

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

Appeal ID: 20543	Project Address: 7118 SW 62nd Pl
Hearing Date: 6/19/19	Appellant Name: Sebrina and Christopher Deal
Case No.: B-014	Appellant Phone: 5039570979
Appeal Type: Building	Plans Examiner/Inspector: David Bartley
Project Type: residential	Stories: 1 Occupancy: SFR R-7 Construction Type: Wood
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-175295-RS
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Single family

APPEAL INFORMATION SHEET

Appeal item 1

Code Section R302.3; R202; 33.910; 33.205

Requires	<p>Required to construct an ADU for a second "mini" 65 square foot kitchen being built in our basement, which is required per Code for a second dwelling. Our basement is not a second dwelling and can't be used as such because our family of five occupies the whole house and zoning would not allow an ADU anyhow. This is not intended for a rental, leasing, short or long term rental.</p> <p>David Bartley on May 16, 2019 stated a second "mini" 65 square foot kitchen in our basement that is to be used exclusively by our 5 person family household (3 children, 2adult parents) would be considered an ADU. Updated the plans as such to show compliance as an ADU.</p> <p>On June 6, 2019, we applied for a building permit to add our kitchen and the plans are in compliance with all the requirements Mr Bartley had us add. However, our first reviewer, Brandon Rogers with Planning and Zoning stated that per the March 15, 2019 Accessory Dwelling Unit Building Code Guide written by Rebecca Esau, Director, it doesn't allow for an ADU to be more than 75% of the primary residence. Mr Rogers said we would have around 1000 square feet of ADU and we can't have more than 800 square feet. Our son's bedroom is in the basement and a guest room, and unfortunately, Mr Rogers is unable to subtract those rooms from the ADU square footage calculation.</p>
Proposed Design	<p>Enter into a second kitchen covenant that is recorded against the property with Multnomah County.</p> <p>Remove a wall (structural calcs attached) between a hallway and our large family room to build a 65 square foot mini kitchen in our basement, for our own immediate family. The kitchen will be used soley for added cooking and baking area for the holidays, and entertainment parties in our</p>

family room which has a pool table and big screen TV. The kitchen will also help support BBQs on our large back patio. The patio is just outside the door at the proposed kitchen, and patio door in the family room.

The proposed kitchen will have a small 2-3 burner induction cooktop with a vent hood to the outside wall. There will be a small 24" refrigerator, 24" dish drawer, 24" counter top, and 24" stainless steel sink on one side of the half wall. The other side of the kitchen will have more counter space with cupboards and a 24" or 30" wall oven.

The basement has existing gypsum on the walls and the ceiling. Previous permits in 2006 were finalized that made our son's room into a legal bedroom and utility room. (Occurred prior to our ownership of the house). The guest room has an egress window.

The existing electrical panel is located in the garage for the whole house, and has labeled breakers.

The existing furnace is located in a small mechanical room within the utility room and serves the whole house.

There is an existing 32" egress door at the proposed kitchen area and an existing 95" sliding glass door with an opening of 47" in the family room; both exit to our patio. The patio door will be updated to a french door which will have a 72" opening.

There is a smoke alarm in our son's bedroom, guest room, outside the bedrooms and utility room. A carbon monoxide detector is located outside the bedrooms.

Reason for alternative We are meeting a substantial portion of the Code and ADU Code Guide for this alteration as demonstrated above, to meet the ADU standards, or second dwelling unit, requirements as requested by Mr Bartley. However, this proposal is technically not an ADU proposal, and we are unable to construct this into a two-dwelling home as requested because the space is too large per Planning and Zoning Code to be considered as an ADU.

The alteration is not for a short or long term rental or leasing unit. Our family is going to continue to use and reside in our basement. The extra "mini" kitchen allows for a second oven and cooking surface during holiday dinner preparation. Also it allows our family to stay connected with our guests and with each other as we are in the family room and cooking at the same time. We can also travel less up and down the stairs to the main kitchen during BBQs on our patio.

