

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: 27505	Project Address: 1510 NE 19th Ave, #2
Hearing Date: 2/16/22	Appellant Name: Sasha Beckwith
Case No.: B-004	Appellant Phone: 541-231-6318
Appeal Type: Building	Plans Examiner/Inspector: Robert Keal
Project Type: commercial	Stories: 2 Occupancy: R-2 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure, occ Change from S to R2 none habitable storage	LUR or Permit Application No.: 21-098752-CO
Plan Submitted Option: pdf [File 1]	Proposed use: R-2

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Code Guide IBC/#9/2
Requires	Condition 2 Enlarging existing dwelling unit(s) or guest room(s) by adding residential use floor areas converted from adjacent non-residential space within a building: Automatic sprinklers may be installed solely in additional residential use floor areas converted from adjacent non-residential space to enlarge an existing dwelling unit within existing unsprinklered buildings, without installing sprinklers throughout the entire building, provided all of the following conditions are met: It can be clearly documented by permit records that the building is legally classified as containing R occupancy. The additional residential use floor areas are not located three or more stories above grade. Creation of this condition will require the entire structure to be fully sprinklered. The automatic sprinkler system serving the additional residential use floor areas is installed to meet NFPA 13 R standards, to the satisfaction of the Fire Marshal's Office.
Code Modification or Alternate Requested	Still using this exception on the attic space only requiring sprinklers instead of the entire unit
Proposed Design	We proposed to install an NFPA 13 R standard sprinkler system only in the attic storage space but not needing to install it throughout the entire building/condo.
Reason for alternative	Due to the age of the home it would be very costly to put a system in the entire condos. Since this space is none habitable but only storage space that is accessed by stairs, we ask the exception to only be installed in this area be extended due to it being a none habitable attic space which will have less traffic in general but still be protected with a sprinkler system.

APPEAL DECISION

Installation of Type 13D sprinklers in attic space only: Denied. Proposal does not provide equivalent Life Safety protection.

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

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.

BUILDING LOCATION

1510 NE 19TH AVE #2
PORTLAND OR 97232

CONTRACTOR

BRIDGE CITY RENOVATION LLC
401 E 1ST ST #235
NEWBERG OR 97132
503-545-9957
CCB# 229792

DESIGN AND DRAFTER

SAB DESIGN AND DRAFTING LLC
SASHA.A.BECKWITH@GMAIL.COM
541-231-6318

ENGINEER

PROJECT INFORMATION

PROJECT LOCATION: PORTLAND, OREGON
YEAR BUILT: 1936
2019 OSSC
CONSTRUCTION TYPE: VB
OCCUPANCY GROUP: R-2 (NO CHANGE OF OCCUPANCY)
ZONING: RM1
LOT SIZE: 9,000 SF
MAIN FLOOR: 1,252 SF ((E) UNIT (1))
UPPER FLOOR: 1,287 SF ((E) UNIT (2))
(N) UNIT (1): 1,683 SF
(N) UNIT (2): 856 SF
PROJECT: REMODEL BOTH (1) AND (2) UNITS.
SHRINKING (2) UNIT AND PUTTING BACK KITCHEN
(THAT WAS PREVIOUSLY REMOVED). ADDING
BATHROOM AND BEDROOM TO (1) UNIT

INDEX OF DRAWINGS

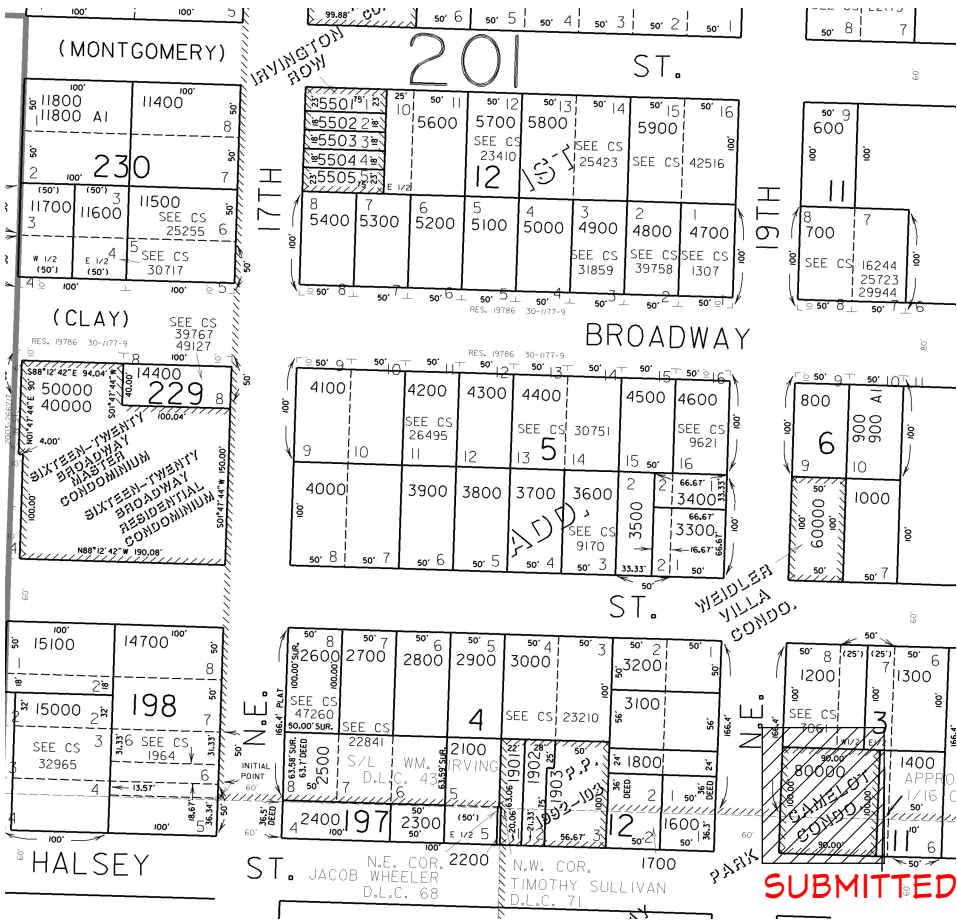
- A - 01: COVER & INFORMATION SHEET
- A - 02: SITE PLAN
- A - 03: BASEMENT / FOUNDATION
- A - 04: EXISTING: MAIN FLOOR
- A - 05: EXISTING: 2ND FLOOR
- A - 06: EXISTING: 3RD FLOOR
- A - 07: PROPOSED: MAIN FLOOR
- A - 08: PROPOSED: 2ND FLOOR
- A - 09: FIRE AND SOUND RATING

