


[Home](#) / [Appeals](#)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 31972	Project Address: 7656 SE Division St
Hearing Date: 11/15/23	Appellant Name: Annabelle Lee
Case No.: B-003	Appellant Phone: 9072097879
Appeal Type: Building	Plans Examiner/Inspector: Ayush Vaidya
Project Type: Commercial	Stories: 1 Occupancy: I-4 Construction Type: VB
Building/Business Name: Children's Song	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure, occ Change from B to I-4	LUR or Permit Application No.: 23-092332-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Child Care

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	703.2 & 705.5
Requires	703.2 requires a tested fire assembly and 705.5 requires exterior walls with a fire separation distance of less than or equal to 10 feet are required to be rated for exposure to fire from both sides.
Code Modification or Alternate Requested	We propose an alternative assembly to provide the fire protection from the interior side of the wall only.
Proposed Design	<p>We are proposing (2) layers of type X 5/8" GWB to be applied to the interior side of the existing 2 X 4 stud wall. As an alternative to one of the layer, fire rated sheathing is proposed to be an option. This detail will continue from the floor sheathing to the underside of the roof sheathing and no penetrations will be allowed.</p> <p>The FlamePro Fire retardant treated plywood has undergone the same tests as the type X GWB and carries the same UL rating (class A per ASTM E84).</p> <p>The wall is 8'10" from Property line.</p>

Reason for alternative	<p>This is an existing wall and demo'ing the exterior finishes would be cost prohibitive and waste of materials.</p> <p>Table 722.6.2 assigns a single layer of 5/8" type X gwb a 40 minute fire rating when installed over 2 X 4 at 16" oc wood studs. It is a logical conclusion that two layers of this over 2 X 4 studs at 24" oc will provide a one hour fire rating when exposed to fire from either side.</p>
Appeal item 2	
Code Section	703.2 & 708.4
Requires	703.2 requires a tested fire assembly and 708.4 requires that fire partition protection for the corridor must be continuous to the floor sheathing above or to the fire rated roof/ceiling assembly.
Code Modification or Alternate Requested	We propose an alternative assembly to provide the fire protection from one side of the ceiling only.
Proposed Design	We are proposing (2) layers of type X 5/8" GWB to be applied to the under side of the existing 2 X 4 rafters.
Reason for alternative	<p>Table 722.6.2 assigns a single layer of 5/8" type X gwb a 40 minute fire rating when installed over 2 X 4 at 16" oc wood studs. It is a logical conclusion that two layers of this over 2 X 4 studs at 24" oc will provide a one hour fire rating when exposed to fire from either side.</p> <p>This will allow us to keep the attic space unaltered.</p>

APPEAL DECISION

1. Alternate 2-hour wall assembly to provide fire protection from the interior side. only: Granted as proposed.

2. Alternate 1-hour roof / ceiling assembly with fire protection at the ceiling side only: 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.

