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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 31978	Project Address: 4626 SE Clinton Street
Hearing Date: 11/15/23	Appellant Name: Tanya Wuertz
Case No.: B-009	Appellant Phone: 303.883.8309
Appeal Type: Building	Plans Examiner/Inspector: Chanel Horn
Project Type: Commercial	Stories: 3 Occupancy: Group R-2 Construction Type: Type V-A
Building/Business Name: Peaceful Villa - Clinton Street Building East	Fire Sprinklers: Yes - as required per NFPA 13
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 23-035596-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Residential Apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2022 OSSC Section 1027.6 Exterior exit stairway and ramp protection.
Requires	"1027.6 Exterior exit stairway ... protection. ...Openings shall be limited to those necessary for egress from normally occupied spaces."
Code Modification or Alternate Requested	The purpose of this appeal is to allow a door opening at the Water Meter Room and the Bike Room located as shown in the west breezeway (CIRC C1A3) that serves to house a single exterior exit stairway at the Clinton East Building.
Proposed Design	Egress occurs from the exterior exit stairway directly to the exterior on the north "egress end", not passing by unoccupied rooms on the south "open end". WATER METER ROOM — Signage stating "NO STORAGE" posted inside the Water Meter Room on wall adjacent to door latch side. BIKE ROOM — Door to the Bike Room is provided with the following:

- o Digital access control and an auto-actuator to provide accessible access.
- o Automatic, self-closing hardware.
- o A vision panel compliant with Table 716.1(2) for opening fire protection (<100 sq. in., D-H-90).
 - Only one electrical outlet is provided inside the Bike Room; it will be locked and allowed for use only by maintenance staff.
 - All bike racks are wall-mounted and not appropriate for e-bikes. A Bike Room in another location, outside of the breezeways, is provided for such bikes and their charging requirements.
 - Signage stating "NO BATTERY CHARGING ALLOWED" and "DOOR TO REMAIN CLOSED WHEN NOT IN ACTIVE USE" posted inside the Bike Room on wall adjacent to door latch side.
 - Sprinkler head located on interior of room centered above door head, designed as a "water curtain" per NFPA 13 (6 ft on-center, 12-in off face of wall).
 - 135-degree heat detector, centered in room, and tied to occupant notification appliances located in every unit in the building, common areas, and associated breezeway.
 - Occupant notification appliances will automatically activate throughout the notification zones prescriptively upon a sprinkler water flow per Section 907.2.9.1 Exception 2, and/or heat detection trigger added as additional mitigation per this Appeal.

Reason for alternative

BUILDING OVERVIEW:

The Clinton Apartment Buildings at Peaceful Villa are comprised of two (2) separate code buildings. Each building contains a maximum of four (4) units per floor surrounding a single, 3-story exterior exit stairway in an unconditioned breezeway; the breezeway is open on the two ends. Additionally, each building contains a couple of two-story units with an internal stair; those units are not considered/discussed in this appeal.

This appeal is focused on the Clinton East building, specifically the west breezeway (CIRC C1A3). While the breezeway is unconditioned, the Water Meter Room and Bike Room each contain an electric wall heater to maintain a minimum temperature. The building is fully-sprinklered per NPFA 13, including dry sprinkler-head coverage at the breezeway.

BREEZEWAY OVERVIEW:

The breezeway is separated from the dwelling units and other amenity/service spaces as required for an exterior exit stairway. The compact design of the unit layout means that the total travel distance from the second story units is below 125 ft. Per Table 1006.3.4(1), exceeding this

threshold requires this stair to be an exterior exit stairway to meet travel distance. The third story units exceed this threshold, though the longest travel distance is ~160 ft, only 35 ft longer than would be allowed for an exit access stairway; 15 ft of that would occur after the stair on the level of exit discharge. Once an occupant reaches the level of exit discharge, egress occurs directly to the north within 15 ft.

The door openings discussed in this appeal are located toward the opposite end of the breezeway from the direction of egress. Additionally, the breezeway is open on two ends, where an exit stairway is only required to be open on one side per Section 1027.3. The breezeway openings located on two opposite sides will allow for cross-ventilation and encourage smoke movement, should smoke enter the breezeway from the conditions identified as part of this appeal.

WATER METER ROOM and BIKE ROOM:

The door at the Bike Room will be provided with digital access control and an auto-actuator for accessible access, as well as automatic, self-closing hardware. This will prevent the door from being propped-open and ensure it is closed during a fire/smoke event. Additionally, a vision panel will aid in viewing potential smoke and fire, which will inform someone of the risk before opening the door during an event that would allow fire/smoke into the breezeway.

Only one outlet will be provided in the Bike Room. The outlet will be locked and only for use by maintenance staff to facilitate maintenance operations. This will ensure that items are not left unattended while charging, particularly bikes. In addition, at the Bike Room, the bike racks are all wall mounted, which is not the typical storage solution for electric bikes due to their weight. Also, a separate Bike Room is being provided at the site that is specifically for electric bikes; it will be provided with appropriate bike racks and adequate power to charge all bikes.

Signage will be provided at the Bike Room to encourage the doors to remain closed. Additional signage at the Water Meter Room will discourage the use of the rooms for storage. At the Bike Room, it will also be stated that battery charging is not allowed. This will provide both the residents and maintenance staff with signage that reinforces the mitigation measures identified in this appeal to support the safe egress of all occupants.

