

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Mixed Decision. Items 1, 3: Decision Rendered. Item 2: Hold for Additional Information.

Appeal ID: 27916	Project Address: 1947 NW Overton St
Hearing Date: 8/3/22	Appellant Name: Spencer Roedel
Case No.: B-003	Appellant Phone: 5022249560
Appeal Type: Building	Plans Examiner/Inspector: Joe Thornton, Wayne Close, Kurt Krueger
Project Type: commercial	Stories: 3 Occupancy: B, A-3, S-2 Construction Type: II-B
Building/Business Name: Whiskers	Fire Sprinklers: Yes - All levels
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 22-134880-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Office/ Animal Hospital

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 913.1 & NFPA 20, 4.13.2.1.1

Requires

- OSSC 913.2.1 Exception 1 – In other than high rise buildings, separation by 1-hour fire barriers constructed in accordance with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711, or both, shall be permitted in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.1.2.
- NFPA 20 section 4.13.2.1.1 Except as provided in 4.13.2.1.1.1 fire pump rooms not directly accessible from the outside shall be accessible through an enclosed passageway from an enclosed stairway or exterior exit.
- NFPA 20 section 4.13.2.1.2 The enclosed passageway shall have a fire resistance rating of not less than the fire resistance rating of the fire pump room.

Code Modification or Alternate Requested

- Project restraints do not allow the Fire pump room to have a fire-resistant rated corridor to the enclosed exit stairs. Extra protections have been provided to meet the intent of the code.

Proposed Design

- The proposed design is a 3-story mixed use medical center building over below grade parking level. The construction type is II-B. The building is fully sprinklered per NFPA 13. The fire pump room is proposed to be a 2-hour rating which exceeds the 1-hour required rating. Access to the fire pump room will be via two direct paths of travel 1) access directly along the parking garage drive aisle from the public way through the underground parking garage; and 2) access through 2-hour rated stair enclosure and then along the parking garage drive aisle. Per OSSC 722.2.1.1, the calculated fire resistance of the parking garage 24" cast-in-place walls and 12" slab between the parking garage and first floor is greater than 4 hours which exceeds the pump room rating.
- The unpartitioned, fully sprinkled and highly fire resistive parking garage allows a large number of potential routes to access to the fire pump room; access from rated stairs and along the parking garage drive aisle. The fire pump room is 70' from exit stair #2, 138' from exit stair #1, and 45'

from the termination of the parking ramp. This layout gives first responders multiple paths to access the fire pump room, as opposed to a single access path.

iii. See attached Sheet G1.11

- Reason for alternative**
- i. The site is an infill site with very limited street-facing frontage, and numerous highly restricted utility locations, design guidelines, and programmatic elements. The domestic water line feeds off NW Overton Street near the south-east corner of the property dictating the fire pump location. The building parking garage access, subgrade electrical transformer vault, and MRI room all required to be placed on Overton. The spatial and programmatic requirements of all these building services (and their AHJ required clearances) preclude locating the fire pump room adjacent to the interior exit stair.
 - ii. The building is not a high rise (3 above grade stories with below grade parking). Signage will be provided to the room, which is visible from the majority of the parking garage.
 - iii. Please reference appeal #24565 item 3 and appeal #24107 for similar approvals.

Appeal item 2

Code Section OSSC 3202.2

Requires Encroachments into public right-of-way above grade and below 8 feet in height shall be prohibited except as provided for in Sections 3202.2.1 through 3202.2.3. Doors and windows shall not open into the public right-of-way.

Code Modification or Alternate Requested Swing an emergency exit only stair door into the public right-of-way.

Proposed Design The stair has an emergency exit only door swinging into the right-of-way to allow direct egress from the stair to the right-of-way in an emergency. The main lobby doors will be the doors used in everyday situations. The proposed door will be signed emergency exit only and signed do not block, will not have any exterior hardware, and will have an audible local alarm to alert passerby when the door is being opened.

Reason for alternative One of the exit stairs must have a direct exit out of the building. Due to the constraints of the site, doors can only open into the public right-of-way. It is impractical to recess these doors without losing a significant amount of space in the building, especially at the parking garage level. This door will not be used unless in the event of an emergency, it will look from the outside like it is part of the curtainwall system.

Please reference appeal #3502 and #10233 for similar approvals.

Appeal item 3

Code Section PFC 105.4, NFPA 110, 7.7.2

Requires The emergency generator shall be separated from the rest of the building with a two-hour fire resistive rating. Generator to intake and exhaust directly to the exterior of the building.

