Minutes of Meeting
Building Code Board of Appeal
February 20, 1969

A meeting of the Building Code Board of Appeal was held Thursday, February 20, 1969, at 11:00 A.M. in Room 321 City Hall. Those present were:

Wm. C. Foster                   Chairman of Board
Lorenz Bruun                    Alternate Member of Board
Richard Z. Hawes               Alternate Member of Board
Robert Mickeylan               Representing Portland Art Assn.
Kurt Schuette                   Representing Emanuel Hospital
Syd Lathrop &                   Representing Kafoury Bros.
    David Kafoury
Ron Travers                    Representing Ramada Inn
Chief Kerr                     Fire Marshal
Lt. Durland                    Fire Marshal's Office
Albert Clerc                   Bureau of Buildings
Lueann Hanson                  Secretary

Portland Art Association. This appeal involves the construction of the Museum Art School Addition, 1219 S. W. Park. The appeal reads as follows:
Fire District 1, Zone M-3 & A00, Type 1, 4 story, Permit #445690.

1. BUILDING CODE SECTION: 7-3304. Corridors. (g) Openings.

BUILDING CODE REQUIREMENTS:

Doors shall be of not less than 45-minute fire-resistive rating installed in steel frames.

7-4306(f) - Individual glass lights in glazed openings shall be limited in area to 1,296 sq. in.

PROPOSED DESIGN SHOWS:

Three hollow metal doors with each door having an upper glazed opening of 1,224 sq. in., and a lower glazed opening of 972 sq. in. Doors will be built to U.L. Standards and with 1/4" wire glass. Manufacturer will supply letter to this effect, but no label.
REASON FOR REQUESTED DEVIATION:

The doors separate the Student Lounge from the corridor above, but the intent was for noise control as we would like to maintain visual contact with the corridor system. We do not consider this to be a hazard as all rooms can exit without passing these doors.

2. BUILDING CODE SECTION: 7-3801. AUTOMATIC SPRINKLERS.

BUILDING CODE REQUIREMENT:

When openings in a story or basement are provided on only one side and the opposite wall of such story or basement is more than 75 feet from such openings, the story or basement shall be provided with an approved automatic fire-extinguishing system or openings as specified above shall be provided on at least two sides of the exterior walls of the story or basement.

PROPOSED DESIGN SHOWS:

Three bays of windows 19'-0" x 9'-0" high, each with a sill height of 5'-0" and one glazed bay 19'-0" x 13'-6" high with a sliding door 7' x 8' high opening out to a depressed court which has stairs leading up to the existing grade. The new basement is now totally sprinkled. We propose to delete the sprinklers in the area that opens to the new court from grid line F to G and from grid line 1 to 5. There would still be sprinklers on two sides of this area and a 15" concrete wall to the west.

REASON FOR REQUESTED DEVIATION:

South West Madison Street between South West Park and South West 10th has been vacated, thus allowing the new Museum Art School to open its basement cut to a new Sculpture Court. We feel this has changed the character of the rooms that open to this Court from basement to ground floor.

(signed) ROBERT M. MICKELSON, WOLFF-ZIMMER-GUNSUL-FRASCA-RITTER
V. H. FANSHIER, BUREAU OF BUILDINGS

FOLLOWING THE DISCUSSION RECORD ON DISC NO. 022069-B-1, MR. HAWES MOVED THAT:

ITEM 1 - CORRIDOR OPENINGS - DENIED.

ITEM 2 - SPRINKLERS - DENIED.

The motions were unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 27187-B.
EMANUEL HOSPITAL: This appeal involves the extended care facility at 
EMANUEL HOSPITAL, 3001 N. GANTENBEEH Avenue. The appeal reads as follows:
FIRE DISTRICT 4, ZONE A2.5, TYPE 1, 2 STORY.

1. BUILDING CODE SECTION: 7-3304(g)
BUILDING CODE REQUIREMENT:
To maintain one-hour corridor walls.
PROPOSED DESIGN SHOWS:
Nurses desk or station of oak construction. Walls behind are 1-hour.
DEVIATION FROM BUILDING CODE REQUIREMENT:
Nurses desk is not enclosed in a room.
REASON FOR REQUESTED DEVIATION:
Nurse must be able to supervise activity in corridors. Building is
100% sprinkled.

BUILDING CODE REQUIREMENT:
No dead end corridor over 12' beyond exit stair or door.
PROPOSED DESIGN SHOWS:
Twenty-three (23') feet.
DEVIATION FROM BUILDING CODE REQUIREMENT:
Eleven feet (11')
REASON FOR REQUESTED DEVIATION:
Building is 100% sprinkled and door is not to a locked room. Corridor
will soon be extended to stairs.

(signed) EARL P. NEWBERRY, NEWBERRY & SCHUETTE
R. M. HAYNES, BUREAU OF BUILDINGS

FOLLOWING THE DISCUSSION RECORDED ON DISCO NO. 022069-B-1, Mr. HAMES
MOVED THAT:

ITEM 1 - NURSES STATION - GRANTED.

ITEM 2 - DEAD END CORRIDOR - GRANTED PROVIDING THE
DOOR IS UNLOCKED AND A CLEAR PASSAGE WAY TO
STAIR NO. 1 IS MAINTAINED AT ALL TIMES.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $100.00 FEE WAS TURNED OVER TO THE
CITY TREASURER, RECEIPT NO. 27168-B.
Kafoury Bros.  This appeal involves alterations to a factory at 1515 S. E. Ankeny Street. The appeal reads as follows:

Fire District 4, Zone M-3, Type V, 1 story, Permit No. 446089.

We are making an appeal for your consideration to permit us continued use of the windows on the east side of our building. The area is 31'-6" from the property line and the neighbor's home is 5' making a total distance of 8'-6" between the buildings. The windows in this area are vital to our sewing operation to provide natural light. Inasmuch as 8'-6" minimizes the fire hazard, we ask permission to leave the windows as is. If at a future date the property next door is sold and a building is constructed up to the property line, we would be happy to block out the window space. We are at present making arrangements to bring our boiler room up to your requirements.

(signed) Ivan Kafoury

Building Code Section: Table 5-A; 7-104(b)

Building Code Requirement:

No openings allowed within 5' of property line. 7-104(b). When additions exceed 50% of value of existing structure such structure shall comply as a new building.

Proposed Design Shows:

Existing unprotected openings 31'-4" from property line.

Deviation from Building Code Requirement:

Unprotected openings 31'-4" from property line.

Reason for Requested Deviation:

The owner contends that the proposed addition to his building does not increase the hazard existing due to the unprotected openings. The owner is willing to eliminate the windows whenever the hazard is increased by a building being built closer to the property line than the existing adjoining building. This is asked because the light from the windows is necessary to his business.

(Note: Table 5-A requires E or F protection of openings within 10' of property line. PEU)

(signed) David Kafoury, Kafoury Bros.
P. E. Jennings, Bureau of Buildings

Following the discussion recorded on Disc No. 022069-B-1, Mr. Hawes moved:

That the appeal be granted on the basis that the existing steel frames are reglazed with labeled wire glass.

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 27189-B.
NORTHWEST MOTOR HOTELS. THIS APPEAL INVOLVES THE RAMADA INN MOTEL, 310 S. W. LINCOLN STREET. THE APPEAL READS AS FOLLOWS:
FIRE DISTRICT 1, ZONE C-2, TYPE 1, 3 STORY.

1. BUILDING CODE SECTION: 7-3305(L)

BUILDING CODE REQUIREMENT:
STAIRWAY TO ROOF. IN EVERY BUILDING MORE THAN 2 STORIES IN HEIGHT, ONE STAIRWAY SHALL EXTEND TO THE ROOF.

PROPOSED DESIGN SHOWS:
WE WOULD PROPOSE TO INCLUDE ONE 24" X 24" ROOF ACCESS HATCH.

DEVIATION FROM BUILDING CODE REQUIREMENT:
WE ARE PROPOSING NO STAIR EXTENDING TO ROOF.

REASON FOR REQUESTED DEVIATION:
SINCE THE HEIGHT OF THE ROOF ABOVE GRADE IS 25 FEET, ACCESSIBILITY IS UNRESTRICTED IN TERMS OF MAINTENANCE AND FIRE CONTROL DUE TO MINIMUM HEIGHT.

2. BUILDING CODE SECTION: 7-3321.

BUILDING CODE REQUIREMENT:
BUILDINGS REQUIRING FIRE ESCAPES, ALL BUILDINGS OVER 2 STORIES IN HEIGHT REQUIRE FIRE ESCAPES. (2 REQUIRED FOR THIS BUILDING.)

PROPOSED DESIGN SHOWS:
EXTERIOR INCOMBUSTIBLE EXIT STAIRS, SEMI-ENCLOSED BY 4-HOUR RATED WALLS. STAIRS OPEN ONTO PUBLIC SPACE. (NOTE: ONLY ONE STAIRWAY IS TRULY EXTERIOR STAIRWAY. - AT FUTURE RESTAURANT, PAGE 26. VHF)

DEVIATION FROM BUILDING CODE REQUIREMENT:
THE STAIRS SHOWN ARE RECESSED INTO BUILDING FACES AND PROVIDE BOTH EXIT FUNCTION AND FIRE ESCAPE FUNCTION WITHOUT PROVIDING SMOKEPROOF ENCLOSURE. FUTURE RESTAURANT WILL PROVIDE ADJOINING STRUCTURE ADJACENT TO TWO EXIT STAIRS.

REASON FOR REQUESTED DEVIATION:
ALL EXTERIOR FACING STAIRS ARE OF INCOMBUSTIBLE CONSTRUCTION AND WITH THE EXCEPTION OF THE STAIR AT THE NORTH ELEVATION OF AREA "C" AND THE WESTERLY END OF BUILDING AREA "B" ALL EXTERIOR STAIRS OPEN DIRECTLY ONTO PUBLIC AREAS.

3. BUILDING CODE SECTION: TABLE 17-A

BUILDING CODE REQUIREMENT:
VERTICAL OPENINGS REQUIRE 2-HOUR RATED ENCLOSURE.

PROPOSED DESIGN SHOWS:
NO CLOSURE BETWEEN 2 STORY LOBBY AREA AND MAIN FLOOR waiting area and service corridors adjoining. (Rooms No. 1 & 2, page 26.)

DEVIATION FROM BUILDING CODE REQUIREMENT:
"B" LABEL DOORS NOT PROVIDED BETWEEN LOBBY AREA AND CORRIDORS.
REASON FOR REQUESTED DEVIATION:

Doors provided at these points would impede the functional flow of traffic in the normal operation of the building.

4. BUILDING CODE SECTION: Table 17-A

BUILDING CODE REQUIREMENT:

Structural frame must be of 3-hour fire-resistant construction.

PROPOSED DESIGN SHOWS:

The structural frame of the entrance cover and porte-cour has galvanized metal framing with steel members, clad with galvanized metal.