Planning and Zoning, Mr Rogers stated we can enter into a second kitchen agreement with the City Of Portland and have that recorded with Multnomah County.

APPEAL DECISION

Second kitchen in single family residence for family use: 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.

DEAL: BASEMENT REMODEL
7118 SW 62ND PLACE - PDX OR,
LOT # R179636

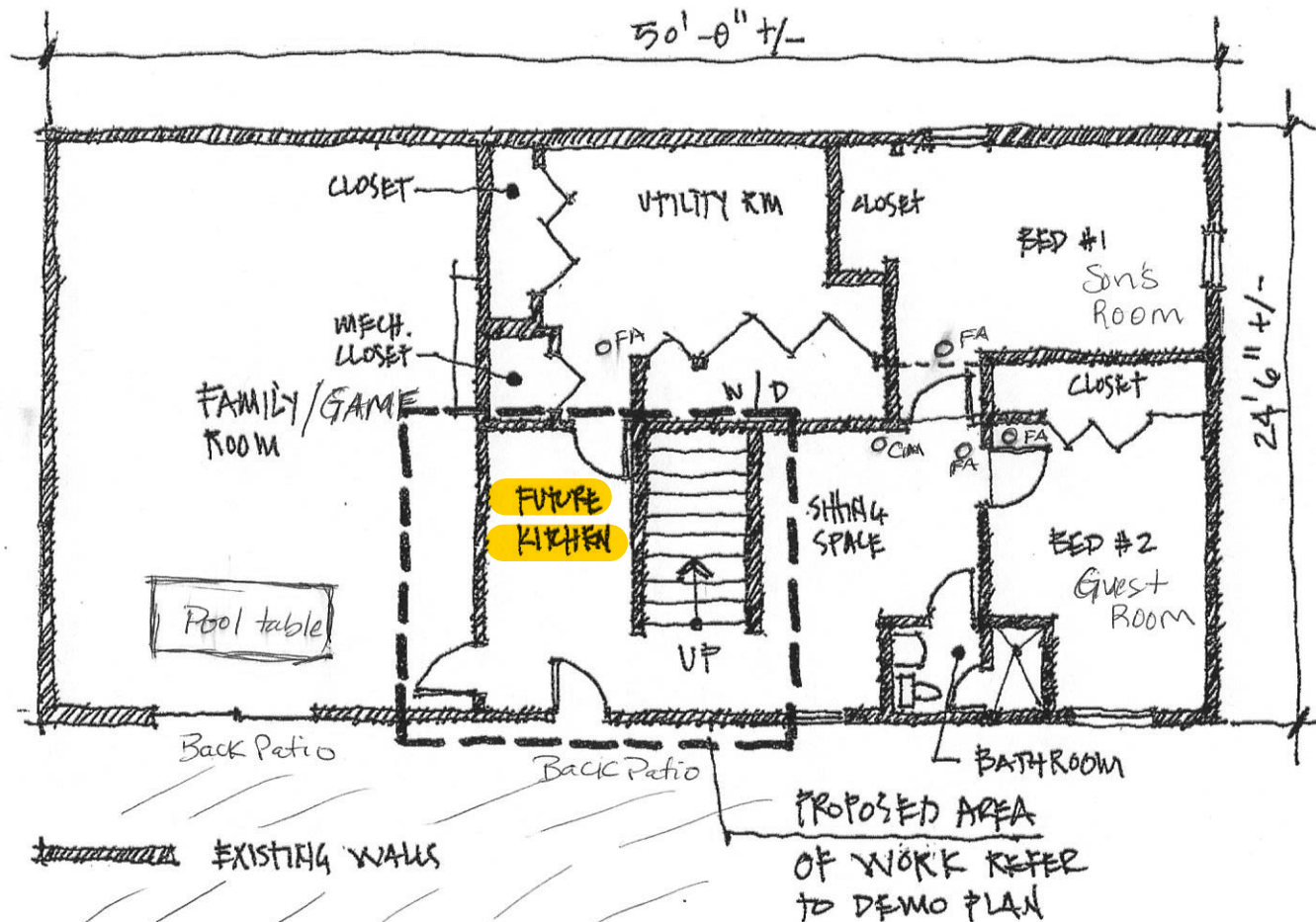
DRAWING LIST

- 1 EXISTING BASEMENT PLAN
 - 1.1 EXISTING RCP
- 2 DEMO PLAN
- 3 PROPOSED PLAN
 - 3.2 PROPOSED INTERIOR ELEVATION
 - 3.3 PROPOSED INTERIOR ELEVATION
- 4 WALL SECTION A-B
 - 4.1 WALL / BEAM SECTION
- 5 INTERIOR PERSPECTIVE

19-175295RS

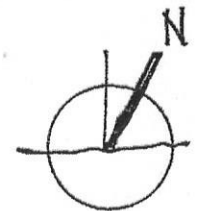
2

6.2.2019



GENERAL NOTES

- SHARED ELECT. PANEL IN GARAGE.
- NEW HEAT SOURCE IN BED #1, BED #2 AND BATHROOM
- ALL WALLS ARE 2X4 W/ FIRE RATED GYPSUM
- (E) FORCED AIR HEAT TO BE BLOCKED IN FAMILY ROOM, FUTURE KITCHEN, UTILITY RM, SITTING SPACE
- (E) Fire Alarms (FA) Carbon monoxide detector (CM)

