

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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APPEAL SUMMARY

Status: Hold for Additional Information - Held over from ID 27589 (3/16/22) for additional information

Appeal ID: 27612	Project Address: 5511 SE Woodstock Blvd
Hearing Date: 3/30/22	Appellant Name: Richard Brooks
Case No.: B-003	Appellant Phone: (503) 226-1285
Appeal Type: Building	Plans Examiner/Inspector: Sloan Shelton
Project Type: commercial	Stories: 3 Occupancy: R-2 with some S-1 Construction Type: 5-B
Building/Business Name: 5511 SE Woodstock Apartments	Fire Sprinklers: Yes - full building
Appeal Involves: Erection of a new structure, Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: multifamily residential R-2

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 705.8 Allowable Openings

Requires

For exterior walls between 5 and 10 feet from a property line, the maximum allowable un-protected opening is 25 percent based on table 705.8.

We are intending to use this area as a covered place to keep the trash cans per BES requirements. The area is screened from view by a 6 foot sight obscuring fence at the property line (not shown on plan)

Code Modification or Alternate Requested We are requesting that the roof above the area be considered a projection based on the requirements for projections in OSSC 705.2.

The Fire Separation Distance (FSD) to the back wall of the covered area is 10'-0 15/16". Per Table 705.2 the projection cannot be closer than 40 inches to the property line.

The actual projection as designed is 5'-11 15/16" to the property line.

RECONSIDERATION TEXT:

We were asked to submit a site plan that shows the building and exit court in relation to the covered trash can area. The path of travel to the sidewalk on SE Woodstock does not cross in front of the trash can area

Proposed Design

For alternative methods or materials to meet the intent of the code, we are offering the following features which are in excess of the code requirements.

The back wall of the trash area will be of one hour construction which is not normally required for exterior walls that are more than 10 feet from the property line for this type of construction and occupancy group.

the exposed framing in the projection area roof will be on fire retardant treated lumber. Normally projections are not required to be of FRT lumber unless they are within 5 feet of the property line.

Reason for alternative We are making this request to allow us to maximize the efficiency of the building and site.

the proposed design will offer the same protection to the building as a free standing trash enclosure would that would need to be located within five feet of the building constructed along the property line. It also keeps the trash area away from the neighboring property.

APPEAL DECISION

Determination of trash enclosure roof as a projection which meets the minimum 40 inch fire separation distance: Hold for additional information.

See note below regarding the process for submitting additional information.

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

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required.

EXISTING ALLEY
(NO SIDEWALK)

TRASH AREA

2 OCCUPANTS

BIKE ROOM
2 OCCUPANTS

10 OCCUPANTS

UNIT
4 OCCUPANTS

UNIT
3 OCCUPANTS

UNIT
3 OCCUPANTS

10.00'