At the Bike Room an additional sprinkler head will be provided at the interior of the room, above the door. Designed as a "water curtain" per NFPA 13, it will suppress any fire that originates within the room, thus protecting the opening beyond the increased fire-resistance rating of the door. As well, one (1) 135-degree heat detector will be provided in each room. This will be tied to the notification appliances (horns and strobes) that are provided as required in each unit; additionally, a fire alarm notification appliance will also be provided at each breezeway where these openings occur. This early warning detection will allow occupants to be alerted earlier than normal to initiate egress; it provides a trigger at 135

degrees, as opposed to the 155 degrees required to fuse a sprinkler head. Additionally, if triggered at the same time, the heat detector provides notification 30-90 seconds before the fire sprinkler water flow device due to the inherent delay with flow switch verification.

SUMMARY:

Per Section 1027.6, openings other than those from normally occupied spaces are not allowed in an exterior exit stairway. However, due to the enhanced fire detection, suppression, and notification strategies, as well as the operational mitigation measures, it is proposed that the strategies presented provide equivalent fire and life safety protection for occupants and the exterior exit stairway path should a fire/smoke event occur involving one of these door openings.

Therefore, it is requested to allow the door openings as identified in the Proposed Design.

ATTACHMENTS:

Peaceful Villa Clinton Breezeway Appeal Attachment
01*Drawings*RECONSIDERATION (6 sheets)

APPEAL DECISION

Doors from not normally occupied Water Meter Room and Bike Room proposed to open into exterior exit stair of the Clinton East Building: 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.

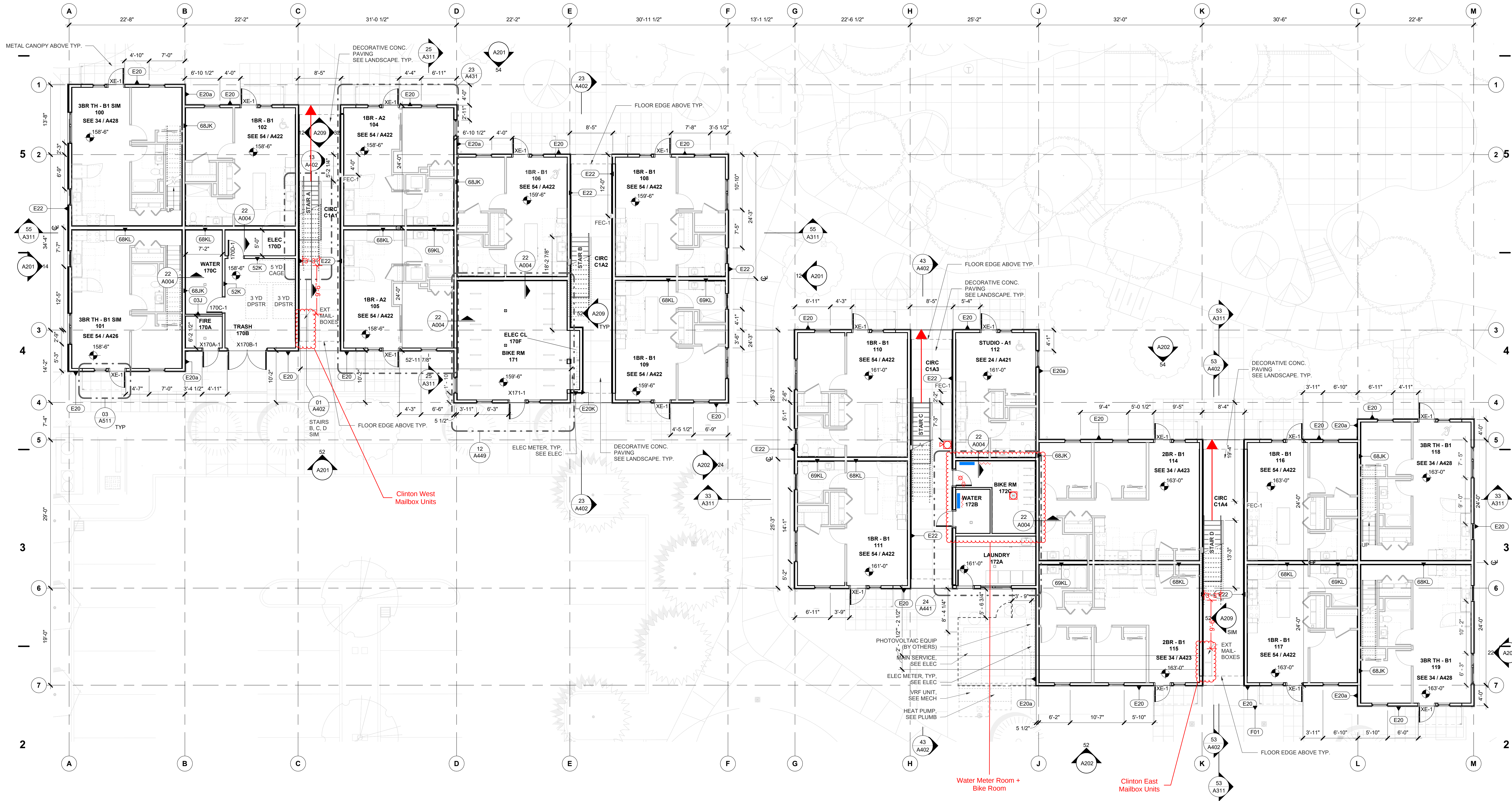
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-6251 or come to the Development Services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



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PEACEFUL VILLA

HOME FORWARD
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PORTLAND, OR 97206