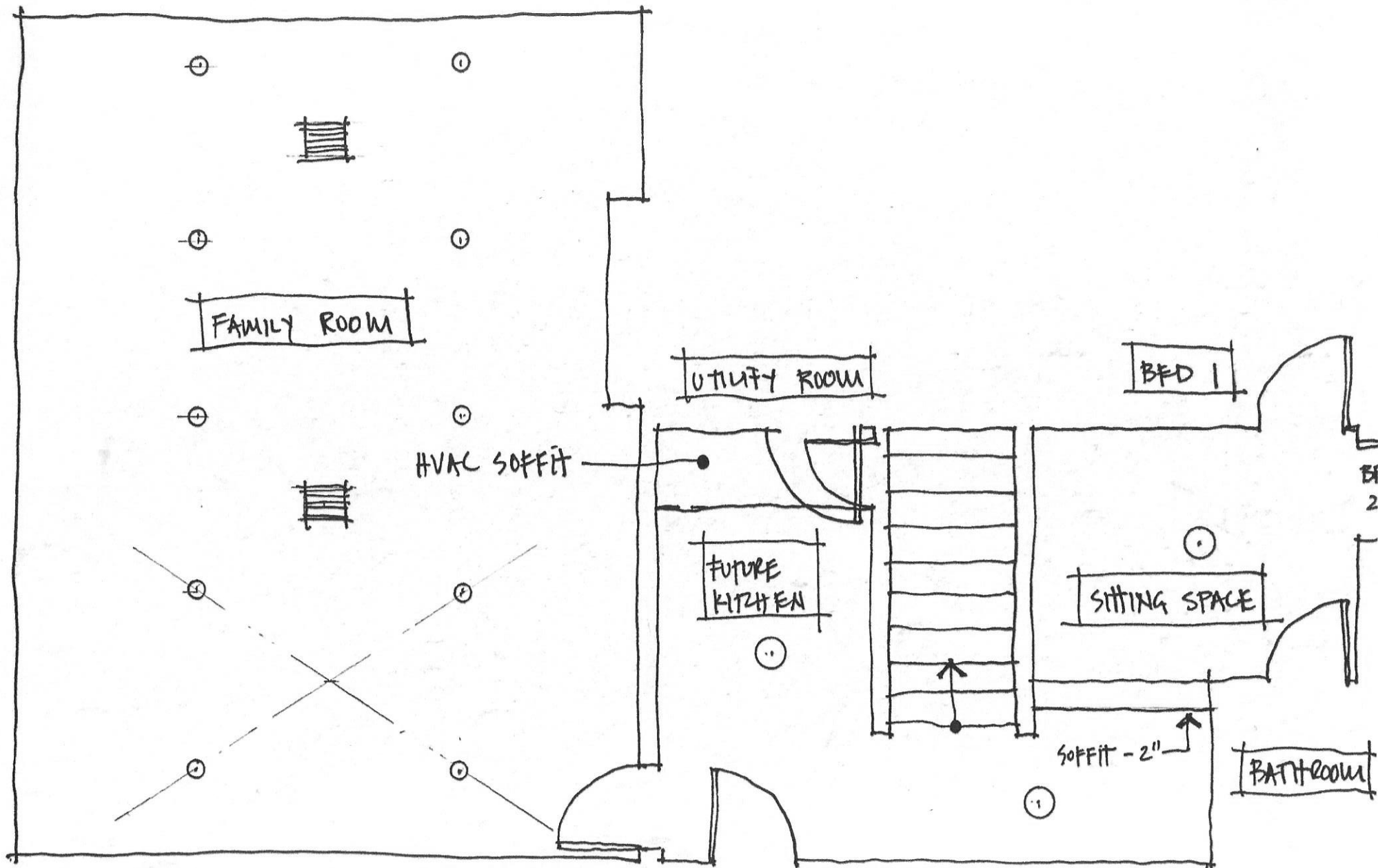


DEAL BASEMENT - EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"

