

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 - Held over from ID 27696 (4/27/22) for additional information

Appeal ID: 27740	Project Address: 3637 NE 43rd Ave
Hearing Date: 5/11/22	Appellant Name: Zoe Bailey
Case No.: B-006	Appellant Phone: 503-314-3455
Appeal Type: Building	Plans Examiner/Inspector: Mike Rider
Project Type: residential	Stories: 2 Occupancy: Residential Construction Type: Light frame wood construction
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: ADU

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2010 OSISC 304.9.1 General Pathway Requirements

Requires

Original Text:

304.9.1 General Pathway Requirements:

All PV installations shall include a 36 inch wide (914mm) pathway maintained along three sides of the solar roof. The bottom edge of a roof with a slope that exceeds 2:12 shall not be used as a pathway. All pathways shall be located over a structurally supported area and measured from edge of the roof and horizontal ridge to the solar array or any portion thereof.

Exception:

On structures with a PV array area of 1,000 square feet (92.90 square meters) or less installed on a roof with a slope that exceeds 2:12 and with an intersecting adjacent roof and where no section is larger than 150 feet (45720 mm) measured in length or width:

1.1. Where the PV array does not exceed 25% as measured in plan view of total roof area of the structure, a minimum 12 inch (305mm) unobstructed pathway, shall be maintained along each side of any horizontal ridge.

1.2. Where the solar array area exceeds 25% as measured in plan view of total roof area of the structure, a minimum of one 36 inch (914 mm) unobstructed pathway from ridge to eave, over a structurally supported area, must be provided in addition to a minimum 12 inch (305 mm) unobstructed pathway along each side of any horizontal ridge.

Reconsideration Text: N/A

Code Modification or Alternate Requested

Original Text:

We would like to appeal the General Pathway Requirements and be allowed to maintain a 36" pathway along 2 sides of the array and a 12" minimum FF pathway along the roof ridge.

Reconsideration Text:

We would like to appeal the General Pathway Requirements and be allowed to maintain a 36" pathway along 2 sides of the array and a 24" minimum FF pathway along the roof ridge.

Proposed Design

Original Text:

We would like to provide a 36" FF pathway on the North and South edges of the roof and a 24" and 12" FF pathway along the East and Westing facing roof ridge. (See pathways on page D.03 of attachment)

Reconsideration Text:

We would like to provide a 36" FF pathway on the North and South edges of the roof and a 24" FF pathway along the East and Westing facing roof ridge. (See pathways on page D.03 of attachment)

Reason for alternative

Original Text: Due to the small nature of this ADU(18'x16' footprint), the lack of attic space, and skylight on the East facing roof next to our 36" FF pathway. Would having a 36" pathway along 2 sides instead of 3 provide enough space for ventilation purposes, firefighter movement and or placement to hook a rood ladder?

We can put a 26" pathway along the West facing roof ridge and a 12" pathway along the East facing roof ridge. No pathway would be smaller than 12". We are hoping to maximize solar potential while also meeting firefighter needs.

Reconsideration Text:

We can put a 24" pathway along the East and West facing roof ridge

Modules on East array have been shifted toward the eave to provide larger pathway at roof ridge

APPEAL DECISION

Provide a 36 inch pathway on two sides of solar array and a 24 inch minimum pathway along the roof ridge: Granted provided the final plan set clearly shows:

36" firefighter pathways along the north side of the roof

36" firefighter pathways along the south side of the roof

24" firefighter pathway along the west side of the ridge

24" firefighter pathway along the east side of the ridge

A site plan that matches the enlarged roof plan layout.

Appellant may contact Mike Rider (503 823-8205) 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.

PROJECT INFORMATION

OWNER	WICKES RESIDENCE 3637 NE 43RD AVE PORTLAND, OR 97213	CONTRACTOR	SYNCHRO SOLAR 2870 NE HOGAN DR. STE E, BOX 240 GRESHAM, OR 97030 TEL: 503-208-4786 CONTACT: BRION WICKSTROM
BUILDING DATA	SINGLE FAMILY RESIDENCE/ ADU	ROOF SPECS	ASPHALT COMPOSITION SHINGLE ROOF W/ 2X12 RAFTERS @ 24" O.C., ROOF TILT: 4/12 WEST, 10/12 EAST AZIMUTH: 90 DEGREES AND 270 DEGREES AREA OF ROOF: 484 SF AREA OF SOLAR ARRAY: 310 SF TOTAL ARRAY IS > 25% OF ROOF AREA (MEASURED IN PLAN VIEW), SEE NOTE 5, EXCEPTION 1.2.
APPLICABLE CODES	2010 OREGON SOLAR INSTALLATION SPECIALTY CODE w/ 2019 OREGON STRUCTURAL SPECIALTY CODE (SECTION 3111)	MODULE SPECS	SILFAB ELITE SIL380-BK (L) 70.67" X (W) 39.98" X (H) 1.5" WEIGHT: 42.3 LBS COMBINED WEIGHT OF MODULES AND RACKING IS < 4.5 PSF.
SYSTEM	SILFAB ELITE SIL380-BK 14 MODULES 14 X 380W = 5.32kW w/ IQ8+ INVERTERS, 1 AT EACH MODULE		
ELEC SERVICE	SERVICE VOLTAGE, 240V SERVICE, 400 AMP MAIN DISCONNECT, (2) 200 AMP BREAKERS PROVIDER, PACIFIC POWER INTERCONNECTION TYPE, LOADSIDE		

PROJECT NOTES

1.

