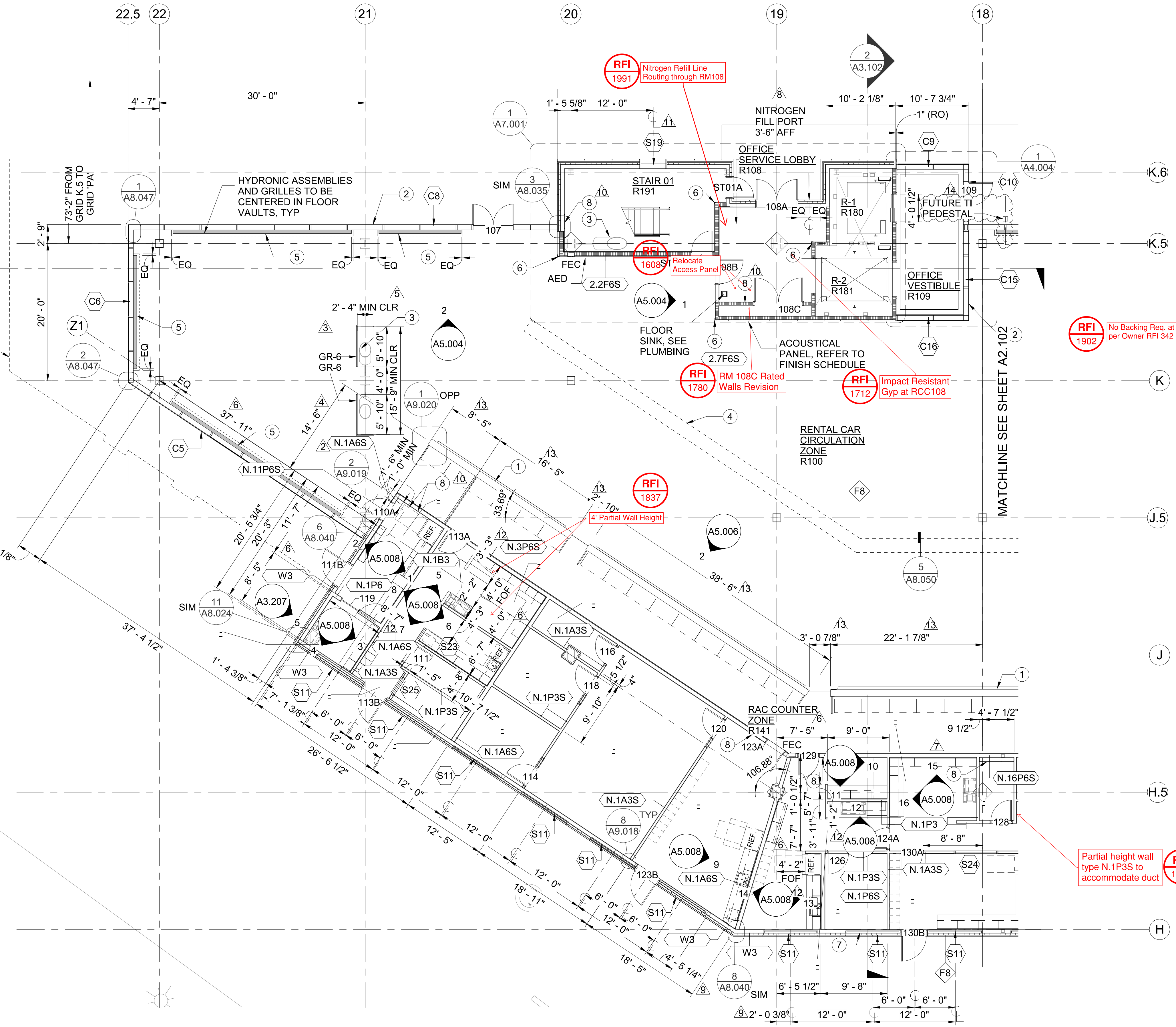
CAN YOU SEE THE AIRPLANES? THE ADJACENT SAMPLES SHOW THREE DIFFERENT LEVELS OF SHADING. SETTINGS FOR VIEWING AND PRINTING DRAWING CONTENT ARE OPTIMIZED WHEN ALL THREE PLANES ARE VISIBLE. THIS GUIDANCE IS PROVIDED FOR REFERENCE ONLY.



