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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 31979	Project Address: 4626 SE Clinton Street
Hearing Date: 11/15/23	Appellant Name: Tanya Wuertz
Case No.: B-010	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] [File 2]	Proposed use: Residential Apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2022 OSSC Section 1011.7.4 Enclosures under exterior stairways.
Requires	"1011.7.4 Enclosures under exterior stairways. There shall not be enclosed usable space under exterior exit stairways unless the space is completely enclosed in 1-hour fire-resistance-rated construction. The open space under exterior stairways shall not be used for any purpose."
Code Modification or Alternate Requested	The purpose of this appeal is to allow two mailbox units to be located as shown under the exterior exit stairway in the east breezeway of 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 mailbox units on the south "open end". Mailboxes (typical of two, located side by side) — Each mailbox unit is 30.5 inches wide x 18 inches deep x 62 inches high (see attached cutsheet). — Located outside of plan area footprint of physical stair, including landing depth.

- Non-combustible as they are made of metal; mail is segregated into small compartments.
- Only one, small parcel compartment (10 inch parcel, 10 inch x 12 inch door).
- Prescriptively, within the breezeway, there are dry, side-wall sprinkler heads.

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 east breezeway (CIRC C1A4). 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 mailbox units are located at the end of the breezeway that is opposite 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 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.

MAILBOX UNITS:

The mailbox units are located in the breezeway, outside the footprint of the stair in plan; they are located within the area defined as the exterior exit stairway. However, the mailboxes are constructed of metal and noncombustible. They are divided into small compartments to hold the mail of residents. This does not contribute significantly to combustible loading or fire origination due to the protection and division of the mail by the mailbox design. Other than the single parcel compartment, any large packages will be handled by a parcel locker located outside of the

breezeway. Additionally, due to the prescriptive installation of dry sprinkler heads in the breezeway, a fire would quickly be suppressed, if not extinguished, should a fire originate in the breezeway. Egress could still be maintained as the egress path runs north, opposite of the mailbox location on the south end.

SUMMARY:

Per Section, 1011.7.4, the open space under exterior stairways shall not be used for any purpose. However, due to the minimal fire risk of the mailboxes due to noncombustible materials, individualized compartments with secured access, and limited combustible loading, 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 these mailbox units.

Therefore, it is requested to allow the mailbox units at the Clinton East building as identified in the Proposed Design.

ATTACHMENTS:

Peaceful Villa Clinton Breezeway Appeal Attachment

01 *Drawings* RECONSIDERATION (6 sheets)

Peaceful Villa Clinton Breezeway Appeal Attachment 02_Mailbox Cutsheets (9 sheets)

APPEAL DECISION

Location of two mailbox units within the exterior exit stairway of the Clinton East Building: Granted as proposed.

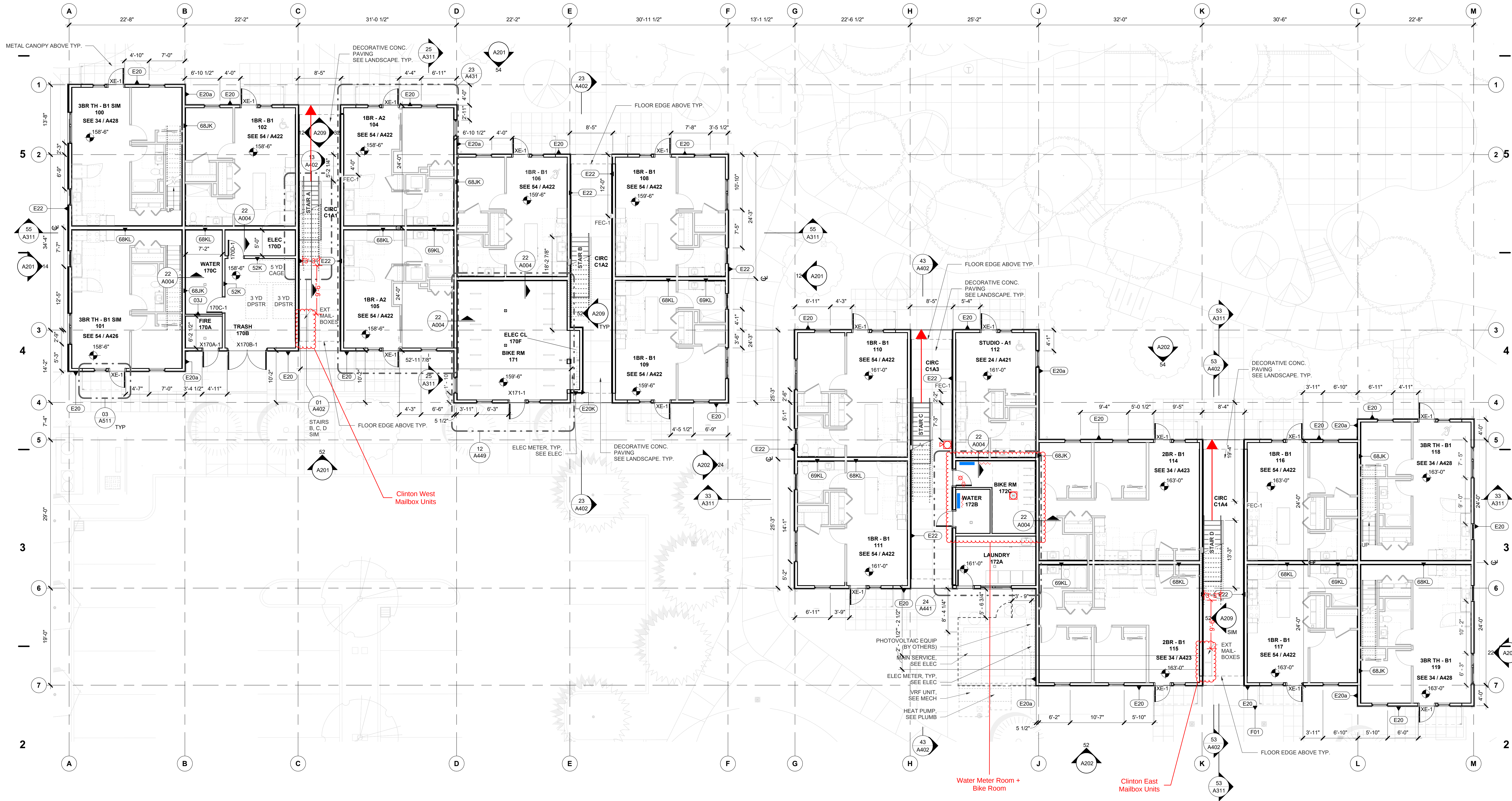
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special 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.



PEACEFUL VILLA

HOME FORWARD
4626 SE CLINTON ST
PORTLAND, OR 97206



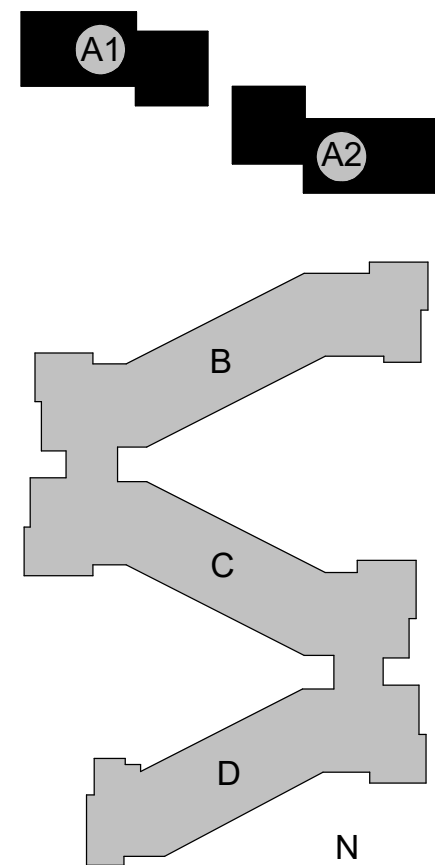
52 FLOOR PLAN LEVEL 01 SECTOR A
1/8" = 1'-0"

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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- SEE SHEETS A450 THROUGH A455 FOR DEVICE, FIXTURE, AND ACCESSORY MOUNTING HEIGHTS AND REQUIRED ACCESSIBILITY CLEARANCES.
- REFER TO ENLARGED UNIT PLANS (A421-A430) FOR BATHROOM TOWEL BAR LOCATIONS. CENTER ON WALL UNLESS NOTED OTHERWISE.
- CORNER GUARD CG-2 AT ALL UNIT ENTRY ALCOVE CORNERS, REF 01/A462



