

# 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> 27753	<b>Project Address:</b> 203 NE Davis St
<b>Hearing Date:</b> 5/11/22	<b>Appellant Name:</b> D. Michael Jones
<b>Case No.:</b> M-002	<b>Appellant Phone:</b> 503-481-2614
<b>Appeal Type:</b> Mechanical	<b>Plans Examiner/Inspector:</b> Ali Soheli
<b>Project Type:</b> commercial	<b>Stories:</b> 8 <b>Occupancy:</b> R-2, S, B <b>Construction Type:</b> (5) floors 3A over (3) floors 1A
<b>Building/Business Name:</b> Skylar Grand	<b>Fire Sprinklers:</b> Yes - Fully sprinklered
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> LU-18-191719DZ
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Multi-family housing

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	OMSC 504.4
<b>Requires</b>	Dryer exhausts shall not have screens over the opening.
<b>Code Modification or Alternate Requested</b>	Louvers at termination of dryer vent is in excess of requires 12.4 sq inches, but blades are spaced at 3/4", more than prescribed by City of Portland Code Guide of 1 1/2".
<b>Proposed Design</b>	The installed louvers are spaced at 3/4" intervals and sloped at 30 degrees from horizontal. It extends across the face of an 8" x 8" x 10" deep plenum box, where the 4" diameter dryer duct terminates with required backdraft damper. The open area at the duct termination is 31.2 square inches per louver specifications, more than twice the free area prescribed by code, (12.4 square inches).
<b>Reason for alternative</b>	Louvers shield the exhausts duct from view and was approved as part of design review and building permit in April 2020. All vents and louvers are installed, so modification of these elements will cause delays in occupancy of the building. Current design meets intent of the code to allow air to move freely from vent termination to the exterior of the building and lint accumulation will be regularly removed.

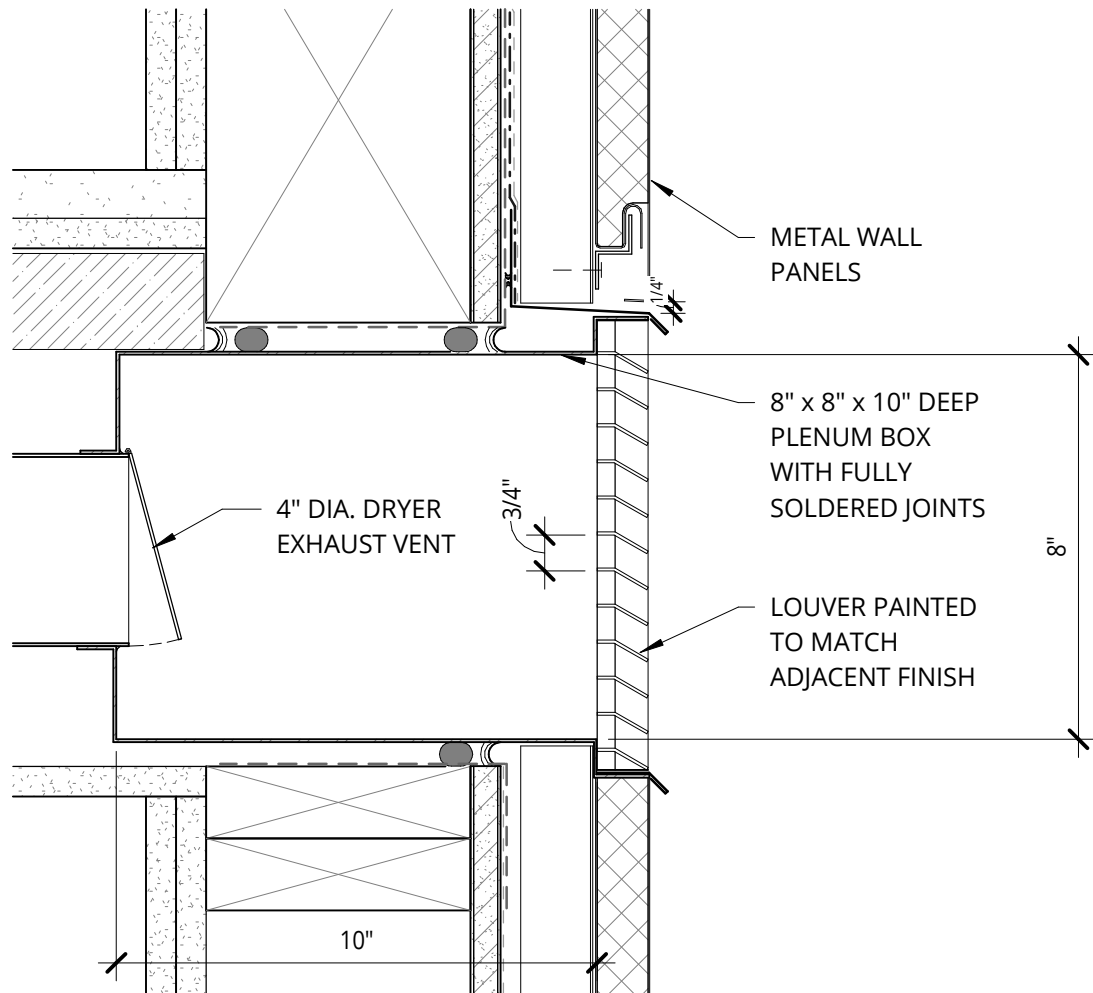
### APPEAL DECISION

**Use of louvers at dryer exhaust termination: Granted provided the maintenance schedule is included as part of the permit documents.**

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.

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# 1 LOUVER AT DRYER EXHAUST

3" = 1'-0"



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GRAND AVE MIXED USE  
APARTMENTS

FAIRFIELD RESIDENTIAL

Approver

DATE: 05.04.22

PROJECT #: 173900

SCALE: 3" = 1'-0"

LOUVER DETAIL

AP7.01



May 5, 2022

City of Portland – Bureau of Development Services  
1900 SW 4<sup>th</sup> Avenue, Suite 5000  
Portland, OR 97201

Attn: Ali Soheili/Bret Hulstrom

RE: Grand: Dryer Terminations / 19-144501-CO & 19-144567-MT

To whom it concerns,

As part of our Fairfield Residential maintenance program for the Skylar Apartments (AKA- Grand), the exterior dryer exhaust louvers will be observed and cleaned every 9 months, as a reoccurring work order (RWO) item.

Closing,

Jason Simmons  
Regional Maintenance Supervisor - Property Management