15	XX/XX/2020	AE	REVISED BY DBSI #12
14	12/08/2020	SS	REVISED BY RFI #1938
13	10/27/2020	SS	REVISED BY RFI #1327R1
12	09/15/2020	SS	REVISED BY RFI #1750
11	08/20/2020	SS	REVISED BY RFI #1675
10	8/5/2020	SS	REVISED BY RFI #1608
9	07/30/2020	SS	REVISED BY RFI #1620

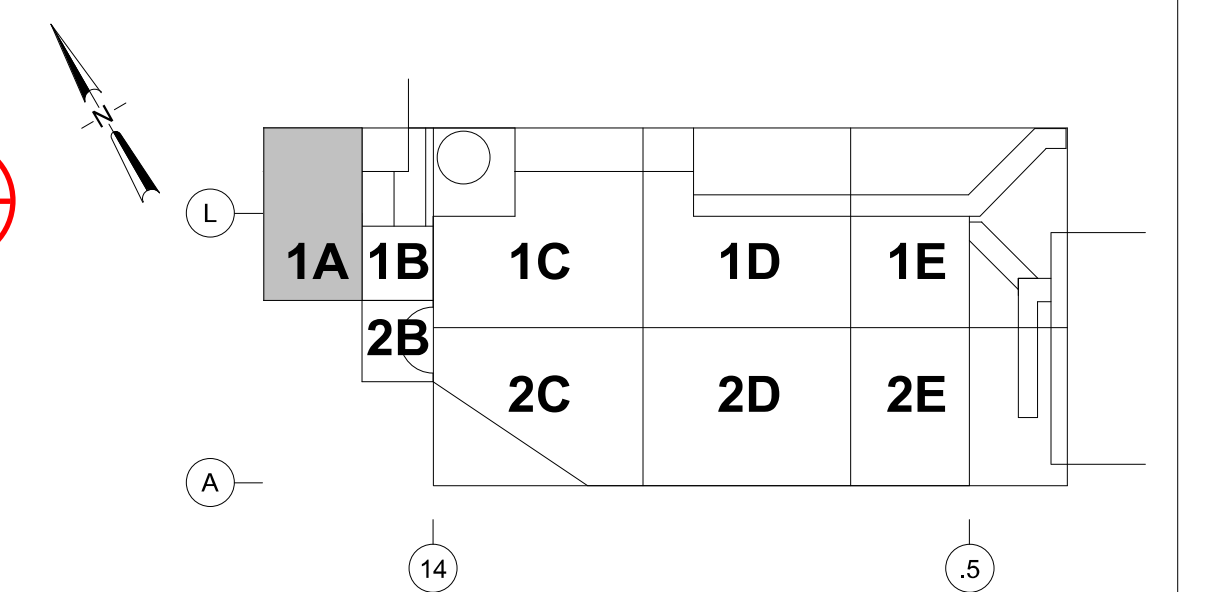
RFI 1702

8	07/09/2020	SS	REVISED BY RFI #1404			4	6/4/2020	SS	REVISED BY RFI #1383		
7	07/01/2020	SS	REVISED BY RFI #1504			3	6/4/2020	SS	REVISED BY RFI #1327		
6	06/23/2020	SS	REVISED BY RFI #1467			2	3/27/2020	SS	REVISED BY RFI #1019		
5	06/18/2020	SS	REVISED BY RFI #1454			1	1/31/2020	SS	AS NEGOTIATED		
NO.	DATE	BY	REVISIONS	APP'VD	CK'D	NO.	DATE	BY	REVISIONS	APP'VD	CK'D



