# 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:** 26443 | **Project Address:** 100 NE Columbia Blvd |
| **Hearing Date:** 1/26/22 | **Appellant Name:** Dan Symons |
| **Case No.:** B-005 | **Appellant Phone:** 503-760-1353 |
| **Appeal Type:** Building | **Plans Examiner/Inspector:** Kent Hegsted |
| **Project Type:** commercial | **Stories:** 1 **Occupancy:** U **Construction Type:** II-B |
| **Building/Business Name:** Mondelez Global, LLC | **Fire Sprinklers:** Yes - Main Bldg. - Not Silos |
| **Appeal Involves:** Alteration of an existing structure | **LUR or Permit Application No.:** 21-084373-PJ |
| **Plan Submitted Option:** pdf [File 1] [File 2] [File 3] | **Proposed use:** Replacement Flour Silos |

### APPEAL INFORMATION SHEET

#### Appeal item 1

| | |
|---|---|
| **Code Section** | 504.3 |
| **Requires** | Table 504.3 lists a maximum allowable height of a U Occupancy Type IIB non-sprinkled structure at 55 feet. |
| **Code Modification or Alternate Requested** | The intent of the appeal is to allow the replacement of (3) existing 82 foot high silos with (3) new 82 foot high silos. |
| **Proposed Design** | The proposed design is very similar in materials of construction to the existing, 82’ steel vessels on concrete foundations except that the new silos will be stainless steel instead of the existing coated mild steel.<br>The location for the new silos is about 37’ away from the main production building whereas the silos being replaced are 6.5' away which provides some additional buffering to the occupants of the main production building.<br>The new silos will provide the latest in explosion vent devices, and safety controls via PLC programming.<br>The project will also provide easy access to two existing and adjacent 80’+/- tall silos to remain which will improve their maintenance frequency and safety.<br>The existing silos will remain in production until the new silos can be commissioned, once commissioned the existing silos will be removed. |
| **Reason for alternative** | The proposed silo structure height is required to maintain current production efficiency.<br>Unoccupied storage and process equipment in the past did not clearly fall under the building codes that are intended primarily for life safety within occupied structures.<br>The proposed silos will continue to be externally located from the taller, 6-story main production building however the proposed design incorporates upgrades to long standing existing conditions: |

it provides current structural compliance with improved longevity,
improves maintenance personnel and firefighter access,
betters the life safety for the main building occupants through additional separation and upgraded controls, and for maintenance employees who will occasionally be in the vicinity of the replacement structures through better access and upgraded controls.
We believe all the above cumulatively mitigates for any additional risk that could be associated with the additional 27’ of silo height and respectfully request approval of this Appeal.