Code Modification or Alternate Requested

- i. Omission of FSD in louver penetration of (2) hour fire barrier enclosing Generator Room
- ii. Generator radiator exhaust to be discharged through actively ventilated parking garage.

Proposed Design

- i. The generator radiator exhaust will be discharged through the parking garage through a louver. The louver will be protected by sprinklers on both sides per NFPA 13, with sprinklers provided between 6" and 12" from both sides of the opening. The open area of the generator louver is 72" x 72".
- ii. Wall mounted signage will be provided at the exhaust louver stating "Do Not Block Louver."

Generator Air Exhaust." The louver is located above the access ramp and will be clear of garage use. The remainder of the generator room will be protected by the required (2) hour rating.

iii. Generator intake air and combustion exhaust ducted directly to the building exterior per NFPA 110 7.7.2, in rated enclosures as required.

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- Reason for alternative**
- i. The intent of the code is to insure adequate ventilation to the emergency generator, particularly necessary in the event of the building going into alarm. Providing an FSD to maintain a (2) hour separation at the radiator exhaust louver would cause the generator to overheat and shut down if the FSDs are triggered & close. Alternatively, the generator vendor recommends if the project must include FSDs to schedule them to 'fail open' to ensure the generator always has sufficient combustion and cooling air, meaning the dampers would be fully open if the FSD actuator fails or loses power. However, in the scenario that the FSD does fail, the open FSD would not maintain the rating of the wall assembly. Therefore the design team proposes to use sprinklers instead of FSD.
 - ii. The generator is within the building enclosure and 3-0" from the interior property/lot line, making it impractical to exhaust the high volume of radiator air to the exterior. The proposed louver location ensures intake and exhaust louvers are separated and limits the possibility of the intake louver drawing back in exhausted air, which would overheat the generator.
 - iii. As the air discharged through the radiator exhaust louver is not combustion exhaust, it provides no risk to the health and safety of occupants or first responders in the parking garage.
 - iv. The high volume of exhausted air coupled with adjacent sprinklers protects the louver from fire, heat and smoke impingement.
 - v. Please reference appeal ID 24789 #1 and 25026 #1 for similarly approved appeals
-

APPEAL DECISION

1. Omission of 2 hour fire rated passageway connecting fire pump room to exit: Granted provided the portion of the building containing the fire pump is protected by a sprinkler system that does not rely on the fire pump.

2. Emergency egress door with swing across right of way: Hold for additional information.

3a. Sprinkler protection in lieu of fire damper at radiator exhaust opening for emergency generator located in 2 hour enclosure: Granted provided 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 and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on both sides of the opening. A separate permit from the Fire Marshal's Office is required.

3b. Generator discharge into parking garage: Granted provided minimum ventilation rate per OMSC 404.2 is confirmed at time of mechanical permit plan review and provided signage is posted at exhaust louver "Do Not Block Louver. Generator Air Exhaust"

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

See note below regarding the process for submitting additional information.

For Items 1, 3: 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.

For Item 2: 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.



REVISION SCHEDULE			
Delta	Issued As	Issue Date	
1	Plan Check Response #1	Date 3	

SHEET TITLE:
**PARKING
GARAGE
CODE PLAN**

DRAWN BY: ERS

CHECKED BY: SKR

SHEET

G1.11

PLAN CHECK RESPONSE #1 7/14/22

PERMIT/BID SET 3/17/22

BIM 360://Overton Street/516-Overton Street-V21-B.rvt 7/19/2022 12:37:14 PM As indicated

