

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 28287

Project Address: 1025 SW Mill St

Hearing Date: 1/25/23

Appellant Name: Eric Hasenberg

Case No.: B-003

Appellant Phone: 5036809422

Appeal Type: Building

Plans Examiner/Inspector: Brian McCall

Project Type: commercial

Stories: 5 **Occupancy:** A-3, B **Construction Type:** Type I-B

Building/Business Name: Vernier Science Center

Fire Sprinklers: Yes - Throughout

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.: 22-182279-CO

Plan Submitted Option: pdf [File 1]

Proposed use: University Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

1015.2

Requires

Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

**Code Modification or
Alternate Requested**

Secured service walkway for window washing / maintenance is provided with fall protection cable system.

Proposed Design

In the building renovation a new building skin system is being provided with secure access doors to the service walkway. This allows for better maintenance access to this area. The existing condition require climbing through a window above the floor to achieve access. We have also provided a continuous tie off cable along the entire face of the façade that davits are attached to the existing columns. This cable is mounted at 42" above the the service walkway. Only trained serve personnel will access the walkway by way of secured door and then tie off to cable as they walk along the service walkway. The main activity is for window washing and periodical maintenance. This cable system is indicated on the fall protection plan drawings provided.

Reason for alternative

The proposed design is to provide upgraded secured fall protection without having to install guardrails along the façade at each level on both the north and south elevation. The original building design is without guardrail and we would be keeping with this same aesthetic look at the same time upgrading the safety of the service personnel by installing a fall protection cable system along the entire façade both north and south at levels 2-5. Doors that access this service walkway with be secured from public access and only trained personnel will access walkway.

APPEAL DECISION

Omission of guards at non public walkway used for window washing and maintenance: Granted as proposed.

Note: This decision does not waive any Federal or other Agency requirements.

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, call (503) 823-6251 or come in to the Development Services Center.

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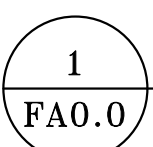
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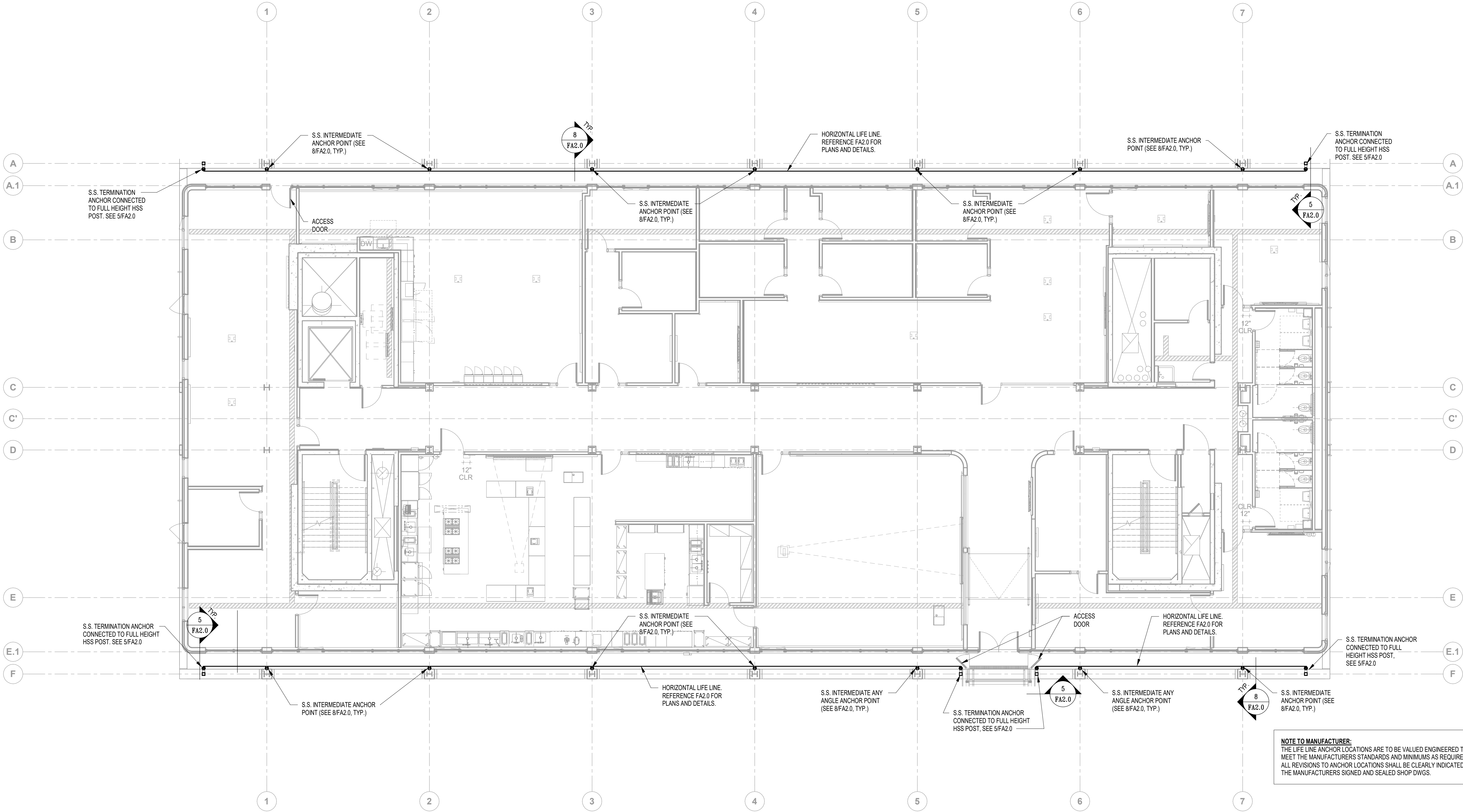
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SECOND FLOOR FALL PROTECTION PLAN

1/8" = 1'-0"



NOTE TO MANUFACTURER:
THE LIFE LINE ANCHOR LOCATIONS ARE TO BE VALUED ENGINEERED TO MEET THE MANUFACTURERS STANDARDS AND MINIMUMS AS REQUIRED. ALL REVISIONS TO ANCHOR LOCATIONS SHALL BE CLEARLY INDICATED IN THE MANUFACTURERS SIGNED AND SEALED SHOP DWGS.

