Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15716	**Project Address:** 9933 NW 107th Ave
Hearing Date: 8/23/17	**Appellant Name:** Chris DesLauriers
Case No.: P-003	**Appellant Phone:** 503-503-8111
Appeal Type: Plumbing	**Plans Examiner/Inspector:** Chuck Luttman
Project Type: commercial	**Stories:** 1 **Occupancy:** F-1, B **Construction Type:** V-B
Building/Business Name:	**Fire Sprinklers:** No
Appeal Involves: other: Slope on Sanitary Pipe	**LUR or Permit Application No.:** 17-186129-CO
Plan Submitted Option: mail [File 1]	**Proposed use:** Loading Dock & Trash Enclosure Drains

APPEAL INFORMATION SHEET

Appeal item 1

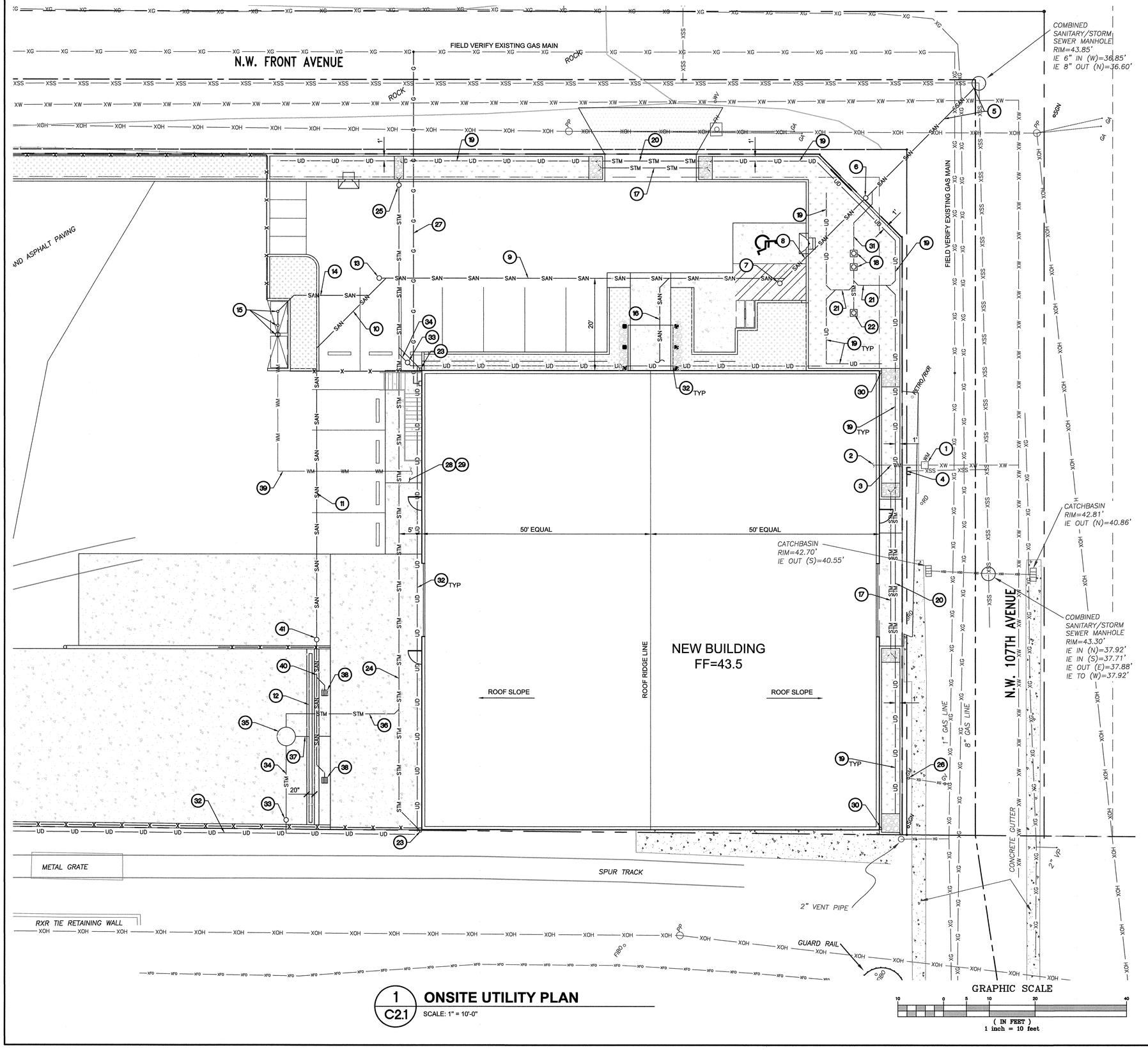
Code Section	OSPC 2014 Table 7-8, 708.1
Requires	Sanitary sewer piping to be at 1.0% minimum slope
Proposed Design	The onsite sanitary piping can only achieve up to 0.5% slope. The existing public manhole is shallow. The sanitary pipe will need to convey flow from a two new loading dock area drains and from one new trash enclosure drain. The trash enclosure lateral to the private site main will slope at 2%. The building main will slope at 2% inside the building and connect to the site main at 2% slope. The site main will be an 8-inch sloping at 0.5% and the line to the loading dock drains is proposed to be 4-inch at 0.5% slope.
Reason for alternative	The existing manhole in the public right of way is shallow and there is not enough grade to achieve greater slopes and minimum cover back to the loading dock area. The loading dock and trash enclosure drains should not be receiving constant water flow. The building main will connect to the 8-inch private site main at a 2% slope with a "wye" fitting. This is sufficient to achieve a safe conveyance for the proposed development. Additionally, BES was not wanting to connect further downstream in NW Front Avenue due to that line being under surcharge during rain events.

