

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 - Held over from ID 20408 (5/15/19) for additional information

Appeal ID: 20423	Project Address: 2547 NE Multnomah St
Hearing Date: 5/22/19	Appellant Name: Brent Heise
Case No.: P-001	Appellant Phone: 5038804826
Appeal Type: Plumbing	Plans Examiner/Inspector: McKenzie James, Joe Blanco, Jim Bechtel
Project Type: residential	Stories: 2 Occupancy: Single Family Construction Type: Frame
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 97-052340-RS
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Residence

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	710.1
Requires	710.0 and 710.1 requires backflow protection drainage of fixtures located below the next upstream manhole or below main sewer level.
Proposed Design	Install back water valve on building drain or sanitary sewer.
Reason for alternative	The bathrooms are finished. It would be a major expense to demo and install branch back water valves. The 1997 permit expired. The alternative is to install a whole house back water valve for the required protection of the basement bathroom fixtures.

APPEAL DECISION

Installation of backwater valve on building drain or sanitary sewer: 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.



PRELIMINARY PLAN REVIEW



APPLICATION # _____
SHEET _____ of _____

RES97-52340

APPLICANT INFORMATION

Name _____ Phone _____ Position _____
Mailing Address: _____

PROJECT INFORMATION

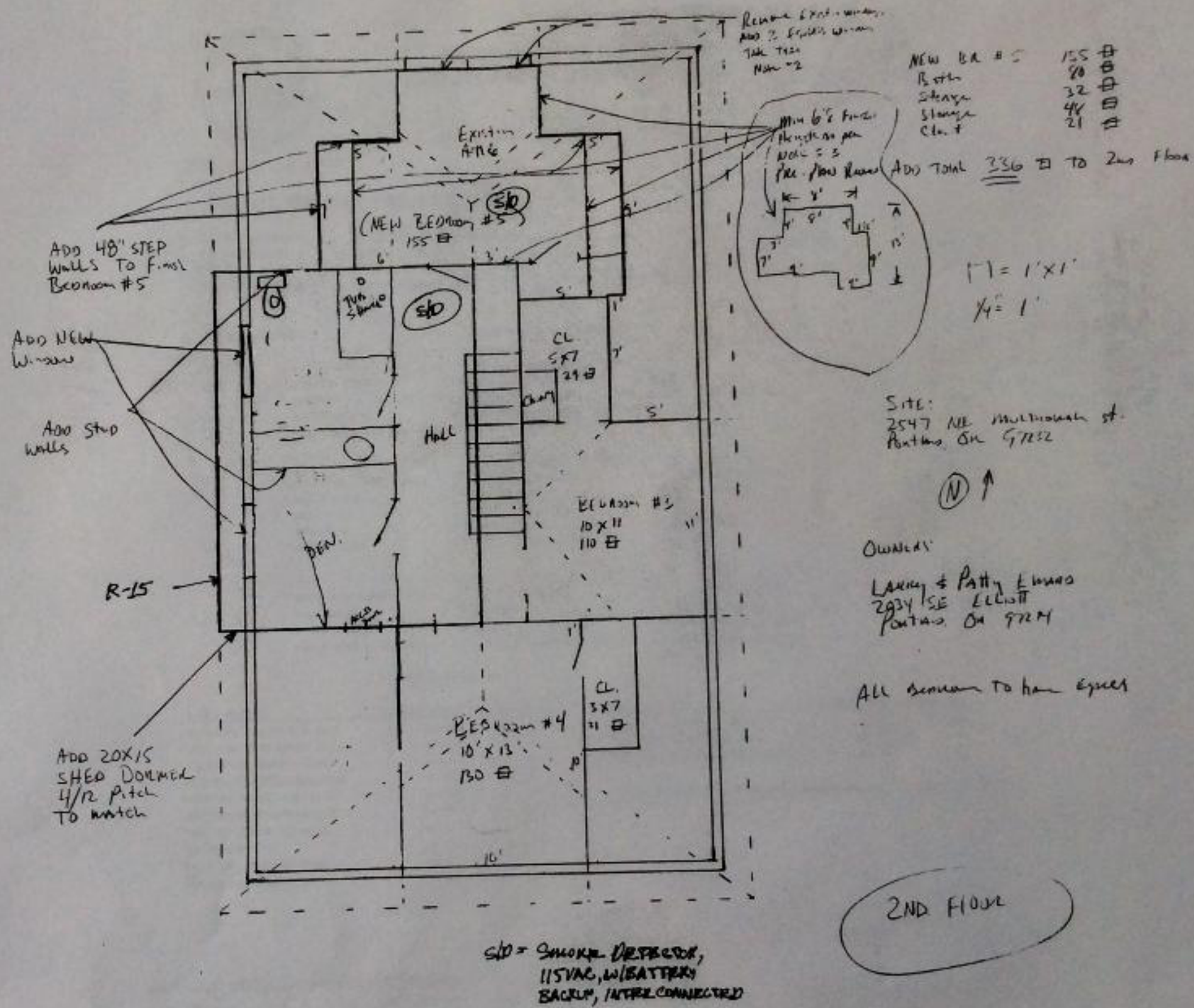
Street Address _____ Zone _____
Description of Work _____ Const Type _____
Occupancy Type _____