EXISTING CONDITIONS

- EXISTING CONDITIONS INDICATED ARE OBTAINED FROM AVAILABLE SOURCES (EXISTING DRAWINGS, FIELD SURVEYS, ETC.) AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. CONTRACTOR(S) SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
- ALLOW A MINIMUM OF 1 WEEK FOR ENGINEER OF RECORD TO REVIEW INFORMATION AND MAKE CORRECTIONS TO THE CONTRACT DOCUMENTS AS REQUIRED.

FALL ARREST ROOF ANCHORS

- THE FALL ARREST ROOF ANCHORS SHALL CONSIST OF A URETHANE INSULATED HOLLOW STEEL POST (HSS) H.D. GALV. WITH BASE PLATE AND STAINLESS STEEL ANCHORS PER PLAN DETAILS.
 - TERMINATION ANCHORS SHALL INCLUDE 3/4"Ø 304 SS U-BAR OR STAINLESS STEEL (304) FORGED EYE.
 - INTERMEDIATE PASS THROUGH AND 90 DEGREE PASS THROUGH ANCHORS SHALL INCLUDE 304 SS PASS THROUGH BRACKETS.
 - ALL ANCHORS SHALL INCLUDE STAINLESS STEEL STACK JACK FLASHING (0.031" THICKNESS) TYPE 304.

FIRE WATCH NOTES

- A DESIGNATED FIRE-WATCH SHALL BE PROVIDED DURING ALL FIELD WELDING WORK. THE FIRE WATCH SHALL REMAIN IN EFFECT A MINIMUM OF 60 MINUTES AFTER FIELD WELDING WORK IS COMPLETE TO ENSURE FIRE SAFETY. FOLLOW ALL SAFETY REGULATIONS PER OSHA, STATE AND LOCAL AGENCIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FIRE PROTECTION MEASURES DURING WELDING OPERATIONS THROUGHOUT THE COURSE OF THE WORKING DAY.

GENERAL NOTES

- IF DURING THE PROGRESS OF THE WORK THE CONTRACTOR MAY DISCOVER ANY ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL AT ONCE SO REPORT TO THE ARCHITECT/ENGINEER. EXTRAS WILL NOT BE ALLOWED FOR CORRECTION OF PROBLEMS THAT COULD HAVE BEEN AVOIDED BY CAREFUL REVIEW AND THE MINOR ADJUSTMENT OF SIZE AND/OR LOCATION OF VARIOUS ITEMS FOR PROPER FIT. THIS CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF HIS WORK WITH THE OTHER CONTRACTORS.
 - ANY ITEM NOT SPECIFICALLY LISTED OR SHOWN ON THE CONTRACT DOCUMENTS BUT IS INCIDENTAL TO THE COMPLETION OF THE PROJECT OR PACKAGE WILL BE CONSIDERED AS PART OF THE CONTRACT SCOPE OF WORK.
 - ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
 - SHOULD THE CONTRACTOR SEEK APPROVAL OF A PRODUCT OTHER THAN THE BRAND OR BRANDS NAMED IN THESE SPECIFICATIONS, IT SHALL FURNISH WRITTEN EVIDENCE THAT SUCH PRODUCT CONFORMS IN ALL RESPECTS TO THE SPECIFIED REQUIREMENTS, AND THAT IT HAS BEEN USED SUCCESSFULLY ELSEWHERE UNDER SIMILAR CONDITIONS. WHERE THE SPECIFIED REQUIREMENTS INVOLVE CONFORMANCE TO RECOGNIZED CODES OR STANDARDS, THE CONTRACTOR SHALL FURNISH EVIDENCE OF SUCH CONFORMANCE IN THE FORM OF TEST OR INSPECTION REPORTS, PREPARED BY A RECOGNIZED AGENCY, AND BEARING AN AUTHORIZED SIGNATURE.
 - MANUFACTURERS' STANDARD DATA AND CATALOG OUT SHEETS WILL NOT BE CONSIDERED SUPPORTIVE IN THEMSELVES, AND THE ENGINEER OF RECORD WILL NOT BE RESPONSIBLE FOR SEEKING FURTHER DATA FROM THE MANUFACTURER, OR FOR OTHERWISE RESEARCHING THE PRODUCT. FAILURE TO PROVIDE COMPLETE DATA WILL RESULT IN THE REJECTION OF THE ENTIRE PRODUCT.
 - SUBMIT SHOP DRAWINGS IN THE FORM ELECTRONIC PDF FILES. IN NO CASE SHALL REPRODUCTION OF THE CONTRACT DOCUMENTS BE USED AS A SHOP DRAWING. AS A MINIMUM, SUBMIT THE FOLLOWING ITEMS FOR REVIEW:
 - FALL PROTECTION ANCHOR POINTS
 - FULL BODY HARNESS
 - LANYARD
 - COMPLETE INSTALLATION INSTRUCTIONS FOR H.L.L. (INCL. CALCULATIONS)
 - THE ENGINEER HAS NO ONGOING PRESENCE ON THE SITE, NO CONTROL OF ACTIVITIES ON THE SITE, NO SUPERVISORY ROLE AND NO FIELD RESPONSIBILITY FOR SITE SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION OF THE WORK INCLUDING PERSONNEL PROTECTION IN ACCORDANCE WITH OSHA AND OTHER APPLICABLE REGULATIONS AND PUBLIC PROTECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION IN WHICH THE PROJECT IS BEING CONSTRUCTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES BY OR DURING THE EXECUTION OF THE WORK.
 - CONTRACTOR SHALL VERIFY DIMENSIONS AND FIELD CONDITIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PROMPTLY OF ANY DEVIATION FROM THE PLAN, UNEXPECTED CONDITIONS, OR INCIDENTS INVOLVING INJURY, COLLAPSE, PROPERTY DAMAGE OR VIOLATIONS ISSUED BY GOVERNMENT ENTITIES.
 - THE CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD AND INVESTIGATE ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO FABRICATING/POURING ANY CONSTRUCTION MATERIALS.
- *** THE ARCHITECT/ENGINEER OF RECORD IS NOT AND SHALL NOT BE HELD LIABLE FOR SITE SAFETY ISSUES ***

