

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 - Held over from ID 31340 (2/22/23) for additional information

Appeal ID: 31466	Project Address: 1625 NW Johnson St
Hearing Date: 4/12/23	Appellant Name: Erin Ziter
Case No.: B-006	Appellant Phone: 510-292-5399
Appeal Type: Building	Plans Examiner/Inspector: Steven Freeh
Project Type: commercial	Stories: 3 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - NFPA 13R, Throughout
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 23-000389-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Residential - Transient Living, R-3 occupancy

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	TABLE 602
Requires	TABLE 602, footnote i: Exterior walls in Type VB construction of R-3 occupancy less than 5 feet from the line used to determine the fire separation distance are required to be 1-hour rated.
Code Modification or Alternate Requested	We are requesting the west, east and north exterior walls remain as-in, unrated. RECONSIDERATION TEXT: We are requesting the west, east and north exterior walls to be non-fire rated tested assemblies.
Proposed Design	The existing west wall is primarily 4'-5" from the west property line. There is a 4' long bay window in the west wall that is 2'-8 1/2" from the property line. The existing north wall is approx 2" from the north property line. The existing east wall is primarily 5'-1" from the east property line. There is a 6'-11" long bay window in the east wall that is approx 3' from the property line. The property to the west is a duplex, the property to the north is primarily open yard, and the property to the east is a concrete commercial building built on the lot line with no openings in the solid concrete wall. The exterior of the subject property is in good condition and does not need repairs. The exterior walls are wood studs with solid T+G painted wood siding, with gypsum wall board or original lathe and plaster on the interior side. The current single-family residence is proposing minimal alterations: adding a kitchen in the basement and providing the necessary fire separation between the dwelling units, and adding a NFPA 13D sprinkler system throughout the entire structure. No changes are proposed to floor levels one through three. The building is currently used as a rental property and is proposed to be used for short-term rental (transient congregate living). RECONSIDERATION TEXT: The proposed sprinkler system shall be NFPA 13R throughout. The north wall shall be provided

with one additional layer of 5/8" Type 'x' GWB applied to the inside face. The east and west walls shall remain as proposed.

Reason for alternative Although this R-3 occupancy is governed by commercial code, this is not a commercially scaled building and should not adhere to the strict standards of the commercial code. In comparison, the residential code allows unrated walls to be 3' from the property lines. Given that the west wall is very close to 5' from the property line, and the bay windows of the east and west walls make up a small percentage of the length of the structure, it would be an undue and unnecessary burden to reconstruct the exterior walls with 1 hr fire rated construction. While the north wall is significantly closer to the lot line, it is also facing open yard. The added level of protection that the sprinkler system will provide should more than meet the current level of life safety.

RECONSIDERATION TEXT:

The additional layer of 5/8" Type 'x' GWB provides another measure of safety, in addition to the 13R sprinkler system.

Appeal item 2

Code Section Section 705

Requires 705.2.3: Combustible projections extending to within five feet of the line used to determine the fire separation distance (FSD), shall be of at least one-hour fire-resistance rated construction.

Exception: Type VB construction shall be allowed for combustible projections in Group R-3 occupancy with a FSD of at least 5'.

Table 705.8, with footnote d and f: Unprotected openings in walls with FSD less than 3' shall not be permitted. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed 25% when the FSD is 3' to less than 5'. Openings are unlimited when the FSD is 5' or greater.

Code Modification or Alternate Requested We are requesting the type VB roof eaves within 5' of the east and west property lines to remain as-is as unrated construction. We are requesting to exceed the allowable unprotected openings in north wall.

RECONSIDERATION TEXT:

We are proposing to apply one layer of exterior rated 5/8" sheathing to the type VB roof eaves within 5' of the east and west property lines. We are requesting to exceed the allowable unprotected openings in north wall.

Proposed Design The existing roof eaves on the east and west project within 5' of the property line. There is no roof eave or other projections on the north side. The roof eaves and gutters are in excellent condition and do not require any maintenance. The eaves are soffited with painted T+G solid wood. The north wall has existing openings on the ground level (11%), second level (8.6%), and attic level (29.7%). We are proposing all existing openings remain. There are no proposed changes to the windows on the second and ground floors. The proposed change to the north windows in the attic level is to swap out two existing double hung windows with casement windows in order to meet egress dimensions. There is also an operable skylight in the attic. The windows in the west wall do not exceed the 25% maximum area, and the windows in the east wall are unlimited.

Other alterations include: installing a new NFPA 13D sprinkler system throughout the house, providing a 1-hr rated separation between the two dwelling units, and protecting the rear exterior stair with 1-hr rated wall construction. Additional sprinkler heads can be placed at the north wall openings if the appeal board deems this necessary and acceptable.

RECONSIDERATION TEXT:

The existing roof eaves on the east and west walls will have one layer of 5/8" exterior rated sheathing applied to the undersides. The north wall has existing openings on the ground level

(11%), second level (8.6%), and attic level (29.7%). We are proposing all existing openings remain, but where there are operable windows, they shall be swapped out with non-operable windows. There shall be no egress to the north. Other alterations include: installing a new NFPA 13R sprinkler system throughout the house, providing a 1-hr rated separation between the two dwelling units, and protecting the rear exterior stair with 1-hr rated wall construction. Additional sprinkler heads can be placed at the north wall openings if the appeal board deems this necessary and acceptable.

Reason for alternative Although the proposed NFPA 13D sprinklers do not qualify as “Sprinklered” protection in Table 705.8, they still provide a significant degree of safety, and are more appropriate in a residential setting. The building adjacent to the east has a solid concrete west wall, providing a 2 hr rating and a considerable level of safety for this property. The property to the north has no structures to the north of the subject property. The existing adjacent building wall to the north is 20” away from the north wall of the subject property and does not extend as far as any of the openings in the north wall. The building to the west is an R-3 low hazard duplex.

The neighboring properties do not pose a threat to the roof eaves or to the north openings, and the change of use does not increase the risk inside the building. Eliminating the north windows would drastically reduce the light and air into the building, and reduce the number of egress openings. We believe keeping the north windows provides more safety to the occupants than filling them in. Taking into account the surrounding context, the proposed design, in addition to the new sprinkler system, provides a level of life safety meeting the intent of the code.

RECONSIDERATION TEXT:

The 13R sprinklers will provide a greater level of safety to the openings in the north wall. All operable windows in the north wall shall be removed.

Appeal item 3

Code Section 1011.5.2 Exception 3 / 1011.3

Requires In group R-3 occupancies, the maximum riser height is 7 3/4” and the minimum tread depth is 10”. Stairways shall have a headroom clearance of not less than 80”.

Code Modification or We are requesting a tread depth of 9” and a riser height of 9”.

Alternate Requested RECONSIDERATION TEXT:

Rather than meet the headroom requirements, and appeal the riser and tread dimensions, we propose to meet the riser and tread dimensions by providing 7 1/2” risers and 10” treads, but the stair shall have a headroom of 6’-5”.

Proposed Design We are proposing to rebuild the existing basement stair with a new stair in the same location. The new stair shall have 9” treads, and 9” risers, and will accommodate the 6’-8” headroom requirement.

RECONSIDERATION TEXT:

We are proposing to rebuild the existing basement stair with a new stair in the same location. The new stair shall have 10” treads, and 7 1/2” risers, and will have 6’-5” headroom.

Reason for alternative The existing basement stair has a headroom low point of 6’-2”. The existing landing is 33”, the existing treads are 9”, and the existing riser height is 8”. The stair connecting the ground floor to the second floor is directly above the basement stair. The basement stair ceiling has an assumed one layer of gypsum board directly beneath the stair framing. As part of creating a fire-rated separation between the new basement dwelling unit and the upper unit, the basement stair ceiling needs additional layers of gypsum board to achieve a 1 hr fire-rating and STC 50 rating. We are proposing to use a 3 1/2” thick shaft wall assembly to meet these requirements. These additional

layers make the low point of the headroom less than 6'. Therefore, we propose to rebuild the basement stair. By creating a winder tread at the basement entry landing, and rebuilding the treads as 9" deep, and risers 9" tall, we can achieve a headroom of 6'-8" or greater for the entire length of the stairway. The Portland code guide for residential basements (Brochure 9: Converting Attics, Basements, and Garages to Living Space) allows existing stairs to have 9" treads, and allows rebuilt stairs to have 9" risers. The proposed stair is in the only feasible location, and the commercial code requirements of 10" treads, 7 ¾" risers, and a 36" landing is infeasible in this context. Rebuilding and/or relocating the existing stair to meet these standards would pose an undue and unnecessary burden. By rebuilding the stair we have gained headroom to meet the commercial code requirements, and the treads and risers are still within reasonable residential dimensions.

Appeal item 4

Code Section	1207.2
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Requires	Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7'-6" above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet above the finished floor.
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Code Modification or Alternate Requested	We are requesting lower than 7'-6" ceilings in the basement.
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Proposed Design	<p>The existing finished/habitable basement has a ceiling height of approximately 6'-11". We propose to add additional layers to the floor/ceiling assembly to acquire a 1 hr fire rating and appropriate STC sound rating. The proposed finished ceiling height is approximately 6'-10". There is an existing beam and mechanical soffit projection that creates a 6'-3" ceiling height. We have proposed to remove the soffit and route the mechanical in the floor joist space. The only proposed projection below the 6'-10" ceiling height is the beam crossing the opening threshold into the bedroom. There are new larger-than-required egress openings: 30"x 42" egress windows in both of the bedrooms providing more light and air into the basement.</p> <p>RECONSIDERATION TEXT:</p> <p>We propose all of the above, including raising the structural beam up into the depth of the floor. No part of the ceiling, including below the beam will be less than 6'-10".</p>
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Reason for alternative	<p>Since a 6'-8" ceiling height is permitted in the Portland code guide for residential basements, we believe that the use of this unit matches the intention of the residential ceiling height requirement, rather than the 7'-6" commercial requirement. These are single family dwelling units, intended to be rented to a single group (no more than 5-6 people). The occupancy is R3. We are providing larger than required windows which meet the intent of the code for a comfortable living space and safe means of egress. Excavating the basement slab to add +/- 8" represents an unreasonable burden. The bottom of the existing beam is 6'-3" from the finish floor, greater than the minimum height specified within the Portland code guide for residential basements. The majority of the beam falls within interior walls, and where it does not is of minimal length, similar to a door threshold, and out of the way of occupiable spaces. The proposed ceiling height is the maximum height we can feasibly achieve while still adding the new ceiling layers to provide the required 1 hr rating.</p> <p>RECONSIDERATION TEXT:</p> <p>With the beam raised into the depth of the floor, the entirety of the basement meets Portland's residential basement code guide.</p>
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1a. Omission of one-hour fire rating at North exterior wall with one layer of Type X gypsum on the interior side: Granted as proposed.

1b. Omission of one-hour fire rating at East and West exterior walls: Granted as proposed.

2a. Omission of 1 hour fire rated East and West eaves with less than five feet of fire separation distance: Granted provided one layer of Type X gypsum sheathing is added to the East and West soffits and provided no openings including eave vents, roof vents or skylights may be installed in that portion of the wall or roof that is within three feet of the property line.

2b. Increase in the maximum allowable area of unprotected exterior North wall openings from not allowed to 11 percent on 1st Floor, 9 percent on 2nd Floor and 30 percent on 3rd floor. Granted as proposed.

3a. Increase in the maximum allowable stair riser height from 7 inches to 7.5 inches: Granted as proposed.

3b. Decrease in the minimum allowable tread depth from 11 inches to 10 inches: Granted as proposed.

4. Reduction in the minimum required basement ceiling and beam height to 6 feet 10 inches: Granted as proposed.

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) 823-6251 or come in to the Development Services Center.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY DESIGNER OF ANY DEVIATIONS FROM DRAWINGS PRIOR TO CONTINUATION OF WORK.
- CONTRACTOR SHALL NOTIFY DESIGNER OF ANY NEED FOR DESIGN CHANGES DUE TO FIELD CONDITIONS OR OBSERVATIONS PRIOR TO CONTINUING WORK.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, GRID LINES, AND CENTER LINE OF WINDOW ASSEMBLIES UNLESS OTHERWISE NOTED.
- SAFETY LAZING IS REQUIRED WHERE GLASS IS WITHIN 18" OF THE FLOOR AND TOP OF DOORS. SEE 2017 ORSC SEC. R308 FOR ADDITIONAL SAFETY REQUIREMENTS.
- ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST CODES WITH LOCAL AMENDMENTS AND ORDINANCES AND GOOD STANDARD PRACTICE. CONTRACTOR TO COORDINATE ALL DIMENSIONS, SIZING AND OPENINGS WITH TRADES. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO INSURE PROPER FIT.
- ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- FRAMING CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES AND DETAILS FOR DOORS, WINDOWS, EXHAUST, FANS, AND VENTS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSING AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- ARCHITECT NOT RESPONSIBLE FOR WATER PENETRATION OF EXISTING ROOFING, FLASHING, OR PARAPETS.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE OF THE BEST MATERIAL AND WORKMANSHIP.
- CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONARY MEASURES TO PROTECT ALL EXISTING AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGES INCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES.
- THE SCHEDULING OF WORK BY THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT THEY HAVE INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN THE WORK AND FIND THEM SATISFACTORY.
- CONTRACTOR SHALL TIE NEW UTILITIES INTO PRIVATE & PUBLIC LINES AS REQUIRED BY PUBLIC, PRIVATE UTILITIES OR COUNTRY.
- CONTRACTOR SHALL COORDINATE WORK OF MECH. AND ELEC. SUBCONTRACTORS AND NOTIFY DESIGNER OF ANY CONFLICTS OR VARIATIONS FROM I.R. REQUIREMENTS. ALL WORK TO CONFORM TO ALL RELEVANT CODES AND REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.
- CONTRACTOR SHALL VERIFY AND CONFIRM ALL SIZES & DIMENSIONS PRIOR TO ORDERING.
- WHEN POSSIBLE, USE PRODUCTS MADE IN THE UNITED STATES. EXAMPLE OF COMPREHENSIVE LIST OF PRODUCTS MADE IN THE USA CAN BE FOUND AT: <http://www.americanswork.com/buildingmaterial.html>
- CONTRACTOR'S CONTRACT WITH OWNER MUST ACKNOWLEDGE THESE NOTES AND MUST BE COMPLIED WITH.

1. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHOD.
2. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE.
3. GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. WOOD/Pellet STOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS.
4. DUCT AND VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
5. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT LOW OR NO VOC.
6. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT LOW OR NO VOC.
7. MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE AND CANNOT EXCEED 19%.
8. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
9. USE FSC, LOCAL, ENVIRONMENTALLY CERTIFIED, SUSTAINABLY-SOURCED PRODUCTS - FOR MORE INFORMATION AND RESOURCES VISIT SUSTAINABLE NW: <http://www.sustainablenorthwest.org>
10. MINIMIZE USE OF CONCRETE WHEN AN ALTERNATIVE IS POSSIBLE.
11. CONTRACTOR'S CONTRACT WITH OWNER MUST ACKNOWLEDGE THESE NOTES AND MUST BE COMPLIED WITH.

1D
1C A3.02 1A
1B
INTERIOR ELEVATION TAG
ASSEMBLY TAG
WINDOW TAG
DOOR TAG
WALL ELEVATION TAG
EXTERIOR ELEVATION TAG
DETAIL TAGS
TEMPERED GLAZING
EGRESS WINDOW
SMOKE DETECTOR
CARBON MONOXIDE / SMOKE DETECTOR
REVISION TAG AND CLOUD
GRAPHIC SCALE

	PROPOSED	CODE
MAX BUILDING COVERAGE	998 SF/ 1667 SF = 60%	100%
MAX DENSITY	1.45	3 TO 1 FAR
MIN DENSITY	2 UNITS PER 1,667 SF SITE AREA	1 UNIT PER 1,000 SF SITE AREA
MAX HEIGHT	34'-4 1/2"	65'
MAX STREET SETBACK	16'-8" (EXISTING)	10'
MIN STREET SETBACK	SEE ABOVE	NONE
MIN SIDE SETBACK	1'-3" (EXISTING)	NONE
GROUND FLOOR WINDOWS	NON-CONFORMING	YES
REQUIRED OUTDOOR AREA	173 SF BALCONY/PORCH PER DWELLING UNIT	YES, 36 SF PER DWELLING UNIT
MIN LANDSCAPE AREA	403 SF	15% (250 SF)
BIKE PARKING	2 SHORT TERM, 2 LONG TERM	2 SHORT TERM, 2 LONG TERM

NEW IMPERVIOUS AREA IS 44 SF (MAX 500 SF) AND THEREFORE NO ON-SITE STORMWATER MANAGEMENT IS REQUIRED PER TITLE 17.38.040.

NO FIXTURES ARE BEING REMOVED. THE FIXTURES BEING ADDED INCLUDE: KITCHEN SINK AND DISHWASHER. ALL OTHER FIXTURES ARE EXISTING TO REMAIN. HOWEVER, THE ATTIC TOILET, SHOWER, AND TWO LAVS WERE NOT PERMITTED, AND SHALL BE PERMITTED UNDER THESE DRAWINGS.

THERE IS NO PROPOSED CONSTRUCTION OR ALTERATION OF THE THERMAL ENVELOPE. NO CAVITIES WILL BE EXPOSED. WINDOWS REQUIRED TO BE REPLACED FOR EGRESS SHALL BE REPLACED WITH INSULATED, DOUBLE PANE WINDOWS NOTED IN PLAN SET.

C C ADDL ADJ ADU	NUMBER AND CENTERLINE AIR CONDITIONING	GA GAL GB GWB	GAUGE, GYPSUM ASSOCIATION GALVANIZED GRAB BAR GYPSUM WALL BOARD	PERF PLAM PL	PERFORATED, PERFORATE PLASTIC LAMINATE PLATE, PROPERTY
	ADDITIONAL ADJUSTABLE ACCESSORY DWELLING UNIT			PLYWPD PNL PNT PNT PAIR	LINE PLYWOOD PANEL PAINT PAIR
AFF	ABOVE FINISH FLOOR	HB HDR HDW HM	HOSE BIB HEADER HARDWARE HOLLOW METAL	PRE-FIN PRE-PR PT	PRE-FINISHED PRE-PRIMED
ALUM ALT APT	JURISDICTION ALUMINUM ALTERNATE APARTMENT	HORIZ HOR HVAC	HORIZONTAL HOUR HEATING VENTILATION		PRESSURE TREATED
ARCH AWN	ARCHITECT(URAL) AWNING		AND AIR CONDITIONING	R RD REF REFR	RADIUS ROOF DRAIN REFERENCE REFRIGERATOR
BD BR BDRM BLDG BLKG BLW BM BO/B.O. BOT BSMT	BOARD BEDROOM BEDROOM BUILDING BLOCKING BELOW BEAM BOTTOM OF BOTTOM BASEMENT	IBC IN INCH INFO INSUL INT	INTERNATIONAL BUILDING CODE INCH INFORMATION INSULATE(D) INTERIOR	REQD RST REV RM RO	REQUIRED RESTROOM REVISION REVERSE ROOM ROUGH OPENING
CLG CLR CMU	CEILING CLEAR(ANCE) CONCRETE UNIT MASONRY	LAM LAV LAU LGT LIN	LAMINATE LAVATORY LAUNDRY LIGHT LINOLEUM	SD SHTHG SIMIL SPEC DWGS STD STL STOR STC	SMOKE DETECTOR SQUARE FOOT SHEATHING SIMILAR SPECIFICATION STAINLESS STEEL SEE STRUCTURAL
CPT COL COLS CONT CONC CORR	CARPET COLUMN COLUMNS CONTINUOUS CONCRETE CORRIDOR	MAINT MATL MAX MECH MEMB	MAINTENANCE MATERIAL MAXIMUM MECHANICAL MEMBRANE		STRUCT STRUCTURAL
D DBL DIA DIM DN DR DS DW DWG	DRYER DOUBLE DIAMETER DIMENSION DOWN DOOR DOWNSPOUT DISHWASHER DRAWING	MFR MIN MIR MISC MO MTL	MANUFACTURER MINIMUM MIRRORED MISCELLANEOUS MASONRY OPENING METAL	T & G TB THK TOIT.O. TP TYP	TONGUE & GROOVE TOWER THICK, THICKNESS TOP OF TOILET PAPER TYPICAL
EA EJ EL ELEC ELEV ELEV EQUIP EQ EQ EXIST EXT	EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATION ELEVATOR EQUIPMENT EQUAL EXISTING EXISTING EXTERIOR	(N) N NA NO NR NTS O/O/O.C. OCC OCC OLF OPP ORD	NEW NORTH NOT APPLICABLE NO NUMBER NOT RATED NOT TO SCALE ON CENTER OCCUPANT(S) OCCUPANCY(IES) OCCUPANT LOAD FACTOR OPPOSITE OVERFLOW ROOF DRAIN	UL UNO/ UNO/ VERT VS	UNDERWRITERS LABORATORY UNLESS NOTED OTHERWISE VERTICAL VERSUS
FCB FD FEC FIN FLR FND FOF FOS FOW FRM FT FTG FV	FIBER CEMENT BOARD FLOOR DRAIN FIRE EXTINGUISHER CABINET FINISH FLOOR FOUNDATION FACE OF FINISH FACE OF STUD FACE OF WALL FRAMING FEET FOOTING FIELD VERIFY			WP WR	WATERPROOF WATER RESISTANT

ADDRESS	1625 NW Johnson St
COUNTY	Multnomah
PROPERTY ID	R140808
STATE ID	1N1E33AC 1300
LEGAL DESCRIPTION	COUCHS ADD, BLOCK 157, LOT 2 EXC W 66 2/3'
LOT SIZE	1,667 SF
BASE ZONE	CM3
OVERLAY	d - Design

	<u>EXISTING</u>	<u>PROPOSED</u>
UNIT B (BASEMENT)	637 SF	637 SF
UNIT A (GROUND LEVEL)	911 SF	911 SF
UNIT A (SECOND LEVEL)	718 SF	718 SF
UNIT A (THIRD LEVEL)	NOT LEGAL	377 SF
TOTAL	2,266 SF, 13 OCCS	2,643 SF, 13 OCCS

NO ACCESSIBLE DWELLING UNITS REQUIRED (OSSC SECTION 1107.7)

25% RULE: 25% OF \$15,000 = \$3,750
 ADDING ACCESSIBLE PARKING, AN ACCESSIBLE ENTRANCE, OR
 ACCESSIBLE RESTROOMS WOULD EXCEED 25% OF THE BUDGET
 AND ARE NOT FEASIBLE.

UPGRADES INCLUDE: SWAPPING DOOR HARDWARE TO ADA LEVERS, AND ADDING HANDRAILS TO EXTERIOR STAIRS WHERE NOT ALREADY EXISTING.

