

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: 27502

Project Address: 3250 SE 174th Ave

Hearing Date: 2/16/22

Appellant Name: Chris Muburi

Case No.: B-002

Appellant Phone: 3106781027

Appeal Type: Building

Plans Examiner/Inspector: Guy Altman, Steve Kass, Lisa Terrell

Project Type: residential

Stories: 1 **Occupancy:** Adult Care **Construction Type:** Residential

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.: 22-103780-RS

Plan Submitted Option: pdf [File 1] [File 2]

Proposed use: Adult Care Home

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

2021 ORSC

Requires

Regulation Requirement: Requirement for a 13D Residential Sprinkler System in Adult Care Facilities under ORSC 101.2.1 and BCD July 2021 Technical Bulletin Residential Fire Sprinklers for New Child Care and Adult Foster Care Facilities Located in Dwellings.

Code Modification or Alternate Requested

Secondary Egress windows and two level of exit discharge doors at the front and rear of the house in lieu of 13D sprinklers for den and family room converted to bedrooms.

Proposed Design

The proposed plans provide a 6/0 x 5/0 XO secondary egress window in bedroom #6 and 2 - 3/0 x 4/0 single hung windows in bedroom 5.
The existing floor plan has a level of exit discharge front door and a level of exit discharge rear door. Travel from bedrooms to the doors is provided via a straight pathway 7'6 feet wide.
Additionally, we will install battery photo electric smoke detectors in addition to existing ionization detectors throughout the dwelling in all bedrooms and common areas per 2021 ORSC 314.3 & 314.3.1

Reason for alternative

BDS Property Compliance Division determined this property has been used as an adult care facility since 2003 when it was approved under electrical safety inspection 03-158162-ET. It is exempt under the technical bulletin except for the conversion of these two bedrooms. The existing exit conditions, secondary egress windows, enhance smoke detection, along with previous use as an adult care meets the intent of the the BCD July 2021 Technical bulletin. Please include Steve Kass and Lisa Terrell from the BDS Property Compliance Division in the review as they may be able to provide further background.

APPEAL DECISION

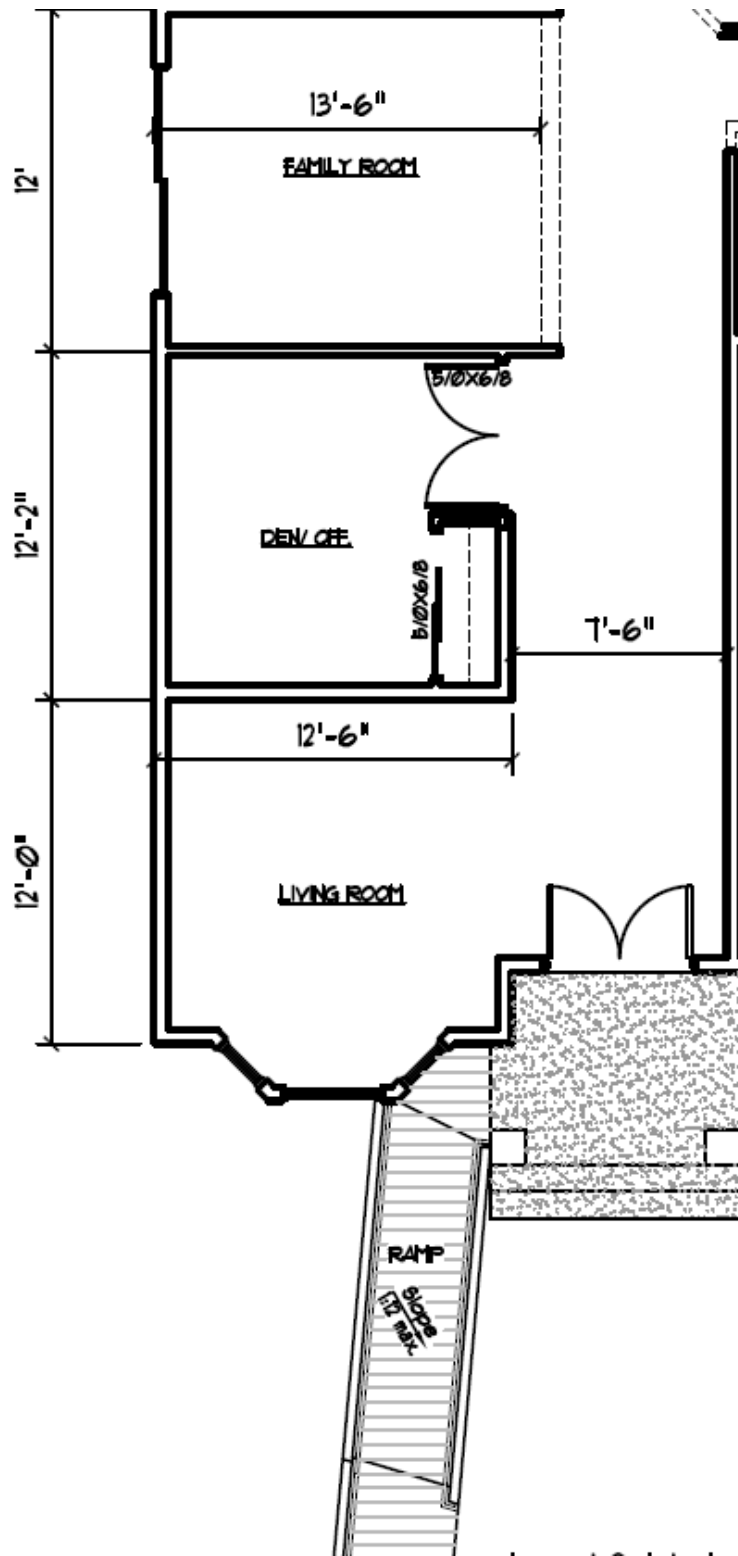
Omission of Type 13D sprinklers in child care facility located in a single family residence: Granted provided the egress window in Bedroom #5 meets minimum opening size requirements.

