

# 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

<b>Appeal ID:</b> 27632	<b>Project Address:</b> 5010 SE Woodstock
<b>Hearing Date:</b> 3/30/22	<b>Appellant Name:</b> Melissa Meiners
<b>Case No.:</b> B-014	<b>Appellant Phone:</b> 5037082157
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Cooley
<b>Project Type:</b> commercial	<b>Stories:</b> 4 <b>Occupancy:</b> A-2, B, R-2 <b>Construction Type:</b> III-A
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 21-113246-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Apartments, Coffee Shop

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	705.8.6.2
<b>Requires</b>	Where a new building is to be erected to an adjacent building, all opening protectives in the exterior wall of the new building are required to have a fire protection rating of not less than 3/4 hour where these opening protectives are less than 15 feet vertically above the roof of the existing building or structure.
<b>Code Modification or Alternate Requested</b>	Allow sprinkler protection of exposed, unrated windows.
<b>Proposed Design</b>	Building is fully sprinklered per NFPA 13. (2) windows on the 2nd and 3rd floors at the south elevation and (2) windows on the 2nd and 3rd floors at the East elevation are exposed less than 15 feet vertically above the roof of adjacent structures on separate lot.
<b>Reason for alternative</b>	Provide equivalent protection of unrated windows with sprinkler protection where windows are located within 15 feet vertically above the roof on adjacent lot. Similar appeals have been granted, reference Appeal ID 27530

#### Appeal item 2

<b>Code Section</b>	2902.3.3
<b>Requires</b>	In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall not be located more than one story above or below the space required to be provided with toilet facilities.
<b>Code Modification or</b>	Allow toilet facilities in individual dwelling units and the unisex toilet at the ground floor to fulfill the

**Alternate Requested** requirement for toilet facilities that serve the occupied roof deck for residents' use only.

**Proposed Design** The occupied roof decks are located on the 4th story, along with other dwelling units. The roof decks are for residents' use only and their guests, who have access to toilet facilities within their individual dwelling units located on this same story or stories below. They also have access to a single public toilet located on the ground floor and accessed via elevator or stairwell.

**Reason for alternative** The project exceeds the number of toilet facilities required per Chapter 29. The roof decks can be considered accessory to the main occupancy (R-2) as occupants and their guests are either occupying their individual dwelling units or occupying the outdoor deck space. And toilet facilities are provided for these occupants within dwelling units which they have direct access to via elevator or (2) stairwells, as well as a single public unisex restroom located directly off the elevator at the ground floor. Similar appeals have been granted, reference appeals 15184 & 26209.

## APPEAL DECISION

**1. Type 13 water curtain sprinkler protection at non-fire rated openings in buildings with vertical exposure on separate lots: Granted provided windows are non-operable and sprinklers are spaced not more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening(s) and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on the occupied side of the openings. A separate permit from the Fire Marshal's Office is required.**