JOB NO. 2200516.00

SYMBOLS LEGEND

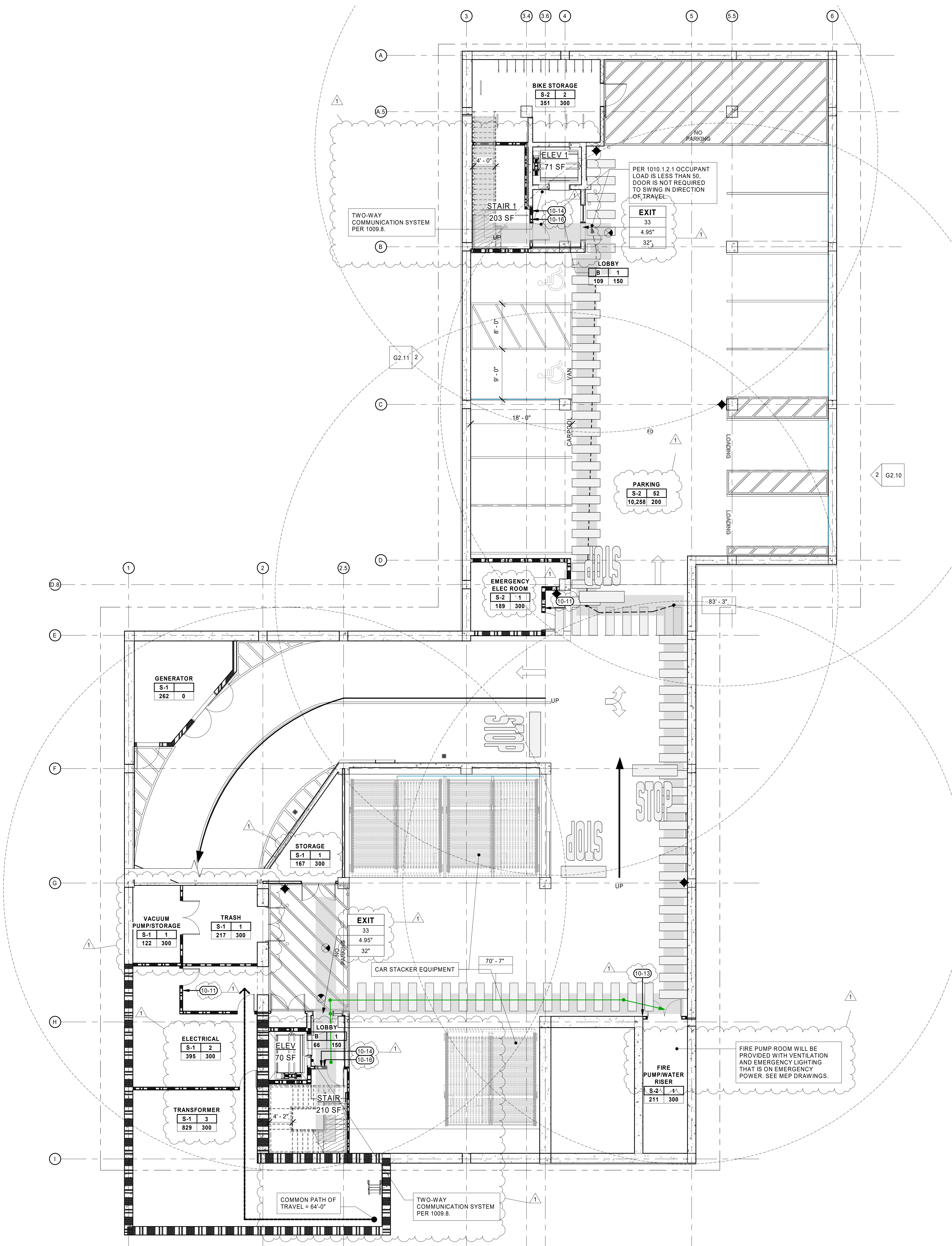
- 0 NUMBER OF OCCUPANTS SERVED BY EGRESS ACCESS
- FIRE EXTINGUISHER
NOTE: PORTABLE FIRE EXTINGUISHERS MINIMUM 2A10BC SHALL BE PROVIDED EVERY 75' LINEAR TRAVEL DISTANCE
- ROOM NAME
OCCUPANCY TYPE
NUMBER OF OCCUPANTS
OCCUPANCY LOAD FACTOR
ROOM SQUARE FOOTAGE
- EGRESS COMPONENT
NUMBER OF OCCUPANTS
REQUIRED WIDTH PER 1005.3.1 AND 1005.3.2
PROVIDED WIDTH
- EGRESS PATH 44" MIN (UNO) EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH. A MAXIMUM TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1008. PROVIDE EMERGENCY LIGHTING AT ALL EXIT STAIRS. SEE ELECTRICAL PLANS. MINIMUM DURATION OF EGRESS LIGHTING UNDER EMERGENCY POWER WILL BE 90 MINUTES PER OSSC 1008.3.4.
- EXIT SIGN
- DISTANCE TRAVELED PATH
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- CONCRETE WALL PER STRUCTURAL (2-HR FIRE BARRIER)
- PROPERTY LINE
- COMMON PATH OF TRAVEL

