

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 15865 (9/20/17) for additional information

Appeal ID: 15940	Project Address: 2556 SE 28th PI
Hearing Date: 10/11/17	Appellant Name: Jared Ishkanian
Case No.: P-001	Appellant Phone: 503-341-9929
Appeal Type: Plumbing	Plans Examiner/Inspector: David Rolfe, McKenzie James, Joe Blanco, Jim Bechtal
Project Type: residential	Stories: 3 Occupancy: R-3 Construction Type: V-N
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal	LUR or Permit Application No.: 17-196179-RS
Plan Submitted Option: pdf [File 1]	Proposed use: Single family dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 7-5 2014 Oregon Plumbing Specialty
Requires	Table 7-5 note #4 states no more than 3 water closets on a 3" horizontal sanitary drain
Proposed Design	This is a single family dwelling. We are seeking to add a fourth toilet; currently there is a 3" building drain and 3" building sewer to the building.
Reason for alternative	<p>From Appellant: Our family is growing, and with family/friends all out of town, we're building a guest suite to accommodate visitors once our second child is born in the spring. Adding a bathroom will allow us to remain in our home for hopefully the next 15 years or more. Adding the note from our architect: "we believe a 3" main waste has sufficient volume and capacity to serve this single family house based on the family's use and my professional experience with similarly sized Portland homes." Thank you for your consideration.</p> <p>From David Rolfe: I took a photo today of the front of the dwelling to show the exterior conditions, and two in the crawl space to show the installation. (See attached PDF)</p> <p>There was no as build drawing for the house when it was constructed, so I called the contractor on the UC permit for the house build, and he confirmed that the work in the ROW was 4" PVC 30-34, and then it transitioned to 3" ABS about a foot behind the property line. This would place that transition to be below the retaining wall in the front yard. The UC permit does not reflect any depth, but I imagine it is quite deep due to the basements in the neighboring dwellings.</p> <p>The second photo shows the new 3" stack for the attic bathroom connecting in a horizontal position to an existing 3" ABS drain line that has two water closets on it.</p>

The last photo shows the 3" ABS drain stack dropping into the last part of the building drain at the front of the house in a vertical direction, with a wye branch to connect the other 3 water closets. I imagine that the slope of the building sewer to the 4" lateral is substantial.

APPEAL DECISION

4th toilet on a 3” horizontal line: 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.

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