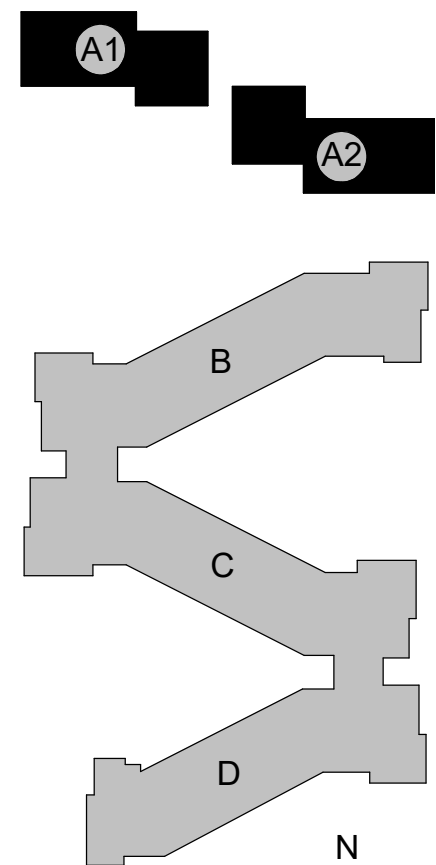
52 FLOOR PLAN LEVEL 01 SECTOR A
1/8" = 1'-0"

APPEAL SYMBOL LEGEND

- Locked Electrical Outlet
- Electric Wall Heater
- Signage
- Sprinkler Head
- Heat Detector
- Horns and Strobes

FLOOR PLAN NOTES

- REFER TO ASSEMBLY SHEETS FOR WALL AND FLOOR ASSEMBLIES.
- DIMENSIONS ARE TO FACE OF GYPSUM BOARD FINISH UNLESS OTHERWISE NOTED. REFER TO ENLARGED PLANS FOR DIMENSIONS WITHIN THOSE AREAS.
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- CORNER GUARD CG-2 AT ALL UNIT ENTRY ALCOVE CORNERS, REF 01/A462



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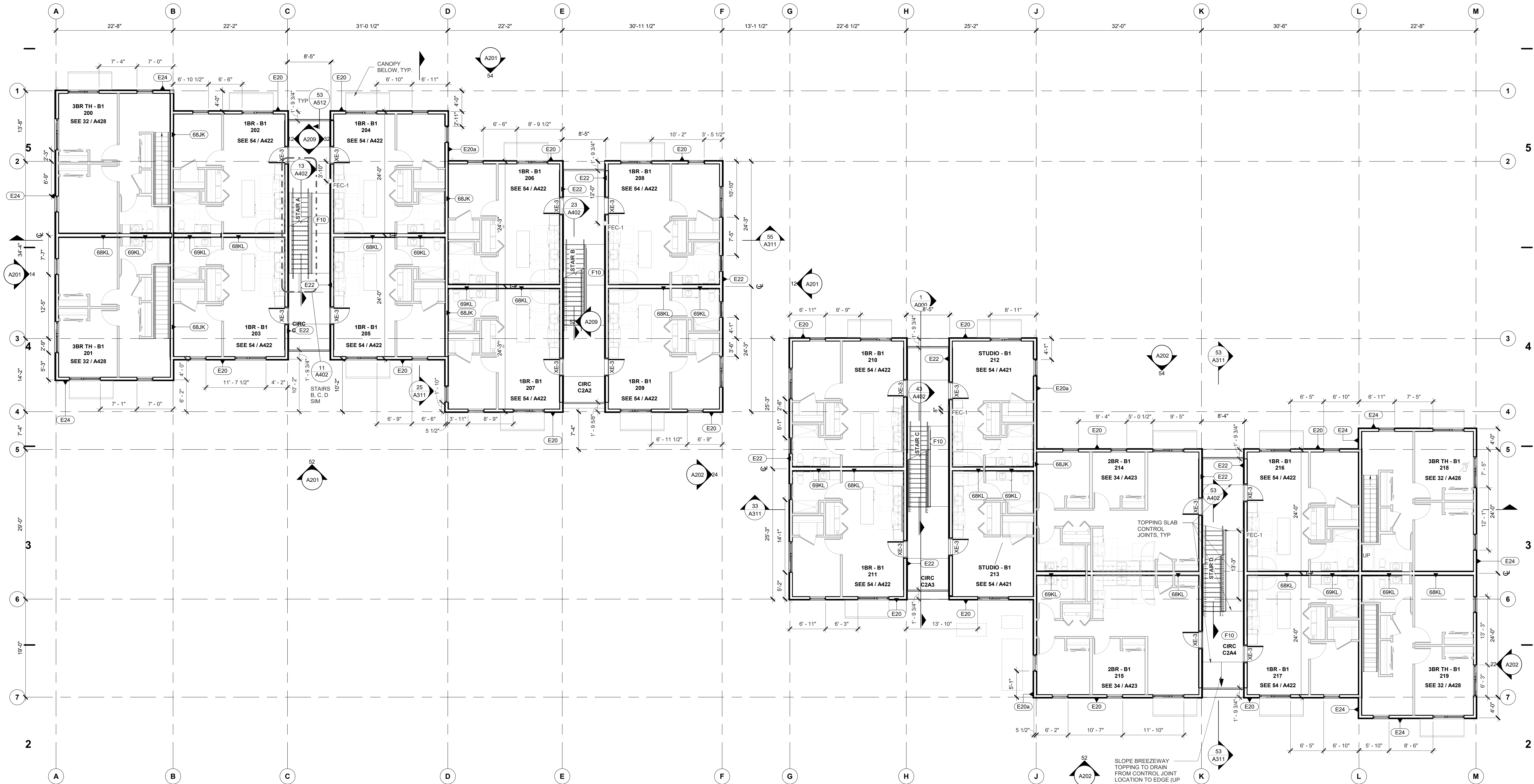
FIRST FLOOR PLAN
SECTOR A

