

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 18034

Appeal ID: 20505

Project Address: 2645 SW Alta Vista Pl

Hearing Date: 6/12/19

Appellant Name: Nick Overall

Case No.: B-010

Appellant Phone: 5032223383

Appeal Type: Building

Plans Examiner/Inspector: Terry Whitehill

Project Type: residential

Stories: na **Occupancy:** na **Construction Type:** na

Building/Business Name: NA

Fire Sprinklers: No

Appeal Involves: other: Acceptance of alternative means to meet code

LUR or Permit Application No.: 15-279367-REV-03-RS

Plan Submitted Option: pdf [File 1]

Proposed use: NA

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

Oregon Residential Specialty Code, AG 105

Requires

Oregon Residential Specialty Code, AG105.2 (9)

Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

- (9.1) The pool shall be equipped with a powered safety cover in compliance with ASTM F1346 or;
- (9.2):Other means of protection, such as self-closing doors, with self latching devices, which are approved by the building official, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 described above

Proposed Design

We are proposing an alternative to the self closing doors with self latching devices, per AG105.2, 9.2.

We are proposing to utilize the Inground Pool Alarm, MODEL PGRM-2, as manufactured by Poolguard. It meets the ASTM standard F2208, Standard Safety Specification for Residential Pool Alarms. The existing swimming pool is 19' x 40', less than the maximum 20' x 40' per manufacturer's instructions. This device is placed into the pool at the conclusion of adult monitored or adult bathing. For reference,

References:

California: California Pool Safety Act was updated in 2006 to include pool alarms. Pool alarms to be independently certified to ASTM F2208 as a part of safety system. This device is accepted in State of California, Health and Safety Code, The Swimming Pool Safety Act, 115921, Ammended in 2017, effective January 2018, when used in conjunction with a barrier fence.

Florida Building Code Swimming Pool Barrier Requirements: 4501.17.1.9, "Where wall of a dwelling serves as part of the barrier, one of the following shall apply: A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water. Such pool alarm must meet and be independently certified to ASTM Standard F2208, titled "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared alarms."

We have attached a site plan and pool plan, and a technical cut sheet of the poolguard Pool Alarm MODEL PGRM-2.

Reason for alternative We are seeking final permit approval for permit #15-279367-000-00-RS. We are submitting an appeal to the decision rendered by BDS Life and Safety that in August of 2017 that our barrier system for our swimming pool did not meet the city code. We are proposing an alternative to the powered safety cover and self closing doors with self latching devices, per AG105.2, 9.1, 9.2.

The objective of the barriers and safeguards is to prevent accidental drowning by people who cannot swim. These methods are intended to provide a passive system of protection, one that can prevent access to the water. The barrier systems of Oregon are the physical system, such as the barrier, cover, self-closing doors, or the pool cover.

Per the code, other systems are to be considered by local agency if they are proven to provide same quality of protection.

State of Oregon noted barriers systems provide an alarm system should the defense system not worked and an individual is entering the area of the pool. Powered pool covers and self closing self latching doors systems provide some protection, but they also require a person to have put the system in place: the pool must be covered, the door must not be left ajar. In the case of the pool cover, it is doubtful that as soon as bathers leave the pool, the cover is immediately manually closed by an individual. Regarding self closing and self latching doors, children who can not swim are often of the age that can open a door, with out the assistance or knowledge of an adult or older guardian.

We are proposing to utilize the Inground Pool Alarm, MODEL PGRM-2, as manufactured by Poolguard. It meets the ASTM standard F2208, Standard Safety Specification for Residential Pool Alarms. Please review attached product sheet.

This alarm system is convenient, unobtrusive, functional. Should an individual enter the pool when the system is activated, a loud alarm sounds to notify any adults of the occurrence. This system is accepted in California and Florida.

References:

California: California Pool Safety Act was updated in 2006 to include pool alarms. Pool alarms to be independently certified to ASTM F2208 as a part of safety system. This device is accepted in State of California, Health and Safety Code, The Swimming Pool Safety Act, 115921, Ammended in 2017, effective January 2018, when used in conjunction with a barrier fence.