DOCUMENTS REQUIRED:

The following information or documents are required before the plans will be reviewed: _____

- 1) Show section through bldg, to show all new & existing floor, beam/post and roof framing; (size & spacing)
- 2) show rise/run of stair to bsmt, incl landing (or show via note on plan)
- 3) show ceiling height of bedroom on 2nd floor, w/ 6'0" break line shown and size & operator type, all new windows
- 4) R-21 in new exterior walls; R-30 vaults R-38 flat ceilings

Plans Examiner _____ Phone _____ Date _____





CITY OF PORTLAND

BUREAU OF BUILDINGS
PERMIT APPLICATION CENTER

PO BOX 8120
PORTLAND, OREGON 97207-8120



MULTNOMAH
COUNTY

PERMIT NUMBER : RES97-52340

JOB ADDRESS : 2547 NE MULTNOMAH ST
APPLICANT : LARRY EMARD
OWNER : WOODSON, BARBARA B TR
DESCRIPTION : SHED DORMER ADDITION AND BASEMENT CONVERSION

DATE : 02-JUN-97
PARCEL: R395504910

CONTRACTOR : LEGACY CONSTRUCTION

ELECTRICAL FIXTURES

LIMITED ENERGY	0	RES. WIRING <= 1000SF	1	ADDITIONAL 500 SF	2
TEMP SVC <= 200 AMP	0	SVC/FOR <= 200 AMPS	0	CIRCUITS W/SVC & PER	0
CIRCUITS ONLY	0	201 TO 400 AMPS	0	RECONNECT ONLY	0
WANT. HOME/MCO DWELL	0				

MECHANICAL FIXTURES

HEAT FLR. - NSFR ONLY	0	FORCED AIR/GRAVITY	0	CHIMNEY/VENT INSTALL	0
GAS PIPING	0	RANGE HOOD	0	VENTILATION FAN	0
DUCT WORK	1	AIR CONDITIONER	0	HEAT PUMP	0
WOODSTOVE	0	FIREPLACE	0	FLOOR FURNACE	0
WALL HEATER	0	POOL OR SPA HEATER	0	ROOM HEATER	0

PLUMBING FIXTURES

BATHROOMS - NSFR ONLY	0	TOTAL FIXTURES	11	WTR HEATER REPLACE	0
RAIN DRAIN	0	STORM SEWER	0	SANITARY SEWER	0
WATER SERVICE	0	WATER SUPPLY LINE	0	HEAT PMP/COIL EXTRACT	0
MOBILE HOME CONNECTS	0	POTABLE WTR/SOLAR UNIT	0	STORM WATER DETENTION	0

*** RESIDENTIAL FEES ***

DESCRIPTION	AMOUNT PAID	AMOUNT DUE
BUILDING PERMIT FEE-0171	\$0.00	\$303.80
BUILDING PLAN CHECK-0111	\$0.00	\$197.47
ELECTRICAL PERMIT-0173	\$0.00	\$168.00
ELECTRICAL SURCHARGE-0144	\$0.00	\$8.40
HEATING PERMIT FEE-0172	\$0.00	\$25.00
HEATING PLAN CHECK-0112	\$0.00	\$15.00
HEATING SURCHARGE-0143	\$0.00	\$1.25
MICROFILM-0131	\$0.00	\$8.40
PLANNING PLAN CHECK-0244	\$0.00	\$75.00
STATE SURCHARGE-0141	\$3.00	\$15.19

DESCRIPTION	AMOUNT PAID	AMOUNT DUE
PLUMBING PERMIT FEE-0174	\$0.00	\$198.00
PLUMBING SURCHARGE-0143	\$0.00	\$9.90
ZONING CODE ENFORCEMENT-0120	\$0.00	\$65.00
Total Residential Fees Due		<u>\$1,090.41</u>

PROPERTY OWNER OR AUTHORIZED AGENT:

Signature

FOR INSPECTIONS CALL: (503) 823-7000
TDD# (503) 823-6868

PERMITS ARE NON-TRANSFERABLE AND EXPIRE IF WORK IS NOT COMMENCED WITHIN 180 DAYS
OF ISSUANCE OR IF WORK IS SUSPENDED FOR MORE THAN 180 DAYS.