PV SYSTEMS AND SUPPORTING STRUCTURE SHALL COMPLY WITH REQUIREMENTS OF 2019 OREGON STRUCTURAL SPECIALTY CODE (SECTION 3111).
2.

3111.3.2 - PV RACKING AND ATTACHMENTS SHALL BE UL CERTIFIED.
3.

PV SYSTEM SHALL HAVE A CLASSIFICATION THAT IS EQUAL TO OR GREATER THAN THE ROOF ASSEMBLY REQUIRED BY OSSC SECTION 1505.1.
4.

3111.4.3 - 3111.4.7 - PV LAYOUT SHALL NOT RESTRICT EGRESS, LIGHT, VENTILATION, OR ROOF DRAINAGE REQUIREMENTS.
5.

3111.4.8.1 - GENERAL PATHWAY REQUIREMENTS-
EXCEPTION 1: ON STRUCTURES WITH A PV ARRAY AREA OF 1,000 SF OR LESS INSTALLED ON A ROOF WITH A SLOPE THAT EXCEEDS 2:12 AND WITH AN INTERSECTING ADJACENT ROOF AND WHERE NO SECTION IS LARGER THAN 150 FEET MEASURED IN LENGTH OR WIDTH.
EXCEPTION 1.1: WHERE PV ARRAY DOES NOT EXCEED 25% AS MEASURED IN PLAN VIEW OF TOTAL ROOF AREA OF A STRUCTURE, A MINIMUM OF 12" UNOBSTRUCTED PATHWAY SHALL BE MAINTAINED ALONG EACH SIDE OF ANY HORIZONTAL RIDGE.
EXCEPTION 1.2: WHERE SOLAR ARRAY EXCEEDS 25% AS MEASURED IN PLAN VIEW OF TOTAL ROOF AREA OF THE STRUCTURE, A MINIMUM OF ONE 36" UNOBSTRUCTED PATHWAY SHALL BE PROVIDED IN ADDITION TO A MINIMUM OF 12" UNOBSTRUCTED PATHWAY ALONG EA. SIDE OF ANY HORIZONTAL RIDGE.
6.

3111.4.8.5.1 - DISCONNECTS, J-BOXES, COMBINER BOXES OR GUTTERS SHALL NOT BE PLACED IN ANY REQUIRED PATHWAY OR CUTOUT.
7.

3111.5.3.1 - TOTAL SYSTEM WEIGHT SHALL NOT EXCEED 4.5 PSF. PV MODULES AND RACKING SHALL BE DIRECTLY ATTACHED TO ROOF FRAMING AS SHOWN IN DETAILS ON SHEET 4.
8.

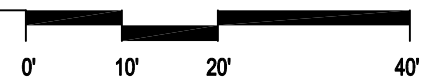
3111.5.4 - MAX MODULE HEIGHT < 12" OFF ROOF SURFACE.
9.

MECHANICAL EQUIPMENT CLEARANCES: NOT APPLICABLE, THERE IS NO MECHANICAL EQUIPMENT WITHIN 30" OF SOLAR ARRAY.



1. SITE PLAN

Scale: 1" = 20'-0"



NOTE:
THIS SITE PLAN IS NOT A SURVEY, AND IS
FOR SOLAR REFERENCE ONLY. THIS MAY
NOT BE USED TO DETERMINE LOCATION OF
PROPERTY LINES.