10' WIDE EXIT
COURT

NEW 23 UNIT
APARTMENT BUILDING

UNIT
3 OCCUPANTS

UNIT
3 OCCUPANTS

UNIT
3 OCCUPANTS

UNIT
3 OCCUPANTS

12 OCCUPANTS

12 OCCUPANTS

SIDEWALK

SE WOODSTOCK BOULEVARD

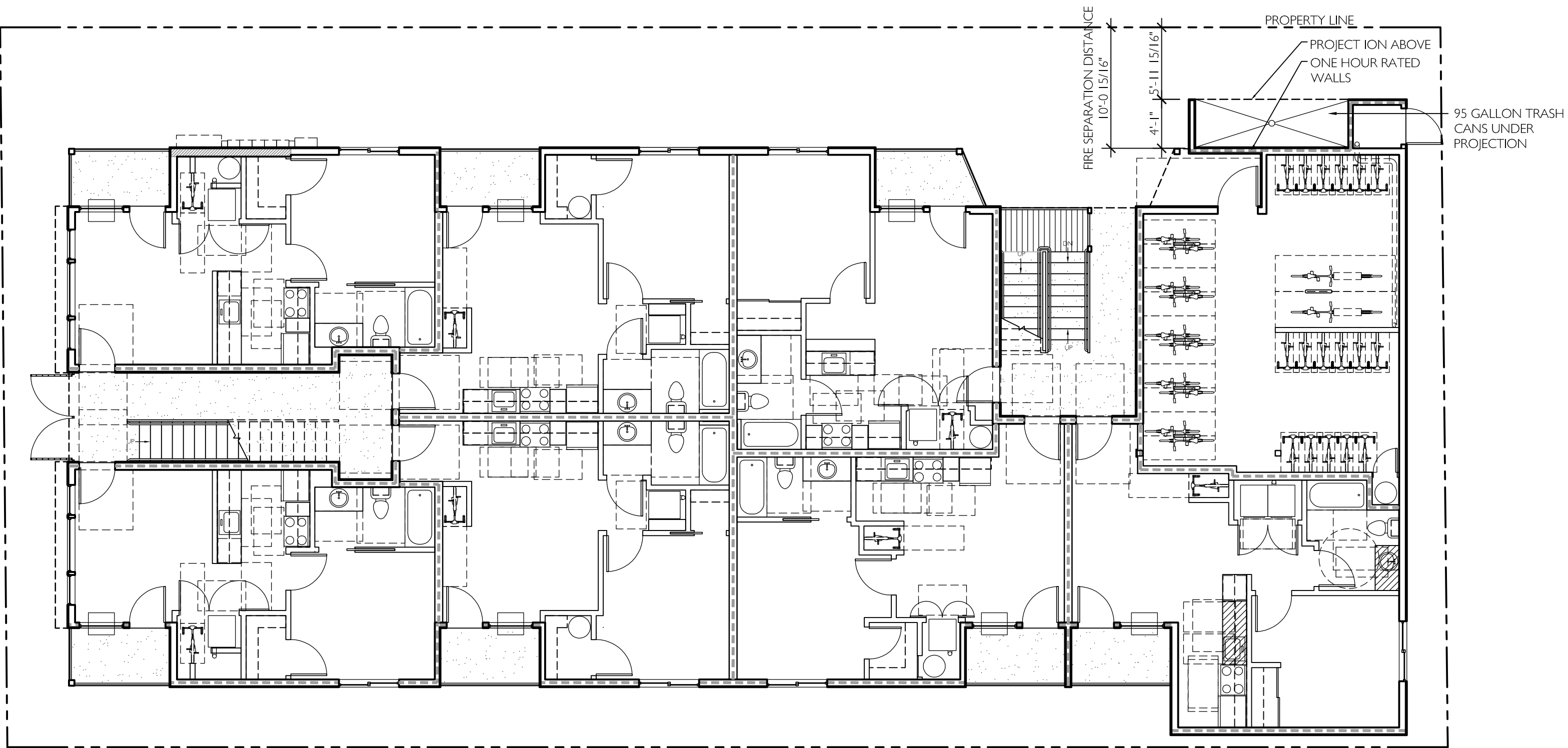
NORTH



1

APPEAL SITE EXHIBIT/EXIT STUDY

1" = 10'-0"



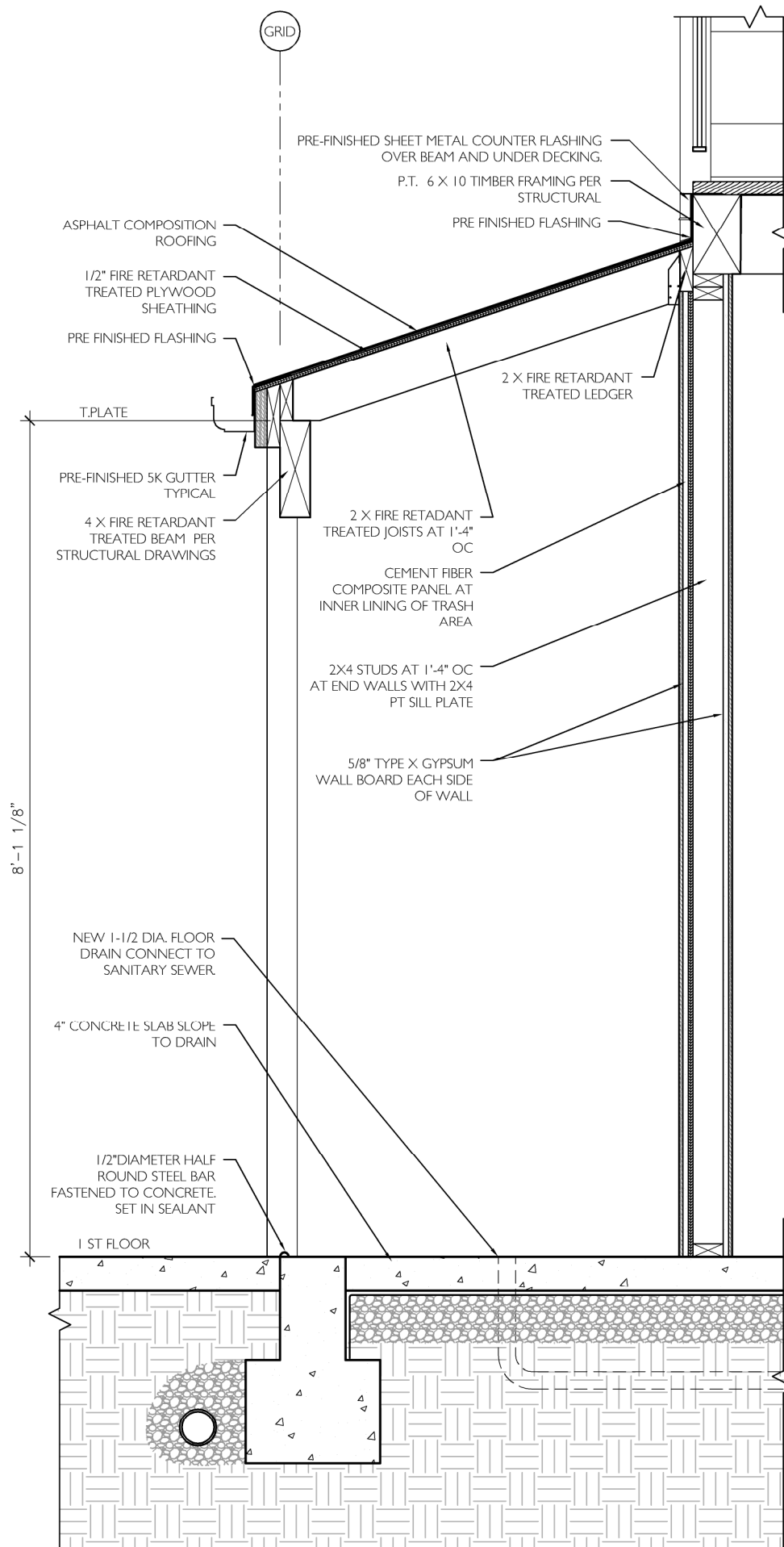
NORTH



1
A1.1

FIRST FLOOR PLAN

1/8" = 1'-0"



1
A4.3

SECTION AT COVERED TRASH AREA

1" = 1'-0"

DTL-407