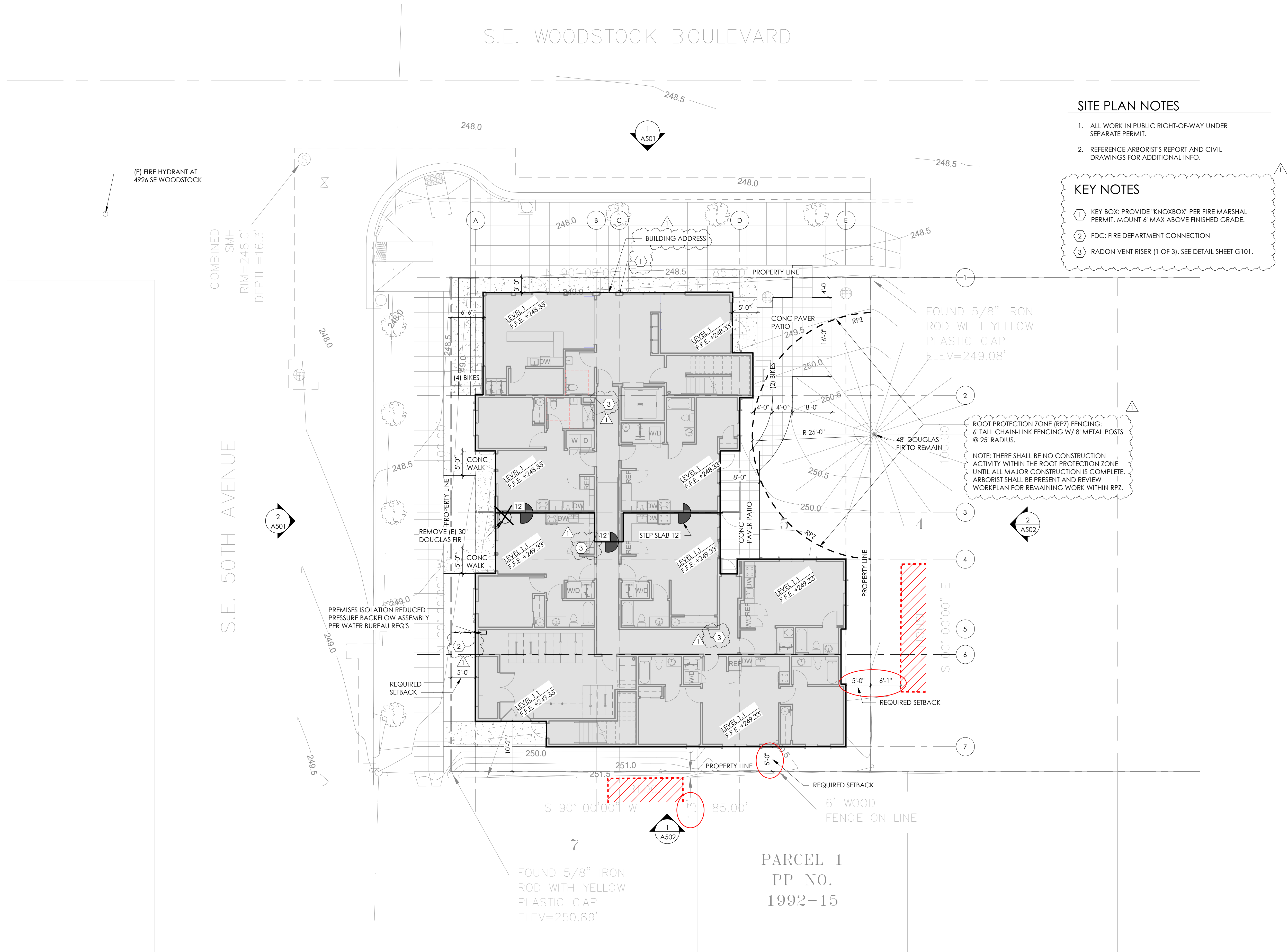
**Note; Fire damper protection of mechanical vent openings may be prescriptively used but no dryer vents PTAC units or eave vents may be located within appeal area.**

**2. Reduction in the minimum number of required plumbing fixtures: Granted provided an additional toilet room is provided at the 3rd or 4th level to serve the roof deck per footnote "g" of 2022 OSSC.**

**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto: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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



SITE PLAN NOTES

1. ALL WORK IN PUBLIC RIGHT-OF-WAY UNDER SEPARATE PERMIT.
2. REFERENCE ARBORIST'S REPORT AND CIVIL DRAWINGS FOR ADDITIONAL INFO.

KEY NOTES

- 1 KEY BOX: PROVIDE "KNOXBOX" PER FIRE MARSHAL PERMIT. MOUNT 6' MAX ABOVE FINISHED GRADE.
- 2 FDC: FIRE DEPARTMENT CONNECTION
- 3 RADON VENT RISER (1 OF 3). SEE DETAIL SHEET G101.