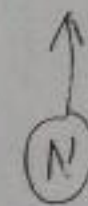
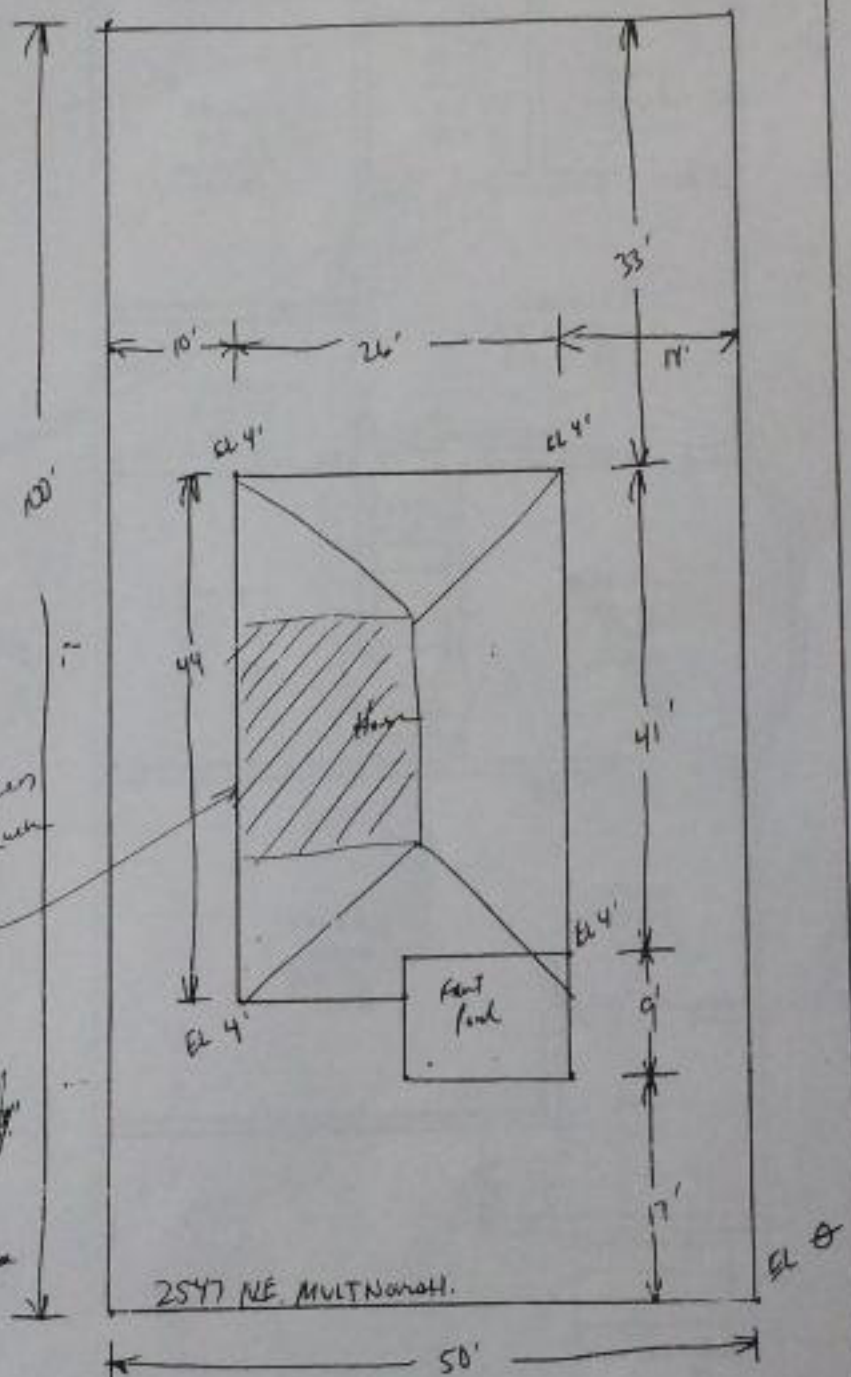
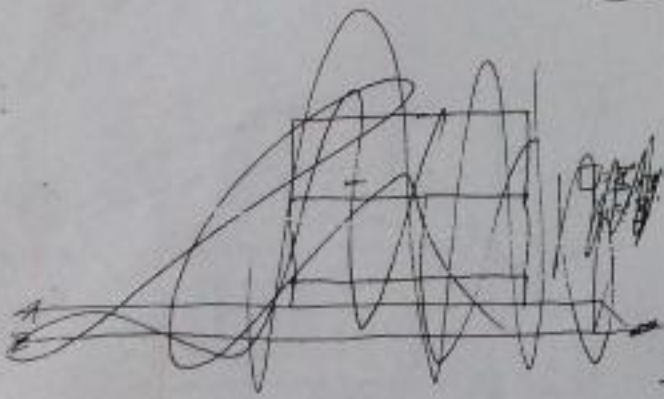
THIS PERMIT IS NOT VALID UNLESS STAMPED WITH RECEIPT NUMBER

□ = 2' x 2'
 1/4" = 2'

LOT SQ Footage 5000 ±
 Bldg SQ Footage 1105 ±
 Front Porch SQ Footage 117 ±

EL

New Steps
 Down



222
 NE

LARRY AND PATRICK EDWARDS
 2547 NE MULTNOMAH
 PORTLAND, OR. 9722

SITE PLAN

City of Portland
 Bureau of Planning
 By 9/1/77 Date 6.2.77
 Approval For Building Permit
 Purposes