APPEAL DECISION

Reduced slope of 0.5% for sanitary sewer pipe serving loading dock and trash enclosure drains: 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 25.07, you may appeal this decision to the Plumbing Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



1 C2.1 **ONSITE UTILITY PLAN**

SCALE: 1" = 10'-0"

KEYNOTES FOR THIS SHEET

MARK - DESCRIPTION

1. COORDINATE WITH PORTLAND WATER BUREAU TO REPLACE EXISTING 5/8" WATER METER WITH A 3/4" WATER METER.
2. INSTALL NEW DOUBLE CHECK VALVE INSIDE BUILDING IN AN ACCESSIBLE AREA ON THE OUTSIDE WALL. COORD. WITH BIDDER DESIGN PLUMBING DWGS.
3. EXTEND A 1 1/4" COPPER DOMESTIC SERVICE LINE INTO BUILDING. SERVICE LINE MUST BE 12" BELOW PLANTER BOTTOM. COORDINATE WITH PLUMBING DRAWINGS FOR CONTINUATION INTO BUILDING.
4. EXISTING SANITARY LATERAL I.E. = 37.66± AT MAIN LINE, ASSUMED I.E. AT ROW = 38.00. EXISTING I.E. NOT ADEQUATE FOR GRAVITY FLOW FROM LOADING DOCK. CAP LATERAL AT ROW PER CITY REQUIREMENTS.
5. INSTALL 33 LF OF 8" DIA PVC SANITARY & STORM CONVEYANCE LATERAL TO PROJECT SITE AT 0.5% SLOPE. CONNECT TO EXISTING MANHOLE I.E. = 36.70. CHIP OUT BASE AND PROVIDE NEW CONCRETE CHANNEL. CORE MH FOR NEW PIPE AND CONNECT PER CITY SPECS.
6. INSTALL CLEAN OUT 1' FROM PROPERTY LINE. SEE CITY DETAIL P-257 FOR CONSTRUCTION. I.E. = 36.85, FIELD VERIFY.
7. INSTALL STANDARD CLEANOUT PER DETAIL 7/C3.0. RIM = MATCH FINISH GRADE, FIELD VERIFY I.E. (8" PVC) = 37.01.
8. INSTALL 26 LF OF 8" DIA D.I. CONVEYANCE AT 0.5% SLOPE. THIS SECTION OF TRENCH BACKFILL TO BE CDF UP TO BOTTOM OF PLANTER FOOTING.
9. INSTALL 88 LF OF 6" DIA PVC SANITARY CONVEYANCE AT 0.5% SLOPE.
10. INSTALL 20 LF OF 4" DIA PVC SANITARY CONVEYANCE AT 0.5% SLOPE.
11. INSTALL 60 LF OF 4" DIA PVC SANITARY CONVEYANCE AT 0.5% SLOPE. CONNECT TO STEEL LYNCH AREA DRAINS AT LOADING DOCK CONTAINMENT AREA.
12. INSTALL 8" WIDE TRENCH DRAIN AT LOADING DOCK PER DETAIL 5/C3.1. RIM = 39.20, I.E. (6") OUT = 37.90. SET TRENCH BASIN AT CENTER AND CONNECT TO SUMP PUMP MH W/ 6" DIA D.I. STM AT 1.0% SLOPE.
