

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 16066

Project Address: 7837 SE Harrison Rd

Hearing Date: 11/1/17

Appellant Name: Michelle Hess

Case No.: B-006

Appellant Phone: 503-388-1328

Appeal Type: Building

Plans Examiner/Inspector: Preliminary

Project Type: residential

Stories: 1 **Occupancy:** R-5 **Construction Type:** V

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Addition to an existing structure

LUR or Permit Application No.:

Plan Submitted Option: pdf [File 1]

Proposed use: Single-family dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section ORSC 302.3

Requires

Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E119 or UL263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend to the underside of the roof sheathing.

Proposed Design

Converting an existing attached garage to a 2-story ADU. The proposed alternate method of construction would leave the 1/2" drywall along the interior of the existing dwelling in place, and apply 2 layers of 5/8" type X gypsum wall board to the interior side of both floors of the proposed ADU. The existing 2x4 wall will be furred out to 2x6 and filled with R-19 minimum batt insulation. The GWB will be nailed to 2x6 wood studs from sill to top plate.

Reason for alternative Access to the existing studs from house side will require excessive demolition to the existing house, which will be disruptive to the inhabitants as well as expensive. It will be more efficient to access the wall from the garage/ADU side, which will already be demolished. The 2-layer system will provide a continuous non-combustible surface with no openings between the two units. In combination with the existing 1/2" drywall on the house side, this assembly will provide equivalent or excessive fire protection.

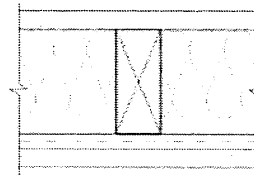
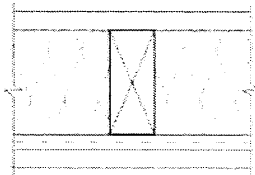
APPEAL DECISION

Alternate one hour assembly for separation wall between ADU and primary unit: Granted as proposed with 2 layer of 5/8" type X gypsum board on ADU side of wall, with either double blocking or two layers of gypsum board installed between top plate and underside of roof sheathing.

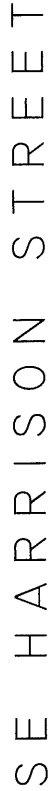
Note: Five eights inch Type X gypsum sheathing to be installed on exterior of wall at 2nd floor level.

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 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.

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED				
GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND	
<p>GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS</p> <p>Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.</p> <p>OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 15/64" heads, 7" o.c.</p> <p>Vertical joints staggered 24" on opposite sides. (LOAD-BEARING)</p>				<p>Thickness: 5 3/8"</p> <p>Approx. Weight: 7 psf</p> <p>Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309</p> <p>Sound Test: NRCC TL-93-098, IRC-IR-761, 3/98</p>
GA FILE NO. WP 3243	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND	
GYPSUM WALLBOARD, RESILIENT CHANNELS				

Approved reference wall. Please see A-10 for proposed design.



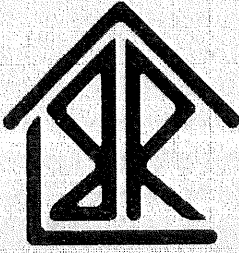
SHEET NO.:
A-1

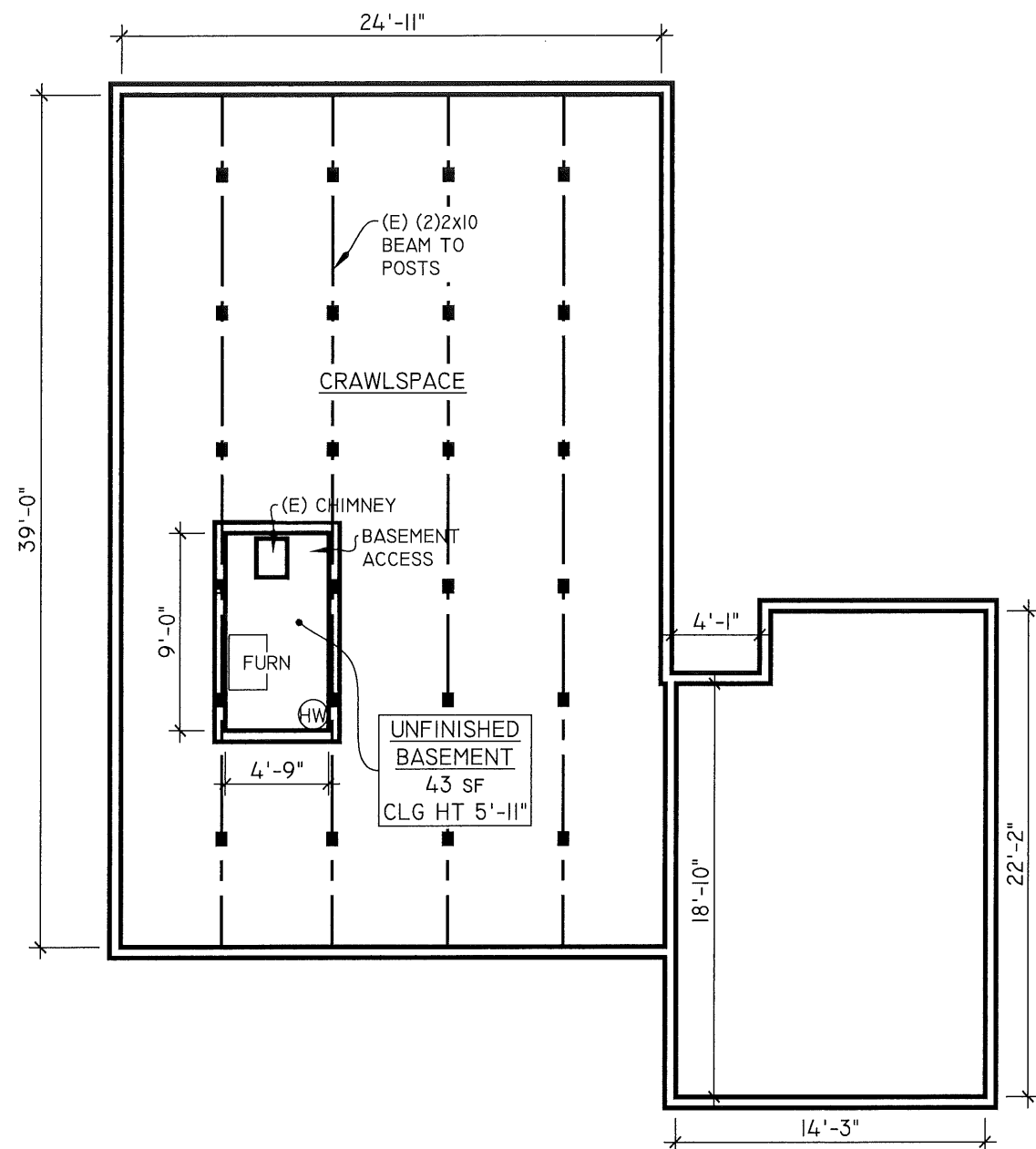
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503.610.BNR2
info@bnrpx.com