- NOTE(S):**
- REFER TO SHEET A0.001 FOR ABBREVIATIONS AND TYPICAL SYMBOLS.
 - REFER TO A0.100 FOR GRID LAYOUT DIMENSIONS.
 - REFER TO A0.010-016 CODE ANALYSIS SHEETS FOR RATED WALL LOCATIONS.
 - REFER TO SHEETS A0.050-060 FOR WEATHER BARRIER LOCATIONS
 - REFER TO SLAB PLANS FOR LOCATION AND DIMENSIONS OF SLAB EDGES, DEPRESSIONS, OPENINGS AND SLOPES.
 - REFER TO SLAB PLANS FOR EXTENT OF TRAFFIC COATINGS IN P3 GARAGE.
 - REFER TO STRIPING PLANS FOR PARKING STALL LAYOUTS AND CROSSWALK STRIPING.
 - REFER TO FLOOR FINISH PLANS FOR FLOOR FINISH MATERIALS AND LAYOUTS.
 - REFER TO ELECTRICAL DRAWINGS FOR LUMINAIRE SCHEDULE.
 - REFER TO A2.901-04 FOR DOOR SCHEDULES.
 - REFER TO A2.921-923 FOR FINISH SCHEDULES.
 - REFER TO A2.931-933 FOR EXTERIOR WALL ASSEMBLIES.
 - REFER TO A2.941 FOR HORIZONTAL ASSEMBLIES. UPPER FLOOR ASSEMBLIES ARE F3 UNLESS OTHERWISE INDICATED.
 - REFER TO A2.951-956 FOR INTERIOR WALL ASSEMBLIES.
 - INTERIOR PARTITIONS ARE N.1C3 UNLESS OTHERWISE INDICATED.
 - REFER TO A4.001-907 FOR ENLARGED FLOOR PLANS.
 - REFER TO A6.100-803 FOR REFLECTED CEILING PLANS.
 - REFER TO A7.001-803 FOR VERTICAL CIRCULATION DRAWINGS.
 - REFER TO A8.001-005 FOR WINDOW SCHEDULES.
 - DIMENSIONS ARE TO GRIDLINES AND FACE OF STRUCTURE UNLESS OTHERWISE INDICATED.
 - OFOI COMPONENTS ARE SHOWN SCREENED AND DASHED.
 - IN RCC FLOOR 1, FLOOR 1.5, AND CORE AREAS, ALL EXPOSED INTERIOR STEEL TO BE PAINTED P-10, UOI.
 - REFER TO A0.010 FOR RATING REQUIREMENTS.
 - REFER TO A0.016 FOR RCC FLOOR 1 FIRE-PROOFING STRATEGIES.
 - NON-PREFINISHED STEEL + METALS EXPOSED TO WEATHER TO BE FINISHED WITH THE COMPATIBLE HIGH-PERFORMANCE COATING OR EXTERIOR GRADE PAINT, TYPICAL.
 - REFER TO A6.900 FOR HIGH PERFORMANCE COATINGS DIAGRAMS.

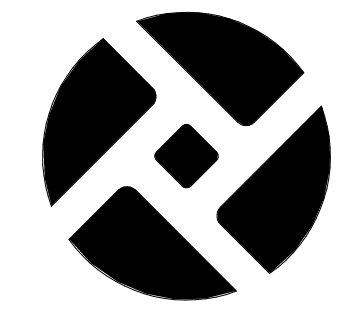
- KEY NOTE(S) (#):**
- CASEWORK
 - CURTAIN WALL ASSEMBLY
 - STEEL BRACED FRAME, SEE STRUCTURAL
 - CELLULAR FLOOR DUCT
 - HYDRONIC ASSEMBLY
 - CG-1
 - WINDOW ASSEMBLY
 - ACCESS PANEL



KEY PLAN
SCALE: N.T.S.

PORT OF PORTLAND
PORTLAND, OREGON

YOST GRUBE HALL
ARCHITECTURE
707 SW Washington Street | Suite 1200
Portland, OR 97205
t 503 221 0150 f 503 296 0840

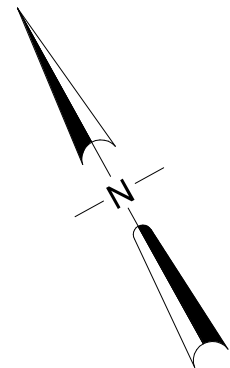


DESIGNED BY	N. HALL
DRAWN BY	S. SUHU
CHECKED BY	K. SIMONE
DATE	JAN 2020
SCALE	1/8" = 1'-0"