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FIRST FLOOR PLAN
SECTOR A

A121A



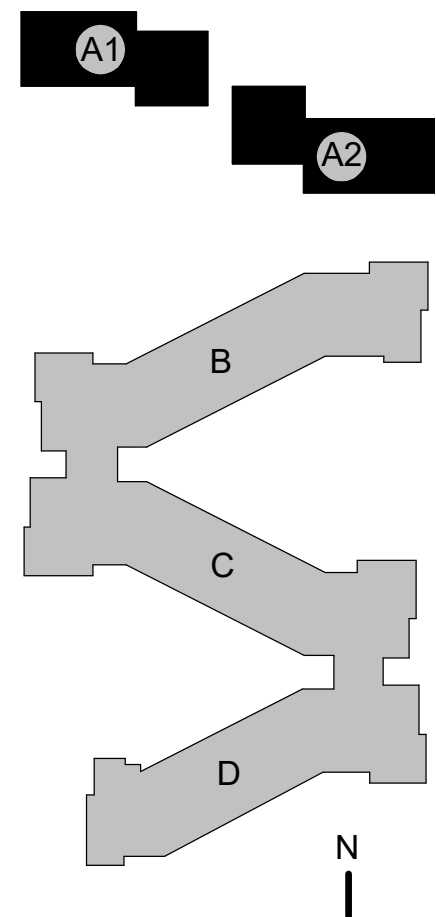
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6. REFER TO ENLARGED UNIT PLANS (A421-A430) FOR BATHROOM TUB/SHOWER LOCATIONS. CENTER ON WALL UNLESS NOTED OTHERWISE.
7. CORNER GUARD C0-2 AT ALL UNIT ENTRY ABOVE CORNERS, REF. 01/A462



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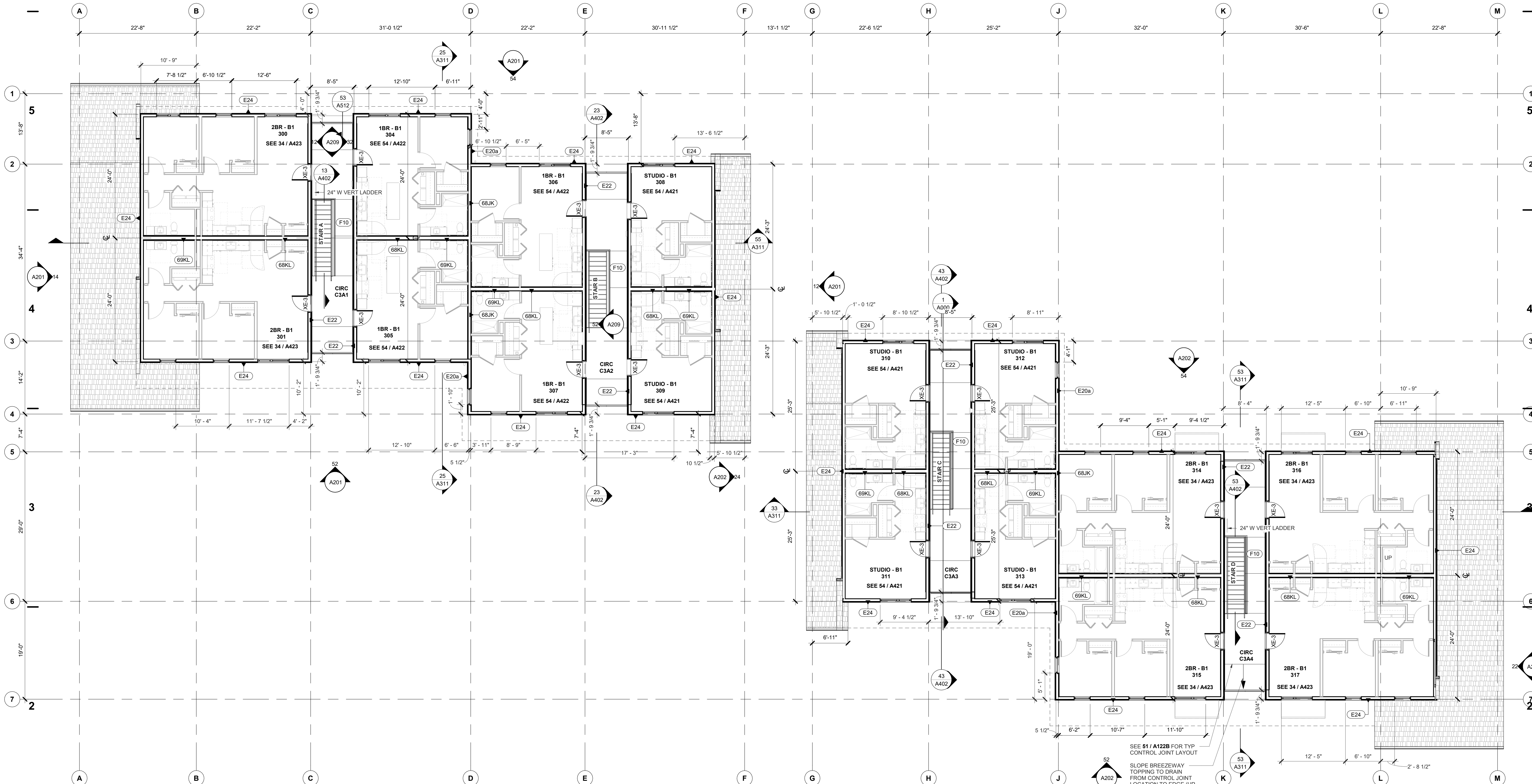
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SECOND FLOOR PLAN
SECTOR A

A122A



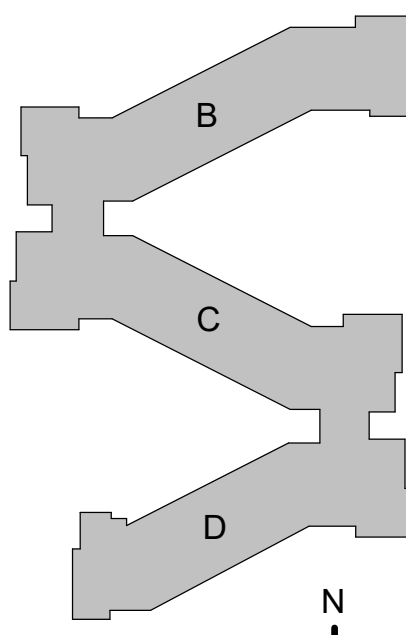
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51 FLOOR PLAN LEVEL 03 SECTOR A
1/8" = 1'-0"

FLOOR PLAN NOTES

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7. CORNER GUARD CG-2 AT ALL UNIT ENTRY ALCOVE CORNERS, REF 01/A462



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THIRD FLOOR PLAN
SECTOR A

A123A

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ROOF VENTING CALCULATION

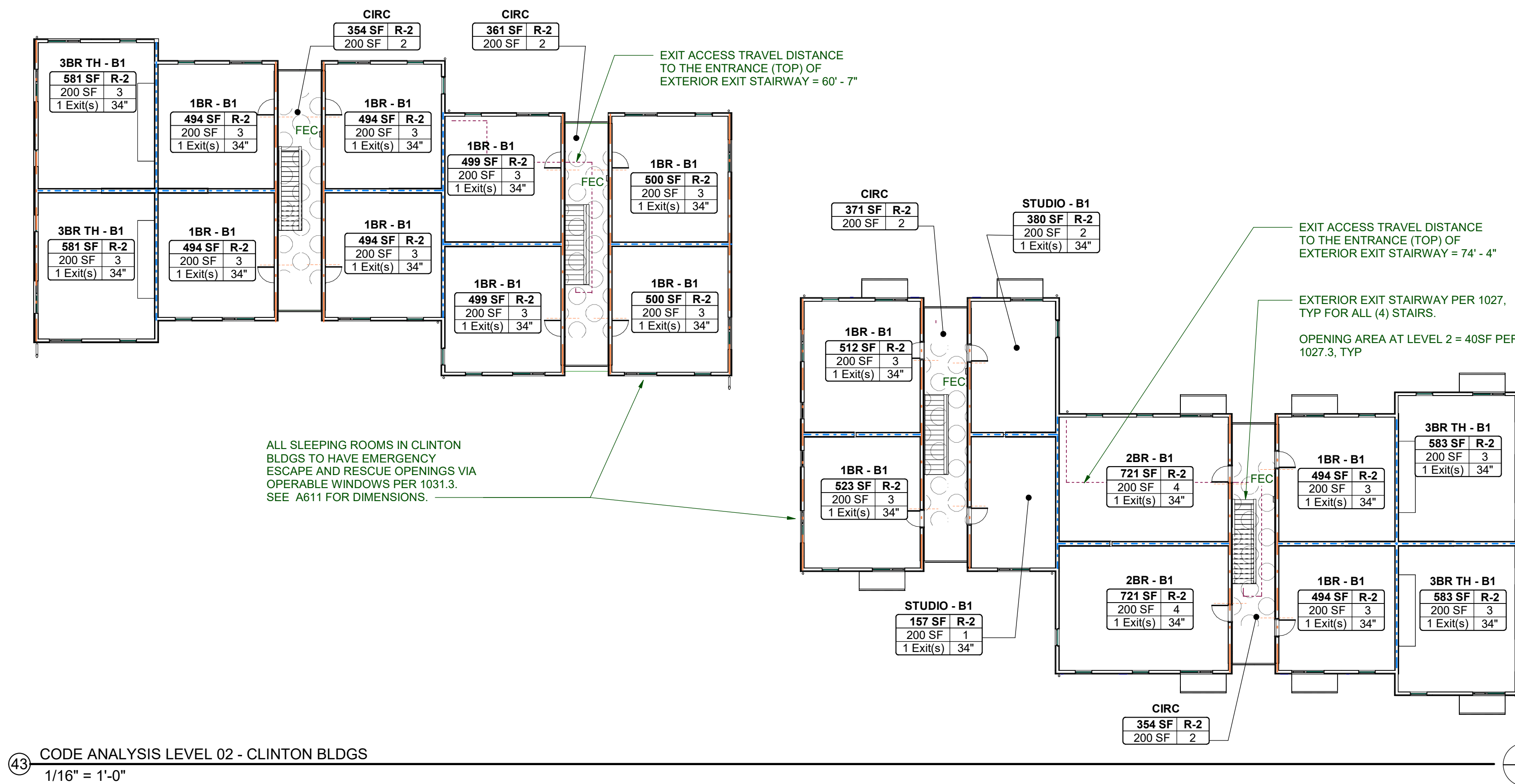
CLINTON WEST BUILDING - SECTOR A1

AREA ATTIC	6,405 SF
VENT AREA REQUIRED (1/300TH Section 1202.2.1 Exception)	21.4 SF
AREA RIDGE VENT (OPEN AREA STRUCTURAL BLOCKING AT RIDGE)	12.3 SF 46%
AREA EAVE VENTS	17.0 SF > 12.3 = OK
TOTAL AREA	14.2 SF 54%
	26.5 SF > 21.4 = OK