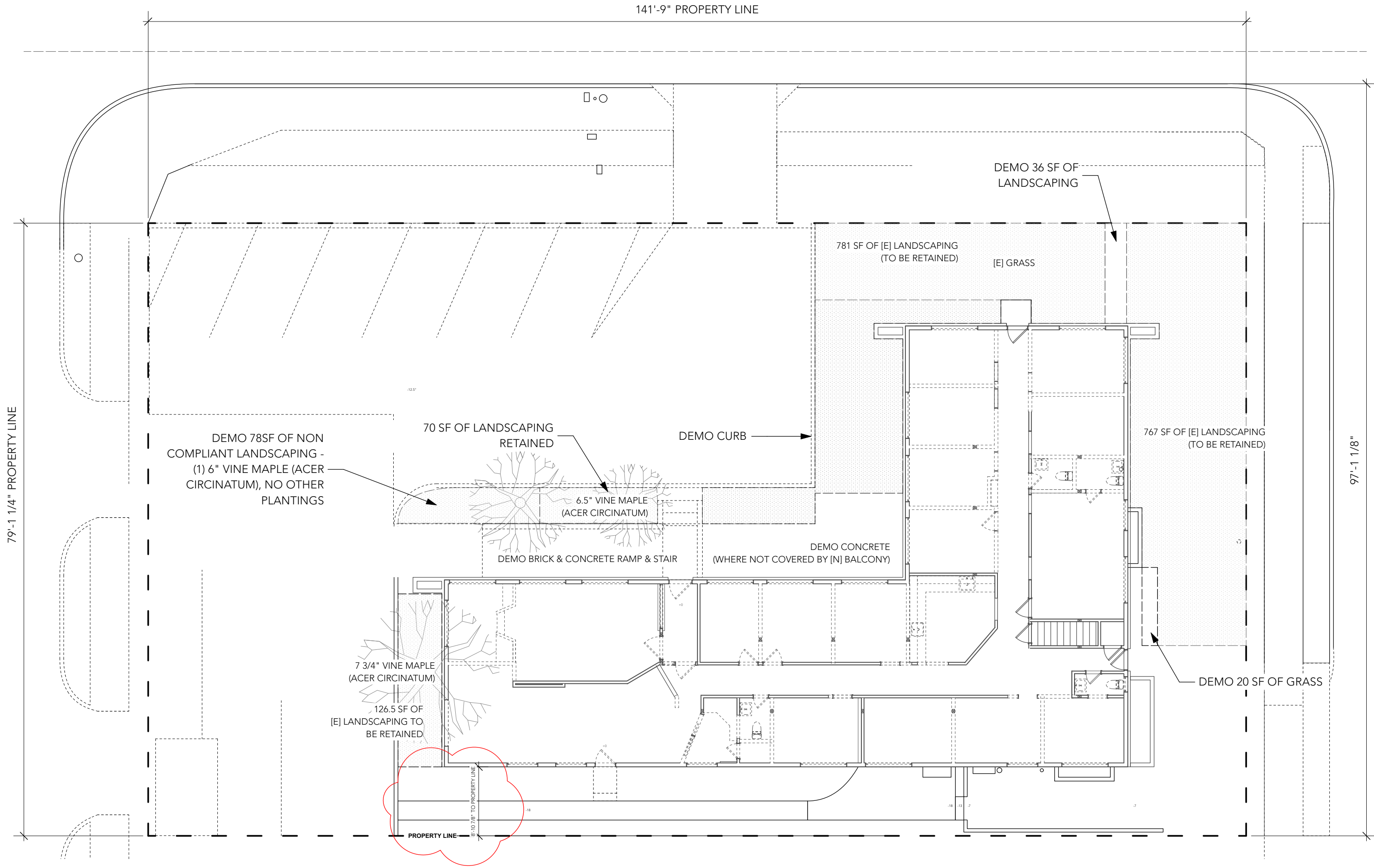
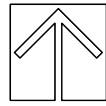
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-6251 or come to the Development Services Center.

LANDSCAPING NOTES:

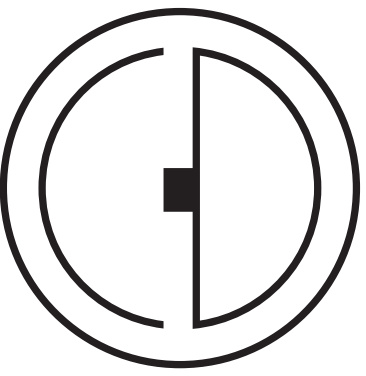