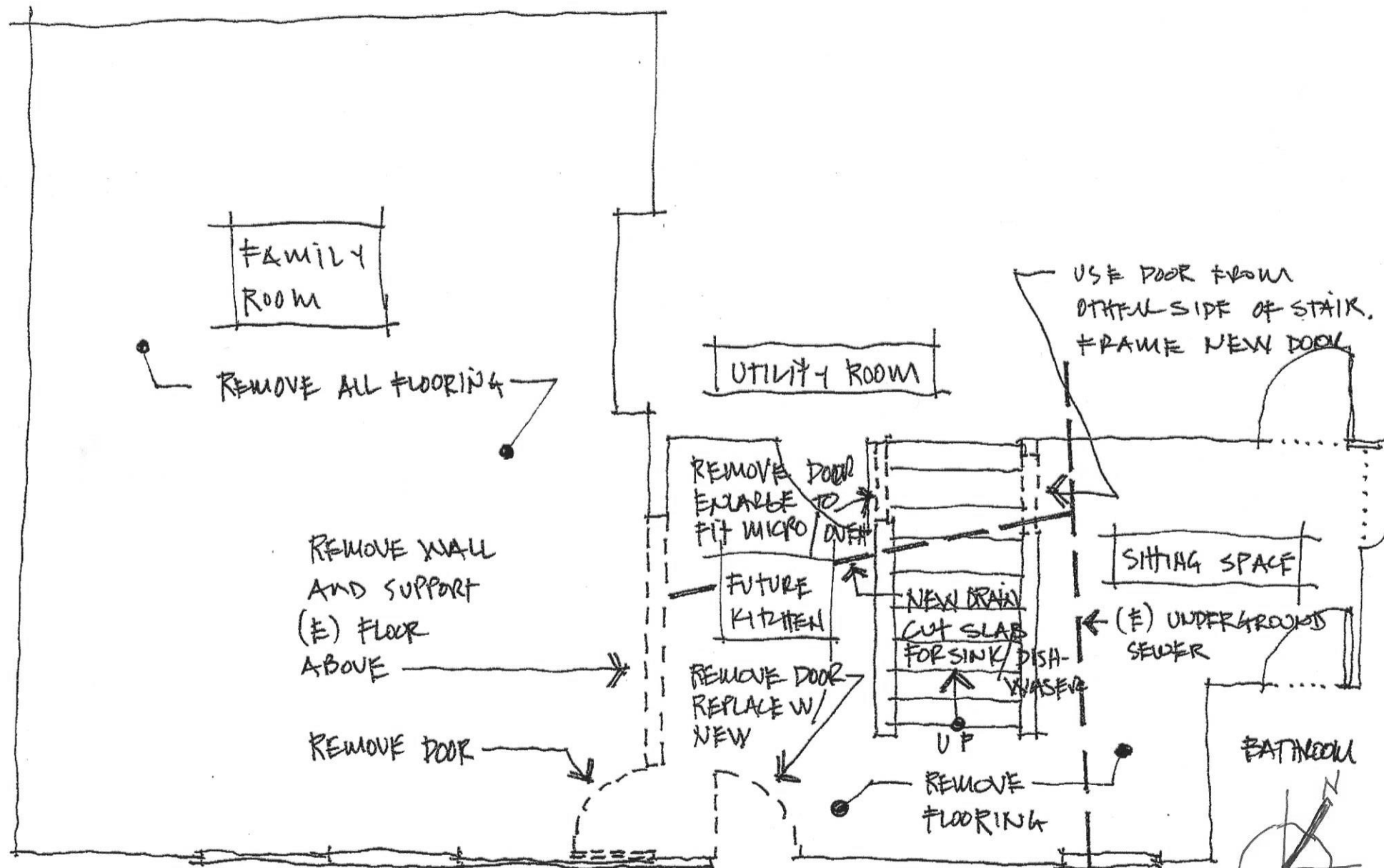
7118 SW 62nd PL

6-2-2019



DEAL BASEMENT - EXISTING RCP
SCALE: 1/4" = 1'0"
7118 SW 62nd PL

4.26.2019