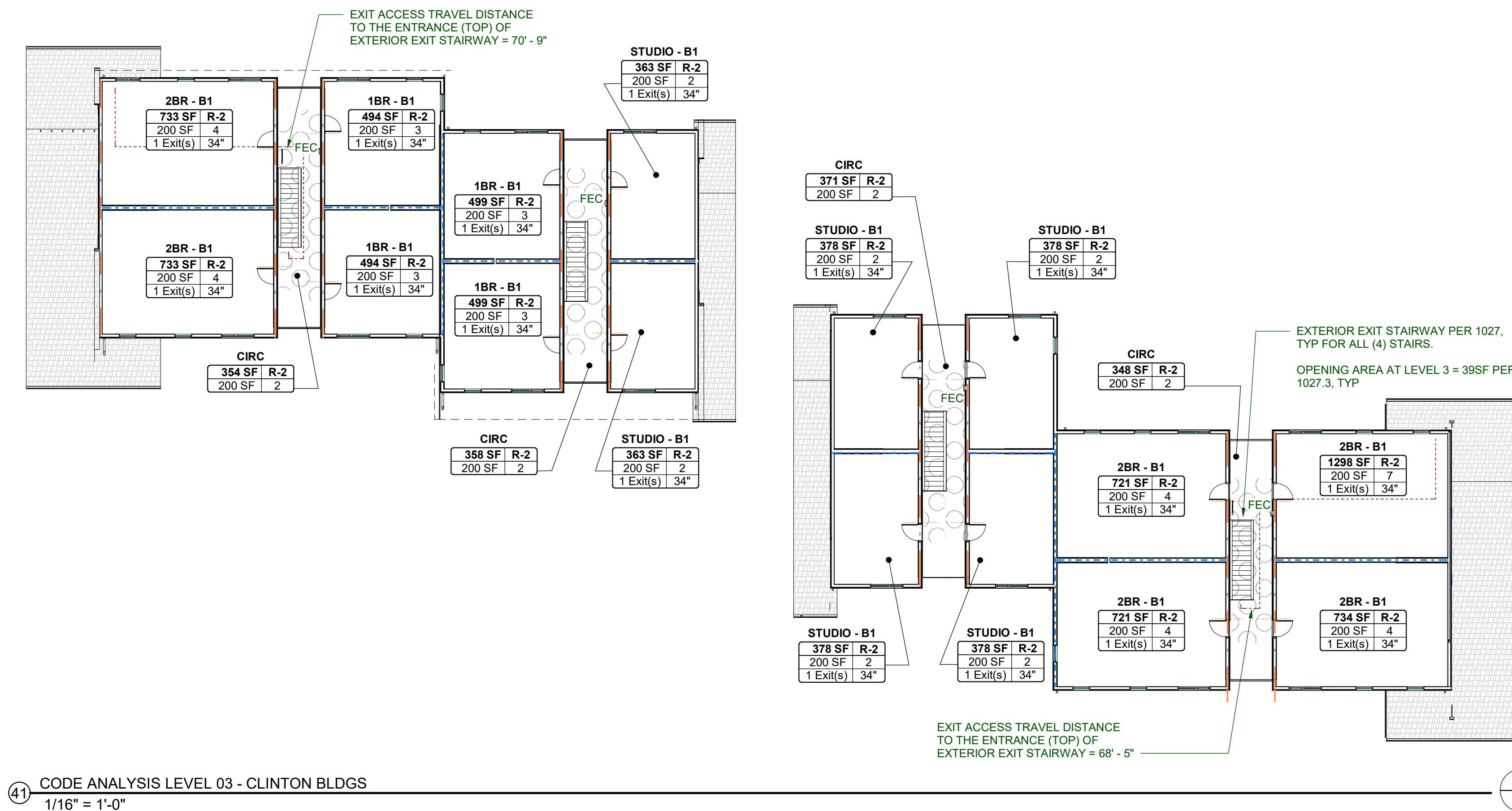
CLINTON EAST BUILDING - SECTOR A2

AREA ATTIC	6,662 SF
VENT AREA REQUIRED (1/300TH Section 1202.2.1 Exception)	22.3 SF
AREA RIDGE VENT (OPEN AREA STRUCTURAL BLOCKING AT RIDGE)	12.7 SF 47%
AREA EAVE VENTS	17.3 SF > 12.7 = OK
TOTAL AREA	14.2 SF 53%
	26.9 SF > 22.3 = OK

45 CODE ANALYSIS LEVEL 01 - CLINTON BLDGS
1/16" = 1'-0"



43 CODE ANALYSIS LEVEL 02 - CLINTON BLDGS
1/16" = 1'-0"



41 CODE ANALYSIS LEVEL 03 - CLINTON BLDGS
1/16" = 1'-0"

CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

ROOM/OCCUPANCY LABEL

OFFICE	ROOM NAME	NOTE: SOME SPACES MAY NOT UTILIZE ALL ASPECTS OF THE TAG.
170 SF 6	OCCUPANCY CLASSIFICATION	
15 SF 12	CODE FUNCTION OF SPACE	
1 Exlt(s) 36"	OCCUPANT LOAD	
	TOTAL REQUIRED EXIT WIDTH	
	OCCUPANT LOAD FACTOR	
	NUMBER OF EXITS REQUIRED	

ROOM OR SUITE EXIT SYMBOL

60' 70' 255' A	NUMBER OF OCCUPANTS EXITING FROM SPACE
	GROUP REFERENCE (IF APPLIES)
	PROVIDED EXIT WIDTH
	REQUIRED EXIT WIDTH, 34" UNO

BUILDING EXIT OR STAIR SYMBOL

60' 70' 255' A	NUMBER OF OCCUPANTS EXITING FROM SPACE
	GROUP REFERENCE (IF APPLIES)
	PROVIDED EXIT WIDTH
	REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO

OCCUPANT LOAD LEGEND

	"B" OCCUPANCY
	GEN OFFICE = 150 GROSS SF/OCC

FIRE SEPARATION RATING

	CONSTRUCTION TO RESIST PASSAGE OF SMOKE AT INCIDENTAL USE (PER 509.4.2)
	30-MIN FIRE PARTITION
	1-HOUR FIRE PARTITION
	1-HOUR FIRE BARRIER (EXTERIOR WALLS)
	2-HOUR FIRE BARRIER

FEC	FIRE EXTINGUISHER CABINET VERIFY LOCATIONS WITH FM AND ARCHITECT
	MAXIMUM EXIT TRAVEL DISTANCE
	ROOM DIAGONAL DISTANCE
	ROOM OR SUITE EXIT PATH

EXIT SIGNAGE SYMBOLS

	EXTENT OF ILLUMINATION IN MEANS OF EGRESS, MEET ILLUMINATION REQ'S PER SECTION 1008.2
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ACCESS/ SECURITY LEGEND

	CARD READER (OR OTHER AUTHENTICATION DEVICE) WITH ELECTRIFIED HARDWARE
	CARD READER (OR OTHER AUTHENTICATION DEVICE) WITH ELECTRIFIED HARDWARE THAT AUTO-ACTUATES DOOR
	ELEVATOR CARD READER
	MAGNETIC HOLD OPEN
	H/I / LOW ADA BUTTONS FOR DOOR OPERATOR. PLACE AT SAME SIDE OF DOOR AS CARD READER (WHERE OCCURS)
P	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

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1 Date 1 PERMIT RESPONSE 1

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CODE ANALYSIS PLAN - CLINTON ST BLDGS