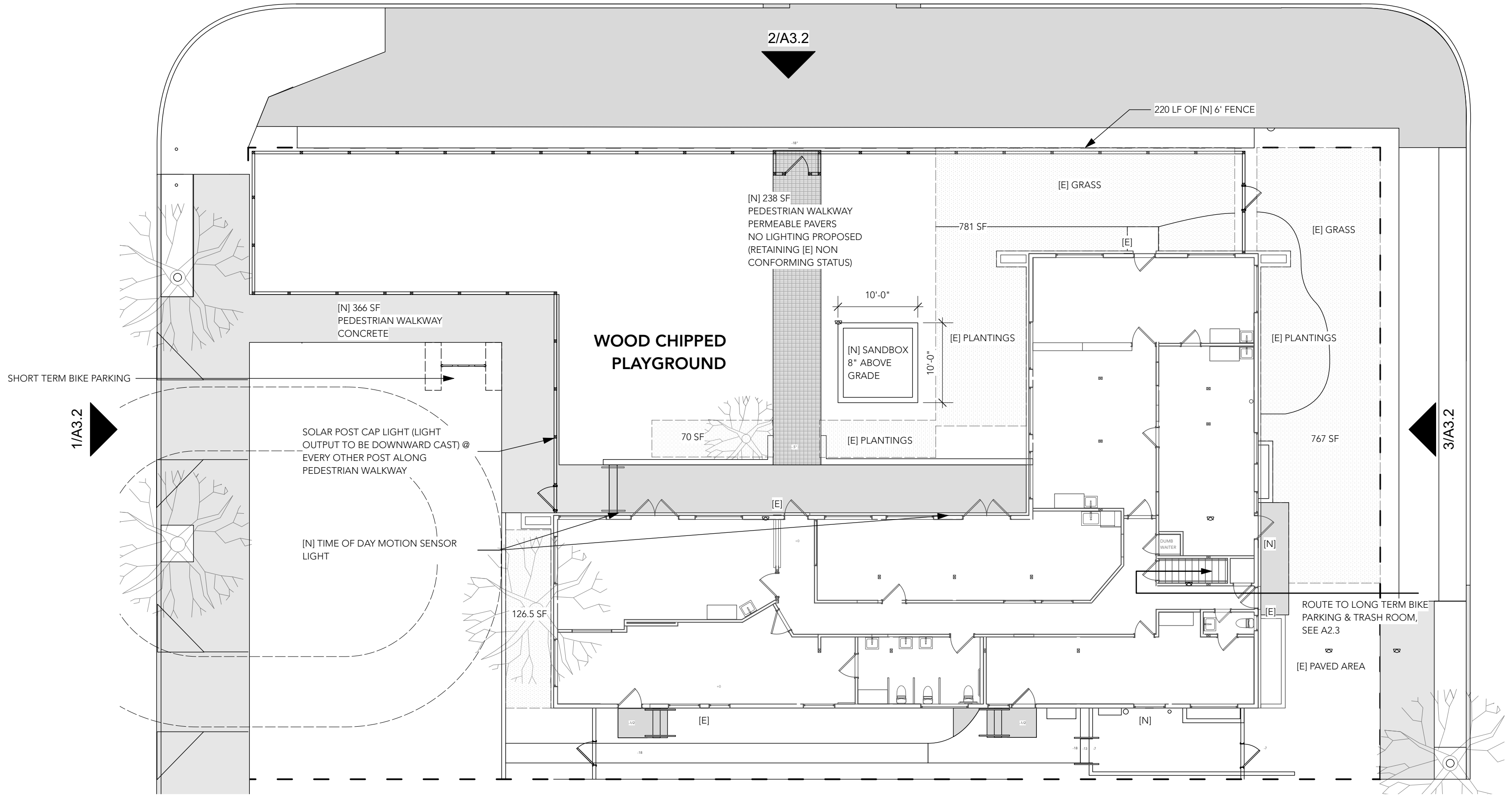
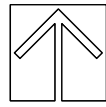
1744 SF OF NON COMPLIANT LANDSCAPING RETAINED
134 SF OF LANDSCAPING (GRASS) DEMO'D
238 SF OF PEMEABLE PAVERS ADDED
366 SF OF CONCRETE WALKWAY ADDED