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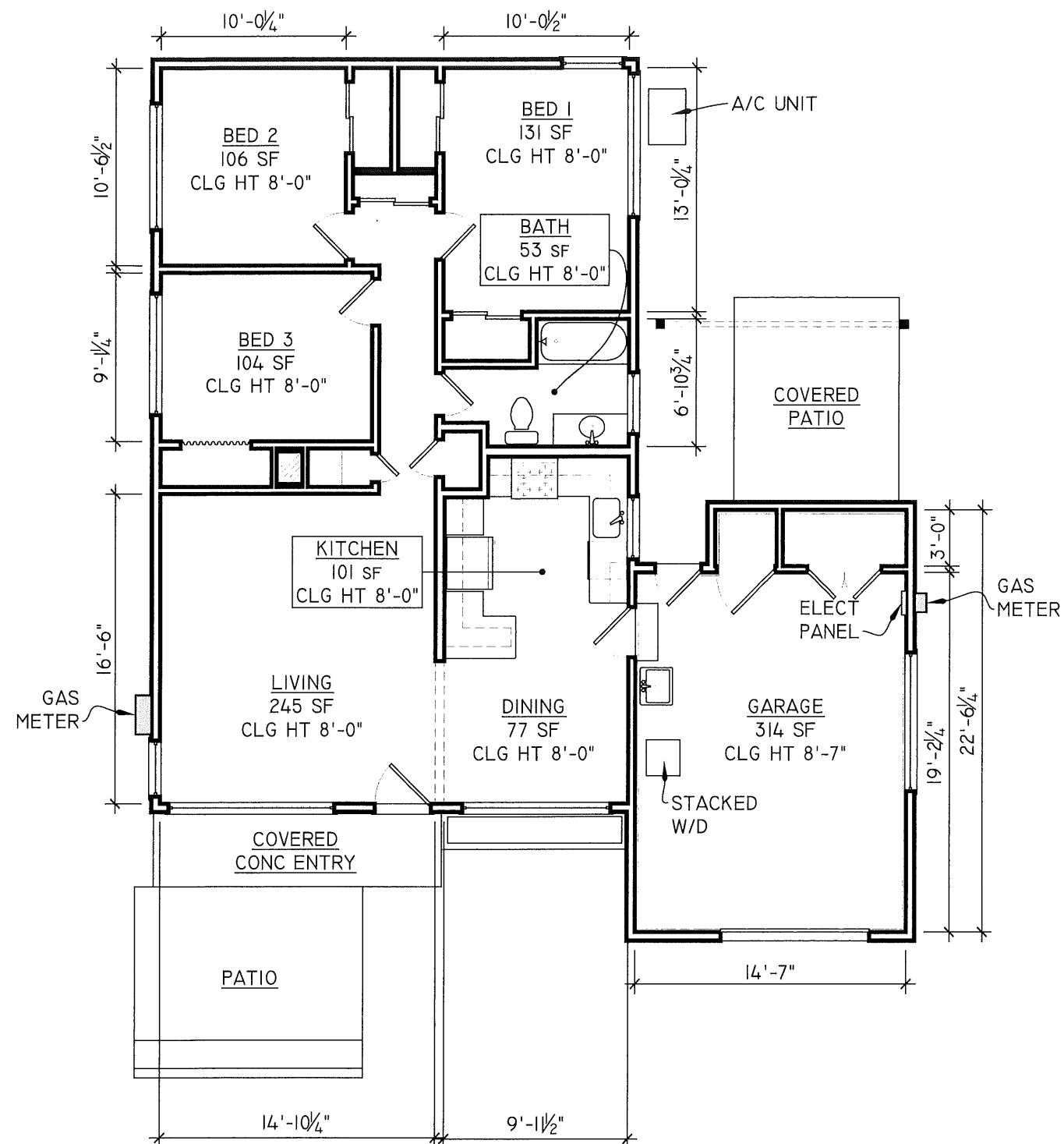
SITE PLAN

QUYEN LE & RUSSELL MEASE
7837 SE HARRISON ST
PORTLAND, OR 97215

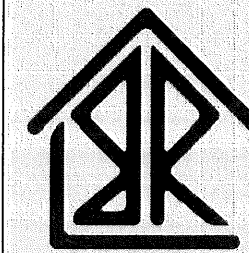




Existing Basement Plan
1/8"=1'-0"



Existing Main Level Plan
1/8"=1'-0"