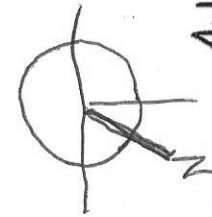


2 DEAL BASEMENT - DEMO PLAN

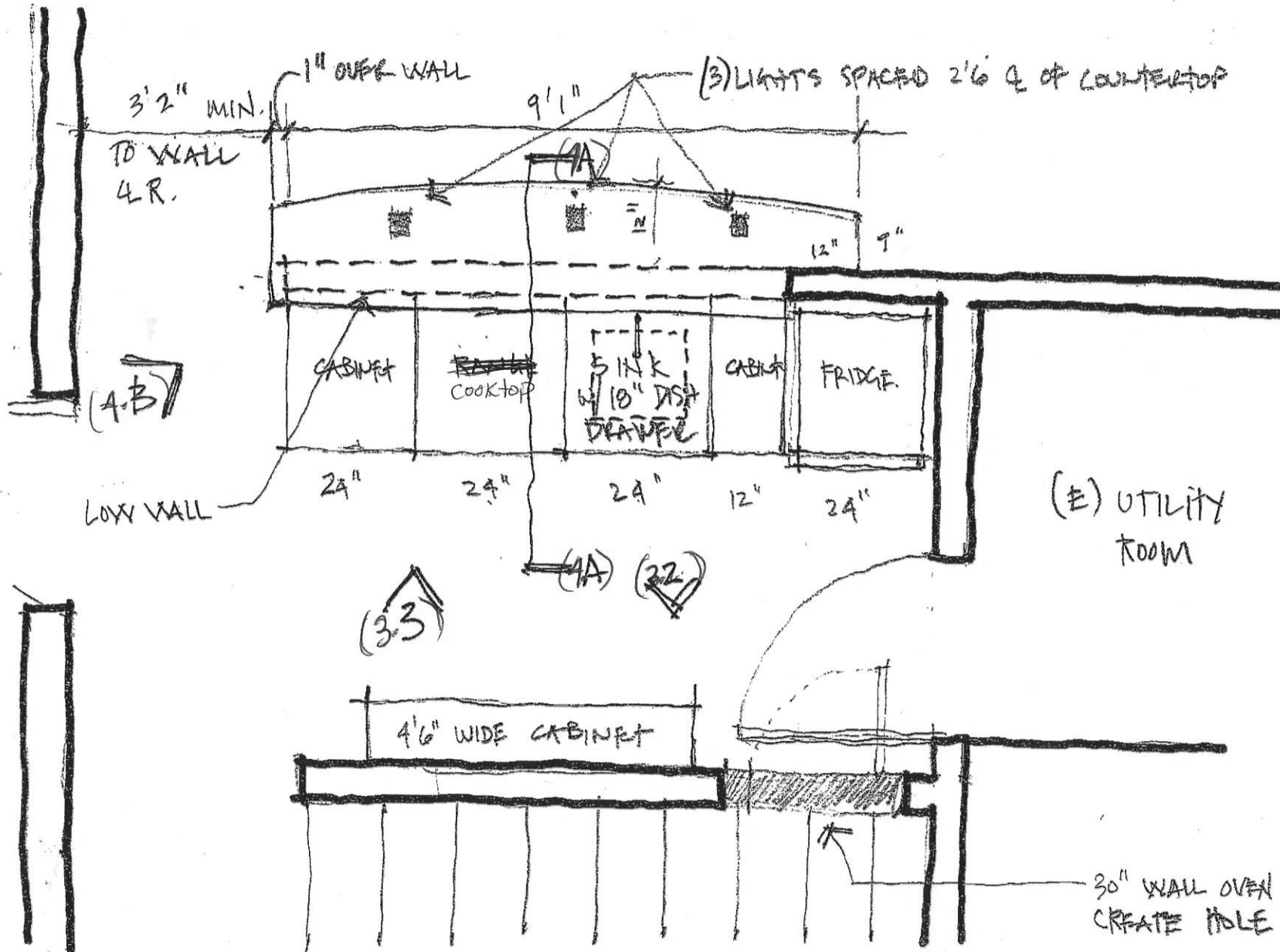
SCALE: $\frac{1}{4}" = 1'-0"$