A121A



PEACEFUL VILLA

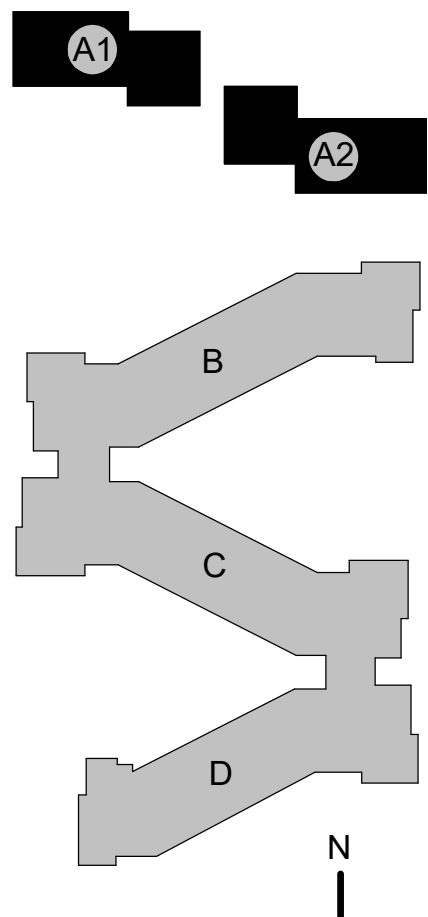
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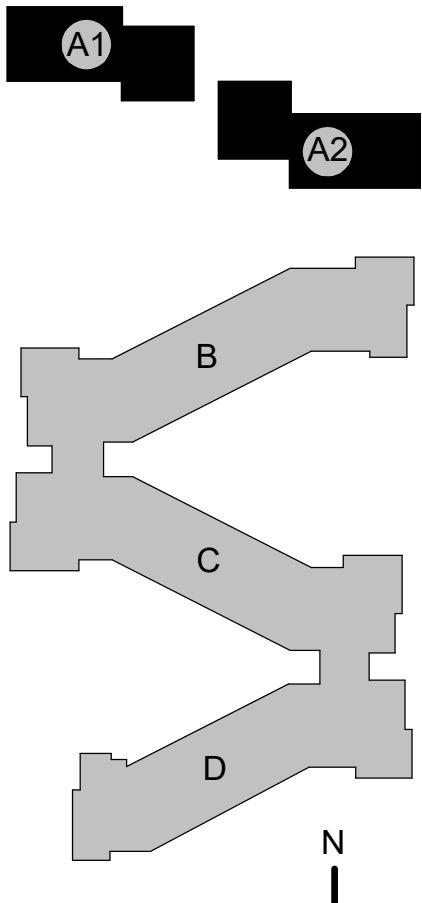
SECOND FLOOR PLAN
SECTOR A

A122A



PEACEFUL VILLA

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4626 SE CLINTON ST
PORTLAND, OR 97206



51 FLOOR PLAN LEVEL 03 SECTOR A
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7. CORNER GARD CQ-2 AT ALL UNIT ENTRY ABOVE CORNERS, REF. 01/A462

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THIRD FLOOR PLAN
SECTOR A

A123A

AREA RIDGE VENT (OPEN AREA STRUCTURAL BLOCKING AT RIDGE)	12.7 SF 47%
	17.3 SF > 12.7 = OK
AREA EAVE VENTS	14.2 SF 53%
TOTAL AREA	26.9 SF > 22.3 = OK



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- CARD READER (OR OTHER AUTHENTICATION DEVICE) WITH ELECTRIFIED HARDWARE THAT AUTO-ACTUATES DOOR
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- MAGNETIC HOLD OPEN
- HI/LO ADA BUTTONS FOR DOOR OPERATOR PLACES AT SAME SIDE OF DOOR AS CARD READER (WHERE OCCURS)
- PANIC OR FIRE EXIT HARDWARE (SEE HARDWARE SCHEDULE)
- MASTER FA ANNUNCIATOR - COORDINATE LOCATION WITH FM
- FIRE SUPPRESSION RISER LOCATION - SEE FIRE SPRINKLER DRAWINGS
- MOTION SENSOR THAT AUTO-ACTUATES DOOR
- INTERCOM
- KEYPAD FOR WASTE HAULER ACCESS