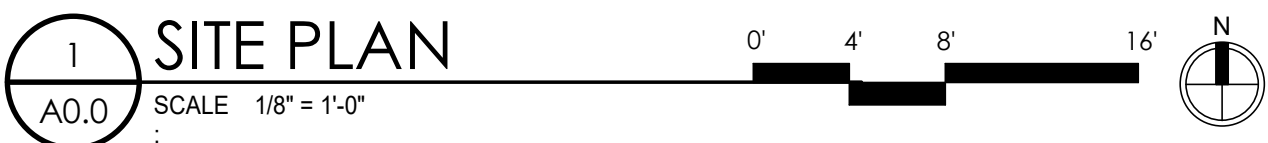
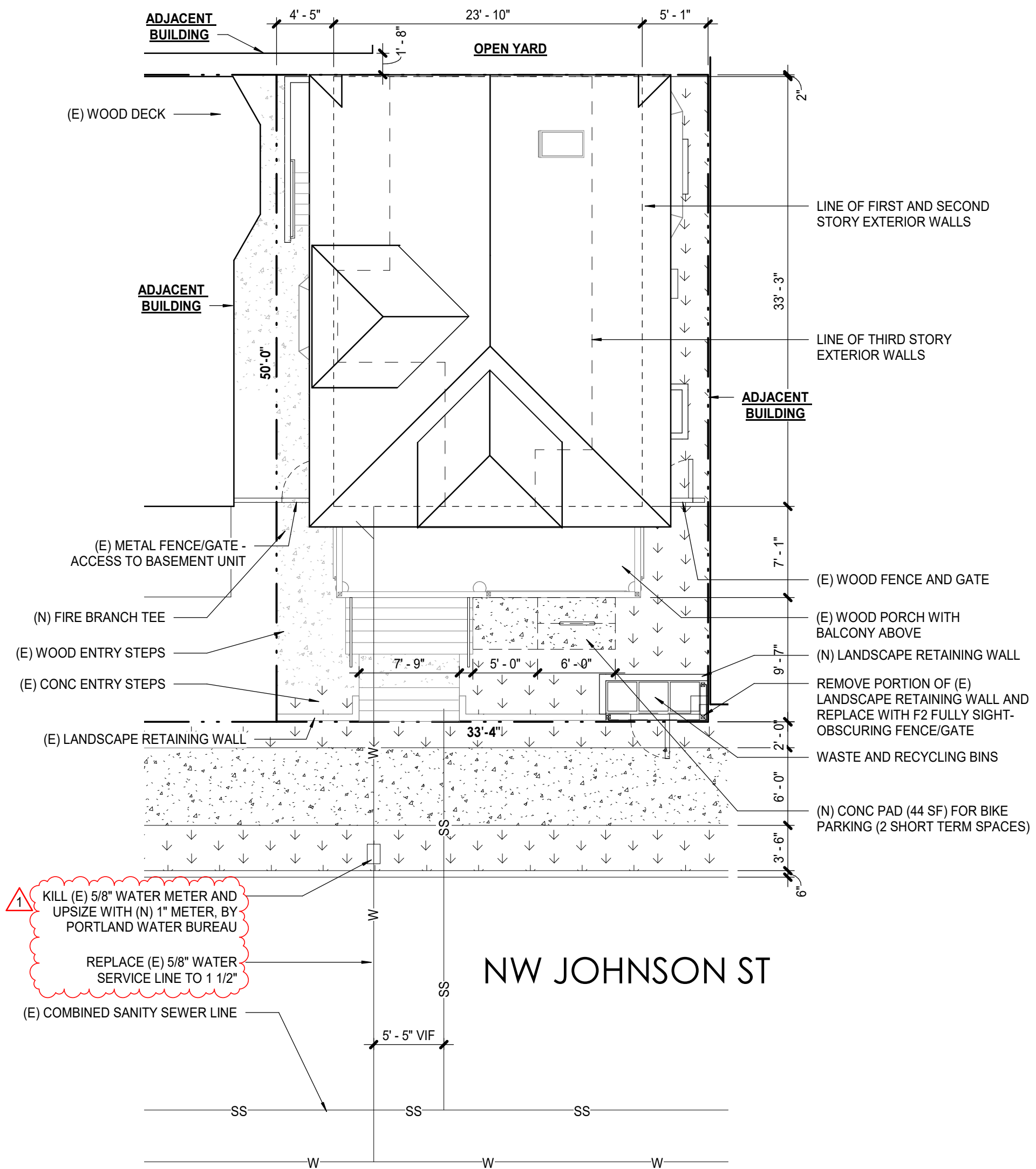
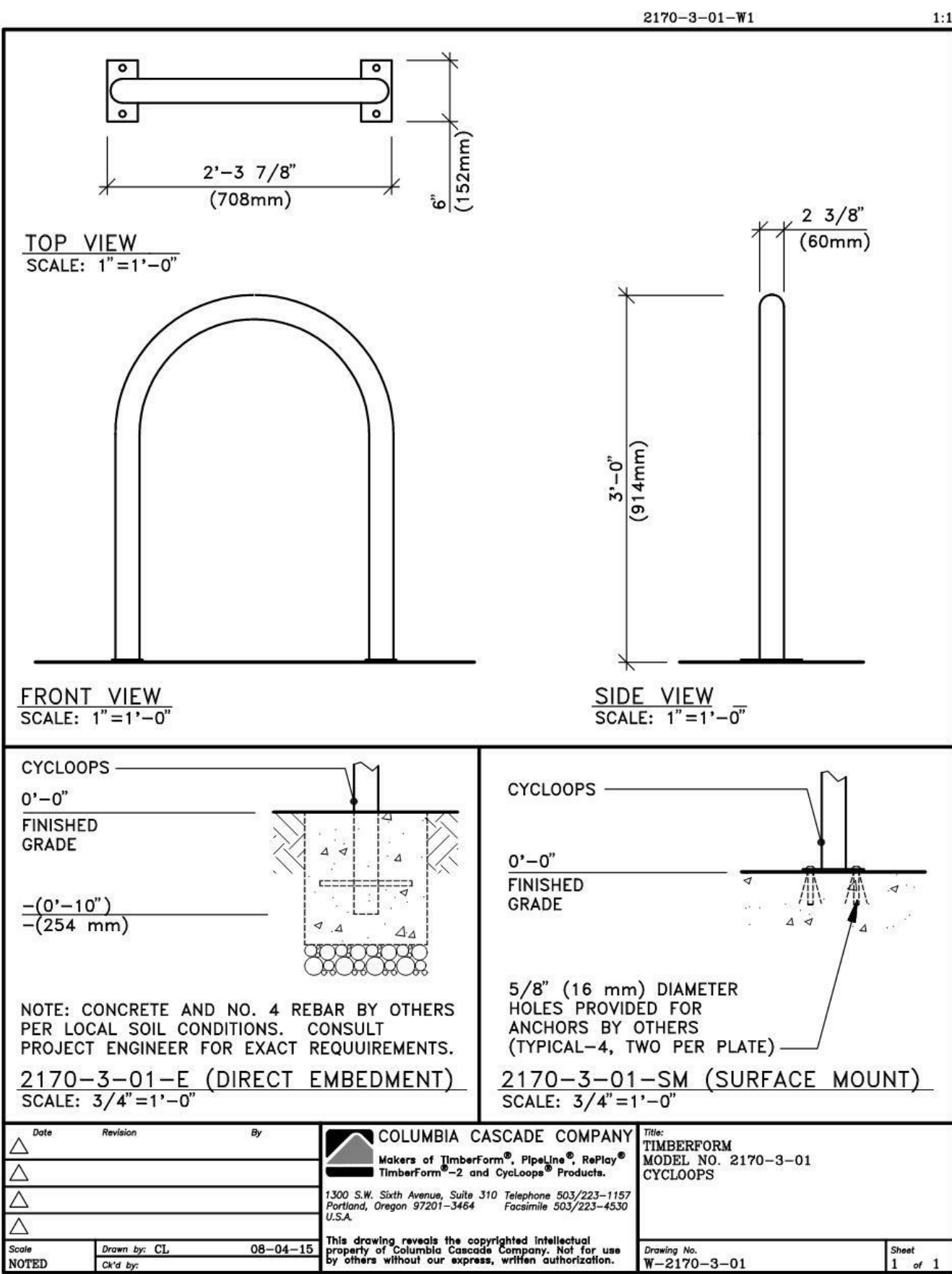
CHANGE OF USE - CONVERT EXISTING SINGLE FAMILY HOME (R-3) INTO TWO DWELLING UNITS. USE AS SHORT-TERM RENTAL WITHOUT PERMANENT RESIDENT, TRANSIENT CONGREGATE LIVING FACILITY WITH FEWER THAN 10 OCCUPANTS PER UNIT (R-3), NO OCCUPANCY CHANGE, NO INCREASE IN OCCUPANT LOAD, NO ALTERATIONS TO EXTERIOR WALLS. ALTERATIONS INCLUDE INSTALLING NFPA 13R FIRE SPRINKLER SYSTEM THROUGHOUT ALL LEVELS AND ALL COVERED EXTERIOR AREAS; INSTALL RATED FLOOR/CEILING ASSEMBLY AND EGRESS WINDOWS IN BASEMENT WHERE REQ'D; ADD KITCHEN IN EXISTING FINISHED BASEMENT. UNPERMITTED ATTIC SHALL BE LEGALIZED UNDER THESE DRAWINGS.

TO COMPLY WITH 2019 OREGON STRUCTURAL SPECIALTY CODE AND
ANSI 117.1-2009, AND THE INTERNATIONAL EXISTING BUILDING CODE,
CHAPTER 5 PRESCRIPTIVE COMPLIANCE METHOD.

VALUATION: \$15,000
NON-CONFORMING UPGRADES ARE NOT TRIGGERED

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ETC OR OTHER APPROVED REPORT LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.' (SEE CITY OF PORTLAND FIRESTOPPING PROGRAM GUIDE AT: WWW.PORTLANDONLINE.COM/SHARED/CFM/IMAGE.CFM?D=68669)

THIS PROJECT INSTALLS 13R SPRINKLERS ON A FIRE BRANCH TEE
ON A NEW 1 1/2" DOMESTIC WATER LINE WITH A NEW 1" WATER
METER. THERE IS NO WATER STORAGE TANK.



OWNER	
KEVIN BARON	CONTACT: (541) 505-4078 KMBaron@gmail.com
ARCHITECT	
HARKA ARCHITECTURE, LLC 7631 NE GLISAN ST PORTLAND, OR 97214	CONTACT: PATRICK DONALDSON (503) 975-9471 patrick@harkahq.com

ARCHITECTURAL	
A0.1	Life Safety Info & Plans
A1.0	Assemblies & Schedules
A2.0	Floor Plans
A2.1	Floor Plans
A3.0	Elevations & Sections

MECHANICAL, ELECTRICAL AND PLUMBING PERMITS TO BE OBTAINED SEPARATELY AS REQUIRED.

FIRE SPRINKLER PERMIT TO BE OBTAINED SEPARATELY, FROM THE FIRE MARSHAL'S OFFICE.

FIRE SPRINKLER PERMIT TO BE OBTAINED SEPARATELY, FROM THE FIRE MARSHAL'S OFFICE.

Permit
Set

1625 NW
JOHNSON ST
1625 NW JOHNSON ST,
PORTLAND, OR 97209

[illegible]