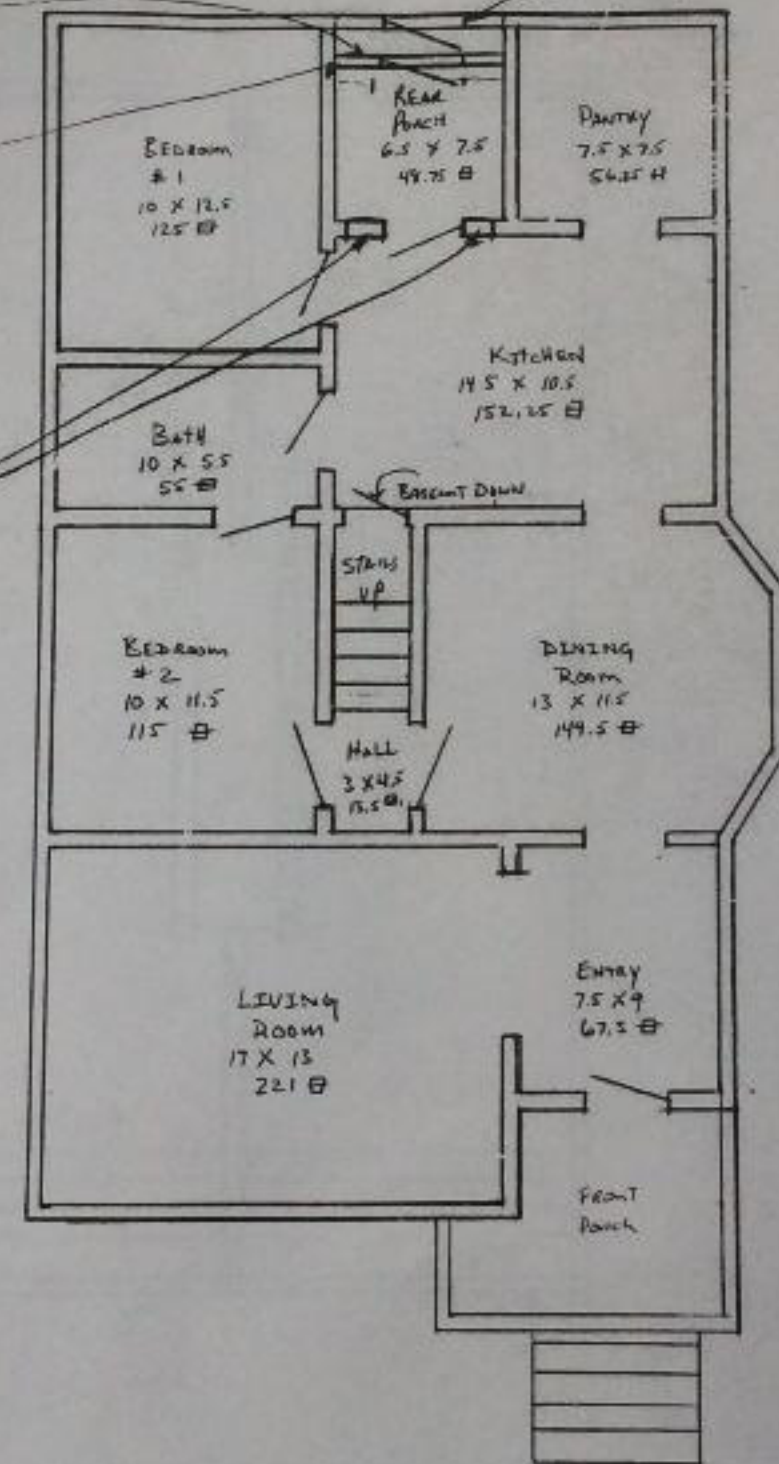
NE. MULTNOMAH

R-21

Demolish Door & Insert New Partition

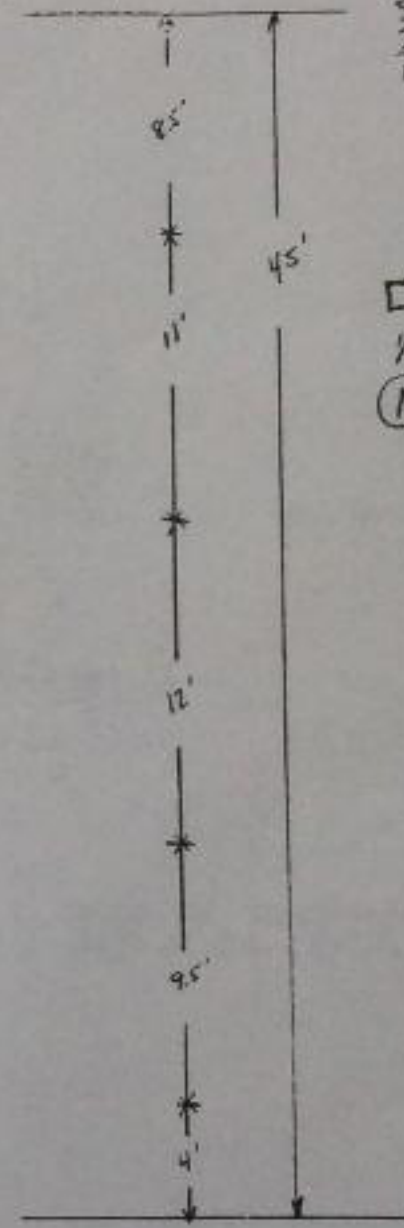
Install New Door & Wall

Remove Stud Walls And Door
Install Archway To Match



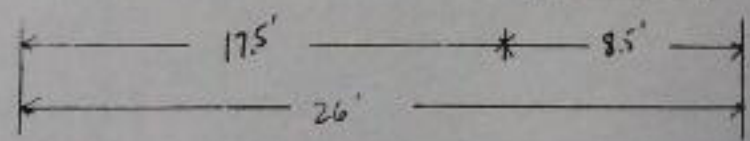
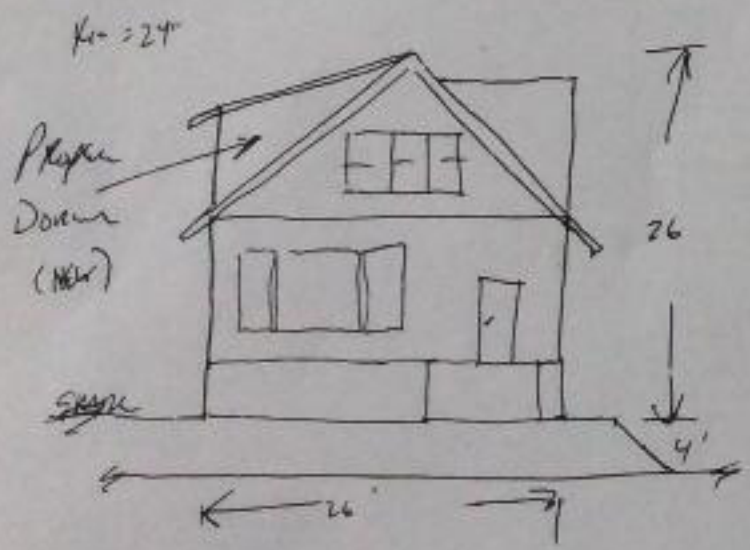
SITE:
2547 NE MULTNOMAH
PORTLAND, OR. 97232