FALL PROTECTION NOTES

- ENGINEERED ANCHOR POINTS:**
- ANCHOR POINTS HAVE BEEN DESIGNED IN ACCORDANCE WITH OSHA AND ANSI FALL PROTECTION STANDARDS. THE SUPERSTRUCTURE AT ANY CONNECTION POINT HAS BEEN EVALUATED IN ACCORDANCE WITH THE RELEVANT BUILDING CODES AND MATERIAL DESIGN STANDARDS AS INDICATED ON THIS SHEET.
 - ANCHOR POINTS FOR THIS PROJECT HAVE BEEN DESIGNED FOR ONE USER UTILIZING FALL PROTECTION SYSTEMS WITH A MAXIMUM FORCE OF 5,000 POUNDS. LIMIT THE MAXIMUM FALL ARREST FORCE TO 1,800 POUNDS PER OSHA.
 - ANCHOR POINTS SHALL BE CONSIDERED PERMANENT AND VISUALLY INSPECTED ANNUALLY UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER QUALIFIED IN THE DESIGN AND ANALYSIS OF FALL PROTECTION SYSTEMS.
 - HORIZONTAL LIFE LINE HAS BEEN DESIGNED FOR TWO USERS UTILIZING FALL PROTECTION SYSTEMS WITH A MAXIMUM FORCE OF 5,000 POUNDS. LIMIT THE MAXIMUM FALL ARREST FORCE TO 1,800 POUNDS EACH PER OSHA.
- GENERAL FALL PROTECTION NOTES:**
- ARREST ANCHORS AND HORIZONTAL LIFE LINE SYSTEMS TO MEET OSHA AND ANSI FALL PROTECTION REQUIREMENTS
 - READ AND FOLLOW MANUFACTURER INSTRUCTIONS AND WARNINGS FOR SYSTEM COMPONENTS PRIOR TO USE.
 - INSPECT SYSTEM COMPONENTS PRIOR TO EACH USE.
 - SYSTEM USERS SHALL BE TRAINED IN THE PROPER USE OF SYSTEM COMPONENTS BY A COMPETENT PERSON AS DEFINED BY OSHA.
 - COMPONENTS OF A SYSTEM SHALL BE SELECTED IN ACCORDANCE WITH BOTH SITE AND OSHA REQUIREMENTS AS WELL AS ALL APPLICABLE FEDERAL, STATE AND LOCAL GUIDELINES.
 - COMPONENTS OF A SYSTEM SHALL BE SELECTED BY THE OWNER OR THE OWNERS COMPETENT REPRESENTATIVE SUCH THAT THE ENTIRE SYSTEM IS COMPATIBLE. MANUFACTURER CERTIFICATES INDICATING THAT EACH COMPONENT IS DESIGNED AND TESTED TO COMPLIANCE WITHIN THE SPECIFIC SYSTEM SHALL BE PROVIDED.
 - SYSTEM COMPONENTS SHALL BE REMOVED FROM SERVICE AND REPLACED AFTER A FALL OCCURS IN ACCORDANCE WITH OSHA REQUIREMENTS. COMPONENTS PERMANENTLY ATTACHED TO THE STRUCTURE, INCLUDING BUT NOT LIMITED TO ANCHOR POINTS, SHALL BE INSPECTED AND EVALUATED BY QUALIFIED PERSONNEL.
 - FALL PROTECTION AS OUTLINED HEREIN REPRESENTS THE STRUCTURAL DESIGN OF ATTACHMENT POINTS TO THE SUPERSTRUCTURE AND MISCELLANEOUS STRUCTURAL ELEMENTS.
 - SUBMIT ALL FALL ARREST SYSTEM SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION. SUBMITTAL SHALL INCLUDE A PLAN LAYOUT OF THE COMPLETE SYSTEM INCLUDING BUT NOT LIMITED TO FALL ARREST ANCHORS, CABLE, CABLE TERMINAL FITTINGS, TENSIONER, ENERGY ABSORBER, SHACKLES, CABLE SLIDERS, PRODUCT DATA, DESIGN REACTIONS AND DESIGN CALCULATIONS. SUBMITTAL SHALL BE SIGNED AND SEALED AND INCLUDE SPECIFIC INSTALLATION PROCEDURES REGARDING CABLE TENSIONING AND SAG.
- CONTRACTOR SHALL PROVIDE A COMPLETE AND ALL INCLUSIVE SUBMITTAL FOR THE FOLLOWING ITEMS:**
- HORIZONTAL LIFE LINE SYSTEMS (HLL) - THE SCHEMATIC LAYOUT OF THE HLL SHOWN IS BASED ON A COMPILATION OF INFORMATION FROM VARIOUS MANUFACTURERS. ALL ITEMS SHOWN MAY NOT BE AVAILABLE FOR ALL MANUFACTURERS. THIS IS A SCHEMATIC LAYOUT. THE LOCATION OF ALL ANCHORS WILL NEED TO BE APPROVED BY THE MANUFACTURER OR MANUFACTURERS BIDDING THE PROJECT. ANCHOR SPACING MAY NEED TO BE ADJUSTED TO ACCOMMODATE DIFFERENT MANUFACTURERS. END TERMINATION ANCHORS MAY NEED TO BE SUBSTITUTED FOR INTERMEDIATE PASS THROUGH ANCHORS TO REDUCE CABLE LENGTHS TO ACCOMMODATE DIFFERENT MANUFACTURERS. THIS SYSTEM IS A DELEGATED DESIGN. IT IS IMPORTANT THAT THIS SYSTEM BE BID AT THE SAME TIME AS THE GENERAL CONSTRUCTION SCOPE IF NOT SOONER TO ALLOW FOR PROPER COORDINATION. AFTER CONSTRUCTION IS COMPLETE THE OWNER SHALL HAVE THE MANUFACTURER PERFORM A FULL COMPREHENSIVE REVIEW OF THE SYSTEMS INSTALLATION TO ENSURE THAT ALL COMPONENTS MEET THE MANUFACTURERS REQUIREMENTS INCLUDING PROPER TENSIONING AND SAGGING.
- BASIS OF DESIGN:** THALER METAL INDUSTRIES
K-700 EASY SLIDER FOR ROOF APPLICATIONS
K-701 EASY SLIDER FOR WALL APPLICATIONS
K-703 - FOR SINGLE SPAN APPLICATIONS
3M DBI SALA OR APPROVED EQUAL
SUBMITTALS SHALL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
a. PLAN LAYOUT OF THE COMPLETE SYSTEM (INCLUDING BUT NOT LIMITED TO FALL ARREST ANCHORS, CABLE, CABLE TERMINAL FITTINGS, TENSIONER, ENERGY ABSORBER, SHACKLES, CABLE SLIDERS, PRODUCT DATA, DESIGN REACTIONS AND DESIGN CALCULATIONS)
b. (1) LANYARD PER FALL ARREST SYSTEM LOCATION
c. (1) FULL BODY HARNESS PER FALL ARREST SYSTEM LOCATION

