

# 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> 27827	<b>Project Address:</b> 405 NW 9th Ave
<b>Hearing Date:</b> 6/22/22	<b>Appellant Name:</b> Christopher McAlevy
<b>Case No.:</b> M-001	<b>Appellant Phone:</b> 15033822630
<b>Appeal Type:</b> Mechanical	<b>Plans Examiner/Inspector:</b> Thomas Ng
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> U <b>Construction Type:</b> 3
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> Yes - basement
<b>Appeal Involves:</b> Alteration of an existing structure <b>LUR or Permit Application No.:</b>	
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Parking

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	Mechanical Code 403.1.1
<b>Requires</b>	0.75 CFM/SF exhaust required for enclosed parking garages
<b>Code Modification or Alternate Requested</b>	Because there will be no running cars in the basement storage space, reduce required exhaust to 0.1 CFM/SF.
<b>Proposed Design</b>	<p>The project is a loading bay converted into a drive-in garage at ground level, with a scissor lift that will lower the parked car down into a basement storage space. The car will be turned off before being lowered down, so there will never be a running car in the basement space. We will be providing 200 CFM of fresh air to the basement, exhausting to the exterior via louvers through the ground level garage space. This is ~0.16 CFM/SF.</p> <p>This approach has been approved by Thomas Ng, a plan reviewer/inspector at the building services department.</p>
<b>Reason for alternative</b>	0.75 CFM/SF of exhaust is unnecessary because there will not be running cars in the storage space. Providing that level of airflow would require significant increases in energy use for freeze protection heating and increased fan load.

### APPEAL DECISION

**Reduction in the minimum required ventilation rate in a parking garage from 0.075 cfm/sf to 0.1 cfm/sf: Granted as proposed.**

The Administrative Appeal Board finds 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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FAN SCHEDULE																
SYMBOL	AREA SERVED	BASIS OF DESIGN		TYPE	DRIVE	AIR FLOW (CFM)	TSP (IN H2O)	FAN RPM	SOUND (SONES)	ELECTRICAL				APPROX. DIMS (LxWxH)	MAX WT (LBS)	NOTES
		MFR	MODEL							VOLTS	PH	BHP	FLA			
F-1	BASEMENT	GREENHECK	CSP-A250	INLINE	DIRECT	200	0.5	1000	3.6	115	1	0.03	0.56	12x14x11	23	1
NOTES: 1 FAN TO RUN CONTINUOUSLY																

ELECTRIC HEATER SCHEDULE									
SYMBOL	AREA SERVED	BASIS OF DESIGN		TYPE	ELECTRICAL				NOTES
		MFR	MODEL		VOLTS	PH	HEAT KW	STAGES	
EH-1	BASEMENT	QMARK	AWH-1000	WALL HEATER	120	1	1	0	1
NOTES: 1 TSTAT SET TO 45F FOR FREEZE PROTECTION.									



**COLAB**  
ARCHITECTURE + URBAN DESIGN, L.L.C.  
1180 NW 15TH AVENUE, SUITE 200, PORTLAND, OREGON 97209  
T: 1.503.827.5939 | F: 1.503.827.9164  
WWW.COLABARCHITECTURE.COM

**NW FLANDERS PRIVATE GARAGE**  
405 NW 9TH AVENUE,  
PORTLAND, OR 97209

REVISIONS:


PERMIT SET

DRAWING TITLE:

SYMBOLS &  
SCHEDULES  
MECHANICAL

DATE: 06/16/2022

SHEET INDEX

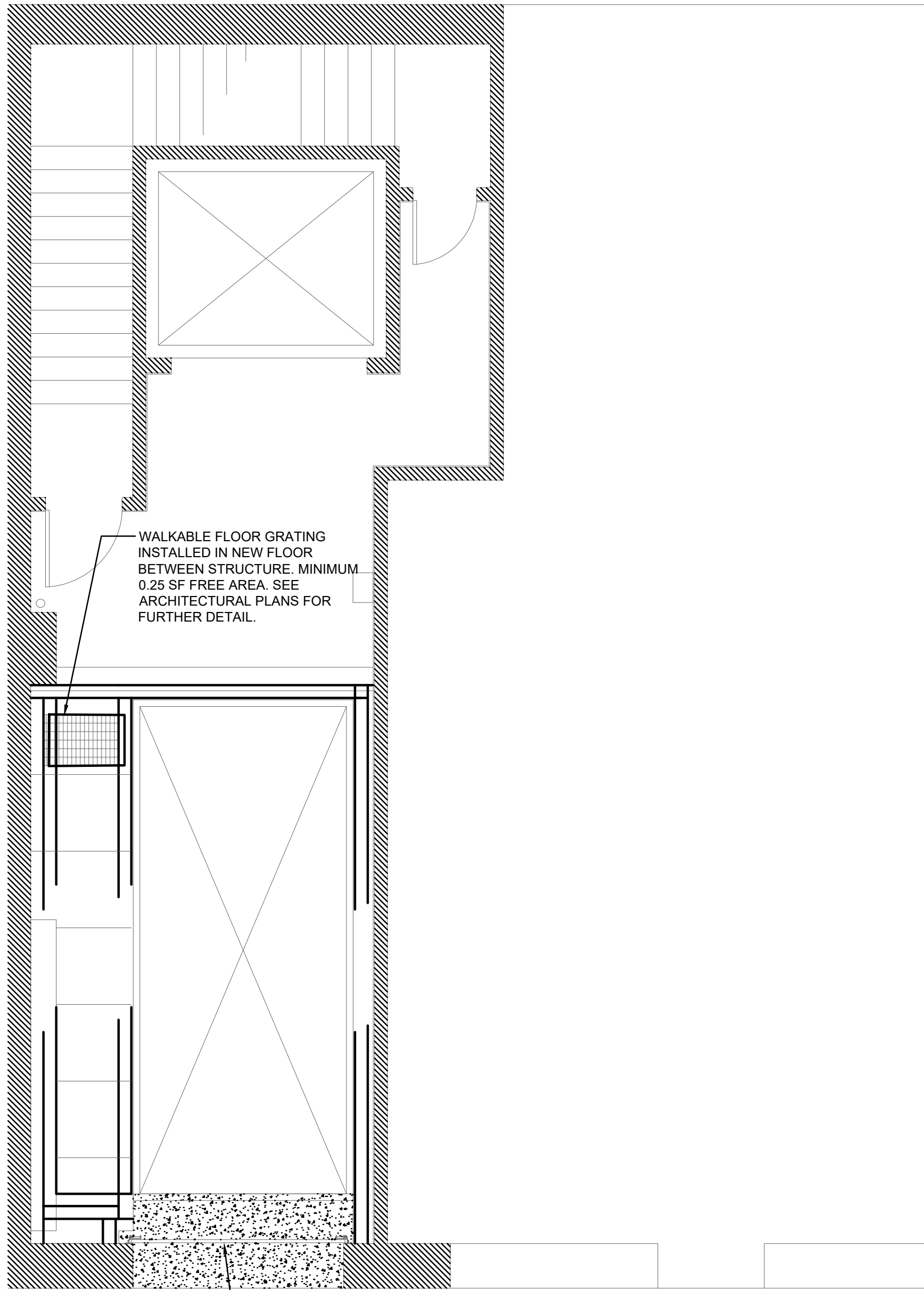
- M0.01 SYMBOLS AND SCHEDULES - MECHANICAL
- M1.10 FLOOR PLANS - MECHANICAL

PROJECT  
CONTACT

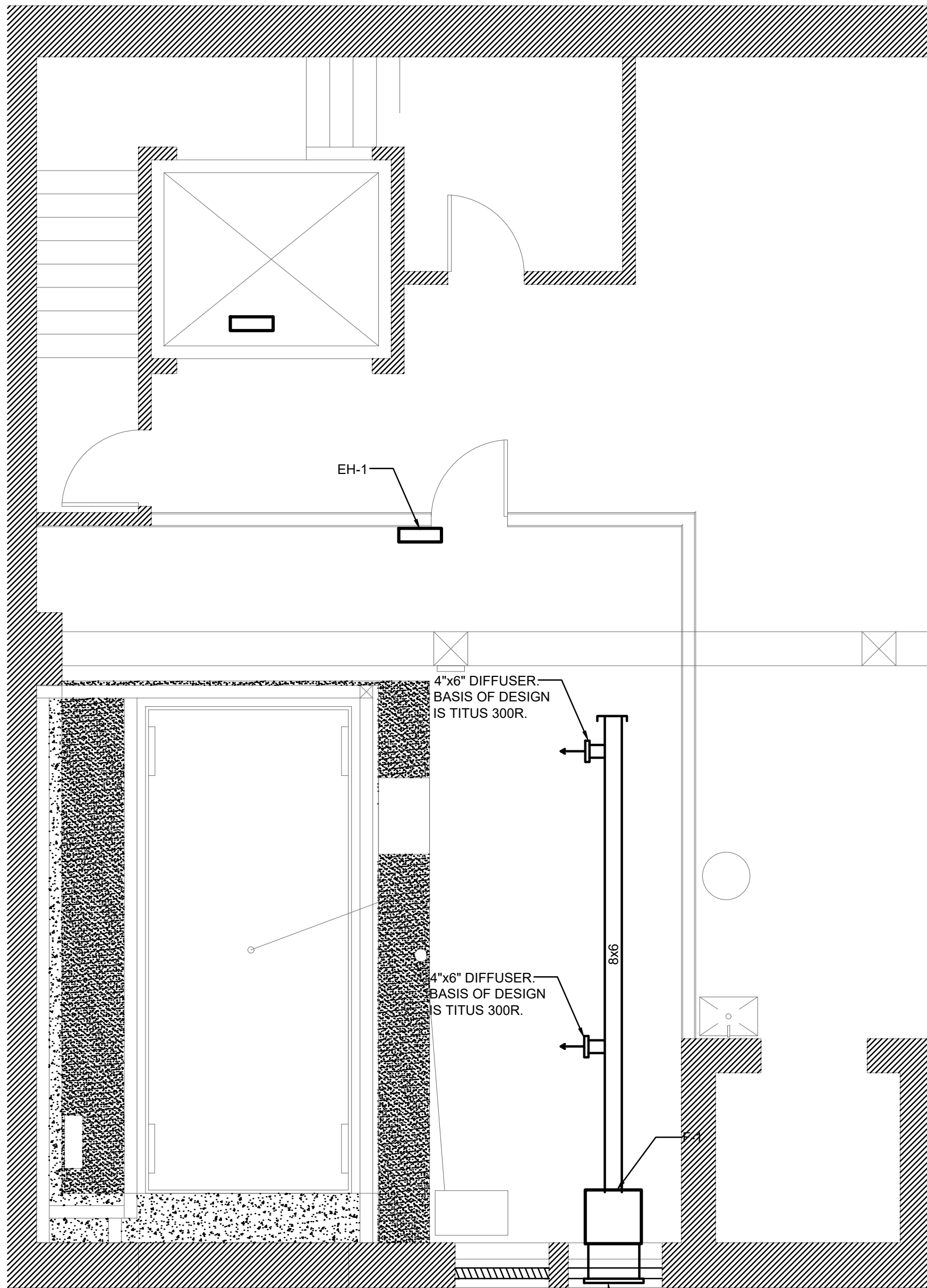
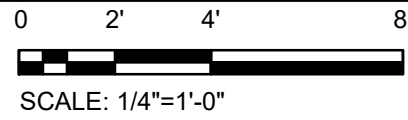
2022-0714  
Chris McAlvey



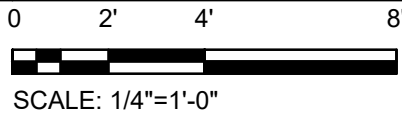
708 SW Third Avenue  
Suite 400  
Portland, OR 97204  
TEL 503.382.2266  
FAX 503.382.2262  
www.interfaceengineering.com



1 LEVEL 1 PLAN - LOADING DOCK - MECHANICAL



2 BASEMENT PLAN - MECHANICAL



PROJECT: 2022-0714  
CONTACT: Chris McAlvey

**INTERFACE**  
ENGINEERING

708 SW Third Avenue  
Suite 400  
Portland, OR 97204  
TEL: 503.382.2266  
FAX: 503.382.2262  
www.interfaceengineering.com



**COLAB**  
ARCHITECTURE + URBAN DESIGN, L.L.C.  
1180 NW 15TH AVENUE, SUITE 300, PORTLAND, OREGON 97209  
T: 1.503.827.5339 | F: 1.503.827.5164  
WWW.COLABARCHITECTURE.COM

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GARAGE**  
405 NW 9TH AVENUE,  
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FLOOR  
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M1.10