DEVIATION FROM BUILDING CODE REQUIREMENT:

Structural frame is designed as an incombustible structure, not protected for 3-hour rating as required.

REASON FOR REQUESTED DEVIATION:

Structural support involved includes only cover at entrance area and does not support contiguous building structure. Economic demands would make a 3-hour structure unfeasible.

5. BUILDING CODE SECTION: Table 5-B

BUILDING CODE REQUIREMENT:

Building separation—between covered drop off (J-1) and building (H) required to have 2-hour construction and "B" label doors.

PROPOSED DESIGN SHOWS:

Tempered plate glass window wall with self closing entrance doors. Roof of auto passenger drop off connects to building.

DEVIATION FROM BUILDING CODE REQUIREMENT:

Does not provide 2-hour wall between occupancies.

REASON FOR REQUESTED DEVIATION:

The distance between the entrance wall of the building and the area at which an auto would be located would be 36 feet.

6. BUILDING CODE SECTION: Table 17-A

BUILDING CODE REQUIREMENT:

Vertical openings to be 2-hour.

PROPOSED DESIGN SHOWS:

Open to lobby, corridors and access decks.

DEVIATION FROM BUILDING CODE REQUIREMENT:

No 2-hour protection of vertical openings.

REASON FOR REQUESTED DEVIATION:

Lobby stair to be open for convenience. Building stairs are open to outside and completely protected by 4-hour exterior wall.

(Signed) R. Travers, Travers/Johnston
V. H. Fanshier, Bureau of Buildings

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FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 022069-B-1 AND 2, IT WAS
MOVED AND SECONDED THAT:

ITEM 1 - STAIRWAY TO ROOF - GRANTED PROVIDING A RATED ROOF ACCESS
HATCH, NOT LESS THAN 24" X 36", IS PROVIDED WITH A VERTICAL
STEEL LADDER TO THE ROOF LOCATED IN ONE OF THE STAIR TOWERS.

ITEM 2 - FIRE ESCAPE - GRANTED.

ITEM 3 - VERTICAL OPENINGS - CONTINUED FOR FURTHER STUDY.

ITEM 4 - ENTRANCE COVER - GRANTED SUBJECT TO PROPER VENTING OF THE
MARQUEE AS APPROVED BY THE FIRE MARSHAL.

ITEM 5 - BUILDING SEPARATION BETWEEN COVERED DROP OFF AND BUILDING
- APPROVED.

ITEM 6 - CONTINUED WITH ITEM 3 FOR FURTHER STUDY.

THE MOTIONS WERE UNANIMOUSLY CARRIED. THE $10.00 FEE WAS TURNED OVER TO THE
CITY TREASURER, RECEIPT NO. 27190-B.

THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED.

[Signature]
SECRETARY

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Minutes of Meeting

Housing Advisory and Appeal Board

March 18, 1969

A meeting of the Housing Advisory and Appeal Board was held Tuesday, March 18, 1969, at 10:00 A.M. in Room 321 City Hall. Those present were:

Mrs. Kareen Vennewitz  Chairman of Board
Ralph Panhorst  Member of Board
Vince Raschio  Alternate Member of Board
Mrs. Gerald Colan  Member of Board
Steve Johnston  Representing Northwest Motor Hotels
Mr. & Mrs. John Turgeen  Representing JMU Investments
Cecil Starling &  Representing Royal Inns of America
Frank Poblete  Bureau of Buildings
C. N. Christiansen  Bureau of Buildings
C. C. Crank  Secretary
Mary Jenks

Northwest Motor Hotels. This appeal involves the Ramada Inn Hotel, 310 S. W. Lincoln Street. The appeal reads as follows:

We are making application for appeal of the Housing Code Section 8-503 with regard to water closet clearance. The Housing Code asks that 30" be maintained between water closet face and the nearest opposing vertical surface. In 138 rooms of the total of 254 rooms of the Ramada Inn Motor Hotel we are able to provide 28½" clearance, due to the elongated bowl water closet required by the owner.

Though this dimension does not meet with the code requirement, it does not reduce the space to a degree to interfere with the normal utilization of the facility. Commercial and institutional water closet clearances are allowed to be in the nature of 27½" clearance.

We respectfully request your consideration on this matter.

(signed) Don Myers, Travers/Johnston, Architects

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HOUSING CODE SECTION: 8-503

HOUSING CODE REQUIREMENT:

30" REQUIRED BETWEEN WATER CLOSET FRONT EDGE AND OPPOSING WALL.

PROPOSED DESIGN SHOWS:

On Type "A", "E" and "C" units shown sheet No. 9, water closet clearance is only 2'-4".

DEVIATION FROM HOUSING CODE REQUIREMENT:

The above mentioned units are 2" LESS THAN THE REQUIRED DIMENSION.

REASON FOR REQUESTED DEVIATION:

The space allowance at water closets is equal to the space allowed for commercial installations. The code requirement is established for residential installations.

(signed) Don Myers, Travers/Johnston, Arch.
V. H. Fanshier, Bureau of Buildings

Following the discussion recorded on Disc No. 031869-H, Mr. Panhorst moved:

That the appeal be denied.

The motion was unanimously carried. The $5.00 fee was turned over to the City Treasurer, Receipt No. 28450-A.

JMJ INVESTMENTS, INC. This appeal involves a four-plex unit at 638 N. Beech Street. The letter of appeal reads as follows:

This letter is an appeal to allow variance for the operation of an existing income property to remain as is and has been for an unknown quantity of years.

In May of 1966, JMJ Investments, Inc., purchased, in good faith, the property --Lot 18, Block 32, Central Albina, in the City of Portland, County of Multnomah and State of Oregon--otherwise known as 624, 626, 628, 632, 638 N. Beech. It was on this purchase date, and also in July 1962, date of seller's purchase, that the buildings were known as an 8-plex: one building contains four 2 bedroom units, and the second building (638 N. Beech) has four 1 bedroom units. According to Mr. Joe Stanton, previous owner, the buildings were inspected in 1962 by a City of Portland Building Inspector, who ok'd the buildings as an 8-unit income property.

After our purchase, close to $5000 in materials and labor to upgrade the buildings was used prior to an inspection by the Albina Improvement Project. The project in the fall of 1967 notified us of further improvement requirements to which we have cooperated to our financial ability.

Two letters, one dated June 4, 1968, and one October 21, 1968, revealed further sub-standard conditions after City Official inspections. We have cooperated again in complying to all our financial structure would allow.

Now to our understanding, these letters were the first on record to reveal that 638 N. Beech is a non-conforming 3-family dwelling. We are not financially
ABLE TO COMPLY WITH A CONVERSION TO THIS STATUS; SO WE HEREBY APPEAL TO THIS
OFFICE FOR VARIANCE TO ALLOW THIS BUILDING TO CONTINUE AS A FOUR-UNIT INCOME
DWELLING. SINCE VACANCIES ARE MINIMAL, AND TENANTS REMAIN SATISFIED; THIS, TOO,
WILL ALLOW US TO SERVE THE HOUSING SHORTAGE A LITTLE BETTER.

MR. S. J. CHEGWIDDEN AND MR. CHET COLLINSWORTH ARE FAMILIAR WITH THE PERSON-
ALITY AND THE BUILDING AS SHOWN BY THE ACCOMPANYING SKETCHES. THANK YOU.

(SIGNED) JOHN R. TURGESEN, EXECUTIVE DIRECTOR
JMJ INVESTMENTS, INC.

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 031869-H, MR. PANHORST MOVED:

THAT THE APPEAL BE TABLED UNTIL SUCH TIME AS THE
BOARD CAN INSPECT THE PROPERTY.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $5.00 FEE WAS TURNED OVER TO THE CITY
TREASURER, RECEIPT NO. 28451-A.

THE BOARD MEMBERS AGREED TO INSPECT THE PROPERTY ON MONDAY, MARCH 24, AT
1:30 P.M.

ROYAL INNS OF AMERICA. THIS APPEAL INVOLVES CEILING HEIGHT IN HOTEL ROOMS,
420 N. E. HOLLADAY. THE APPEAL READS AS FOLLOWS:

HOUSING CODE SECTION: 8-503

HOUSING CODE REQUIREMENT:

HABITABLE ROOMS IN HOTELS AND APARTMENTS SHALL HAVE A CEILING HEIGHT OF
AT LEAST 8' FOR AT LEAST 90% OF REQUIRED FLOOR AREA.

PROPOSED DESIGN SHOWS:

8' CEILING HEIGHT.

DEVIATION FROM HOUSING CODE REQUIREMENT:

VARYING IN CEILING HEIGHT. (APPROXIMATELY 2" DEFICIENCY)

REASON FOR REQUESTED DEVIATION:

TO DROP CEILING HEIGHT.

(SIGNED) FRANK POSLETH, SUPERINTENDENT
P. E. JENNINGS, BUREAU OF BUILDINGS

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 031869-H, MR. PANHORST MOVED:

THAT THE APPEAL BE GRANTED.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $5.00 FEE WAS TURNED OVER TO THE CITY
TREASURER, RECEIPT NO. 28452-A.

MR. RASCHIO MOVED THAT RICK PADDACK BE APPOINTED AS CHAIRMAN OF THE APPEAL
BOARD. MOTION CARRIED.

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED.

[Signature]
SECRETARY
Re: Lloyd Corporation - 1500 N. E. Irving Street - Enclose cooling tower

Ramada Inn - 310 S. W. Lincoln Street - Motel

Frank E. Schofield - 5304 N. Albina Avenue - Change occupancy from garage to cabinet shop

Kingsley Lumber Company - 11444 N. W. St. Helens Road - Alteration to lumber sorting shed

Harvey E. King - 3410, 3420 and 3430 S. W. Alice Street - Apartment Complex

- Granted

- Granted Pro

- Granted Pro

- Granted Pro

Minutes of Meeting

Building Code Board of Appeal

May 1, 1969

A meeting of the Building Code Board of Appeal was held Thursday, May 1, 1969, at 11:00 A.M. in Room 321 City Hall. Those present were:

Henry M. Mason
Robert J. Koch
Leo Wynans
Richard Dart
Jack Godfrey
Harry Russell
Dan Streimer
Frank E. Schofield
R. M. Noel
Charles Shepherd
Chief Burns
Lt. Durland
Albert Clerc
LueLLA hanson

Member of Board
Member of Board
Alternate member of Board
Representing Lloyd Corporation
Representing Ramada Inn
Appellant
Representing Kingsley Lumber Company
Representing Harvey E. King
Fire Marshal's Office
Fire Marshal's Office
Bureau of Buildings
Secretary

Lloyd Corporation. This appeal involves an office building at 1500 N. E. Irving Street. The appeal reads as follows:

Fire District 2, Zone C-2, Type 1, 5 story office building.

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Lloyd Corporation - 1500 N. E. Irving Street:


Building Code Requirement:

Exterior walls and roofs of penthouses which are five feet (5') or more from the face of the exterior walls of the building may be one-hour fire-resistant construction.

