

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: 18948	Project Address: 111 SW Harrison St, #15F
Hearing Date: 2/6/19	Appellant Name: Terry Hall
Case No.: P-001	Appellant Phone: 971 832 3626
Appeal Type: Plumbing	Plans Examiner/Inspector: McKenzie James, Joe Blanco, Jim Bechtel
Project Type: commercial	Stories: 25 Occupancy: Residential Construction Type: Plumbing
Building/Business Name: Portland Center Apartments Harrison East Tower	Fire Sprinklers: No
Appeal Involves: other: Want to keep 1 1/2	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Oregon Plumbing Specialty Code Book: Code 408.4 and Table 702.1.
Requires	Code 408.4 - Showers shall have a waste outlet and fixture tailpiece not less than 2 inches in diameter. Table 702.1 - minimum size trap and trap arm = 2"
Proposed Design	We would simply not alter the 1 1/2" drain in the bathroom of our client's residence on the 15-floor of a high-rise. We would install a new shower pan that is custom made to align exactly with existing drain.
Reason for alternative	Our client's residence is on the 15th floor of a high-rise. We would have to cut into the ceiling of the neighbor living below our client in order to access the bathroom drain and change it from 1 1/2" to 2." Neighbor has already told us that he will not allow us cut up his ceiling. KEEPING THE 1 1/2" DRAIN AVOIDS CONFLICT AND EXPENSE.

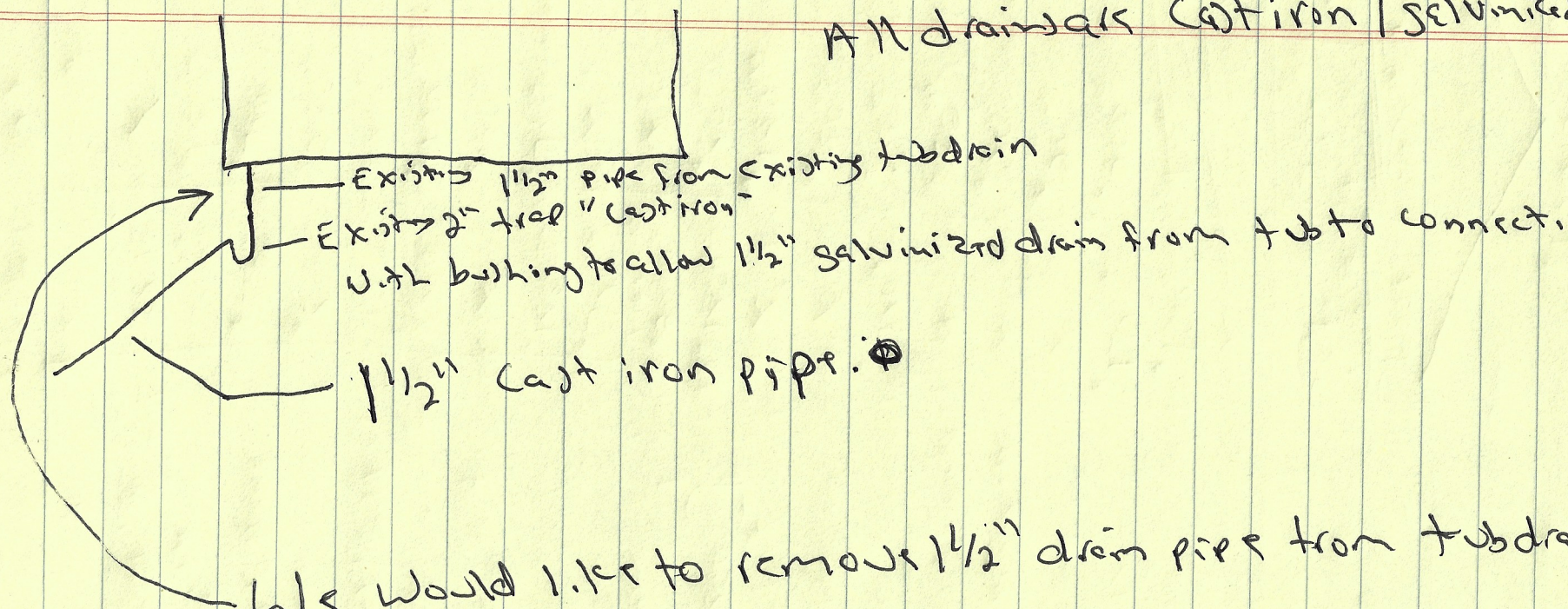
APPEAL DECISION

Use of 1.5 inch shower drain: Granted as proposed.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 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.

All drains cast iron / galvanized



We would like to remove $1\frac{1}{2}$ " drain pipe from tub drain

Remove existing 2" to $1\frac{1}{2}$ " bushing from trap. Install new 2" ABS pipe from existing trap to new shower drain. Leave existing trap & existing $1\frac{1}{2}$ " drain arm in place. floor is concrete so the only access we would have to replace drain arm would be through downstairs neighbor's ceiling. Neighbor will not allow this option.