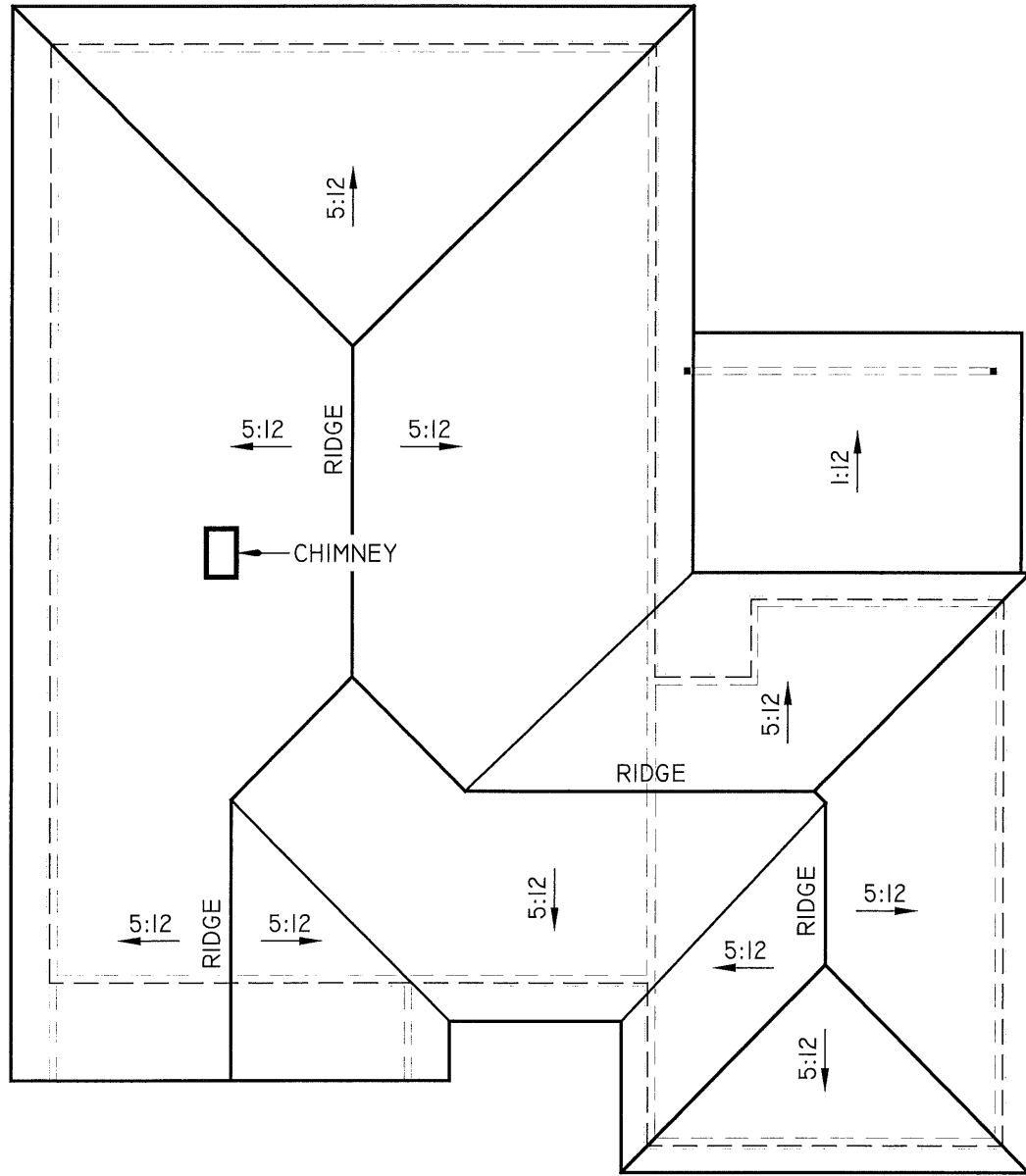


EXISTING FLOOR PLANS
 QUYEN LE & RUSSELL MEASE
 7837 SE HARRISON ST
 PORTLAND, OR 97215

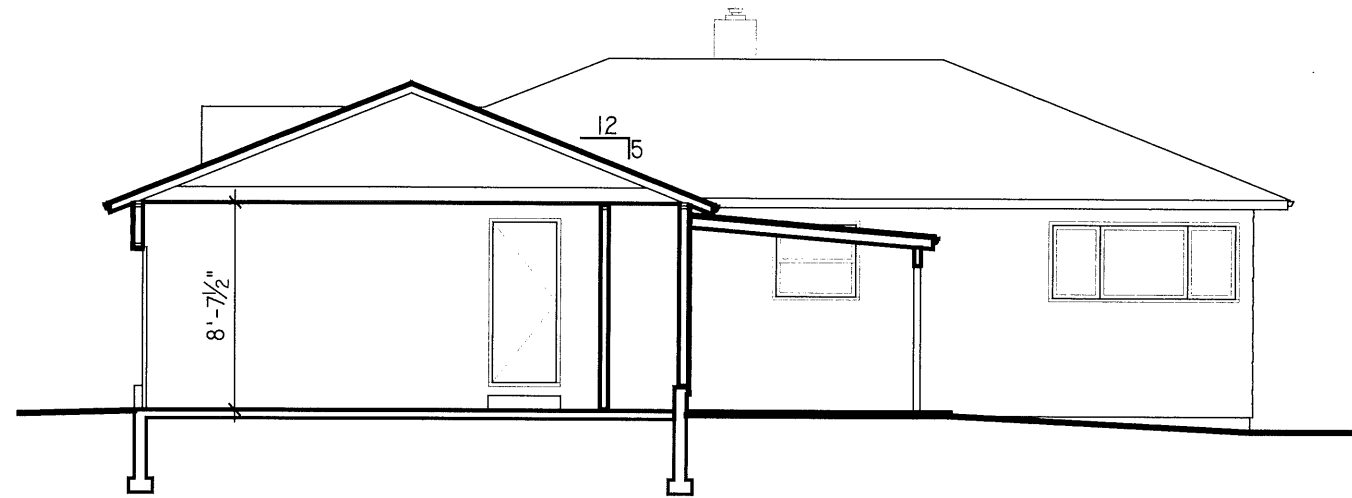
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 503.610.BNR2
 info@bnpdx.com

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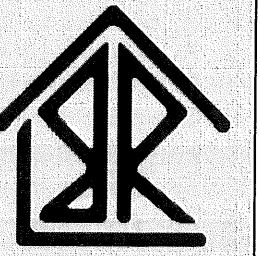
SHEET NO.:
A-2



Existing Roof Plan
1/8"=1'-0"



Existing Section
1/8"=1'-0"