/koblə/CREATIVE



Koble Creative Architecture LLC  
Portland, Oregon / koblecreative.com

Woodstock Mixed-Use

SE Woodstock Blvd. @ SE 50th Ave.  
Portland, Oregon 97206

DATE: 11.14.2021  
DRAWN BY: KR  
JOB NO: 21-003  
REV NO:  
Chksh Resp 03/1/22

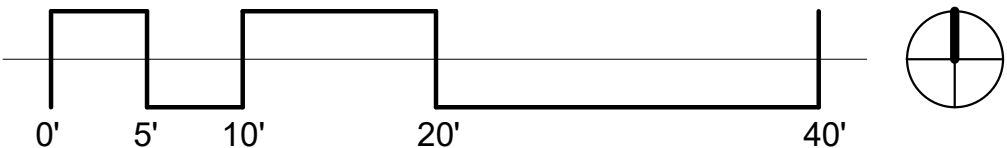
SITE PLAN

A101

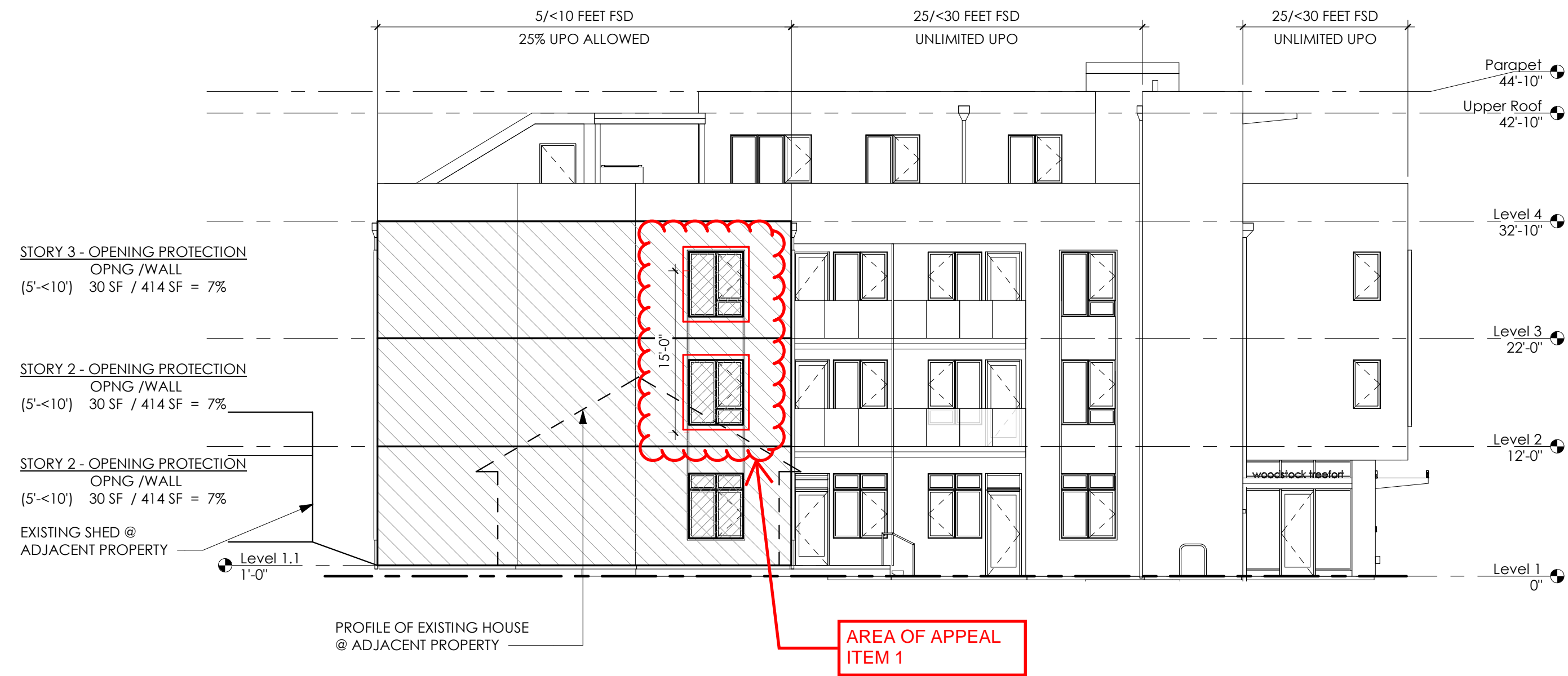
Permit Set

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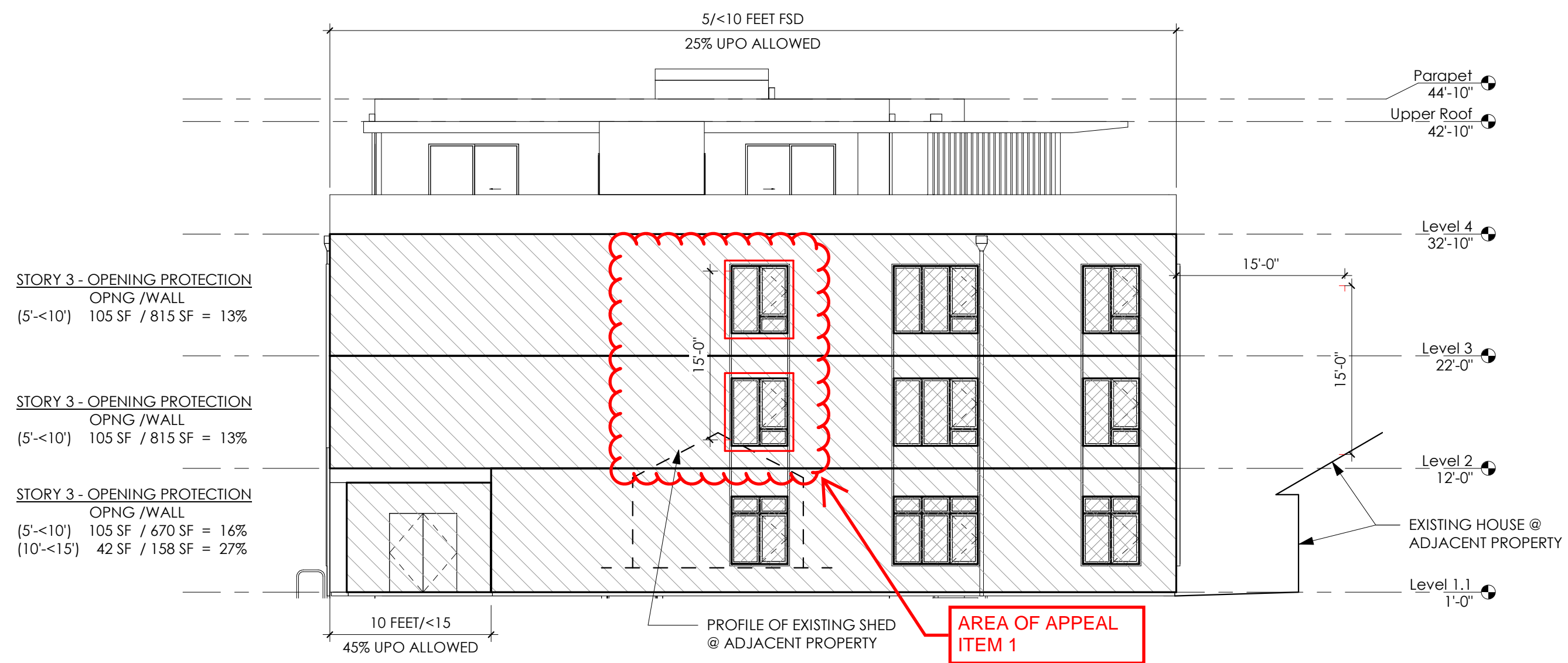
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APPEAL ITEM 1