G100

50 40 30 20 10 0

6

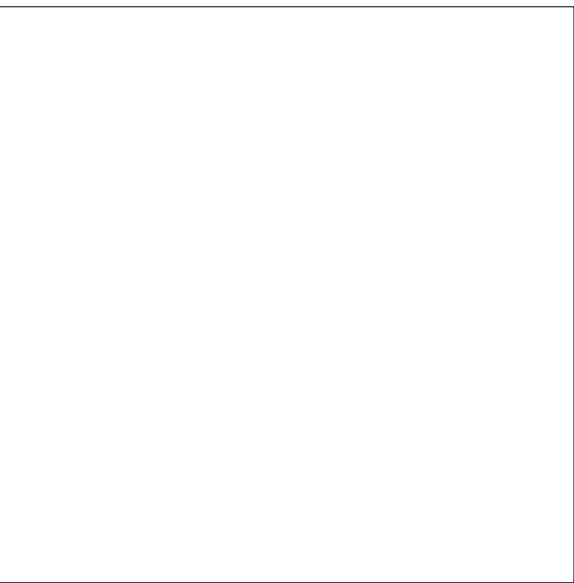
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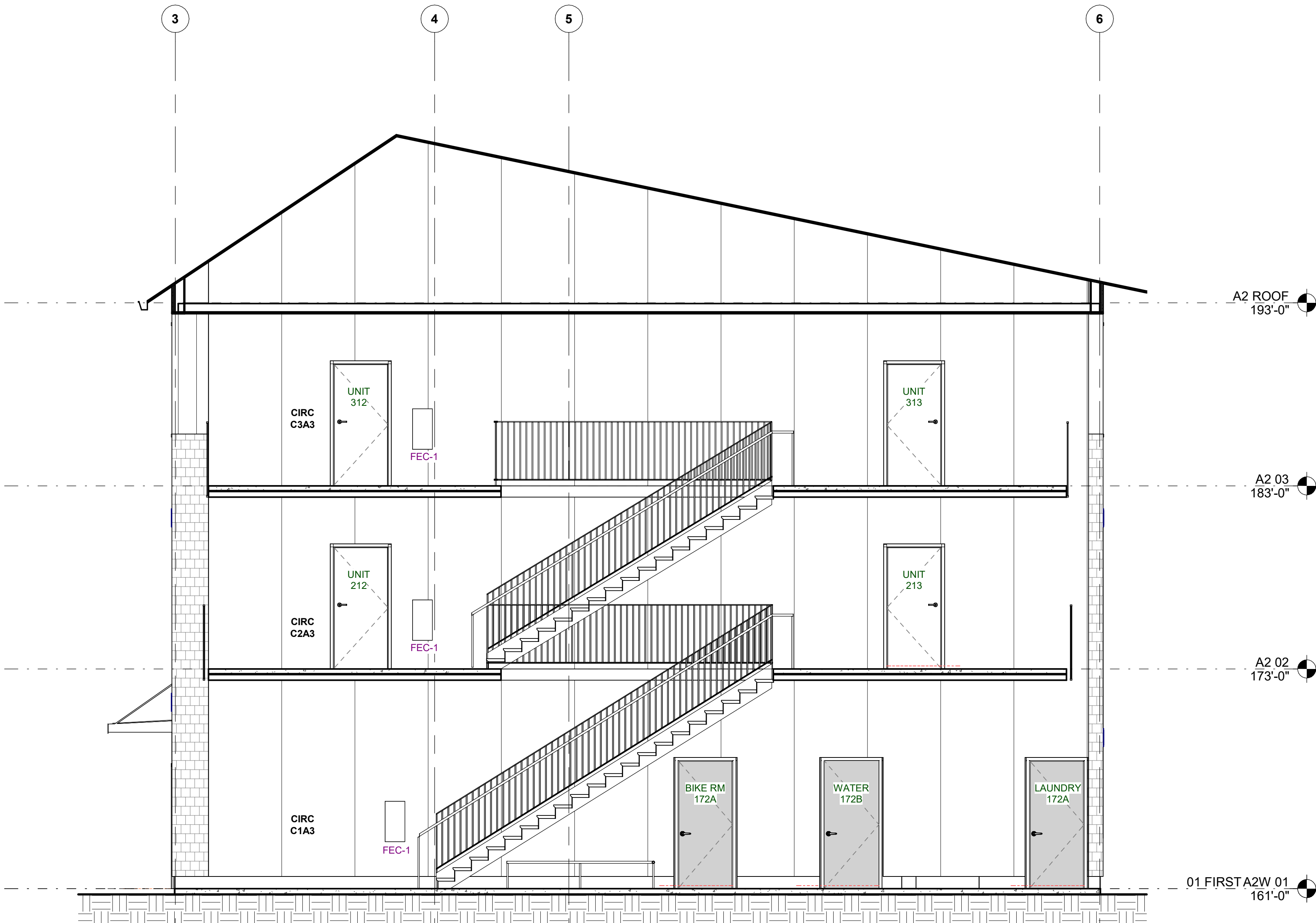
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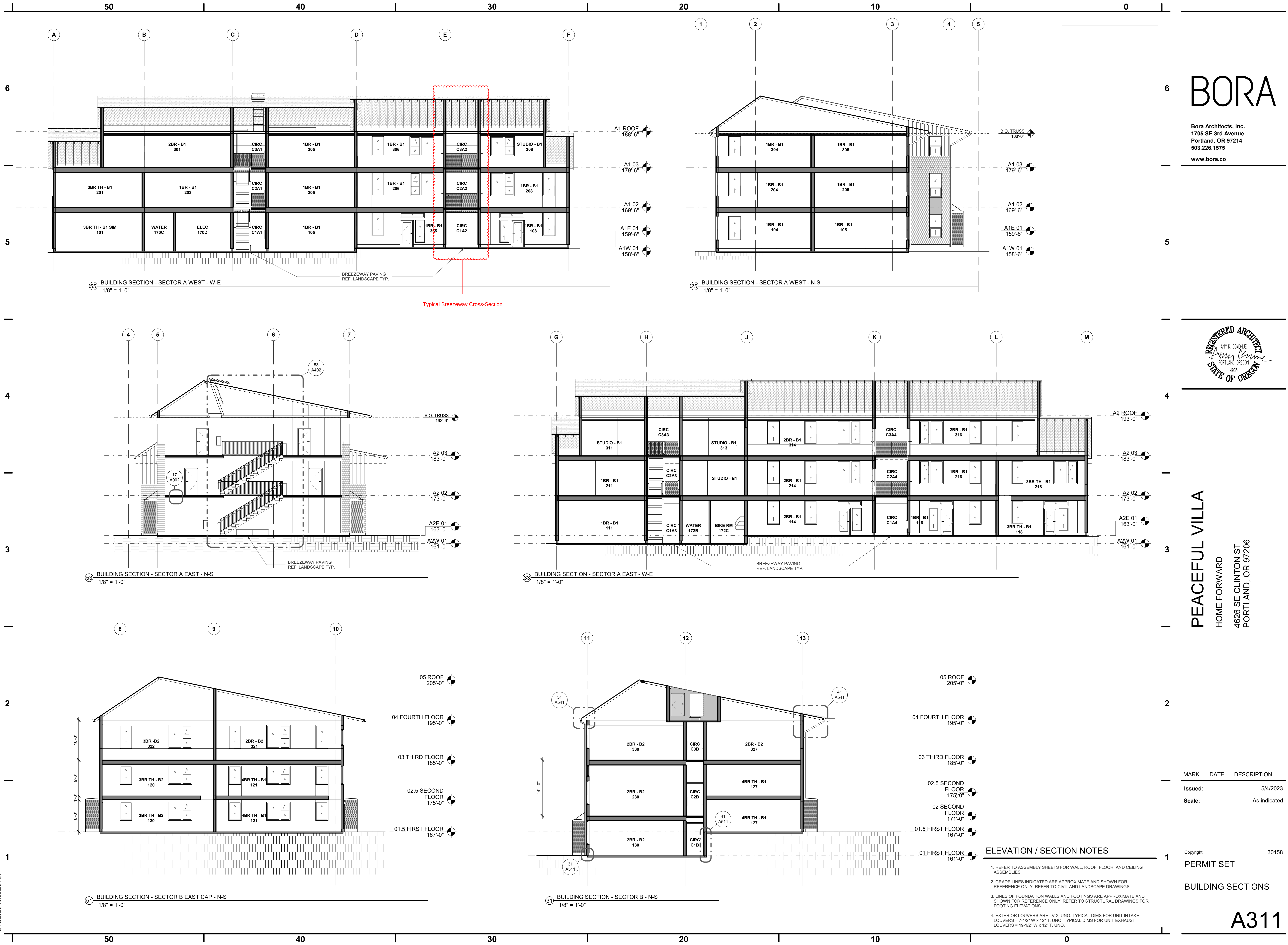
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A000