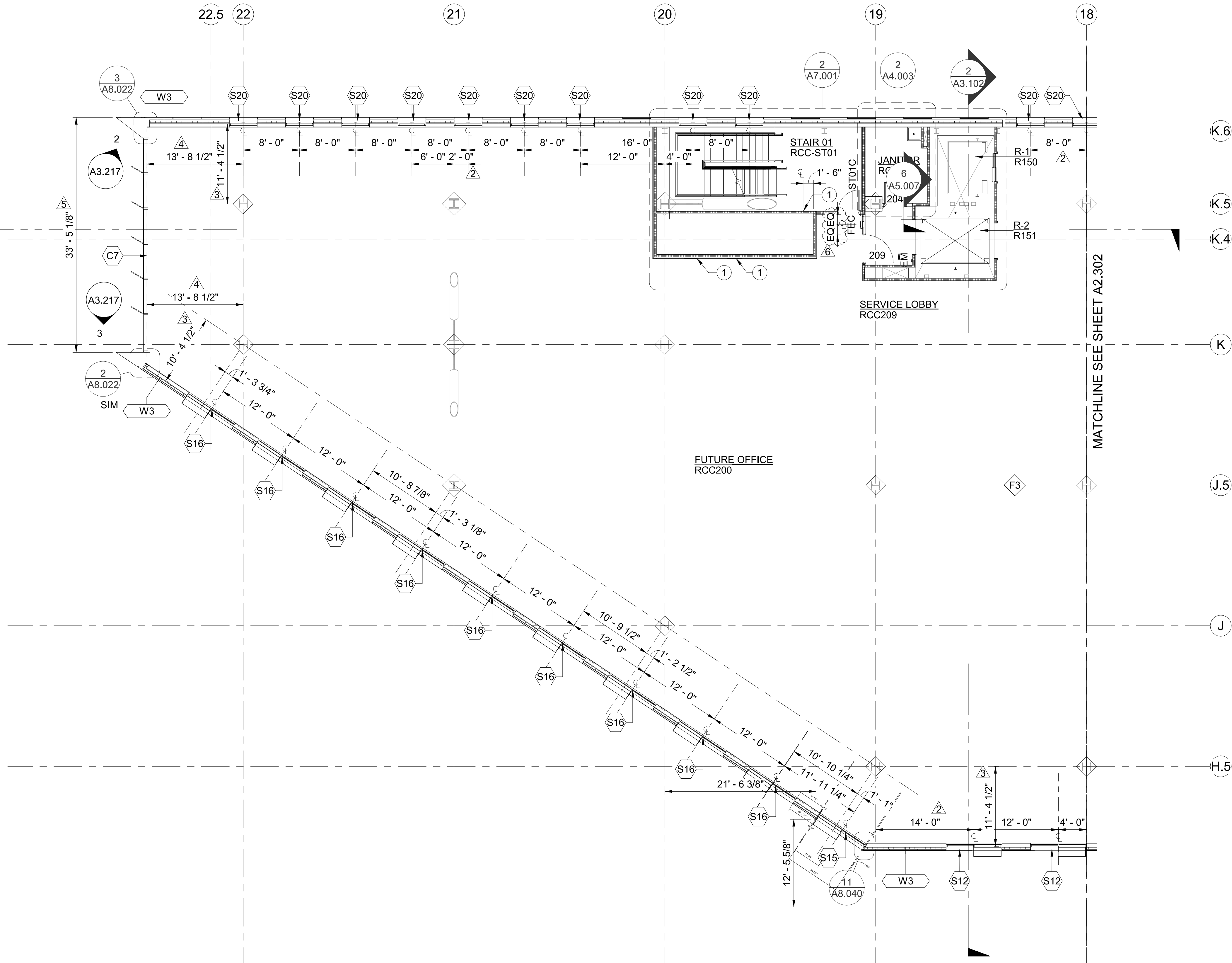
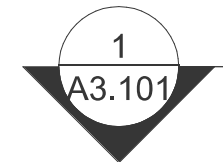
PORTLAND INTERNATIONAL AIRPORT