GENERAL NOTES

- INSULATION:
 - (E) WALL: R-15 OR BETTER
 - (N) WALL: R-21 OR BETTER
 - FLAT CEILING: R-49 OR BETTER
 - VAULTED CEILING: R-30 OR BETTER (UNLESS MORE THEN 50% OF LIVING AREA THEN R-38)
 - BASEMENT WALLS: R-15 OR BETTER
 - FRAMED FLOOR: R-30 OR BETTER
 - WINDOWS U-VALUE: 0.30
 - EXTERIOR DOORS U- VALUE: 0.20
 - EXTERIOR DOORS WITH >2.5 SQ FT GLAZING: U-0.40
- EXISTING HEADERS USED UNLESS NOTED OTHERWISE (U.N.O.)
- THE DRAWINGS ENCLOSED ARE FOR DESIGN INTENT ONLY. THE DRAFTER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, OR SEQUENCING OF TRADES INVOLVED. TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING RELEVANT OVERALL DIMENSIONS SHOWN ON PLANS FOR LOCATION OF NEW WALLS AND VERIFICATION OF EXISTING DIMENSIONS ACCORDING TO DESIGN INTENT. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR.
- IN THE EVENT THERE IS A DISCREPANCY IN THESE DRAWINGS AND THE ACTUAL FIELD CONDITIONS, PRIOR TO CONTINUING WITH THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OR STRUCTURAL ENGINEER IN WRITING BY INDICATING WHERE THE DISCREPANCY EXISTS AND THE DESIGNER WILL RESPOND IN WRITING WITHIN 5 WORKING DAYS.
- DO NOT SCALE DRAWINGS. LARGER SCALE DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES & THAT NO SUBSEQUENT TRADE DAMAGES WORK COMPLETED BY A PREVIOUS TRADE.
- DOORS ARE DIMENSIONED TO THE EDGE OF THE DOOR OPENING OR THE CENTERLINE OF THE DOOR.
- WINDOWS ARE DIMENSIONED TO THE EDGE OF THE WINDOW FRAME OR TO THE CENTERLINE OF THE WINDOW.
- THESE DRAWINGS ARE THE SOLE PROPERTY OF SAB DESIGN AND DRAFTING LLC AND CANNOT BE REPRODUCED WITHOUT PRIOR CONSENT OF SAB DESIGN AND DRAFTING LLC.
- INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 10" ABOVE SHOWER DRAINS.
- EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 80 CFM (MIN) FANS
- WOOD FRAMING IS DIMENSIONED TO THE FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.
- SPRINKLERS ARE NOT PROVIDED IN THIS BUILDING

ABBREVIATIONS:

- (N): NEW
- (E): EXISTING
- TYP.: TYPICAL
- FTG.: FOOTING
- A.F.F.: ABOVE FINISHED FLOOR
- SHTG.: SHEATHING
- O.C.: ON CENTER
- CONC.: CONCRETE
- BLK'N: BLOCKING



A-01

DATE:

2/4/2022

SCALE:

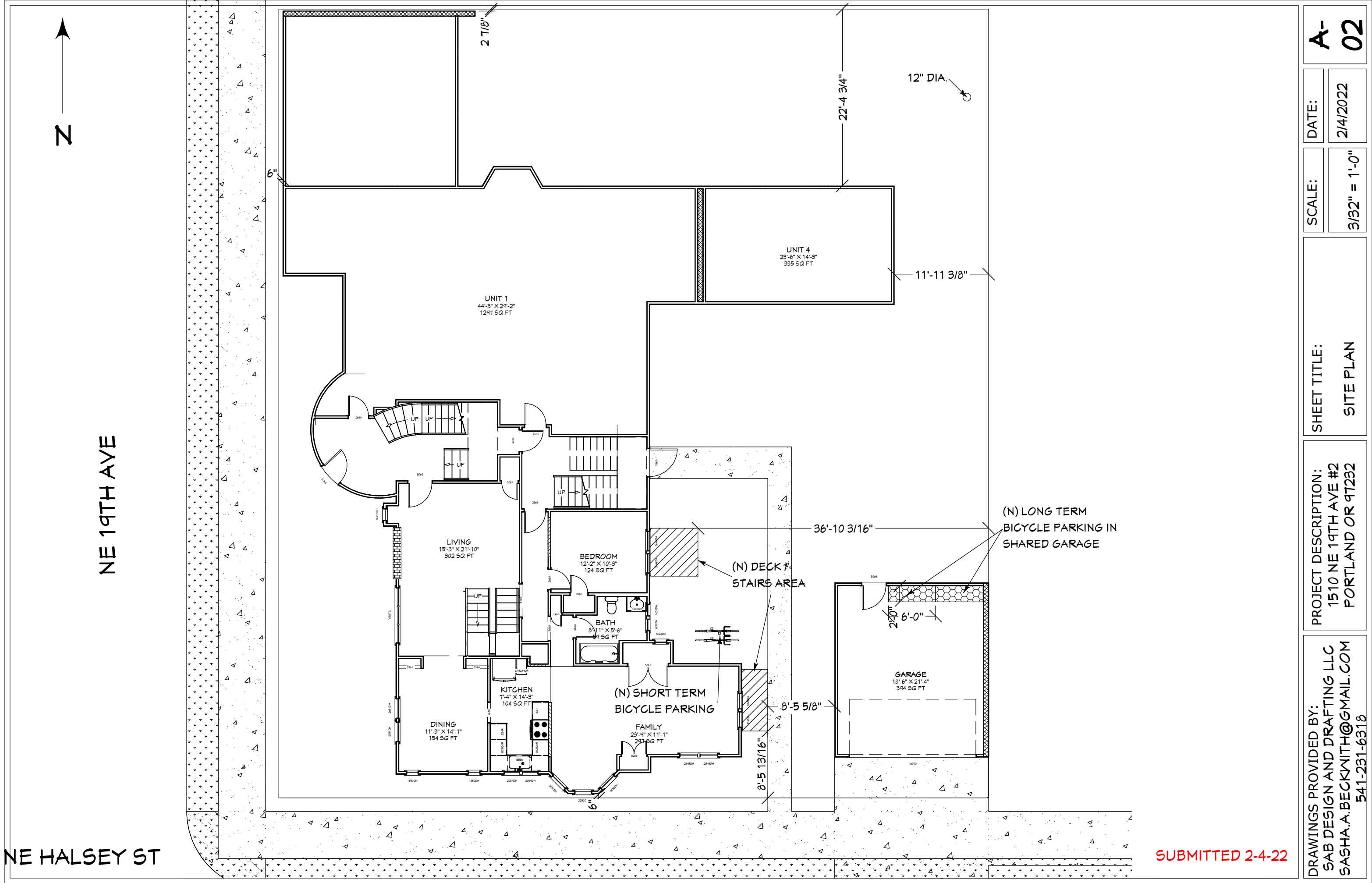
SHEET TITLE:
COVER AND
INFORMATION

PROJECT DESCRIPTION:
1510 NE 19TH AVE #2
PORTLAND OR 97232

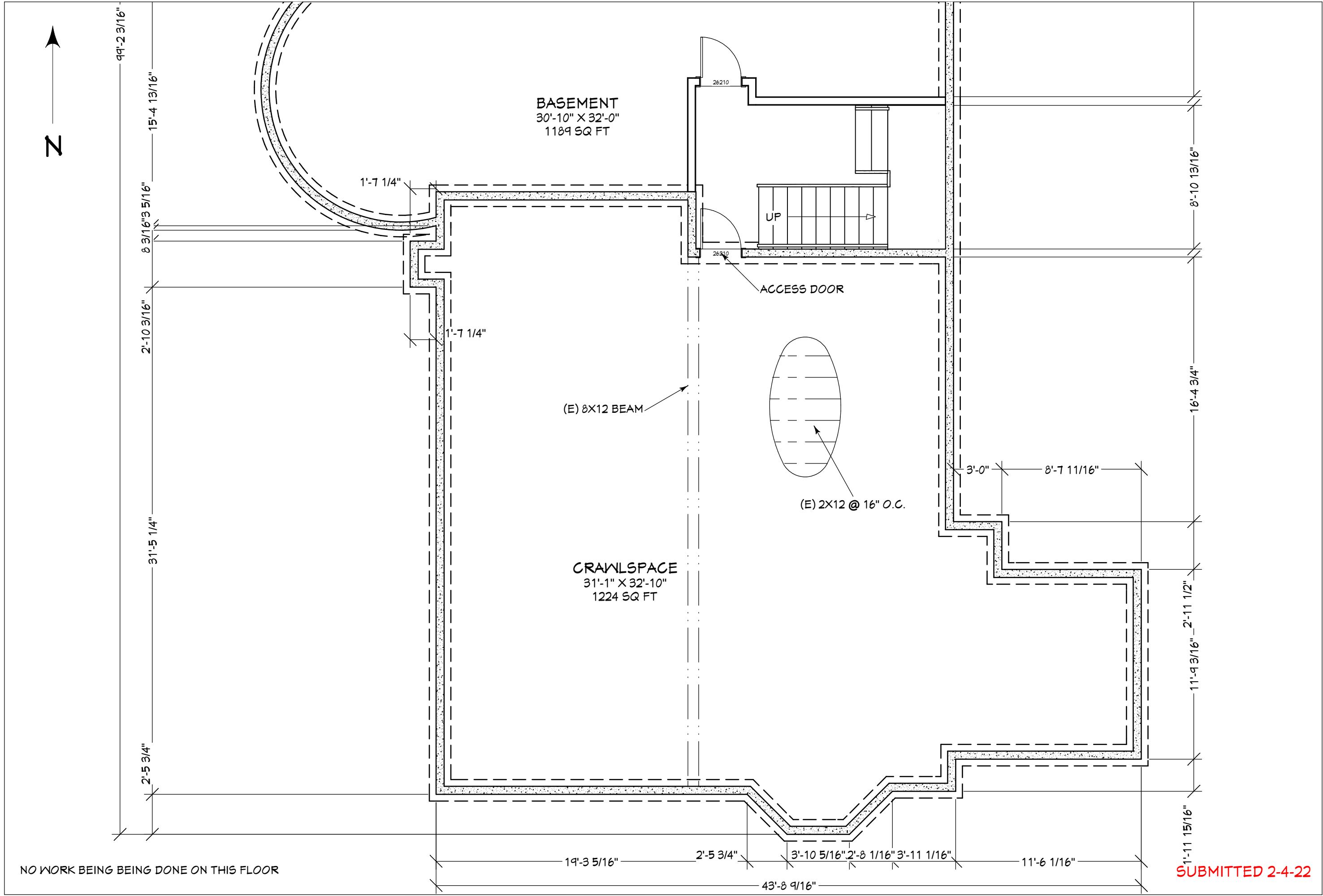
DRAWINGS PROVIDED BY:
SAB DESIGN AND DRAFTING LLC
SASHA.A.BECKWITH@GMAIL.COM
541-231-6318

21-098752-CO

SUBMITTED 2-4-22



SUBMITTED 2-4-22



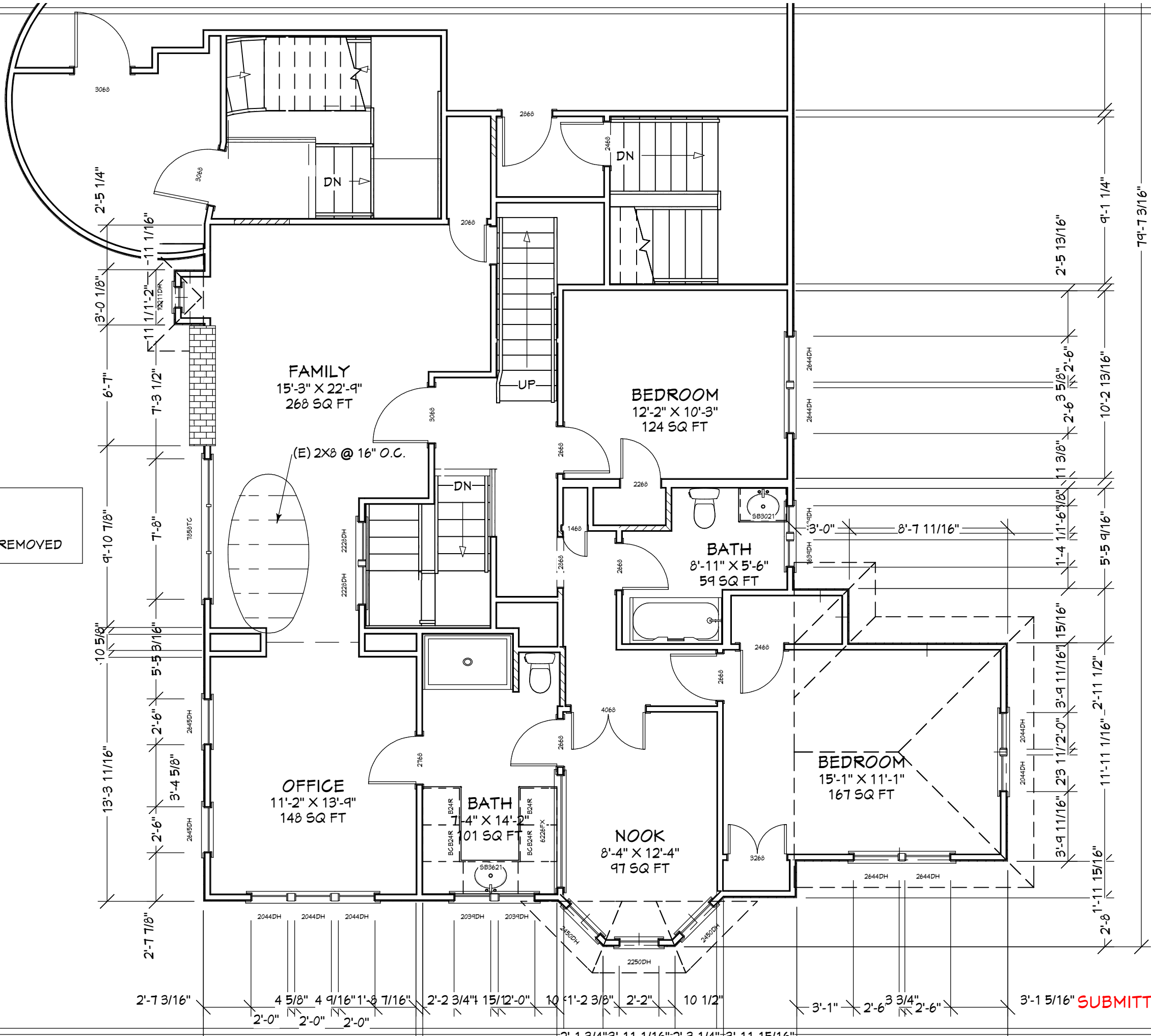
SUBMITTED 2-4-22

DRAWINGS PROVIDED BY: SAB DESIGN AND DRAFTING LLC SASHA.A.BECKWITH@GMAIL.COM 541-231-6318	PROJECT DESCRIPTION: 1510 NE 19TH AVE #2 PORTLAND OR 97232	SHEET TITLE: EXISTING: BASEMENT / FOUNDATION	SCALE:	DATE:	A-03
			3/16"=1'-0"	2/4/2022	



(E) WALLS

WALLS TO BE REMOVED



DRAWINGS PROVIDED BY:
SAB DESIGN AND DRAFTING LLC
SASHA.A.BECKWITH@GMAIL.COM
541-231-6318

PROJECT DESCRIPTION:
1510 NE 19TH AVE #2
PORTLAND OR 97232

SHEET TITLE:
EXISTING: UNIT 2 2ND
FLOOR

SCALE:
3/16"=1'-0"