EGRESS OCCUPANCY - PARKING LEVEL			
NAME	AREA	OCCUPANT LOAD - GROSS	OCCUPANT COUNT
B			
LOBBY	109 SF	150	1
LOBBY	66 SF	150	1
	175 SF		2
S-1			
ELECTRICAL	395 SF	300	2
GENERATOR	262 SF	0	
STORAGE	167 SF	300	1
TRANSFORMER	629 SF	300	3
TRASH	217 SF	300	1
VACUUM PUMP/STORAGE	122 SF	300	1
	1991 SF		8
S-2			
BIKE STORAGE	351 SF	300	2
EMERGENCY ELEC ROOM	189 SF	300	1
FIRE PUMP/WATER RISER	211 SF	300	1
PARKING	10258 SF	200	52
	11010 SF		56
PARKING LEVEL TOTALS	13175 SF		66

NOTE: ZONING COMPLIANCE PAGE - CASE FILE LU 21-082636 DZM, REQUIRED. NO FIELD CHANGES ALLOWED.

KEYNOTES

- 10-11 ELECTRICAL ROOM SIGNAGE, POST PER PORTLAND FIRE CODE, SEE G5.00
- 10-13 SPRINKLER RISER ROOM SIGNAGE, POST PER PORTLAND FIRE CODE, SEE G5.00
- 10-14 ACCESS TO ROOF SIGNAGE, POST PER PORTLAND FIRE CODE, SEE G5.00
- 10-16 EXIT STAIR SIGNAGE, SEE G5.00





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DESIGN DRIVEN | CLIENT FOCUS

Client



Project

REVISION SCHEDULE

SHEET TITLE:

FIRST FLOOR CODE PLAN

DRAWN BY: ERS

CHECKED BY: SXR

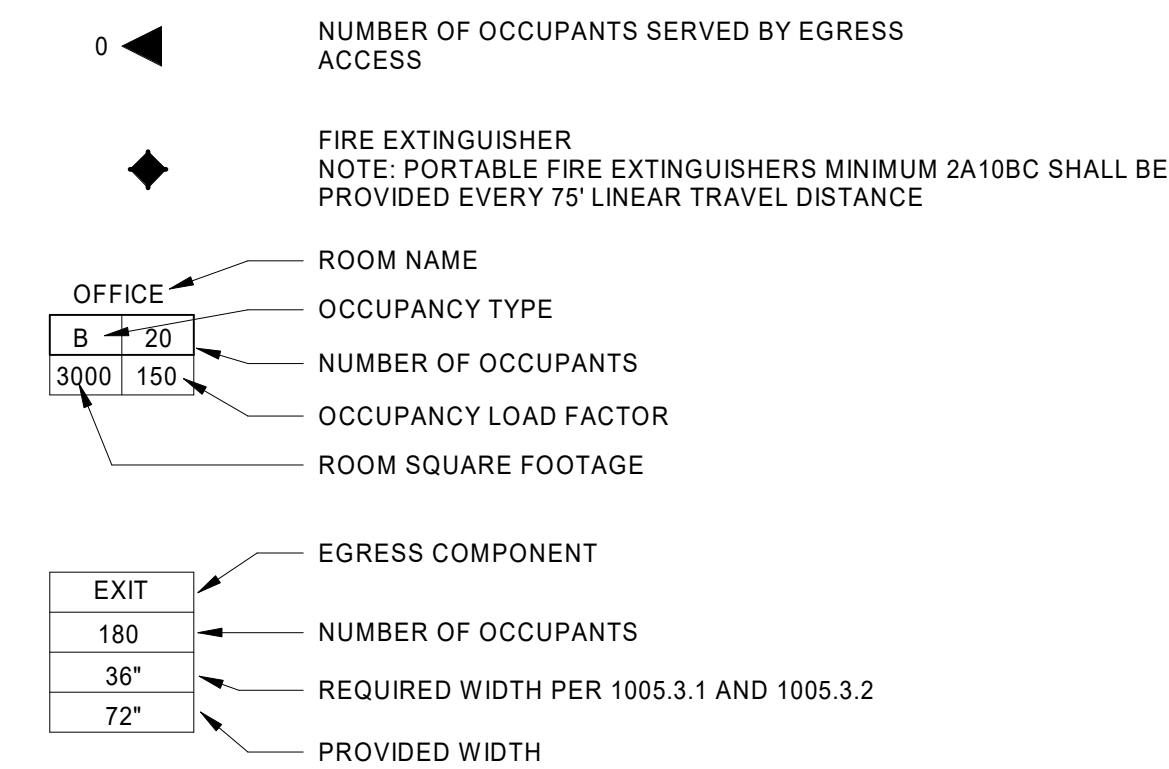
SHEET

G1.12








JOB NO. **2200516.00**

3.rvt 7/19/2022 12:37:23 PM As indicated

SYMBOLS LEGEND



EGRESS PATH 44" MIN UINO EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1008. PROVIDE EMERGENCY LIGHTING AT ALL EXIT STAIRS. SEE ELECTRICAL PLANS. MINIMUM DURATION OF EGRESS LIGHTING UNDER EMERGENCY POWER WILL BE 90 MINUTES PER OSC 1008.3.4.

