

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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:** 26346

**Project Address:** 4401 SE 79th Ave

**Hearing Date:** 12/8/21

**Appellant Name:** Douglas MacLeod

**Case No.:** B-011

**Appellant Phone:** 503.481.3997

**Appeal Type:** Building

**Plans Examiner/Inspector:** Jeff Herman

**Project Type:** lur

**Stories:** 2 **Occupancy:** owner occupied **Construction Type:** attached townhomes with two-hour fire walls

**Building/Business Name:**

**Fire Sprinklers:** Yes - Units 3 through 8 (see attached)

**Appeal Involves:** Erection of a new structure

**LUR or Permit Application No.:**

**Plan Submitted Option:** pdf [File 1]

**Proposed use:** residences

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2021 Portland Fire Code, Fire and Life Safety Requirements for Fire Department Access and Water Supplies as adopted by the City of Portland under Title 31, Fire Regulations.

**Requires** Portland's 2021 Fire Life and Safety Requirements for Fire Department Access and Water Supplies states: "When the building is equipped throughout with an approved automatic sprinkler system, access roads shall be within 250 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 300 feet. (OFC 503.1.1 & 503.2.5)"

**Code Modification or Alternate Requested** The back end of the last building, unit 8, will be 5 feet from the rear property line, and almost precisely 250 feet from the front property line (see attached). We intend to utilize sprinkling, correct materials, and other methods to achieve fire safety without requiring on-site fire-truck parking.

**Proposed Design** Method: Good street access: TP01-0025552 Local Service Transit Street classification  
Method: Utilize standard 2-hour firewalls between townhomes.  
Method: Sprinkler system on units 3-8 to meet 13D System standards w/ appropriate permit.  
Method: Ensure straight hose access by requiring only wooden gates, if any, be built along the South side (in addition to straight hose access along the North side of the lot/ down the driveway).  
Materials: On entire unit 8 at back end of property: Utilize Fiber cement board siding / meet Class A shingle fire rating.

**Reason for alternative** Because the entire back unit will be constructed with fiber cement boarding more than covers the portion of the unit extending past 250 feet from the right of way, because units 3-8 will meet 13D

Sprinkler system standards, and because there will be direct hose access to the back of the site along approved routes along both North and South lot lines, fire safety standards will be met without providing on-site parking for the fire truck, allowing the existing house to be preserved.

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## APPEAL DECISION

### **Omission of on-site fire truck parking: Granted as proposed.**

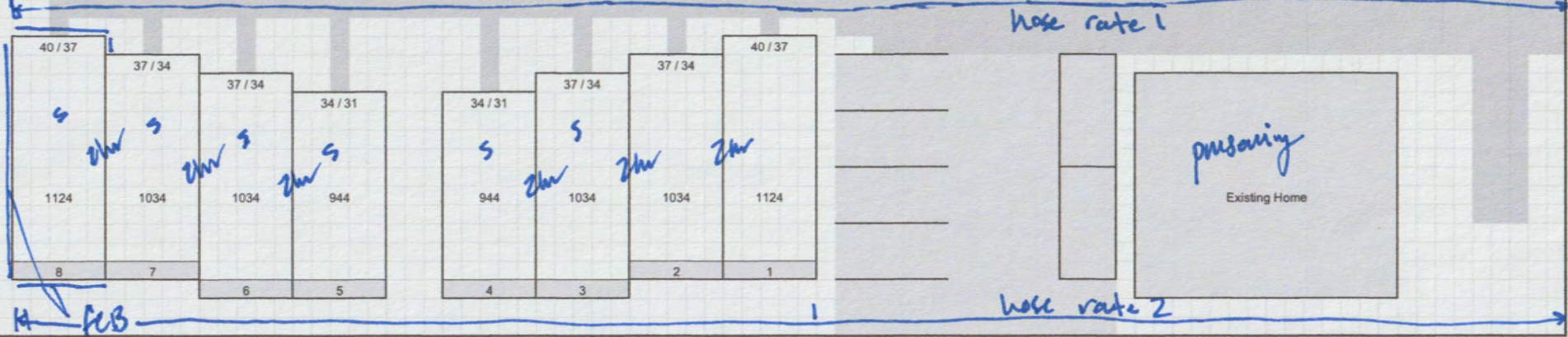
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special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

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$S = \text{sprinklers} \cdot 130$

Feb = higher count board. Class A



only wood fencing / no metal  
(if any)