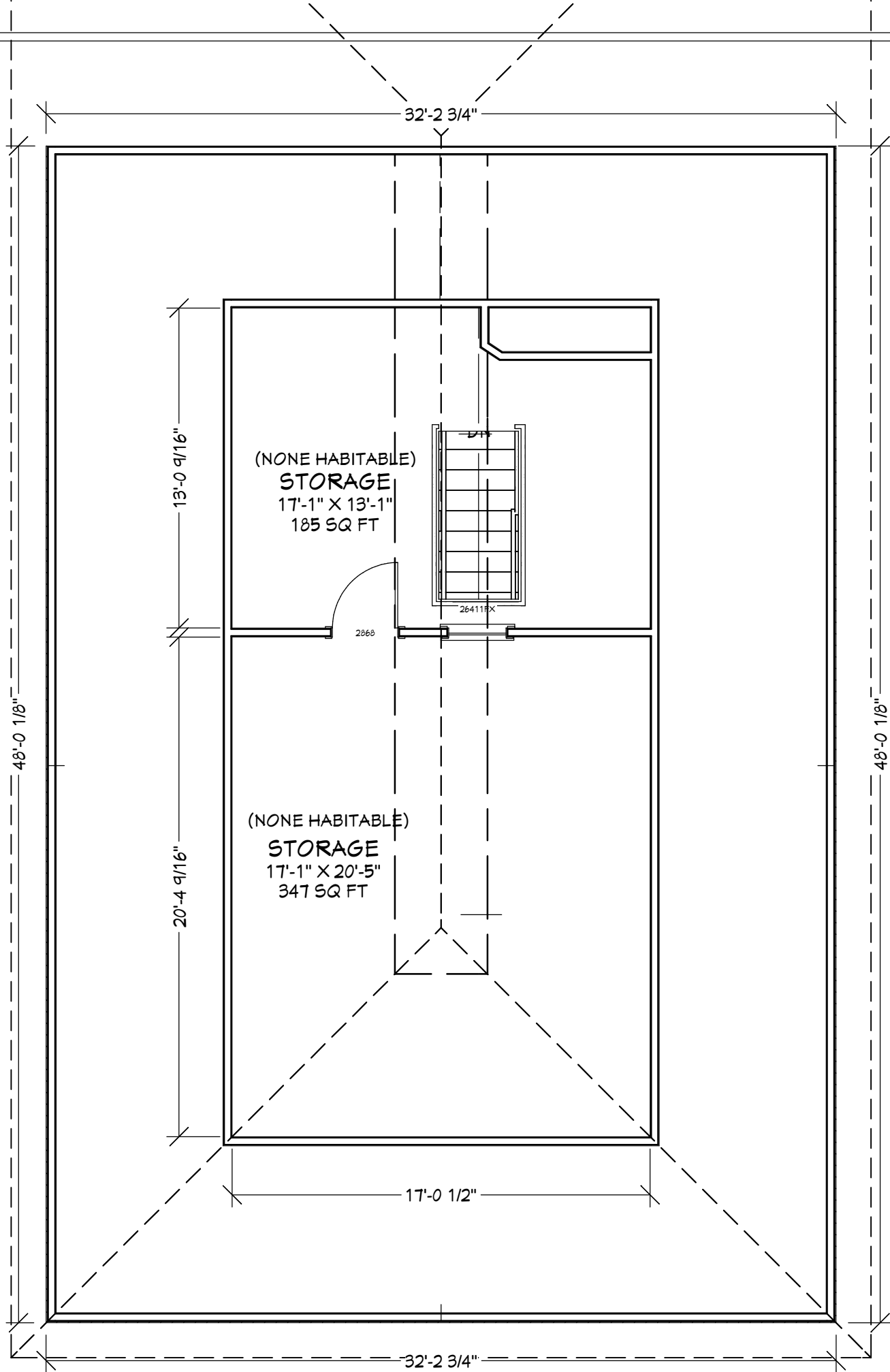
DATE:
2/4/2022

A-05

SUBMITTED 2-4-22



ONLY WORK DONE ON THIS FLOOR IS INSTALLING
AN AUTOMATIC SPRINKLER SYSTEM MEETING
NFPA 13 R STANDARDS (FOR THIS LEVEL ONLY)



SUBMITTED 2-4-22

DRAWINGS PROVIDED BY:
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SASHA.A.BECKWITH@GMAIL.COM
541-231-6318

PROJECT DESCRIPTION:
1510 NE 19TH AVE #2
PORTLAND OR 97232

SHEET TITLE:
EXISTING: 3RD FLOOR

SCALE:
3/16"=1'-0"

DATE:

2/4/2022

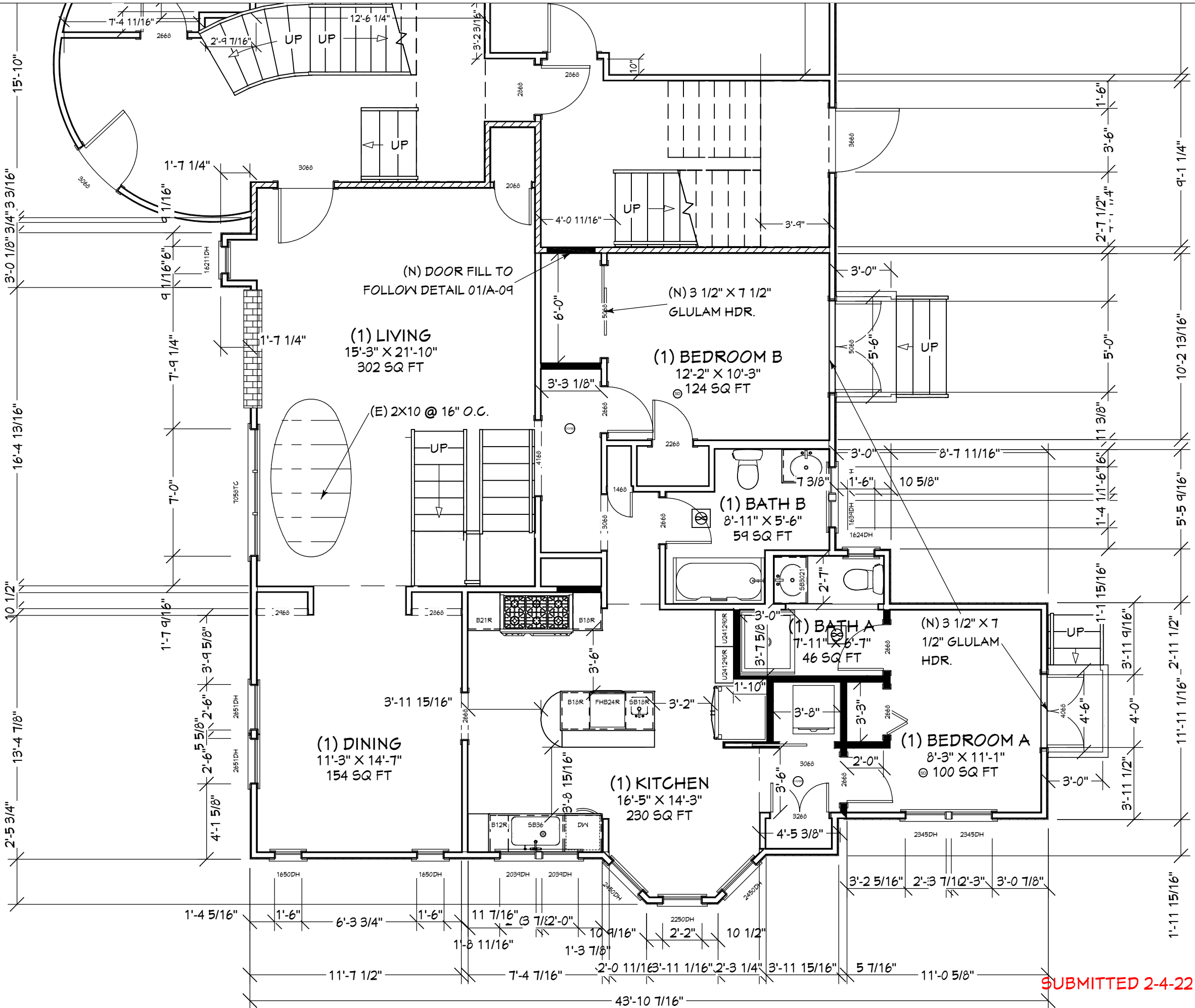
A-06



- (E) WALLS
- (N) WALLS
- (E) RATED WALLS
- FIRE/SOUND RATED WALLS
- SMOKE DETECTOR
- CO/SMOKE DETECTOR
- BATHROOM EXHAUST FAN

GENERAL NOTES:

- (E) FIRE RATING TO BE USED FOR CEILING AND FLOORS
- (N) / (E) WALLS DIVIDING UNITS TO USE 01/A-09
- (N) DECKS ARE BELOW 30" HIGH
- (N) STAIRS TO HAVE:
 - 7" RISE MAX
 - 11" RUN MIN.
 - 3'-0" WIDTH MIN.