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

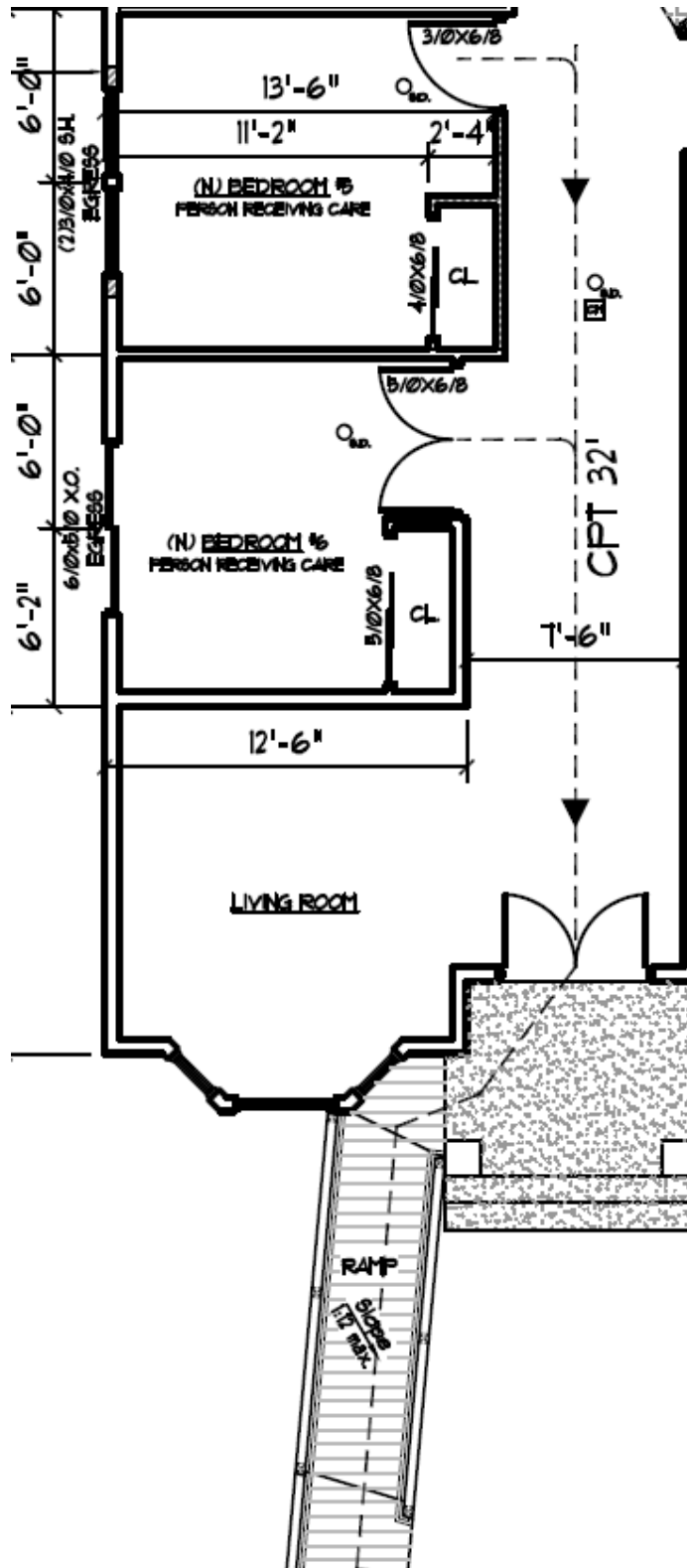
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

