

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: 20268	Project Address: 1814 N Alberta St
Hearing Date: 4/17/19	Appellant Name: Rafael Toma Solano
Case No.: B-015	Appellant Phone: 410-409-6150
Appeal Type: Building	Plans Examiner/Inspector: Hend Barghouti
Project Type: residential	Stories: 1 Occupancy: not given Construction Type: not given
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 19-128390-RS
Plan Submitted Option: mail [File 1] [File 2]	Proposed use: ADU

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	402.5
Requires	To have 21" of uninterrupted space in front of toilet
Proposed Design	Move north facing wall 2' to the north to accommodate sloped shower floor. Move shower head and valves to east wall. Install shower curtain. Replace toilet w/sink, toilet combo.
Reason for alternative	Eliminating the sink and installing a sink/toilet combo (27 3/4" L x 15" W x 35 7/8" H) will satisfy the requirements for plumbing code 402.5.

APPEAL DECISION

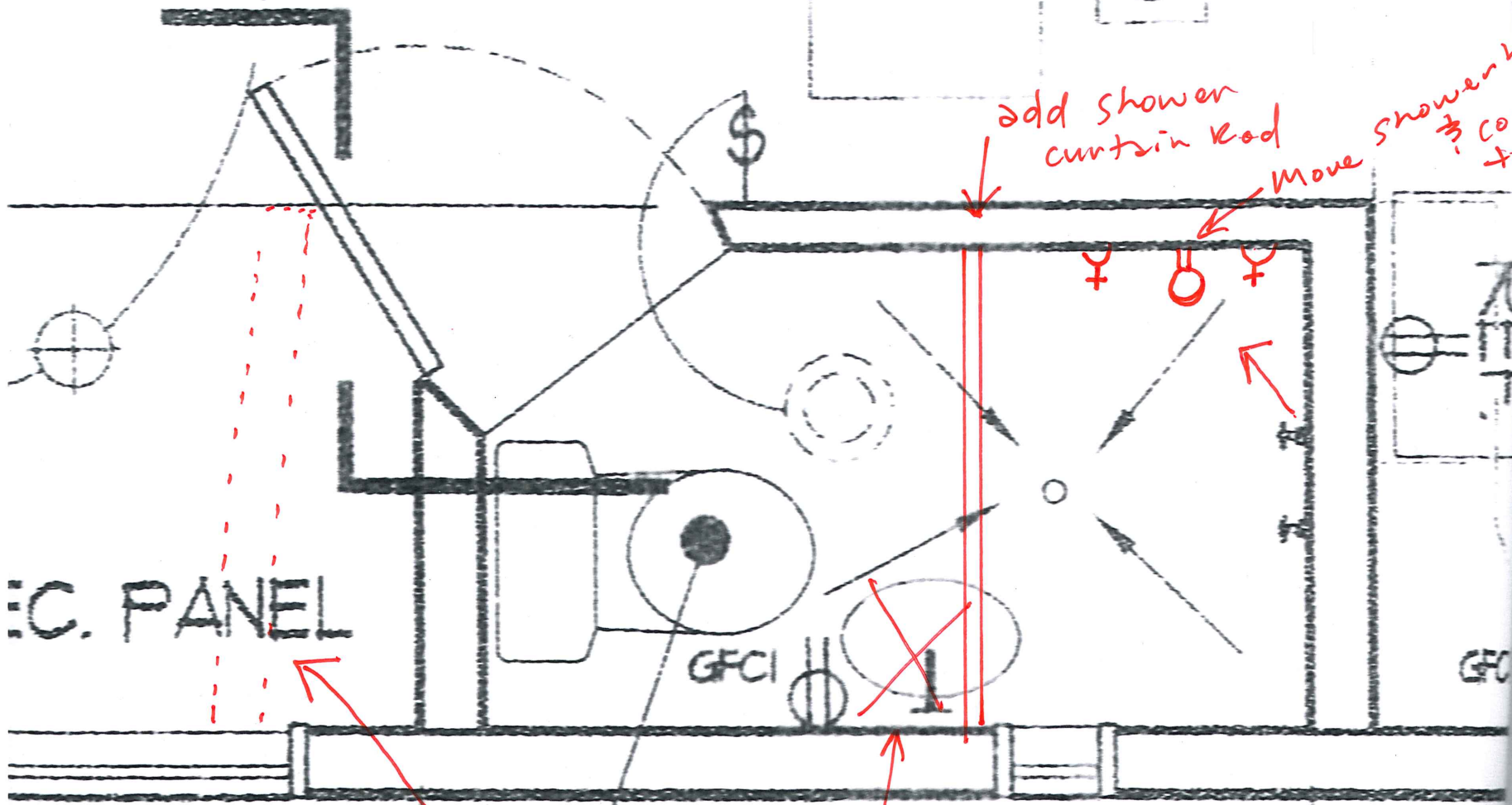
Use of combination toilet and sink in ADU: Denied. Proposal does not provide equivalent sanitary facilities.

Appellant may contact John Butler (503 823-7339) with questions.

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.

1'-1"

89



E.C. PANEL

\$

GFCI

GFCI

Scale: $\frac{3}{4}" = 1'$

Move existing toilet and wall 2ft to North.

Replace toilet w/ toilet/sink combo

Eliminate ~~Remove~~ Sink

Add shower curtain Rod

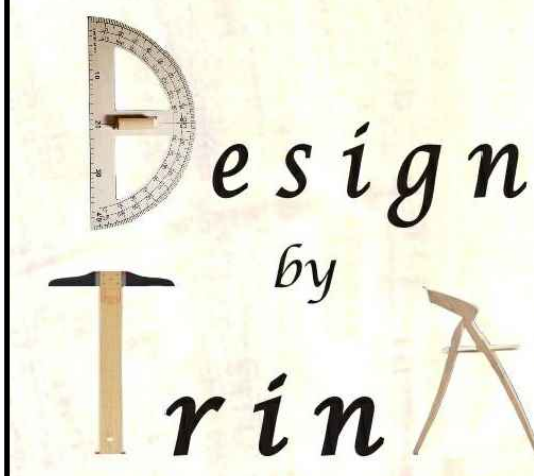
Move Shower head & controls to East Wall So that water does not go out of door

← N

ACCESSORY DWELLING UNIT COMPLIANCE PROJECT

for:

Ms. Margaret Zebroski
1814 N. Alberta Street
Portland, Oregon 97217



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COVER SHEET
NOTES
INDEX
VICINITY MAP

A1

OF 5

Drawn by: TJ

February 24, 2019

DRAWING INDEX:

- A1 COVER SHEET / NOTES / INDEX / VICINITY MAP
A2 FLOOR PLANS / ROOF PLAN / BUILDING SECTIONS / DOOR & WINDOW SCHEDULES - EXISTING CONDITIONS
A3 EXTERIOR ELEVATIONS - EXISTING CONDITIONS
A4 FLOOR PLANS / ROOF PLAN / BUILDING SECTIONS REPLACEMENT WINDOW SCHEDULE - PROJECT AREAS
A5 EXTERIOR ELEVATIONS - PROJECT AREAS
S1 FLOOR FRAMING & FOUNDATION PLAN / CEILING FRAMING PLAN / ROOF FRAMING PLAN - EXISTING CONDITIONS
S2 FLOOR FRAMING & FOUNDATION PLAN / CEILING FRAMING PLAN / ROOF FRAMING PLAN / DETAILS - PROJECT AREA
S3 SCHEDULES / NOTES
SP1 SITE PLAN

SCOPE OF WORK:

- TO BRING A PRE-EXISTING ACCESSORY DWELLING UNIT INTO COMPLIANCE PER 2017 ORS SECT. 102.7 EXISTING STRUCTURES.
- BY PROVIDING A NEW CONCRETE STEMWALL AND CONTINUOUS FOOTING, AND LATERAL STRENGTHENING.
- BY PROVIDING NEW UNDER FLOOR INSULATION
- BY PROVIDING NEW GUTTERS & DOWNSPOUTS AND TIE INTO EXISTING STORM LINES.
- BY REPLACING (3) EXISTING SINGLE PANE WOOD FRAMED WINDOWS WITH VINYL U0.30 MIN., AND (1) VINYL FRAMED WINDOW FOR SHEAR WALL.
- EXISTING BUILDING APPEARED TO BE IN GOOD CONDITION UPON SITE VISIT. EXISTING WALLS SEEMED TO BE ADEQUATELY INSULATED. EXISTING ROOF CAVITY WAS FINISHED WHICH PREVENTED VISUALIZATION OF ROOF CAVITY INSULATION.

LEGAL DESCRIPTION

1814 N. ALBERTA STREET
PORTLAND, OREGON 97217
Property ID: R257184
State ID: 1N1E21AD-01600
Alt. Account #: R709602560
BLOCK: 6 LOT: 7
RIVERSIDE ADDITION
OVERLOOK NEIGHBORHOOD
SOUTHEAST QUARTER / NORTHEAST QUARTER
SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 EAST,
WILLAMETTE MERRIDIAN
PORTLAND
MULTNOMAH COUNTY, OREGON
Zoning: R-5

EXISTING BUILDING COMPONENT REQUIREMENTS

BUILDING COMPONENT	REQUIREDVALUE	EQUIVALENT VALUE
WALL INSUL.:	U-0.083	R-15
UNDER FLOOR NOMINAL 8" :	U-0.039	R-25
VAULTED CEILING:	U-0.047	R-21
FLAT CEILING:	U-0.025	R-49
WINDOWS:	U-0.30	U-0.30
EXTERIOR DOORS:	U-0.20	R-5
EXT. DOORS w/ LESS THAN 2.5 FT. GLAZ'G.:	U-0.40	R-2.5
FORCED AIR DUCT INSULATION:	N/A	R-8

WHERE BATT INSULATION CANNOT BE USED TO ACHIEVE MIN. R- VALUES, USE RIGID INSULATION BOARD TO MEET REQUIREMENTS.
IT IS ASSUMED THAT THE EXISTING 2x6 RAFTER CAVITY ARE INSULATED WITH A MIN. OF AN R-21 BATT INSULATION.
CONTRACTOR MAY SUBSTITUTE A "CLOSED-CELL" POLYURETHANE SPRAY FOAM INSULATION (SPF) WITH A MINIMUM R-VALUE OF R-6.6 / INCH ALL VOIDS, AND GAPS SHALL BE COMPLETELY FILLED.
ALL NEW INSULATION PRODUCTS TO COMPLY WITH THE FOLLOWING:
FLAME SPREAD INDEX NOT TO EXCEED 25
SMOKE DEVELOPED INDEX NOT TO EXCEED 450
IN ACCORDANCE WITH :
ASTM E84 AND/OR UL 723

SMALL ADDITION ADDITIONAL MEASURES

2. REPLACE ALL EXISTING SINGLE PANE WOOD OR ALUMINUM WINDOWS TO THE U-FACTOR AS SPECIFIED IN TABLE N1101.2

OCCUPANCY GROUP

EXISTING RESIDENCE - GROUP R3

EXISTING CONDITIONED SPACE AREAS:

(E) MAIN RESIDENCE = 1,580.0± SF
(E) ACCESSORY DWELLING UNIT= 232.6± SF
232.6 SF ÷ 1,580.0 SF = 15%

NOTES SPECS.:

ELECTRICAL , MECHAINCIAL & PLUMBING PER LOCAL CODE BY OTHERS

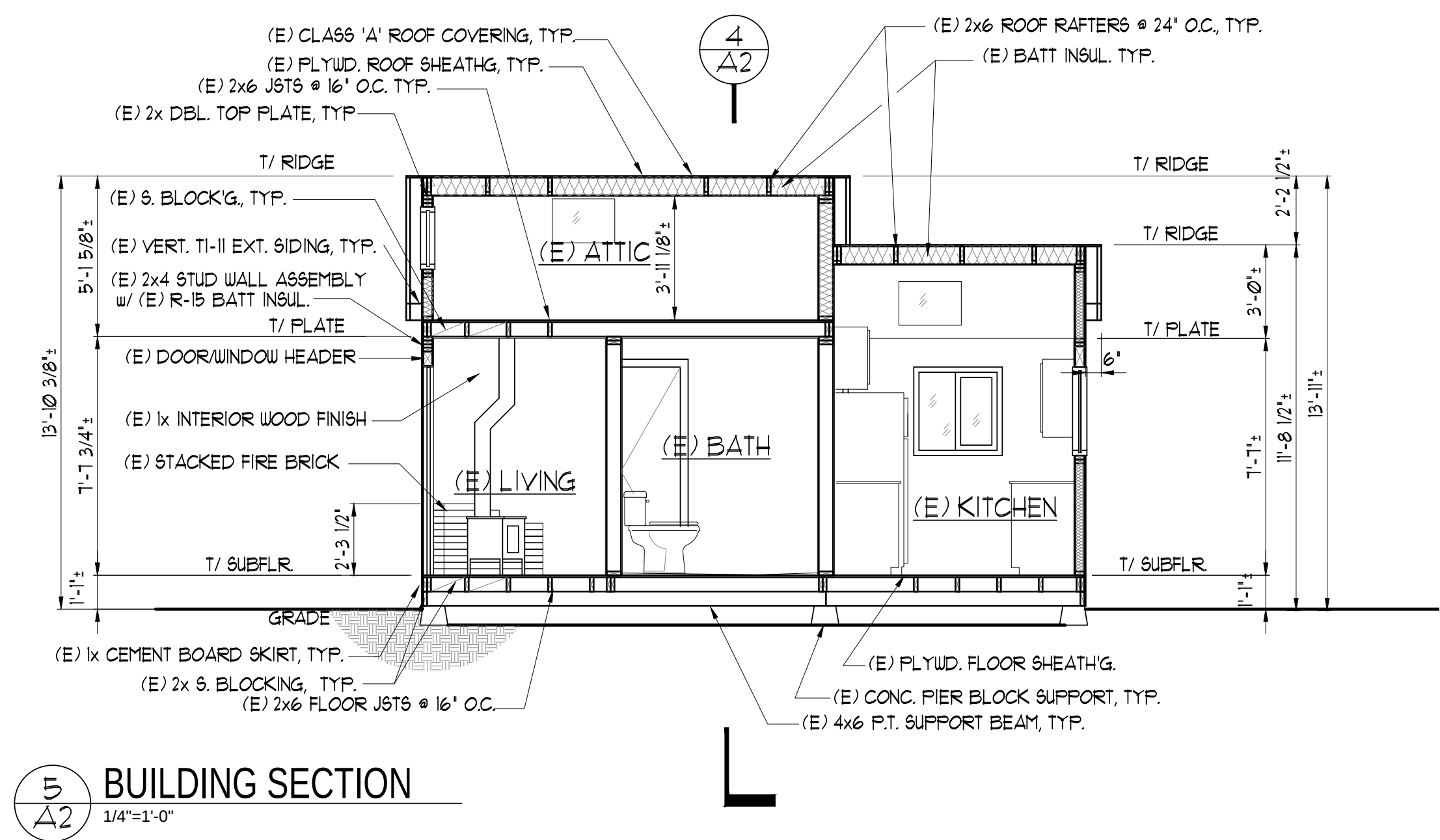
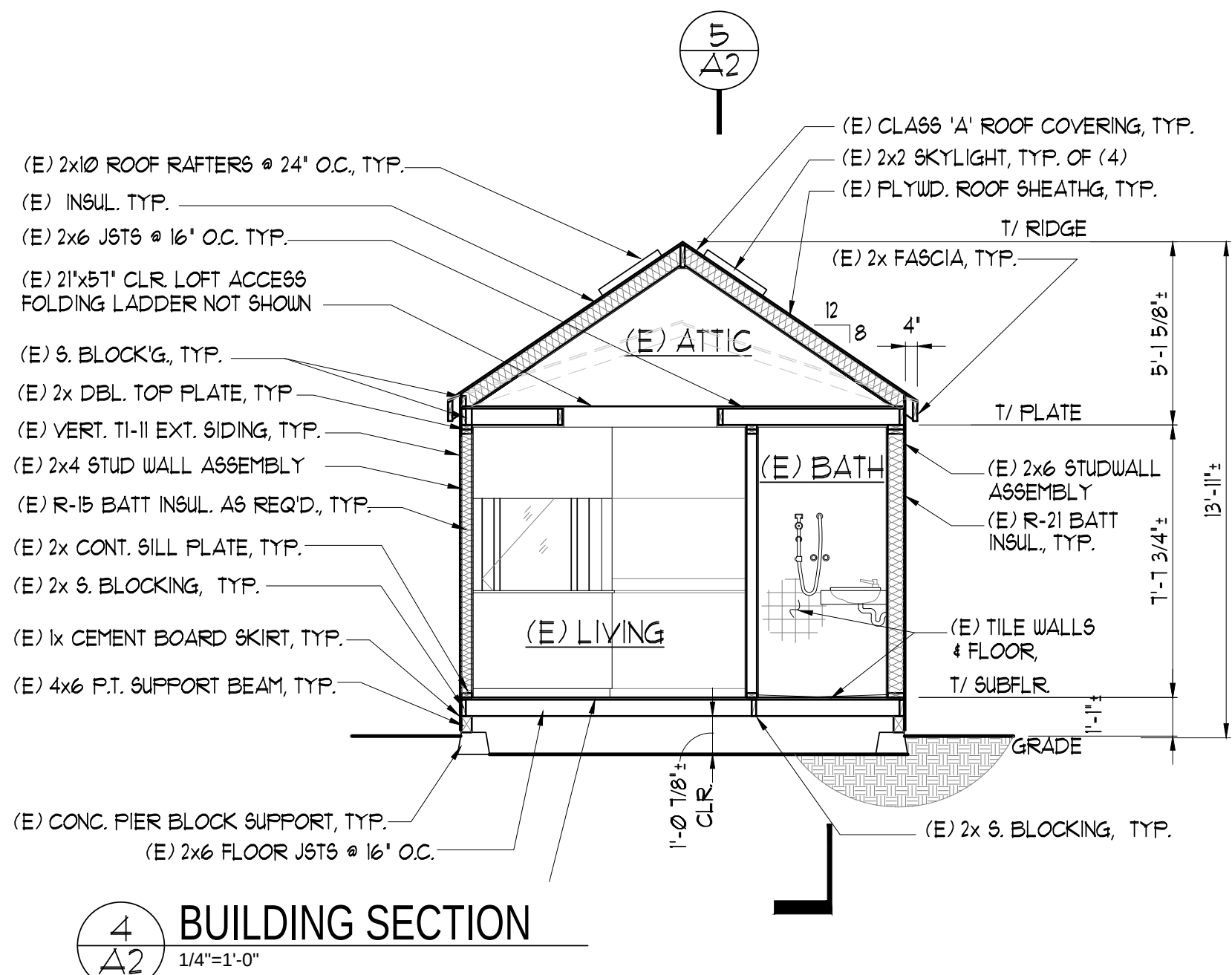