1 SECTION - CLINTON EAST - BREEZEWAY AT BIKE RM & LAUNDRY RM
1/4" = 1'-0"

50 40 30 20 10 0



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BUILDING SECTIONS

A311

ELEVATION / SECTION NOTES

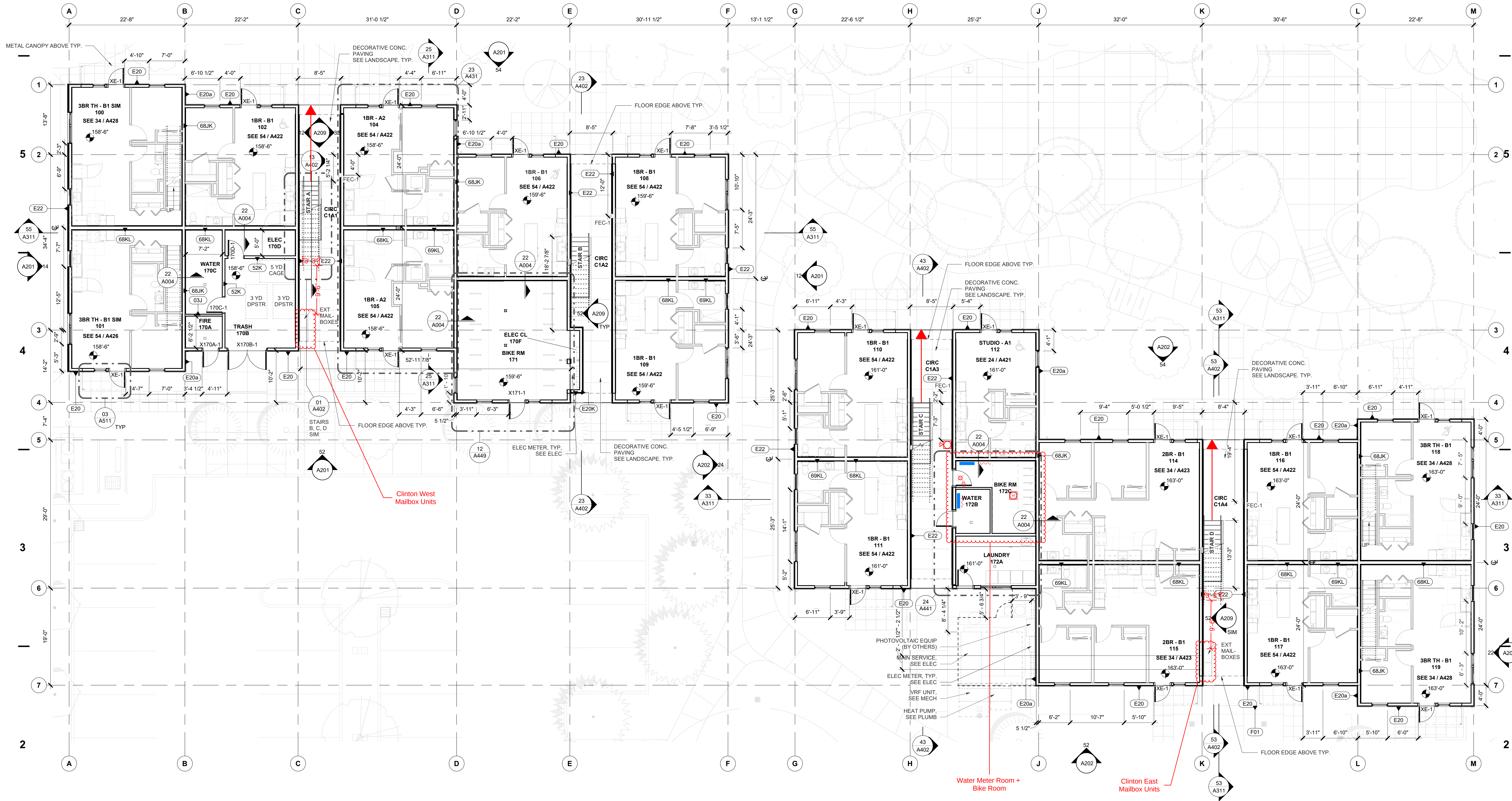
1. REFER TO ASSEMBLY SHEETS FOR WALL, ROOF, FLOOR, AND CEILING ASSEMBLIES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS.
3. LINES OF FOUNDATION WALLS AND FOOTINGS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTING ELEVATIONS.
4. EXTERIOR LOUVERS ARE LV-2, UNO. TYPICAL DIMS FOR UNIT INTAKE LOUVERS = 7'-1/2" W x 12" T, UNO. TYPICAL DIMS FOR UNIT EXHAUST LOUVERS = 19'-1/2" W x 12" T, UNO.

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PORTLAND, OR 97206



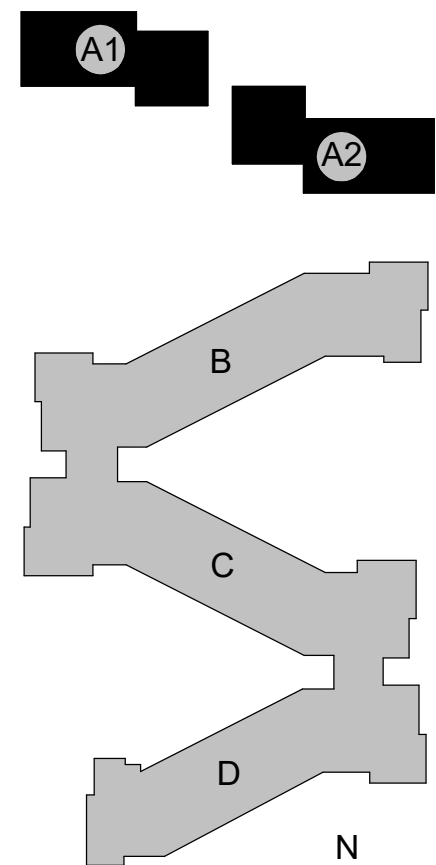
52 FLOOR PLAN LEVEL 01 SECTOR A
1/8" = 1'-0"

APPEAL SYMBOL LEGEND

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

FLOOR PLAN NOTES

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1	Date 1	PERMIT RESPONSE 1

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FIRST FLOOR PLAN
SECTOR A

A121A

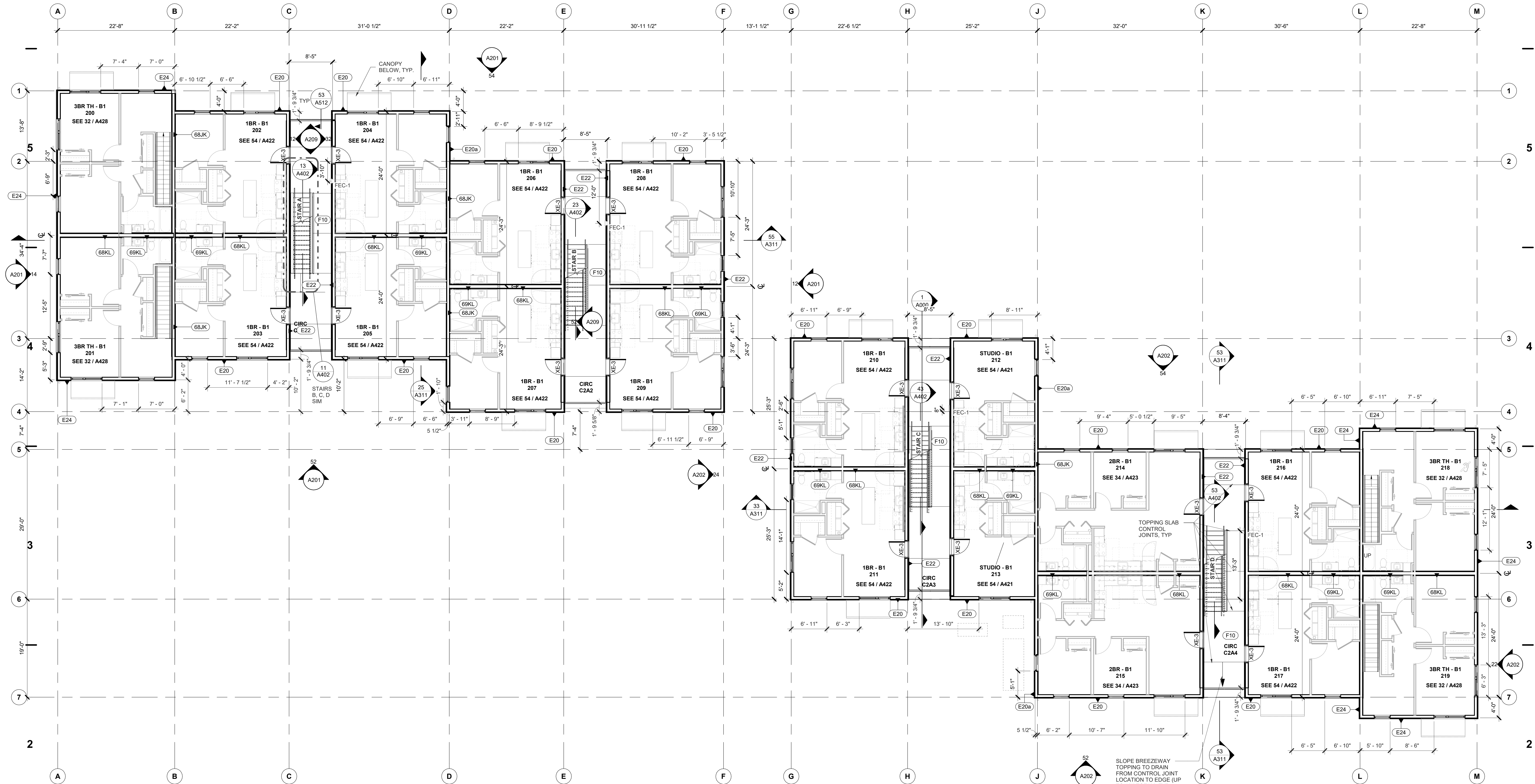
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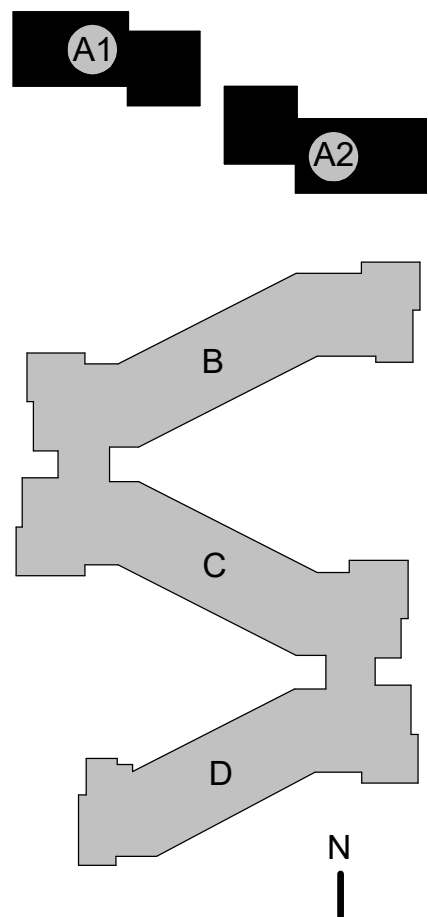
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62 FLOOR PLAN LEVEL 02 SECTOR A
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SECOND FLOOR PLAN
SECTOR A