PARKING AND CONSOLIDATED RENTAL FACILITY
RCC - FLOOR 1 - SECTOR 1A - FLOOR PLAN

SUBMITTED BY	GRANT EVENHUS PROJECT ENGINEER	TYPE	CD	DRAWING NO.	PDX 2019-500	SHEET NO.	220/1815	DISC. SHT. NO.	A2.101
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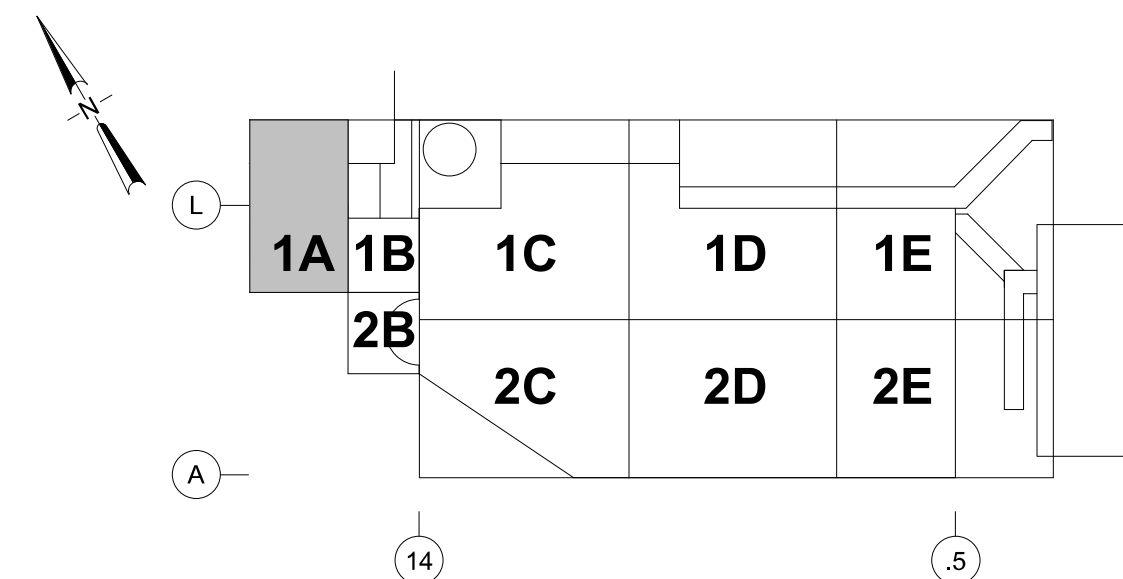
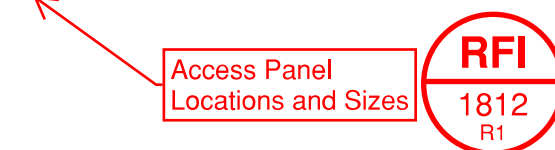


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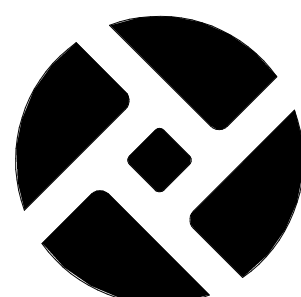


1. REFER TO SHEET A0.001 FOR ABBREVIATIONS AND TYPICAL SYMBOLS.
2. REFER TO A0.100 FOR GRID LAYOUT DIMENSIONS.
3. REFER TO A0.010-016 CODE ANALYSIS SHEETS FOR RATED WALL LOCATIONS.
4. REFER TO SHEETS A0.050-060 FOR WEATHER BARRIER LOCATIONS
5. REFER TO SLAB PLANS FOR LOCATION AND DIMENSIONS OF SLAB EDGES, DEPRESSIONS, OPENINGS AND SLOPES.
6. REFER TO SLAB PLANS FOR EXTENT OF TRAFFIC COATINGS IN P3 GARAGE.
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9. REFER TO ELECTRICAL DRAWINGS FOR LUMINAIRE SCHEDULE.
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1. ACCESS PANEL



SCALE: N.T.S.

[illegible]