PROJECT NAME
WICKES

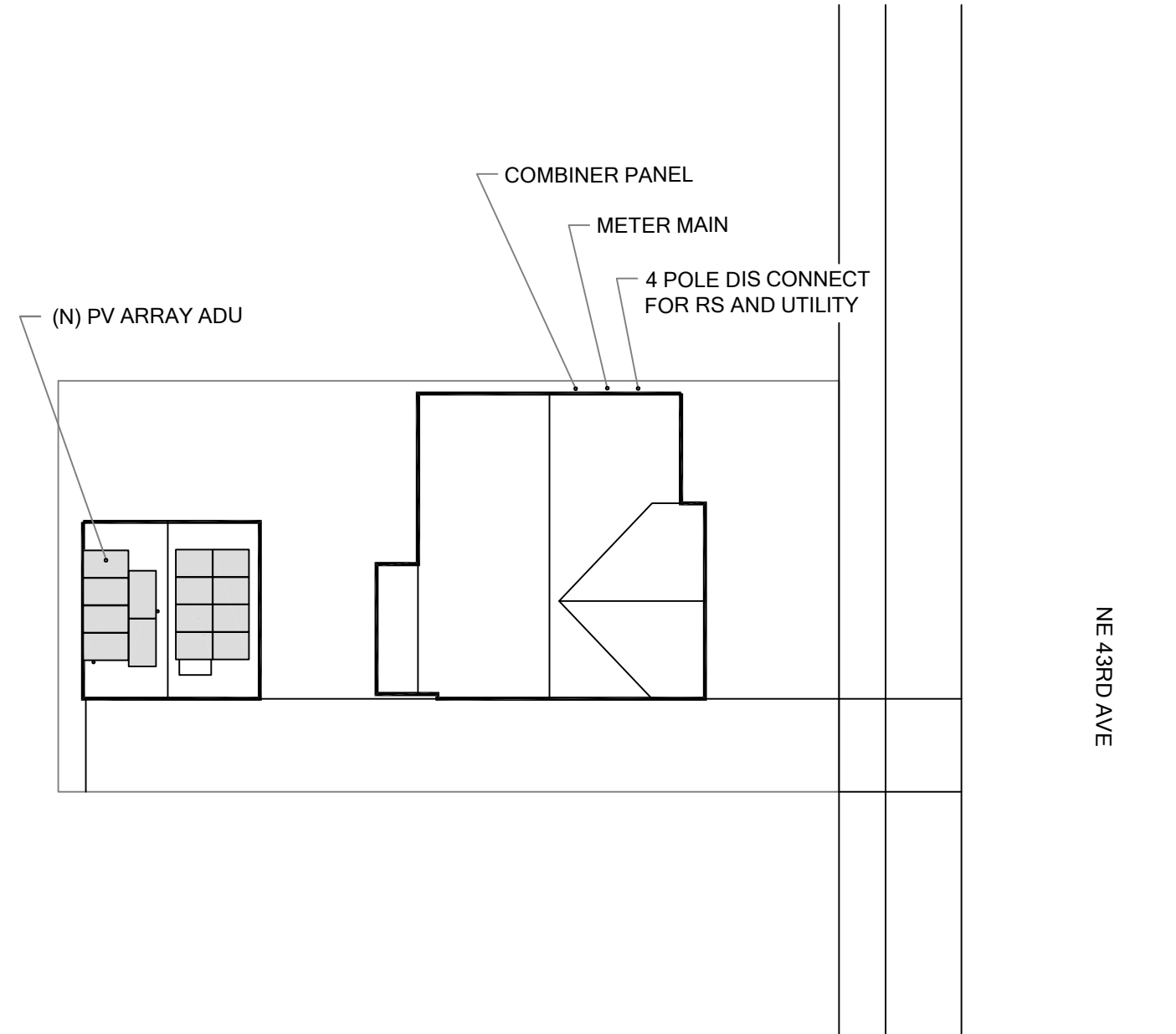
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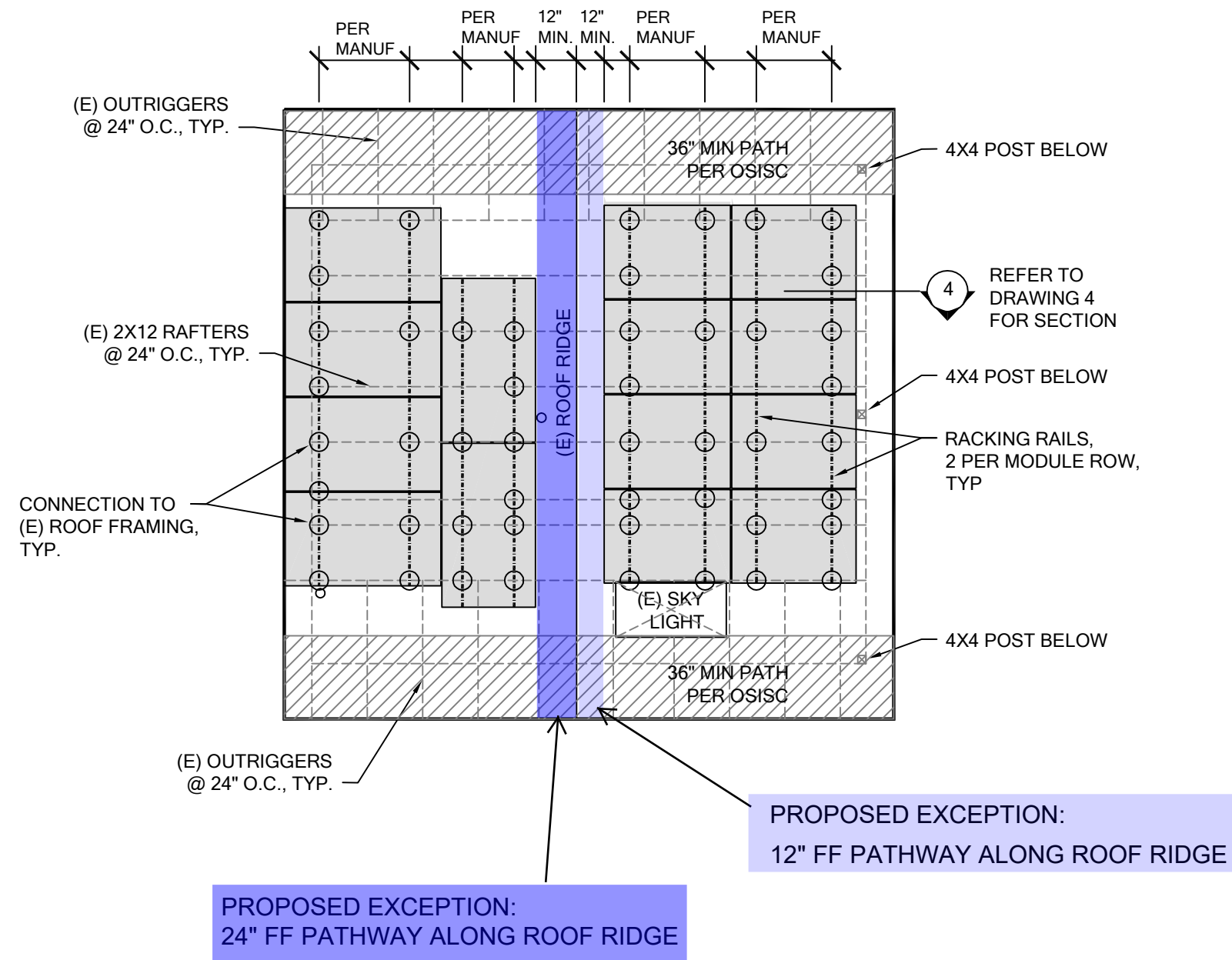
DATE
2-24-22