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FALL ARREST GENERAL
NOTES & PLANS

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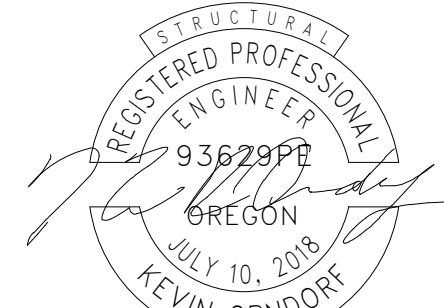


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Reichle Associates
FALL PROTECTION RISK CONSULTANTS
610 - 793 - 0137
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OR.P.E. # 93629PE



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THIRD - FIFTH FLOOR FALL PROTECTION PLAN

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FA1.0
1/8" = 1'-0"

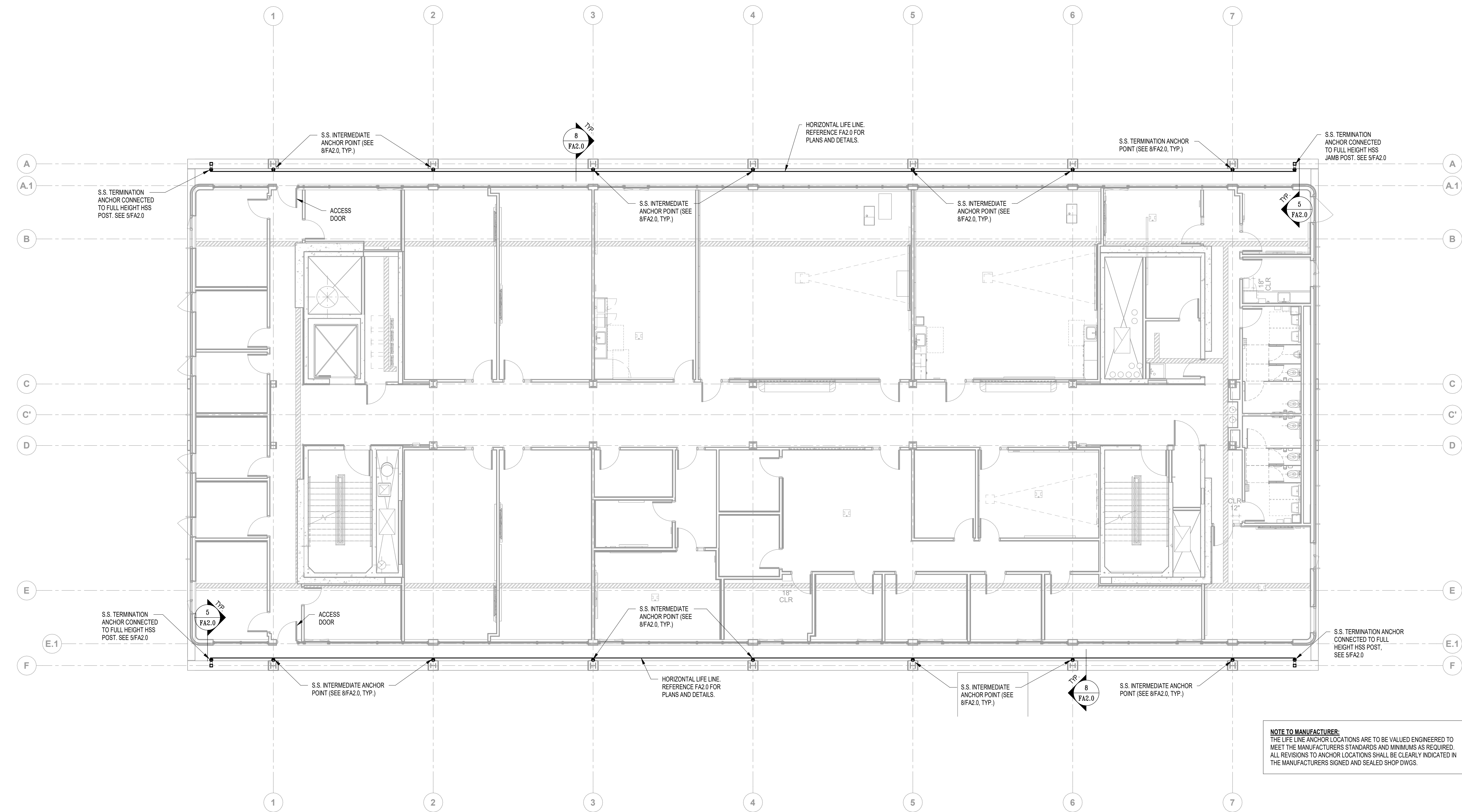
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NOTE TO MANUFACTURER:
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FALL ARREST PLANS

FA1.0

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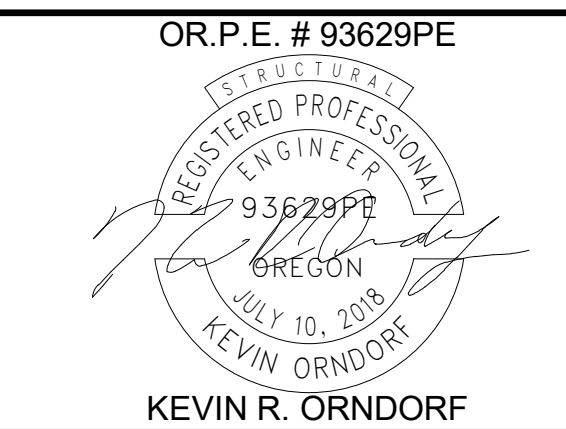
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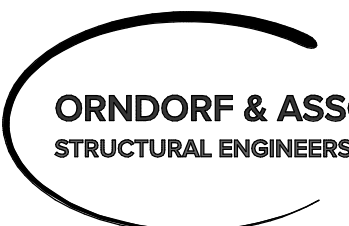