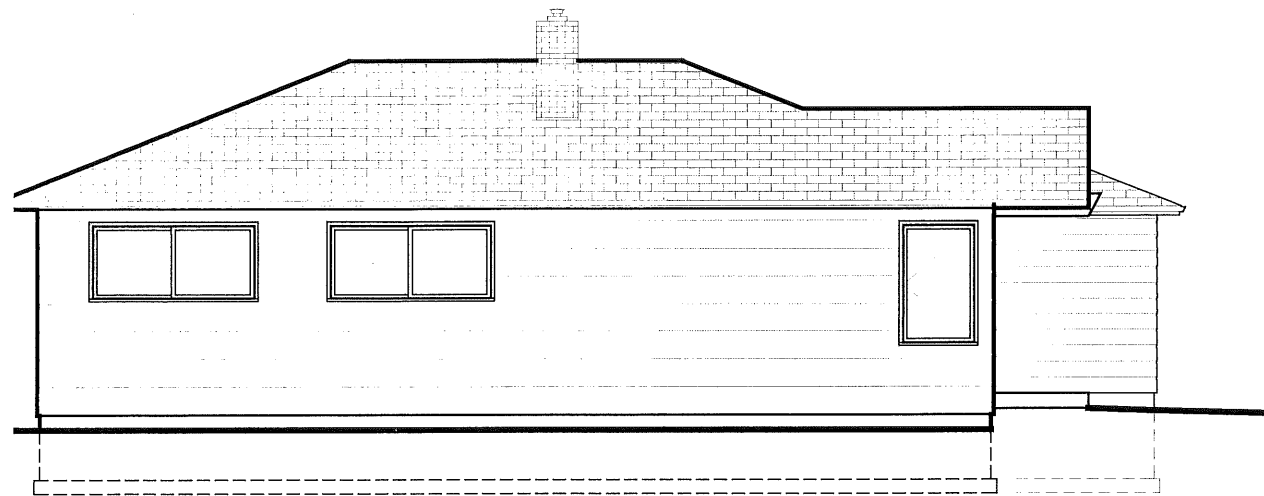


EXISTING ROOF PLAN & SECTION
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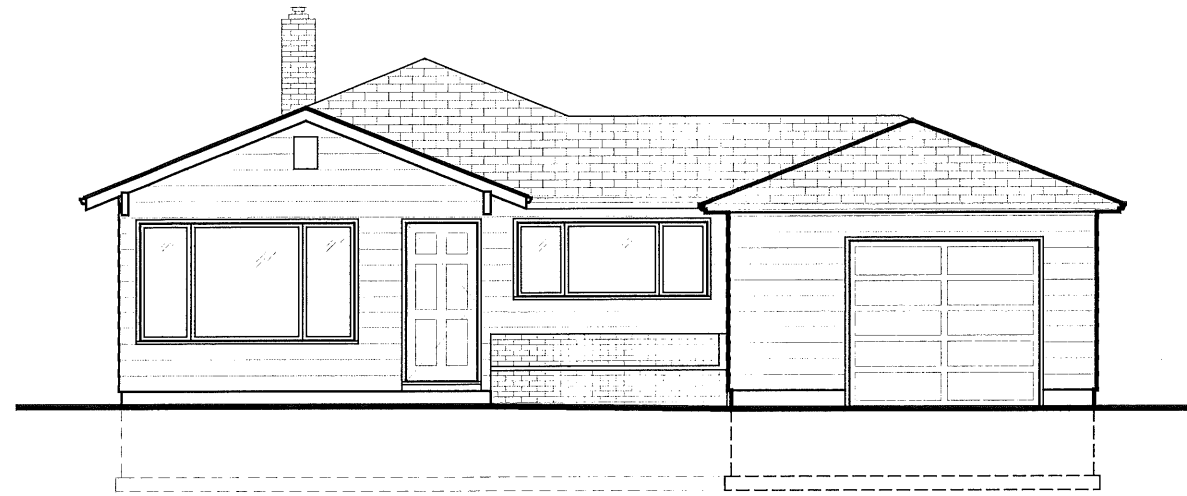
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 info@bnpdpdx.com

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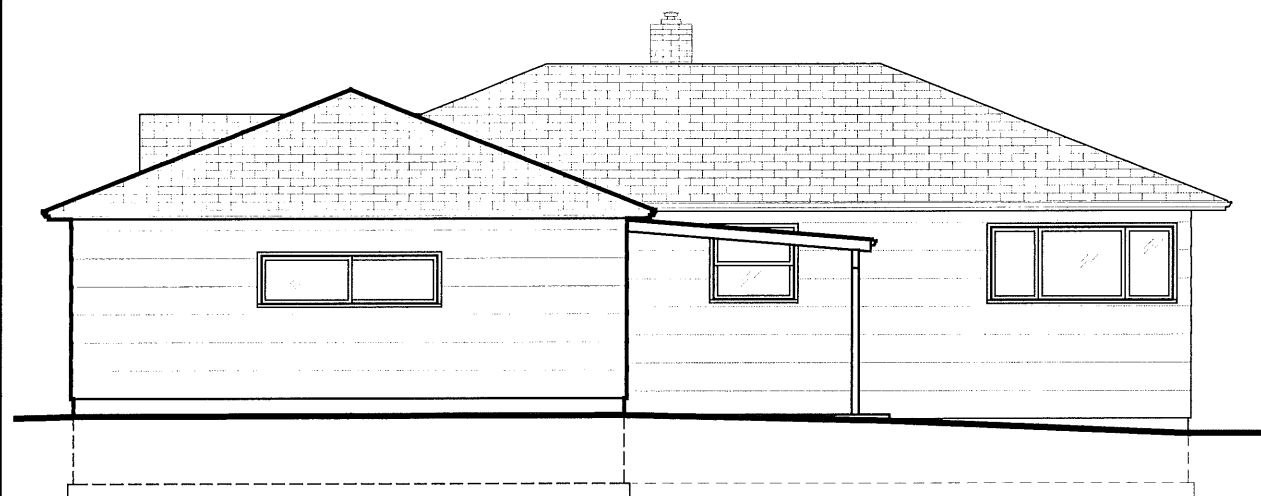
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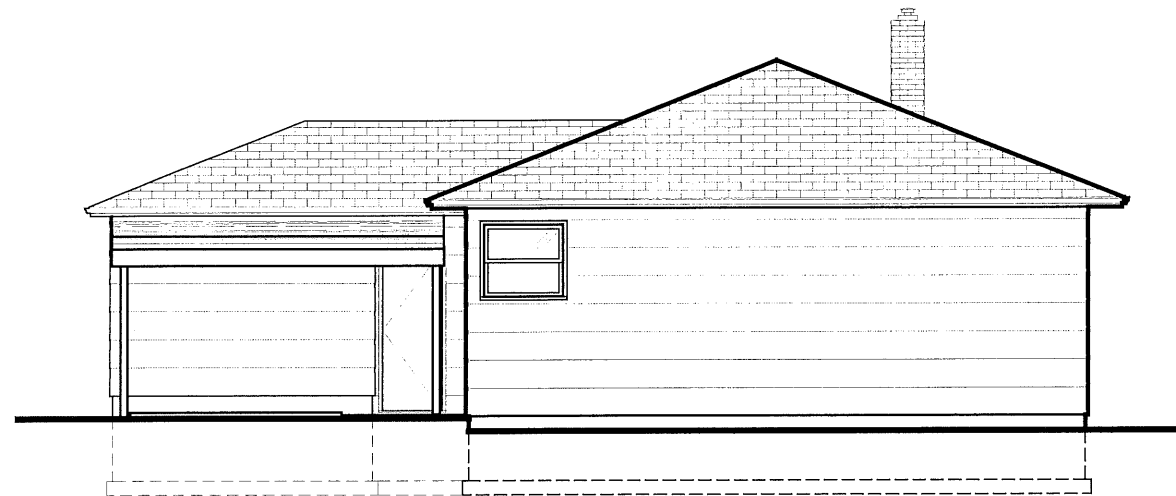
Existing West Elevation
1/8"=1'-0"