SUMMARY: SITE IF FURTHER IN COMPLIANCE THAN IT WAS PREVIOUSLY

1 AS BUILT P & Z PLAN
A1.1 3/32" = 1'



2 NEW P & Z PLAN
A1.1 3/32" = 1'



CADIUM DESIGN
Annabelle Lee 907.209.7879
cadiumdesign.com PDX, OR

CHILDREN'S SONG
7656 SE DIVISION ST, PORTLAND, OR 97206

PERMITTING

DATE: 11.08.23

FULL SIZE DRAWING IS
22" X 34"
DRAWING:
AS BUILT / DEMO SITE
PLAN FOR PLANNING &
ZONING

A1.1

FINISH NOTES

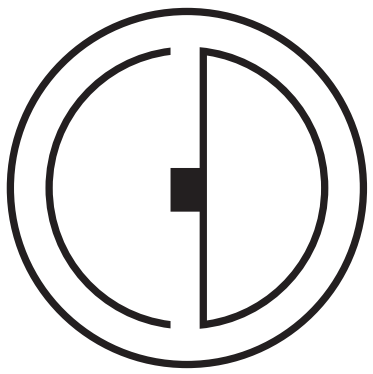
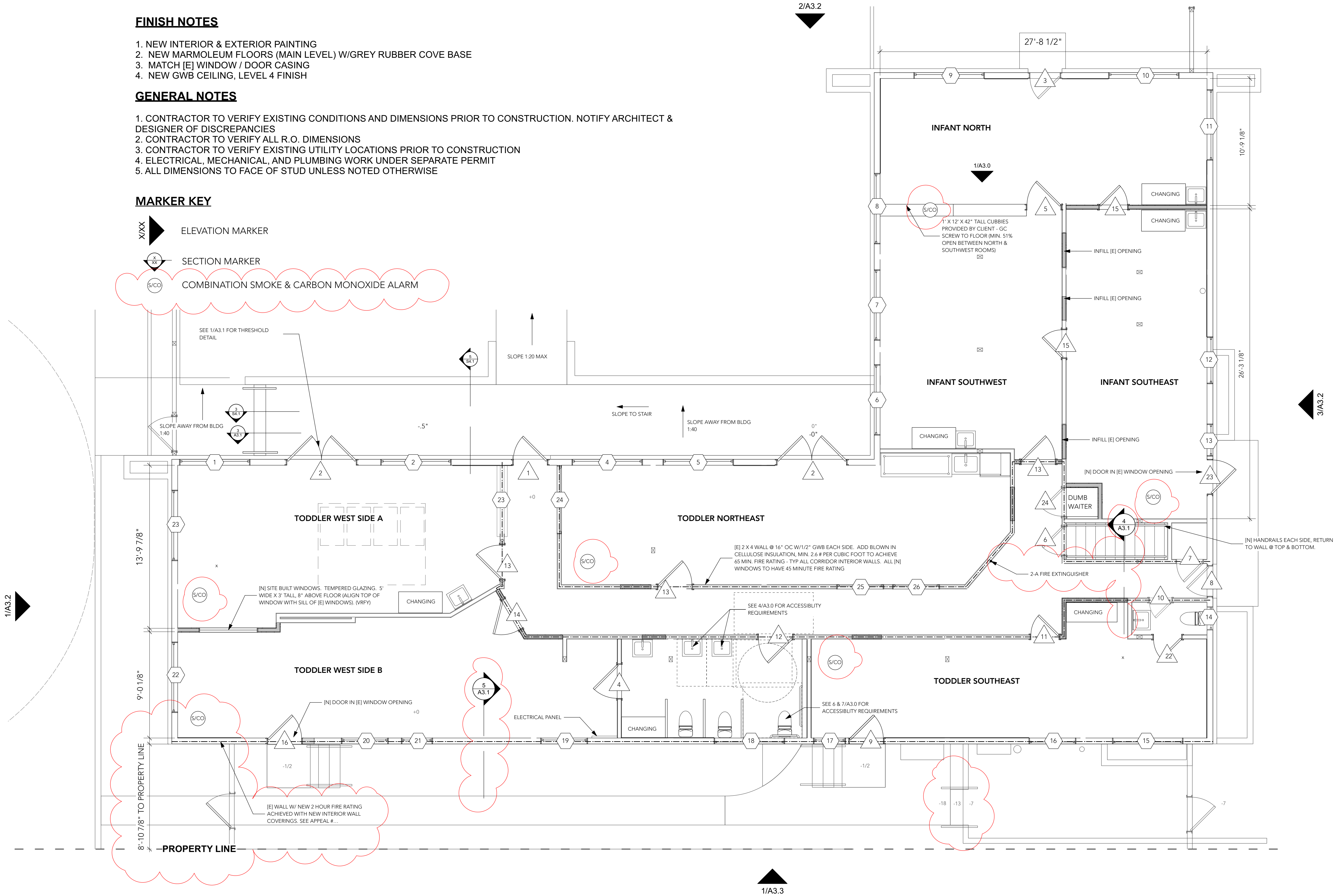
- 1. NEW INTERIOR & EXTERIOR PAINTING
- 2. NEW MARMOLEUM FLOORS (MAIN LEVEL) W/GREY RUBBER COVE BASE
- 3. MATCH [E] WINDOW / DOOR CASING
- 4. NEW GWB CEILING, LEVEL 4 FINISH

GENERAL NOTES

- 1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT & DESIGNER OF DISCREPANCIES
- 2. CONTRACTOR TO VERIFY ALL R.O. DIMENSIONS
- 3. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION
- 4. ELECTRICAL, MECHANICAL, AND PLUMBING WORK UNDER SEPARATE PERMIT
- 5. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE

MARKER KEY

- X/XX ELEVATION MARKER
- X/SECTION MARKER
- S/CO COMBINATION SMOKE & CARBON MONOXIDE ALARM



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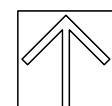
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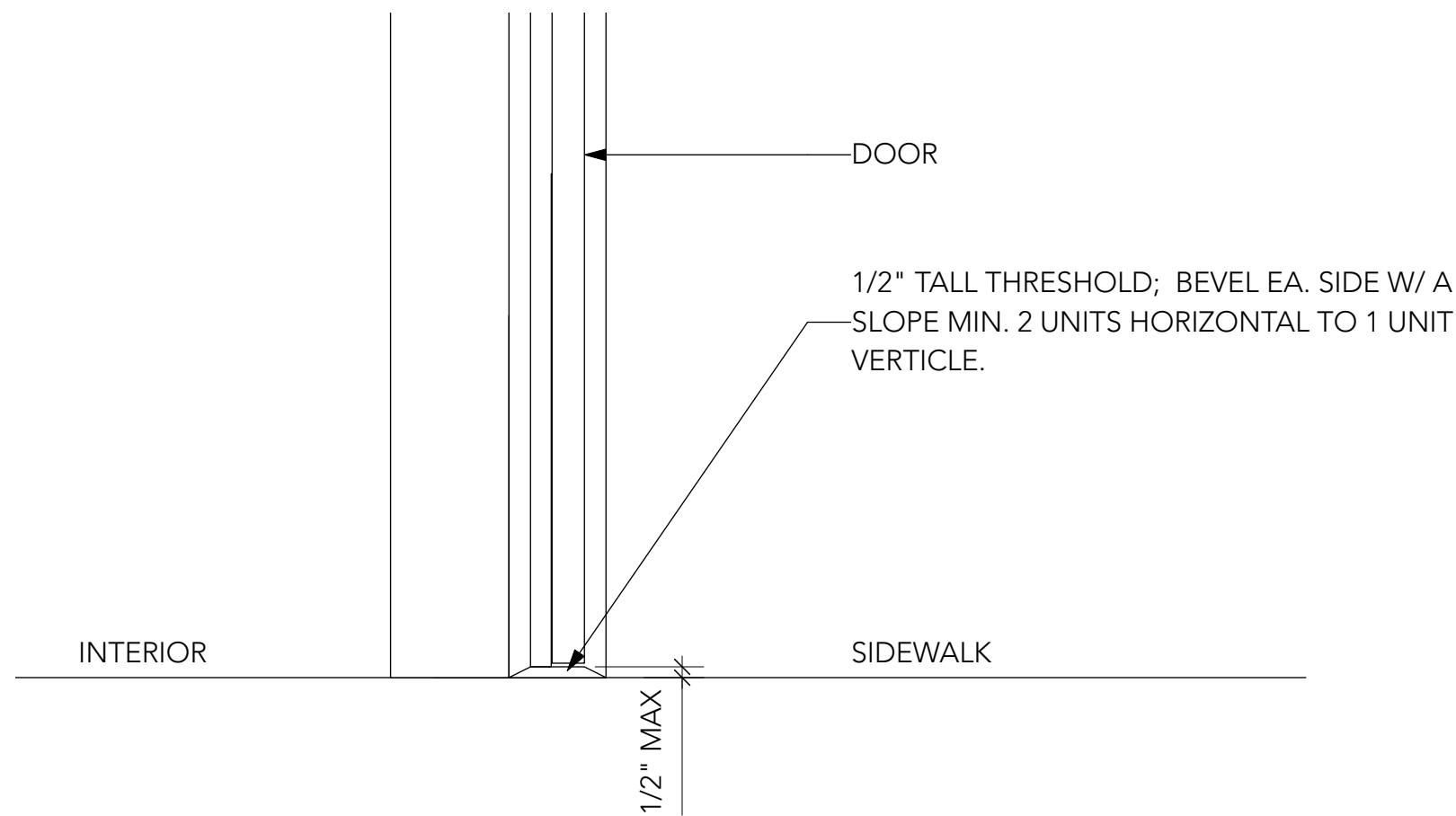
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DRAWING:
PROPOSED MAIN FLOOR
PLAN