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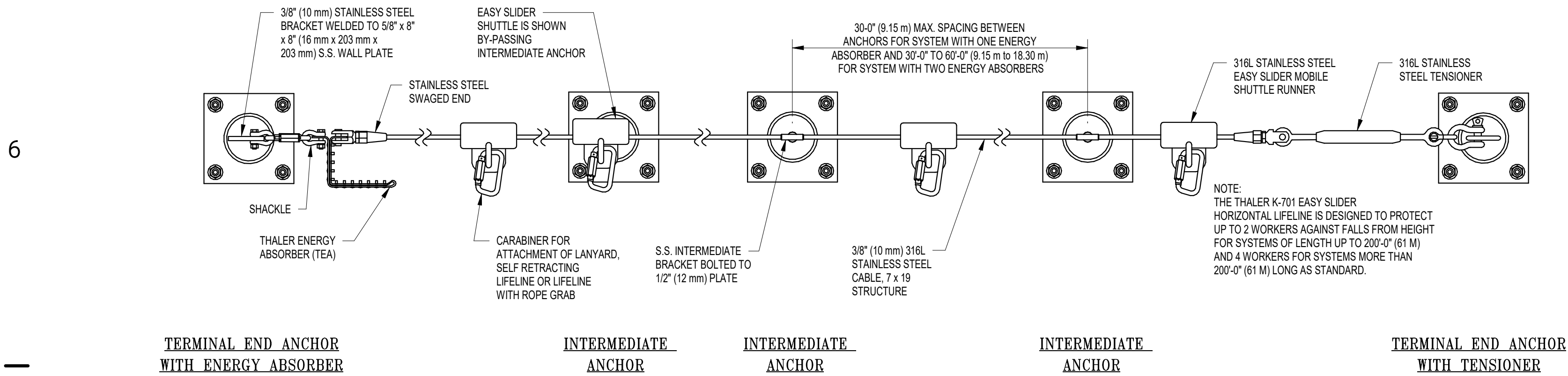
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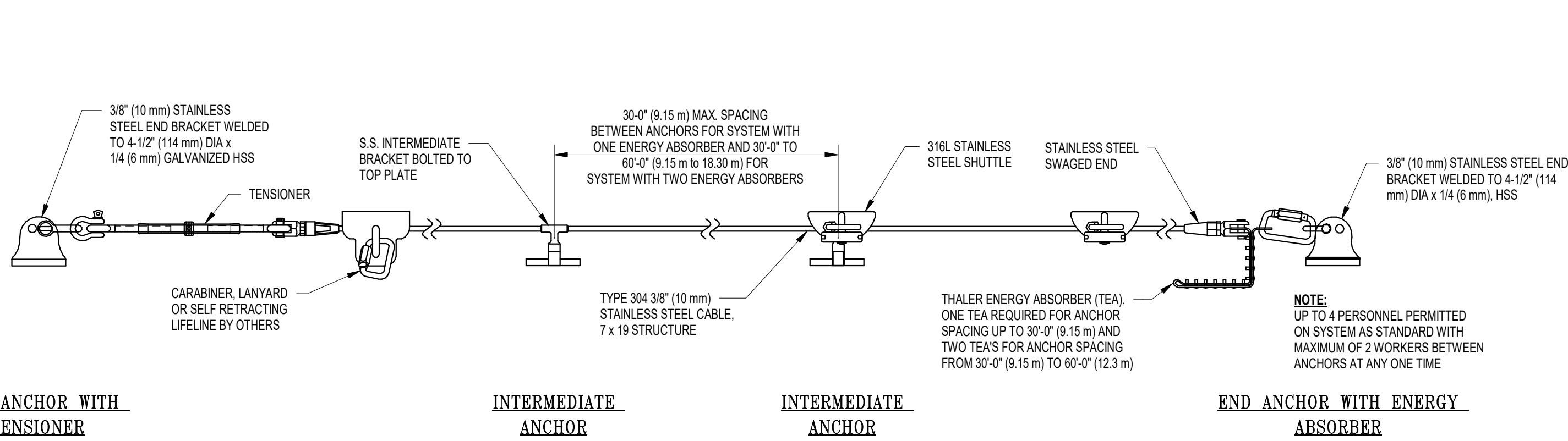