**YOST GRUBE HALL
ARCHITECTURE**
07 SW Washington Street | Suite 1200
Portland, OR 97205
t 503 221 0150 f 503 295 0840

2015D038
DESIGN NUMBER102171
PROJECT NUMBER
$$\underline{1/8" = 1'-0"}$$

PARKING AND CONSOLIDATED RENTAL FACILITY
RCC - FLOOR 2 - SECTOR 1A - FLOOR PLAN

GRANT EVENHUS
PROJECT ENGINEER

E	DRAWING NO.
D	PDX 20

291/1815

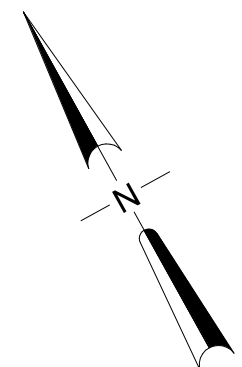
A2.301

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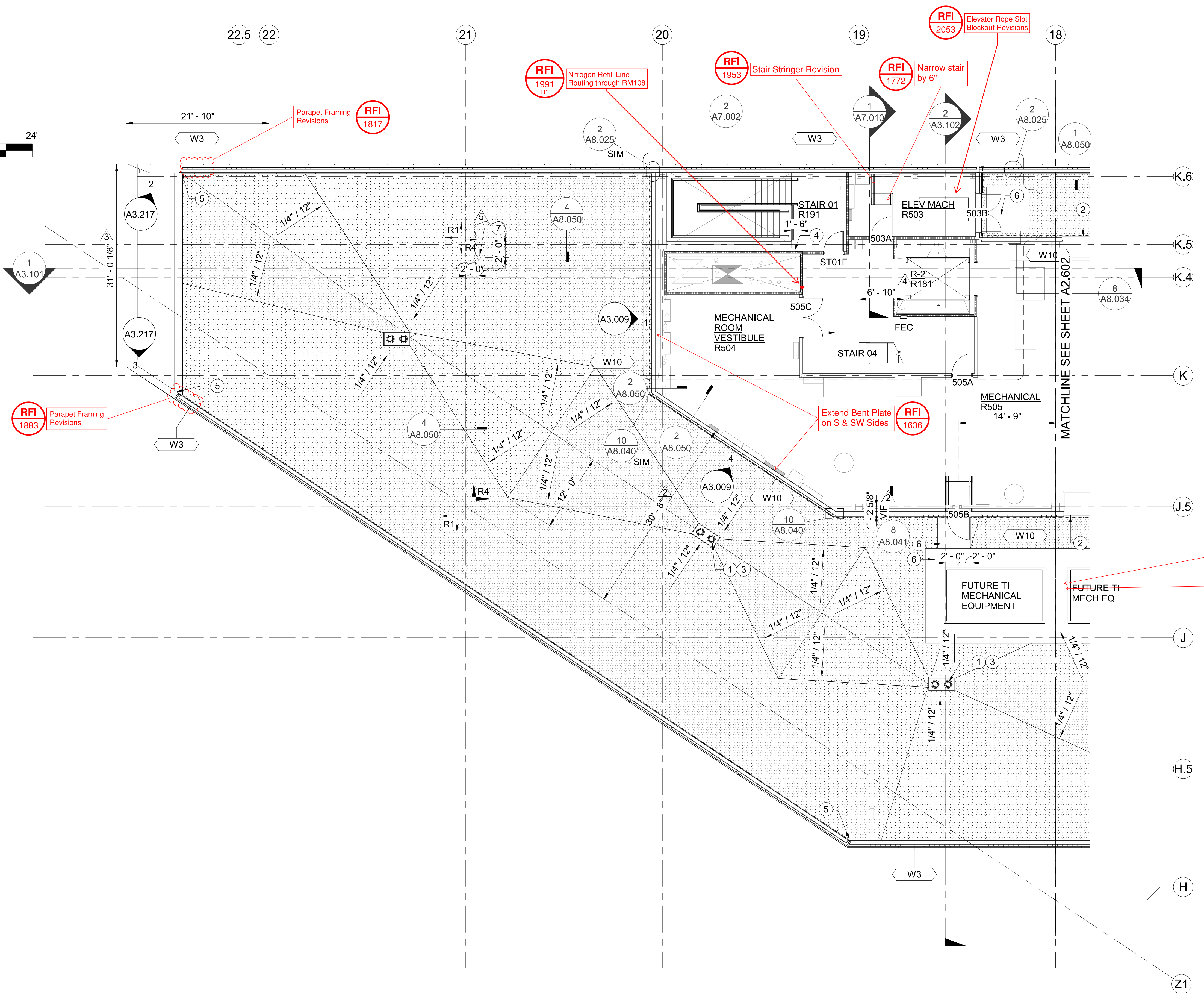
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DRAWING SCALE IS REDUCED 50% WHEN SHEET SIZE IS 11" x 17"

CAN YOU SEE THE AIRPLANES? THE ADJACENT SAMPLES SHOW THREE DIFFERENT LEVELS OF SHADING. SETTINGS FOR VIEWING AND PRINTING DRAWING CONTENT ARE OPTIMIZED WHEN ALL THREE PLANES ARE VISIBLE. THIS GUIDANCE IS PROVIDED FOR REFERENCE ONLY.