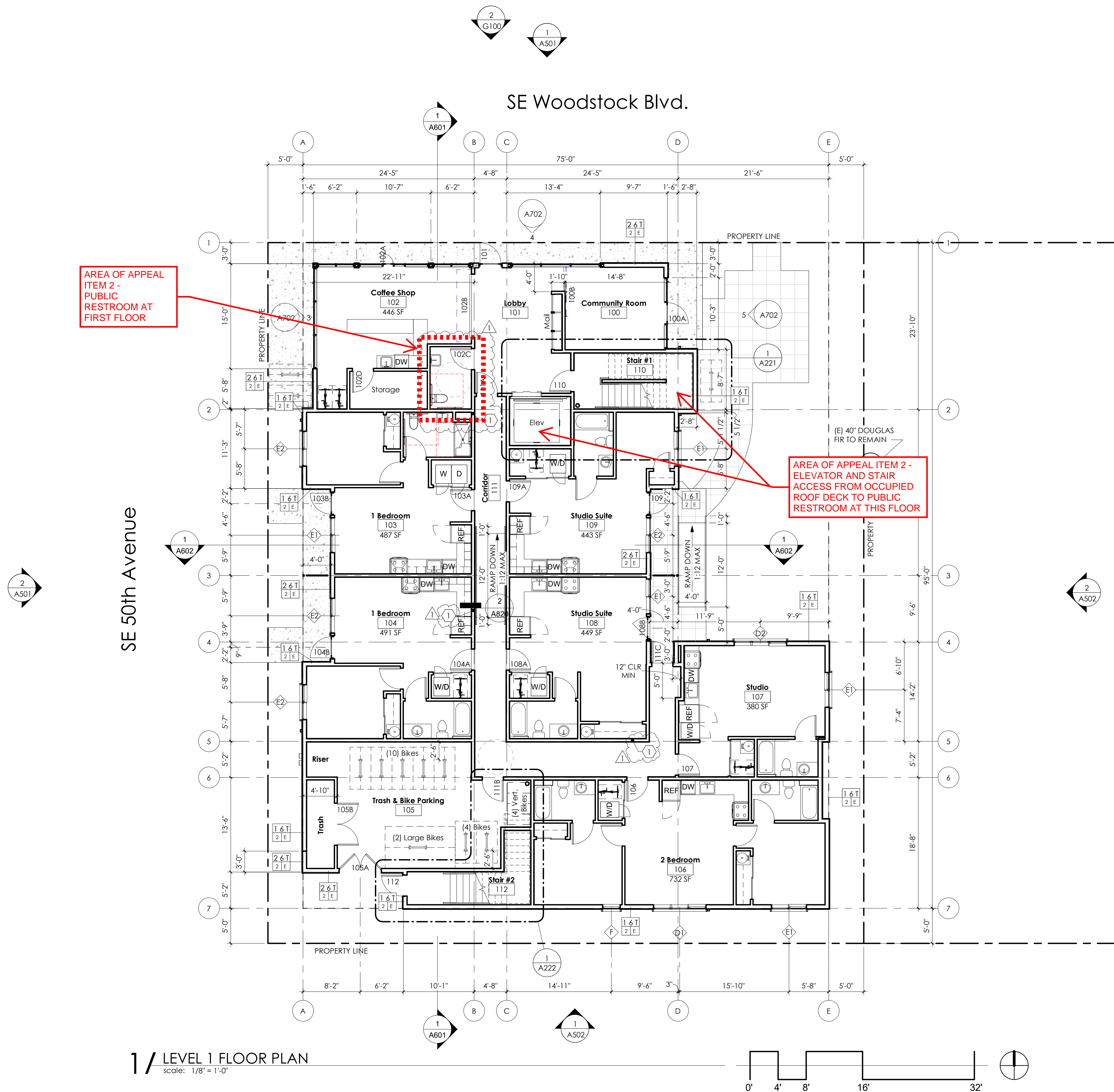


1 / EAST ELEVATION - UNPROTECTED OPENINGS



2 / SOUTH ELEVATION - UNPROTECTED OPENINGS





1 / LEVEL 1 FLOOR PLAN  
scale: 1/8" = 1'-0"