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SYSTEM SHOWN IS MINIMUM REQUIREMENTS
THALER OR APPROVED EQUAL

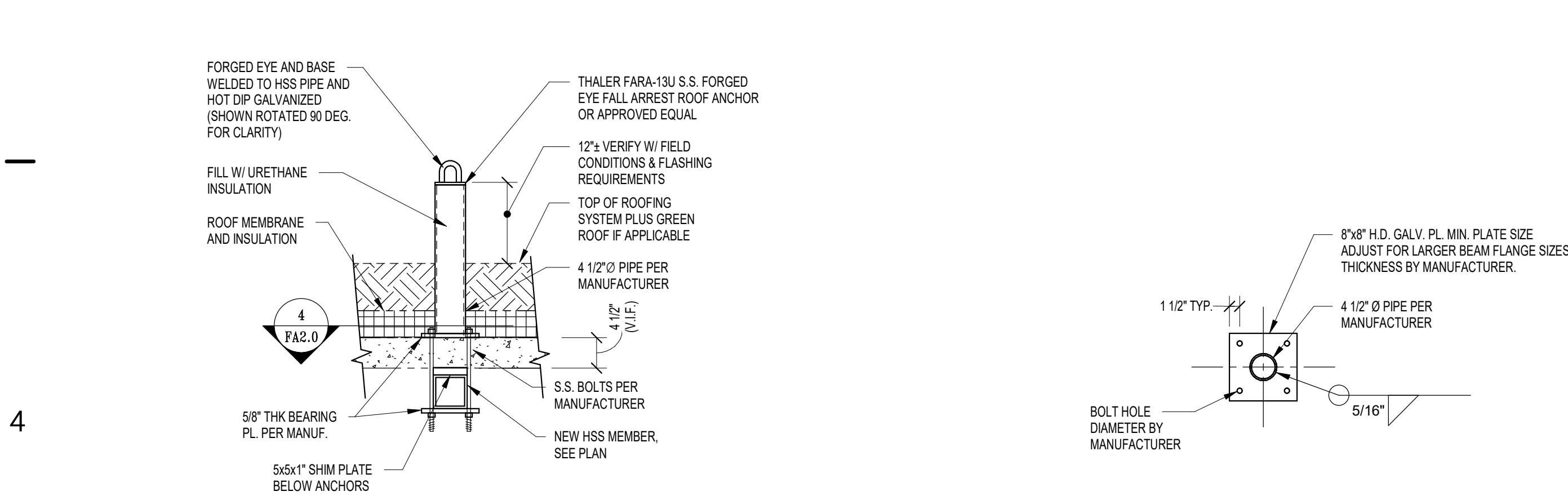


SYSTEM SHOWN IS MINIMUM REQUIREMENTS
THALER OR APPROVED EQUAL

1 HORIZONTAL LIFELINE SYSTEM - ELEVATION VIEW
FA2.0 1 1/2" = 1'-0"

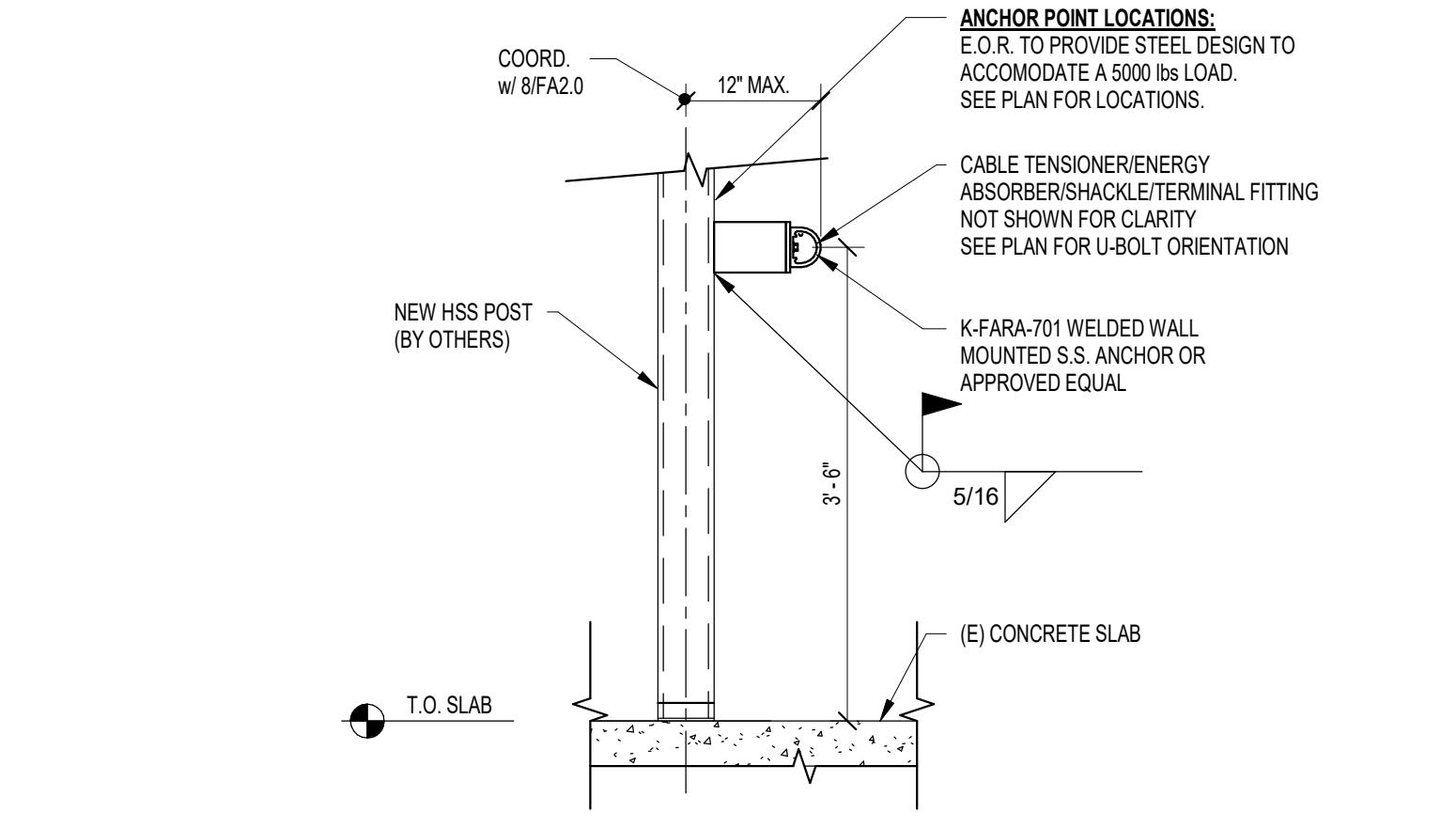
2 HORIZONTAL LIFELINE SYSTEM - PLAN VIEW
FA2.0 1 1/2" = 1'-0"