Proposed Design Shows:

Exposed structural steel and metal decking on roof covering existing cooling tower. Walls are 1-hour.

Deviation from Building Code Requirement:

The proposed roof covering existing cooling tower is not one-hour fire-resistant.

Reason for Requested Deviation:

Area not for human occupation. 25' to nearest face of building wall are existing, roof is being added to protect cooling tower from weathering.

(Signed) William R. Yost, Architect
V. H. Fanshier, Bureau of Buildings

Following the discussion recorded on Disc No. 050169-B, Mr. Koch moved:

That the appeal be granted.

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 29235-B.

Ramada Inn. This appeal involves a new motel under construction at 310 S. W. Lincoln Street.
Ramada Inn. This appeal involves a new motel under construction at 310 S. W. Lincoln Street. The appeal reads as follows:
Fire District 1, Zone C-25, Type I, 3 story, Application #990.

Building Code Section: Table 17-A and NFPA Standard 90A

Building Code Requirement:

The use of sub-duct in a 2-hour shaft.
(Note: 2-hour vertical shaft required with fire dampers where penetrated.)

Proposed Design Shows:

4" galvanized exhaust duct from each bathroom to roof mounted exhaust units.
(Note: Plans show ducts not enclosed in 2-hour shafts without fire dampers where shaft penetrated. VHF)

Deviation from Building Code Requirement:

The use of independent exhaust duct from each unit, instead of the use of sub-duct and a 2-hour shaft.
(Note: No two-hour shaft and no fire dampers.)

Reason for Requested Deviation:

(a) More practical from the standpoint of balancing air quantity for each individual bathroom.
(b) More privacy in no sound transmission from unit to unit.

(Signed) Jack F. Godfrey, Copenhagen, Inc.
V. N. Fanshier, Bureau of Buildings

Following the discussion recorded on Disc No. 050169-B, Mr. Koch moved that:

The appeal be granted provided that the furring around the duct space and plumbing space is floor to ceiling and that ducts are made of galvanized iron and solid grouted at the floor line. (Limit number to 6 to a floor and size to 4" round ducts.)

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 29236-B.

Frank E. Schofield. This appeal involves an occupancy change from a garage to cabinet shop, 5304 N. Albina Avenue.
FRANK E. SCHOFIELD. This appeal involves a change of occupancy from a garage to a cabinet shop. The appeal reads as follows:

FIRE DISTRICT 4, ZONE C-2, TYPE III, 1 STORY, APPLICATION #1203.

BUILDING CODE SECTION: 7-3801(5)

BUILDING CODE REQUIREMENT:

E-3 OCCUPANCY IN EXCESS OF 3000 SQ. FT. REQUIRED TO BE EQUIPPED WITH AUTOMATIC FIRE EXTINGUISHING SYSTEM.

PROPOSED DESIGN SHOWS:

CABINET SHOP 3760 SQ. FT. WITHOUT INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM. WILL INSTALL FIRE ALARM SYSTEM AS APPROVED BY FIRE MARSHAL'S OFFICE.

DEVIATION FROM BUILDING CODE REQUIREMENT:

NO AUTOMATIC FIRE EXTINGUISHING SYSTEM. 760 SQ. FT. EXCESS AREA.

REASON FOR REQUESTED DEVIATION:

SMALL AREA OVER CODE REQUIRED FOR CABINET SHOP. WILL INSTALL APPROVED FIRE ALARM SYSTEM PER FIRE MARSHAL'S SPECIFICATIONS.

(SIGNED) FRANK E. SCHOFIELD, APPELLANT

P. C. JENKINS, BUREAU OF BUILDINGS

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 050169-B, MR. KOCHE MOVED:

THAT THE APPEAL BE GRANTED WAIVING THE 760 FT. IN EXCESS OF 3000;
AND WAIVE THE REQUIREMENT FOR SPRINKLER SYSTEM, BUT IN LIEU THEREOF INSTALL A FIRE ALARM SYSTEM AS PER THE FIRE MARSHAL'S RECOMMENDATION.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $10.00 FEE WAS TURNED OVER TO THE CITY TREASURER, RECEIPT NO. 29237-B.

KINGSLEY LUMBER COMPANY. This appeal involves alterations to a lumber sorting shed, 9444 N. W. ST. HELENS ROAD. The appeal reads as follows:

FIRE DISTRICT 4, ZONE M-1, TYPE V, 1 STORY, APPLICATION #348.

BUILDING CODE SECTION: TABLE 5-E

BUILDING CODE REQUIREMENT:

MAXIMUM AREA OF TYPE V BUILDING OF E-3 OCCUPANCY IS 10,000 SQ. FT.

PROPOSED DESIGN SHOWS:

19,820 SQ. FT.
DEVIATION FROM BUILDING CODE REQUIREMENT:

Exceeds allowable area by 9,820 sq. ft.

REASON FOR REQUESTED DEVIATION:

It constitutes very little fire hazard as it is free of combustible material. No manufacturing is done in this area. It is a sorting area and material passing through is up to 26' in length making fire wall impractical to install. Area all open shed which gives easy access for cleaning and protection.

(signed) R. M. Noel, Kingsley Lumber Company
V. H. Fanghier, Bureau of Buildings

Following the discussion recorded on Disc No. 050169-B, Mr. Koch moved:

That the appeal be granted providing the entire 19,820 sq. ft. area be sprinklered in accordance with NFPA 13.

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 29238-B.

Harvey E. King. This appeal involves an apartment complex to be constructed at 3410, 3420 and 3430 S. W. Alice Street. The appeal reads as follows:

Fire District 4, Zone A2.5 and C-2, Type V, 2 story, Appl. #625A, B, C.

BUILDING CODE SECTION: 7-3305(e)

BUILDING CODE REQUIREMENT:

Basement Stairways. Where a basement stairway and a stairway to an upper story terminate in the same vestibule or other space, the basement stairway shall be cut off by a one-hour fire-resistive partition and a self-closing Class "B" fire door.

PROPOSED DESIGN SHOWS:

That the "cut off partition" is constructed at the basement level and that it does have the required fire door with closer; that the "vestibule or the other space" is completely open on one side to the exterior and further more a handrail is provided so as to direct traffic directly outside. There is no way possible for a person from the "upper story" to inadvertently continue into the basement when trying to exit.

DEVIATION FROM BUILDING CODE REQUIREMENT:

We have shown the one-hour fire-resistive partition and self-closing door to be on the basement level rather than at the vestibule level.

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REASON FOR REQUESTED DEVIATION:

We need the vestibule width and open handrail for ease of moving furniture and creating an "open-feeling" of the entire entry. I feel that the proposed design worked out by the Building Department and myself meets all the requirements and intentions of Section 7-3305(e).

(signed) Charles L. Shepherd
P. E. Jennings, Bureau of Buildings

Following the discussion recorded on Disc No. 050169-B, Mr. Koch moved:

That the appeal be granted provided the door at basement level into the vestibule or stairway be flush panel door with no glass (a minimum C 45-minute rated door with closer).

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 29234-B.

There being no further business, the meeting adjourned.

[Signature]
Secretary

LH
Minutes of Meeting
Building Code Board of Appeal
September 4, 1969

A meeting of the Building Code Board of Appeal was held Thursday, September 4, 1969, at 11:00 a.m. in Room 321 City Hall. Those present were:

Wm. C. Foster
Henry M. Mason
Robert J. Koch
David Soderstrom
Don Zarosinski
E. Carl Schieve
Chief Kerr
Lt. Durland
John F. Dunnigan
Luella Hanson

Chairman of Board
Member of Board
Representing Kraus & Weber
Representing Schnitzer Investment
Representing Woodlark Building
Fire Marshal
Fire Marshal's Office
Bureau of Buildings
Secretary

Woodlark Building: This appeal involves alterations for a beauty shop in the Woodlark Building, 813 S. W. Alder Street. The appeal reads as follows:

Fire District 1, Zone C-1, Type 1, 7 story, Application #2602.

Building Code Section: 7-3304(c) and (g)

Building Code Requirement:

1-hour construction around building lobby.*

Proposed Design Shows:

Glass panel 8'-4" x 7'-8" in size in aluminum frame, which is over 25% of area of wall.

Deviation from Building Code Requirement:

Install glass in lieu of fireproof construction.**
REASON FOR REQUESTED DEVIATION:

Want customer appeal to be able to look into shop from lobby. The rear of the main lobby of the Woodlark Building is presently occupied by a cigar stand which incorporates light sandwiches and coffee. There is an accordion-type modernfold door 8'-4" x 7'-8" which locks up the area in the evening. The present owner of the cigar stand wants to go out of business and the adjacent tenant requests use of the space. This tenant is a ladies' beauty salon who would like to have the area of the lobby stopped in with plate glass in metal trim. This would allow customers while waiting for the elevator to look into the shop. We have been informed by the Building Department that the code requires this wall to be 1-hour due to the fact that it is a building lobby with the stairway to the upper floors, the two passenger elevators and the street entry all opening to the lobby. We have observed this condition in many buildings throughout the city and request permission to install the glass as described above. We hope you will consider our request favorably.

(signed) E. Carl Schiewe, Contractor
R. M. Haynes, Bureau of Buildings

*Part of corridor system. 1-hour corridor walls required openings other than doors shall be 1/4" plate wire glass in steel frames and limited to 25% of room wall adjacent to corridor.

**No wire glass in steel frames. No 1-hour wall and glass exceeds size limitation in 7-3304(a).

(Corridor stair enclosure required to be 2-hour fire-resistive.)

Following the discussion recorded on Disc No. 090469-B, Mr. Mason moved:

That the appeal be denied.

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 32489-B.
WALTER KRAUS - FRED WEBER. THIS APPEAL INVOLVES ALTERATIONS TO AN OFFICE BUILDING (HAMILTON BUILDING) AT 523 S. W. THIRD AVENUE. THE APPEAL READS AS FOLLOWS:

FIRE DISTRICT 1, ZONE C-1, TYPE III-1 HR., 6 STORY.

BUILDING CODE SECTION: 7-104(b); TABLE 5-D; 7-507; 7-3309(b).

BUILDING CODE REQUIREMENT:

WHEN ADDITIONS TO AN EXISTING BUILDING EXCEED 50% OF THE VALUE, SUCH BUILDING SHALL BE MADE TO CONFORM TO REQUIREMENTS FOR A NEW BUILDING.

PROPOSED DESIGN SHOWS:

COMPLETE ELECTRICAL REMODEL TO CODE, USE OF ALL 6 FLOORS. COMPLETE AUTOMATIC SPRINKLER SYSTEM, ENCLOSING EXISTING STAIR IN 2 HOUR ENCLOSURE WITH CLASS B DOORS; REMOVING EXISTING ELEVATOR FROM STAIRWELL, INSTALLING NEW ELEVATOR IN 2-HOUR SHAFT, EXTENDING STAIR EXIT TO OUTSIDE OF BUILDING IN 2-HOUR ENCLOSURE, INSTALLING 1-HOUR FLOOR AND CEILING PROTECTION, MAINTAINING EXISTING FIRE ESCAPE.