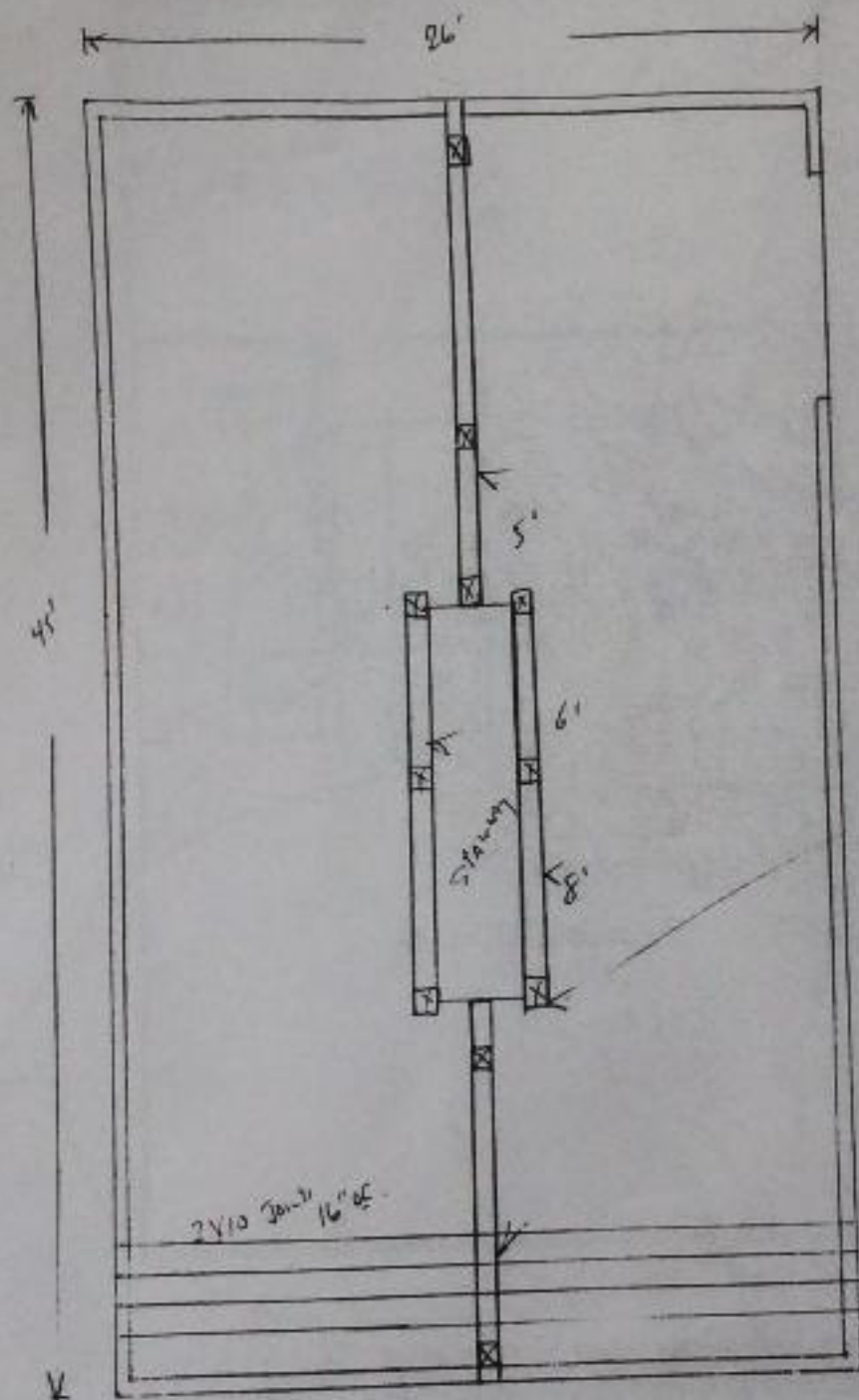
□ = 1' x 1'
 1/4" = 1'
 (N) ↑



MAIN FLOOR

OWNER:
 LARRY & PATRICIA EMMARD
 2034 SE. ELLIOTT
 PORTLAND, OR. 97214