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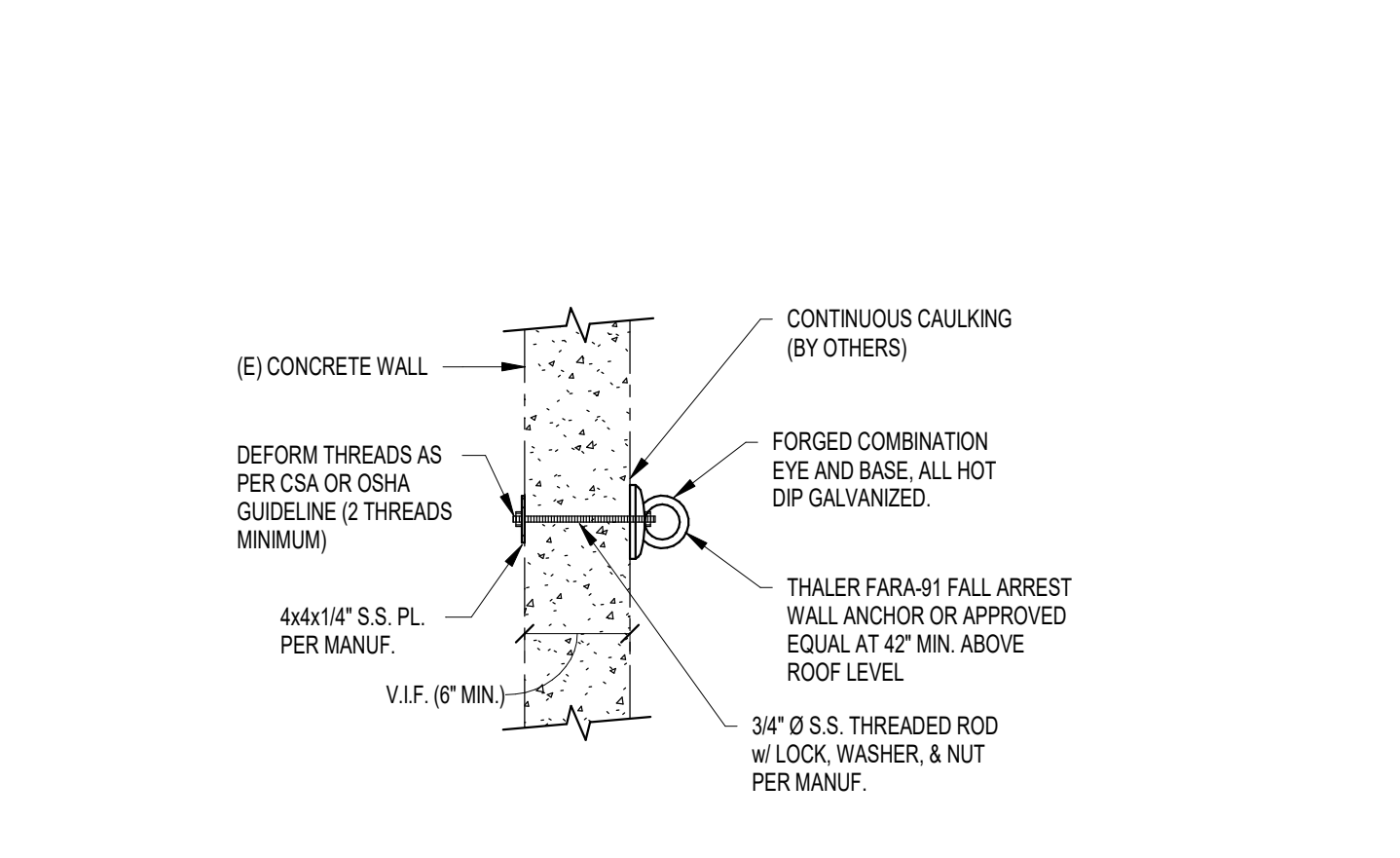


3 ROOF PENETRATION ANCHOR POINT
FA2.0 3/4" = 1'-0"

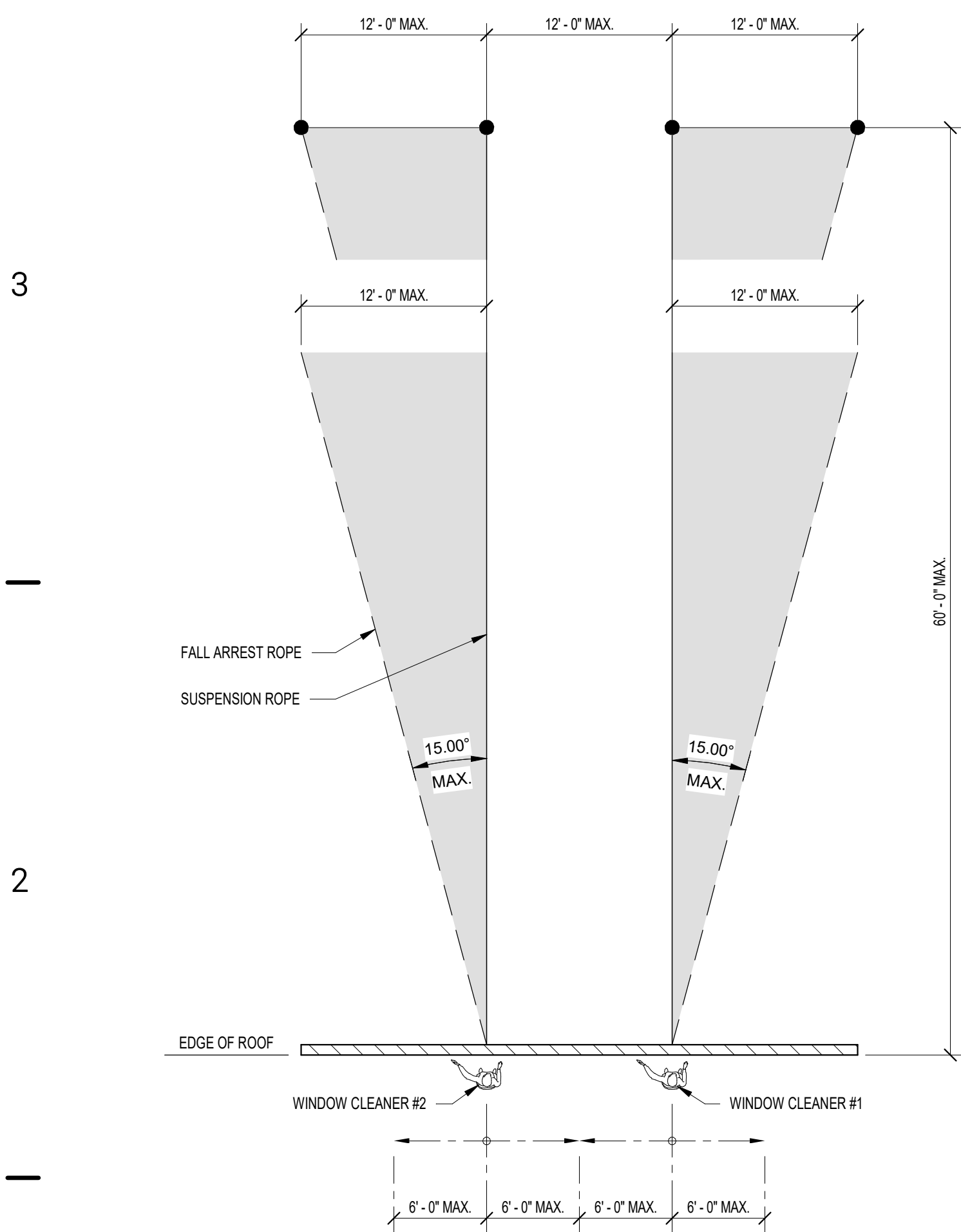
4 PLAN DETAIL @ ANCHOR POINT
FA2.0 3/4" = 1'-0"