A122A

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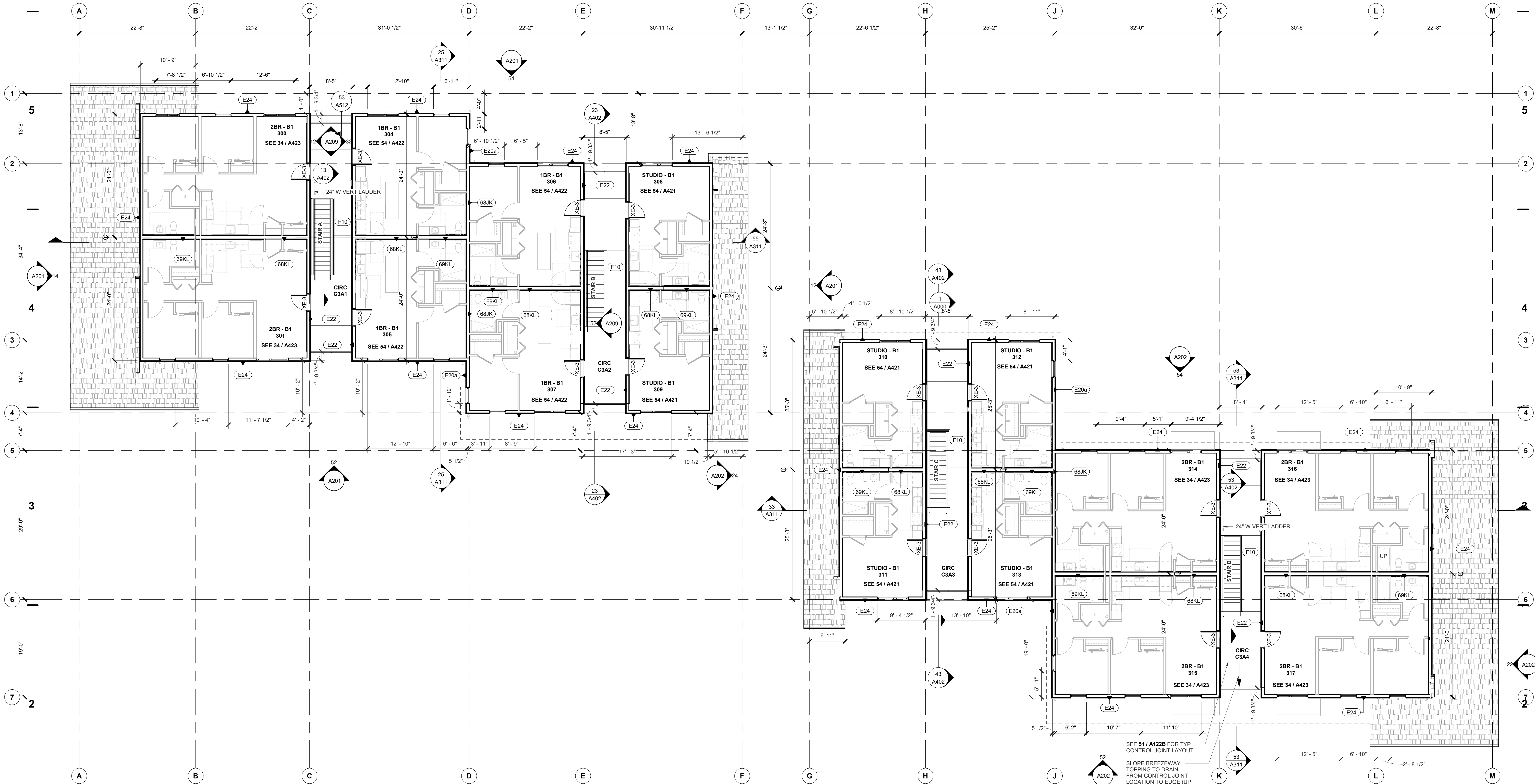
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THIRD FLOOR PLAN
SECTOR A

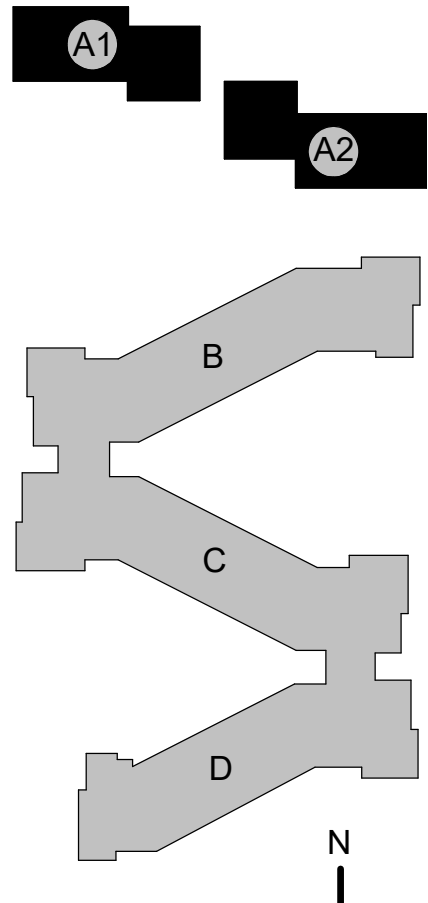
A123A



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6

ROOF VENTING CALCULATION

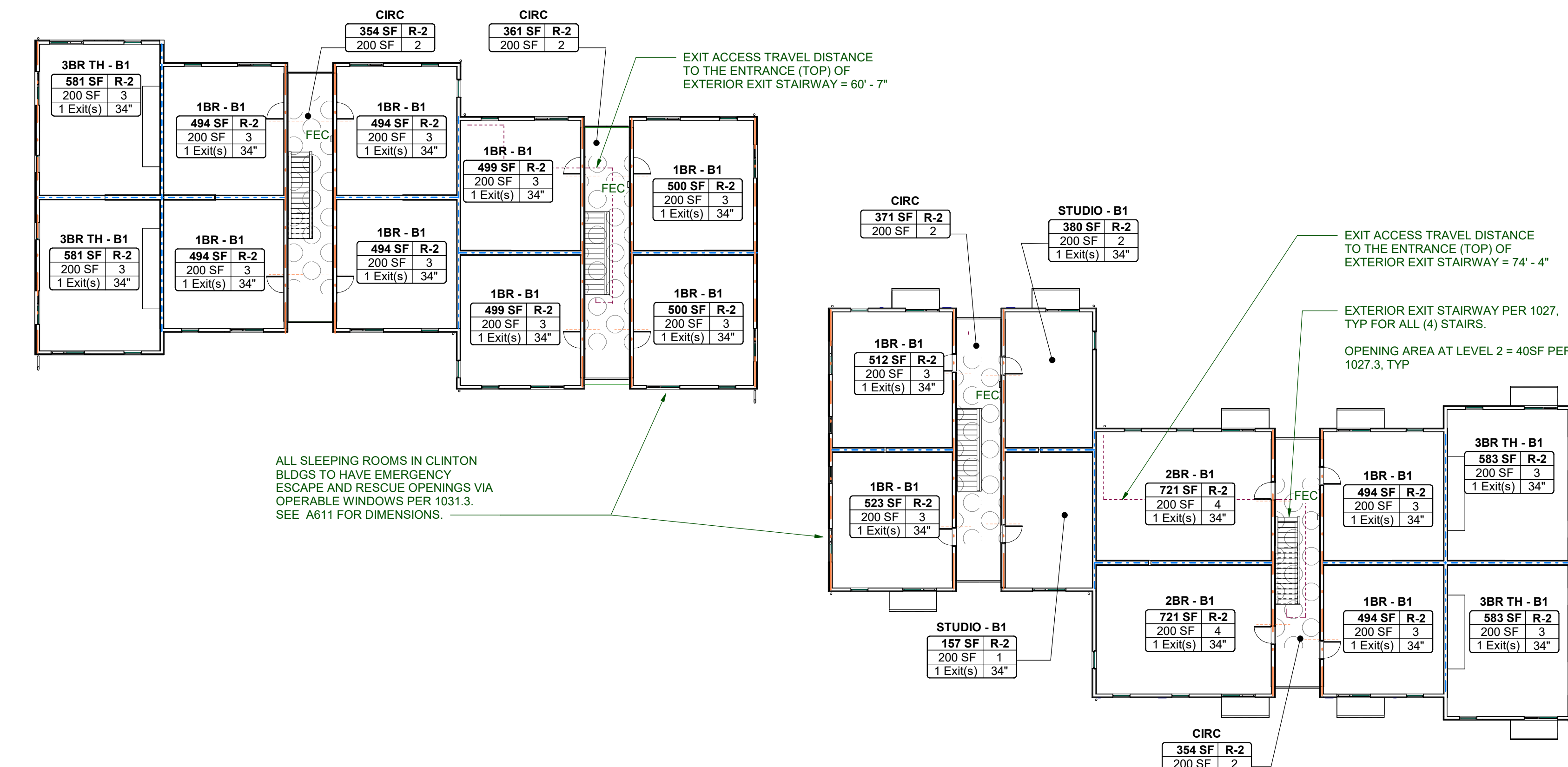
CLINTON WEST BUILDING - SECTOR A1

AREA ATTIC	6,405 SF
VENT AREA REQUIRED (1/300TH Section 1202.2.1 Exception)	21.4 SF
AREA RIDGE VENT (OPEN AREA STRUCTURAL BLOCKING AT RIDGE)	12.3 SF 46%
AREA EAVE VENTS	17.0 SF > 12.3 = OK
TOTAL AREA	14.2 SF 54%
	26.5 SF > 21.4 = OK