7118 SW 62ND PL

(E) FAMILY ROOM



4-17-2019



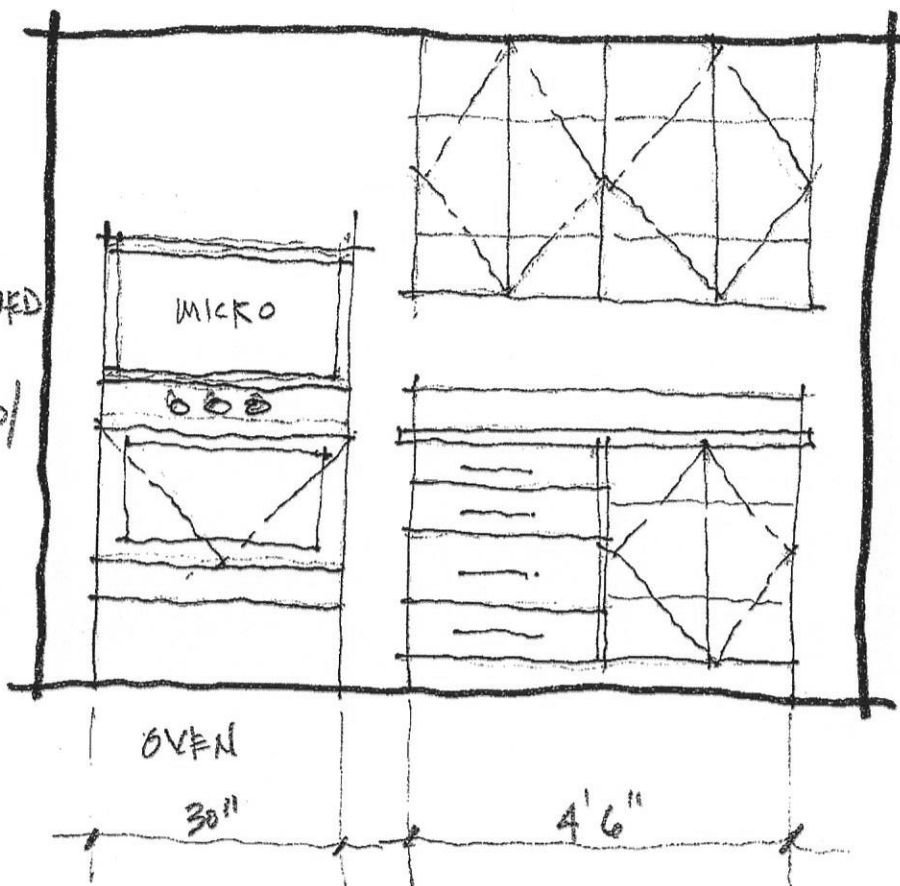
DEAL BASEMENT: PROPOSED PLAN

DATE: 1/2" ~ 1/10"