SUBMITTED 2-4-22

DRAWINGS PROVIDED BY: SAB DESIGN AND DRAFTING LLC SASHA.A.BECKWITH@GMAIL.COM 541-231-6318	PROJECT DESCRIPTION: 1510 NE 19TH AVE #2 PORTLAND OR 97232	SHEET TITLE: PROPOSED: MAIN FLOOR	SCALE:	DATE:	A-07
			3/16"=1'-0"	2/4/2022	



(E) WALLS

(N) WALLS

(E) RATED WALLS

FIRE/SOUND RATED WALLS
(01/A-09)

SMOKE DETECTOR

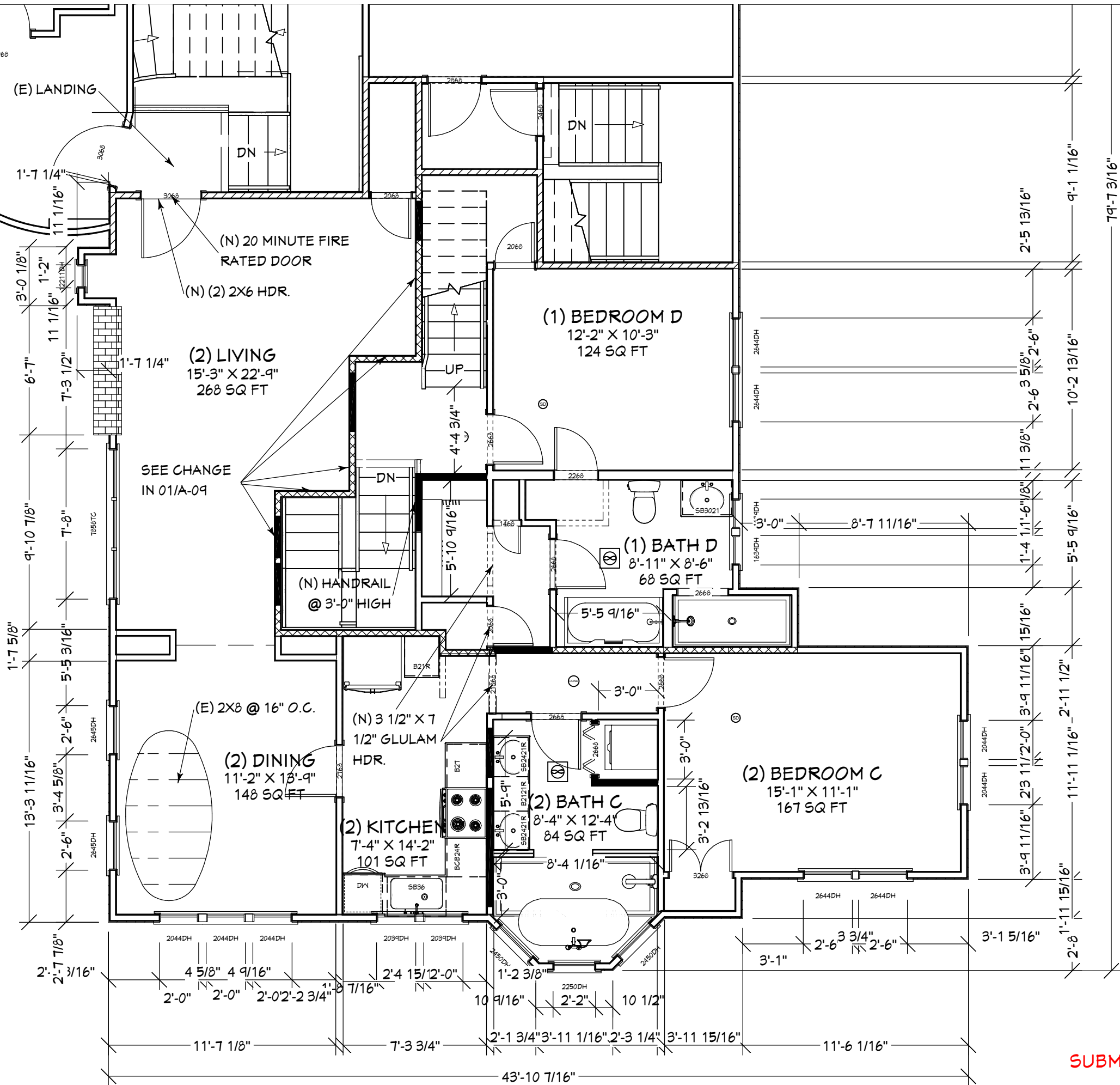
CO/SMOKE DETECTOR

BATHROOM EXHAUST FAN

GENERAL NOTES:

- (E) FIRE RATING TO BE USED FOR
CEILING AND FLOORS

- (N) / (E) WALLS DIVIDING UNITS TO
USE 01/A-09 U.N.O



SUBMITTED 2-4-22

A-08

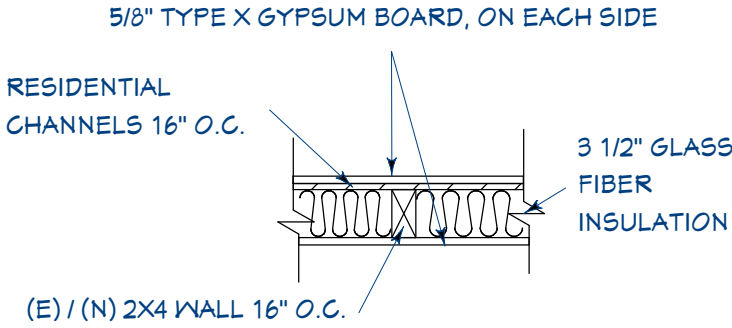
DATE:
2/4/2022

SCALE:
3/16"=1'-0"

SHEET TITLE:
PROPOSED: 2ND FLOOR

PROJECT DESCRIPTION:
1510 NE 19TH AVE #2
PORTLAND OR 97232

DRAWINGS PROVIDED BY:
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SASHA.A.BECKWITH@GMAIL.COM
541-231-6318



BASED OFF OF GA FILE NO. WP 3242 PROVIDES 1-HOUR FIRE RATING AND HAS A 45 STC SOUND PROOFING MIN.
CHANGE: WHERE (E) CURVED CEILING EXISTS, CURVE IS TO BE MAINTAINED AND 5/8" TYPE X IS TO BE PUT ON (E) LATH AND PLASTER

GA FILE NO. WP 3242

GENERIC

1 HOUR FIRE

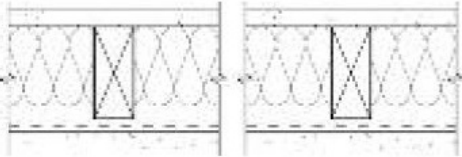
50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 15/64" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. (LOAD-BEARING)



Thickness: 5 3/8"
Approx. Weight: 7 psf
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309
Sound Test: NRCC TL-93-098, IRC-IR-761, 3/98