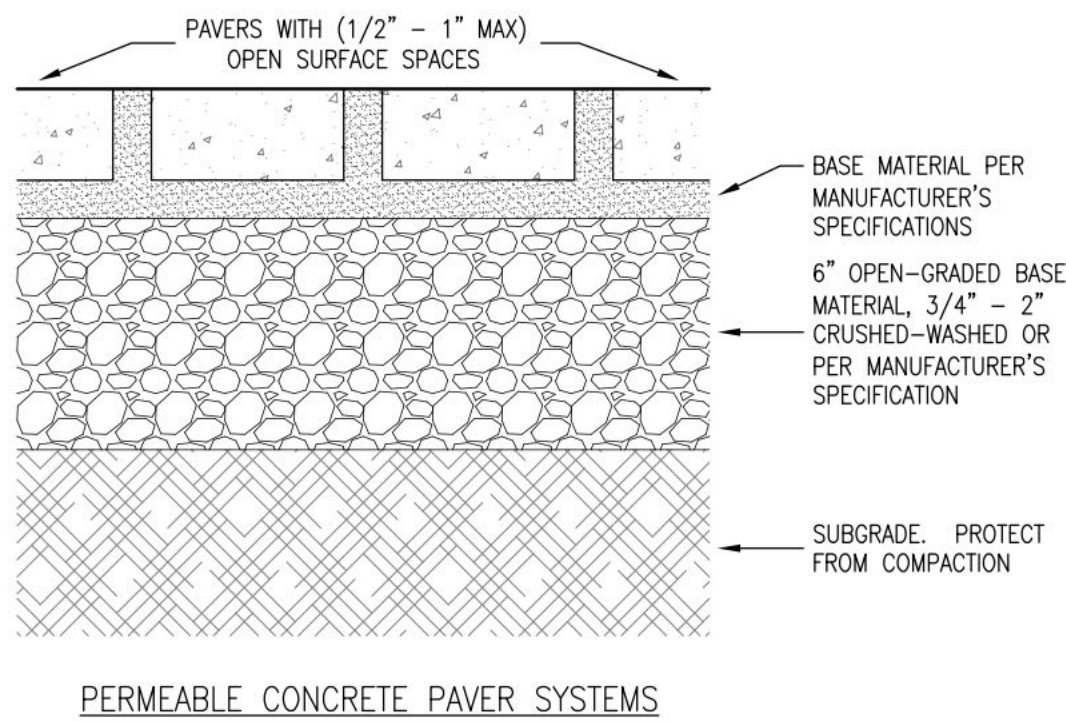
A2.2

1 PROPOSED MAIN FLOOR PLAN
A2.2 1/4" = 1'





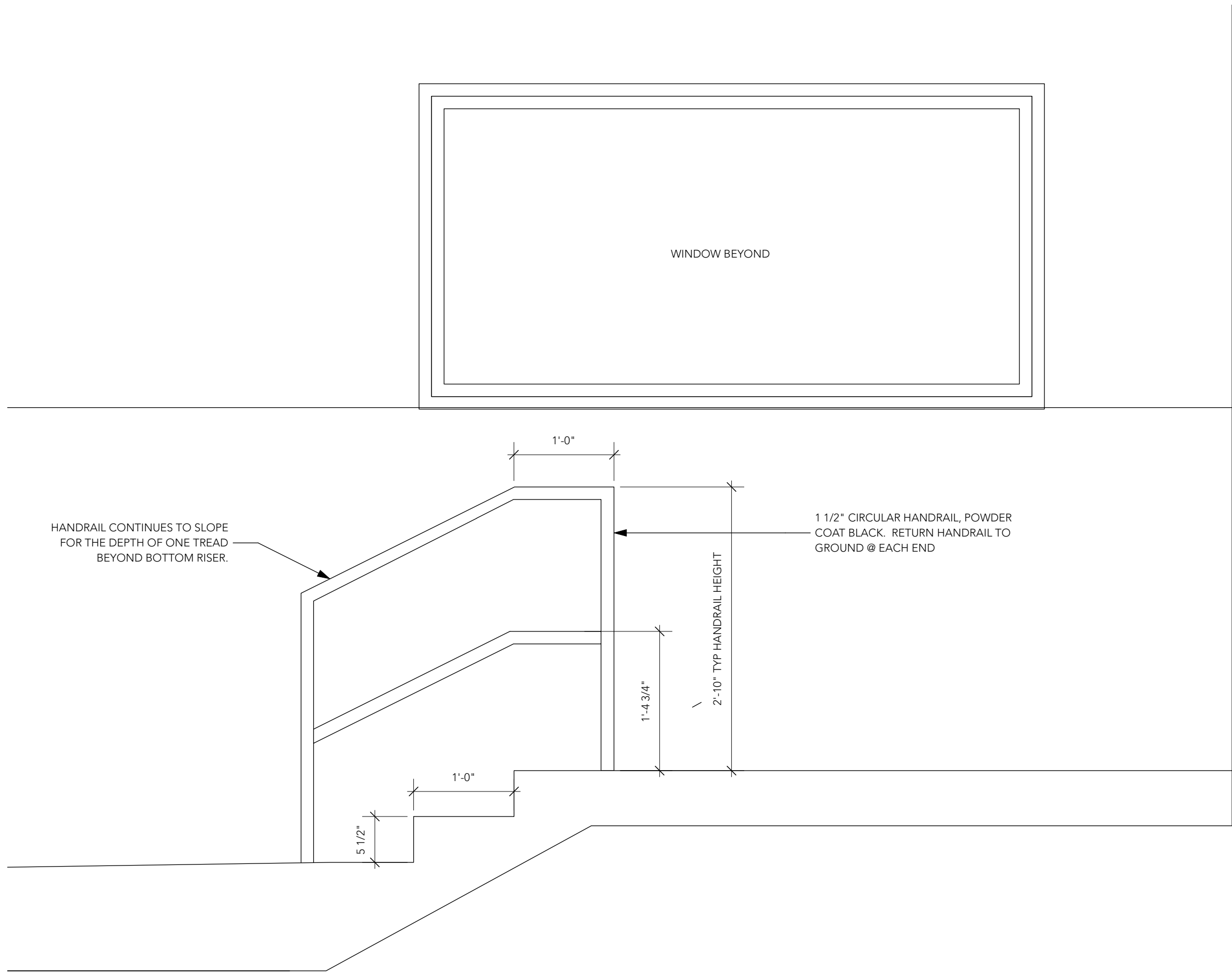
1	THRESHOLD DETAIL
A3.1	1" = 1'