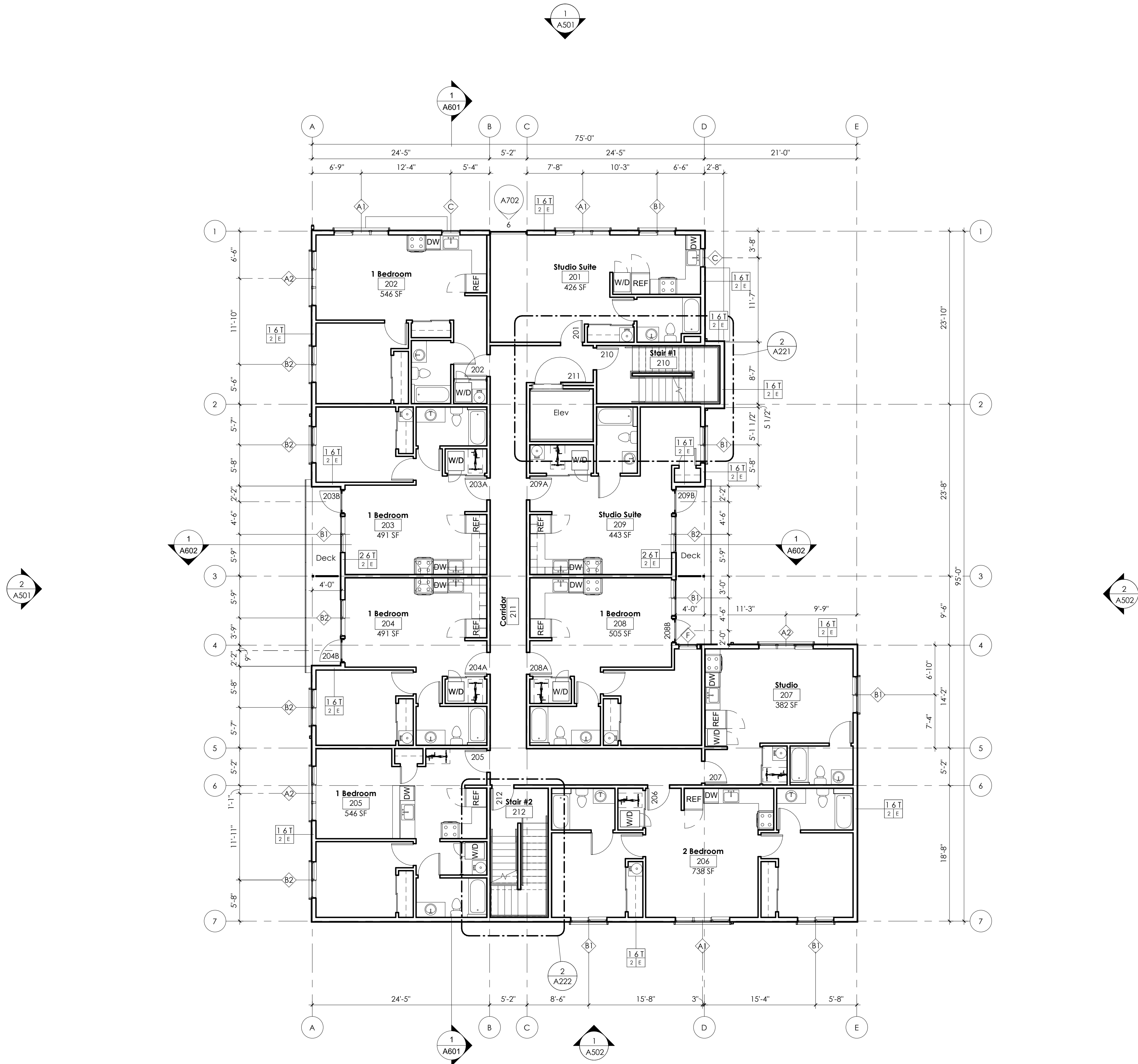
## FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING UON OR CENTER OF WINDOW OPENING, COLUMN, OR GRID. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS INDICATED AS "CLR" ARE CLEAR MINIMUM TO FACE OF FINISH.
2. SEE STANDARD FIXTURE MOUNTING HEIGHTS SHEETS G102, G103, G104 & G105 FOR MOUNTING REQUIREMENTS UON.
3. EXTERIOR WALL AND WINDOW CONDITIONS AND SIZES VARY. SEE PLANS AND WINDOW SCHEDULE FOR SIZE AND TYPE.
4. TYPICAL EXTERIOR WALL TYPES ARE  $\frac{16T}{2E}$  AND  $\frac{26T}{2E}$  UON, SEE PLANS & ELEVATIONS FOR LOCATIONS.
5. TYPICAL CORRIDOR WALL TYPE IS  $\frac{A4A}{1S}$  UON.
6. TYPICAL UNIT DEMISING WALL TYPE IS  $\frac{A4A}{1S}$  UON.
7. TYPICAL INTERIOR WALL TYPE IS  $\frac{C4N}{1S}$  UON.
8. REFERENCE ENLARGED UNIT PLANS SHEETS A211, A212 & A213 FOR UNIT DIMENSIONS, DOORS, AND ADDITIONAL INFO.
9. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 4" TO THE WALL UON.
10. DOTTED BOXES AND CIRCLES DESIGNATE ACCESSIBLE CLEAR FLOOR SPACES FOR REFERENCE.
11. SEE STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALLS WITH WOOD SHEATHING.
12. SEE SHEETS G104 & G105 FOR GRAB BAR BLOCKING REQUIREMENTS AT SHOWER AND TOILET.
13. ALL DRYER EXHAUST AND EXHAUST FANS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS. VENT TO OUTSIDE AT ROOF, UON. VERIFY WITH MECHANICAL DESIGN BUILD.
14. SIGNAGE INDICATING STAIR CONTINUATION TO THE ROOF TO BE INSTALLED AT STREET LEVEL AND ALL FLOOR LEVELS, AND AS APPROVED BY FIRE MARSHAL'S OFFICE PRIOR TO OCCUPANCY.
15. SINKS, MIRRORS AND FAUCETS TO BE CENTERED ON VANITY CASEWORK UON. SEE SHEET G102, G104 & G105 FOR ADDITIONAL INFORMATION.