REVISION

Site Plan

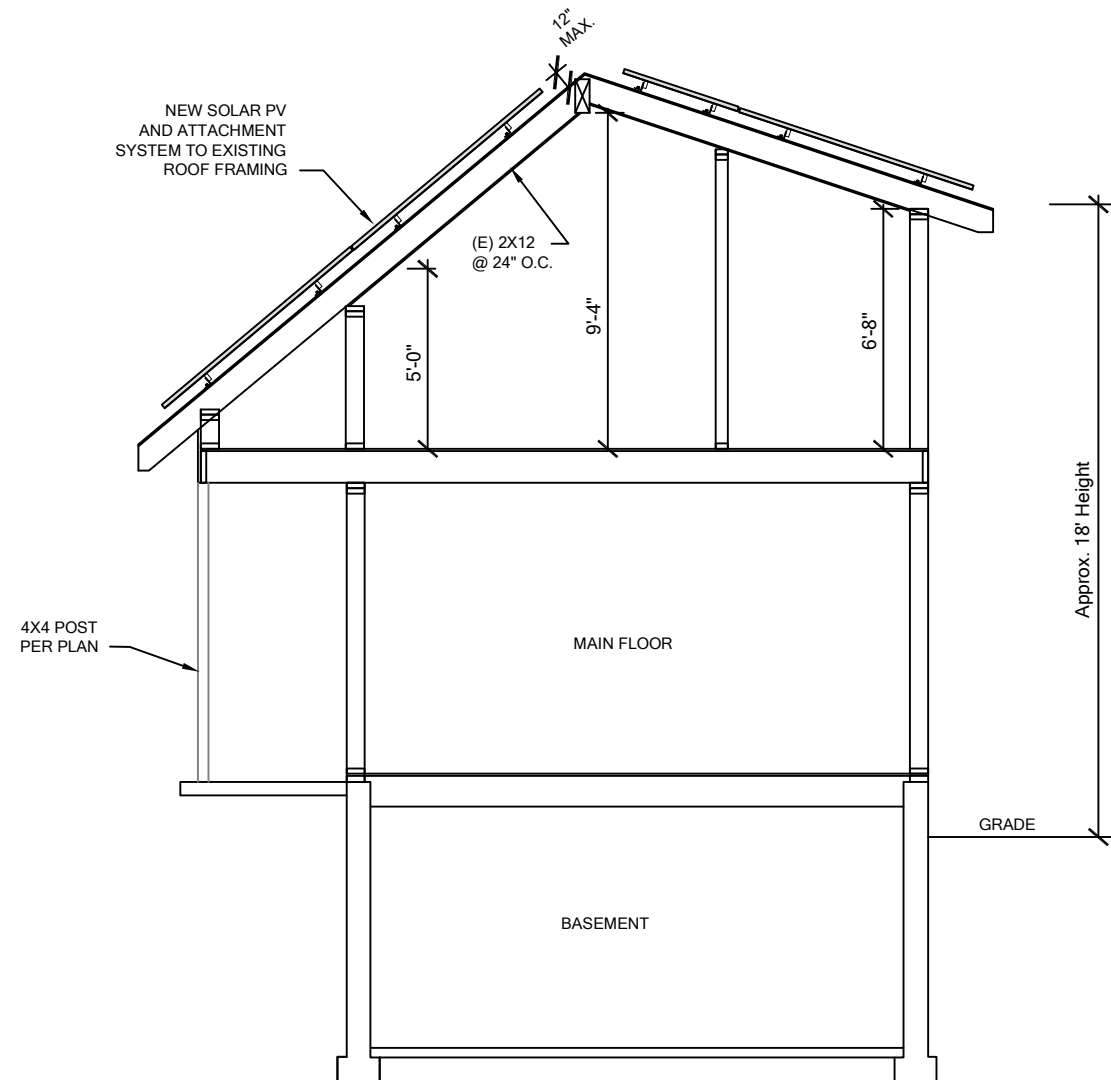
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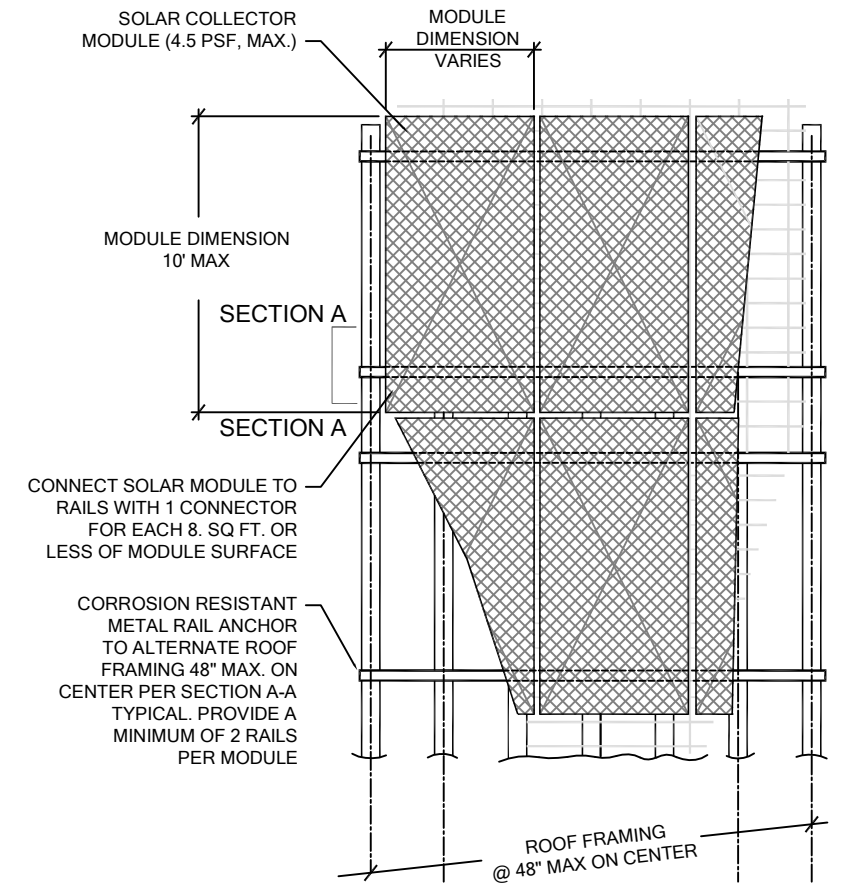
1. ENLARGED ROOF PLAN (ROOF AND MODULES SHOWN SKEWED)