13. INSTALL STANDARD CLEANOUT PER DETAIL 7/C3.0. RIM = MATCH FINISH GRADE, FIELD VERIFY I.E. (8" PVC) = 37.43.
14. INSTALL 22 LF OF 4" DIA PVC SANITARY CONVEYANCE AT 2% SLOPE FROM TRASH ENCLOSURE.
15. INSTALL FLOOR DRAIN, P-TRAP, AND BACKWATER VALVE AT TRASH ENCLOSURE SLAB PER DETAIL 6/C3.1.
16. INSTALL 6" PVC S.S. LATERAL AT 2.0% SLOPE TO BUILDING. COORDINATE WITH OWNER FOR EXACT LATERAL LOCATION MARK ON DRAWINGS AND NOTIFY E.O.R. COORDINATE WITH BUILDING PLUMBING DRAWINGS FOR CONTINUATION INTO BUILDING.
17. INSTALL 8" DIA DUCTILE IRON CULVERT BETWEEN STORM PLANTERS AT FLAT GRADE FOR WATER SURFACE LEVELING. CAST INTO CONCRETE WALLS WITH 1/2" NEOPRENE PROTECTION AND NON-SHRINK GROUT SEAL. EXTEND 12" (MIN) PAST FACE OF WALL. I.E. = 8" ABOVE PLANTER FG, FIELD VERIFY 41.67±.
18. INSTALL P-TRAP BACKWATER VALVE CLEANOUT ASSEMBLY SIM TO DETAIL 6/C3.1. RIM = MATCH FINISH GRADE, FIELD VERIFY I.E. (8" ABS) = 38.33.
19. INSTALL 4" DIA PVC SCHED 40 PERF PIPE IN FILTER FABRIC SOCK AT PLANTER BOTTOM, HOLES TURNED DOWN, CONNECT TO STM MAIN.
20. INSTALL ABS SCHED 40 NON-PERF STM PIPE BETWEEN CONCRETE PLANTERS. EXTEND 2' INTO PLANTERS. CONNECT TO PVC W/ ABS TO PVC STAINLESS FERNCO COUPLER. PROVIDE 1/2" THICK NEOPRENE PROTECTION AT PIPE CAST IN CONCRETE. SEAL W/ NON-SHRINK GROUT. ALL PLANTER WALL PIPE PENETRATIONS TO BE SEALED WITH NEOPRENE BOOT.
21. CONNECT PERF PIPES TO STM MAIN UPSTREAM OF BACKWATER VALVE W/ 4" DIA ABS SCHED 40 NON-PERF PIPES.
22. INSTALL 8" DIA DUCTILE IRON OVERFLOW RISER W/ GRATE PER PLANTER DETAIL 1/C3.1.
23. INSTALL ROOF DRAIN DOWNSPOUT PER DETAIL 10/C3.0.
24. INSTALL 137 LF OF 8" DIA DUCTILE IRON STM AT 0.3% SLOPE. OUTFALL INTO PLANTER I.E. = 41.5.
25. INSTALL BACKWATER VALVE CLEANOUT PER DETAIL 8/C3.0. RIM = MATCH FINISH GRADE, FIELD VERIFY I.E. = 41.6
26. COORDINATE WITH UTILITY PROVIDER TO REMOVE EXISTING GAS AND PERMANENTLY CAP IN ROW MEETING PROVIDER AND CITY REQUIREMENTS.
27. COORDINATE WITH UTILITY PROVIDER FOR NEW GAS SERVICE INSTALLATION AND SIZE. CONTRACTOR TO PROVIDE STREET CUT AND ALL TRENCHING AND STREET REPAIR MEETING CITY OF PORTLAND SPECIFICATIONS.