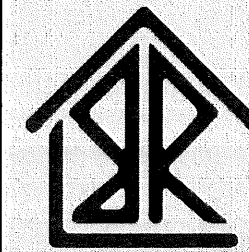
Existing South Elevation
1/8"=1'-0"



Existing East Elevation
1/8"=1'-0"



Existing North Elevation
1/8"=1'-0"

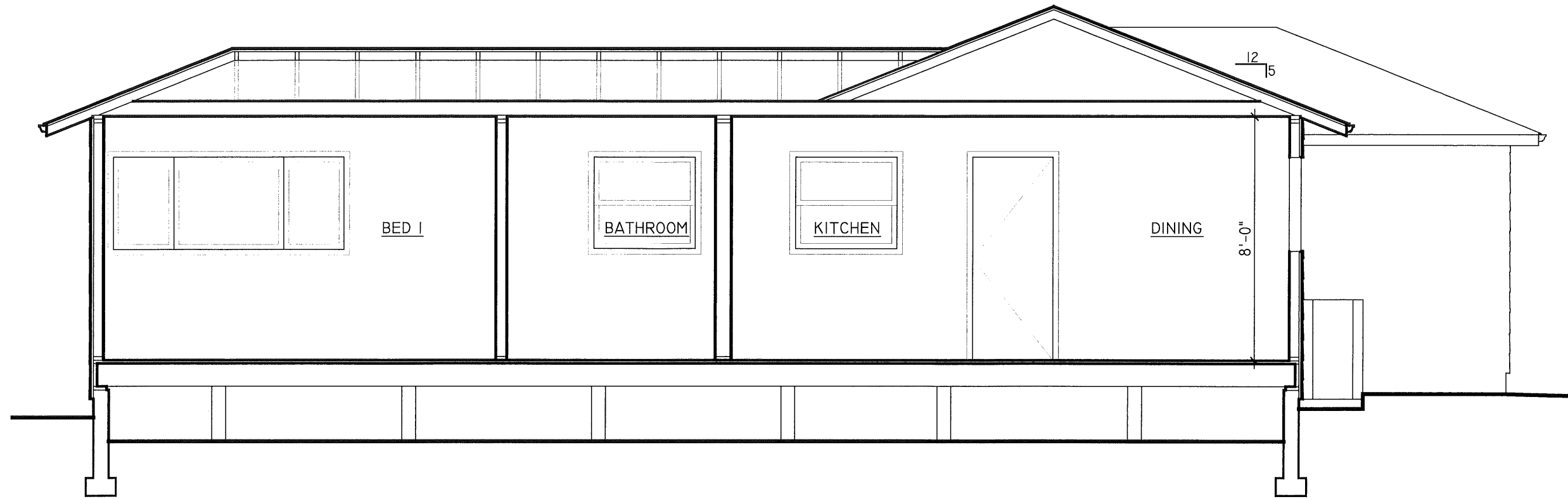


EXISTING ELEVATIONS
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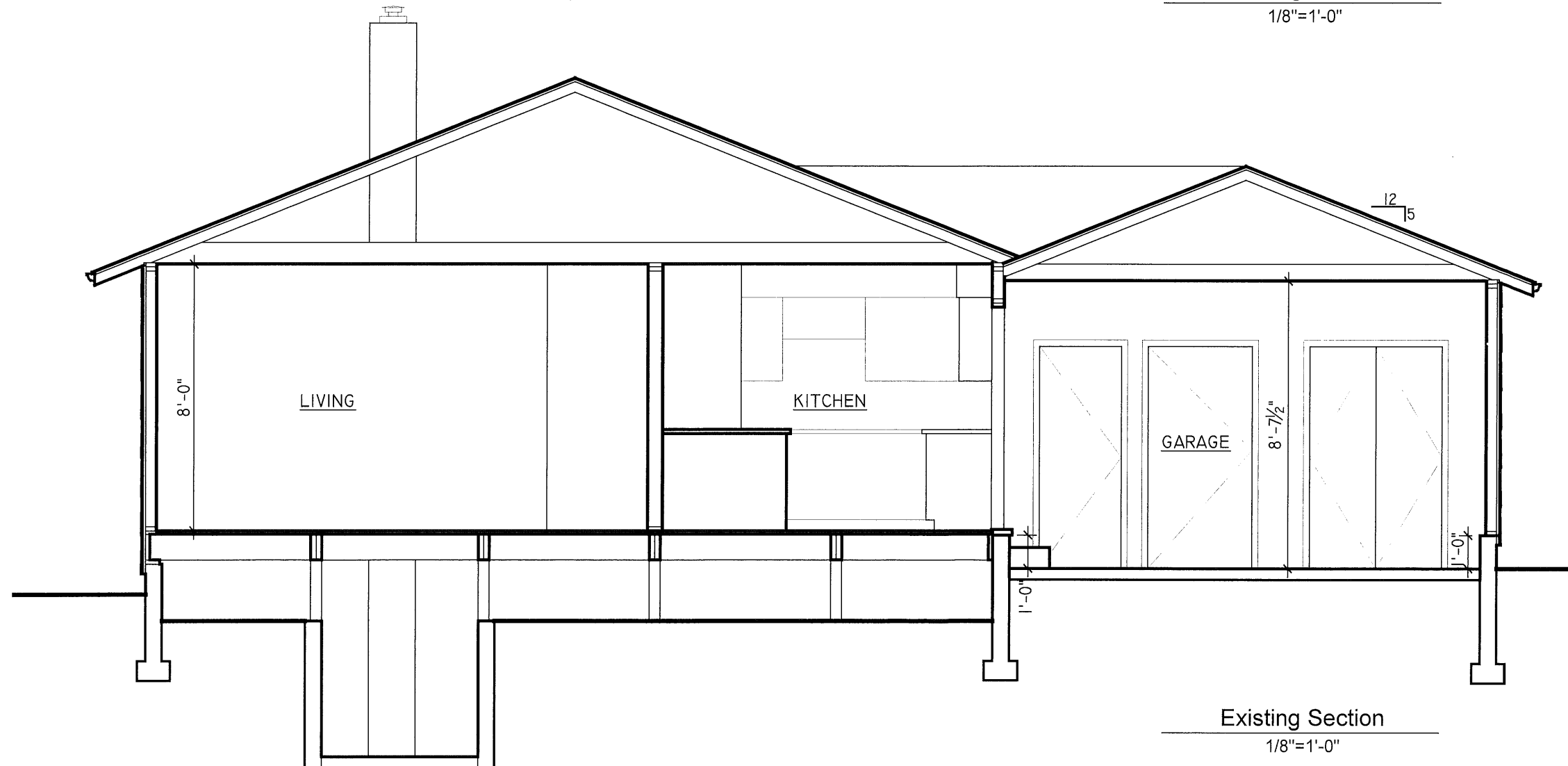
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A-4