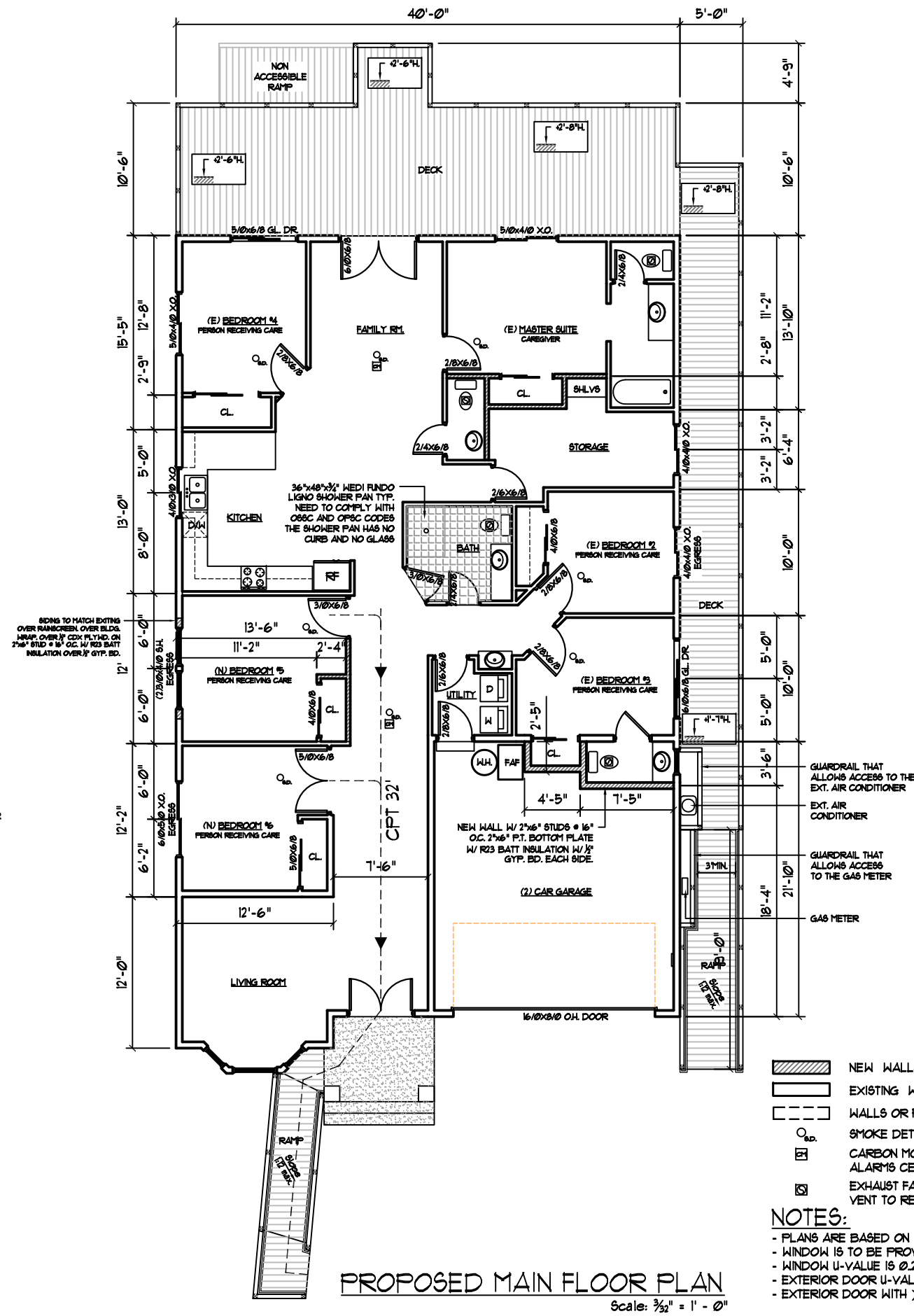
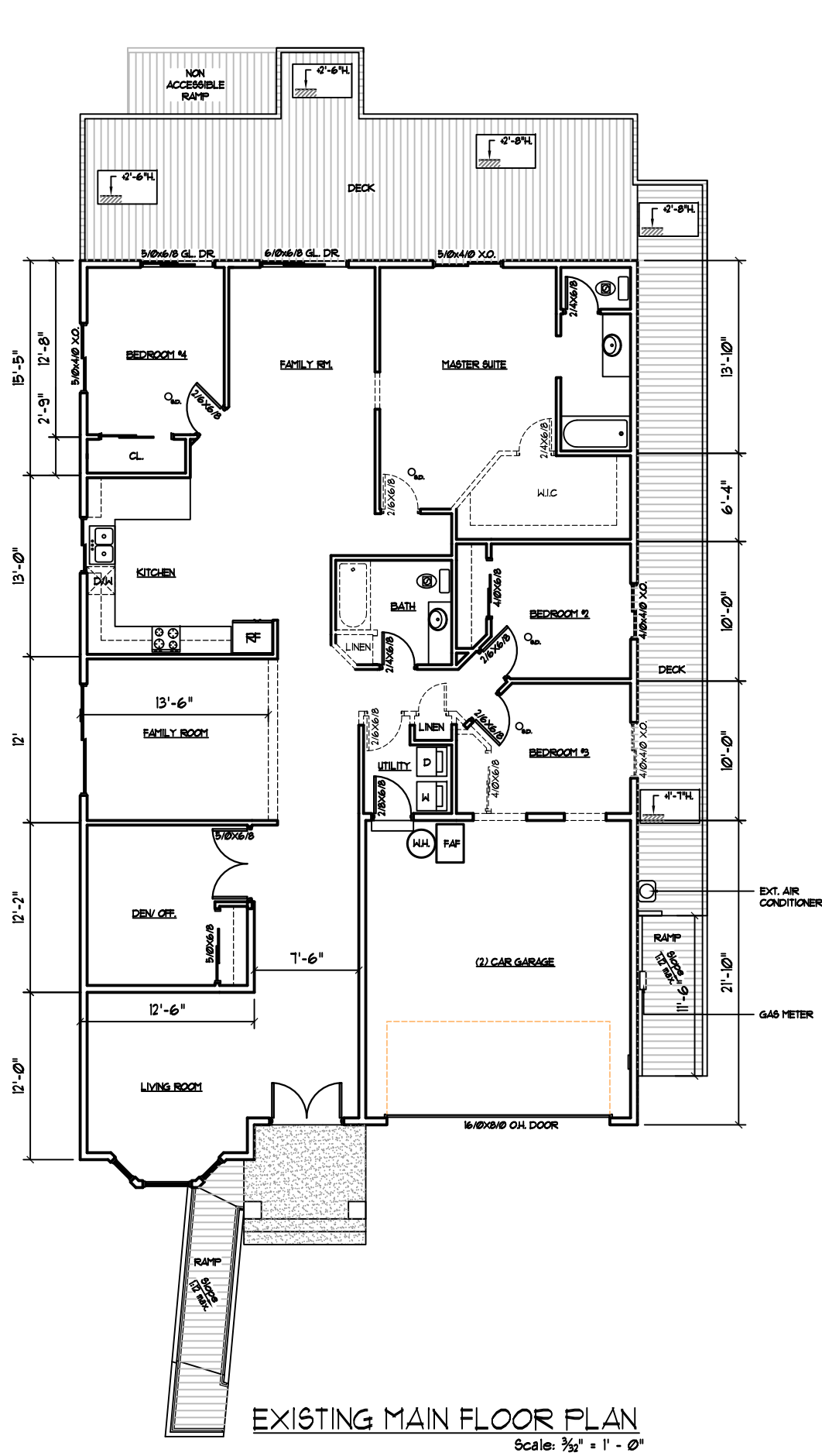
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