PEACEFUL VILLA

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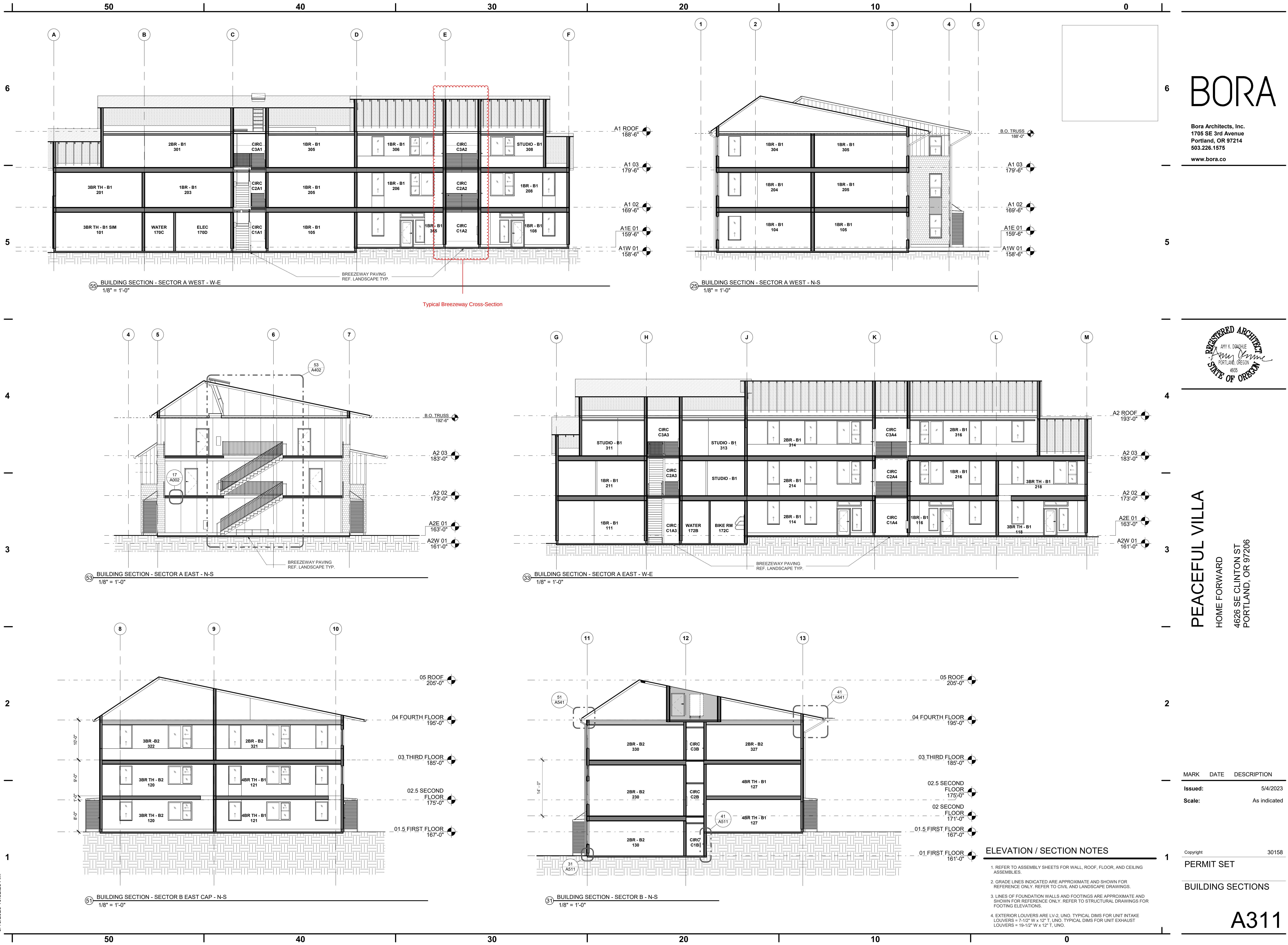
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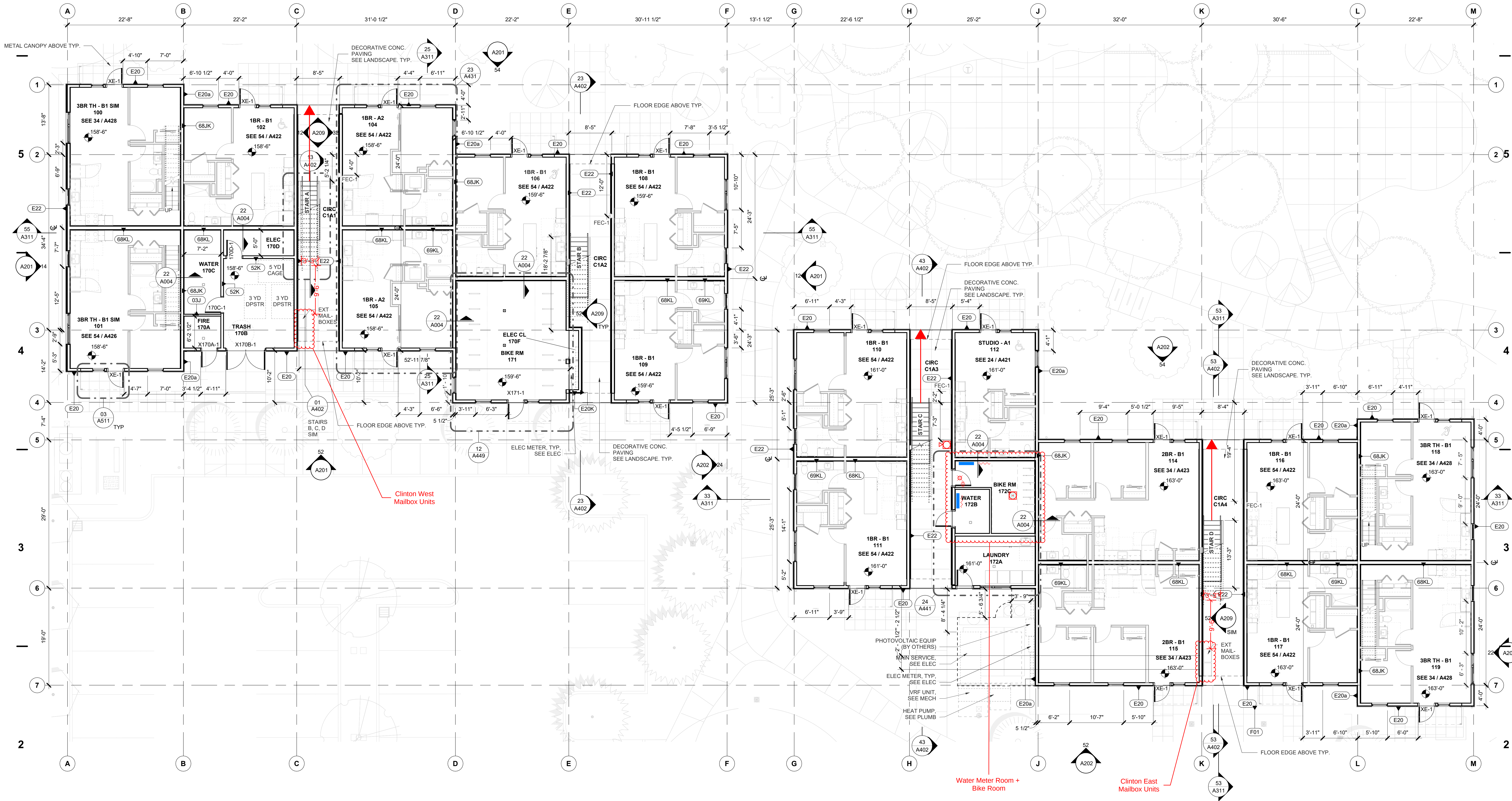
BUILDING SECTIONS