28. COORDINATE WITH UTILITY PROVIDER FOR GAS SERVICE TO BACKUP ELECTRIC GENERATOR.
29. VERIFY BACKUP GENERATOR INSTALLATION REQUIREMENTS WITH BIDDER DESIGN PROVIDER PRIOR TO POURING SLAB. COORDINATE WITH OWNER AND JURISDICTIONAL REQUIREMENTS FOR EXACT LOCATION.
30. ROOF DRAIN DOWNSPOUT TO OUTFALL ON RIP RAP PAD. PROVIDE 90° BEND, EXTEND DISCHARGE 18" MIN FROM BUILDING WALL.
31. INSTALL 8" DIA ABS SCHED 40 STM AT 2% MIN SLOPE. PENETRATIONS THROUGH CONCRETE SLABS TO BE SEALED.
32. INSTALL UNDER DRAIN AT BUILDING AND WALL PERIMETER PER DETAIL 5/C3.0. SLOPE 0.5% AND CONNECT TO STM MAIN.
33. INSTALL BACKWATER VALVE AT UNDER DRAIN. PROVIDE ABS SCHED 40 SOLID NON-PERF PIPE CONNECTION TO STM.
34. 4" ABS SCHED 40 NON-PERF PIPE AT 2% MIN SLOPE, CONNECT UNDER DRAIN TO SITE SUMP PUMP MANHOLE.
35. INSTALL DUPLEX SUMP PUMP ASSEMBLY IN 4' DIA MANHOLE PER DETAIL 10/C3.1. CONNECT FORCE MAIN TO R.D. CONVEYANCE.
36. INSTALL 1 1/2" DIA PVC SCHED 80 FORCE MAIN FROM SUMP PUMP MH TO R.D. CONVEYANCE. CONNECT W/ WYE FITTING.
37. INSTALL 3 LF OF 6" D.I. STM AT 1.0% SLOPE, CONNECT TRENCH DRAIN TO SUMP PUMP MH.
38. INSTALL 15"X15" STEEL LYNCH AREA DRAINS W/ SUMP AND TRAPPED OUTLETS. SEE DETAIL 12/C3.1. SEE GRADING PLAN FOR RIM.
39. PROVIDE 1/2" WATER LINE FROM INTERIOR FIXTURE FOR PRIMER TO TRASH ENCLOSURE FLOOR DRAIN. COORDINATE W/ PLUMBING DWGS FOR DETAILS. COORDINATE W/ PLUMBING FOR EXACT CONNECTION LOCATION AT BUILDING.
40. INSTALL 30 LF OF 4" DIA D.I. STM AT 0.5% SLOPE. CONNECT TO 8" PVC W/ D.I. TO PVC STAINLESS STEEL FERNCO COUPLER W/ DBL STAINLESS STEEL STRAPS.
41. INSTALL BACK WATER VALVE PER DETAIL 8/C3.0. RIM TO MATCH FINISH GRADE, FIELD VERIFY, SEE GRADING PLAN.

REGISTERED PROFESSIONAL ENGINEER
80058PE
OREGON
JUNE 7, 2016
CHRIS J. DESLAURIERS
RENEWS: 12-31-2017

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ONSITE UTILITY PLAN

REVISIONS			
		DRAWN:	JAM
		CHECKED:	C.J.D
LANDSCAPING	2017-06-29		
DATE:	May 19, 2017		
JOB NUMBER:	17035		

SHEET

C2.1