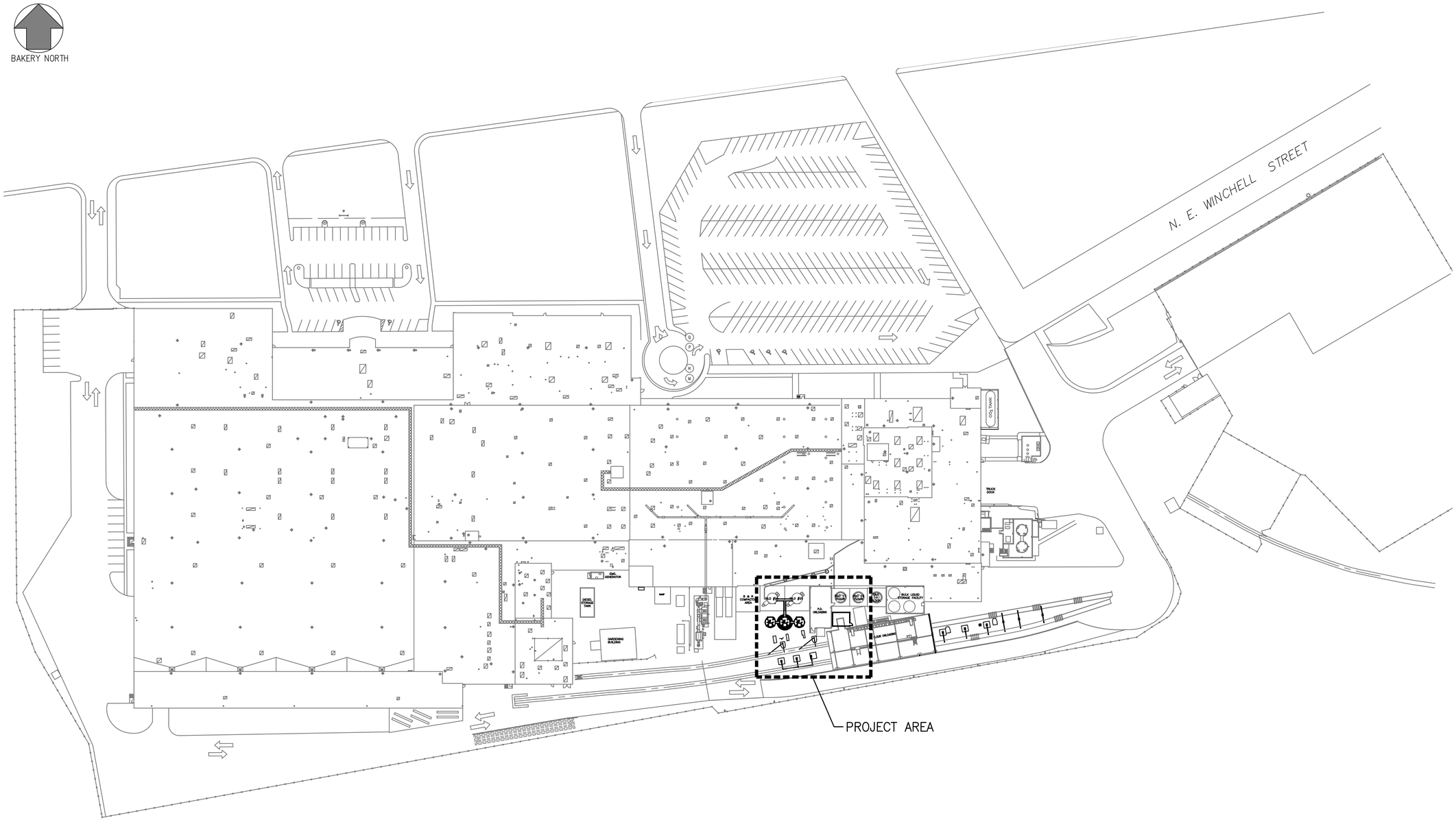
## APPEAL DECISION

**Increase in the maximum allowable height of three "U" occupancy silos from 55 feet to 82 feet: Granted provided "U" occupancy is verified at time of plan review.**

**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.




## SITE PLAN
NTS

PLOT 1:1

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND INTERFERENCES PRIOR TO ANY FABRICATION

AREA NUMBER

T/M DESIGN, INC.
INDUSTRIAL DESIGN & CONSTRUCTION MANAGEMENT
PORTLAND, OREGON

| PROJECT NO. | LVL | REVISION DESCRIPTION | BY | DATE |
|---|---|---|---|---|
| CUS.SN21108 | A | FOR REVIEW AND COMMENT | CMP | 09/01/21 |