5 TERMINATION ANCHOR POINT AT HSS POST
FA2.0 3/4" = 1'-0"



6 ANCHOR SECTION AT PENTHOUSE WALL
FA2.0 3/4" = 1'-0"

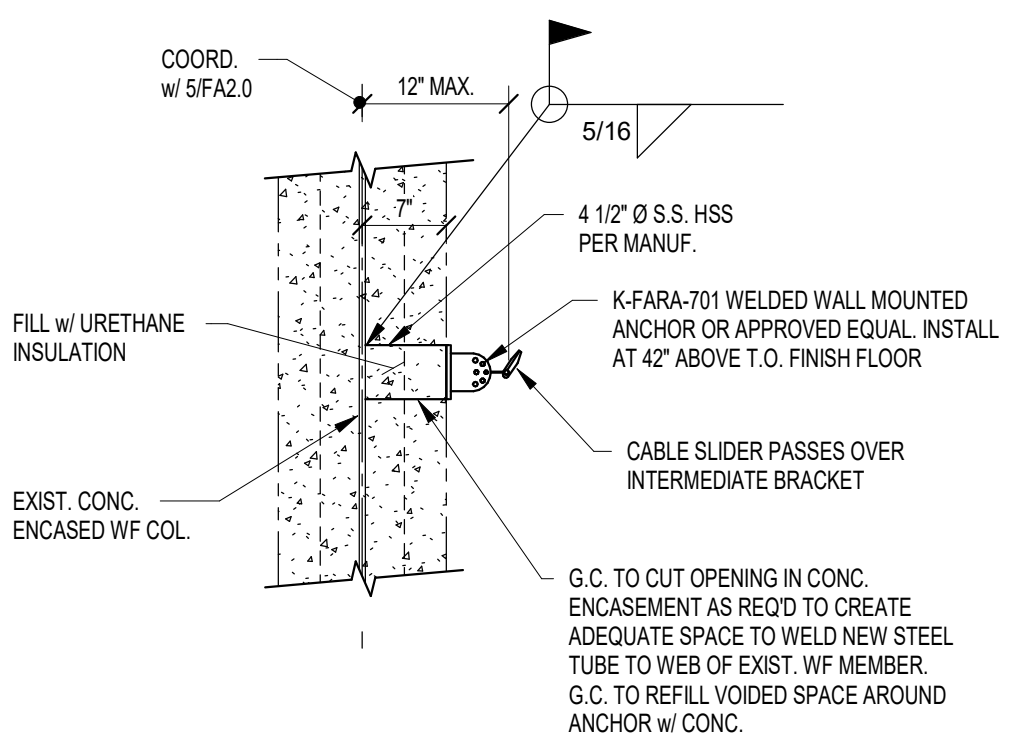


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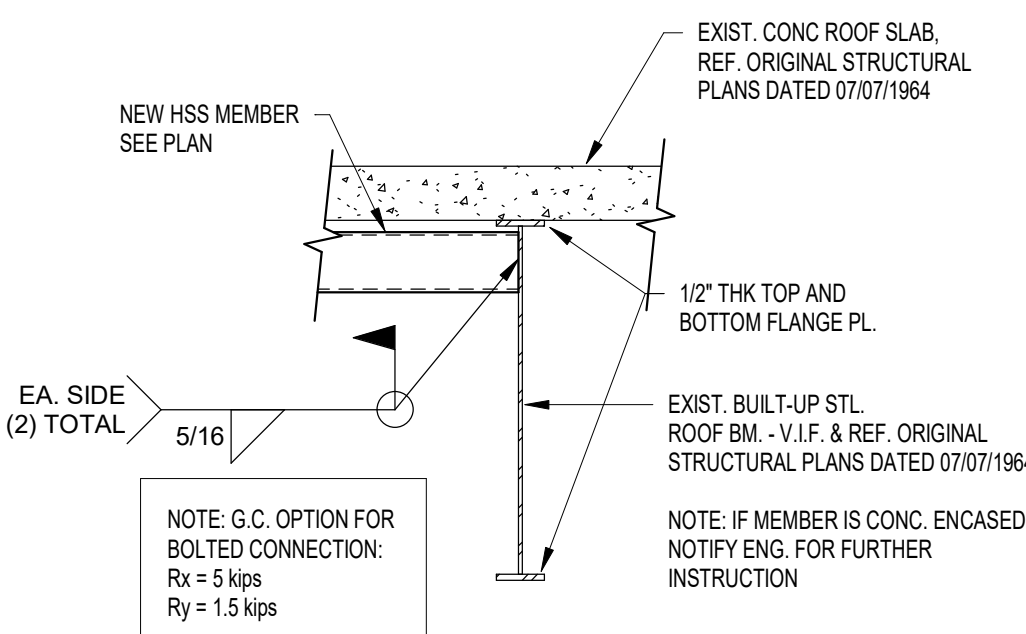
1. MAXIMUM ANCHOR SPACING SHALL NOT BE GREATER THAN 12 FEET.
2. MAXIMUM DISTANCE FROM EDGE OF ROOF SHALL NOT BE GREATER THAN 60 FEET.
3. MAXIMUM ANGLE FROM PERPENDICULAR SHALL BE:
A. FOR SUSPENSION ROPE: 15°
B. FOR FALL ARREST ROPE: 15°
4. DESIGN ACCOMMODATES UP TO TWO WORKERS MAKING DESCENTS IN THE SAME AREA OF BUILDING FACADE.
5. WORKERS SHALL ONLY DESCEND PERPENDICULAR TO FACADE / EDGE OF ROOF. WORKERS CAN REACH TO EITHER SIDE A MAXIMUM OF 6 FEET. AS SUCH, THE MAXIMUM SPACING BETWEEN WORKERS SHALL BE 12 FEET.

7 SUSPENSION ROPE & FALL ARREST CRITERIA
FA2.0 1/8" = 1'-0"

8 ANCHOR SECTION AT CONC. ENCASED COLUMN
FA2.0 3/4" = 1'-0"



9 NEW HSS TO EXIST. STL. BEAM
FA2.0 3/4" = 1'-0"



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