A311

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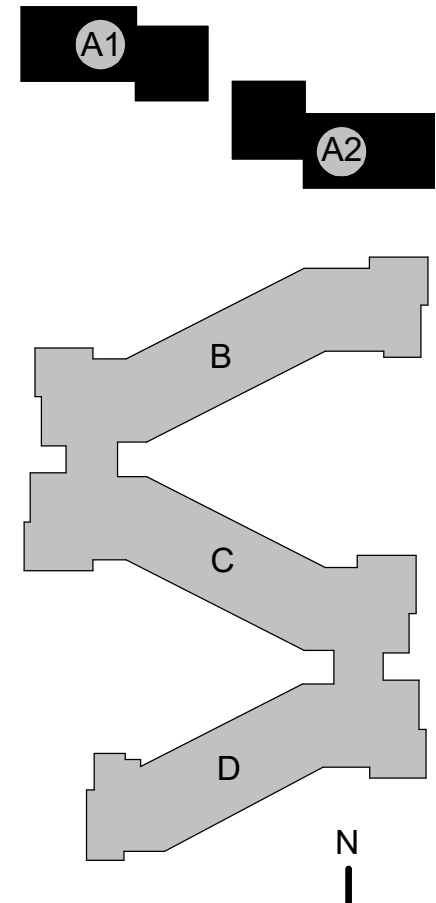
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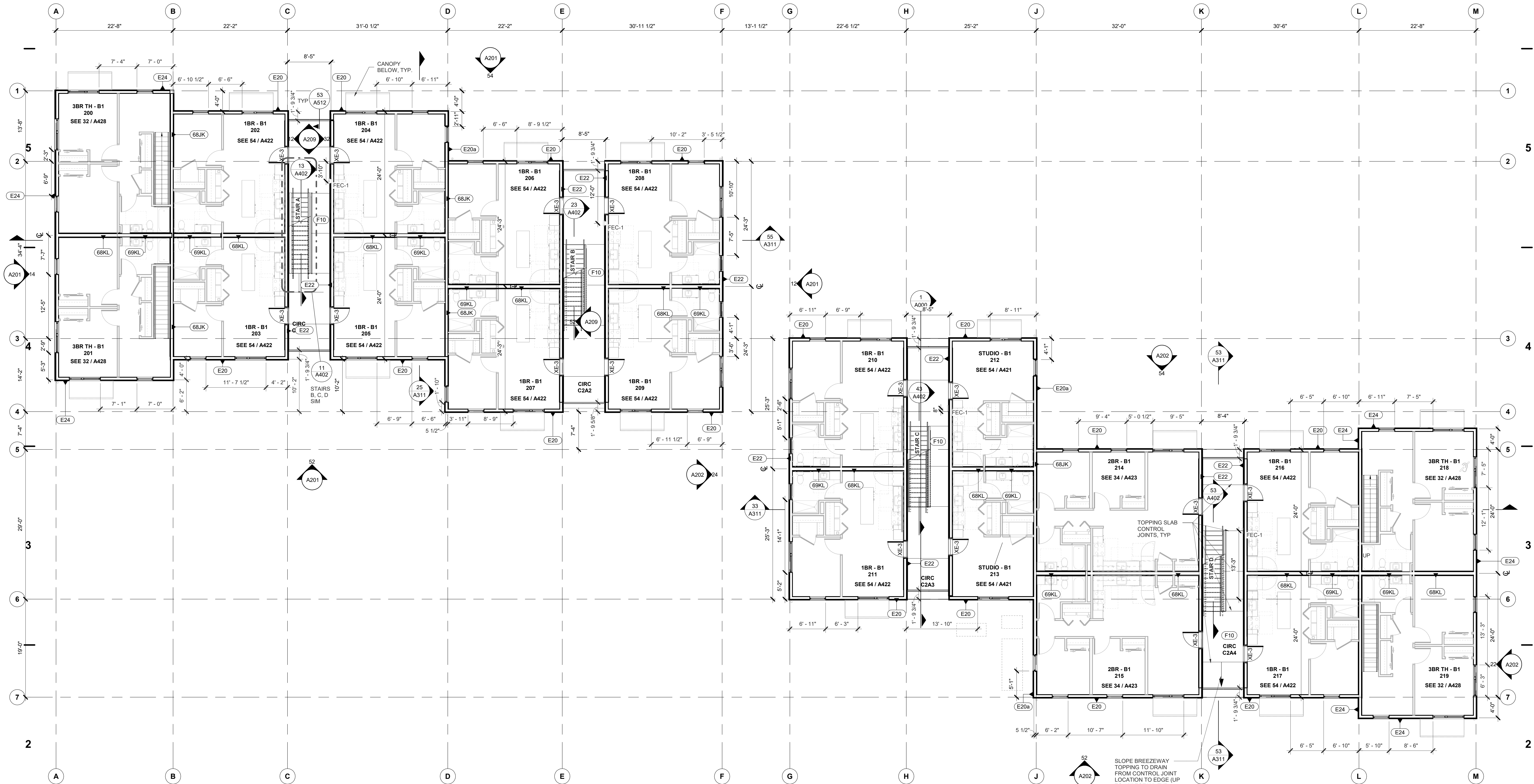
FIRST FLOOR PLAN
SECTOR A