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



1. ROOF SECTION

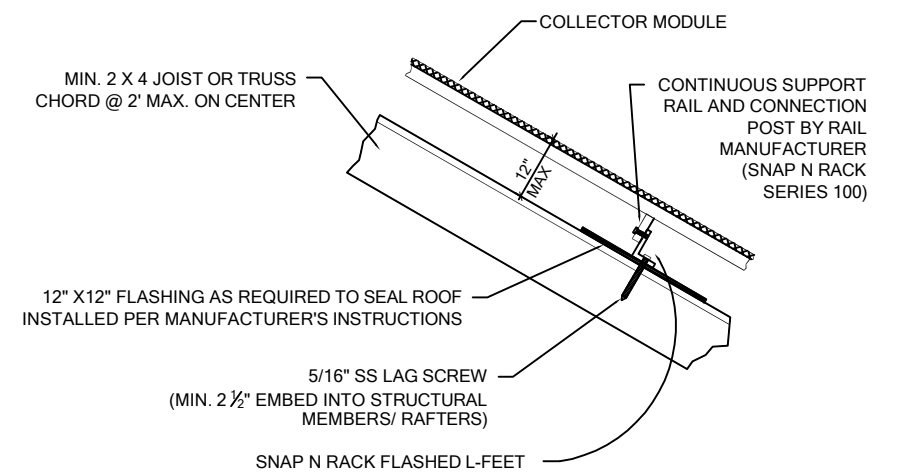
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2. CONNECTION DETAIL