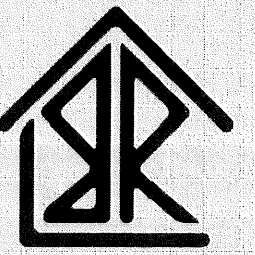
Existing Section

1/8"=1'-0"



Existing Section

1/8"=1'-0"



EXISTING SECTIONS

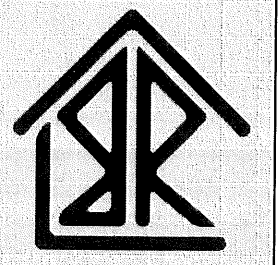
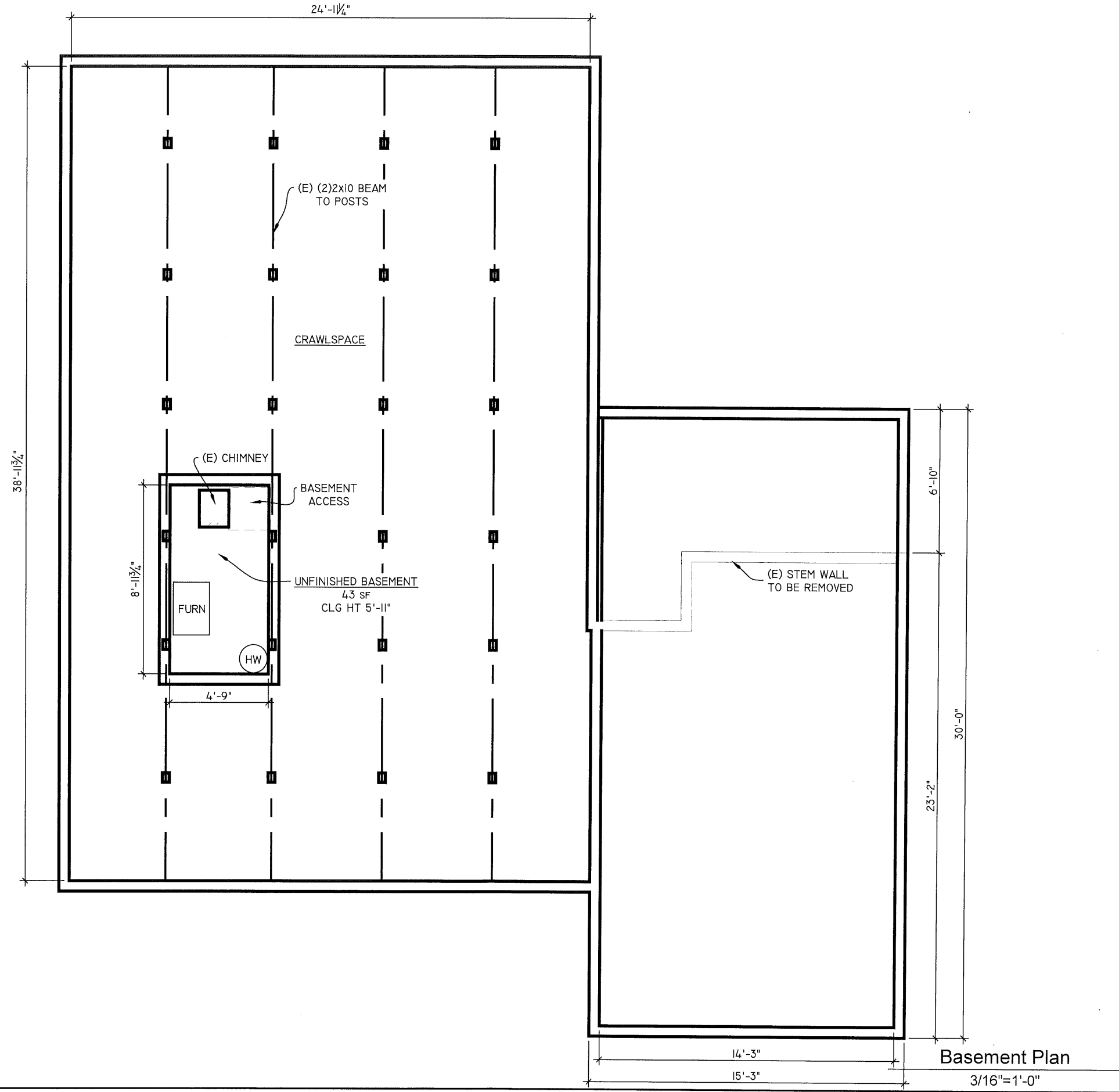
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7837 SE HARRISON ST
PORTLAND, OR 97215

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info@bnpdx.com

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SHEET NO.:

A-5



FOUNDATION PLAN

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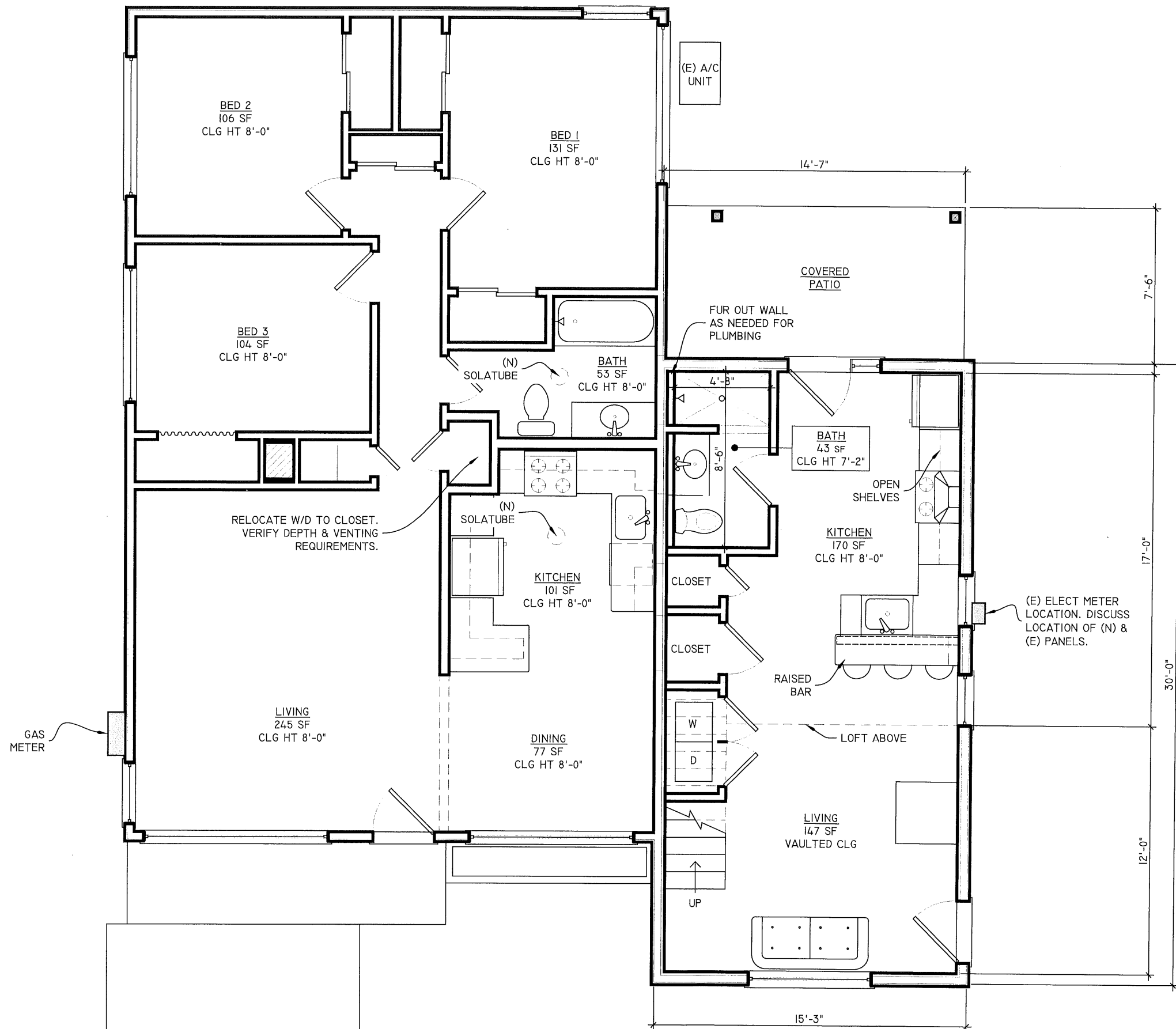
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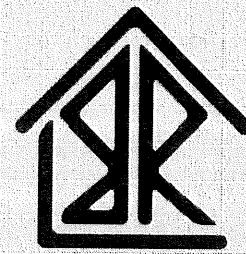
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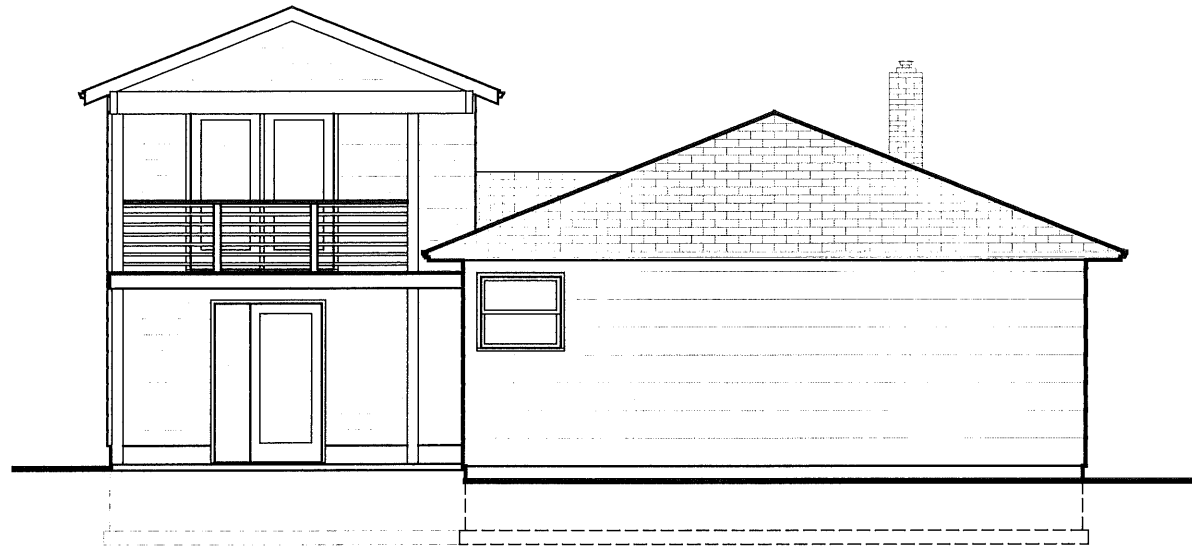
Main Level Plan
3/16"=1'-0"



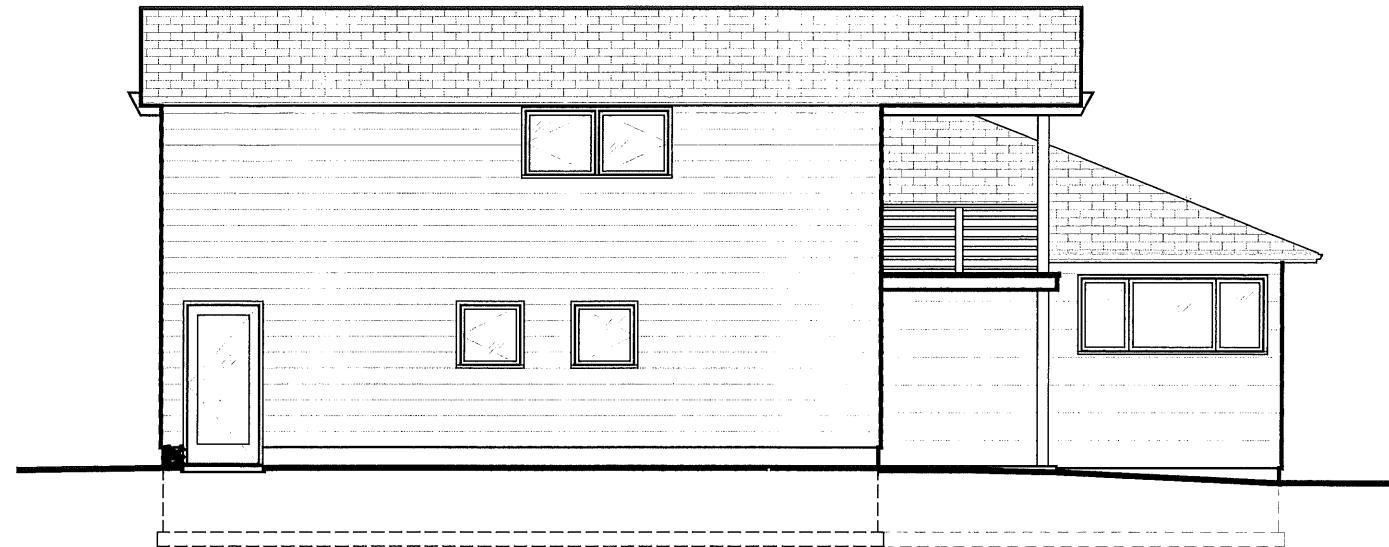
FIRST FLOOR PLAN
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 7837 SE HARRISON ST
 PORTLAND, OR 97215