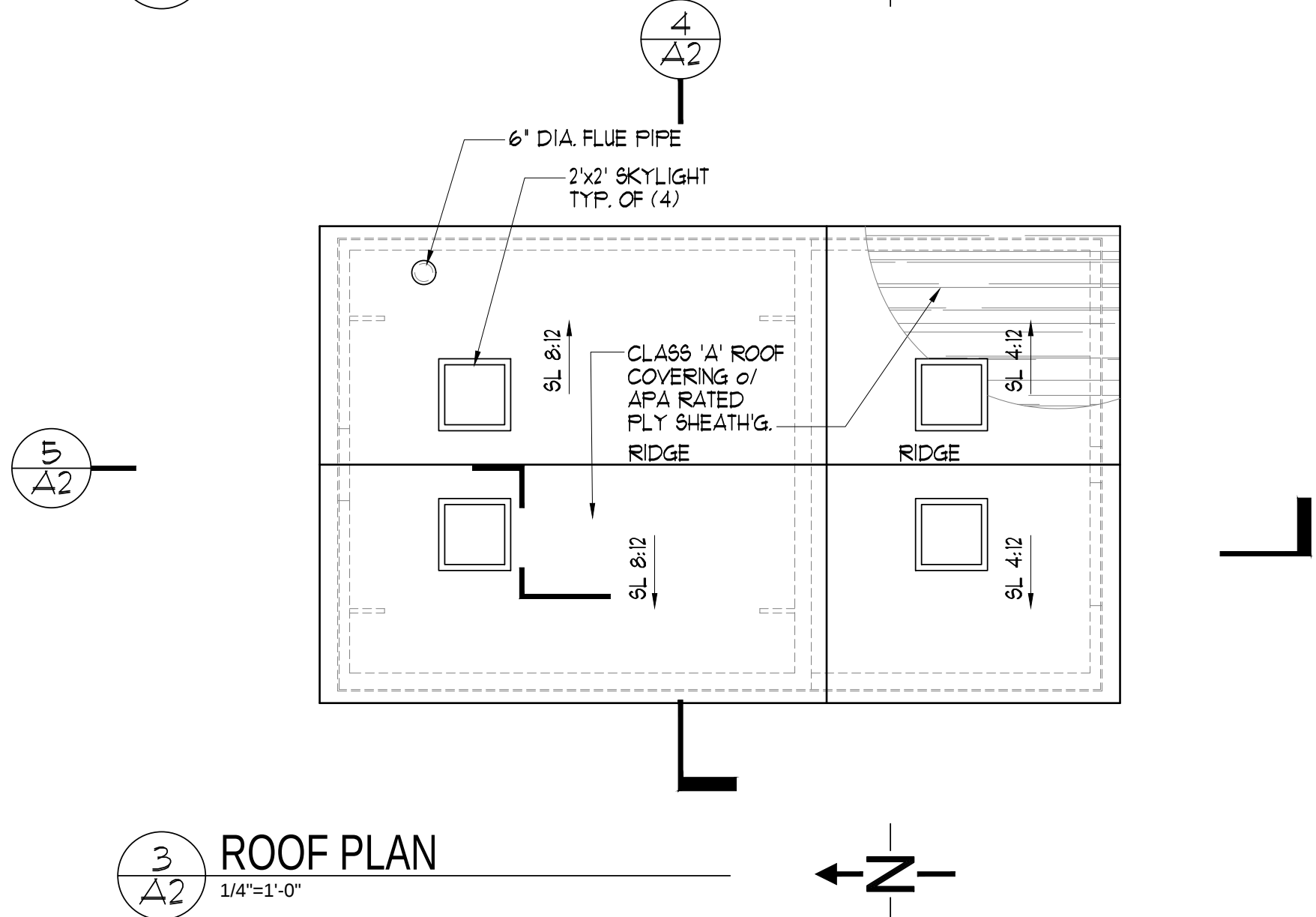
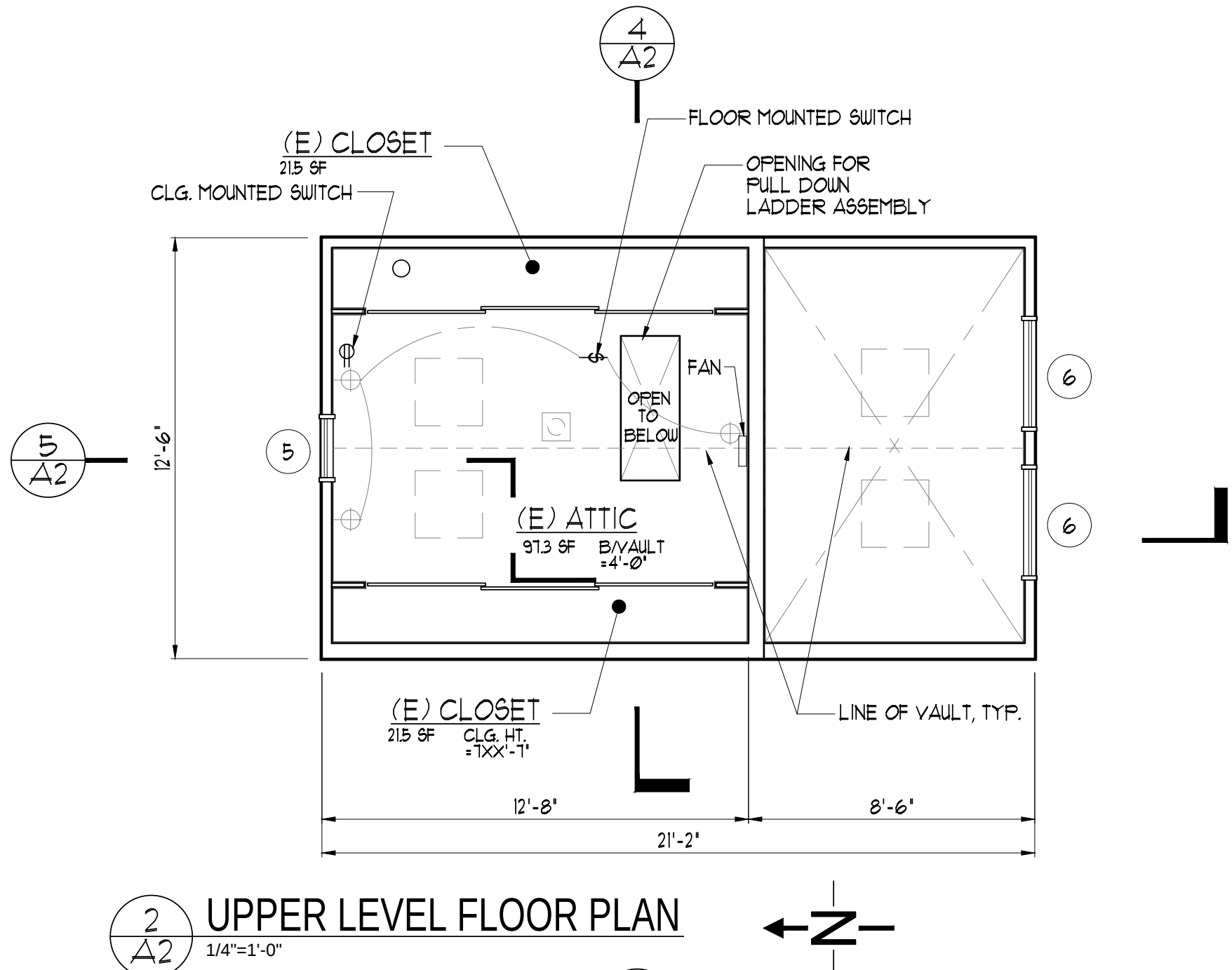
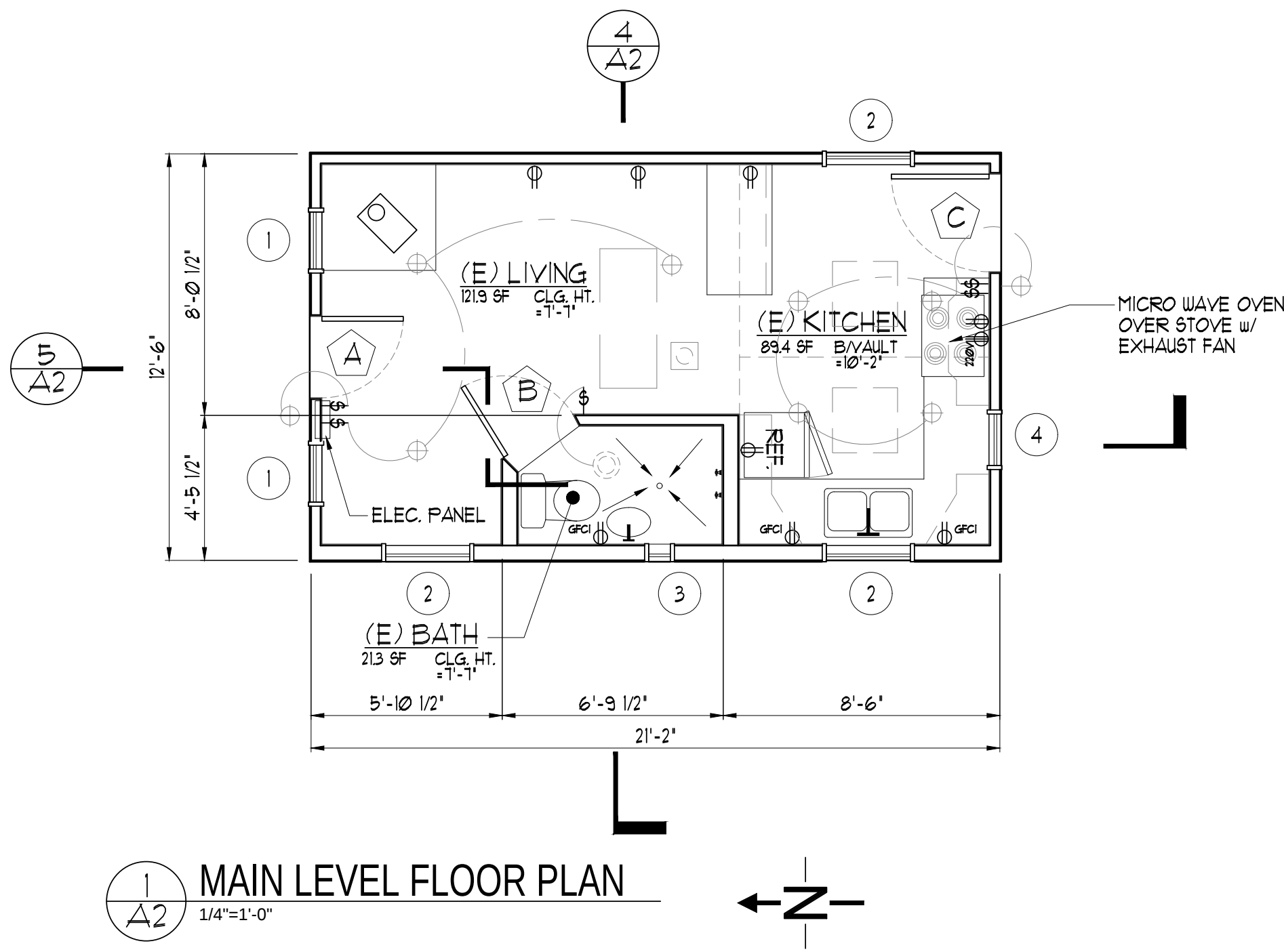
SMOKE & CARBON MONOXIDE COMBO ALARMS TO BE INTERCONNECTED & HARDWIRED TO PRIMARY BUILDING WIRING & TO BE PERMENANT WITHOUT DISCONNECT SWITCH, PROVIDE A BATTERY BACKUP SOURCE.