Scale: NTS

NOTE:
INSTALL PER MANUFACTURER'S
INSTALLATION INSTRUCTIONS



3. CONNECTION DETAIL

Scale: NTS

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REVISION

Section & Details

D.04

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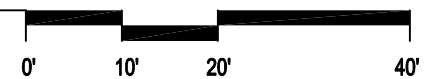
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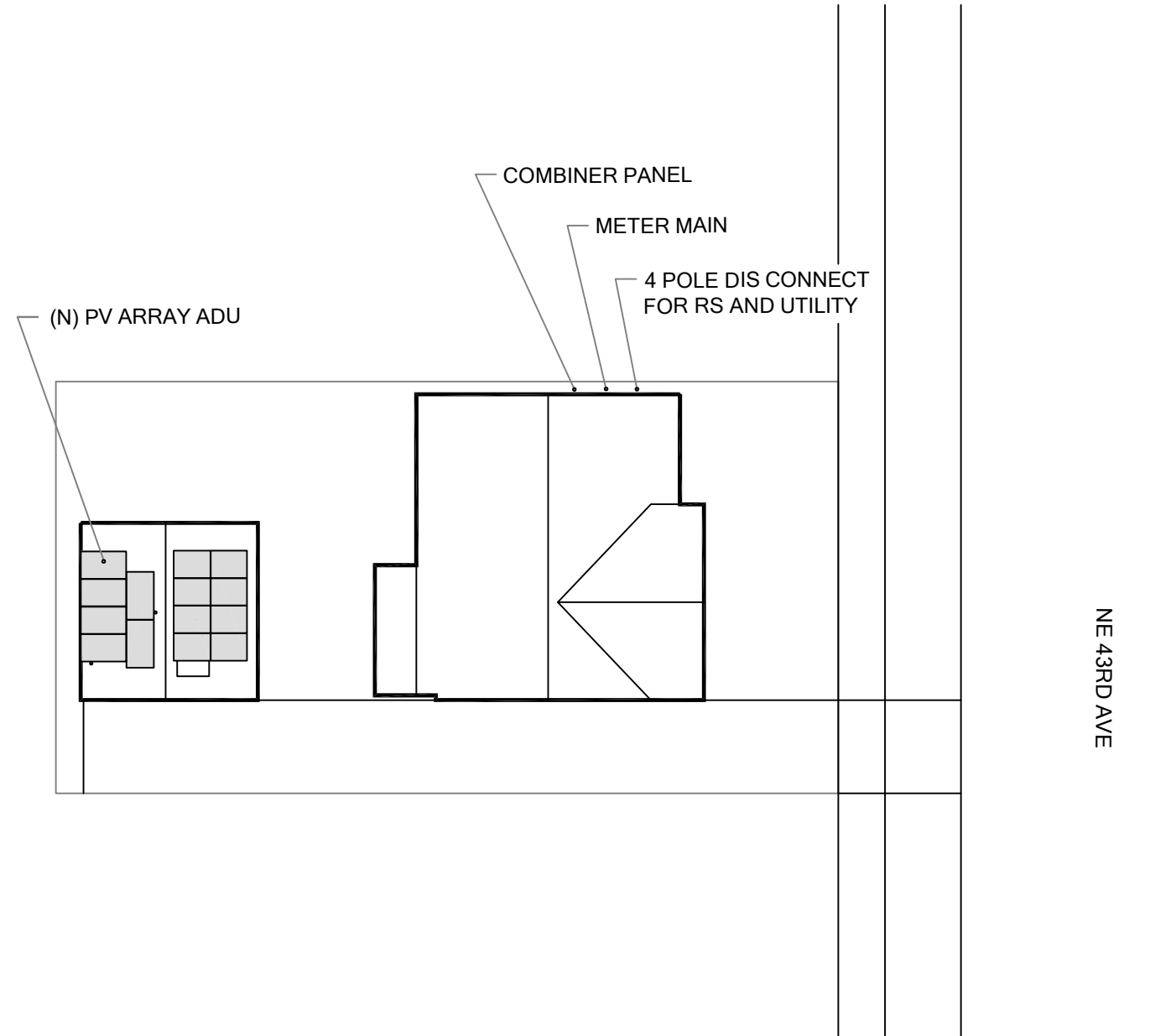
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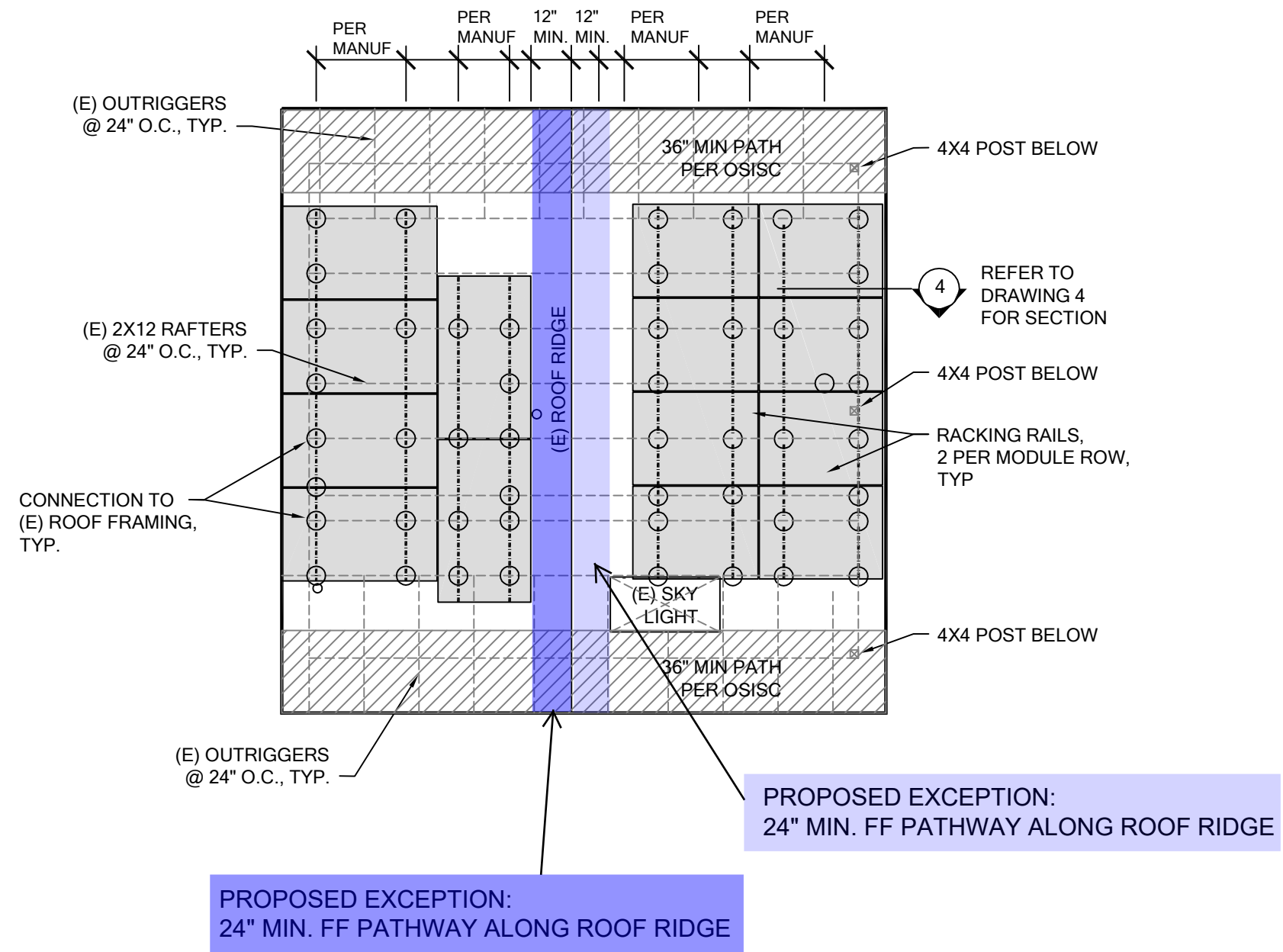
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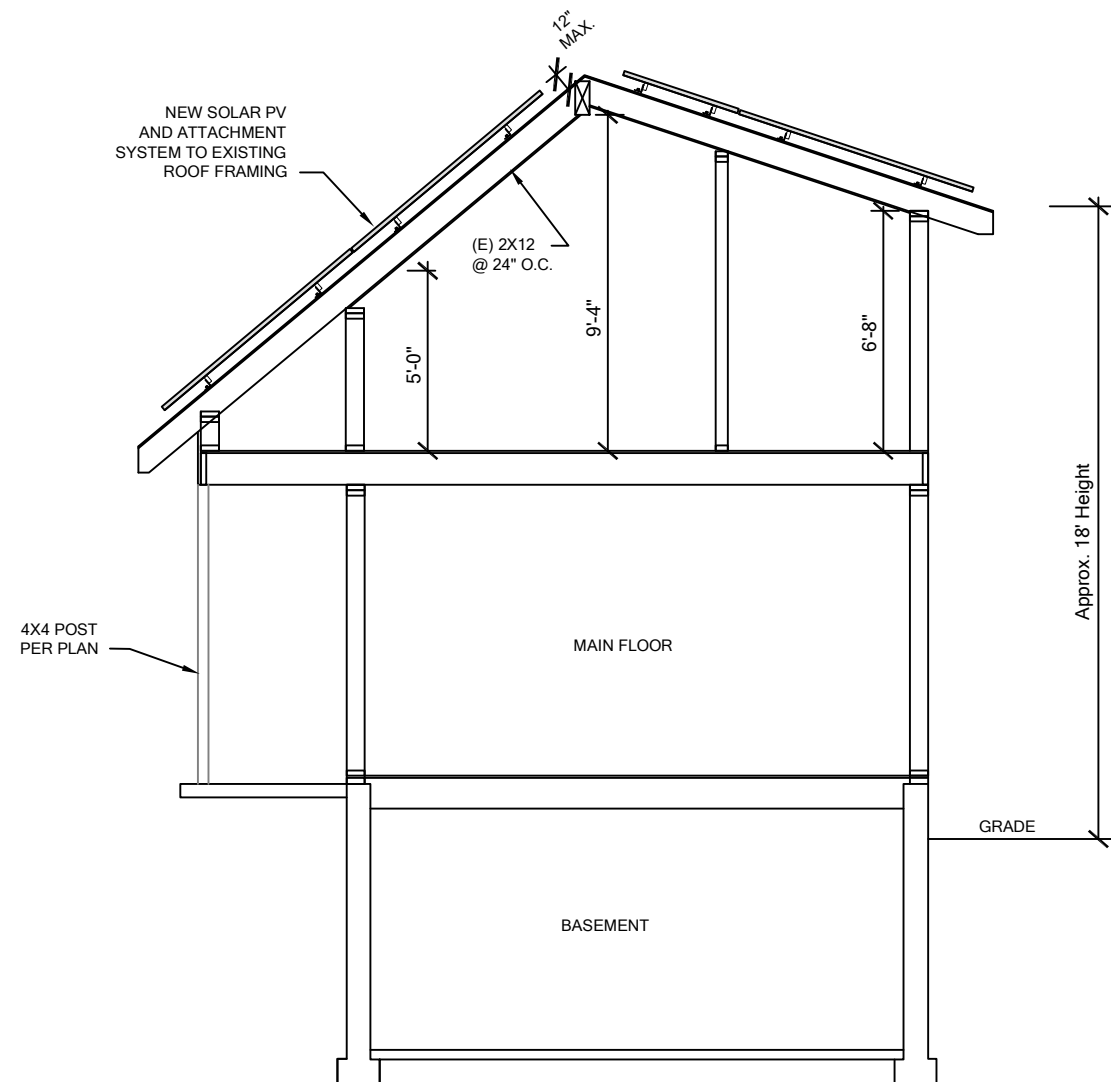