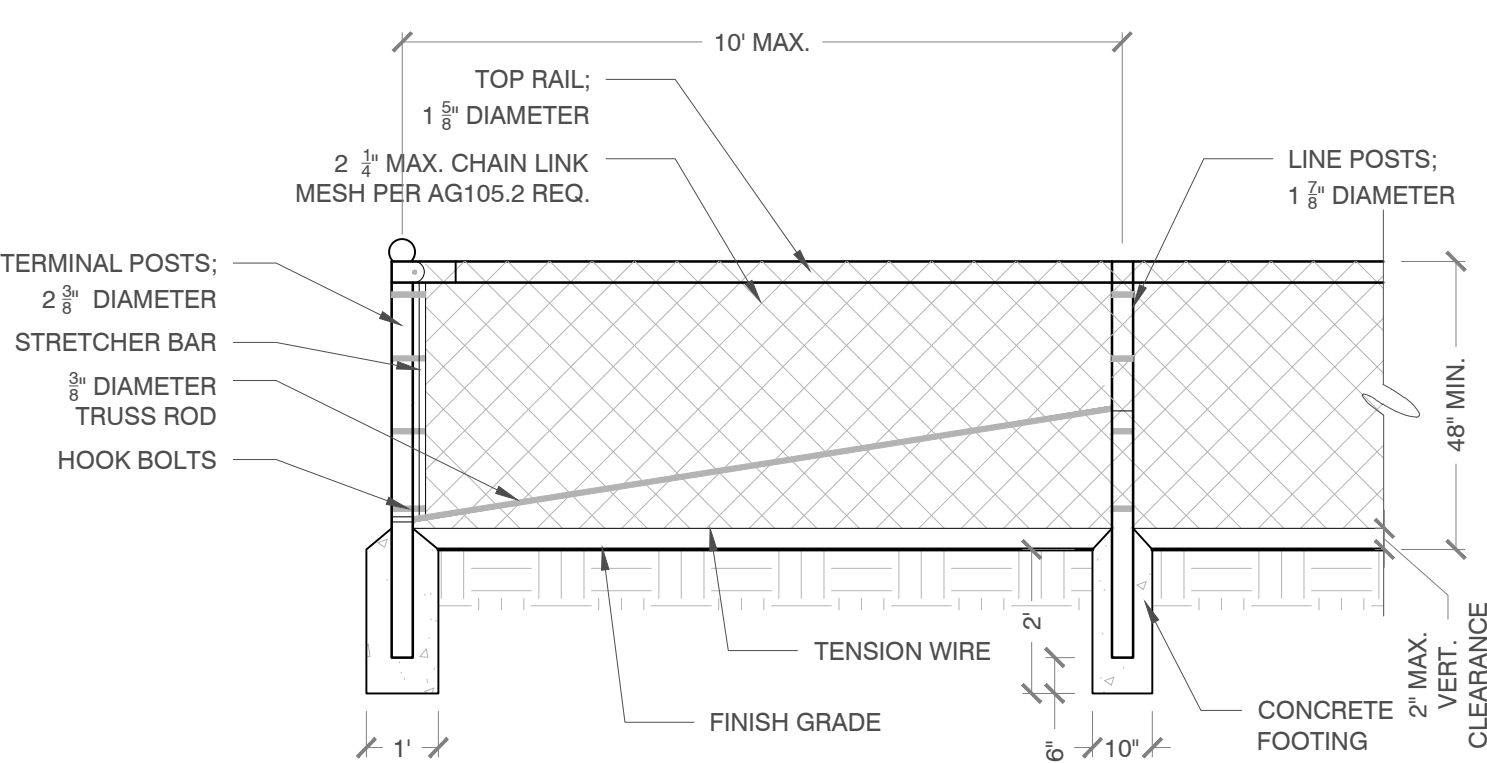
Florida Building Code Swimming Pool Barrier Requirements: 4501.17.1.9, "Where wall of a dwelling serves as part of the barrier, one of the following shall apply: A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water. Such pool alarm must meet and be independently certified to ASTM Standard F2208, titled "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared alarms."

APPEAL DECISION

Omission of swimming pool barrier fence: Denied. Proposal does not provide equivalent Life Safety protection.

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 go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



- NOTES:
- CHAIN-LINK PERIMETER FENCE IN COMPLIANCE WITH AG105.2
 - 9 GAUGE BLACK VINYL AND BLACK POWDER COATED FENCE FABRIC.
 - OPENINGS SHALL NOT ALLOW PASSAGE OF 4" DIAM. SPHERE.
 - ALL POSTS ARE PF20 (HEAVY DUTY)

CHAIN-LINK FENCE

3/8" = 1'-0"

POOL BARRIER: ALL WALLS OF THE DWELLING SERVE AS PART OF THE BARRIER. PER AG105.2, SS.9.2: Inground Pool Alarm, MODEL PGRM-2, as manufactured by Poolguard. See notes.

Notes:

We are proposing to utilize the Inground Pool Alarm, MODEL PGRM-2, as manufactured by Poolguard. It meets the ASTM standard F2208, Standard Safety Specification for Residential Pool Alarms. The existing swimming pool is 19' x 40', less than the maximum 20' x 40' per manufacturer's instructions. This device is placed into the pool at the conclusion of adult monitored or adult bathing. For reference, this device is accepted in State of California, Health and Safety Code, The Swimming Pool Safety Act, 115921, Ammended in 2017, effective January 2018, when used in conjunction with a barrier fence. The protection afforded by this means meets AG105.2, 9.2: not less than the protection afforded by a powered safety cover.