A121A



PEACEFUL VILLA

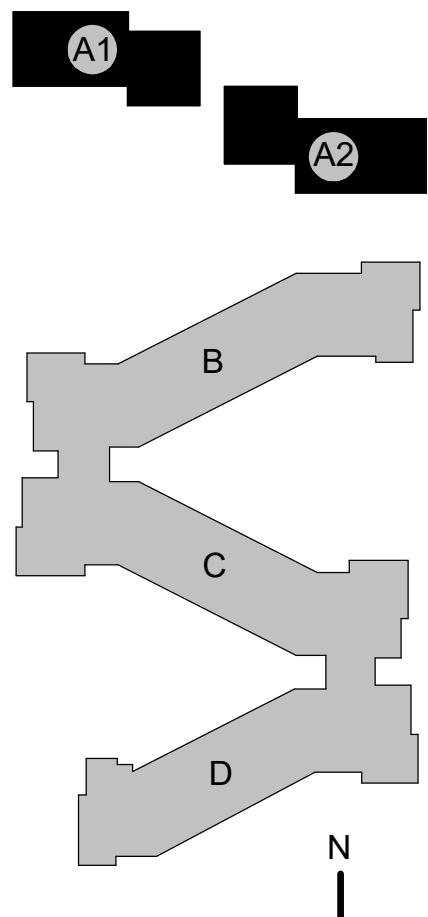
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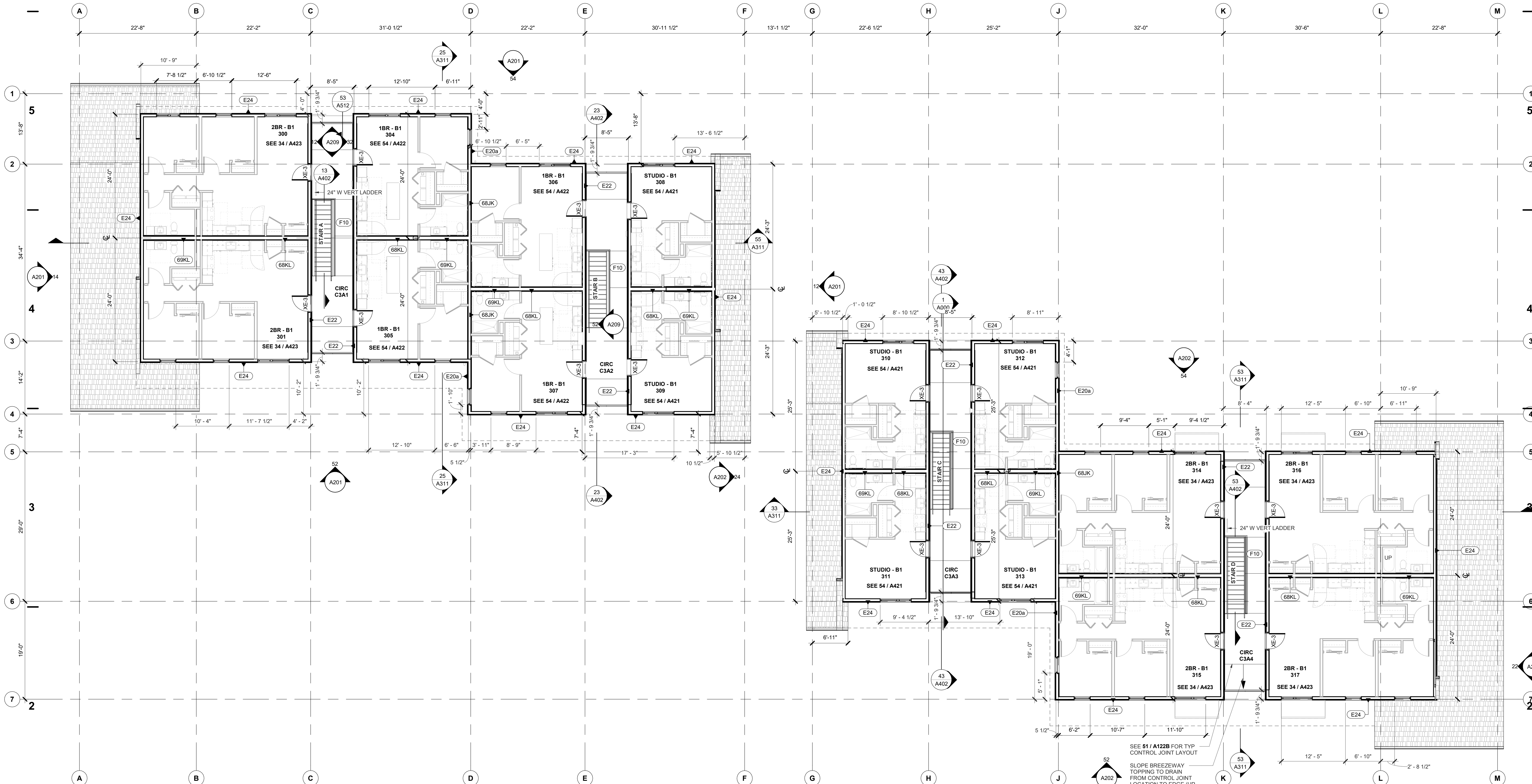
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SECOND FLOOR PLAN
SECTOR A