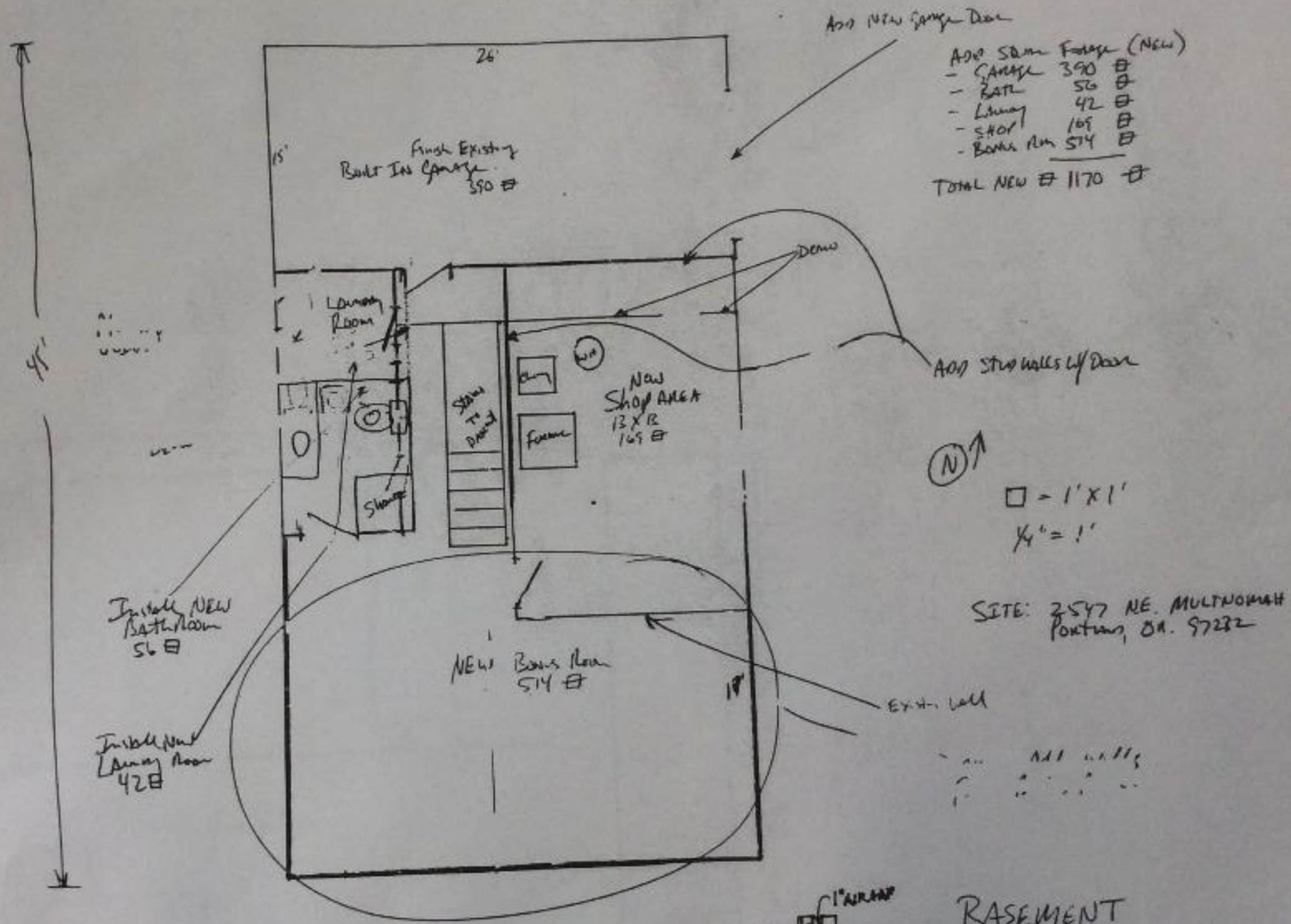
Area
Per. Area
Date # 1 Port/Loom

2' Port = 6' x 16'

(N) ↑

2547 NE MULTNOMAH
PORTLAND, OR 97232

□ = 1' x 1'
1/4" = 1'