ALL OUTDOOR INTAKES, AND EXHAUST SYSTEMS TO BE AUTOMATIC, OR GRAVITY OPERATED, AS REQ'D.

ALL WORK TO BE PERFORMED SHALL CONFORM TO THE 2017 OREGON STATE RESIDENTIAL SPECIALTY CODE, AND THE 2014 OREGON STATE RESIDENTIAL SPECIALTY CODE AMENDMENTS



VICINITY MAP
NO SCALE



- LEGEND:
- ELECTRICAL OUTLET
 - LIGHT SWITCH
 - WALL OR CEILING LIGHT
 - UNDER CABINET LED STRIP
 - 90 CFM ULTRA QUIET FAN/LIGHT COMBO UL 507
 - CARBON MONOXIDE/ SMOKE ALARM COMBO UL 2034 & UL 217
 - SMOKE ALARM UL 217
 - EXISTING WALLS TO REMAIN
 - NEW WALLS PER WALL SCHEDULE
 - WALLS/COMPONENTS TO BE REMOVED
 - WALL TYPE
 - WINDOW TYPE

EXISTING WINDOWS SCHEDULE

MARK	QTY.	SIZE	FIXED	SWING	SLIDER	SINGLE HUNG	MATERIAL
1	2	2'-0 x 2'-8		X			SINGLE PANE WOOD FRAME
2	3	2'-10 x 2'-10			X		VINYL FRAME
3	1	1'-0 x 3'-0			X		VINYL FRAME
4	1	1'-10 x 2'-10			X		VINYL FRAME
5	1	1'-6 x 2'-0					SINGLE PANE WOOD FRAME
6	2	CUSTOM	X				VINYL FRAME

EXISTING DOORS SCHEDULE

MARK	QTY.	DIMENSIONS	DESCRIPTION	GLASS	TEMPERED
A	1	2'-6 x 6'-8 x 1 3/4"	EXTERIOR	X	
B	1	2'-6 x 6'-8 x 1 3/8"	INTERIOR		
C	1	3'-0 x 6'-8 x 1 3/4"	EXTERIOR	X	X