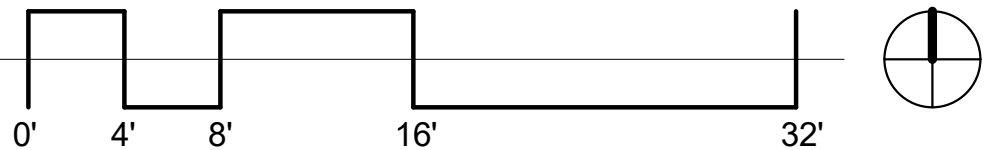
## KEY NOTES

- 1 RADON VENT RISER (1 OF 3). SEE DETAIL SHEET G101.

preliminary  
not for  
construction



1 / LEVEL 2 FLOOR PLAN  
scale: 1/8" = 1'-0"



FLOOR PLAN GENERAL NOTES

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/kōblə/CREATIVE



Koble Creative Architecture LLC  
Portland, Oregon / koblecreative.com

Woodstock Mixed-Use

SE Woodstock Blvd. @ SE 50th Ave.  
Portland, Oregon 97206

DATE: 11.14.2021  
DRAWN BY: KR  
JOB NO: 21-003  
REV NO:

FLOOR PLAN-LEVEL 2

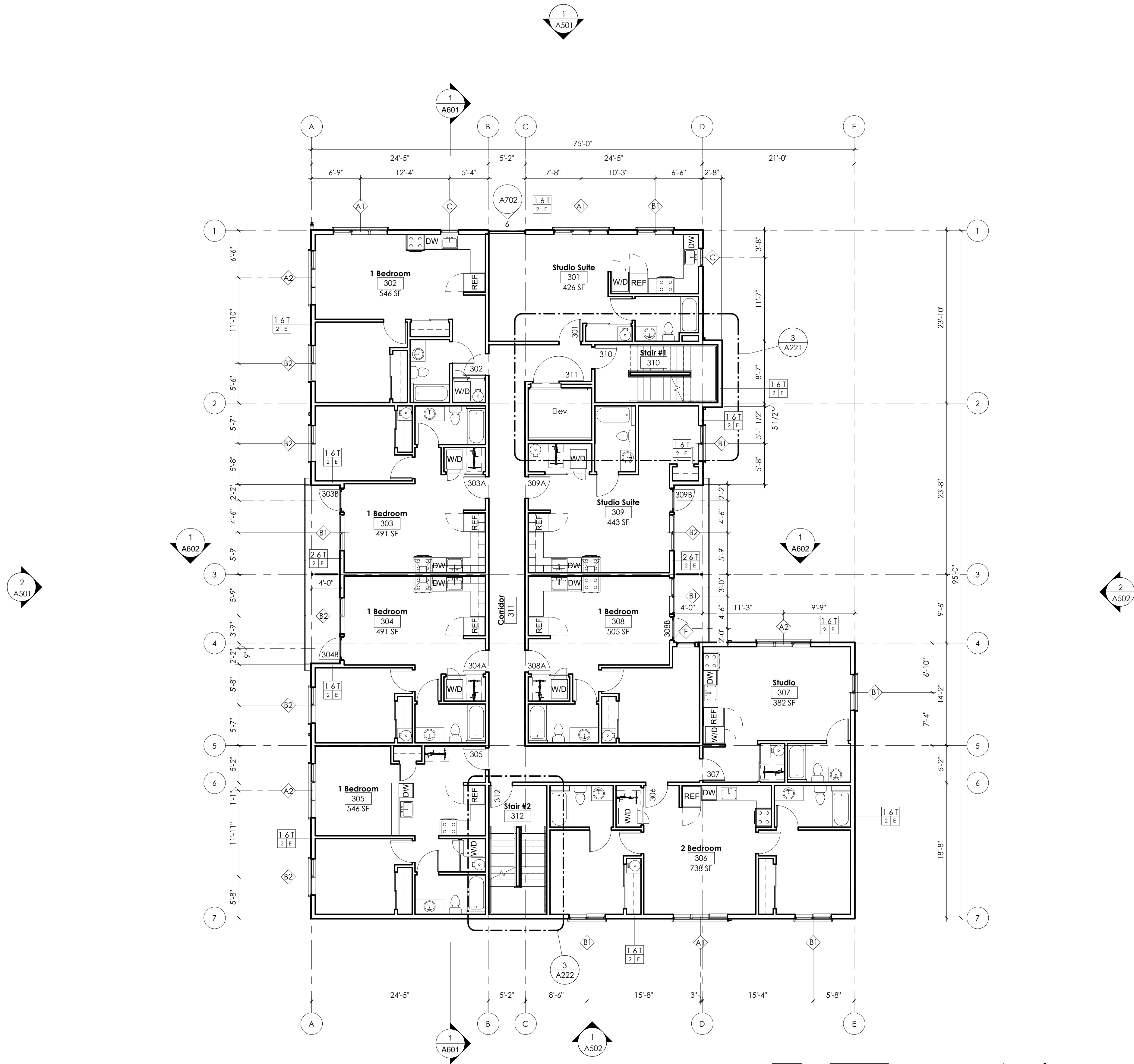
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Permit Set

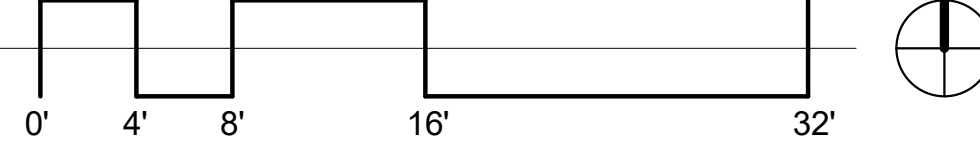
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APPEAL ITEM 2





1 / LEVEL 3 FLOOR PLAN  
scale: 1/8" = 1'-0"