7/18 SW 42nd PL

3

DOOR REMOVED
ENLARGED
FOR MICRO/
OVEN



3.2

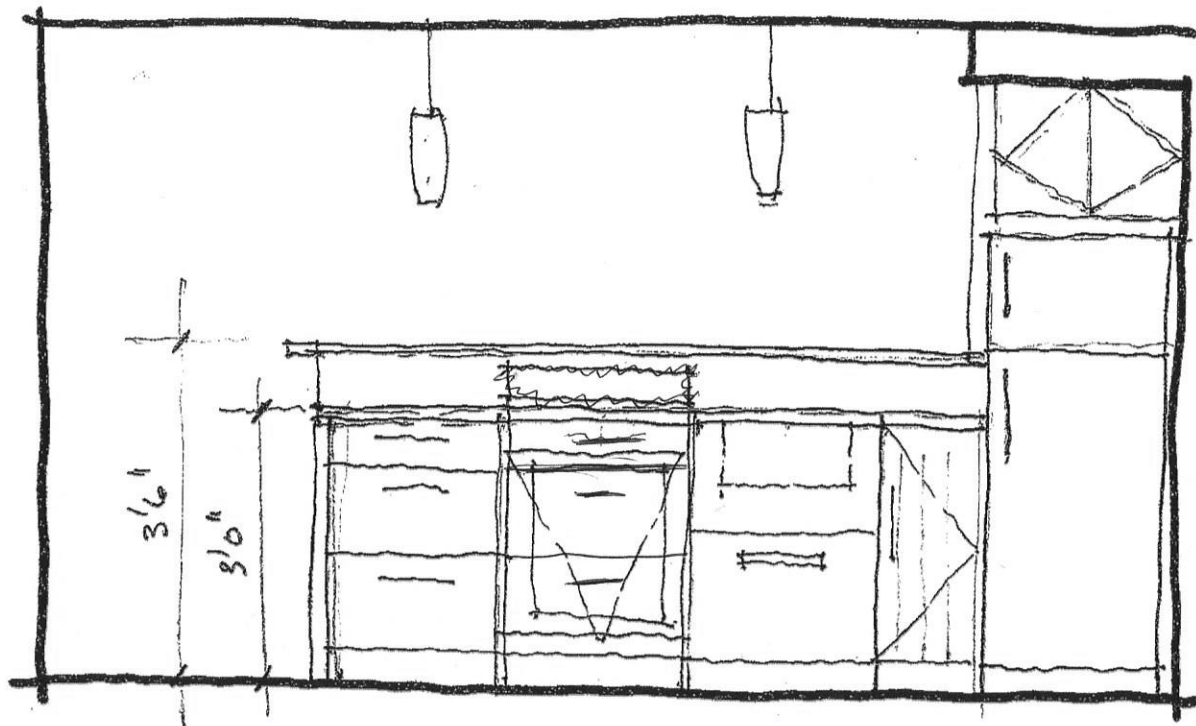
DEAL BASEMENT: ELEVATION

SCALE: 1/2" = 1'0"