	EXIT SIGN
	DISTANCE TRAVELED PATH
	1-HR FIRE BARRIER
	2-HR FIRE BARRIER
	CONCRETE WALL PER STRUCTURAL (2-HR FIRE BARRIER)
	PROPERTY LINE
	COMMON PATH OF TRAVEL

EGRESS OCCUPANCY - FIRST FLOOR				
NAME	AREA	OCCUPANT LOAD - GROSS	OCCUPANT COUNT	
B				
CALL CENTER	114 SF	150		1
CANINE WARD	184 SF	150		2
CENTRAL SUPPLY	335 SF	300		2
COLLABORATION	76 SF	15		1
COMFORT ROOM	143 SF	150		1
CONTROL	135 SF	150		1
CORRIDOR	1109 SF	150		8
DOVE LOBBY	636 SF	15		43
ECHO	107 SF	150		1
ELEC	32 SF	300		1
EQUIPMENT	172 SF	150		2
EXAM 1	89 SF	150		1
EXAM 2	100 SF	150		1
EXAM 3	109 SF	150		1
EXAM 4	89 SF	150		1
EXAM 5	94 SF	150		1
EXAM 6	81 SF	150		1
EXAM 7	86 SF	150		1
EXAM 8	89 SF	150		1
EXAM 9	93 SF	150		1
EXAM 10	121 SF	150		1
EXAM 11	106 SF	150		1
EXAM 12	105 SF	150		1
EXAM HALL	478 SF	150		4
FELINE WARD	65 SF	150		1
INDUCTION	223 SF	150		2
ISO ANTE	65 SF	150		1
ISO EXAM	112 SF	150		1
IT	81 SF	300		1
JANITOR	38 SF	150		1
LAB/PHARMACY	118 SF	150		1
LAUNDRY	100 SF	300		1
LOBBY	485 SF	15		33
LOBBY	620 SF	15		42
MORQUE	136 SF	300		1
MRI	332 SF	150		3
NEURO	279 SF	150		2
NEURO	295 SF	150		2
OFFICE	132 SF	150		1
OFFICE	102 SF	150		1
PACK/PREP	145 SF	150		1
PET RELIEF AREA	164 SF	150		2
RECEPTION	431 SF	150		3
SCORB	296 SF	150		2
SPECIALTY 2	254 SF	150		2
SOFT TISSUE	184 SF	150		2
SPECIALTY 1	274 SF	150		2
SPECIALTY 3	312 SF	150		3
SPECIALTY 4	326 SF	150		3
SPECIALTY 5	349 SF	150		3
SPECIALTY 6	277 SF	150		2
STORAGE	88 SF	300		1
SURGERY PREP	262 SF	150		2
TR	71 SF	150		1
TR	66 SF	150		1
TR	67 SF	150		1
TR	71 SF	150		1
ULTRASOUND	149 SF	150		1
XRAY	144 SF	150		1
	11878 SF			212
H-3				
OXYGEN	153 SF	300		1
	153 SF			1
FIRST FLOOR TOTALS	12031 SF			213

KEYNOTES

01-04	KNOX BOX, 6" - 0" AFF. PER FIRE MARSHAL AND CITY OF PORTLAND REQUIREMENTS
10-11	ELECTRICAL ROOM SIGNAGE, POST PER PORTLAND FIRE CODE. SEE G5.00
10-14	ACCESS TO ROOF SIGNAGE, POST PER PORTLAND FIRE CODE. SEE G5.00
10-17	HAZARD IDENTIFICATION SIGNAGE PER PFC 5003.5 AND 5003.6. SEE G5.00
23-04	VENTILATION SYSTEM EMERGENCY SHUTOFF, SEE MECHANICAL

PLAN CHECK RESPONSE #1 7/14/22

PERMIT/BID SET 3/17/22

BIM 360://Overton Street/516-OvertonStreet-V21-B.rvt 7/19/2022 12:37:23 PM As indicated