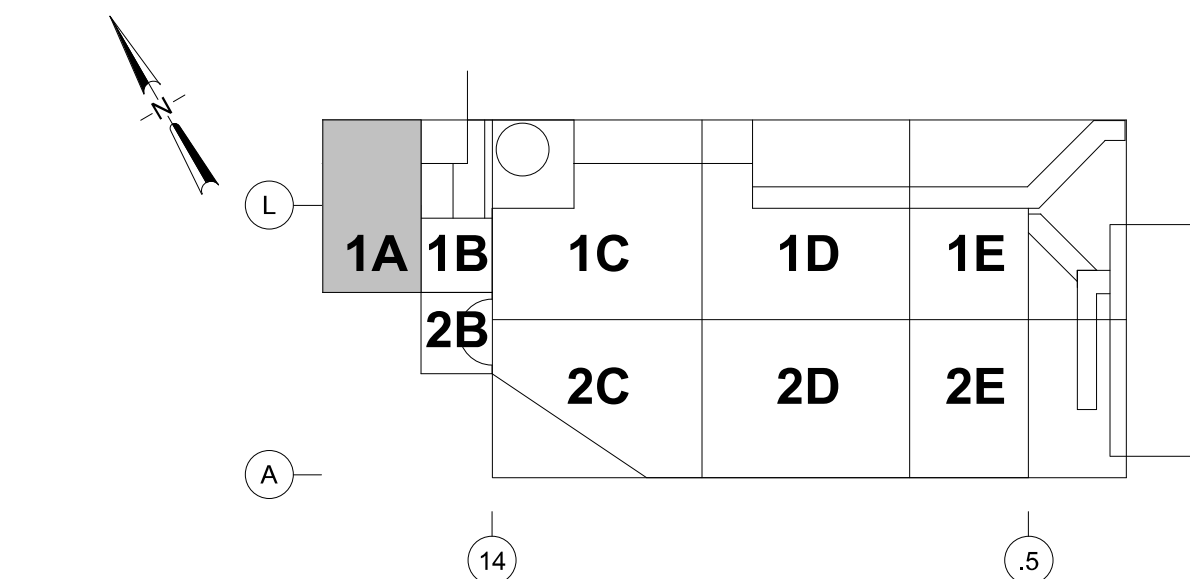


SCALE: IN FEET

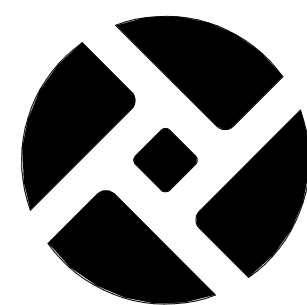


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26. REFER TO A6.900 FOR HIGH PERFORMANCE COATINGS DIAGRAMS.

1. ROOF DRAIN AND OVERFLOW DRAIN, SEE PLUMBING
2. MECHANICAL LOUVER, REFER TO SHEET A8.004 FOR ADDITIONAL INFORMATION
3. CONTRACTOR TO MODIFY CRICKET OR ENLARGE DRAIN SUMP TO PREVENT PONDING WATER
4. ACCESS PANEL
5. 1 1/2" VERTICAL JOINT IN FRAMING TO CONTINUE TO TOP OF PARAPET TYPICAL
6. ROOFTOP WALKWAY PADS
5. 7. ANTENNA MAST BASE



SCALE: N.T.S.

[illegible]

**YOST GRUBE HALL
ARCHITECTURE**
07 SW Washington Street | Suite 1200
Portland, OR 97205
t 503 221 0150 f 503 295 0840

2015D038
DESIGN NUMBER102171
PROJECT NUMBER

DESIGNED BY	<u>N. HALL</u>
DRAWN BY	<u>S. SUHU</u>
CHECKED BY	<u>K. SIMONE</u>
DATE	<u>JAN 2020</u>
SCALE	<u>1/8" = 1'-0"</u>

PARKING AND CONSOLIDATED RENTAL FACILITY
RCC - PENTHOUSE - SECTOR 1A - FLOOR PLAN

SUBMITTED BY
GRANT EVENHUS
PROJECT ENGINEER

TYPE	DRAWING NO.
CD	PDX 2019-500

SHEET NO.	DISC. SHT. NO.
383/1815	A2.601

DRAWING SCALE IS REDUCED 50% WHEN SHEET SIZE IS 11" x 17".

CAN YOU SEE THE AIRPLANES? THE ADJACENT SAMPLES SHOW THREE DIFFERENT LEVELS OF SHADING. SETTINGS FOR VIEWING AND PRINTING DRAWING CONTENT ARE OPTIMIZED WHEN ALL THREE PLANES ARE VISIBLE. THIS GUIDANCE IS PROVIDED FOR REFERENCE ONLY.

light gray

dark gray

black

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