DEVIATION FROM BUILDING CODE REQUIREMENT:

USE OF 6th FLOOR (TABLE 5-D, 7-507). NO SMOKEPROOF EXIT ENCLOSURE (7-3309-B). CONFORMING TO REQUIREMENTS OF A NEW BUILDING 7-104(b).

REASON FOR REQUESTED DEVIATION:

USE OF 6th FLOOR WOULD REQUIRE REMOVING ALL SIX EXISTING FLOOR STRUCTURES AND INSTALLING INCINNITABLE SYSTEM. SMOKEPROOF ENCLOSURE WOULD REQUIRE REMOVING EXISTING STAIRWELL AND INSTALLING 4-HOUR SYSTEM. WE ARE PROPOSING TO RETURN THIS BUILDING TO A USEFUL STRUCTURE BY PROTECTING THE EXIT SYSTEM AND ADDING A SPRINKLER SYSTEM TO ASSURE LIFE SAFETY FOR THE OCCUPANTS. BRINGING THE BUILDING UP TO STRICT ADHERENCE TO CODE WOULD REQUIRE ITS DEMOLITION.

(SIGNED) DAVID O. SODERSTROM, ARCHITECT
P. O. JENNINGS, BUREAU OF BUILDINGS

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 090469-B, MR. MASON MOVED:

THAT THE APPEAL BE GRANTED SUBJECT TO APPLICATION OF FIRE RESISTIVE WALL BOARD ON THE CEILINGS IF IT IS FOUND THE EXISTING PLASTER IS ON WOOD LATH.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $10.00 FEE WAS TURNED OVER TO THE CITY TREASURER, RECEIPT NO. 32490-B.
SCHNITZER INVESTMENT CORPORATION. This appeal involves a warehouse and office building at 3721 N. W. Front Avenue. The appeal reads as follows:
FIRE DISTRICT 3, ZONE M-1, TYPE III-N, 1 STORY.

BUILDING CODE SECTION: 7-1709
BUILDING CODE REQUIREMENT:
4-HOUR REQUIREMENT.
PROPOSED DESIGN SHOWS:
Non-combustible parapet because it fronts on a street.

DEVIA TION FROM BUILDING CODE REQUIREMENT:
Non-combustible instead of 1-hour.

REASON FOR REQUESTED DEVIATION:
To allow construction of window wall and steel wall as allowed by article 7-2003.

(signed) Donald J. ZAROSINSKI, Engineer
V. H. Fanshier, Bureau of Buildings

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 090469-B, Mr. Mason moved:

THAT THE APPEAL BE GRANTED.

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, receipt No. 32491-B.

There being no further business the meeting adjourned.

[Signature]
Secretary

LH
Minutes of Meeting

Building Code Board of Appeal

September 11, 1969

A meeting of the Building Code Board of Appeal was held Thursday, September 11, 1969, at 11:00 A.M. in Room 321 City Hall. Those present were:

WM. G. Foster
Henry M. Mason
Robert J. Koch
R. B. Metzger
Stan Shaw
W. V. Olmsted
Roger Sagner
Earl P. Newberry &
Oscar Gustafson
Chief Kerr
Lt. Durland
Albert Clegg
Luella Hanson

Chairman of Board
Member of Board
Member of Board
Representing Tenth Avenue Building
Representing Bert E. Smith
Representing Little King Restaurants
Appellant
Representing Emanuel Hospital
Fire Marshal
Fire Marshal's Office
Bureau of Buildings
Secretary

M. G. Drake Company. This appeal involves a roof garden on the Tenth Avenue Building, 10 N. W. 10th Avenue. The appeal reads as follows:

Fire District 1, Zone M-3, Type 11, 5 story, Application #1355.
BUILDING CODE SECTION: Table 17-A

BUILDING CODE REQUIREMENT:
Non-combustible.

PROPOSED DESIGN SHOWS:
2 x 4 redwood deck with redwood bench. Fence at parapet wall and arbor over entry. Total square footage deck is 362 sq. ft.

DEVIATION FROM BUILDING CODE REQUIREMENT:
Use combustible material.

REASON FOR REQUESTED DEVIATION:
It is planned to provide a wood walkway on the roof deck of the penthouse at the Tenth Avenue Building. This area not to be used for social function. The penthouse itself is a small structure compared to the overall size of the roof. The parapet walls surrounding the penthouse are approximately 4' high and are extremely unattractive as viewed from the inside of the penthouse. This is also true of the penthouse roof deck. We would like to plan on building a 2 x 4 wood deck constructed of redwood. We should also like to provide for a small portion of the parapet walls to be covered by redwood fence as shown in the drawings, and a canopy of redwood, also shown in the drawings. Primary purpose is decorative.

We find that it is extremely difficult to lease the penthouse space without providing something which is attractive at the exterior.

Please consider that we would provide at the roof level an adequate fire main as an inducement towards your consideration of acceptance of our appeal. The building is an all structural reinforced concrete building, with a built-up roof. All interior partitions are U.L. approved metal stud and sheet rock partitions. This building is not in violation of any of the fire codes of District #1.

(Signed) R. B. Metzger, Donald Drake Company
F. Fuller, Bureau of Buildings

Following the discussion recorded on Disc No. 091169-B, Mr. Koch moved:

That the appeal be granted provided the trellis work is non-combustible treated wood.

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 32712-B.
BERT E. SMITH. THIS APPEAL INVOLVES A CHANGE OF OCCUPANCY IN A BASEMENT OF A SINGLE FAMILY DWELLING AT 1536 S. E. WOODWARD. THE APPEAL READS AS FOLLOWS:

FIRE DISTRICT 4, ZONE M-3, TYPE V, 2 STORY.

BUILDING CODE SECTION: 7-502

BUILDING CODE REQUIREMENT:

NO CHANGE IN OCCUPANCY OF A BUILDING SHALL BE MADE UNLESS SUCH BUILDING IS MADE TO COMPLY WITH REQUIREMENTS OF THIS CODE FOR SUCH USE.

PROPOSED DESIGN SHOWS:

USE OF BASEMENT OF DWELLING FOR MARINE CANVAS SHOP.

DEVIATION FROM BUILDING CODE REQUIREMENT:

NO OCCUPANCY SEPARATIONS BETWEEN SHOP AND DWELLING.

REASON FOR REQUESTED DEVIATION:

MY HUSBAND AND MYSELF ARE THE ONLY PEOPLE WORKING AT THIS DWELLING, AND WE ARE PLANNING ON BEING OUT BY THE END OF THE YEAR. WE HAVE A BUILDING TO MOVE TO BUT NEED TO REMAIN HERE FOR BUSINESS UNTIL THE FIRST OF THE YEAR.

(SIGNED) BERTY SHAY, APPELLANT
P. O. JENNINGS, BUREAU OF BUILDINGS

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 091169-B, MR. MASON MOVED:

THAT THE APPEAL BE GRANTED FOR A PERIOD OF 6 MONTHS.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $10.00 FEE WAS TURNED OVER TO THE CITY TREASURER, RECEIPT NO. 32713-B.
Roger Sagner. This appeal involves an addition to an automobile sales building at 233 N. E. Grand Avenue. The appeal reads as follows:

Fire District 2, Zone M-26, Type V-N, 1 story, Permit No. 430506.

Building code section: Table 5-B

Building code requirement:

2-hour separation at office.

Proposed design shows:

1-hour wall with openings.

Deviation from building code requirement:

Need access to storage spaces from office plus existing windows for observation and access to adjoining property. Do not have required separation.

Reason for requested deviation:

Have obtained adjoining property and need deviation in plans to use same. Otherwise will be required to conduct business from a box closed on three sides.

(signed) Roger Sagner, appellant

V. H. Fanghier, Bureau of Buildings

Following the discussion recorded on Disc No. 091169-B, Mr. Koch moved that:

Item 1 - 1-hour wall with openings - Granted provided the size of the window be limited to 1200 sq. in. in steel frame and in wire glass; and the door have wire glass in vision panel and be solid core and have a closer on it.

Item 2 - Glass wall on the back of building - Granted temporarily for period of time property is under lease (if it goes to another owner the wall must be put back in).

The motions were unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 32714-B.
**S. C. L. Corporation**. This appeal involves alterations for a Little King Restaurant at 901 S. W. Alder Street. The appeal reads as follows:

Fire District 1, Zone C-1, Type III, 2 story, Permit No. 450950.

**BUILDING CODE SECTION**: 7-501 (Tables 5-A and 5-B)

**BUILDING CODE REQUIREMENT**:

Eating establishments with an occupant load greater than 30 must be classified B-3. The present building occupancy is classified F-2. A 2-hour fire separation is required between F-2 and B-3 occupancy.

**PROPOSED DESIGN SHOWS**:

Floor above sandwich shop is of reinforced concrete with metal lath and plaster ceiling - existing partitions are 1-hour fire walls.

**DEVIAITION FROM BUILDING CODE REQUIREMENT**:

The proposed occupancy load is 48 persons or 18 over the allowable limit of 30 for an F-2 occupancy. Thus the occupancy rating is B-3. It is requested that F-2 requirement apply and the plans be amended to so show.

**REASON FOR REQUESTED DEVIATION**:

Inasmuch as no cooking will be done in the sandwich shop it is not a "restaurant" in the true sense of the word. Fire hazards are less than in other F-2 occupancies allowed - to meet B-3 occupancy would work an unnecessary hardship on the applicant. Please note also that B-3 occupancy limitation is 300 persons and that U.S.C. will allow 100 persons in an F-2 occupancy.

(Signed) W. V. Olmsted, The Olmsted Company
V. H. Fanshier, Bureau of Buildings

Following the discussion recorded on Disc No. 091169-B, Mr. Koch moved:

That the appeal be granted.

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 32715-B.

**No. W. Steakhouse**. This appeal involves alterations for a Little King Restaurant at 1944 N. E. Sandy Blvd. The appeal reads as follows:

Fire District 4, Zone M-3, Type III, 1 story, Application #2640.

**BUILDING CODE SECTION**: 7-501 (Tables 5-A & 5-B), 7-1101, 7-610, 7-701.

**BUILDING CODE REQUIREMENT**:

Eating establishments with an occupant load greater than 30 must be classified B-3. The present building occupancy is classified F-2. A 2-hr. fire separation is required between an F-2 and a B-3 occupancy.
PROPOSED DESIGN SHOWS:

A "Little King" sandwich shop adjacent to a storage area which in turn is adjacent to a dry cleaning establishment. The "storage area" will be under the control of "Little King" and will be used for the storage of paper goods, etc., that will be used in conjunction with the sandwich shop operations.