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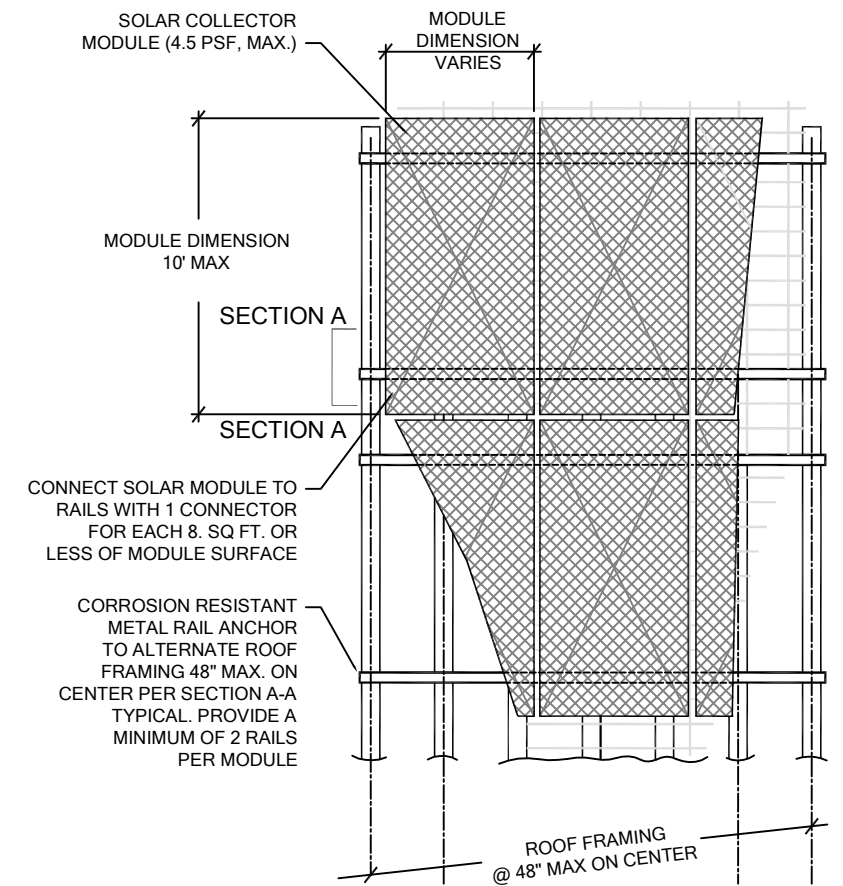
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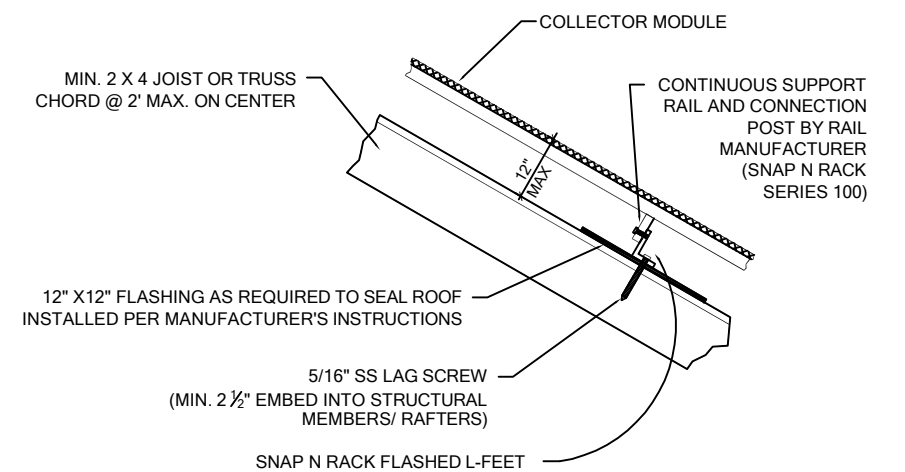
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