

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

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| Appeal ID: 24859 | Project Address: 1515 N Rosa Parks Way |
| Hearing Date: 5/12/21 | Appellant Name: Michael Etzel |
| Case No.: B-002 | Appellant Phone: 646-279-3859 |
| Appeal Type: Building | Plans Examiner/Inspector: Elgin Rowland |
| Project Type: commercial | Stories: 3 Occupancy: R-2 Construction Type: V-A |
| Building/Business Name: C Channel Lofts | Fire Sprinklers: Yes - THROUGHOUT |
| Appeal Involves: Erection of a new structure | LUR or Permit Application No.: 17-191394-CO |
| Plan Submitted Option: pdf [File 1] | Proposed use: Residential & Retail |

APPEAL INFORMATION SHEET

Appeal item 1

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| Code Section | 1023.6 |
| Requires | <p>Penetrations into and openings through an exit passageway are prohibited except for required exit doors, equipment and ductwork necessary for independent pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication and electrical raceway serving the exit passageway and terminating at a steel box not exceeding 16 square inches (0.010m²).</p> <p>Such penetrations shall be protected in accordance with Section 714. There shall be no penetrations or communicating openings, whether protected or not, between adjacent exit passageways.</p> |
| Code Modification or Alternate Requested | To confirm the position of a 2-Hr rated equipment enclosure on the previously approved egress passageway and discharge. |
| Proposed Design | <p>The proposed design consists of an Exit Passageway with an adjacent Electrical closet & rated door opening. Door Encroachments from the Electrical Closet comply with Section 1005.7 by not reducing the required width by more than one-half. Opening is protected by doors having a fire protection rating of 1-1/2 hours. The overall egress enclosure maintains a 2-Hr rated, fully sprinklered and is open air to the Public ROW immediately adjacent to prevent the accumulation of smoke and gases.</p> |
| Reason for alternative | <p>The configuration under construction was reviewed by BDS, agreed with PGE and approved by BDS inspector previously. The configuration is to have fully sealed 2hr assembly with 1.5-Hr rated doors to continue the rated egress system and avoid relocating the entire building Electrical closet installation that was previously approved. We see this as fully meeting the intent of the code.</p> |

APPEAL DECISION

Electrical closet located in exit passageway: Granted provided a roll down 2 hour rated fire shutter is installed at the opening to the electrical room with fire / smoke detection within the electrical room that will trigger the fire shutter to close upon signal from the detector and provided the fire shutter is lockable on the exterior side to prevent access by unauthorized persons and provided building egress is reviewed as part of a building permit revision.

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.

NOTE:

2 HOUR EXIT PASSAGE WAY FROM GROUND FLOOR EXTERIOR COARTYARD APPROVED UNDER APPEAL:

RECONSIDERATION OF ID 15088
APPEAL ID: 15161
CASE No. B-11

NOTE:

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