DEVIATION FROM BUILDING CODE REQUIREMENT:

The proposed occupant load is 93 persons where an F-2 occupant load limit is 30. It is requested that F-2 occupancy requirements apply and the plans amended to so show.

REASON FOR REQUESTED DEVIATION:

Inasmuch as no cooking will be done in the sandwich shop it is not a "restaurant" in the true sense of the word. Fire hazards are less than in some other F-2 occupancies allowed. To meet B-3 occupancy would work an unnecessary hardship on the applicant and building owner. Please note also that B-3 occupancy limitation is 300 persons, more than three times the proposed occupant load. Notation is made that UoB. Co. will allow 100 persons in an F-2 occupancy.

(signed) W. V. Olmsted, The Olmsted Company
R. M. Haynes, Bureau of Buildings

NOTE: See Section 7-610 - Dining room definition. (No cooking in dining rooms either). RMH

Following the discussion recorded on Disc No. 091169-B, Mr. Koch moved:

That the appeal be granted subject to the door between the storage room and cleaning establishment be stopped with 1-hour construction.

Mr. Mason moved:

That since we may have more of these restaurants in which no cooking is actually done on the premises, the Building Department may approve these as F-2 occupancies subject to the approval of the Fire Marshal's Office or satisfactory means of egress or other extenuating circumstances.

The motions were unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 32716-B.
EMANUEL HOSPITAL. THIS APPEAL INVOLVES ALTERATIONS FOR A CORONARY CARE UNIT AT EMANUEL HOSPITAL, 2801 N. GANTENBEIN AVENUE. THE APPEAL READS AS FOLLOWS:

FIRE DISTRICT 2, ZONE A2.5, TYPE II, 5 STORY, APPLICATION #2718.

1. BUILDING CODE SECTION: 7-3304 AND 7-3309(h). CORRIDORS.

BUILDING CODE REQUIREMENT:

MAINTAIN A CONTINUOUS CORRIDOR TO STAIR WITH NO DEAD END MORE THAN 12 FT. BEYOND EXIT STAIR.

PROPOSED DESIGN SHOWS:

CORRIDOR INTERRUPTED.*

DEVIATION FROM BUILDING CODE REQUIREMENT:

NON-CONTINUOUS CORRIDOR. DEAD END 30 FT.

REASON FOR REQUESTED DEVIATION:

AREA IS NECESSARY TO PROVIDE FOR A CORONARY CARE UNIT OF 8 BEdS.
AREA HAS TWO WAYS OUT. FORMER CAPACITY APPROXIMATELY 100 PEOPLE.
PROPOSED UNIT WILL HAVE ABOUT 12 PEOPLE IF FULLY OCCUPIED. EXIT WAY POSSIBLE AS AREA HAS ALL BEEN PLACED INTO ONE LARGE ROOM. DEAD END CORRIDOR NOT A HAZARD DUE TO SMOKE DOORS LOCATED AT 5'-9" STAIR-WAY EXITING DIRECTLY TO EXTERIOR.

2. BUILDING CODE SECTION: 7-3318

BUILDING CODE REQUIREMENT:

EVERY ROOM SHALL HAVE ACCESS TO TWO MEANS OF EGRESS WITHOUT PASSING THROUGH ANOTHER ROOM.

PROPOSED DESIGN SHOWS:

TWO MEANS OF EGRESS.**

DEVIATION FROM BUILDING CODE REQUIREMENT:

CORRIDOR IS NOT CONTINUOUS.

REASON FOR REQUESTED DEVIATION:

CORONARY CARE UNIT IS BADLY NEEDED. EXITING APPEARS TO BE GOOD.
NUMBER OF PEOPLE IN AREA IS SMALL. AREA STAFFED 24 HOURS A DAY BY PEOPLE CUSTOMIZED TO EMERGENCIES. NO FLAMMABLE MATERIAL EXCEPT BEDDING.

(SIGNED) EARL P. NEWBERRY, ARCHITECT
P. E. JENNINGS, BUREAU OF BUILDINGS

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PROPOSED INSTALLATION INTERRUPTS CORRIDOR TO REQUIRED SMOKE PROOF ENCLOSURE AND FIREMAN'S LADDER.

**8 SINGLE BED ENCLOSURES GROUPED AROUND CENTRAL UTILITY AND NURSING CENTER DO NOT EXIT THROUGH CORRIDOR.**

Following the discussion recorded on Disc No. 091169-B, Mr. Mason moved:

THAT THE APPEAL BE GRANTED.

The motion was unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 32717-B.

There being no further business the meeting adjourned.

[Signature]
Secretary
RE: THE BANK OF CALIFORNIA - 707 S. W. WASHINGTON & 425 S. W. BROADWAY - 12 FLOOR OCCUPANCY
- Granted Pro

MONTAVILLA METHODIST CHURCH - 232 S. E. 80TH AVENUE - PRE-SCHOOL IN BASEMENT OF CHURCH
- Granted Pro

MINUTES OF MEETING
BUILDING CODE BOARD OF APPEAL
SEPTEMBER 18, 1969

A MEETING OF THE BUILDING CODE BOARD OF APPEAL WAS HELD THURSDAY, SEPTEMBER 18, 1969, AT 11:00 A.M. IN ROOM 321 CITY HALL. THOSE PRESENT WERE:

WILLIAM C. FOSTER
HENRY M. MASON
ROBERT J. KOCH
HOLMAN J. BARNES
RAYMOND A. THOMPSON
E. O. KATHKA
LINDA MILLER
CHIEF BURNS
LT. DURLAND
ALBERT GLENG
LUELLA HANSON

CHAIRMAN OF BOARD
MEMBER OF BOARD
MEMBER OF BOARD
REPRESENTING BANK OF CALIFORNIA
REPRESENTING MONTAVILLA METHODIST CHURCH
FIRE MARSHAL'S OFFICE
FIRE MARSHAL'S OFFICE
BUREAU OF BUILDINGS
SECRETARY

THE BANK OF CALIFORNIA. THIS APPEAL INVOLVES THE 12TH FLOOR TENANT SPACE IN THE BANK OF CALIFORNIA, 707 S. W. WASHINGTON AND 425 S. W. BROADWAY. THE APPEAL READS AS FOLLOWS:
FIRE DISTRICT 1, ZONE 0-1, TYPE 1, 15 STORY.

BUILDING CODE SECTION: P.B.C. 7-1705, 7-3304(e), (g). STATE FIRE MARSHAL'S CODE AND U.B.C. 1964. SECTIONS 1705 AND 3304.

BUILDING CODE REQUIREMENT:

THIS APPEAL RELATED TO CORRIDORS OR CIRCULATION WITHIN A SINGLE OCCUPANCY IS BASED SOLELY UPON INTERPRETATION. EXAMPLES: WHEN THE CENTER OR CORE AREA OF AN OFFICE IS OCCUPIED BY DESKS, SO PLACED AS TO PROVIDE FREE ACCESS TO IDENTIFIED EXITS, OR THIS CENTRAL AREA IS OCCUPIED BY FURNISHED SPACES DEFINED BY COUNTER OR BANK HEIGHT PARTITIONS, AN INCOMBUSTIBLE CEILING IS PERMITTED IN THE ENTIRE AREA.
PROPOSED DESIGN SHOWS:

FULL FLOOR OCCUPANCY OF 12th FLOOR WITH PERIMETER OFFICES WITH CORE OR CENTRAL AREA OCCUPIED WITH FURNISHED SPACES DEFINED BY COUNTER HEIGHT INCORBUSTIBLE RAILS OR CEILING HEIGHT ONE-HOUR PARTITIONS WITH FREE ACCESS PROVIDED TO FIRE TOWER EXITS.

REASON FOR REQUESTED DEVIATION:

WE FEEL THAT THE CEILING HEIGHT PARTITIONS, WHILE NOT PERMITTING A FULL VIEW OF THE FLOOR, DO NOT CREATE AN UNUSUAL HAZARD TO THE FLOOR.

(SIGNED) HOLMAN J. BARNES, ARCHITECT
FLOYD FULLER; BUREAU OF BUILDINGS

NOTE: SECTION 7-3303. CODE SECTION APPLIES TO OCCUPANT LOADS OVER TEN PERSONS.

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 091869-B, MR. MASON MOVED:

THAT THE APPEAL BE GRANTED WITH THE PROVISION THAT THE DEFINED PASSAGE WAY (ACCESS WAYS TO EXITS) BE KEPT CLEAR AT ALL TIMES.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $10.00 FEE WAS TURNED OVER TO THE CITY TREASURER; RECEIPT NO. 34835-A.

MONTAVILLA METHODIST CHURCH. THIS APPEAL INVOLVES THE USE OF THE BASEMENT OF THE CHURCH AT 232 S. E. 80th AVENUE, FOR A PRE-SCHOOL. THE APPEAL READS AS FOLLOWS:

FIRE DISTRICT 4, ZONE C-2, TYPE V, 1 STORY.

1. BUILDING CODE SECTION: 7-3317(a)
BUILDING CODE REQUIREMENT:
6' MINIMUM CORRIDOR WIDTH REQUIRED IN C OCCUPANCY.
PROPOSED DESIGN SHOWS:

5' CORRIDOR WIDTH.

DEVIATION FROM BUILDING CODE REQUIREMENT:

1' NARROWER THAN REQUIRED AS SHOWN ON PLANS.

REASON FOR REQUESTED DEVIATION:

EXISTING AND NOT TO BE USED AS FIRE EXIT.

2. BUILDING CODE SECTION: 7-3317(a)
BUILDING CODE REQUIREMENT:

4' DOOR WIDTH. THE WIDTH OF EXIT DOORS FROM CORRIDORS, HALLS AND STAIRS SHALL BE NOT NARROWER THAN THE REQUIRED WIDTH OF SUCH CORRIDOR.
PROPOSED DESIGN SHOWS:
3' DOOR WIDTH. (DOORS OKAY FOR B-3 OCCUPANCY, NOT FOR C OCCUPANCY. RMH)

DEVIATION FROM BUILDING CODE REQUIREMENT:
1' NARROWER THAN REQUIRED APPARENTLY.

REASON FOR REQUESTED DEVIATION:
EXISTING AND NOT TO BE USED AS FIRE EXIT.

3. BUILDING CODE SECTION: 7-3317(g)

BUILDING CODE REQUIREMENT:
PANIC HARDWARE ON ALL EXIT DOORS.

PROPOSED DESIGN SHOWS:
PANIC HARDWARE ON ALL MAIN EXIT DOORS. FREE TURNING LATCHES ON ALL DOORS LEADING DIRECTLY FROM ROOMS.

DEVIATION FROM BUILDING CODE REQUIREMENT:
WITH NEW FIRE EXITS THROUGH WINDOWS AS SHOWN I BELIEVE WE ARE WITHIN CODE.

4. BUILDING CODE SECTION: 7-3306(a)(d), 7-3305(g).

BUILDING CODE REQUIREMENT:
HANDRAILS ON EACH SIDE OF RAMP OVER 4' WIDE AS REQUIRED FOR STAIRS.