01
A-09

1 HOUR FIRE RATE CEILING ASSEMBLY
SCALE: NTS

A-09

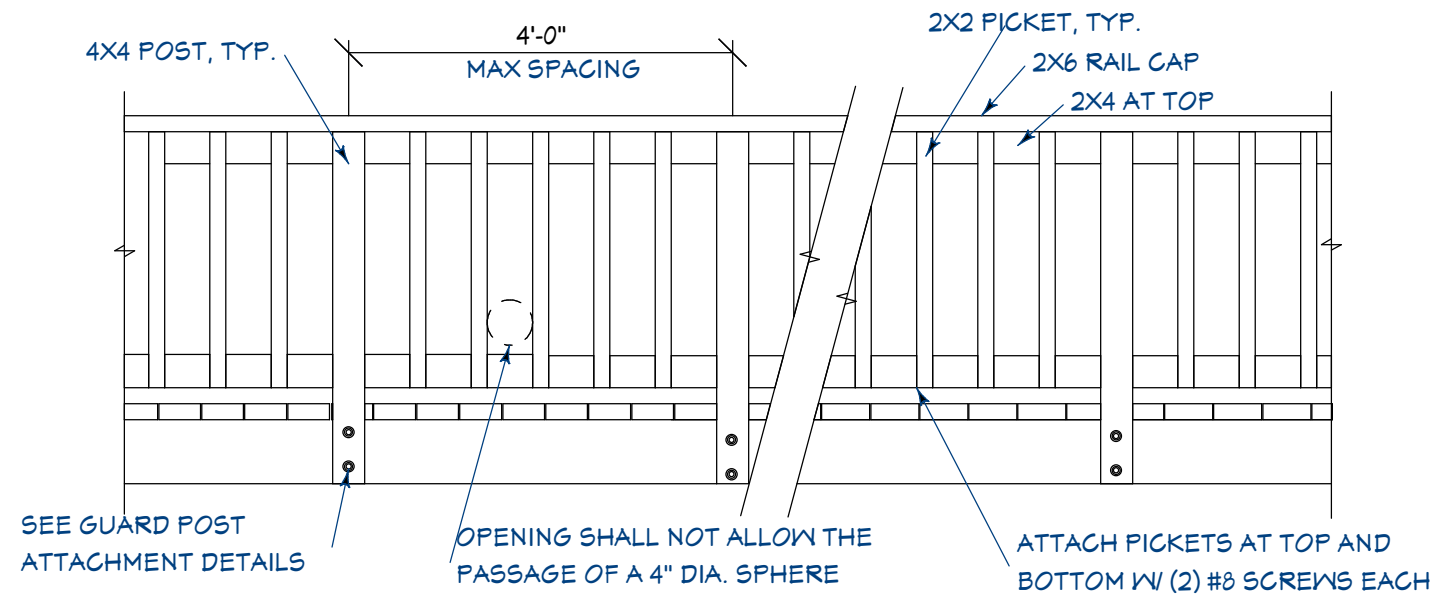
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SCALE:

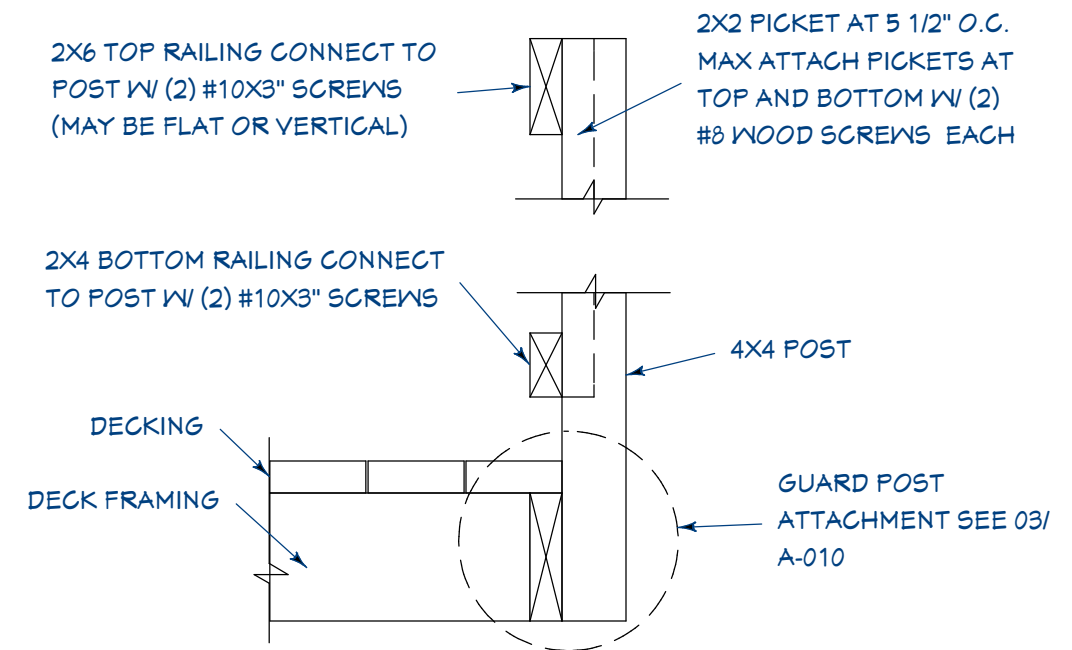
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PROJECT DESCRIPTION: 1510 NE 19TH AVE #2 PORTLAND OR 97232

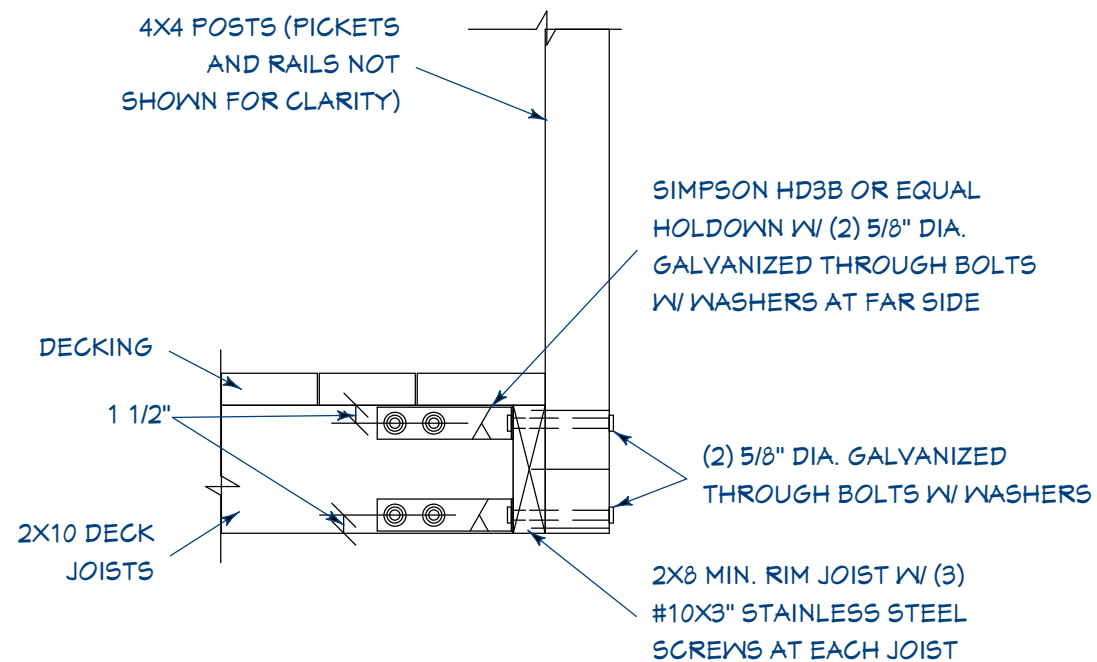
DRAWINGS PROVIDED BY: SAB DESIGN AND DRAFTING LLC SASHA.A.BECKWITH@GMAIL.COM 541-231-6318