BORN & RAISED CONSTRUCTION, LLC
 503.610.BNR2
 info@bnpdx.com
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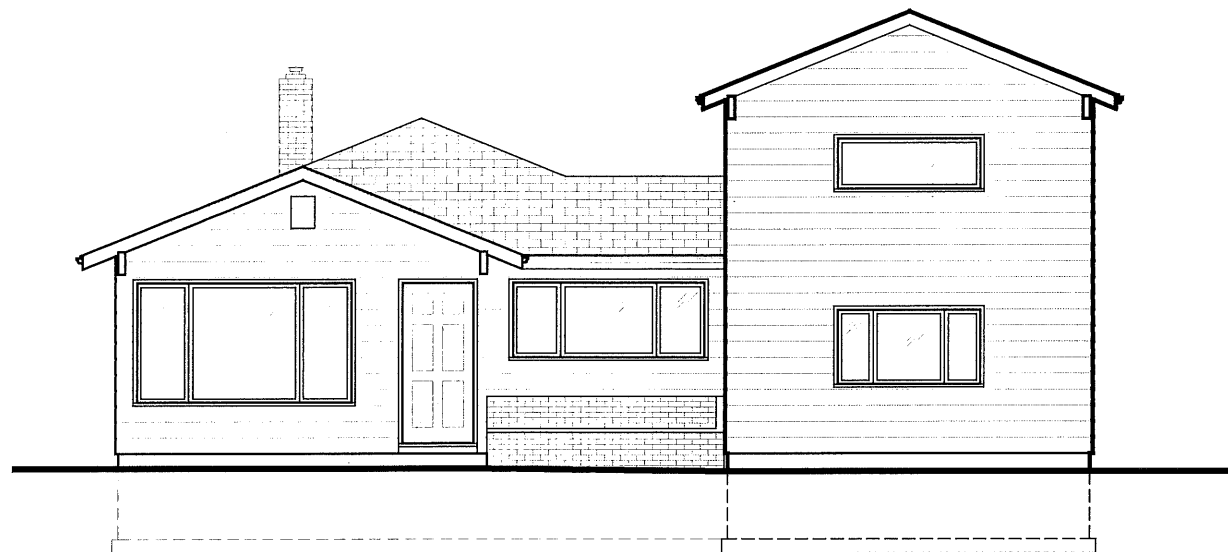
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A-7



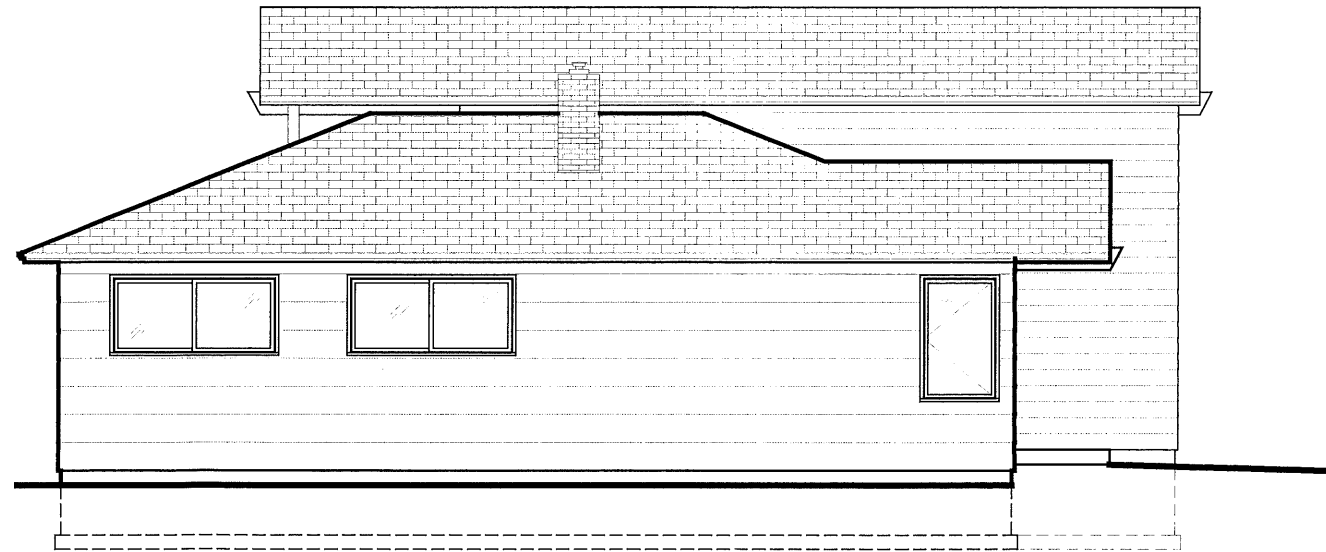
North Elevation
1/8"=1'-0"



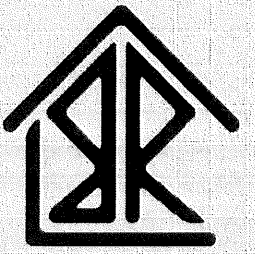
East Elevation
1/8"=1'-0"



South Elevation
1/8"=1'-0"



West Elevation
1/8"=1'-0"

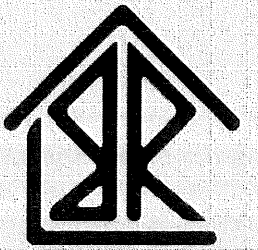


ELEVATIONS: OPTION 1
QUYEN LE & RUSSELL MEASE
7837 SE HARRISON ST
PORTLAND, OR 97215

BORN & RAISED CONSTRUCTION, LLC
503.610.BNR2
info@bnrpd.com

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SHEET NO.:
A-9



PROPOSED SECTIONS
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7837 SE HARRISON ST
PORTLAND, OR 97215

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info@bnpdx.com

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A-10