PROPOSED DESIGN SHOWS:
HANDRAIL ON ONE SIDE OF RAMP. RAMP HAS 1.8 SLOPE. RAMP IS 4' WIDE.

DEVIATION FROM BUILDING CODE REQUIREMENT:
ONLY ONE HANDRAIL.

5. BUILDING CODE SECTION: 7-3317(a)

BUILDING CODE REQUIREMENT:
CLASSROOM DOORS SHALL SWING OUT IN EXIT TRAVEL DIRECTION.

PROPOSED DESIGN SHOWS:
DOORS SWING IN.

DEVIATION FROM BUILDING CODE REQUIREMENT:
DOORS SWING WRONG WAY FOR CLASSROOMS.

REASON FOR REQUESTED DEVIATION:
CORRIDOR DOORS CAN SWING ONLY ONE WAY. IN THIS AREA THEY SWING AGAINST TRAFFIC BUT WITH TRAFFIC FOR OTHER ROOMS. WE BELIEVE THE NEW FIRE EXITS DIRECTLY FROM THE ROOMS ELIMINATE THIS HAZARD.

6. BUILDING CODE SECTION: 7-3317(a); 7-3304(a)

*PLANS DID NOT INDICATE ANY DOOR WIDTH. RMH
**NO DETAILS ON PLANS SUBMITTED FOR CHECKING. RMH
***PLANS SUBMITTED SHOWED NO HANDRAILS ON RAMP OR STAIRS. RMH
BUILDING CODE REQUIREMENT:

1-HOUR CORRIDORS AND 45 MINUTE DOORS IN STEEL JAMBS TO EXITS OR 1-HOUR HORIZONTAL EXIT TO RAMP EXIT TO GRADE.

PROPOSED DESIGN SHOWS:

Corridors are lath and plaster. Doors in classrooms are Class C, 1-3/4' SOLID CORE WITH STEEL JAMBS. Doors are 3/4 HOUR LABELED, WHICH LEAD TO ANOTHER ROOM INSTEAD OF A CONTINUOUS CORRIDOR TO OUTSIDE RAMP.*

DEVIATION FROM BUILDING CODE REQUIREMENT:

ONE OF THE EXISTING EXITS ARE THROUGH AN EXISTING ROOM* RATHER THAN THROUGH A 1-HOUR CORRIDOR OR HORIZONTAL EXIT TO RAMP UP TO GRADE WHICH IS A REQUIRED SECOND EXIT TO GRADE FROM LOWER PROPOSED CLASSROOMS.

REASON FOR REQUESTED DEVIATION:

WITH NEW FIRE EXITS WE DON'T FEEL THIS IS NOW ONE OF TWO EXITS.

7. BUILDING CODE SECTION: 7-3312

BUILDING CODE REQUIREMENT:

EXIT LIGHTS REQUIRED PER 7-3312 AND FIRE CODE.

PROPOSED DESIGN SHOWS:

EXIT LIGHTS ARE AT ALL CORRIDORS AND CORRIDOR DOORS.**

DEVIATION FROM BUILDING CODE REQUIREMENT:

SIGN ON DOORS LEADING DIRECTLY FROM ROOM.*

REASON FOR REQUESTED DEVIATION:

ALL WIRING WOULD BE EXPOSED AND SWITCHES IN POOR LOCATIONS.

8. BUILDING CODE SECTION: 7-1711

BUILDING CODE REQUIREMENT:

TOILET ROOM TO HAVE 4' WATERPROOF WAISNSCOAT AND 4' WATERPROOF BASE AND WATERPROOF FLOOR.

PROPOSED DESIGN SHOWS:

PLASTER WALLS. NO WATERPROOF WAISNSCOAT.***

DEVIATION FROM BUILDING CODE REQUIREMENT:

PLASTER IN LIEU OF WAISNSCOAT.

REASON FOR REQUESTED DEVIATION:

PLASTER IS NEW IN GOOD CONDITION AND PAINTED.

9. BUILDING CODE SECTION: 7-3303(a):

BUILDING CODE REQUIREMENT:

EXIT DOORS SWING OUT.

*PLANS SUBMITTED ARE NOT CLEAR NO DETAILS. RMH

**PLANS DO NOT SHOW WHERE EXIT LIGHTS ARE. RMH

***PLANS SUBMITTED NOT CLEAR AS TO FINISH.

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PROPOSED DESIGN SHOWS:

SOME DOORS SWING AGAINST TRAFFIC FROM THESE ROOMS.*

DEVIATION FROM BUILDING CODE REQUIREMENT:

TO RE-SWING DOORS FROM OPPOSITE DIRECTION WOULD MAKE SWING AGAINST TRAFFIC FROM OTHER ROOMS.

REASON FOR REQUESTED DEVIATION:

FIRE DOORS CAN SWING ONLY ONE WAY, ALSO WITH NEW FIRE EXITS DIRECTLY FROM THE ROOMS, I DON'T FEEL THESE ARE REQUIRED.

10. BUILDING CODE SECTION: 7-805

BUILDING CODE REQUIREMENT:

100% MECHANICAL VENTILATION TO CLASSROOMS REQUIRED.

PROPOSED DESIGN SHOWS:

MECHANICAL VENTILATION, ALSO WINDOWS THAT OPEN. CLASSROOM #1 - 300 CFM; CLASSROOM #2 - 350 CFM.**

DEVIATION FROM BUILDING CODE REQUIREMENT:

CLASSROOM #1 - 300 CFM SHOULD BE 375 CFM OUTSIDE AIR; CLASSROOM #2 - 350 CFM SHOULD BE 420 CFM OUTSIDE AIR. (NOTE: OUTSIDE AIR REQUIREMENT SHOWN, NOT TOTAL.)

(signed)  E. R. Kathka, Montavilla Methodist Church  
R. M. Haynes, Bureau of Buildings

*Some existing fire doors in corridors swing wrong way for required 2nd exit to ramp which is a required 2nd exit for classrooms.  
**Plans submitted not clear as to how much CFM of outside air is supplied to rooms.

Following the discussion recorded on Disc No. 091869-B, it was moved and seconded that:

ITEM 1 - CORRIDOR WIDTH - GRANTED.
ITEM 2 - DOOR WIDTH - GRANTED.
ITEM 3 - PANIC HARDWARE - WAIVE PANIC HARDWARE ON WINDOWS IF FREE TURNING LATCH ACCESSIBLE FROM THE INSIDE AT ALL TIMES.
ITEM 4 - HANDRAIL ON RAMP - GRANTED.
ITEM 5 - SWING OF CLASSROOM DOORS - GRANTED.  
(This item granted in view of the remarks of the Fire Marshal and with the distinct understanding that we are not establishing a precedent for classrooms; and that this particular occupancy and the conditions under which the pre-school is being operated has been taken into consideration in evaluating the hazard.)
ITEM 6 - CORRIDORS AND CORRIDOR DOORS - GRANTED.
ITEM 7 - EXIT LIGHTS - APPROVED SUBJECT TO THE MARKING OF
THE DIRECT EXITS FROM THE CLASSROOMS IN A MANNER
SATISFACTORY TO THE FIRE MARSHAL'S OFFICE.

ITEM 8 - TOILET ROOMS - GRANTED.

ITEM 9 - SWING OF EXIT DOORS - GRANTED.

ITEM 10 - MECHANICAL VENTILATION - APPROVED SUBJECT TO THE
STATED VENTILATION BEING A MAINTAINED MINIMUM
AND THE OWNER WILL AGREE TO ATTEMPT TO BRING
VENTILATION UP TO CODE REQUIREMENTS.

THE MOTIONS WERE UNANIMOUSLY CARRIED. THE $10.00 FEE WAS TURNED OVER TO THE
CITY TREASURER, RECEIPT NO. 34835-A.

THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED.

[Signature]
SECRETARY
Minutes of Meeting
Building Code Board of Appeal
September 25, 1969

A meeting of the Building Code Board of Appeal was held Thursday, September 25, 1969, at 11:00 A.M. in Room 321 City Hall. Those present were:

Wm. G. Foster
Chairman of Board
Henry M. Mason
Member of Board
Robert J. Koch
Member of Board
Bill Peterson
Representing N.W. Natural Gas Co.
Ray Smith
Jim Lundsten
Ron Travers &
Joe Van Lom
Chief Kerr
John F. Dunnigan
Luella Hanson
Representing Ramada Inn
Fire Marshal
Bureau of Buildings
Secretary

Northwest Natural Gas Company. This appeal involves alterations to an office building at 123 N. W. Flanders Street. The appeal reads as follows:

Fire District 2, Zone M-2, Type 1, 3 story, Application #2669.

Building Code Section: 7-3304
Building Code Requirement:

1-hour separation of corridors and adjacent rooms.

Proposed Design Shows:

115.2 sq. ft. of opening between lobby and reception room.

Deviation from Building Code Requirement:

No protection of corridor.
REASON FOR REQUESTED DEVIATION:

THE WAITING AREA IS INTENDED TO SERVE AS A WAY TO KEEP THE EXISTING LOBBY CLEAR OF PEOPLE AND APPEAR READILY ACCESSIBLE TO THE PUBLIC.

(signed) Wm. D. Peterson, Bear, McNeil, Bloodworth & Hawes, Architects
V. H. Fanshier, Bureau of Buildings

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 092569-B, MR. MASON MOVED:

THAT THE APPEAL BE GRANTED.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $10.00 FEE WAS TURNED OVER TO THE CITY TREASURER, RECEIPT NO. 31981-A.

NORTHWEST MOTOR HOTELS. THIS APPEAL INVOLVES THE RESTAURANT AT THE RAMADA INN, 310 S. W. LINCOLN STREET. THE APPEAL READS AS FOLLOWS:

FIRE DISTRICT 1, ZONE C-2S, TYPE 11, 1 STORY.

BUILDING CODE SECTION: 7-504(c) LOCATION ON PROPERTY.

BUILDING CODE REQUIREMENT:

AREA DIVISION WALLS ARE REQUIRED TO HAVE 4-HOUR FIRE-RESISTIVE CONSTRUCTION WITH CLASS A OPENINGS.

PROPOSED DESIGN SHOWS:

4-HOUR WALLS WITH 3-HOUR RATED METAL DOORS AND FRAMES.

DEVIATION FROM BUILDING CODE REQUIREMENT:

USE 3-HOUR RATED METAL DOORS WITH 3-HOUR METAL FRAMES AND DOOR CLOSURES.

REASON FOR REQUESTED DEVIATION:

RESTAURANT ENCLOSES ONLY THE FIRST LEVEL OF THE STAIRWELL. ROOF CONSTRUCTION IS CONCRETE SLAB WITH NO OPENINGS THROUGH ROOF CLOSER THAN 60 FT.