| ITEM | PART NUMBER | QUAN | DESCRIPTION | CAD NO. |
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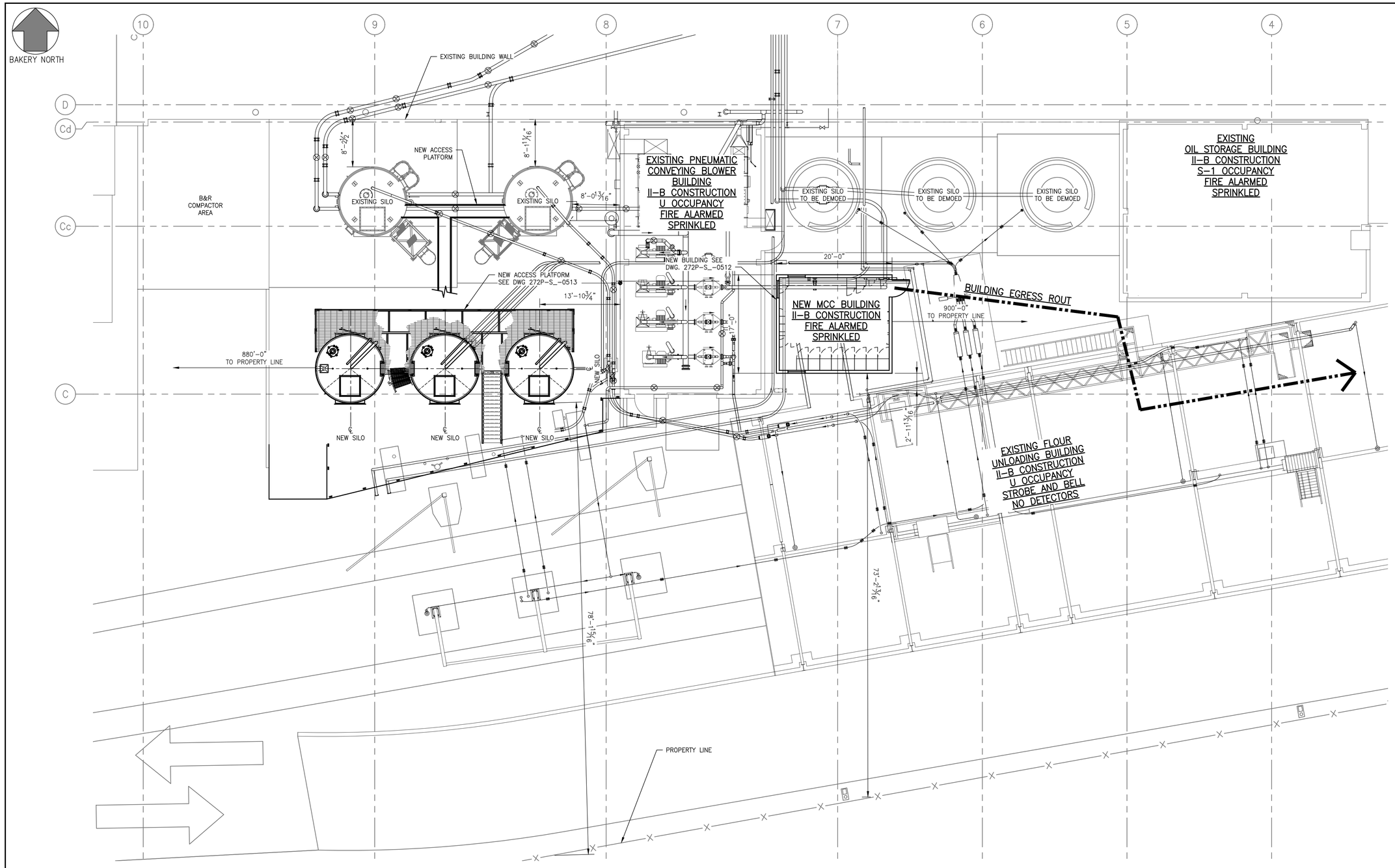
Mondelēz International