12.30.2022

Date

EZ

Drawn By

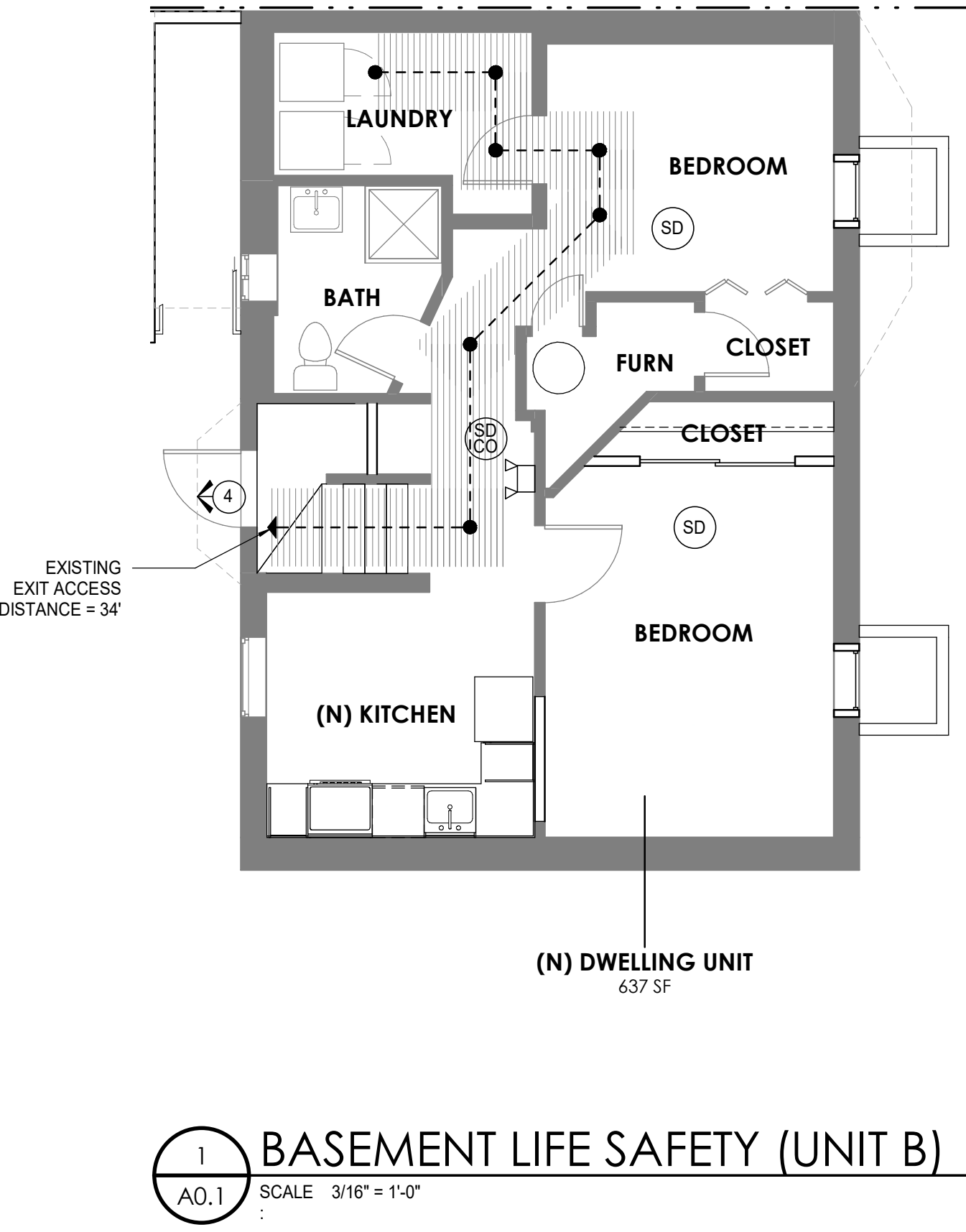
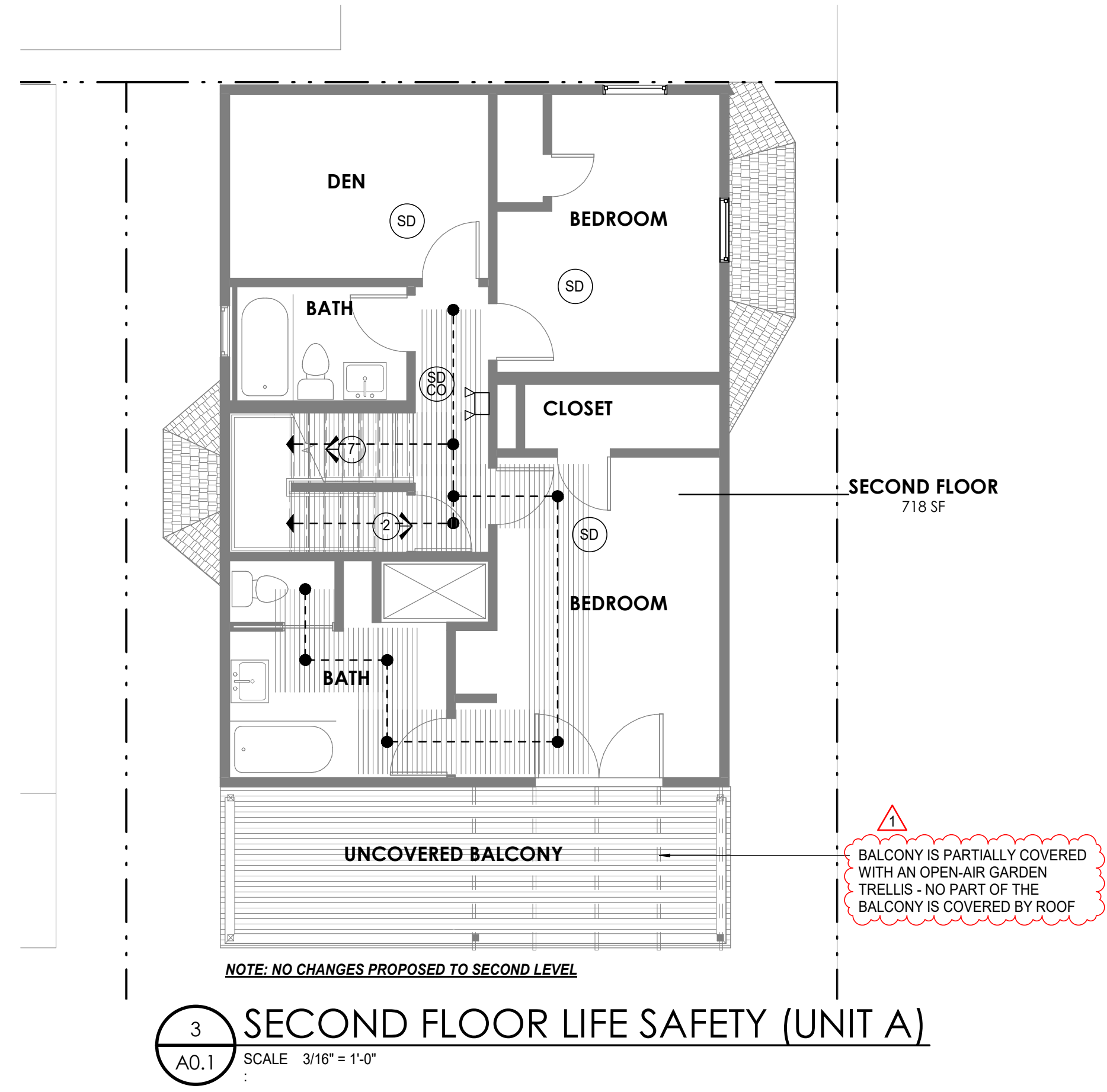
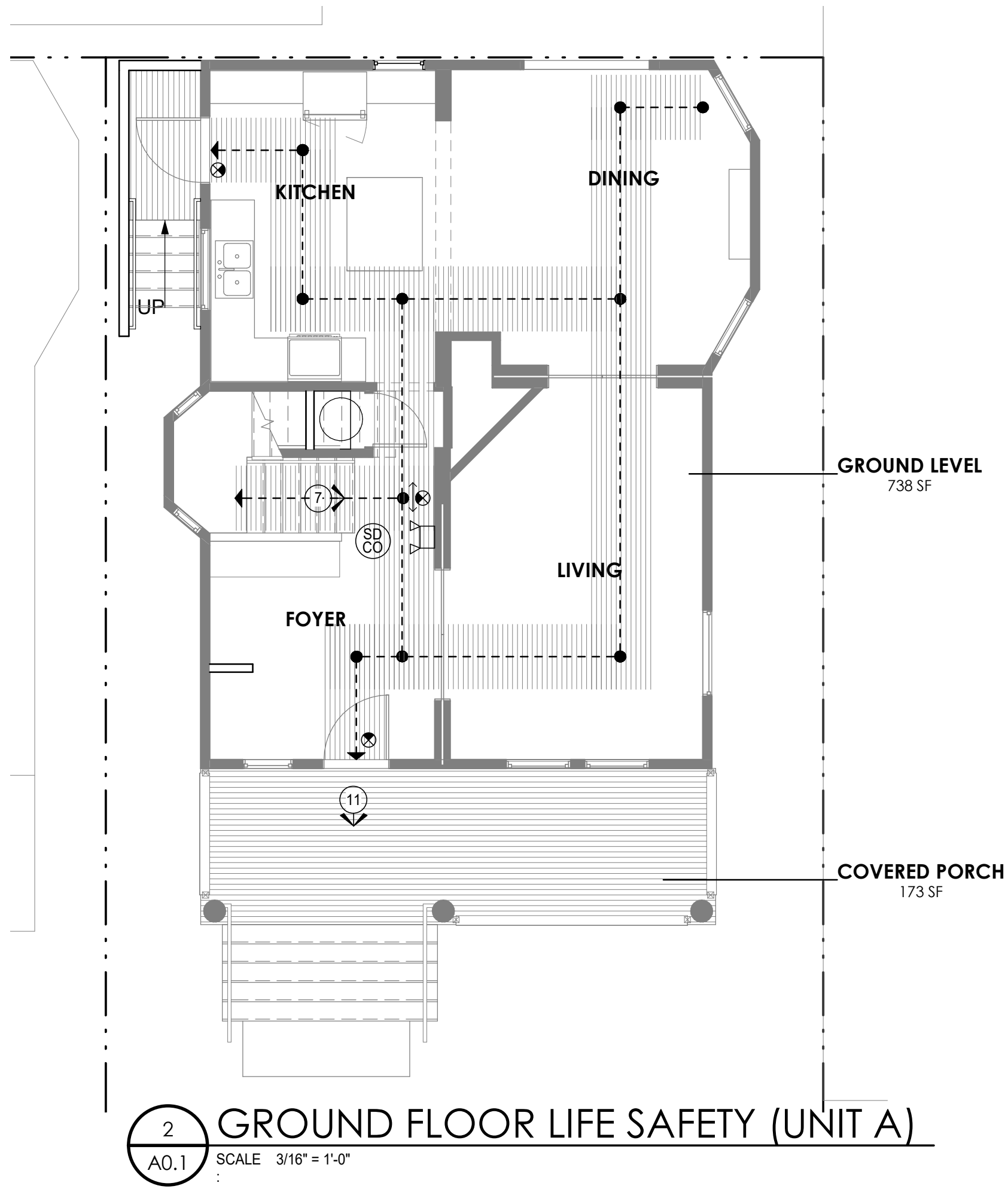
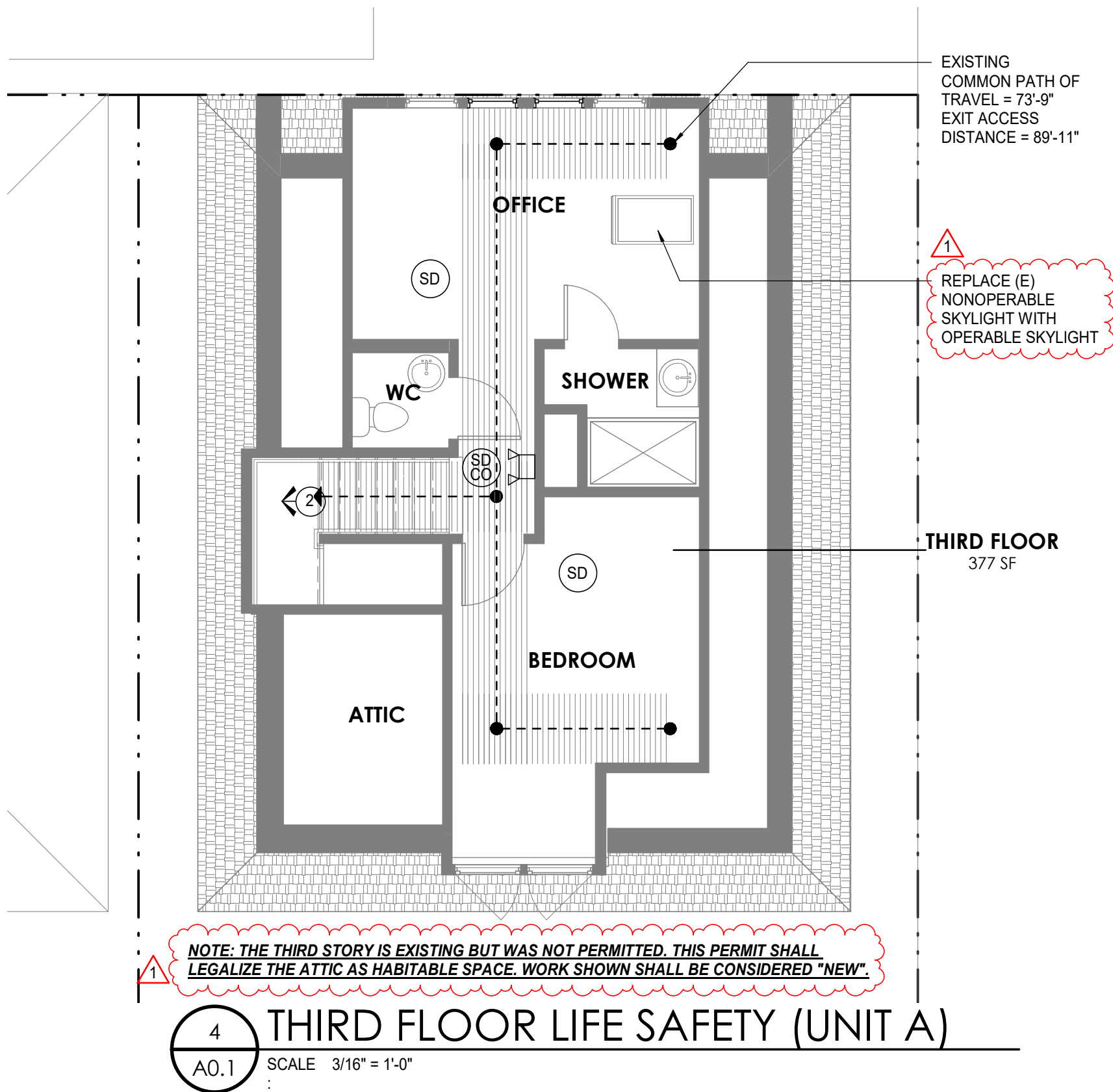
Project Info, Zoning & Site Plan

A0.0

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BUILDING / CODE INFO

	CODE	EXISTING	PROPOSED	PER CODE SECTION
BUILDING INFO				
BUILDING USE	-	SINGLE FAMILY	SHORT-TERM RENTAL	-
BUILDING OCCUPANCY	-	R3	R3	303
CONSTRUCTION TYPE	-	VB	VB	TABLE 601
BASEMENT FLOOR AREA	7,000 SF	637 SF	637 SF	TABLE 506.2
GROUND FLOOR AREA	7,000 SF	911 SF	911 SF	TABLE 506.2
SECOND FLOOR AREA	7,000 SF	899 SF	899 SF	TABLE 506.2
THIRD FLOOR AREA	7,000 SF	377 SF	377 SF	TABLE 506.2
TOTAL AREA	-	2,824 SF	2,824 SF	TABLE 506.2
# OF STORIES	3	3	3	TABLE 504.4
BUILDING HEIGHT	40'	31'-10"	31'-10"	TABLE 504.3
BUILDING OCCUPANT	-	16	16	(SEE FLOOR PLAN)
FIRE / LIFE SAFETY				
AUTOMATIC SPRINKLER SYSTEM	YES	NONE	NFPA 13D THRUOUT	903.3.1.3
SMOKE ALARMS	YES	YES	YES	907.2
FIRE ALARM SYSTEM	NO	NO	NO	907.2
CARBON MONOXIDE	YES	YES	YES	915
EXITING / LIFE SAFETY				
COMMON PATH OF TRAVEL	75'	73'-9"	NO CHANGE	TABLE 1006.2.1
TOTAL TRAVEL DISTANCE	200'	89'-11"	NO CHANGE	TABLE 1017.2
MAX OCCUPANTS FOR ONE EXIT (SECOND STORY AND ABOVE, R1)	NA	2	2	TABLE 1006.3.3(2)
EGRESS WIDTH AT DOORS	36"	36"	36"	1005.3.2
STAIRWAY WIDTH	36"	37"	37"	1011.2

OCCUPANT LOADS

	AREA NAME	OCCUPANCY GROUP	FLOOR AREA	OLF	OCCUPANTS
UNIT B	BASEMENT		637 SF		
	UNIT B TOTAL	R3 OCC	637 SF	200 GROSS	3.2 OCCS
	GROUND LEVEL		738 SF		
UNIT A	COVERED PORCH		173 SF		
	SECOND LEVEL		718 SF		
	UNIT A TOTAL	R3 OCC	2,006 SF	200 GROSS	10 OCCS
	GRAND TOTAL	R3 OCC	2,824 SF	200 GROSS	13.2 OCCS