(signed) Joe Van Lom, Architect, Travers/Johnston
V. H. Fanshier, Bureau of Buildings

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 092569-B, MR. KOCH MOVED:

THAT THE APPEAL BE GRANTED PROVIDED THE DOOR IS A COMPLETE 3-HOUR ASSEMBLY.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $10.00 FEE WAS TURNED OVER TO THE CITY TREASURER, RECEIPT NO. 31982-B.

THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED.

[Signature]

SECRETARY

LH

-2-
Facilities
MAR 3 4 2004
RECEIVED

Re: Continued Appeal - Woodlark Building
- 813 S. W. Alder Street - Alterations to third floor for interior decorating school

Ramada Inn - 310 S. W. Lincoln Street - Alterations to gift shop, restaurant

Bo Tiland and H. Luck - 922 S. E. Woodward Street - Change occupancy of residence to art store

George Sheldon - 3033 N. W. Quimby Street - Single family residence

- Denied
- Granted Pro
- Granted Pro
- Granted Pro

Minutes of Meeting
Building Code Board of Appeal
December 4, 1969

A meeting of the Building Code Board of Appeal was held Thursday, December 4, 1969, at 11:00 A.M. in Room 321 City Hall. Those present were:

Henry M. Mason
Chairman of Board

Robert J. Koch
Member of Board

Leo Wynans
Member of Board

Lorentz Bruun &
Representing Woodlark Building

Ambrose Carlon

Joe Van Lom &
Representing Ramada Inn

Ron Travers
Representing B. Tiland and H. Luck

Gregory White
Appellant

George Sheldon

Chief Kerr
Fire Marshal

Lt. Durland
Fire Marshal's Office

Albert Clerc
Bureau of Buildings

Luella Hanson
Secretary

Woodlark Building. This appeal, involving alterations to the third floor of the Woodlark Building, 813 S. W. Alder Street, was continued from November 20, 1969. The appeal reads as follows:

Fire District 1, Zone C-1, Type 1, 8 story, Application #3497.


Building code requirement:

Provide toilet facilities in compliance with requirements based on occupancy.

Proposed design shows:

No toilet facilities shown. (Use existing building toilets.)
REASON FOR REQUESTED DEVIATION:

We shall appreciate your consideration in approving the 3rd floor of the building as per drawing, to be used to give instruction in interior decorating. At no time will there be more than 35 persons and they will all be past high school graduation. No flammable materials will be used. This tenant has occupied the mezzanine floor for many years having the same exit arrangement.

2. BUILDING CODE SECTION: Table 5-B

BUILDING CODE REQUIREMENT:

1-hour fire-resistive occupancy separation G to F-2 occupancy.

PROPOSED DESIGN SHOWS:

No change in existing doors and glass relites in adjacent F-2 occupancy.

3. BUILDING CODE SECTION: 7-3317

BUILDING CODE REQUIREMENT:

Minimum corridor width (a). Minimum corridor door width 4½ (d). Exit doors in school rooms shall swing in direction of exit travel (d).

Two exit stairs required (c). Panic bar on corridor doors (g). Maximum dead end corridor 12½ (e).

PROPOSED DESIGN SHOWS:

Existing 5'6" corridor. Existing 3'6" stair door. No panic bar shown. No change to doors and relites in corridor serving adjacent F-2 occupancy. Does not show exits to exterior. Only one stair serving floor.

DEVIATION FROM BUILDING CODE REQUIREMENT:

Existing single stair and existing 3'6" door into single existing stair. Existing 4'0½ dead end corridor. No change shown to portion of corridor serving F-2 occupancy.

(signed) Lorentz Bruun, Contractor
P. E. Jennings, Bureau of Buildings

Following the discussion recorded on Disc No. 120469-B, the appeal was denied.

Ramada Inn. This appeal involves the Ramada Inn, 310 S. W. Lincoln Street. The appeal reads as follows:

Fire District 1, Zone C-25, Type II, 3 story, Application #3414.

1. BUILDING CODE SECTION: 7-503(c)4

BUILDING CODE REQUIREMENT:

All openings in a "one-hour fire-resistive occupancy separation" shall be protected on one side by a Class "C" fire door and such door shall be kept normally closed.

PROPOSED DESIGN SHOWS:

Entrance door to gift shop to be typical entry door.

DEVIATION FROM BUILDING CODE REQUIREMENT:

Propose a 1½" tempered glass entry door and standard aluminum entry door frame in lieu of a Class "C" fire door.
REASON FOR REQUESTED DEVIATION:

GIFT SHOP DEPENDS ON EXPOSURE TO LOBBY FOR ITS BUSINESS. GLASS SIDE-
LIGHT AND DOOR WOULD PROVIDE A SATISFACTORY EXPOSURE EVEN THOUGH THIS
DOOR IS CLOSED. THERE ARE 4 EXITS FROM THE LOBBY. THE GIFT SHOP HAS
ONLY 316 SQUARE FEET OF TOTAL FLOOR SURFACE.

2. BUILDING CODE SECTION: 7-3315(c)

BUILDING CODE REQUIREMENT:

AN EXIT DOOR FROM ANY GROUP A (AND B-1 OR 2) OCCUPANCY IF PROVIDED
WITH A LATCH, SHALL BE EQUIPPED WITH A PANIC BAR IF THE EXIT DOOR
SERVES AN OCCUPANT LOAD OF MORE THAN 50.

PROPOSED DESIGN SHOWS:

FLOOR CLOSERS AND 1 DEADLOCK FOR A PAIR OF DOORS.

DEVIATION FROM BUILDING CODE REQUIREMENT:

PROPOSE TO USE AN ARCHITECTURALLY DESIGNED PUSH PLATE AND DOOR PULL
WITH THE DEADBOLT LOCKED OPEN DURING ALL WORKING HOURS.

REASON FOR REQUESTED DEVIATION:

WE ARE PROPOSING ARCHITECTURALLY CARVED DOORS FOR THE ENTRANCE OF
THE BUILDING. USING THE PANIC HARDWARE ON THE DOOR WOULD DETRACT
FROM THE BEAUTY WE WISH TO ACHIEVE. THE DEADBOLT WOULD BE LOCKED
OPEN DURING WORKING HOURS JUST AS THE PANIC BAR WOULD BE. THERE
ARE PANIC DEVICES ON OTHER EXIT DOORS IN THE CORRIDOR AND LOUNGE.

3. BUILDING CODE SECTION: 7-5-8

BUILDING CODE REQUIREMENT:

THE REQUIRED SEPARATION IN BUILDINGS OF MIXED OCCUPANCY FOR "B" AND
"H" GROUPS IS ONE HOUR (C LABEL).

PROPOSED DESIGN SHOWS:

1-3/4" WOOD SOLID CORE DOORS BETWEEN ROOM AND CORRIDOR.

DEVIATION FROM BUILDING CODE REQUIREMENT:

WE PROPOSE TO UTILIZE THE EXISTING 1-3/4" DOOR IN LIEU OF A CLASS C
OPENING.

REASON FOR REQUESTED DEVIATION:

NOTIFICATION OF THIS REQUIREMENT WAS NOT MADE UNTIL NOVEMBER 18.**
THIS WORK HAS BEEN DONE SINCE OCTOBER 1ST. THERE IS A QUESTION AS
TO WHETHER THIS IS ACTUALLY A CHANGE IN OCCUPANCY.

4. BUILDING CODE SECTION: 7-1901

BUILDING CODE REQUIREMENT:

WALLS AND PERMANENT PARTITIONS SHALL BE OF INCOMBUSTIBLE FIRE-
RESISTIVE CONSTRUCTION.

PROPOSED DESIGN SHOWS:

MODERNFOLD CLASS "A" 360 FOLDING FIRE-RESISTANT PARTITIONS BETWEEN
AREAS.

DEVIATION FROM BUILDING CODE REQUIREMENT:

FOLDING PARTITION IS NOT A 1-HOUR OR FULLY INCOMBUSTIBLE PARTITION.
REASON FOR REQUESTED DEVIATION:

Notification of this requirement was not made until November 18. **
This work has been done since October 1st.

(Signed) Joseph M. Van Lom, Architect
V. H. Fanshier, Bureau of Buildings

NOTE: *Occupant load 97*
**Route slip shows notified on 8/12.

Following the discussion recorded on Disc No. 120469-B, Mr. Koch moved that:

Item 1 - Entrance door to gift shop - appeal granted providing the frame be labeled and that the glass in the door and relite be wire glass.

Item 2 - No panic hardware on front entrance doors - Granted provided at least one of the two main entrance doors is 3 feet wide and has a free latch device from the inside at all times.

Items 3 and 4 - Separation between B and H occupancies and Modernfold doors - Granted provided standard fire door closers are installed on the doors to the corridor.

The motions were unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 35032-B.
Bo Tiland and H. Luck: This appeal involves a change of occupancy of a residence at 922 S. E. Woodward Street to an art store. The appeal reads as follows:

Fire District 4, Zone M-3, Type V, 2 story, Application #3567.

1. BUILDING CODE SECTION: Table 5-A

BUILDING CODE REQUIREMENT:

F-2 occupancy requires 1-hour exterior walls within 10 ft. of property line. No openings within 5 ft. of property line; "E" or "F" windows 5 to 10 ft. from property line.

PROPOSED DESIGN SHOWS:

Typical exterior wood construction with windows 4 ft. of property line. Adjacent property a service station parking lot.

DEVIATION FROM BUILDING CODE REQUIREMENT:

No 1-hour walls within 10 feet of property line; no "E" or "F" windows within 5 to 10 feet of property line; construction now existing 4 feet from property line. No fire-resistant walls - unprotected openings.

REASON FOR REQUESTED DEVIATION:

No fire danger exists because adjacent property is a paved parking lot. In addition, parking spaces have been rented in this lot along entire structure, thereby in effect increasing lot size to meet requirement of building code.

2. BUILDING CODE SECTION: 7-1703

BUILDING CODE REQUIREMENT:

Provide 1-hour fire-resistant finish on the side of usable space below first floor; protect openings with "C" door.

PROPOSED DESIGN SHOWS:

Underside of first floor unprotected beams, floor joists, and subflooring. Openings covered with typical wood construction doors.

DEVIATION FROM BUILDING CODE REQUIREMENT:

Underside of usable space not 1-hour fire protected, no "C" doors.

REASON FOR REQUESTED DEVIATION:

It is the contention of the appellant that the space below the first floor is not usable. This space has less than the required headroom (only 7 ft.), and since it has a dirt floor and is damp and musty it is unsuitable for the storage or display of paintings or other art objects.

NOTE: Direct access by stair from first floor. Water heater installed in basement. (PEJ)

3. BUILDING CODE SECTION: 7-1711

BUILDING CODE REQUIREMENT:

Provide waterproof finish on floor and 4 feet wainscoat in toilet room.

-5-
PROPOSED DESIGN SHOWS:

LINOLEUM FLOOR AND ENAMEL-PAINT WAINDSOAT IN TOILET ROOM.