DRAWING TITLE
RAW MATERIAL RECEIVING AND STORAGE
INVENTORY STORAGE SILOS
NEW SILOS
SITE PLAN

| PART NUMBER | NEXT ASSEMBLY | PROJECT TITLE | PAPER SIZE |
|---|---|---|---|
| | | DUST MITIGATION PH3 | D |

| MATERIAL | SCALE | FACILITY | BDG/LINE# | FLR/FUNCTION | PROCESS | CAD NUMBER |
|---|---|---|---|---|---|---|
| | AS SHOWN | PORTLAND BAKERY | | 1ST | | 272P-L_-0409-01rA |

| DRAWN DATE | DRAWN BY | CHECK BY | APPD BY | PROJECT NO. | DRAWING NUMBER | REV. LVL |
|---|---|---|---|---|---|---|
| 09/01/21 | CMP | | | CUS.SN21023 | 272P-L_-0409 SHT 1 OF 3 | A |




PLAN

⅛"=1'-0"

PLOT 1:1

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND INTERFERENCES PRIOR TO ANY FABRICATION

AREA NUMBER

T M DESIGN, INC.

INDUSTRIAL DESIGN & CONSTRUCTION MANAGEMENT

PORTLAND, OREGON

| PROJECT NO | LVL | REVISION DESCRIPTION | BY | DATE |
|---|---|---|---|---|
| CUS.SN21123 | A | FOR REVIEW AND COMMENT | CMP | 09/01/21 |

| ITEM | PART NUMBER | QUAN | DESCRIPTION | CAD NO. |
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Mondelēz International

DRAWING TITLE

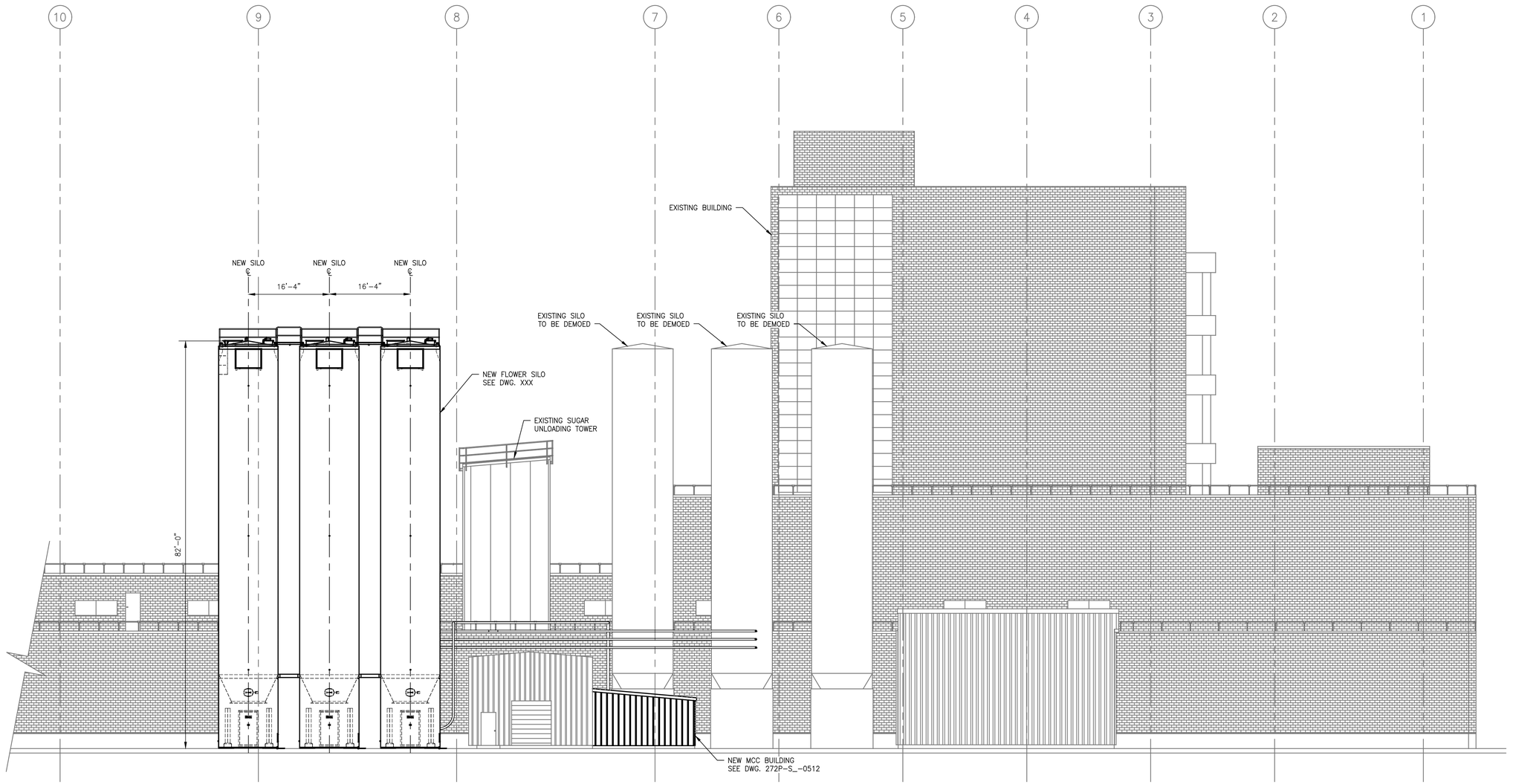
RAW MATERIAL RECEIVING AND STORAGE
INVENTORY STORAGE SILOS
NEW SILOS
ENLARGED PLAN