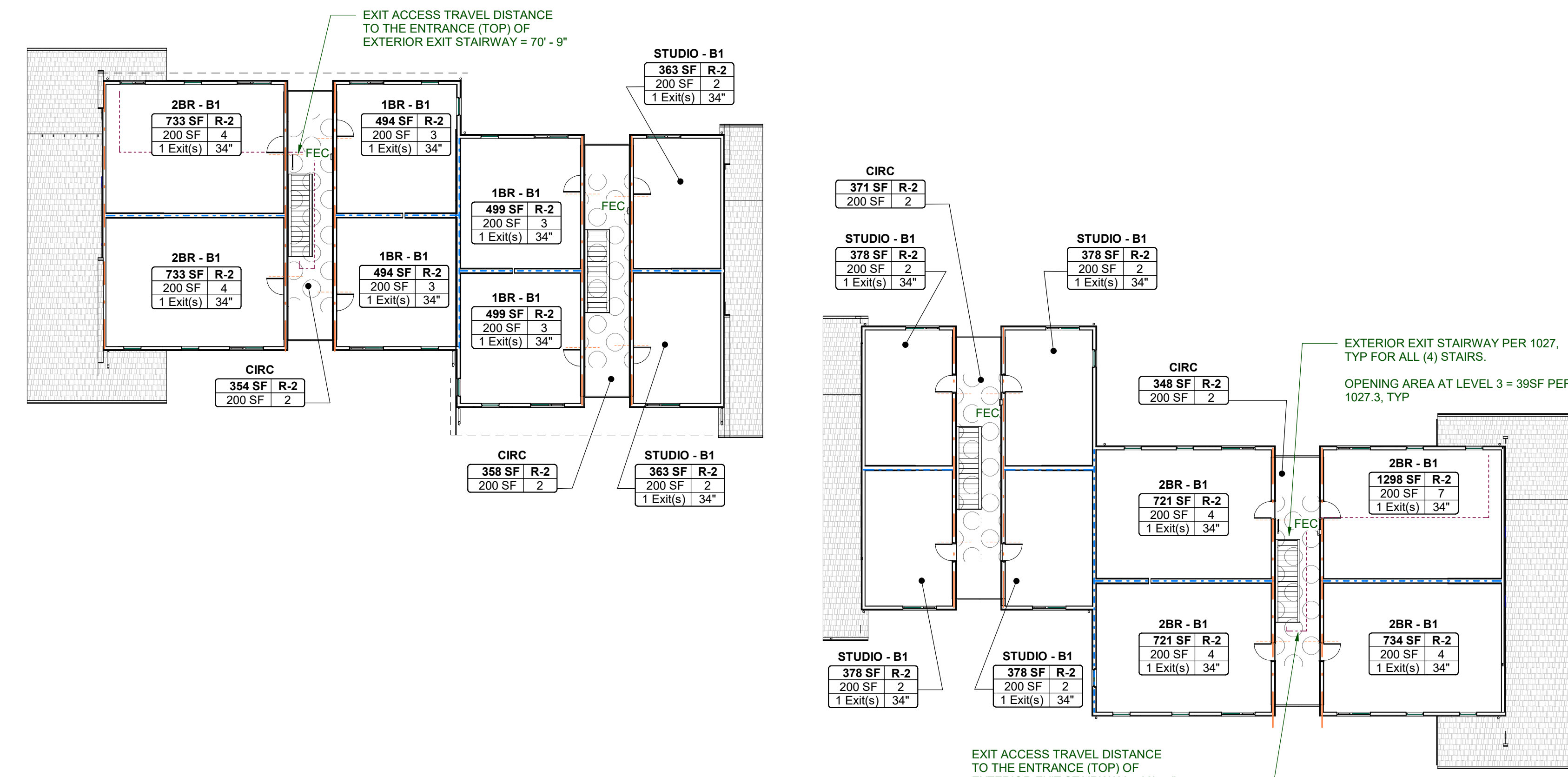
CLINTON EAST BUILDING - SECTOR A2

AREA ATTIC	6,662 SF
VENT AREA REQUIRED (1/300TH Section 1202.2.1 Exception)	22.3 SF
AREA RIDGE VENT (OPEN AREA STRUCTURAL BLOCKING AT RIDGE)	12.7 SF 47%
AREA EAVE VENTS	17.3 SF > 12.7 = OK
TOTAL AREA	14.2 SF 53%
	26.9 SF > 22.3 = OK

45 CODE ANALYSIS LEVEL 01 - CLINTON BLDGS
1/16" = 1'-0"



43 CODE ANALYSIS LEVEL 02 - CLINTON BLDGS
1/16" = 1'-0"



41 CODE ANALYSIS LEVEL 03 - CLINTON BLDGS
1/16" = 1'-0"

CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

ROOM/OCCUPANCY LABEL

OFFICE	ROOM NAME	NOTE: SOME SPACES MAY NOT UTILIZE ALL ASPECTS OF THE TAG.
170 SF 6	OCCUPANCY CLASSIFICATION	
15 SF 12	CODE FUNCTION OF SPACE	
1 Exlt(s) 36"	OCCUPANT LOAD	
	TOTAL REQUIRED EXIT WIDTH	
	OCCUPANT LOAD FACTOR	
	NUMBER OF EXITS REQUIRED	

ROOM OR SUITE EXIT SYMBOL

60" 70" 255" A	NUMBER OF OCCUPANTS EXITING FROM SPACE
	GROUP REFERENCE (IF APPLIES)
	PROVIDED EXIT WIDTH
	REQUIRED EXIT WIDTH, 34" UNO

BUILDING EXIT OR STAIR SYMBOL

60" 70" 255" A	NUMBER OF OCCUPANTS EXITING FROM SPACE
	GROUP REFERENCE (IF APPLIES)
	PROVIDED EXIT WIDTH
	REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO

OCCUPANT LOAD LEGEND

	"B" OCCUPANCY
	GEN OFFICE = 150 GROSS SF/OCC

FIRE SEPARATION RATING

	CONSTRUCTION TO RESIST PASSAGE OF SMOKE AT INCIDENTAL USE (PER 509.4.2)
	30-MIN FIRE PARTITION
	1-HOUR FIRE PARTITION
	1-HOUR FIRE BARRIER (EXTERIOR WALLS)
	2-HOUR FIRE BARRIER

FEC	FIRE EXTINGUISHER CABINET VERIFY LOCATIONS WITH FM AND ARCHITECT
	MAXIMUM EXIT TRAVEL DISTANCE
	ROOM DIAGONAL DISTANCE
	ROOM OR SUITE EXIT PATH

EXIT SIGNAGE SYMBOLS

	EXTENT OF ILLUMINATION IN MEANS OF EGRESS, MEET ILLUMINATION REQ'S PER SECTION 1008.2
--	---

ACCESS/ SECURITY LEGEND

	CARD READER (OR OTHER AUTHENTICATION DEVICE) WITH ELECTRIFIED HARDWARE
	CARD READER (OR OTHER AUTHENTICATION DEVICE) WITH ELECTRIFIED HARDWARE THAT AUTO-ACTUATES DOOR
	ELEVATOR CARD READER
	MAGNETIC HOLD OPEN
	H/I / LOW ADA BUTTONS FOR DOOR OPERATOR. PLACE AT SAME SIDE OF DOOR AS CARD READER (WHERE OCCURS)
P	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

BORA

Bora Architects, Inc.
1705 SE 3rd Avenue
Portland, OR 97214
503.226.1575

www.bora.co



PEACEFUL VILLA
HOME FORWARD
4626 SE CLINTON ST
PORTLAND, OR 97206

1 Date 1 PERMIT RESPONSE 1

MARK DATE DESCRIPTION

Issued: 5/4/2023

Scale: As indicated

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CODE ANALYSIS PLAN - CLINTON ST BLDGS

G100

50 40 30 20 10 0

6

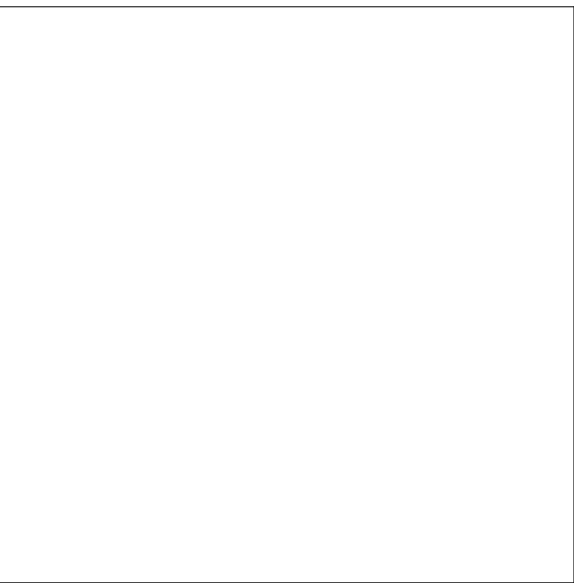
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2