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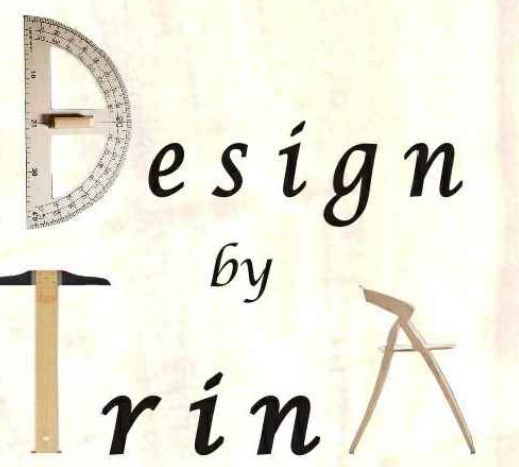
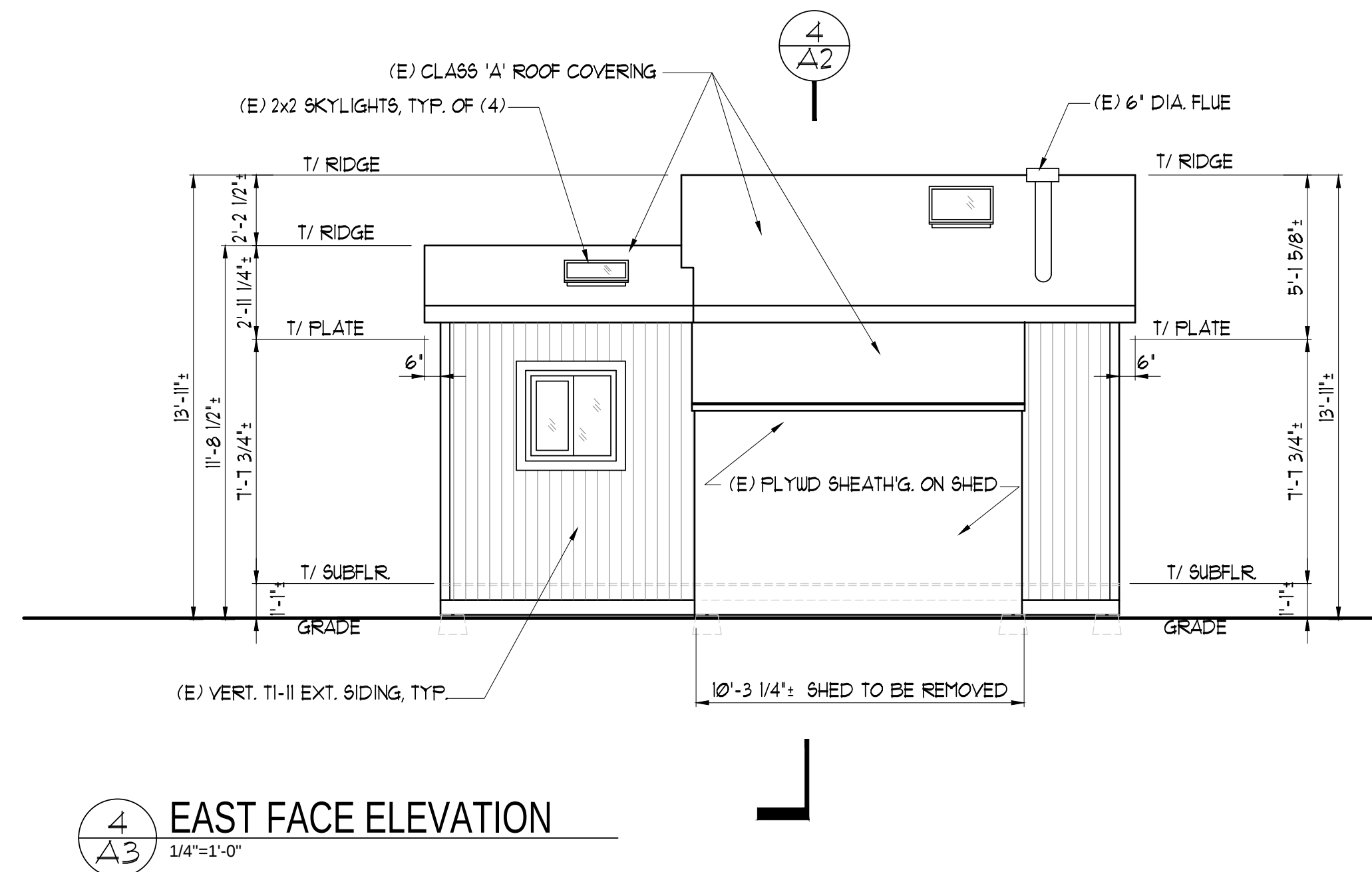
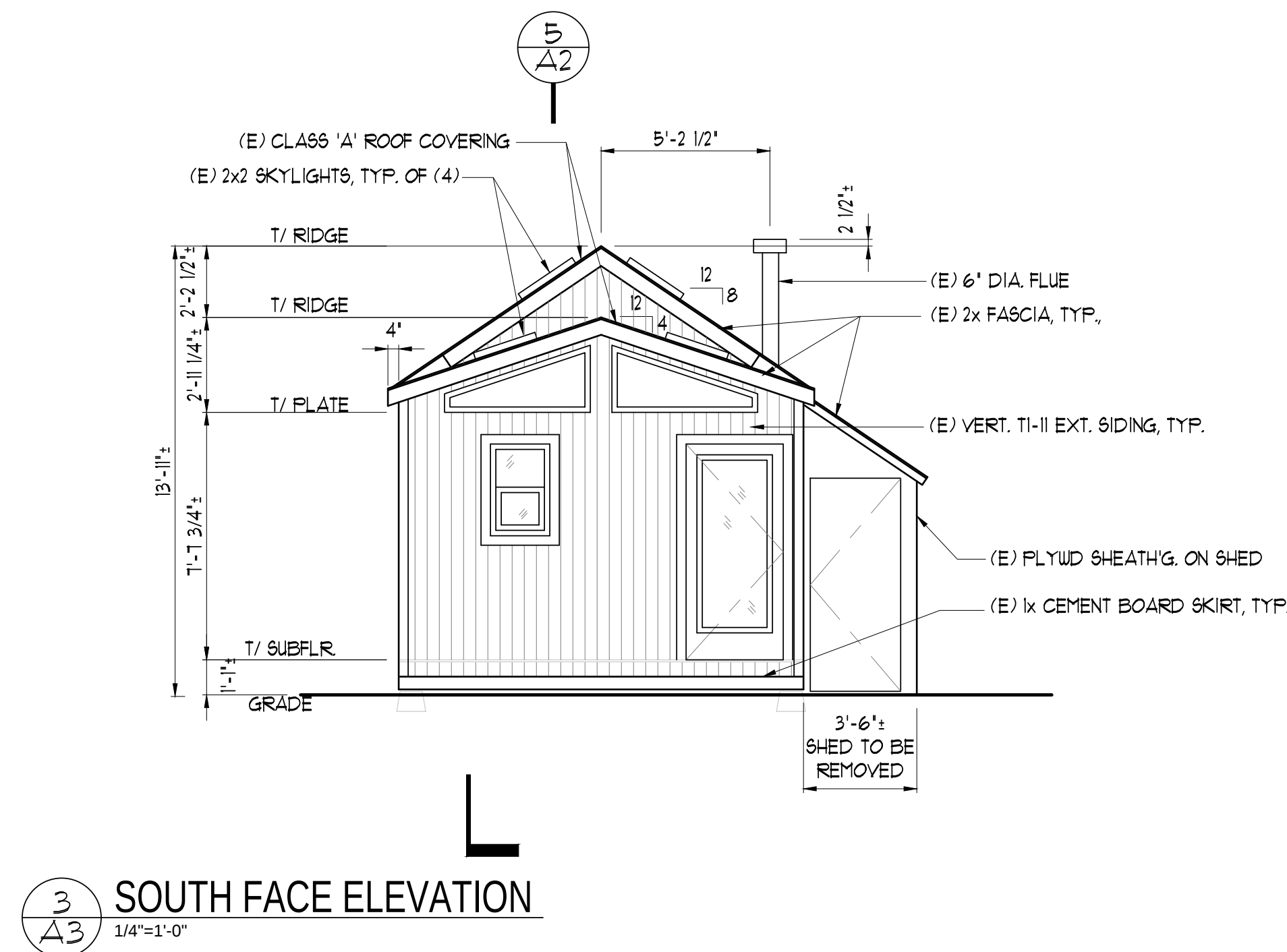
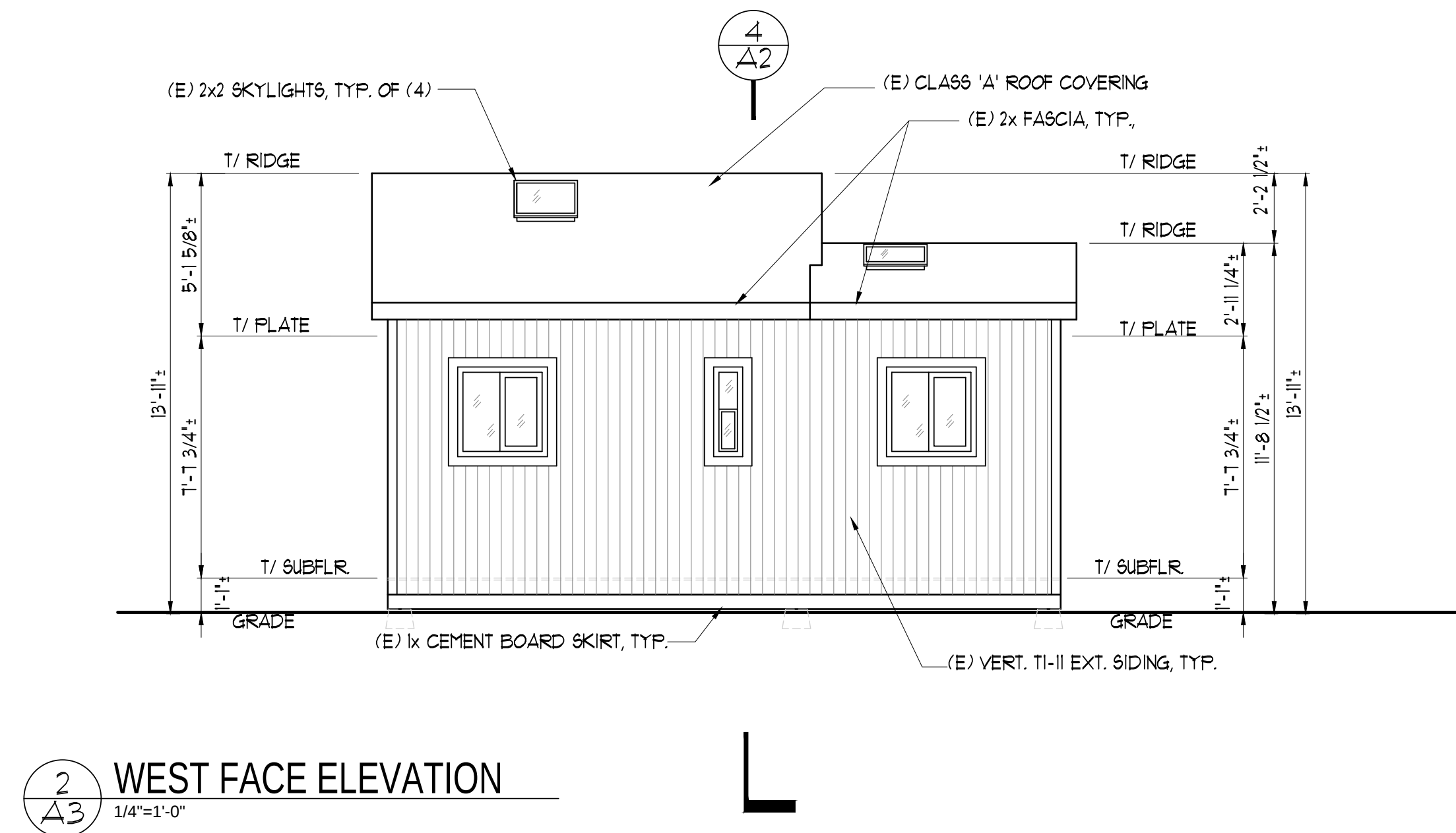
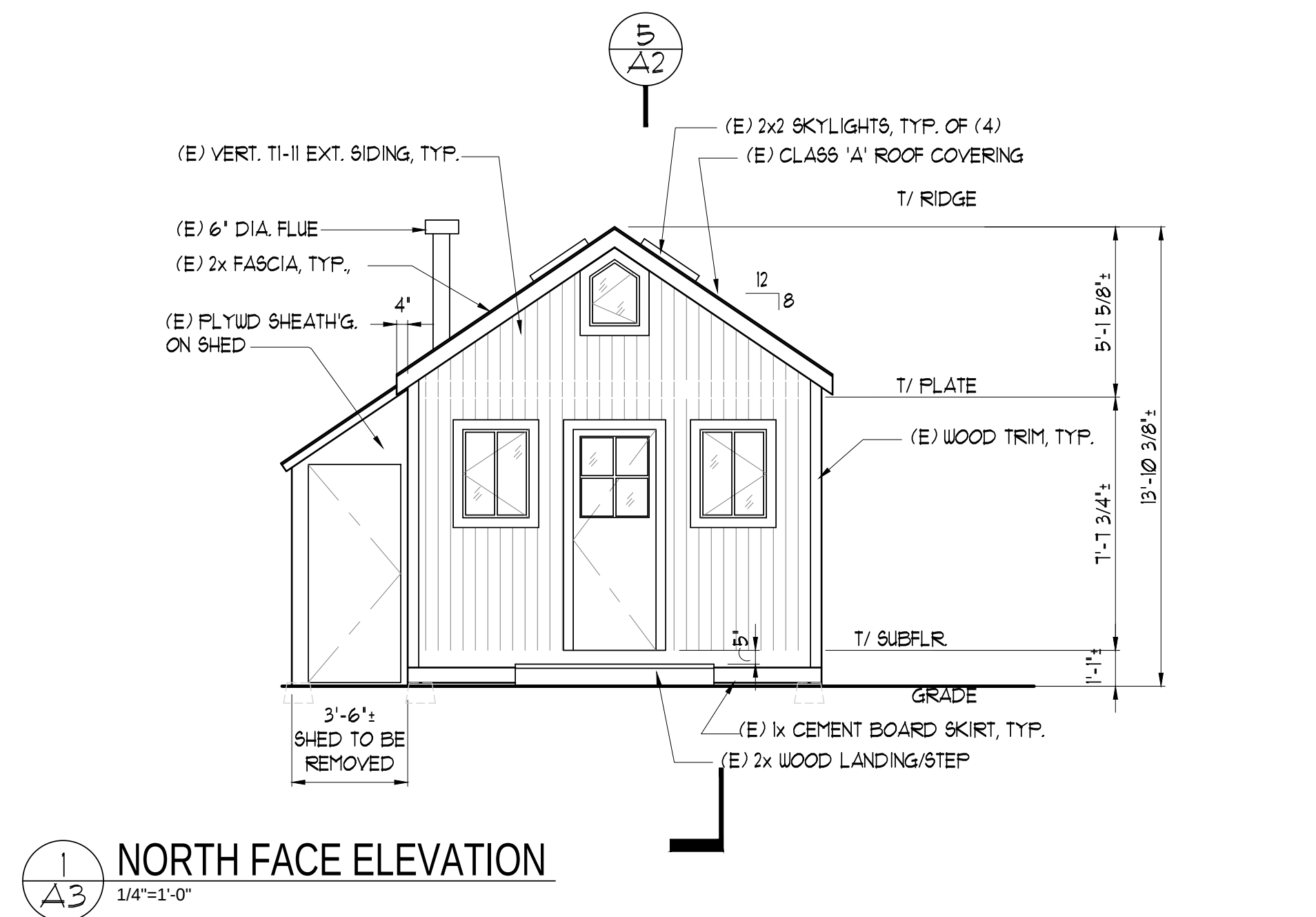
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MAIN LEVEL PLAN
UPPER LEVEL PLAN
ROOF PLAN
DOOR/WINDOW
SCHEDULES
BUILDING SECTIONS
EXISTING
CONDITIONS