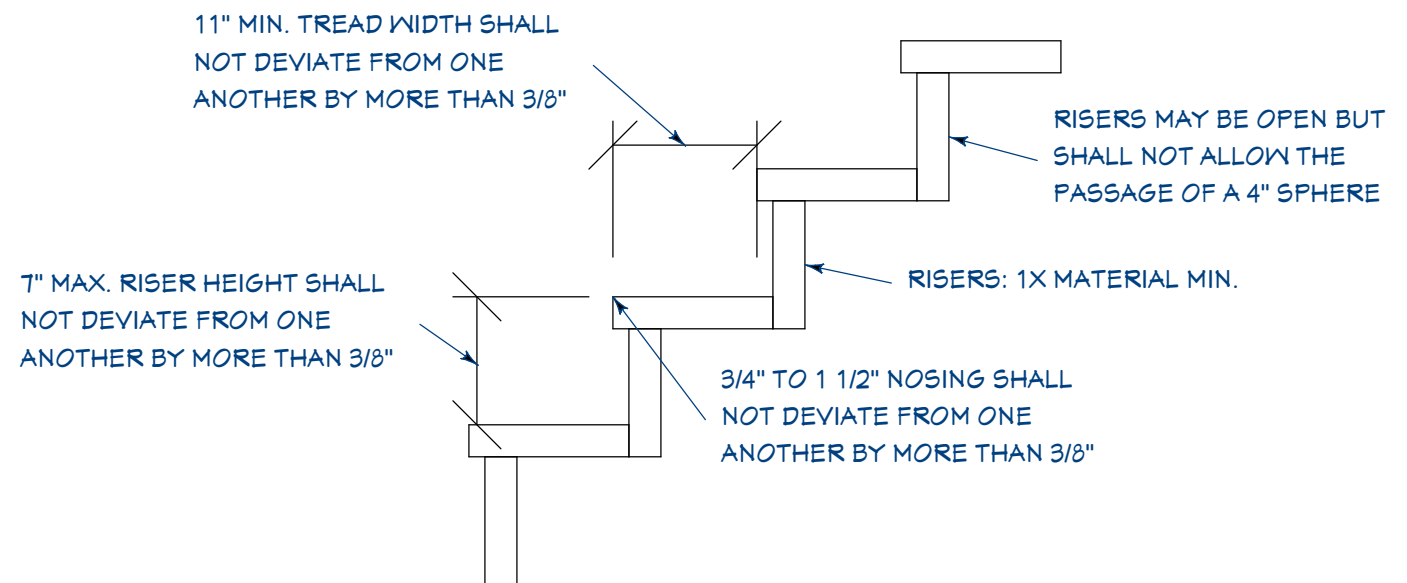
01
A-010 TYP. GUARDRAIL DETAIL
SCALE: NTS



02
A-010 GUARDRAIL RAILING AND PICKET DETAIL
SCALE: NTS



03
A-010 GUARDRAIL ATTACHMENT DETAIL
SCALE: NTS



04
A-010 TREAD AND RISER DETAIL
SCALE: NTS

SUBMITTED 2-4-22

A-010

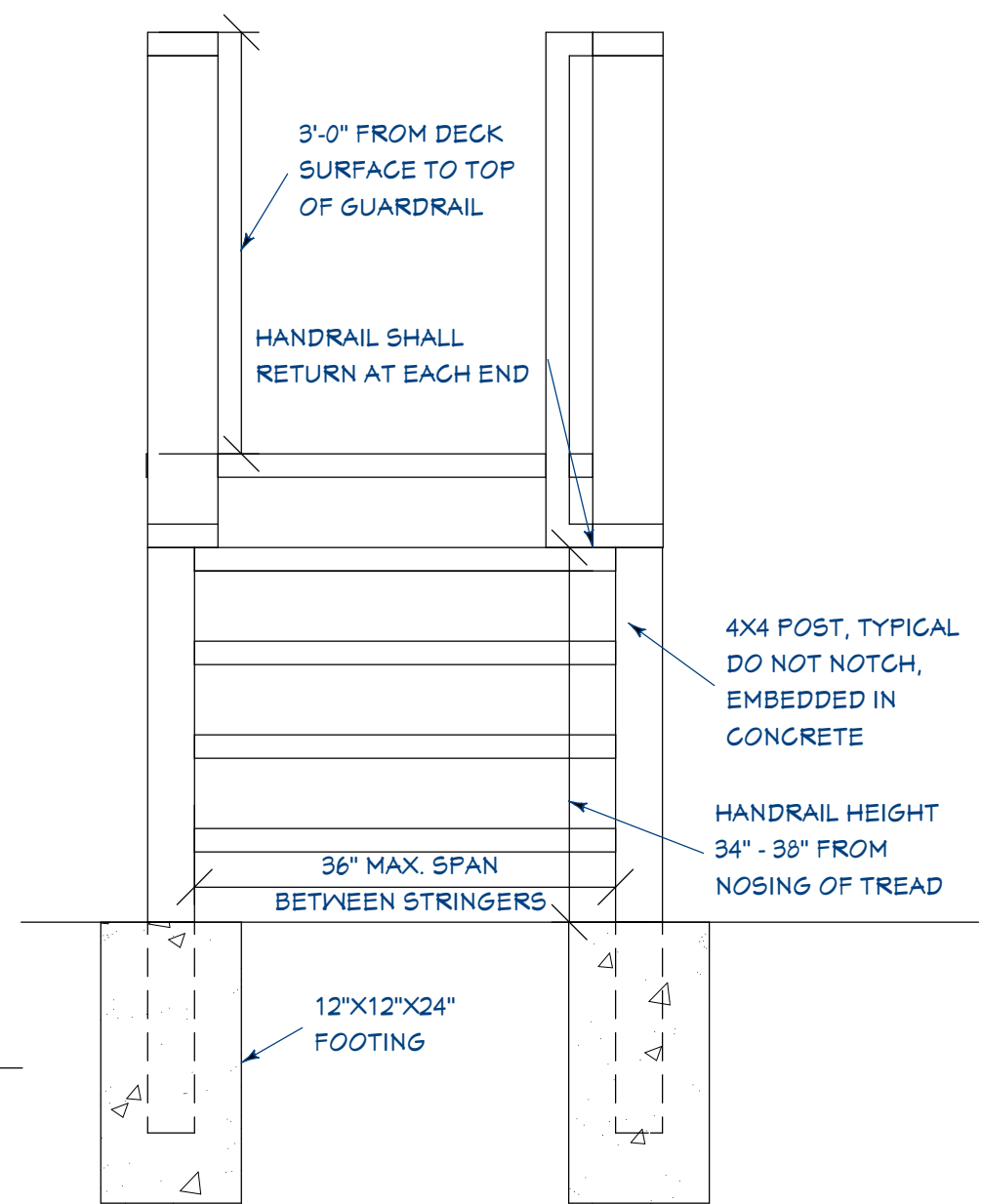
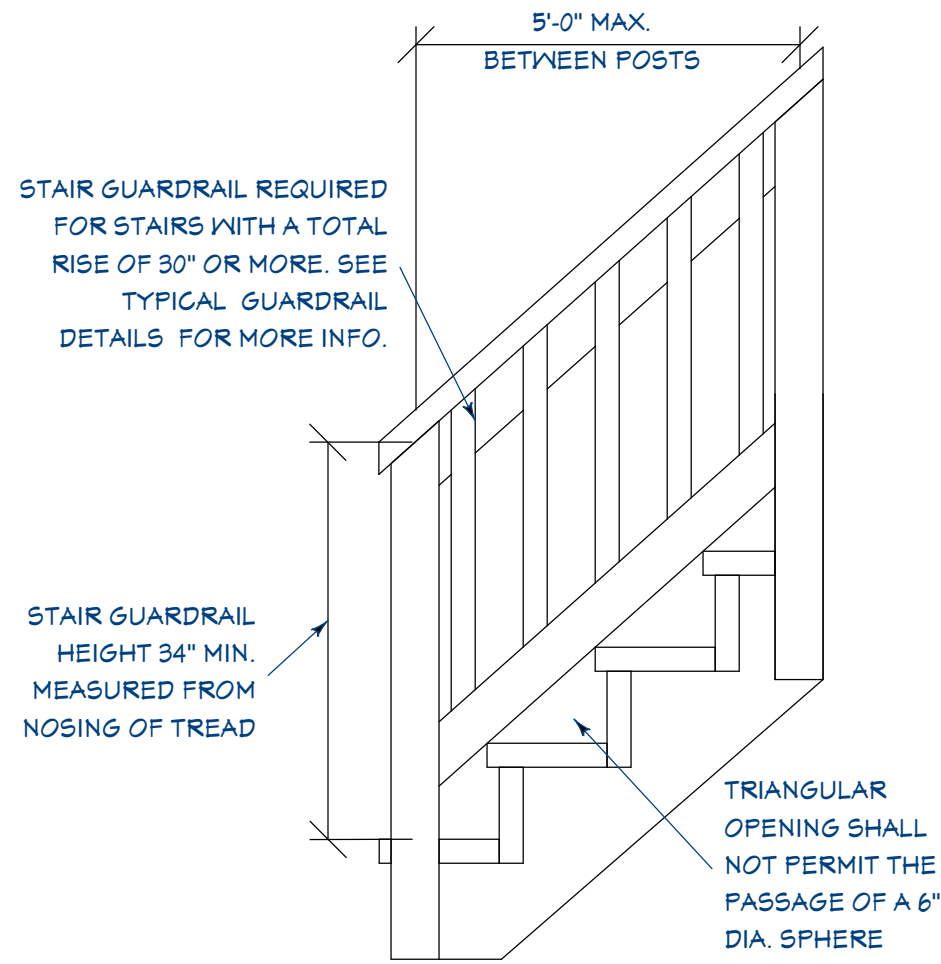
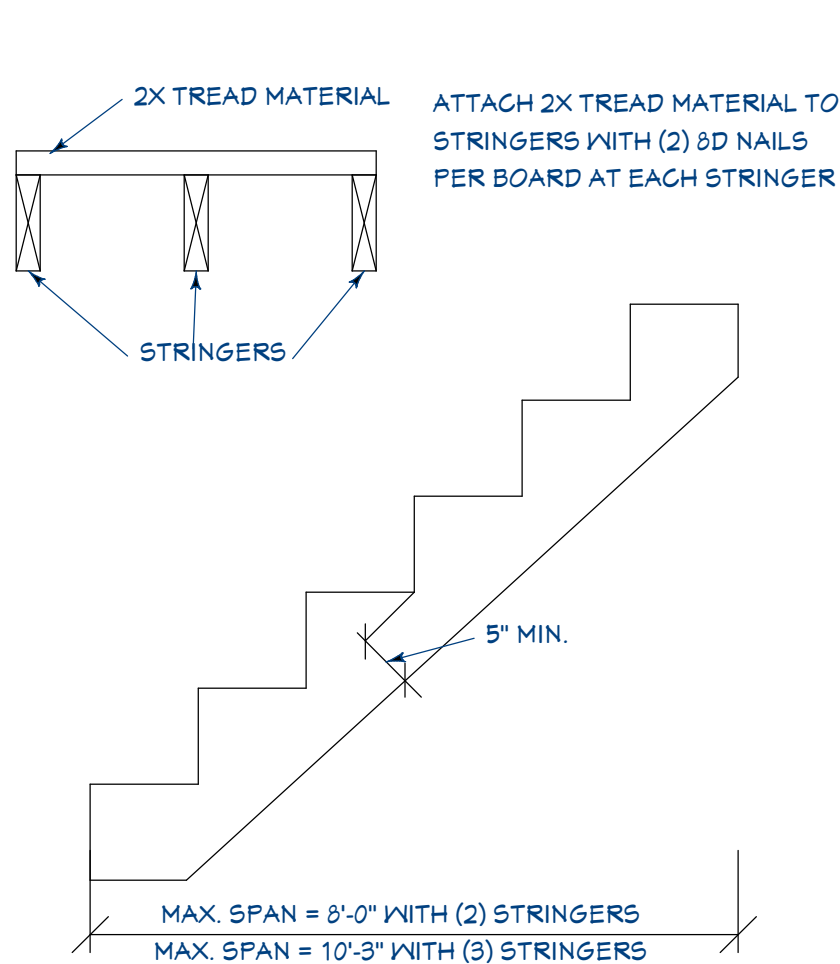
DATE:
2/4/2022