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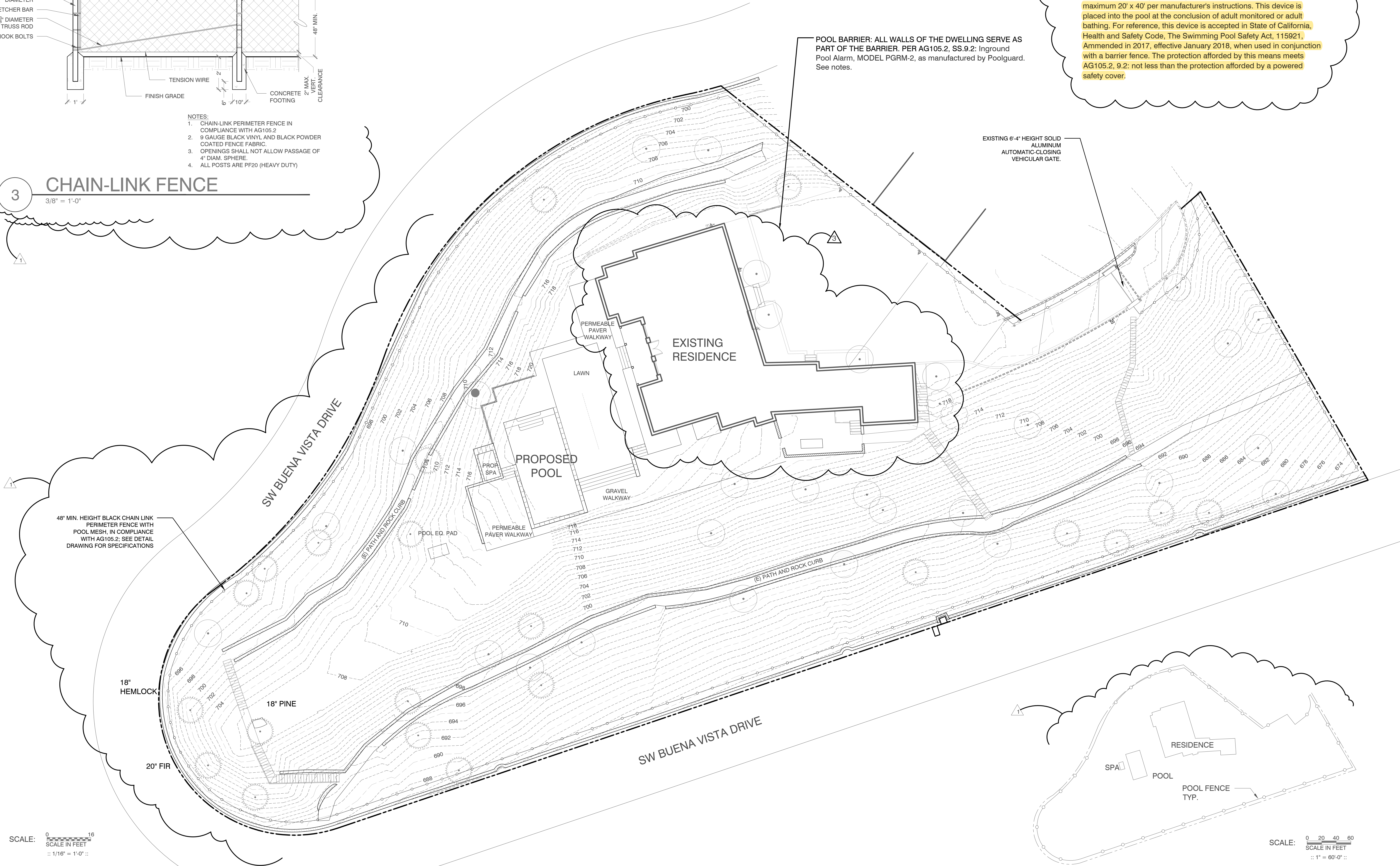
| Revisions | | |
|-----------|----------|-----------------------------|
| No. | Date | Description |
| 1 | 3/30/16 | FENCE INFO LOCATED ON PLANS |
| 2 | 06/06/19 | POOL ALARM |

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2645 SW ALTA VISTA PLACE
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| | |
|-----------------|--------------------|
| Project Number: | 2180 |
| Designed By: | CSK |
| Drawn By: | SBS/NMO |
| Checked By: | NMO |
| Issue Date: | 01/26/2016 |
| Sheet Title: | POOL AND PLOT PLAN |

L1.0



SCALE: 0 16
SCALE IN FEET
1/16" = 1'-0"

SCALE: 0 20 40 60
SCALE IN FEET
1" = 60'-0"

1 POOL PLAN

SCALE: 1/16" 1'-0"

2 PLOT PLAN

SCALE: 1" = 60'-0"



PLOTTED: NICK OVERALL 6/7/2019 1:36 PM
S:\CLIENT PROJECTS\BRENNEKE\ALTA VISTA - 2180\PHASE 1\103_DRAWINGS\ACTIVE PHASE