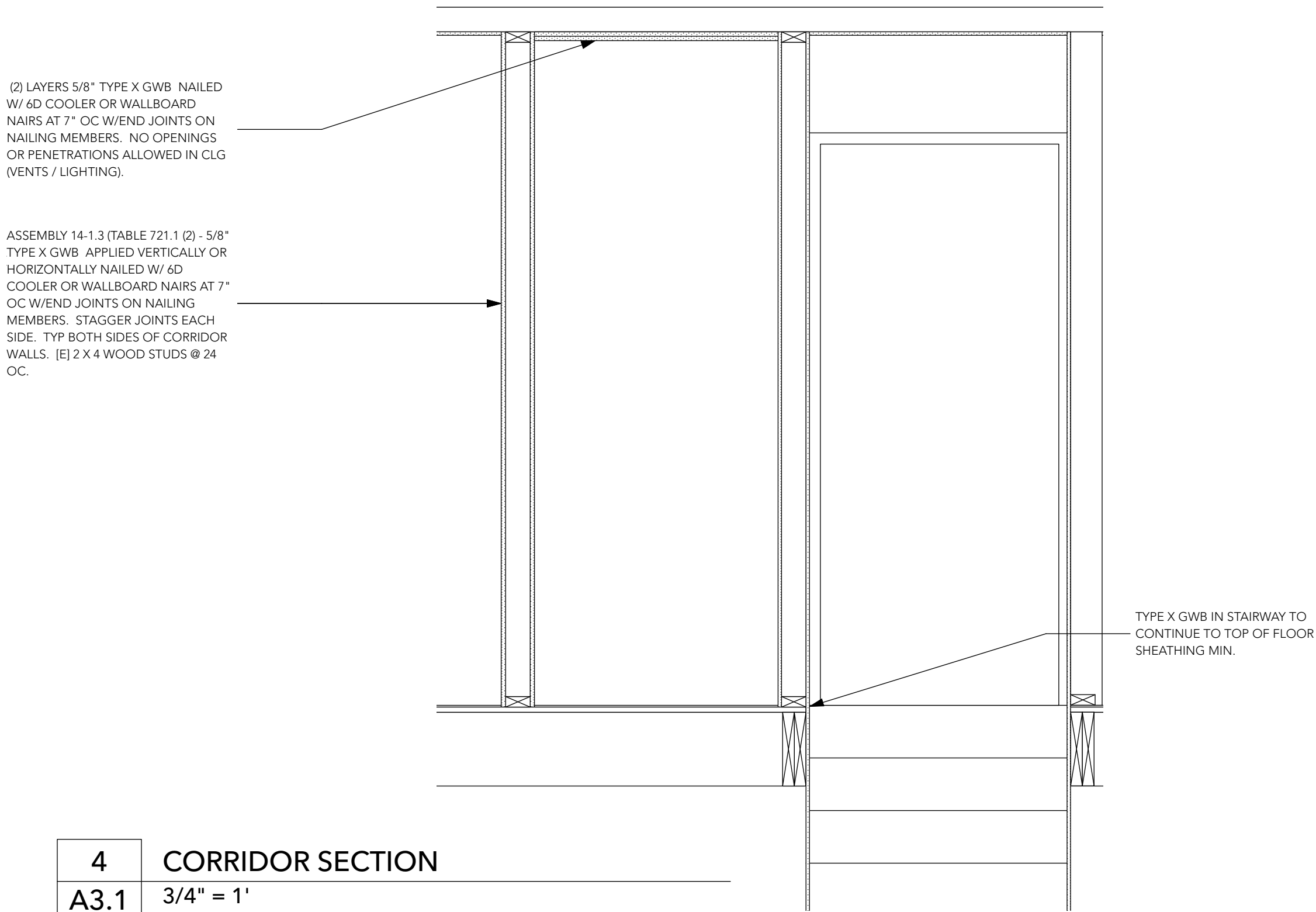
CONSTRUCTION REQUIREMENTS

Protect subgrade from over-compaction during construction; do not construct or compact the subgrade in wet conditions. Sequence the work to avoid traffic on the subgrade and protect the finished pavement from construction traffic and sediment accumulation. A permeable pavement protection plan may be required.