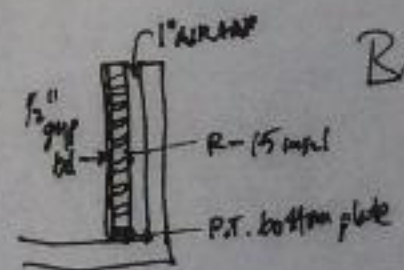


ADD NEW Garage Door

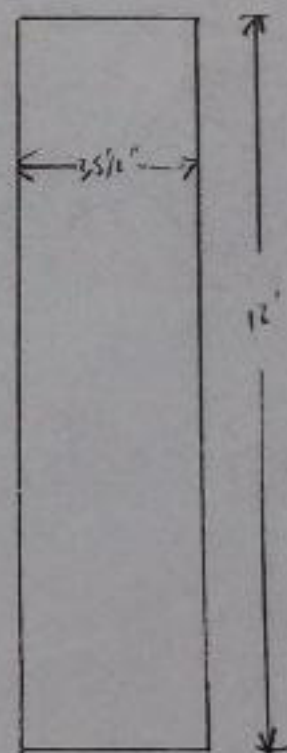
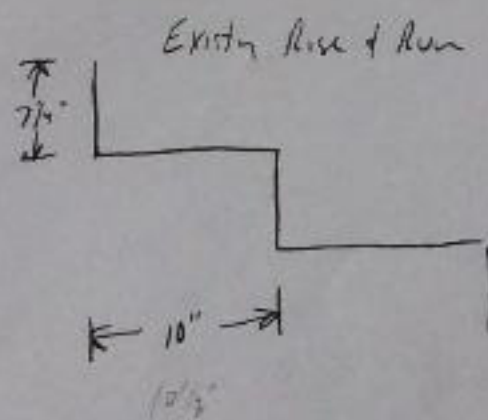
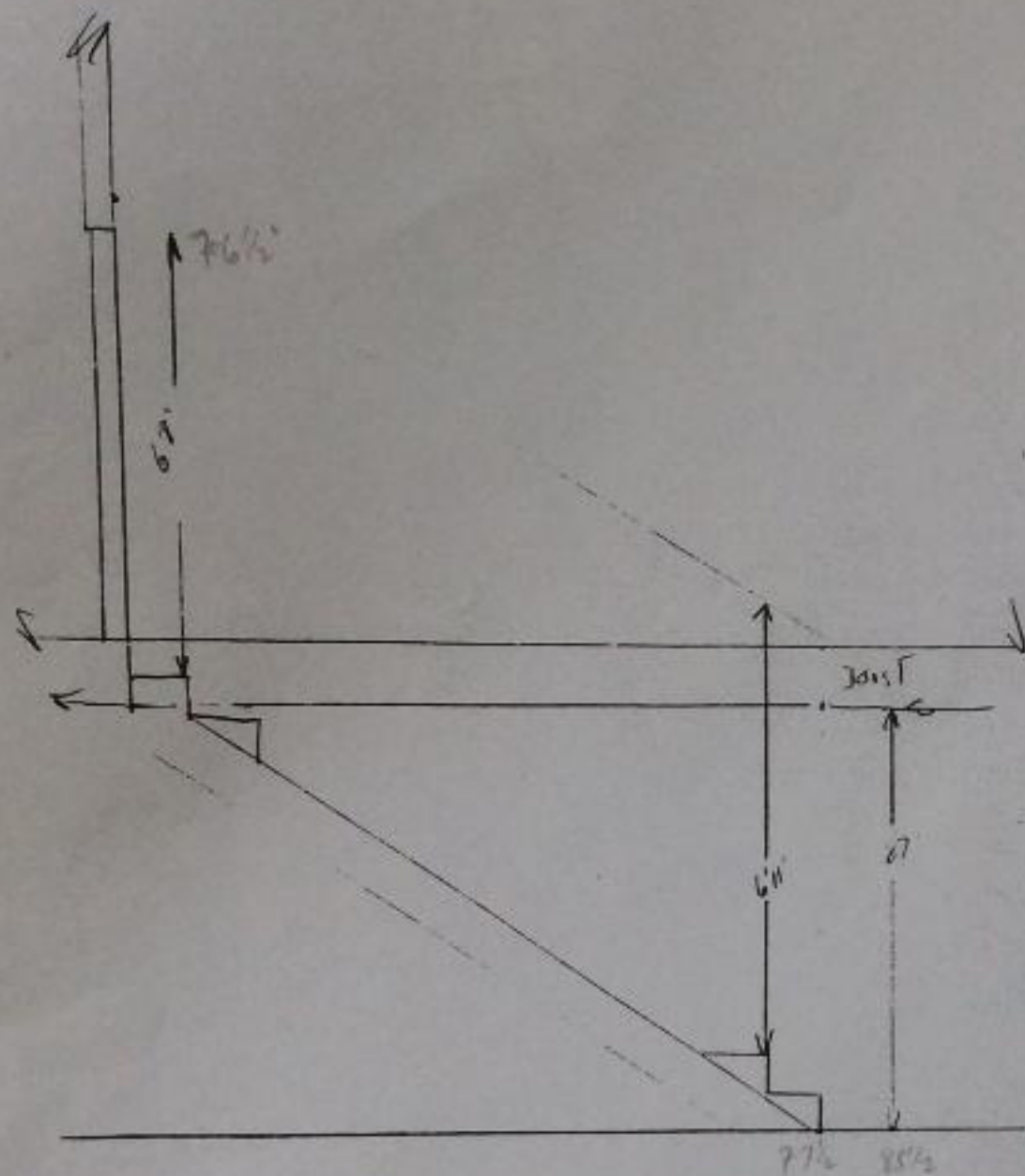
ADD SOME Footage (NEW)