| PART NUMBER | NEXT ASSEMBLY | PROJECT TITLE | PAPER SIZE |
|---|---|---|---|
| | | DUST MITIGATION PH3 | D |

| MATERIAL | SCALE | FACILITY | BDG/LINE# | FLR/FUNCTION | PROCESS | CAD NUMBER |
|---|---|---|---|---|---|---|
| | AS SHOWN | PORTLAND BAKERY | | 1ST | | 272P-L_-0409-02rA |

| DRAWN DATE | DRAWN BY | CHECK BY | APPD BY | PROJECT NO. | DRAWING NUMBER | | REV. LVL |
|---|---|---|---|---|---|---|---|
| 09/01/21 | CMP | | | CUS.SN21023 | 272P-L_-0409 | SHT _2_ OF _3_ | A |

BAKERY NORTH




## ELEVATION

3/32"=1'-0"

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND INTERFERENCES PRIOR TO ANY FABRICATION

PLOT 1:1

AREA NUMBER

T&M DESIGN, INC.
INDUSTRIAL DESIGN & CONSTRUCTION MANAGEMENT
PORTLAND, OREGON

| PROJECT NO | LVL | REVISION DESCRIPTION | BY | DATE |
|---|---|---|---|---|
| CUS.SN21F08 | A | FOR REVIEW AND COMMENT | CWP | 09/01/21 |

| ITEM | PART NUMBER | QUAN | DESCRIPTION | CAD NO. |
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Mondelēz International

DRAWING TITLE
RAW MATERIAL RECEIVING AND STORAGE
INVENTORY STORAGE SILOS
NEW SILOS
ELEVATION

| PART NUMBER | NEXT ASSEMBLY | PROJECT TITLE | PAPER SIZE |
|---|---|---|---|
| | | DUST MITIGATION PH3 | D |

| MATERIAL | SCALE | FACILITY | BDG/LINE# | FLR/FUNCTION | PROCESS | CAD NUMBER |
|---|---|---|---|---|---|---|
| | AS SHOWN | PORTLAND BAKERY | | 1ST | | 272P-L_-0409-03rA |

| DRAWN DATE | DRAWN BY | CHECK BY | APPD BY | PROJECT NO. | DRAWING NUMBER | REV. LVL |
|---|---|---|---|---|---|---|
| 09/01/21 | CWP | | | CUS.SN21023 | 272P-L_-0409 SHT 3 OF 3 | A |