Development Services

From Concept to Construction







APPEAL SUMMARY

Status: Decision Rendered	
Appeal ID: 24869	Project Address: 7250 NE Airport Way
Hearing Date: 5/12/21	Appellant Name: Scott Thayer
Case No.: B-009	Appellant Phone: 5037245294
Appeal Type: Building	Plans Examiner/Inspector: Elgin Rowland
Project Type: commercial	Stories: 6 Occupancy: S-2 Construction Type: II-B
Building/Business Name: PDX P3 Parking Garage	Fire Sprinklers: Yes - Only in certain Electrical Rooms
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-162599-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Open Parking Garage

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.

Alternate Requested

Code Modification or Allow penetration of gypsum membrane on outside of Elevator Shaft Wall assemblies for specific junction boxes, based on 2019 OSSC code provisions and Engineering Judgement.

Proposed Design

Provide recessed junction boxes penetrating outside gypsum membrane of elevator shaft wall assemblies, with fire sealant, in specific locations as follows:

P3 NW Core Elevator Shaft P3-EL01/02/03 Levels 1-6: 8"x11" Emergency Phone J-Boxes P3 Central Core Elevator Shaft P3-EL04/05 Levels 1-6: 8"x11" Emergency Phone J-Boxes See attached plans for proposed locations, and attached Engineering Judgement for proposed fire sealant detail at the junction box membrane penetrations.

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.

As an Open Parking Garage, the P3 Elevator Shaft Enclosures are not Fire Rated. Therefore the proposed outside membrane penetrations will not reduce the fire-resistance rating of these shaft enclosures. In addition we propose to provide fire sealant in the annular space around the perimeter of the J-boxes as shown in the attached Engineering Judgement (as provided for 2-Hr rated shaft enclosures).

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.

Equivalent code-required life safety and fire protection is provided by meeting the 2019 OSSC code provisions cited (per 713.8.1 and 714.4.2), and because the proposed membrane penetrations will not reduce the fire-resistance rating of the Elevator Shaft Enclosure. All shaft enclosures in the P3 structure are non-rated, as allowed in Open Parking Garages. Additional protection will be provided by installing fire caulking in the annular space around the perimeter of the J-boxes.

APPEAL DECISION

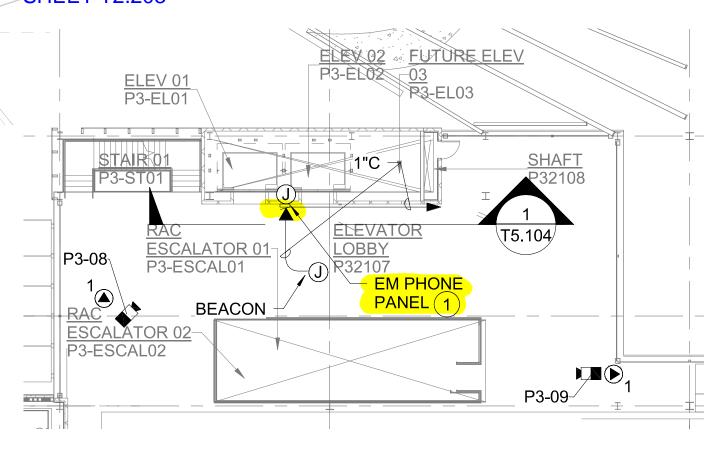
Junction box penetration of elevator shaft wall that is not necessary for the purpose of the shaft: Granted provided the junction boxes are installed in compliance with 2019 OSSC Section 714.4.2.

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

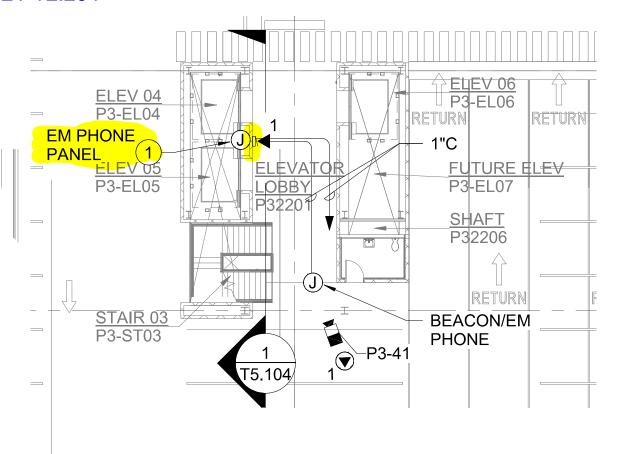
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements;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

P3 NW CORE TYPICAL FLOOR - 8X11 EM PHONE BOX LOCATIONS SHEET T2.203



P3 CENTRAL CORE TYPICAL FLOOR - 8X11 EM PHONE BOX LOCATIONS SHEET T2.204

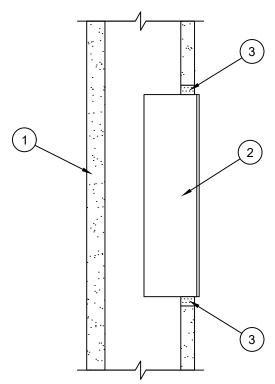


Drawing No.

NS11921018

Rev.





- 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

Project Address: Portland, Oregon 97211

Designed by: Bernadette Guerrero

Contractor/ Architect: Life Safety Solutions

Signature: Signature: W-L-1448, W-L-7253

System Reference: W-L-1448, W-L-7253

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



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