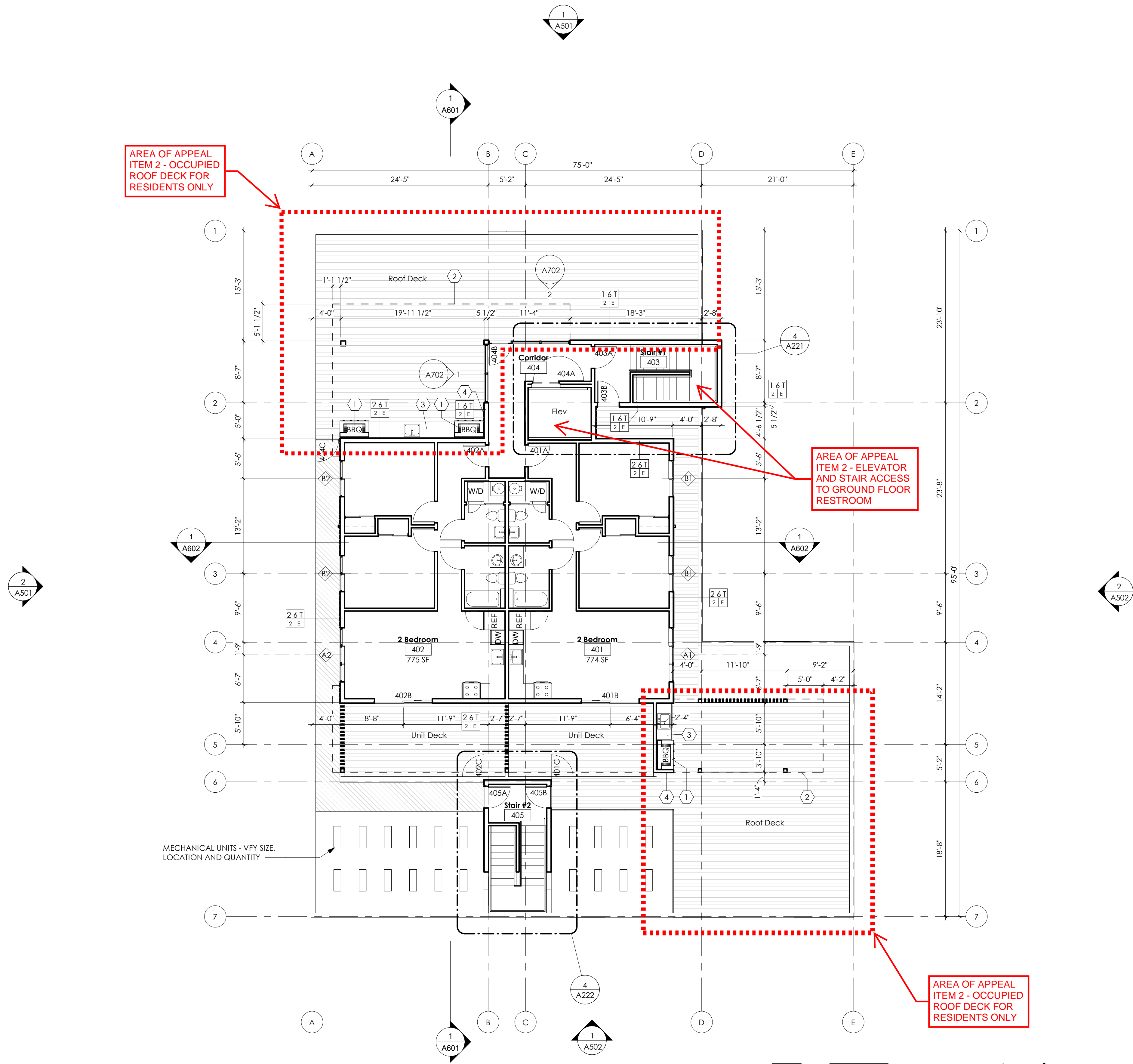


FLOOR PLAN GENERAL NOTES

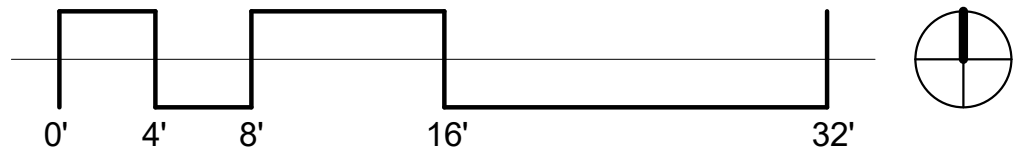
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DATE: 11.14.2021  
DRAWN BY: KR  
JOB NO: 21-003  
REV NO:



1 / LEVEL 4 FLOOR PLAN  
scale: 1/8" = 1'-0"



FLOOR PLAN GENERAL NOTES

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LEGEND

- DECKING PANELS ON TAPERED SLEEPERS
- ROOF WALK PATH

KEY NOTES

- OPEN-FLAME COOKING DEVICE
- LINE OF ROOF ABOVE
- FIRE EXTINGUISHER IN CABINET WITH SIGNAGE
- MANUALLY RESETTABLE SHUT-OFF VALVE W/ SIGNAGE



## CHAPTER 29: PLUMBING

ROOF DECK IS DESIGNATED AS AMENITY SPACE FOR RESIDENTS. OCCUPANTS HAVE ACCESS TO BATHROOMS WITHIN THEIR INDIVIDUAL DWELLING UNITS.

LOBBY AND HALLWAYS ARE CIRCULATION SPACES, AND ARE NOT INCLUDED IN CALCULATION FOR PLUMBING FIXTURES.

**COFFEE SHOP: B = 24 OCCUPANTS**

**STORAGE: S-1 = 3 OCCUPANTS**

**DWELLING UNITS = 26**

OCC. CLASS	REQUIRED RATIOS				REQUIRED NO. OF FIXTURES				DF
	WATER CLOSETS		LAVATORIES		WATER CLOSETS		LAVATORIES		
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	REQ'D
B	1:75	1:75	1:200	1:200	0.32	0.32	0.12	0.12	0
S-1	1:100	1:100	1:100	1:100	0.03	0.03	0.03	0.03	0
R-2	1:DU		1:DU		26		26		0
TOTAL REQUIRED					27		27		0
PROVIDED					32		32		0