A2
OF 5

Drawn by: TJ

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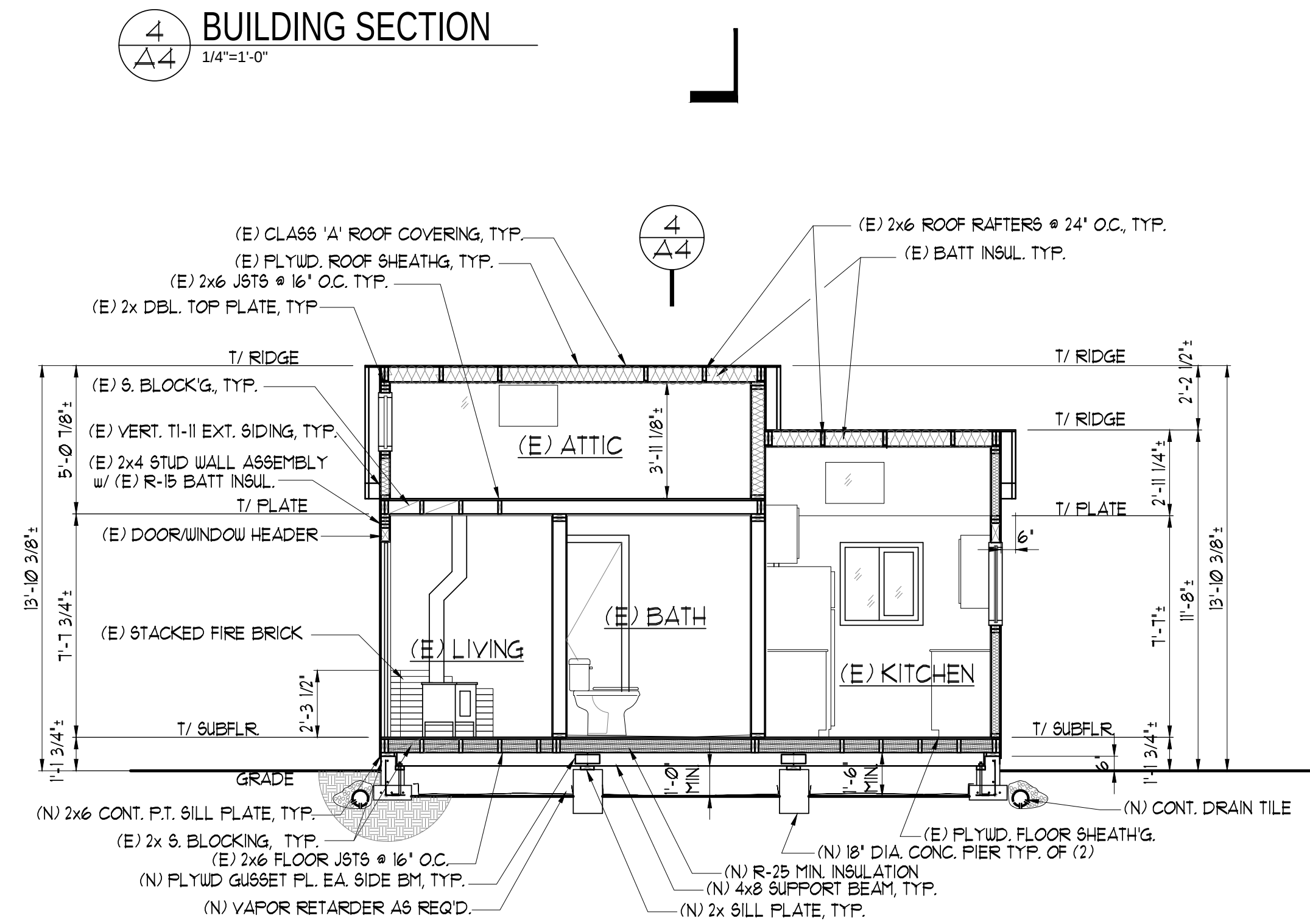
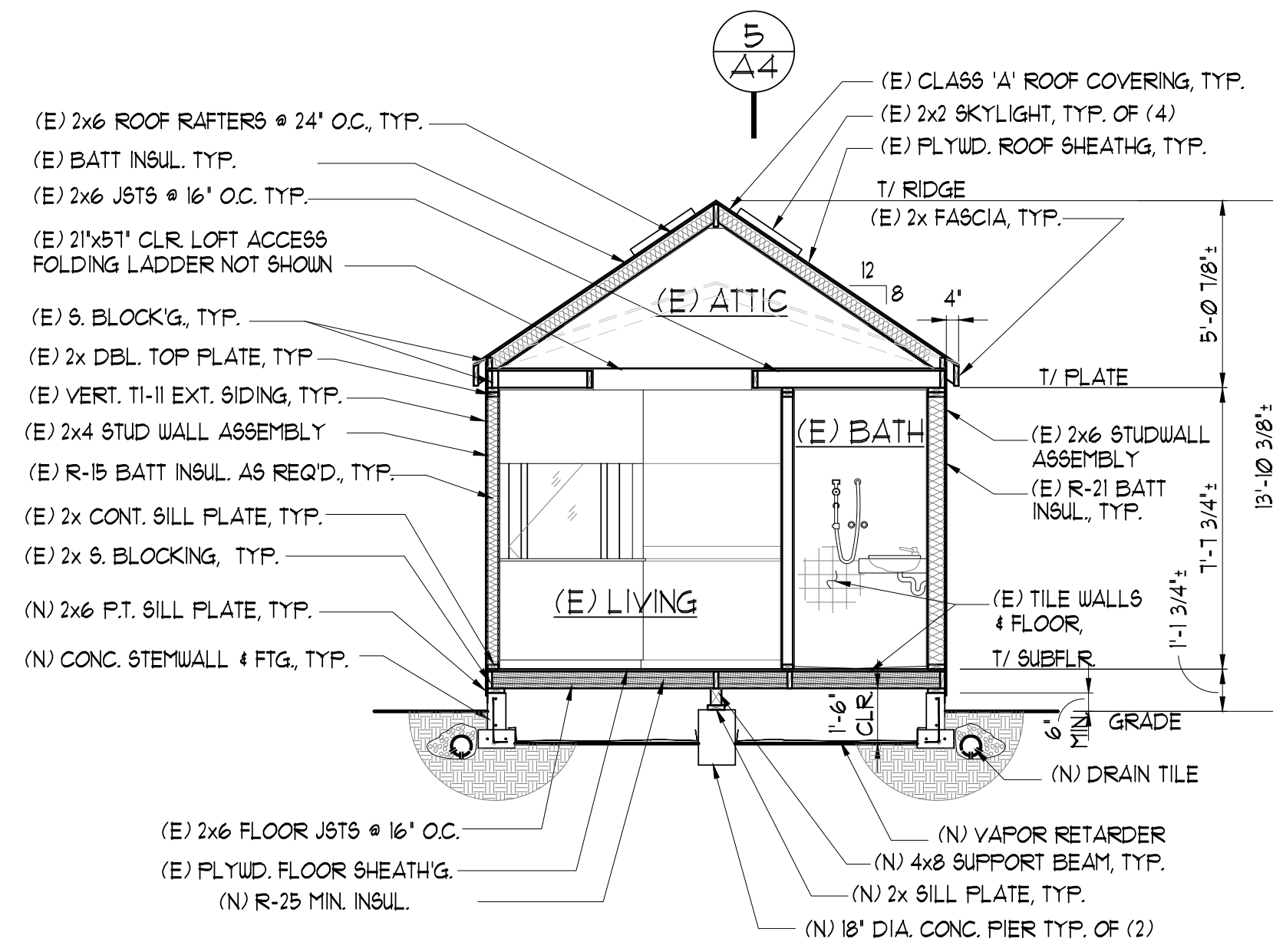
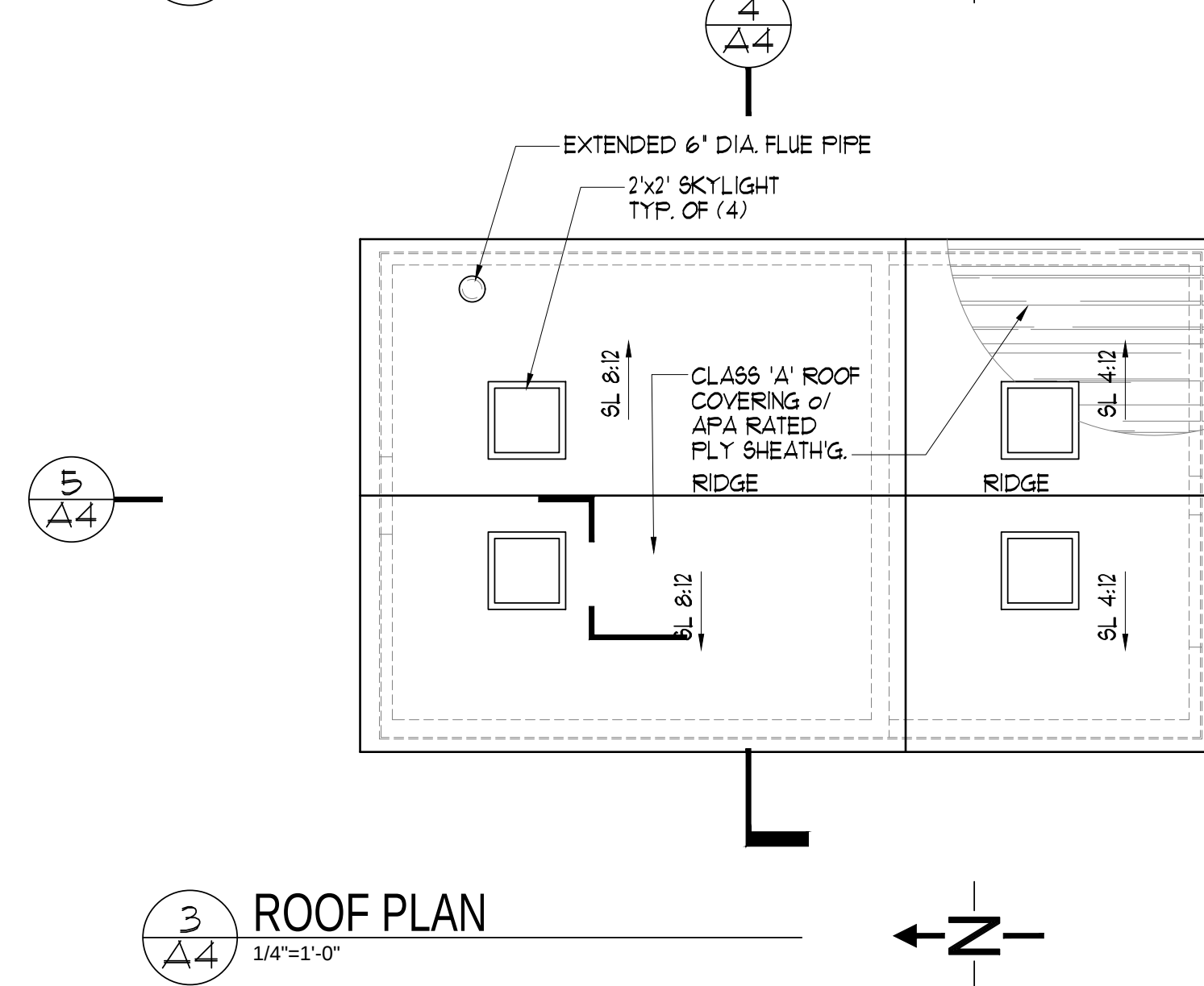
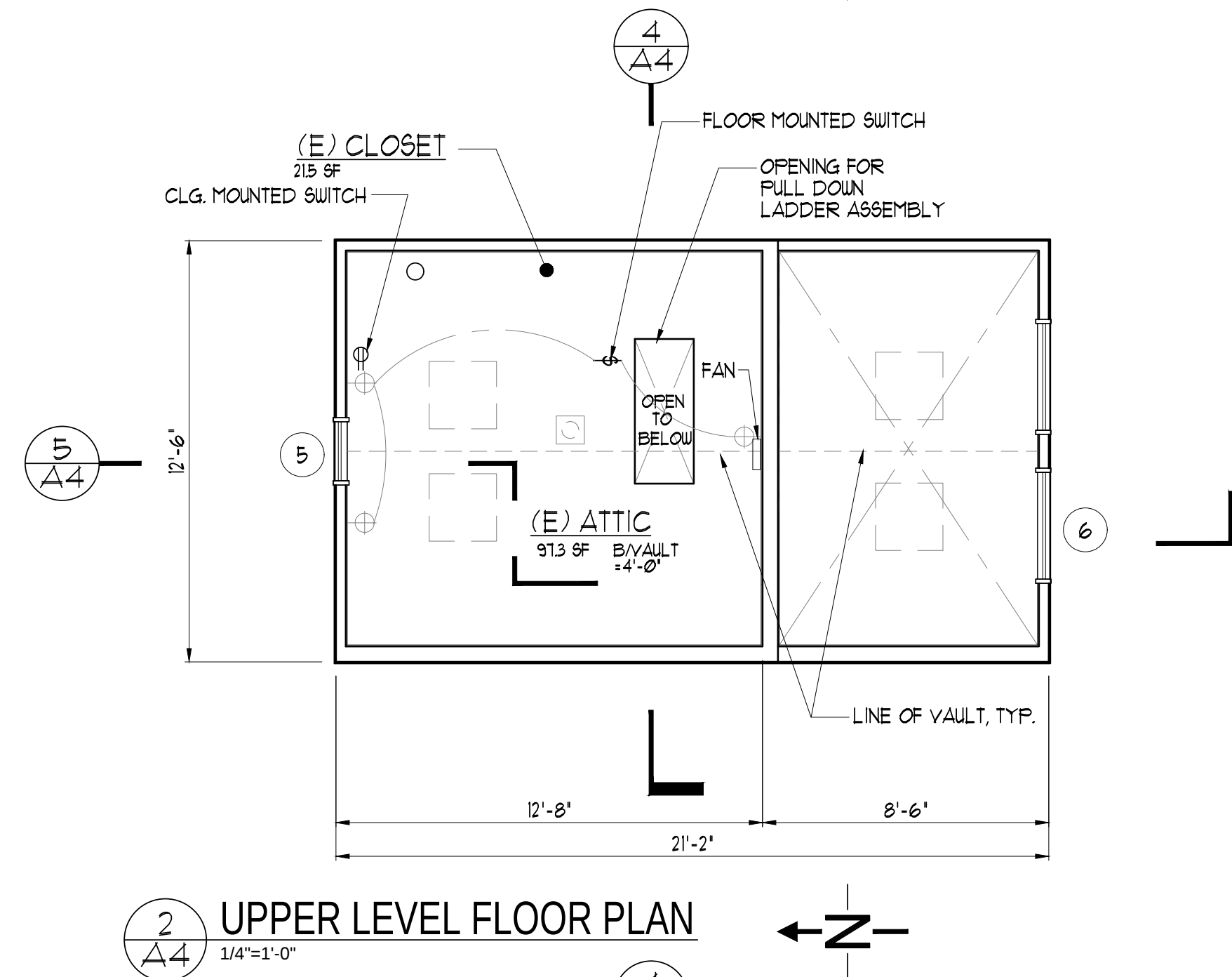
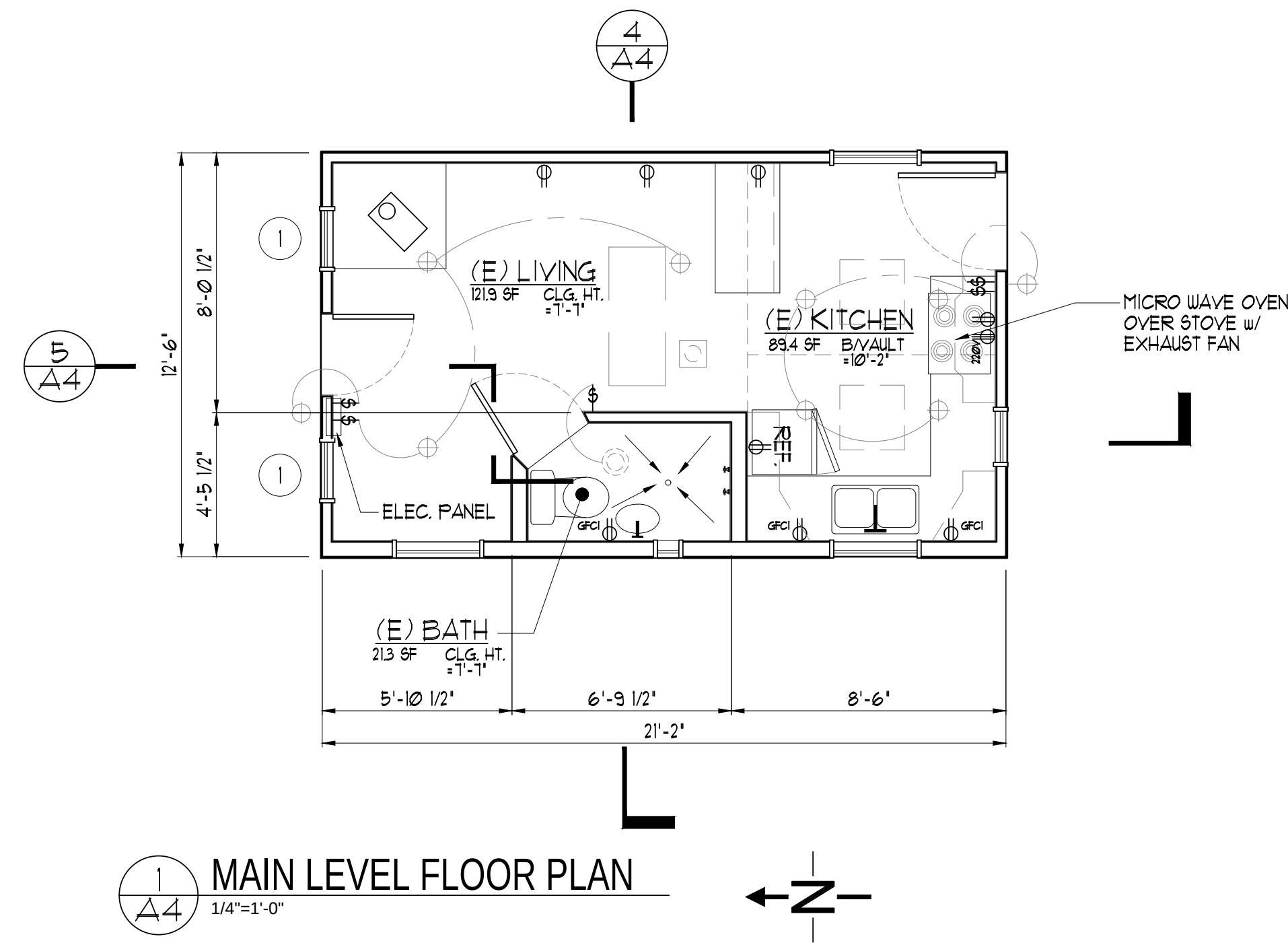
EXTERIOR
ELEVATIONS