1



6

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4

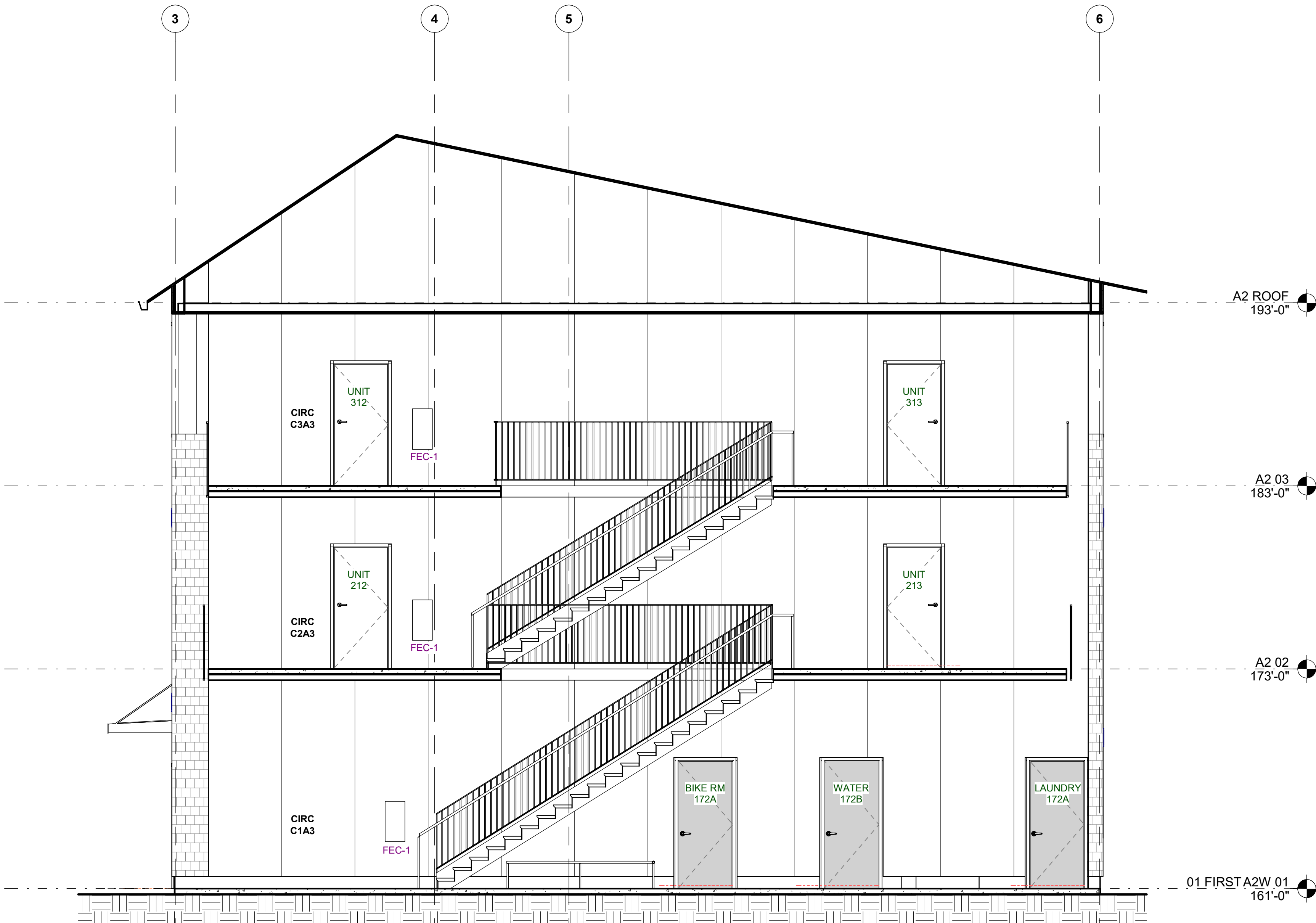
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1

PEACEFUL VILLA

HOME FORWARD
4626 SE CLINTON ST
PORTLAND, OR 97206



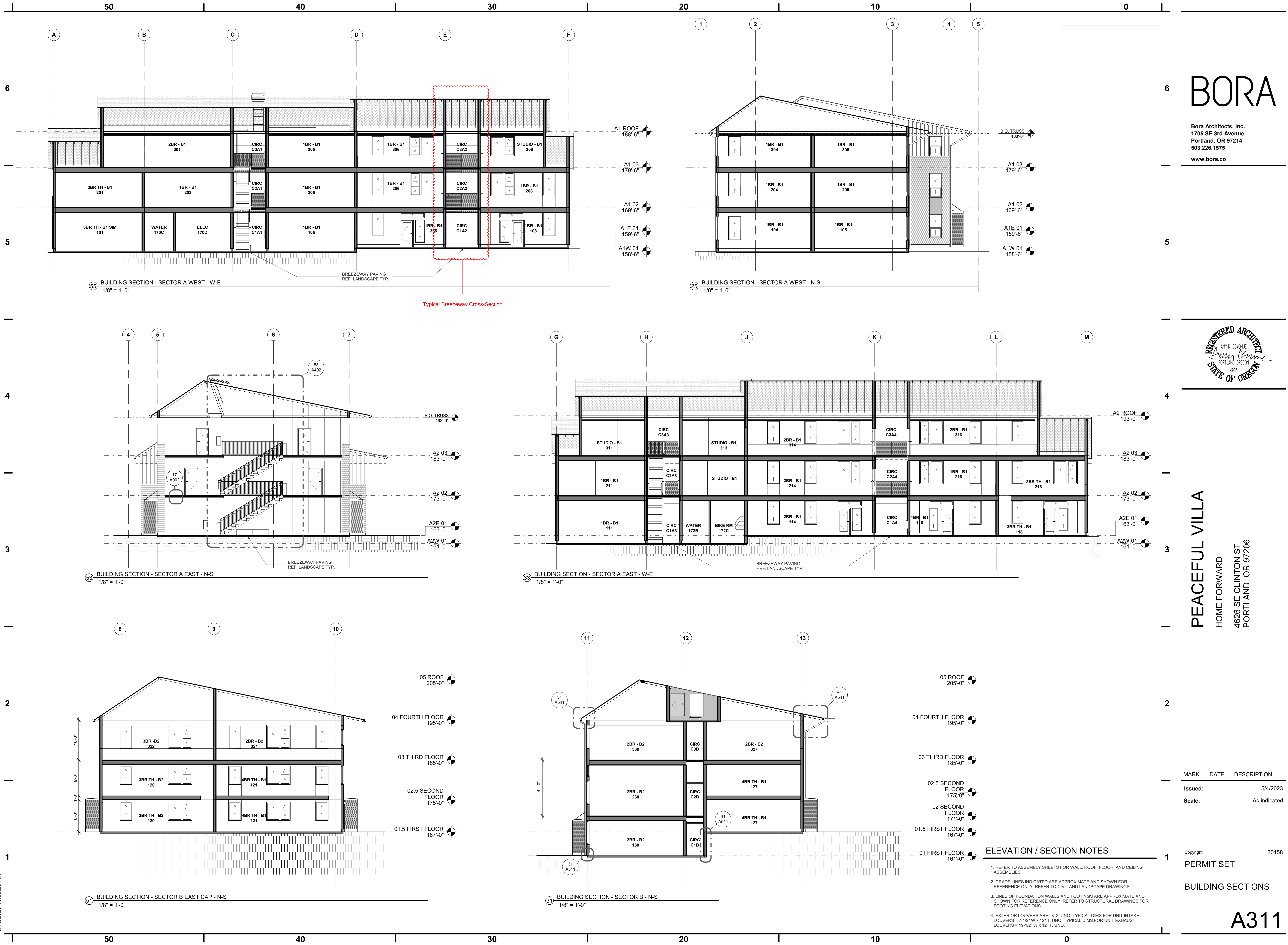
1 SECTION - CLINTON EAST - BREEZEWAY AT BIKE RM & LAUNDRY RM
1/4" = 1'-0"

MARK	DATE	DESCRIPTION
Issued:	5/4/2023	
Scale:	1/4" = 1'-0"	

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SHEET NAME	

A000

50 40 30 20 10 0



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MARK	DATE	DESCRIPTION
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BUILDING SECTIONS

A311

ELEVATION / SECTION NOTES

1. REFER TO ASSEMBLY SHEETS FOR WALL, ROOF, FLOOR, AND CEILING ASSEMBLIES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS.
3. LINES OF FOUNDATION WALLS AND FOOTINGS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTING ELEVATIONS.
4. EXTERIOR LOUVERS ARE LV-2, UNO. TYPICAL DIMS FOR UNIT INTAKE LOUVERS = 7'-1/2" W x 12" T, UNO. TYPICAL DIMS FOR UNIT EXHAUST LOUVERS = 19'-1/2" W x 12" T, UNO.

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