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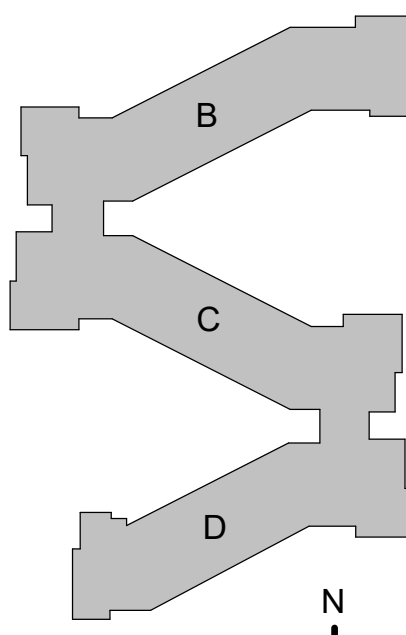
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CODE ANALYSIS PLAN - CLINTON ST BLDGS



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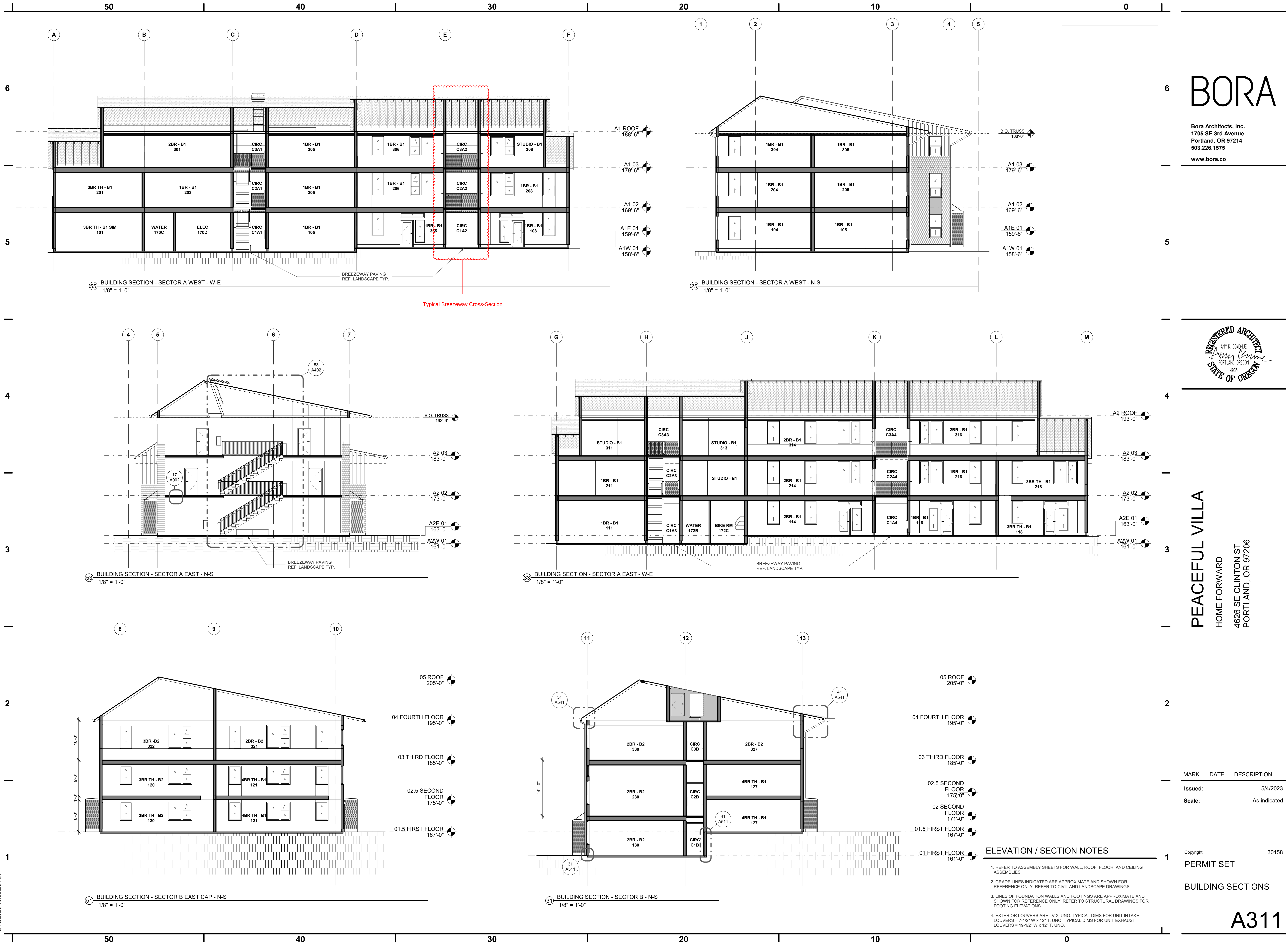
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