FIRE / LIFE SAFETY LIGHTING LEGEND

EXIT SIGN W/ 90 MINUTE BATTERY BACKUP	EXITING PATH AND REQUIRED CLEAR WIDTH
EMERGENCY LIGHT, MINIMUM 1 FOOTCANDLE W/ 90 MINUTE BATTERY BACKUP, CONTINUOUS TO EXTERIOR LANDING OF EGRESS DOORS.	2-HR WALL
# OF OCCUPANTS AT EXIT	1-HR WALL
	SEMI-RECESSED FIRE EXTINGUISHER (MAX 4" PROJECTION FROM WALL)



Permit Set



1625 NW JOHNSON ST
1625 NW JOHNSON ST,
PORTLAND, OR 97209

#	Date	Description
1	04.03.23	APPEAL RECON

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Life Safety
Info & Plans

A0.1

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TAG	WIDTH	HEIGHT	HEADER HEIGHT	TYPE	TEMPERED	EGRESS	QTY	MFR	MODEL NO	COMMENTS
A	2' - 6"	3' - 6"	6' - 4"	CASEMENT	Yes	Yes	2		TBD	NEW WINDOW
B	3' - 0"	3' - 4"	6' - 4"	CASEMENT		Yes	1		TBD	NEW WINDOW
C	2' - 2"	4' - 3"	7' - 3"	NONOPERABLE		Yes	2		TBD	NEW WINDOW
D	2' - 5"	3' - 10"	VARIES	SINGLE HUNG			2			EXISTING
E	3' - 10"	5' - 7"	9' - 0"	SINGLE HUNG			1			EXISTING
F	1' - 6"	3' - 6"	10' - 10 1/2"	SINGLE HUNG			2			EXISTING
G	1' - 10"	1' - 10"	6' - 7"	SLIDER			1			EXISTING
H	3' - 1"	2' - 0"	6' - 8"	AWNING			1			EXISTING
J	2' - 10"	3' - 0"	4' - 8"	CASEMENT		Yes	2			EXISTING
K	5' - 11"	2' - 4"	7' - 4"	NONOPERABLE			1			EXISTING
L	3' - 0"	5' - 6"	VARIES	SINGLE HUNG			4			EXISTING
M	2' - 4"	2' - 4"	6' - 7"	NONOPERABLE			1			EXISTING
N	4' - 11"	1' - 11"	7' - 5"	NONOPERABLE			1			EXISTING
O	3' - 0"	3' - 4"	6' - 10 1/2"	NONOPERABLE		Yes	1		TBD	NEW WINDOW
P	2' - 4"	2' - 8"	VARIES	NONOPERABLE			2			EXISTING
Q	5' - 10"	2' - 10"	8' - 2"	NONOPERABLE			1			EXISTING
R	4' - 0"	2' - 6"	6' - 10"	NONOPERABLE			1			EXISTING
S	2' - 5"	3' - 10"	7' - 8"	NONOPERABLE			1		TBD	NEW WINDOW

1. ALL WINDOW DIMENSIONS ABOVE ARE OF FINISHED FRAME. CONTRACTOR TO DETERMINE REQUIRED ROUGH OPENINGS PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO VERIFY REQUIRED SAFETY TEMPERED WINDOWS. ALL GLAZING IN DOORS AND SIDE LITES SHALL BE SAFETY TEMPERED PER CODE
3. ALL WINDOWS TO BE U-0.30 MAX
4. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090 AND BE INSTALLED AT EVERY OPERABLE WINDOW WITH A SILL HEIGHT OF LESS THAN 36" AND WHERE THE TOP OF GRADE IS MORE THAN 72" BELOW THE SILL.
5. SEE PRODUCT SPECIFICATIONS FOR MORE DETAILS.
6. SUBSTITUTIONS TO BE APPROVED BY ARCHITECT

TAG	LOCATION	OPENING WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	QTY	HDW GROUP	COMMENTS
0.1	Interior	6' - 0"	6' - 4"	F	WD	PT	WD	PT	N/A	1	1	NEW DOOR

HDW GROUP	LOCKSET	THRESHOLD	HINGES	CLOSER	KICKPLATE	SILENCER	WEATHER STRIPPING	DOOR SWEEP	FINISH	COMMENTS
1	PASSAGE	N/A	NONE	No	No	No	No	No		SLIDING CLOSET DOORS

Bike x1

THE STIRRUP

An economical space saver, the Stirrup ties cluttered bike rooms, keeping bikes out of the way and secure.

CONSTRUCTION/MATERIAL

- .25" Plate Steel Backer
- .375" Solid Steel Hook
- .625" Solid Steel Lock bar
- Wheel Cushion: Rubber

DIMENSIONS

- 3.5" Width
- 35" Length
- 19.75" Depth (from wall)

MOUNTING

(3) .5" Mounting Holes

FINISH OPTIONS

- # Hot Dipped Galvanized
- # Powder Coating
- # Thermoplastic Coating

FEATURES

- U-Lock Compatible

Rubber Wheel Cushion

RECOMMENDED LAYOUT

!!! NOTE: Wall mount bike racks can be installed non-staggered at 20"-24" spacing.

Corner spacing, measure from center of top

50" (54") 16" (18")

50" (54")

Minimum (Recommended)

Distance from wall depends on height of bike:
40" Avg - 41.5" max

CONTRACTOR:

JOB:

NOTES:

Manufactured in the Pacific Northwest

INSULATION:

- **UNDERSLAB & FOOTING EDGE:** ROCKWOOL COMFORTBOARD 80
- **WINDOW HEADERS:** POLYSTY FOAM
- **ROOF/CELLING:** ECOBATT HD
- **FRAMED FLOOR:** ECOBATT OR ECOBATT HD (IF JOISTS < 12")
- **WALLS (ABOVE GRADE):** DENSE-PACK CELLULOSE, BIB OR ECOBATT HD
- **WALLS (BELOW GRADE):** ROCKWOOL BATT

WINDOWS:

- **TYPICAL:** MARVIN ESSENTIAL ALL-ULTREX FIBERGLASS
- **WINDOWS OR MARVIN ELEVATE WOOD-CLAD ULTREX**
- **ALL WINDOWS TO BE FIBERGLASS OR WOOD-CLAD.**
- **FINISHES TO BE APPROVED BY OWNER.**
- **SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.**

ALL PRODUCT SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.

1. SEE ELEVATIONS FOR WALL FINISHES.
2. LOCATE THERMAL INSULATION ON THE COLD SIDE (IN WINTER) OF DOMESTIC WATER PIPES AS REQUIRED TO PROTECT PIPE FROM FREEZING.
3. PROVIDE ADDITIONAL BLOCKING AS REQUIRED TO SUPPORT SHELVING, RAILINGS, TOWEL-BARS, AND OTHER WALL-MOUNTED ACCESSORIES/EQUIPMENT.
4. GEL-BASED CELLULOSE INSULATION IN WALL ASSEMBLIES MAY BE SUBSTITUTED WITH HIGH DENSITY ECOWATT INSULATION PER OWNER.
5. PROVIDE UL APPROVED PENETRATION AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE IN FIRE-RATED ASSEMBLIES.
6. PROVIDE FIRE BLOCKS AND DRAFT STOPS AS REQUIRED PER 2019 OSSC SECTION 717.

(1) LAYER 1/2" GYP BOARD (EXCEPT AT (N) BASEMENT STAIR)


6 INTERIOR STAIR

ASSEMBLY: N/A	FIRE: N/A	STC: N/A
---------------	-----------	----------

(1) LAYER 1/2" GYP BOARD (EXCEPT AT (N) BASEMENT STAIR)

(N) 1 HR RATED INTERIOR WALL

ASSEMBLY: GA WP 3246	FIRE: 1 HR	STC: 50 - 54
----------------------	------------	--------------



ASSEMBLIES LEGEND

1 LONG TERM BIKE PARKING RACK
A1.0 SCALE 12" = 1'-0"

HARKA • LOW-CARBON ARCHITECTURE & LIFE



HARKA

107 SE WASHINGTON STREET, SUITE 740
PORTLAND, OR 97214 - HARKAHQ.COM

Permit Set

REGISTERED ARCHITECT

PATRICK M. DONALDSON



STATE OF OREGON

PORTLAND, OREGON
#4962

1625 NW JOHNSON ST

1625 NW JOHNSON ST,
PORTLAND, OR 97209

#	Date	Description
1	04.03.23	APEAL RECON

12.30.2022

Date

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Drawn By

Assemblies &
Schedules

A1.0

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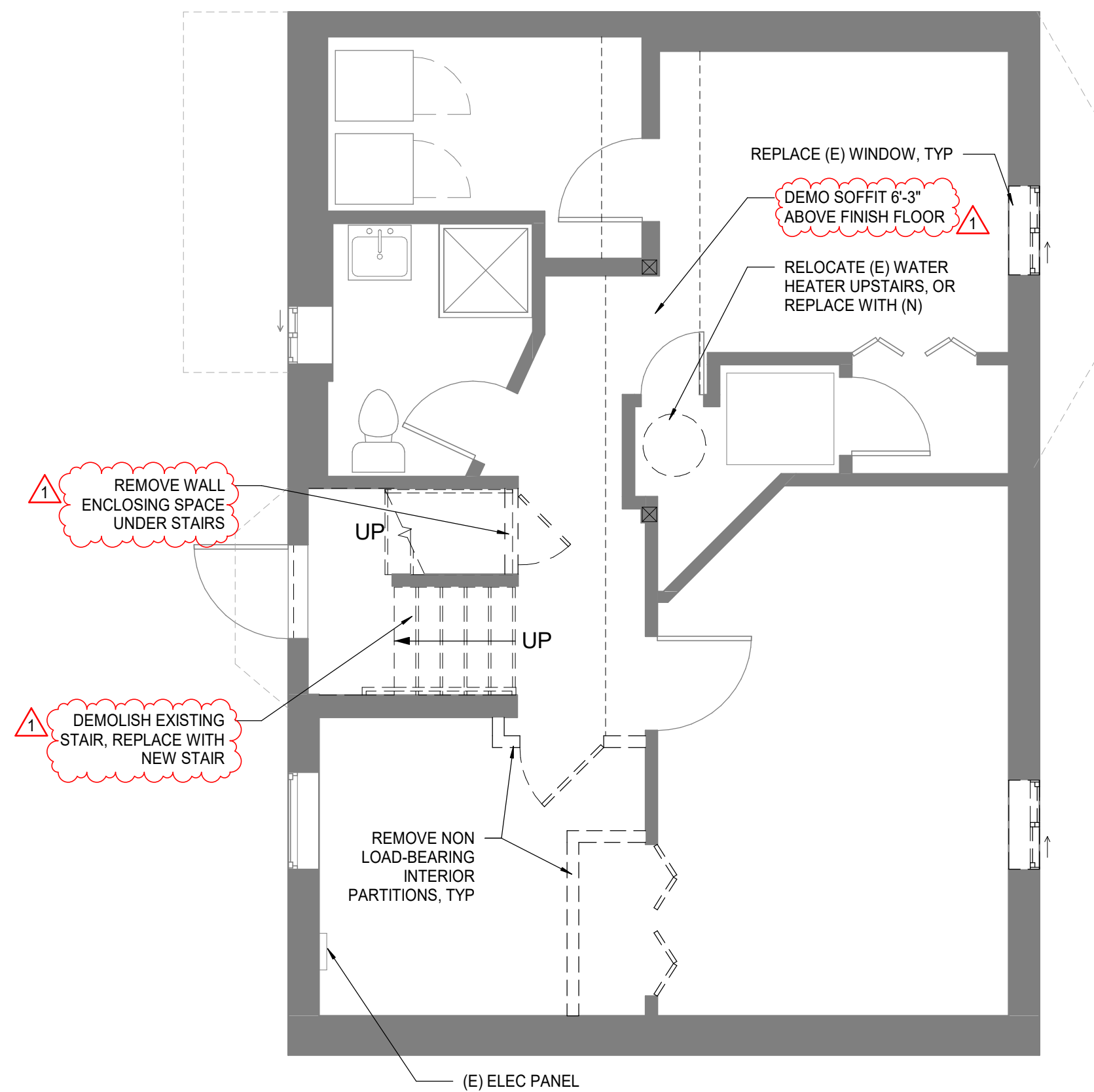
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SHEET NOTES

1. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, GRID LINES, AND CENTER LINE OF WINDOW ASSEMBLIES UNLESS OTHERWISE NOTED.
2. CONSTRUCTION ASSEMBLY DESCRIPTIONS, SEE A1.0.
3. HEATING/COOLING IN BASEMENT AND GROUND LEVEL TO BE PROVIDED BY MINI-SPLIT, FURNACE FOR SECOND AND THIRD LEVELS.
4. PRODUCT SPECIFICATIONS, SEE A1.0.
5. ALL NEW HANDRAILS SHALL BE INSTALLED 34" - 38" ABOVE THE WALKLINE. HANDRAILS SHALL BE 1 1/4" - 2" DIAMETER. STAIRS OUTSIDE OF DWELLING UNITS MUST HAVE HANDRAILS INSTALLED ON BOTH SIDES. STAIRS INSIDE DWELLING UNITS MAY HAVE A HANDRAIL ON JUST ONE SIDE.