REVISION SCHEDULE		
Delta	Issued As	Issue Date
A	Addendum #1	4/27/2022
1	AS1 1	5/26/2022
2	Plan Check Response #1	7/14/2022

SHEET TITLE:
FLOOR PLAN -
FIRST FLOOR -
SOUTH - HVAC

DRAWN BY: GAB

CHECKED BY: PFG

SHEET

JOB NO. **2200516.00**

GENERAL NOTES:

- PROVIDE VOLUME DAMPERS AT EACH BRANCH OUTLET/INLET.
- RUN DUCTS AND PIPING CONCEALED, UNLESS SPECIFIED OTHERWISE, AND CLEAR OF CEILING INSERTS. ALL DUCTWORK SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO WALL AND UNDERSIDE OF BEAMS AND JOISTS.
- ALL WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED. OFFSETS IN PIPING AND DUCTS (INCLUDING DIVIDED DUCTS) AND TRANSITIONS AROUND OBSTRUCTIONS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY ALL EQUIPMENT CONNECTIONS WITH MANUFACTURER'S CERTIFIED DRAWINGS. VERIFY AND PROVIDE DUCT TRANSITIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE ALL DIMENSIONS BEFORE FABRICATION.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, ELEVATIONS, AND FLOOR PLANS FOR ACTUAL LOCATIONS OF ALL CEILING, WALL, AND FLOOR MOUNTED DEVICES AND EQUIPMENT.
- COORDINATE ACCESS PANEL LOCATIONS WITH ARCHITECT.
- ROUND DUCTWORK IS ACCEPTABLE IN LIEU OF RECTANGULAR.

NOTES:

- TRASH EXHAUST LOUVER, REFER TO ARCHITECTURAL.
- PERFORATED GARAGE DOOR UTILIZED FOR OUTDOOR AIR INTAKE.
- PROVIDE CONSTANT AIRFLOW REGULATOR AT INDICATED LOCATIONS (MANUAL BALANCE DAMPERS WILL NOT BE ACCEPTED). BASIS OF DESIGN ALDES MR MAX.
- DRYER EXHAUST VENT, REFER TO ARCHITECTURAL.
- PROVIDE BALL-IN-WALL VISUAL PRESSURE INDICATOR ABOVE DOOR.
- PROVIDE 12" LONG BAFFLE FOR EXPANSION COMPENSATION ABOVE RF SHIELD.
- ALL CRYOVENT PIPING SHALL BE SS 304, THICKNESS SHALL BE BETWEEN 12GA AND 18GA, WELDED SEAMS OR SEAMLESS, RATED TO A MAXIMUM PRESSURE OF 35PSI, SUPPORTED AND BRACED TO SUPPORT A 250LB REACTION FORCE AT EVERY VENT ELBOW, AND OTHERWISE MEET THE MRI INSTALLATION REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR DESIGNING BRACING AND ANCHORING OF CRYOVENT. PROVIDE INSULATION AS NOTED IN THE MRI DESIGN GUIDE.
- DUCT COOLING AIR TO THE MRI CLOSET TO PROVIDE ADEQUATE COOLING. COORDINATE EXACT LOCATION WITH MRI VENDOR.
- PROVIDE ALUMINUM DIFFUSERS AND ALUMINUM DUCTWORK IN THE MRI SPACE (WITHIN THE RF SHIELD).
- LOCATE EXHAUST GRILLE 6" AFF.
- LOCATE SUPPLY GRILLE 6" FROM CEILING ADJACENT TO MED GAS MANIFOLDS.
- PROVIDE EMERGENCY HVAC SHUT DOWN BUTTON, SURFACE MOUNTED WITH BREAK-GLASS COVER IN NEMA 3R ENCLOSURE WITH NORMALLY CLOSED RELAY. PILLAR OR SIMILAR SWITCH TO BE LABELED "VENTILATION SYSTEM EMERGENCY SHUT OFF" IN ACCORDANCE WITH PFC 5004.3. SEE DETAIL 3/M7.02.
- PROVIDE LOCAL AUDIBLE ALARM IN ACCORDANCE WITH PFC 5004.9. EDWARDS SIGNALING VIBRATING HORN OR SIMILAR. ACTIVATION OF EMERGENCY PUSH BUTTON SHALL SOUND ALARM TO ALERT OCCUPANTS OF EMERGENCY SITUATION INVOLVING HAZARDOUS MATERIALS. SEE DETAIL 3/M7.02.
- FIRE WRAP DUCT FROM ROOM TO SHAFT PER OFC 5306.2.2.