Existing Floor Plan



Proposed Floor Plan





- NEW WALLS
- EXISTING WALLS TO REMAIN
- WALLS OR FIXTURES NEED TO REMOVE
- SMOKE DETECTOR W/ BACKUP BATTERY
- CARBON MONOXIDE DETECTOR PROVIDE CARBON MONOXIDE ALARMS CENTRALLY LOCATED WITHIN 15'-0" OF BEDROOMS
- EXHAUST FAN W/ HEAT LAMP, VENT TO OUTSIDE AIR, @ FIRST FLOOR VENT TO REAR OF BUILDING, PARALLEL WITH JOISTS (MIN. 50 CFM)

NOTES:

- PLANS ARE BASED ON LIMITED MEASUREMENTS. ALL DIMENSIONS NEED TO VERIFY AT FIELD.
- WINDOW IS TO BE PROVIDED WITH INSULATED GLAZING.
- WINDOW U-VALUE IS 0.21
- EXTERIOR DOOR U-VALUE IS U-0.2
- EXTERIOR DOOR WITH >25 SF. GLAZING U-VALUE IS U-0.4

FLOOR PLAN

3250 SE174TH AVE.
PORTLAND OR. 97233

PERMIT SET

REVISIONS:

CHECK SHEET

02/03/2022

A1

SCALE:
3/32"=1'-0"

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