EXISTING
CONDITIONS

A3
OF 5

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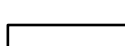
5 BUILDING SECTION
A4 1/4"=1'-0"

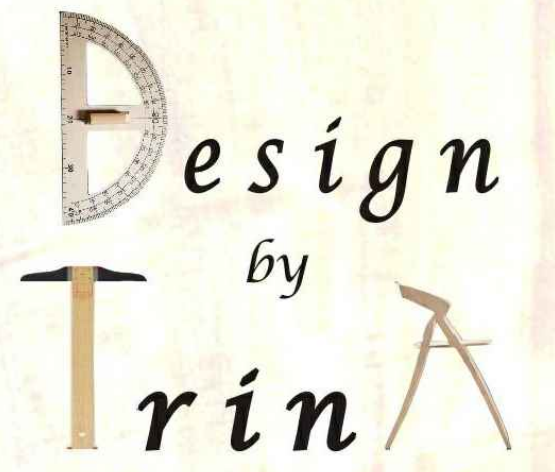
○ REPLACEMENT WINDOWS SCHEDULE

	MARK	QTY.	SIZE	SWING	FIXED	SLIDER	VENT	LIGHT	MATERIAL	NOTES	
	1	2	2'-0 x 2'-8			X	1.75 SF	3.6 SF	VINYL FRAME		
	5	1	CUSTOM	X			2.6 SF	1.7 SF	VINYL FRAME	FALL PROTECT DEVICE	
	6	1	CUSTOM		X			3.4 SF	VINYL FRAME		

6 **REPLACEMENT WINDOW SCHEDULE**
A4 NO SCALE

- LEGEND:

- | | |
|---|---------------------------------------|
|  | ELECTRICAL OUTLET |
|  | LIGHT SWITCH |
|  | FAN/CEILING LIGHT |
|  | UNDER CABINET LED STRIP |
|  | 90 CFM ULTRA QUIET
FAN/LIGHT COMBO |
|  | CARBON MONOXIDE/
SMOKE ALARM COMBO |
|  | SMOKE ALARM |
|  | EXISTING WALLS TO REMAIN |
|  | NEW WALLS PER WALL SCHEDULE |
|  | WALLS/COMPONENTS TO BE REMOVED |
|  | WALL TYPE |
|  | WINDOW TYPE |



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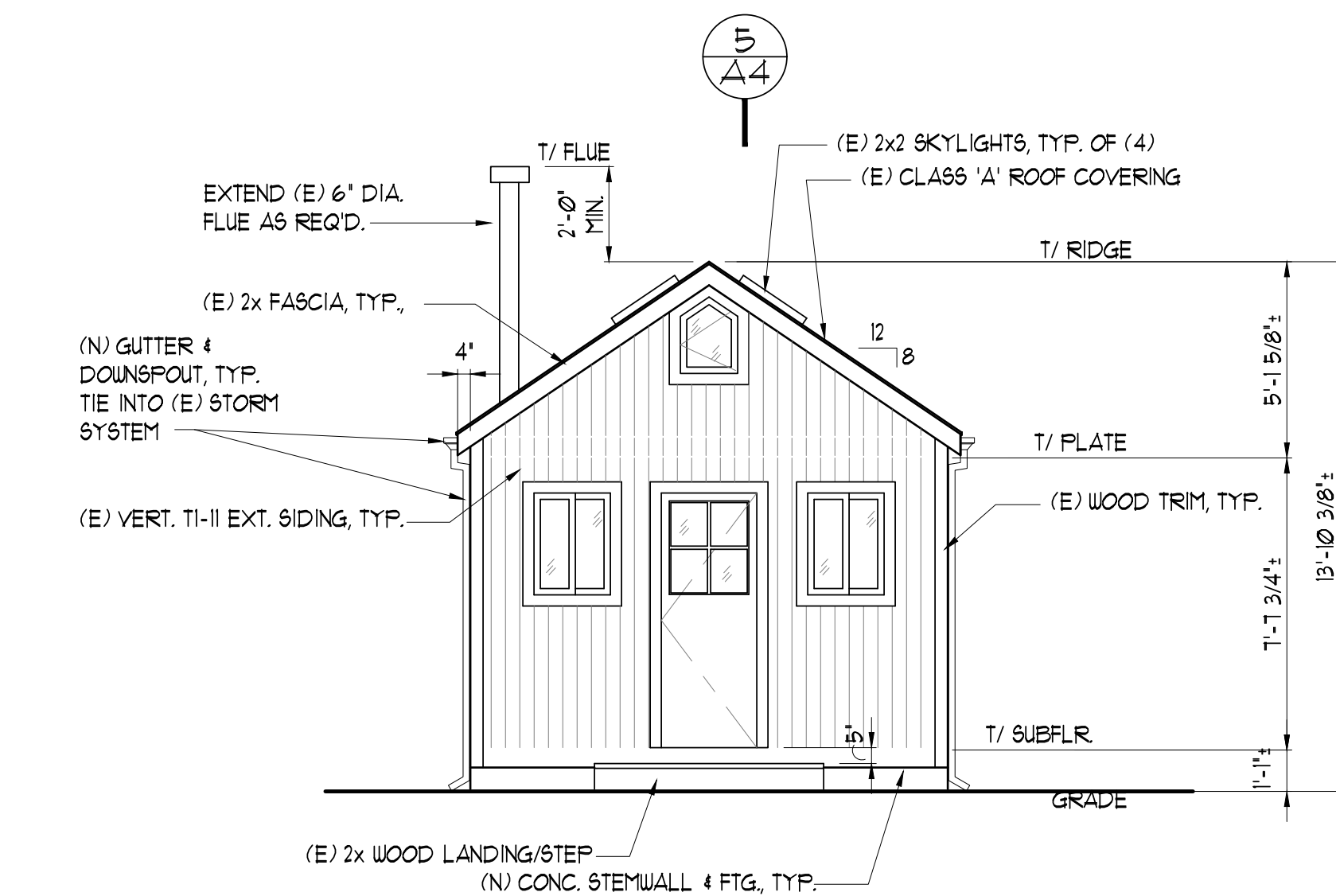
MAIN LEVEL PLAN
UPPER LEVEL PLAN
ROOF PLAN
BUILDING SECTIONS
REPLACEMENT
WINDOW SCHED.