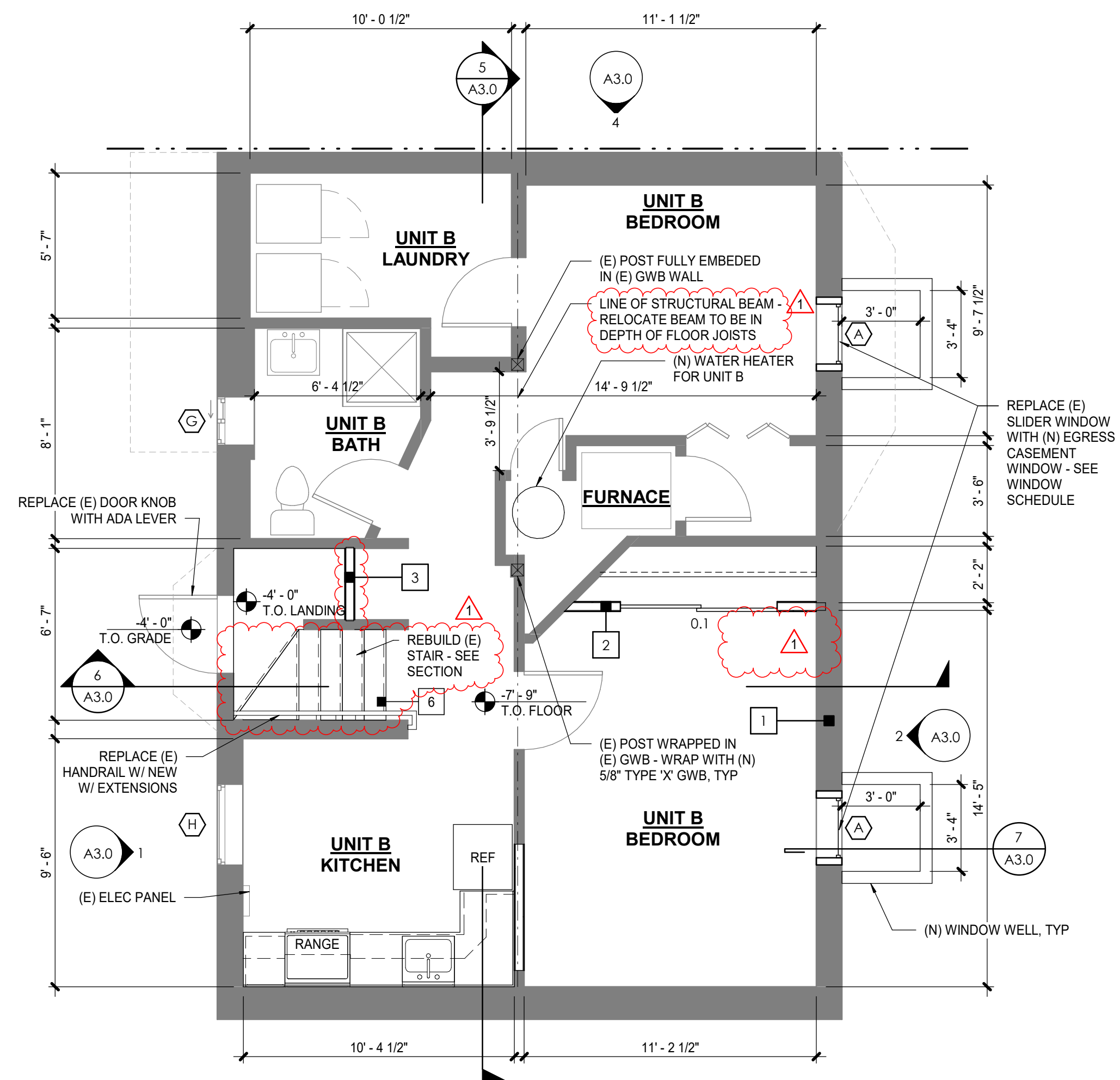
PHASING LEGEND

- EXISTING TO REMAIN
- REMOVED DURING DEMO PHASE (DEMO PLANS ONLY)
- NEW CONSTRUCTION



NOTE: EXISTING WALL AND BATH LAYOUT DOES NOT MATCH PERMIT 471320 (1972). THE PROPOSED BASEMENT PLAN IS INTENDING TO LEGALIZE THIS EXISTING LAYOUT.

2 BASEMENT DEMO PLAN
A2.0 SCALE 1/4" = 1'-0"



1 PROPOSED BASEMENT UNIT B PLAN
A2.0 SCALE 1/4" = 1'-0"



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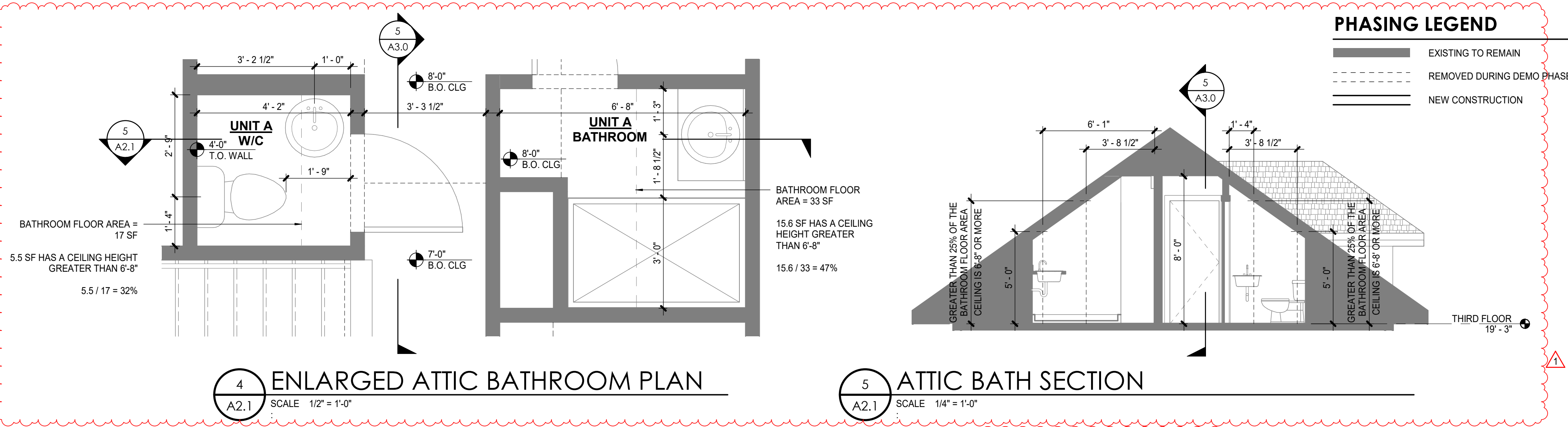
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Floor Plans

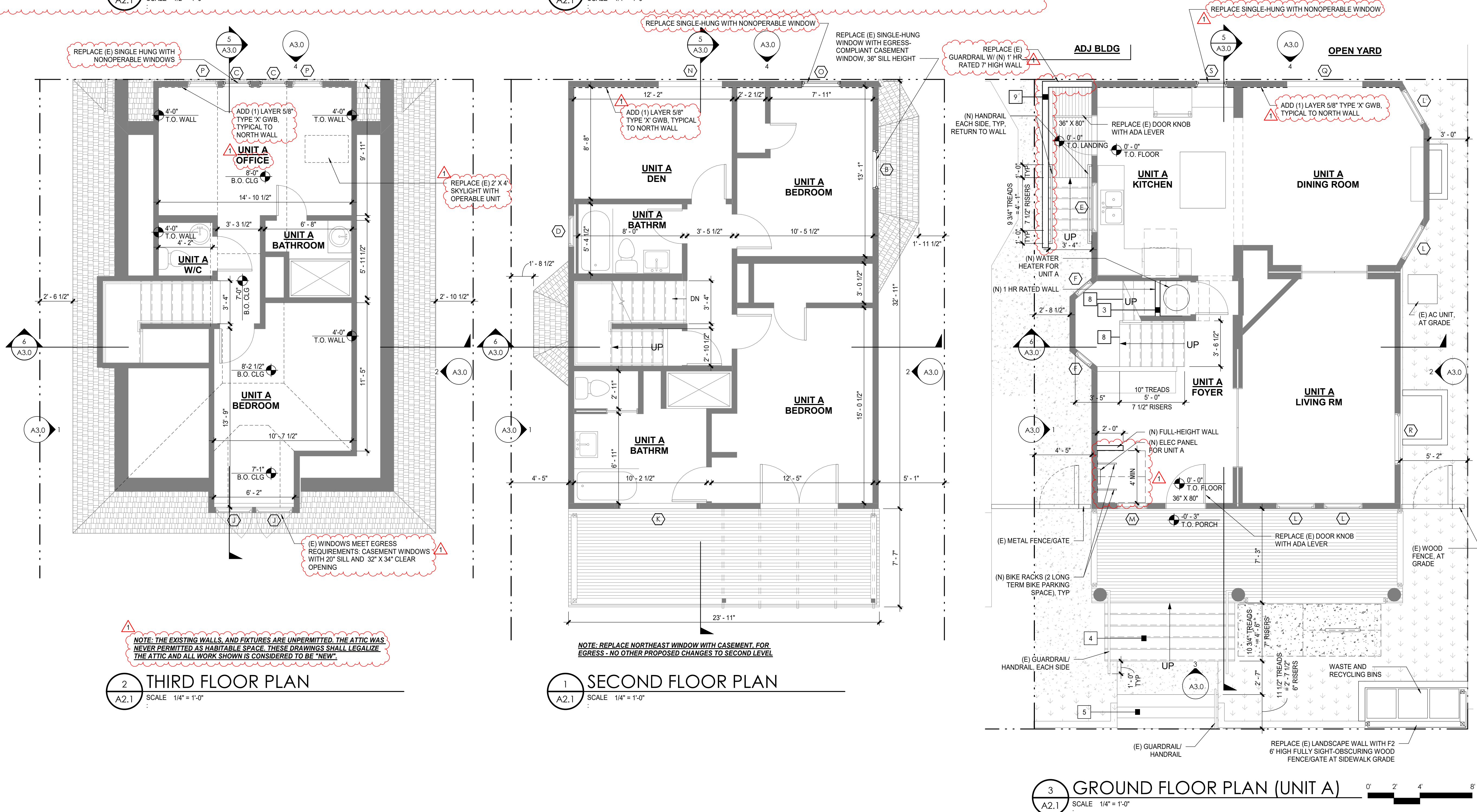
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- SHEET NOTES**
- DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, GRID LINES, AND CENTER LINE OF WINDOW ASSEMBLIES UNLESS OTHERWISE NOTED.
 - CONSTRUCTION ASSEMBLY DESCRIPTIONS, SEE A1.0.
 - HEATING/COOLING IN BASEMENT AND GROUND LEVEL TO BE PROVIDED BY MINI-SPLIT, FURNACE FOR SECOND AND THIRD LEVELS.
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Permit Set

REGISTERED ARCHITECT
PATRICK M. DONALDSON
Patrick M. Donaldson
PORTLAND, OREGON #4962
STATE OF OREGON

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Floor Plans

A2.1

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SHEET NOTES

1. SIDING TYPE AND BUILDING COLORS SHALL WRAP AROUND CORNERS INTO RECESSED AREAS UNLESS OTHERWISE NOTES.
2. SEE A1.0 FOR ASSEMBLY TYPE DESCRIPTIONS.