DEVIATION FROM BUILDING CODE REQUIREMENT:

LINOLEUM FLOOR NOT SUITABLE WATERPROOFING. NO APPROVED WATER-
PROOFING.

REASON FOR REQUESTED DEVIATION:

THIS WILL NOT BE A USUAL PUBLIC TOILET, AS IN A SCHOOL OR FACTORY.
VERY FEW PEOPLE WILL BE USING IT OTHER THAN THE OWNERS OF THE STORE.
IT IS THE CONTENTION OF THE APPELLANT THAT WAXED LINOLEUM WOULD BE
SUFFICIENT WATERPROOFING FOR SUCH LIMITED USE.

(SIGNED) GREGORY D. WHITE, APPELLANT
P. E. JENNINGS, BUREAU OF BUILDINGS

FOLLOWING THE DISCUSSION RECORDED ON DISC NO. 120469-B, MR. KOCH
MOVED:

THAT THE APPEAL BE GRANTED PROVIDED THE SECOND
FLOOR IS NOT USED BY THE PUBLIC, THE BASEMENT IS
NOT USED BY ANYONE AND IS KEPT LOCKED WITH NO
STORAGE.

THE MOTION WAS UNANIMOUSLY CARRIED. THE $10.00 FEE WAS TURNED OVER TO
THE CITY TREASURER, RECEIPT NO. 35033-B.
George Sheldon. This appeal involves a single family residence at
3033 N. W. Quimby Street. The appeal reads as follows:
Fire District 4, Zone R-10 and R-5, Type V, 3 story, Appl. #3581.

Building Code Section: Table 5-D

Building Code Requirement:
Type V structure limited to 2 stories.

Proposed Design Shows:
Three stories.

Deviation from Building Code Requirement:
One story.

Reason for Requested Deviation:
Due to steepness of site owner desires minimum ground area coverage
and minimum foundation. Requirement of 4 bedrooms on this steep lot
and the house relationship to the sidewalk produce a vertical dwelling
with access at the mid-level.

(signed) George C. Sheldon, Appellant
Jim August, Bureau of Buildings

Following the discussion recorded on Disc No. 120469-B, Mr. Wynans
moved:

That the appeal be granted provided a smoke
detector device is installed.

The motion was unanimously carried. The $10.00 fee was turned over to
the City Treasurer, Receipt No. 35034-B.

There being no further business the meeting adjourned.

[Signature]
Secretary
1. BUILDING CODE SECTION: 7-1510

BUILDING CODE REQUIREMENT:

All swimming pools shall be enclosed by a substantial fence not less than 4 feet in height, except where bordered by a wall of an adjacent structure at least 4 feet in height.

PROPOSED DESIGN SHOWS:

The swimming pool is completely enclosed by buildings on all sides. In addition the swimming pool is to have a 30" high steel fence with two gates enclosing the swimming area.

DEVIATION FROM BUILDING CODE REQUIREMENT:

The proposed fence around the pool is shown as 30" instead of 48".

REASON FOR REQUESTED DEVIATION:

We feel that by completely enclosing the swimming pool court with buildings we have fulfilled the requirement for fencing the area, much as was the case with the Sheridan Motor Inn. However, we propose a 30" high fence for additional protection of the swimming area. The 30" fence at the Sheridan Motor Inn has proved to be very satisfactory even though it is only 30" in height.

2. BUILDING CODE SECTION: 7-3305(g). Stairs.

BUILDING CODE REQUIREMENT:

Handrails: Stairways shall have handrails on each side, and every stairway more than eighty-eight inches in width shall have intermediate handrails dividing the stairway into portions not more than sixty-six inches in width.

PROPOSED DESIGN SHOWS:

No rails are shown.

DEVIATION FROM BUILDING CODE REQUIREMENT:

We propose to exclude railing on this area.

REASON FOR REQUESTED DEVIATION:

The steps in question do not lead to any exit way, corridor, or other means of passage. Architecturally, we propose to treat this much the same as an exterior monumental stairway which requires no railing.

(signed) Joseph M. VanLom, Travers/Johnston
V. H. Fanship, Bureau of Buildings
Following the discussion recorded on Disc No. O10870-B, Mr. Koch moved that:

Item 1 - Fence around swimming pool - Granted assuming the owner takes liability for accidents.

Item 2 - Handrails - Granted provided handrails are provided at two ends of grade change.

The motions were unanimously carried. The $10.00 fee was turned over to the City Treasurer, Receipt No. 37676-A.

There being no further business the meeting adjourned.

[Signature]
Secretary
Building Code Board of Appeal 2-24-77

Appeal No. 10
Red Lion Motor Inn- Portland Center, Owner
J. T. Aitken, Appellant
Re: Alteration to existing motor inn/restaurant
310 S. W. Lincoln Street

1. BUILDING REGULATION SECTION: Table 17 A

BUILDING REGULATION REQUIREMENT:
Two-hour roof construction for type I building.

PROPOSED DESIGN SHOWS:
Section 1/A6 would have an all-steel roof construction
with spray on fire proofing of A1 thickness equivalent to
2-hour protection.

REASON FOR ALTERNATE PROPOSAL:
Attachment of the new roof to the existing structure does
not allow for the dead load of concrete. Proposed system
is not a normal UL system.

2. BUILDING REGULATION SECTION: 505 (d) 3

BUILDING REGULATION REQUIREMENT:
Area separation walls shall extend from foundation to the
roof.

PROPOSED DESIGN SHOWS:
Plan sheet A3 shows existing 3-hour fire door removed
and new 4-hour brick fire wall has been constructed along
the west side of the corridor. Existing ceiling/floor
construction is 5½" concrete or 2-hour construction.
Proposed modification would add 1" of cement plaster to
the underside of the existing slab to provide the equiva-
 lent of a 6½" concrete slab and 4-hour separation.

REASON FOR ALTERNATE PROPOSAL:
Existing construction is two-hour between floors.
Appeal No. 10 - continued

3. BUILDING REGULATION SECTION: 3304 f

BUILDING REGULATION REQUIREMENT:

Corridors with dead ends are permitted when the dead end does not exceed 20 feet in length.

PROPOSED DESIGN SHOWS:

Elevator lobby 201 extends approximately 39'0" from the interior building circulation pattern. Proposed construction calls for sprinkler protection of this area.

REASON FOR ALTERNATE PROPOSAL:

Circulation pattern on main floor establishes the distance required.

4. BUILDING REGULATION SECTION: 5204 1, 4

BUILDING REGULATION REQUIREMENT:

Plastics area limited to 30% of surface.

PROPOSED DESIGN SHOWS:

Section 2/A-11 shows approximately 90% of surface as plastic. Construction of arcade would include sprinklers. Plastic material to be shatter resistant and flame resistant type. Lexan.

REASON FOR ALTERNATE PROPOSAL:

Prefomed plastic would be a substitute for a glass storefront application.

5. BUILDING REGULATION SECTION: 505 d, i

BUILDING REGULATION REQUIREMENT:

All openings shall be protected by a fire assembly having a three-hour fire protection rating in a four-hour fire-resistant wall.
5. PROPOSED DESIGN SHOWS:

Opening in fire wall between Lobby 103 and Arcade 102
protected by a water curtain.

DEVIAION FROM BUILDING REGULATION REQUIREMENT:

No 3-hour doors shown.

REASON FOR REQUESTED DEVIATION:

Alternative solution provides a more compatible solution
with the all-transparent arcade facade.

(signed) J. T. Aitken, Appellant
C. K. Stalsberg, Bureau of Buildings

Following the discussion recorded on Tape 022477-2, Side A, it
was moved and seconded that

1) Roof construction: appeal GRANTED. Lazdins

2) Separation walls: appeal GRANTED. Two-hour spray-on fire-
proofing can be used instead of one-inch cement plaster.
Lazdins.

3) Dead end corridors: appeal GRANTED. Lazdins

4) Arcade construction (appellant requested tinted tempered
glass in lieu of original proposal of plastic material:
Lexan): appeal GRANTED, provided tempered glass or wire
glass is used. Lazdins

5) Openings at the end of arcade: approved with sprinklers
to the satisfaction of the Fire Marshal. Mason

The motions were carried unanimously. The $25.00 fee was turned
over to the City Treasurer, Receipt 103020A.
Appeal No. 1
Red Lion Motor Inns, Portland Center, Owner
J. T. Aitken, Appellant
Re: Alteration to existing restaurant
310 S. W. Lincoln

HEATING AND VENTILATING REGULATION SECTION: 1107 UMC

HEATING AND VENTILATING REGULATION REQUIREMENT:

Ducts penetrating a ceiling shall be enclosed from the point of penetration to the outside air as required for vertical openings in the building code. (The building code Table 17A requires a 2-hr. shaft for a Type II building.)

PROPOSED DESIGN SHOWS:

Automatic sprinklers installed in ducts.

REASON FOR ALTERNATE PROPOSAL:

Access panels are required in the duct and thus would be required in the 2-hr. shaft. This would result in custom made "B" label 1½-hr. assemblies that would take considerable time to receive after ordering.

(signed) J. T. Aitken, Appellant
Charles Stalsberg, Bureau of Buildings

Following the discussion recorded on Tape 070677, Sides A and B, Mr. Seagraves moved that

the appeal be GRANTED as proposed (automatic sprinklers in the dutes) provided sheet rock is applied to the ducts from the point at which it penetrates the building fire wall and provided the enclosure has the same fire-resistive qualities as the wall.

The motion was carried unanimously. The $25.00 fee was turned over to the City Treasurer, Receipt 107231 A.
Appeal No. 1

Red Lion Motor Inns, Portland Center, Owner
J. T. Aitken, Appellant
Re: Alteration to existing restaurant
310 S. W. Lincoln

HEATING AND VENTILATING REGULATION SECTION: 1107 UMC

HEATING AND VENTILATING REGULATION REQUIREMENT:

Ducts penetrating a ceiling shall be enclosed from the point of penetration to the outside air as required for vertical openings in the building code. (The building code Table 17A requires a 2-hr. shaft for a Type II building.)

PROPOSED DESIGN SHOWS:

Automatic sprinklers installed in ducts.

REASON FOR ALTERNATE PROPOSAL:

Access panels are required in the duct and thus would be required in the 2-hr. shaft. This would result in custom made "B" label 1½-hr. assemblies that would take considerable time to receive after ordering.

(signed) J. T. Aitken, Appellant
Charles Stalsberg, Bureau of Buildings

Following the discussion recorded on Tape 070677, Sides A and B, Mr. Seagraves moved that

the appeal be GRANTED as proposed (automatic sprinklers in the ducts) provided sheet rock is applied to the ducts from the point at which it penetrates the building fire wall and provided the enclosure has the same fire-resistant qualities as the wall.

The motion was carried unanimously. The $25.00 fee was turned over to the City Treasurer, Receipt 107231 A.