- GARAGE	390	sq ft
- BATH	56	sq ft
- Living	42	sq ft
- SHOP	169	sq ft
- Bonus Rm	514	sq ft
TOTAL NEW	1170	sq ft

SITE: 2547 NE. MULTNOMAH
PORTLAND, OR. 97232



BASEMENT

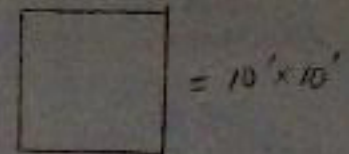


See Plan Room

Stairway Note

2000 12 1/2" Min. Width
Plaster 1/2" Thick

NOTE: SHED DORMER ADDITION
PLAN VIEW. ALL OTHER EXISTING
CONSTRUCTION TO REMAIN.



1" = 10'

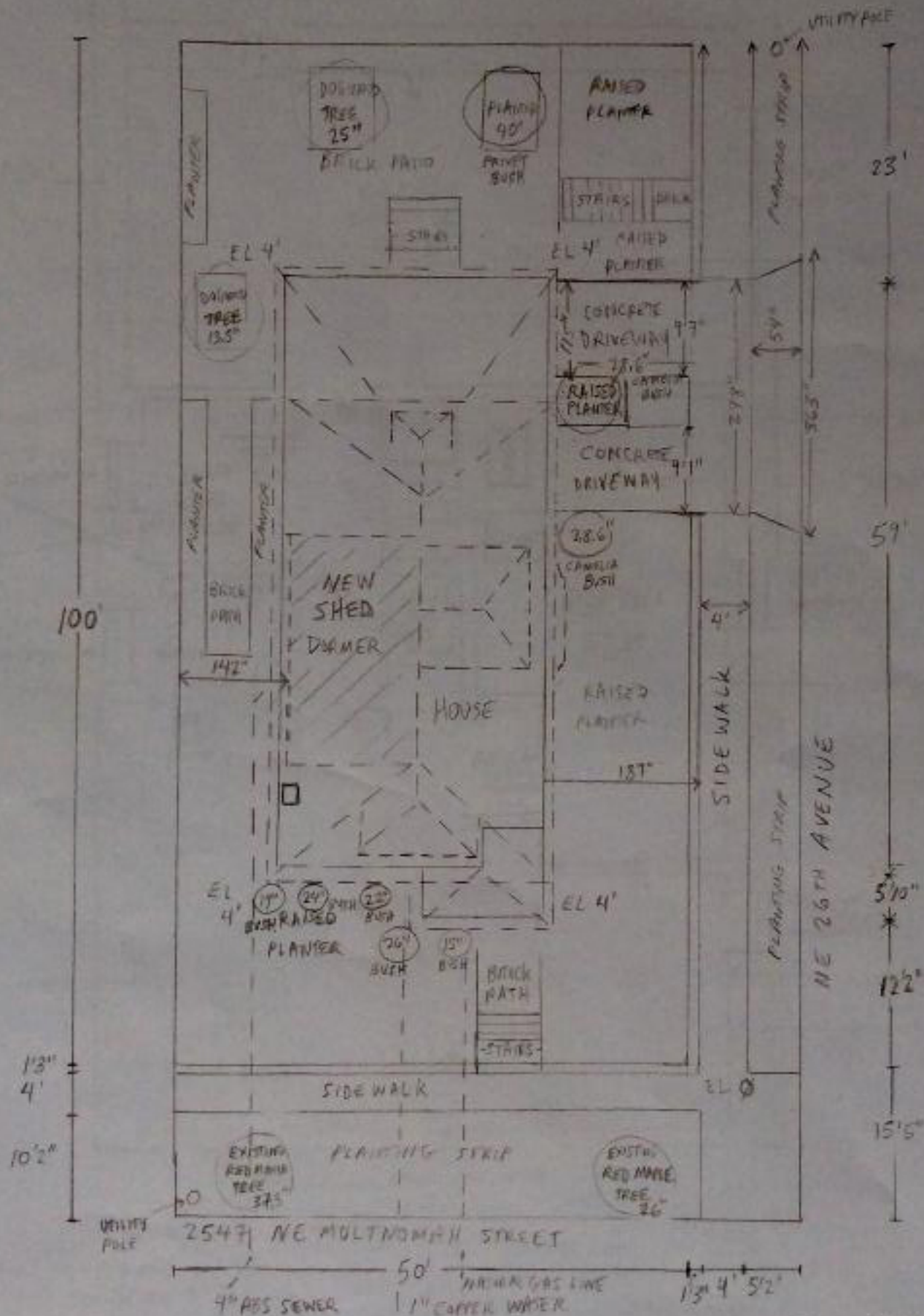
LOT SQUARE FOOTAGE = 5,000

BUILDING SQUARE FOOTAGE = 1,314

FRONT PORCH SQUARE FOOTAGE = 113

PATIO SQUARE FOOTAGE = 864

TOTAL IMPROVED AREA = 2,291



SITE PLAN

PROJECT ADDRESS

BRENT HEISE AND ELIZABETH OSIAK-HEISE

2547 NE MULTNOMAH STREET

PORTLAND, OR 97232