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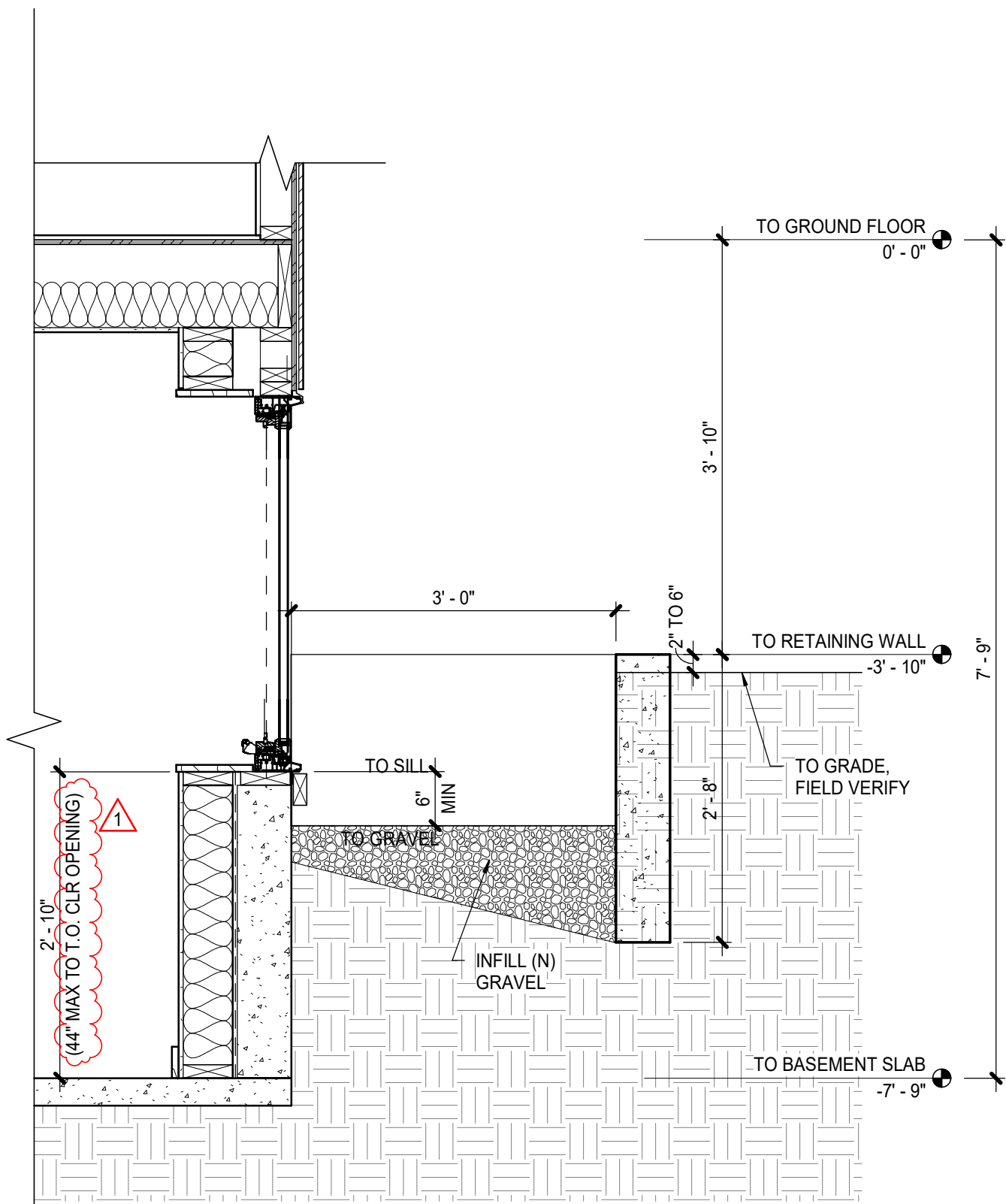
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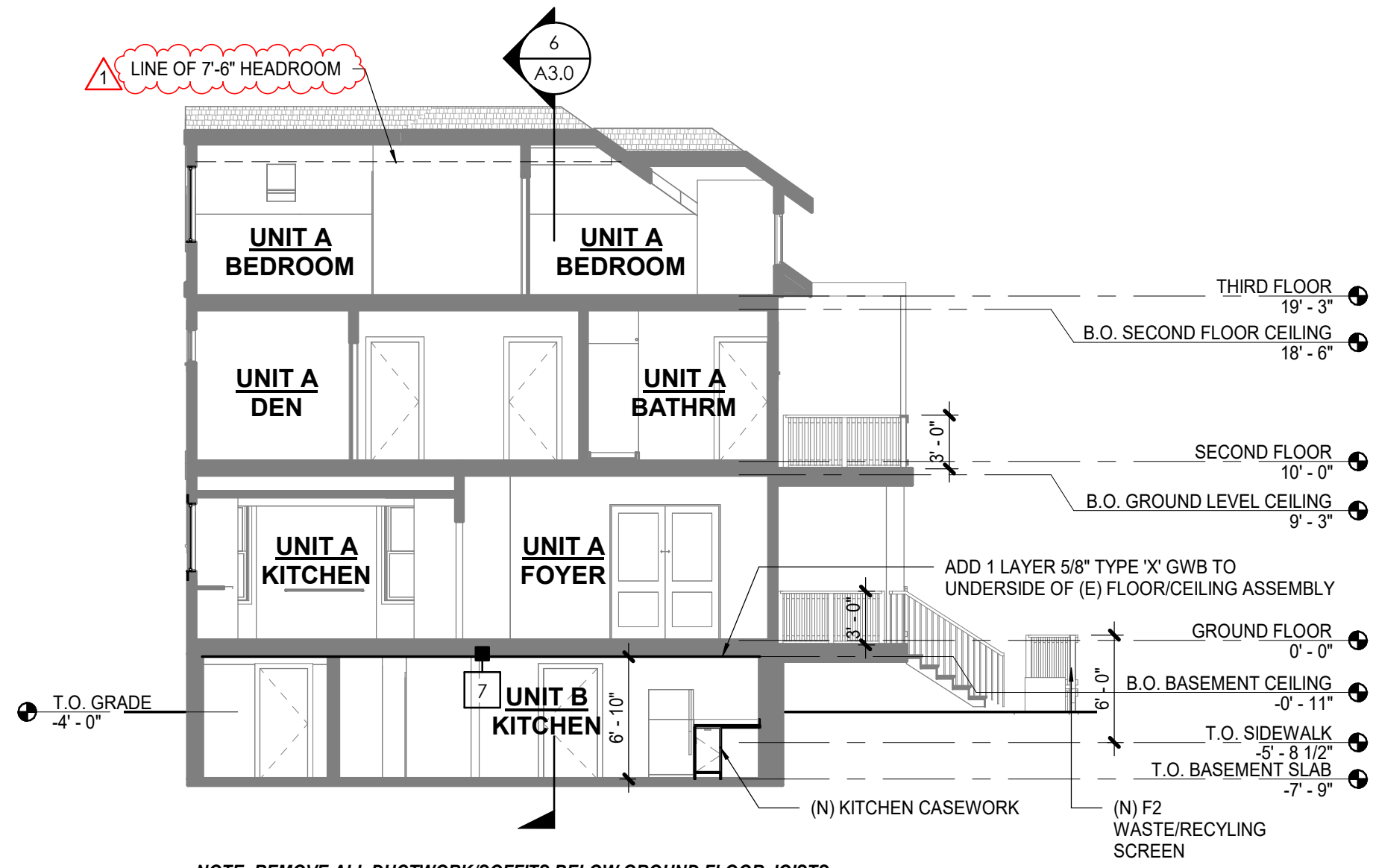
Elevations &
Sections

A3.0

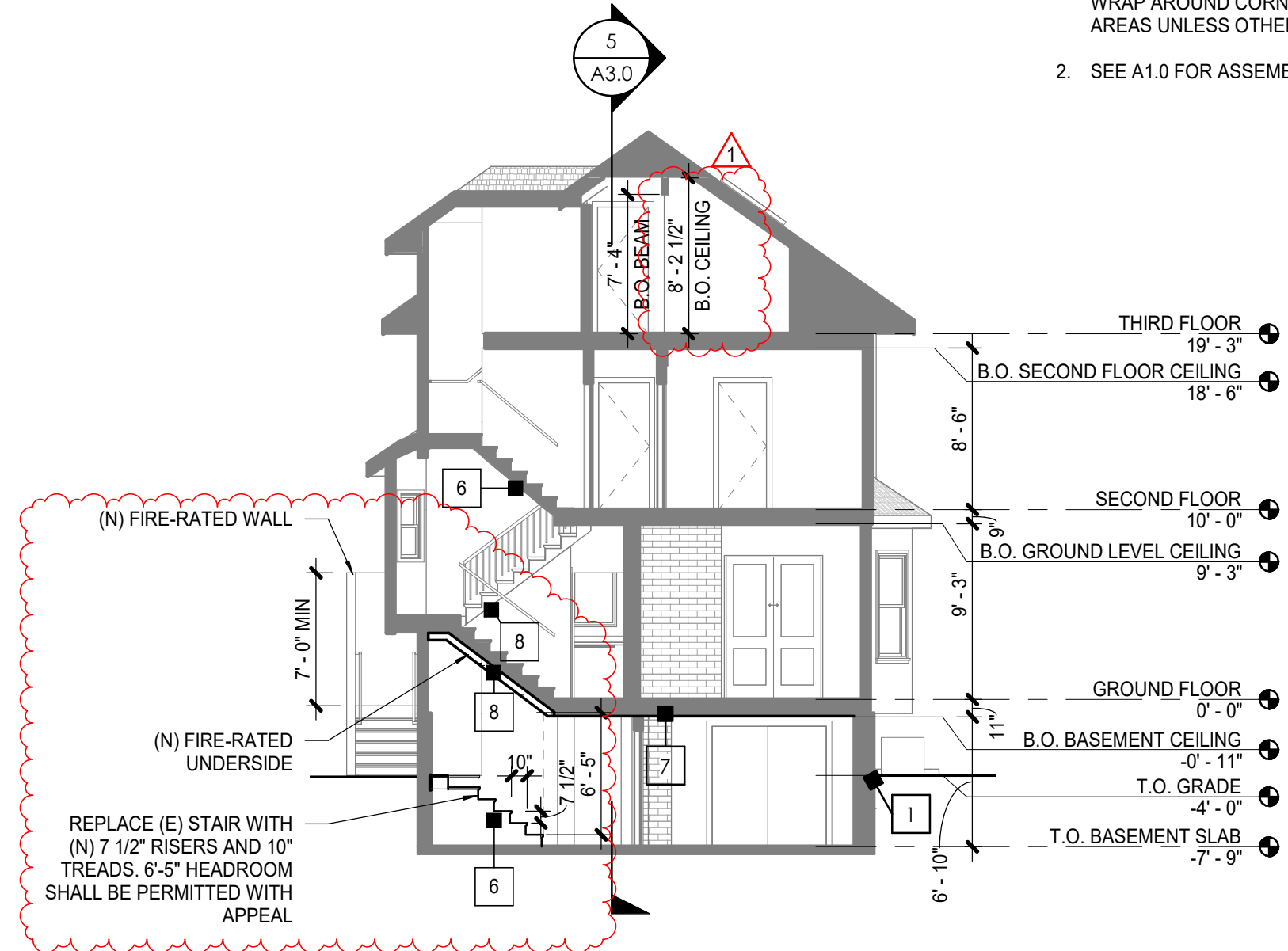
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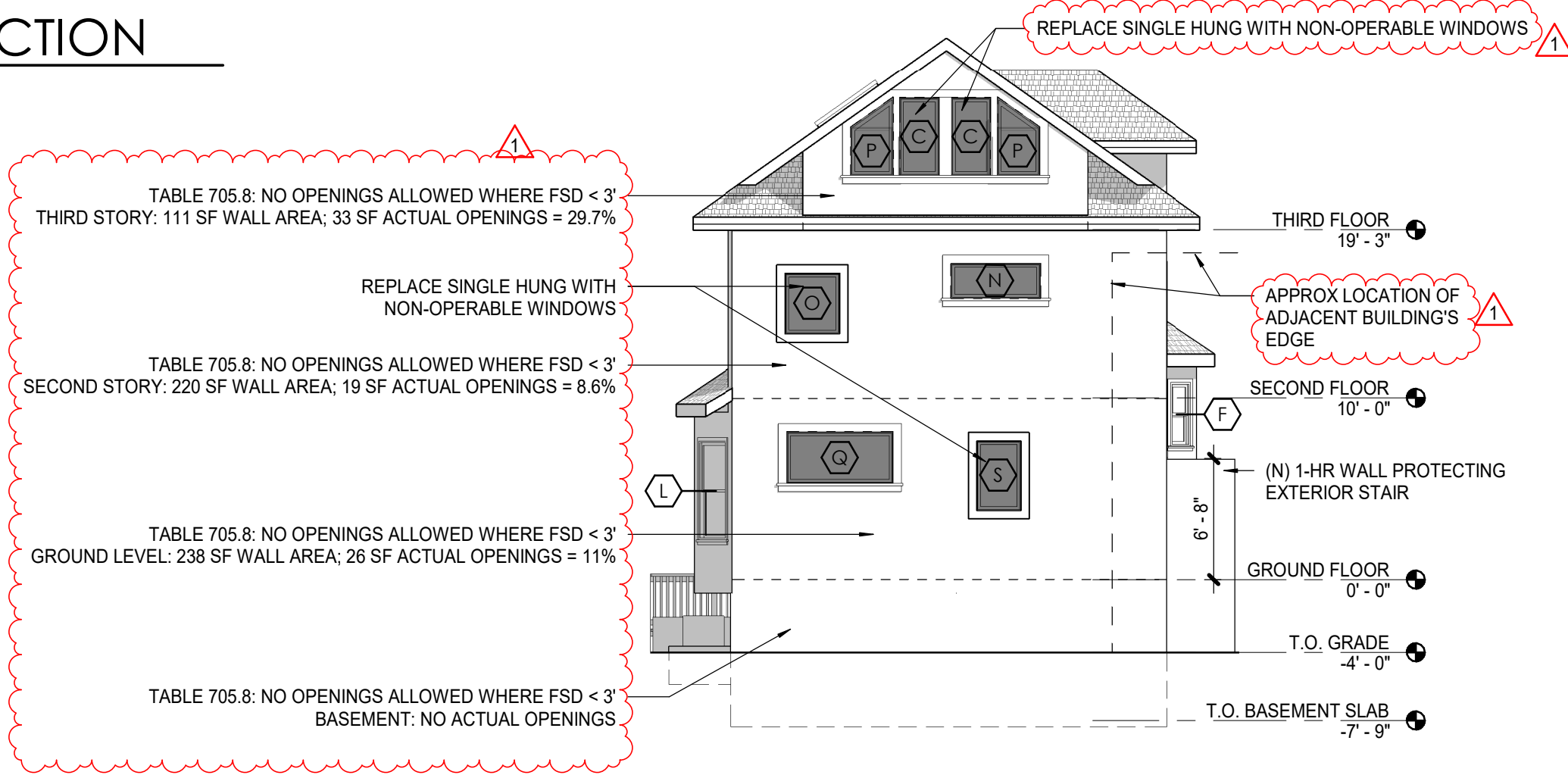
7 WINDOW WELL SECTION
A3.0 SCALE 3/4" = 1'-0"