SCALE:

SHEET TITLE:
TYPICAL GUARDRAIL AND
STAIR DETAILS

PROJECT DESCRIPTION:
1510 NE 19TH AVE #2
PORTLAND OR 97232

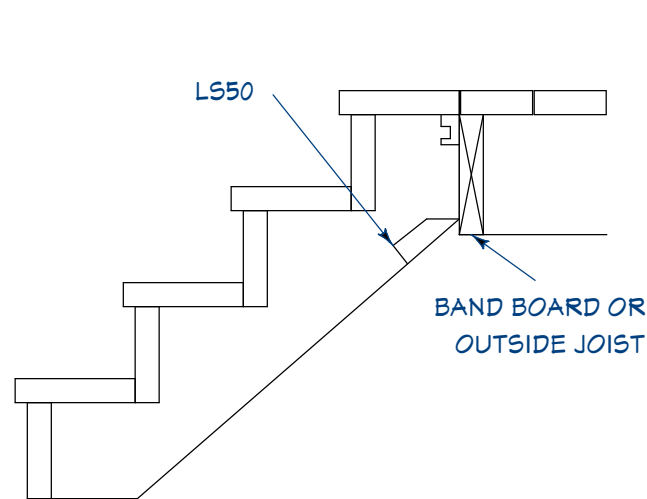
DRAWINGS PROVIDED BY:
SAB DESIGN AND DRAFTING LLC
SASHA.A.BECKWITH@GMAIL.COM
541-231-6318



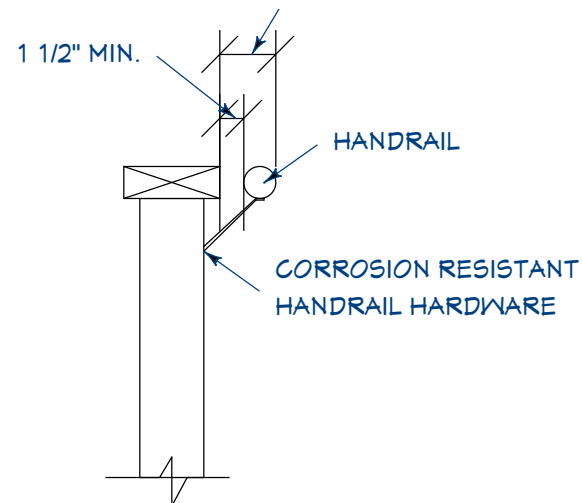
01
A-011 STAIR STRINGERS AND TREAD CONN.
SCALE: NTS

02
A-011 STAIR GUARD REQUIREMENTS
SCALE: NTS

03
A-011 MISC. STAIR REQUIREMENTS
SCALE: NTS



04
A-011 STAIR STRINGER CONNECTION DETAIL
SCALE: NTS



05
A-011 HANDRAIL REQUIREMENTS
SCALE: NTS

SUBMITTED 2-4-22

A-011

DATE:
2/4/2022

SCALE:

SHEET TITLE:
TYPICAL DECK STAIR
DETAILS

PROJECT DESCRIPTION:
1510 NE 19TH AVE #2
PORTLAND OR 97232

DRAWINGS PROVIDED BY:
SAB DESIGN AND DRAFTING LLC
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541-231-6318