PROJECT AREAS

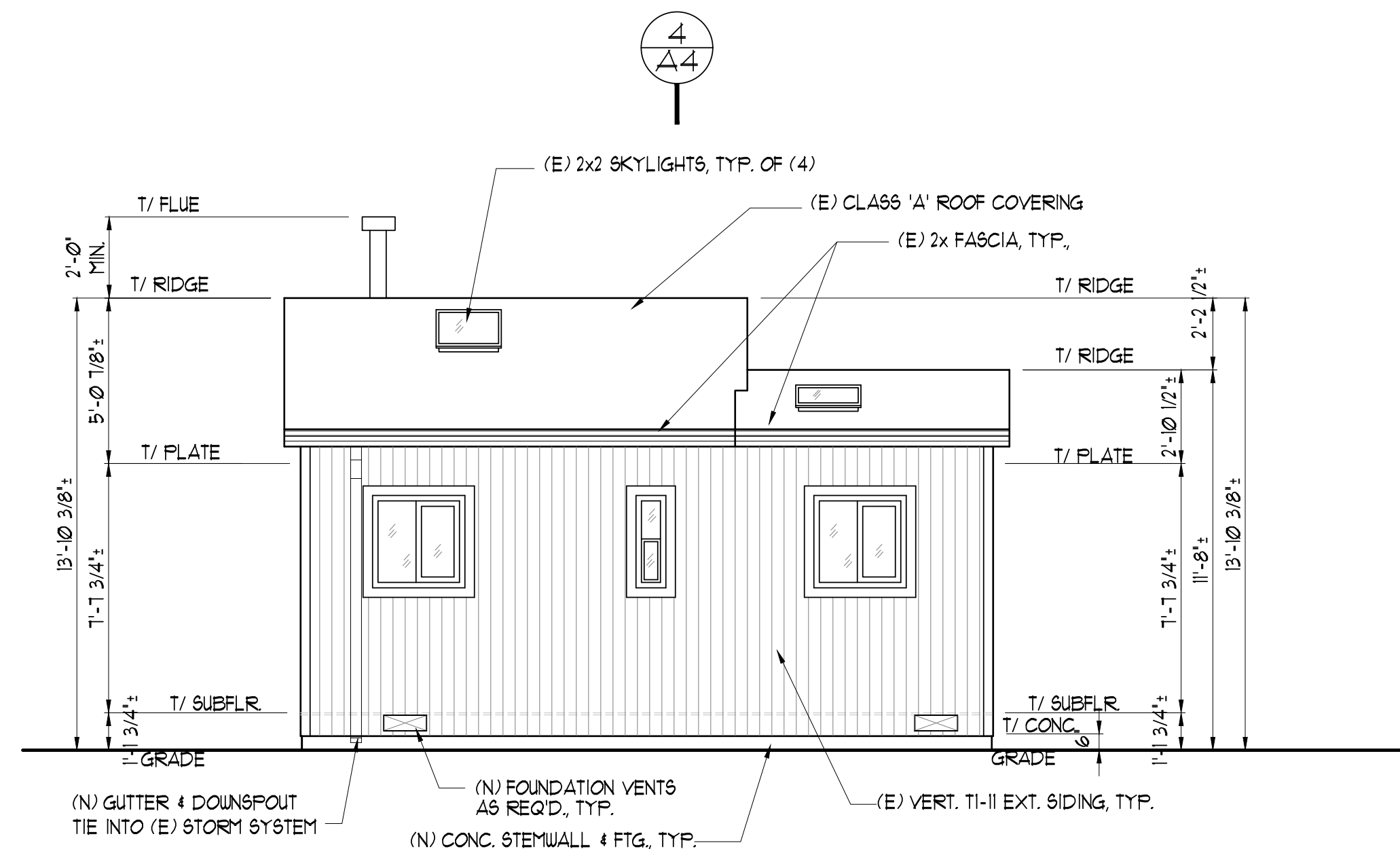
A4
OF 5

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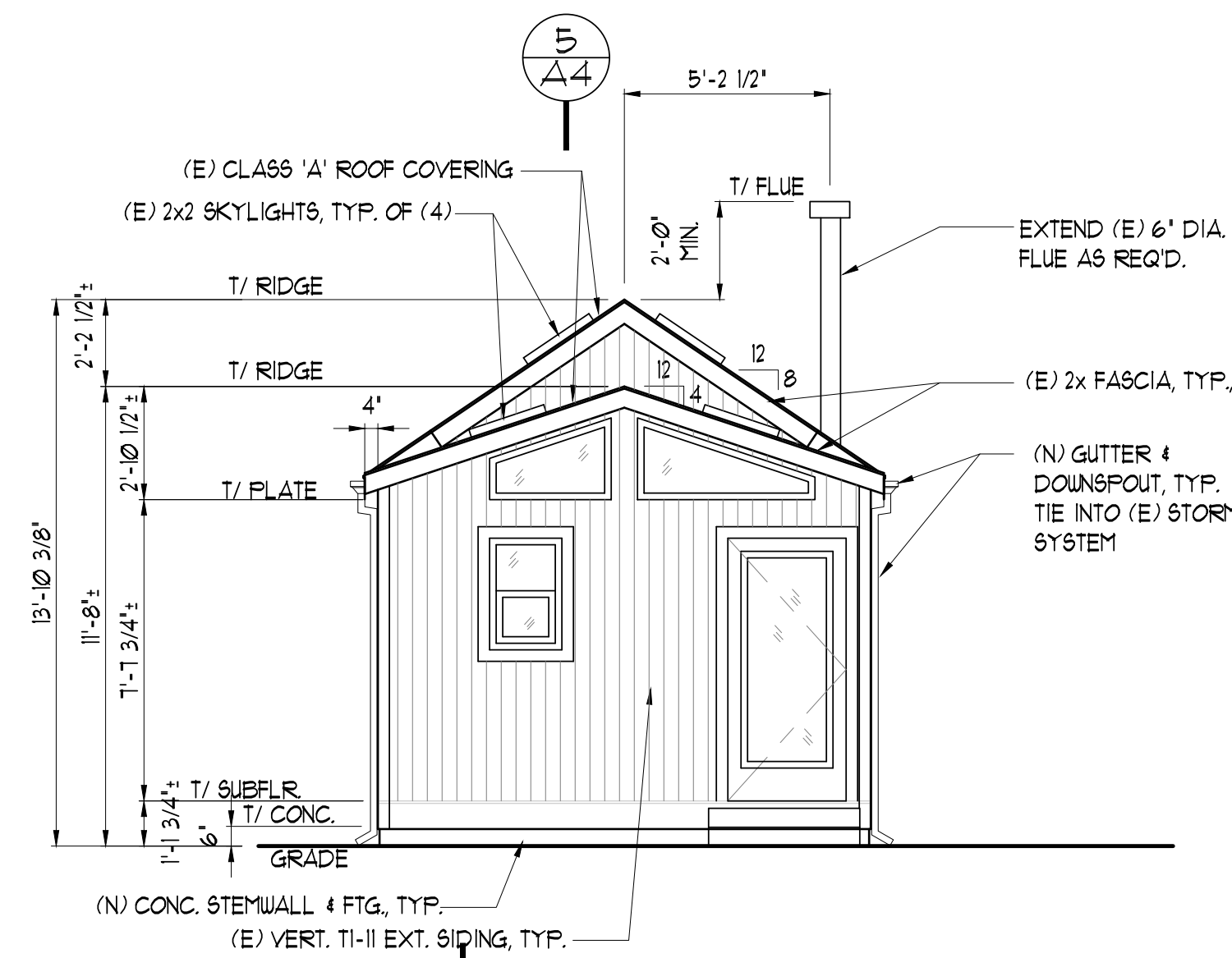
February 24, 2019



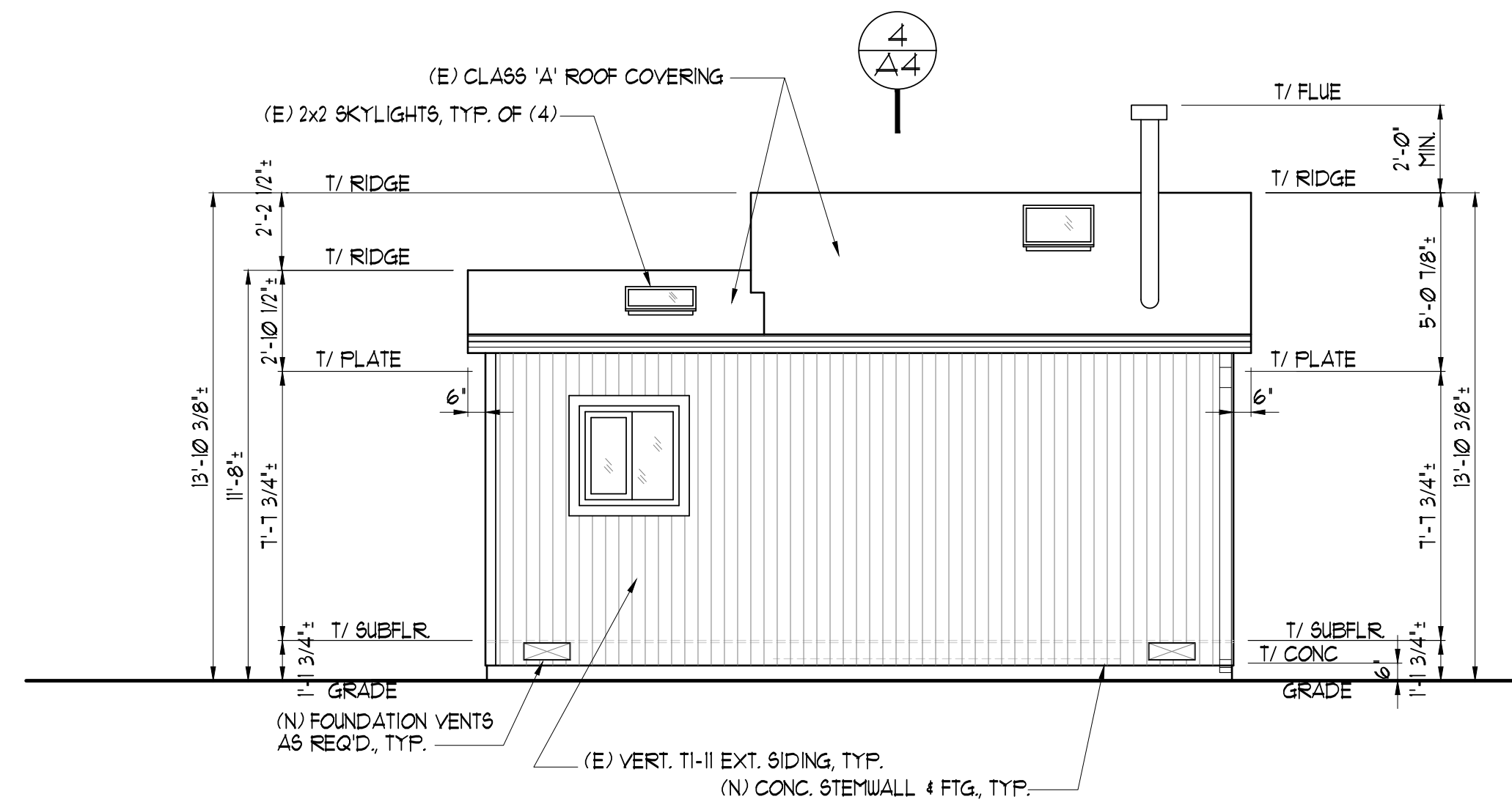
1 NORTH FACE ELEVATION
1/4"=1'-0"



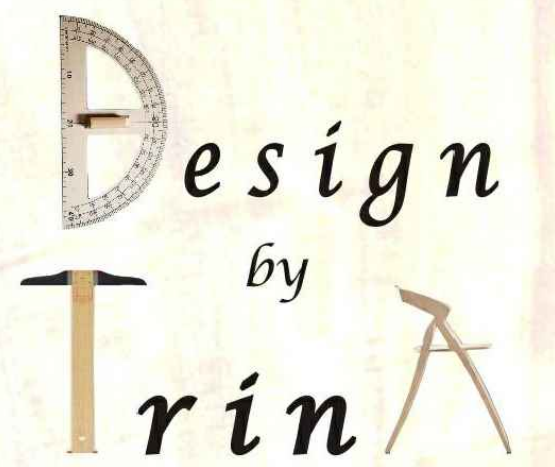
2 WEST FACE ELEVATION
1/4"=1'-0"



3 SOUTH FACE ELEVATION
1/4"=1'-0"



4 EAST FACE ELEVATION
1/4"=1'-0"



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EXTERIOR
ELEVATIONS

PROJECT AREAS

A5
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