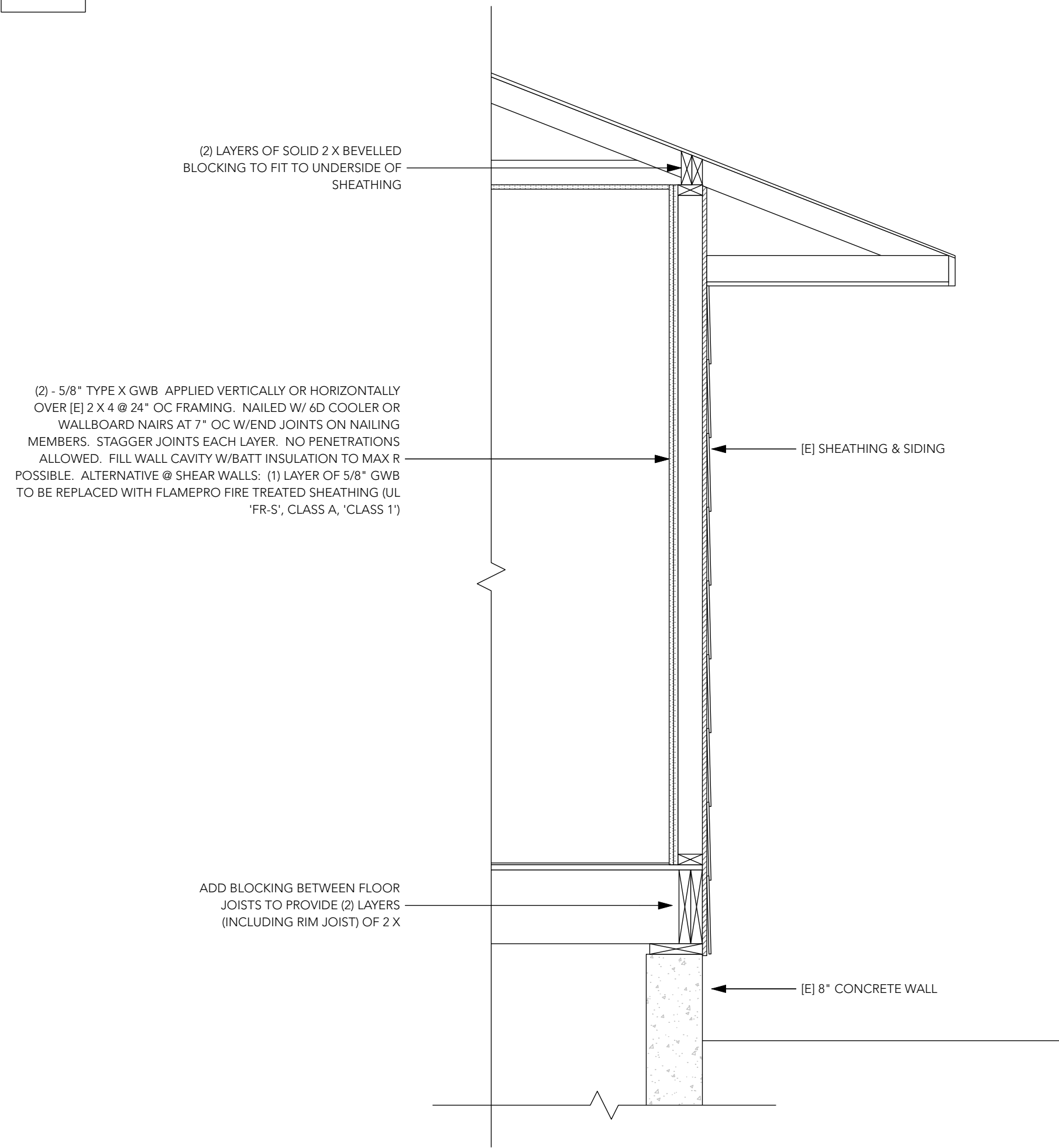
2	PERMEABLE PAVER DETAIL
A3.1	NTS



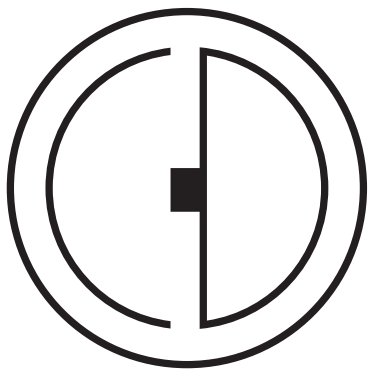
3	STAIR SECTION
A3.1	1" = 1'



4	CORRIDOR SECTION
A3.1	3/4" = 1'



5	SOUTH WALL SECTION
A3.1	3/4" = 1'



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DRAWING:
EXTERIOR SECTIONS

A3.1