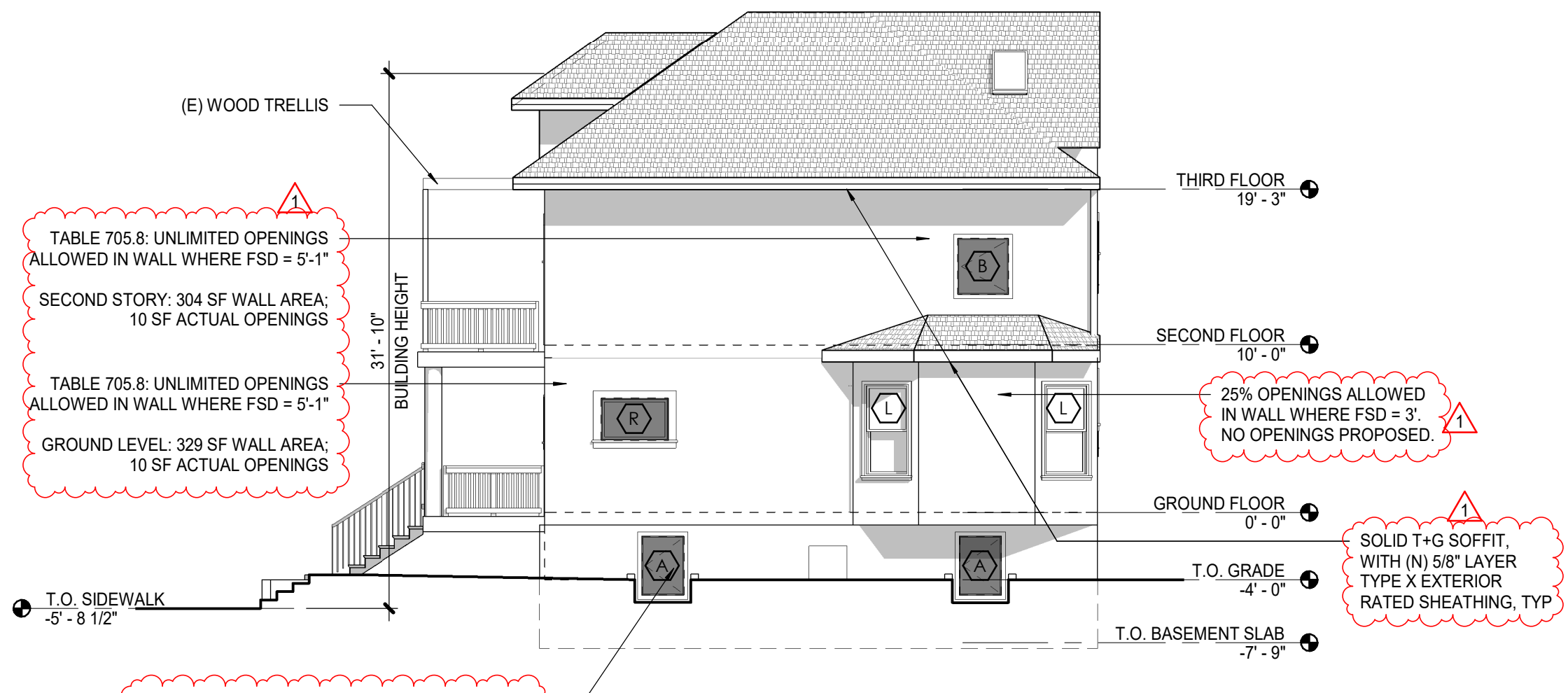
5 SECTION LOOKING EAST
A3.0 SCALE 1/8" = 1'-0"



6 SECTION LOOKING NORTH
A3.0 SCALE 1/8" = 1'-0"



4 NORTH ELEVATION
A3.0 SCALE 1/8" = 1'-0"



2 EAST ELEVATION
A3.0 SCALE 1/8" = 1'-0"

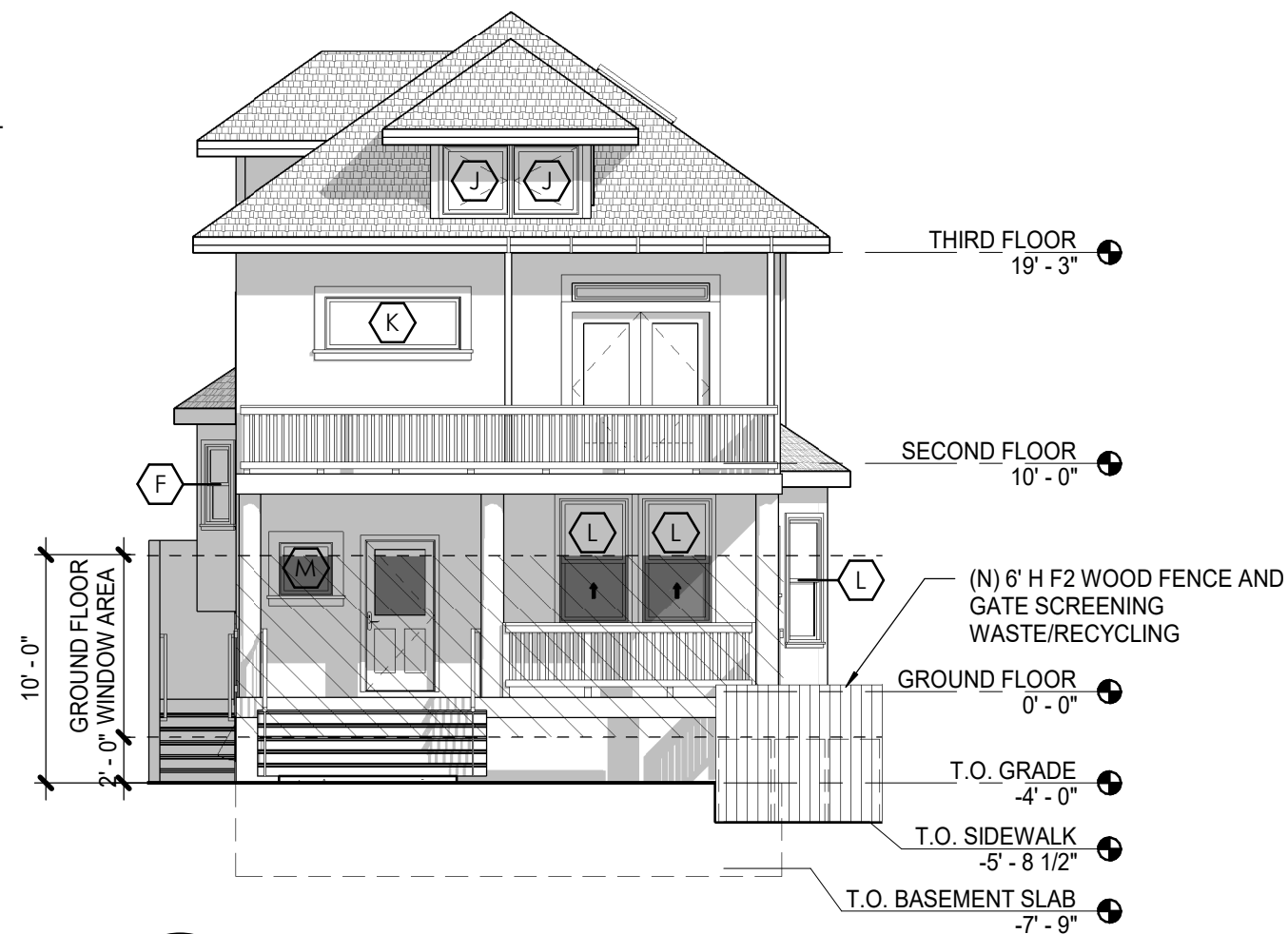
WINDOWS IN STREET-FACING FACADES (33.130.230.A)
AT LEAST 15% OF THE AREA OF EACH FACADE THAT FACES A STREET LOT LINE MUST BE WINDOWS OR MAIN ENTRANCE DOORS.

FACADE AREA = 519 SF; WINDOW AND DOOR AREA = 113 SF
113 SF / 519 SF = 21.8%

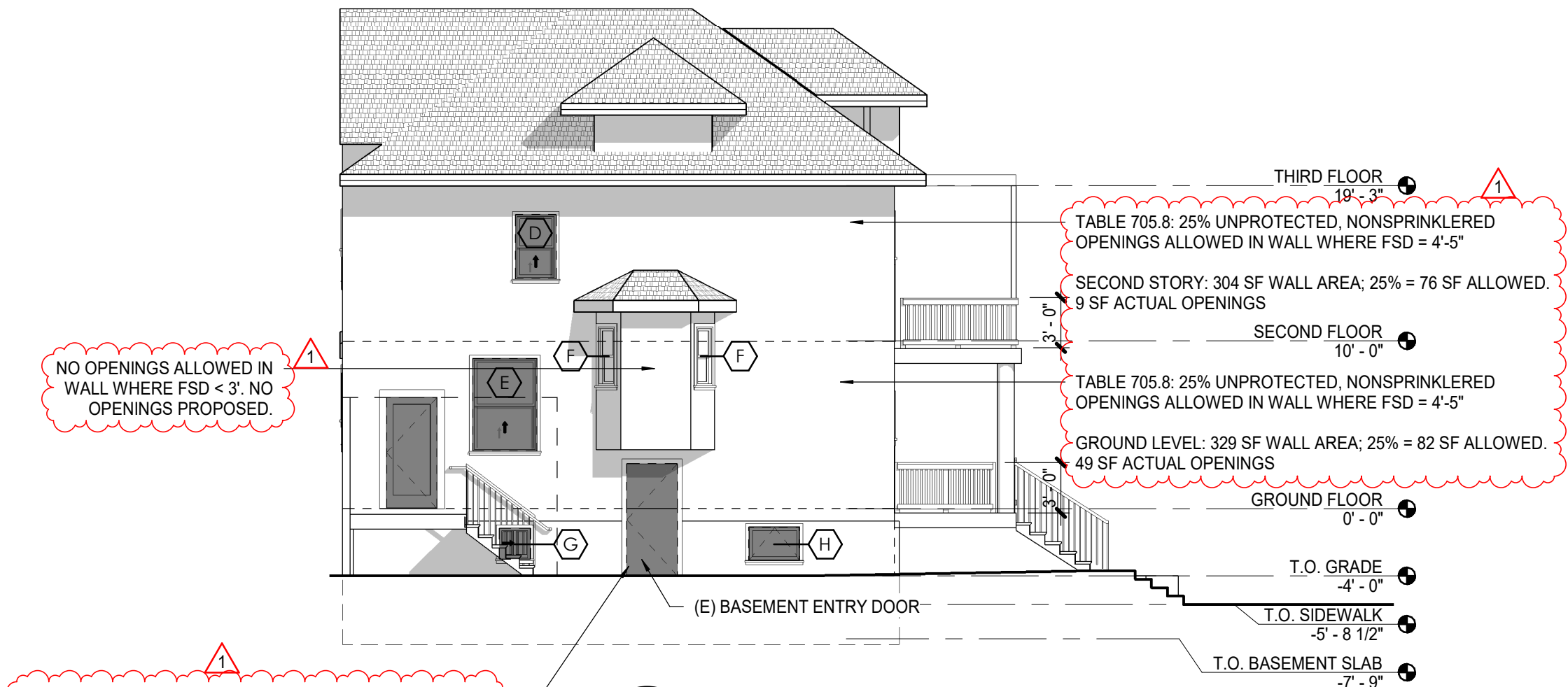
GROUND FLOOR WINDOW STANDARDS (33.130.230.B)
THE GROUND FLOOR WALL AREA OF STREET-FACING FACADES OF DWELLING UNITS THAT ARE 20' OR CLOSER TO A STREET LOT LINE MUST MEET AT LEAST ONE OF THE FOLLOWING STANDARDS:

- C. RAISED GROUND FLOOR.
1. THE PORTION OF THE BUILDING WITH DWELLING UNITS ON THE GROUND FLOOR MUST HAVE THE FINISHED FLOOR OF EACH RESIDENTIAL UNIT AT LEAST 2' ABOVE THE GRADE OF THE CLOSEST ADJOINING SIDEWALK
 2. WINDOWS MUST COVER AT LEAST 25% OF THE GROUND LEVEL WALL AREA OF THE PORTION OF THE BUILDING WITH DWELLING UNITS ON THE GROUND FLOOR.

GROUND FLOOR WINDOW AREA = 192 SF
AREA OF QUALIFYING WINDOW FEATURES = 28 SF
28 SF / 192 SF = 14.6% = NON-CONFORMING -
UPGRADES ARE NOT TRIGGERED



3 SOUTH ELEVATION
A3.0 SCALE 1/8" = 1'-0"



1 WEST ELEVATION
A3.0 SCALE 1/8" = 1'-0"