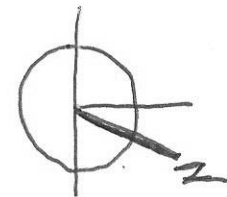


4-17-2019

7118 SW 62nd PL

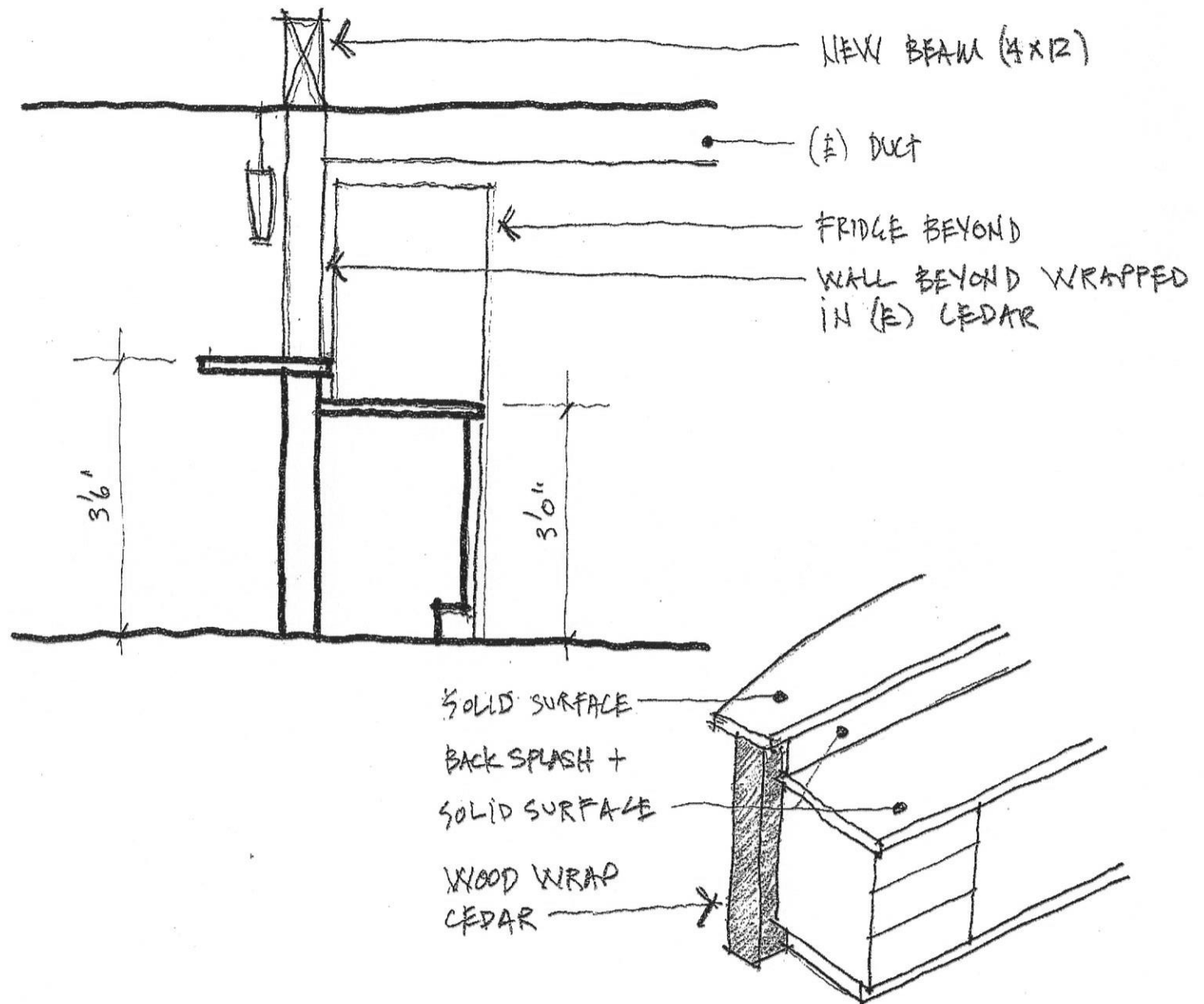


DRAWERS ~~PLATE~~ 18" SINK PLATTER FRIDGE
~~RANGE~~ 24" DISH
 COOKTOP DRAWER



3.3 || DEAL BASEMENT: ELEVATION
 SCALE: 1/2" = 1'0" 7118 SW 62nd PL

4.17.2019



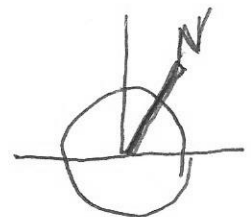
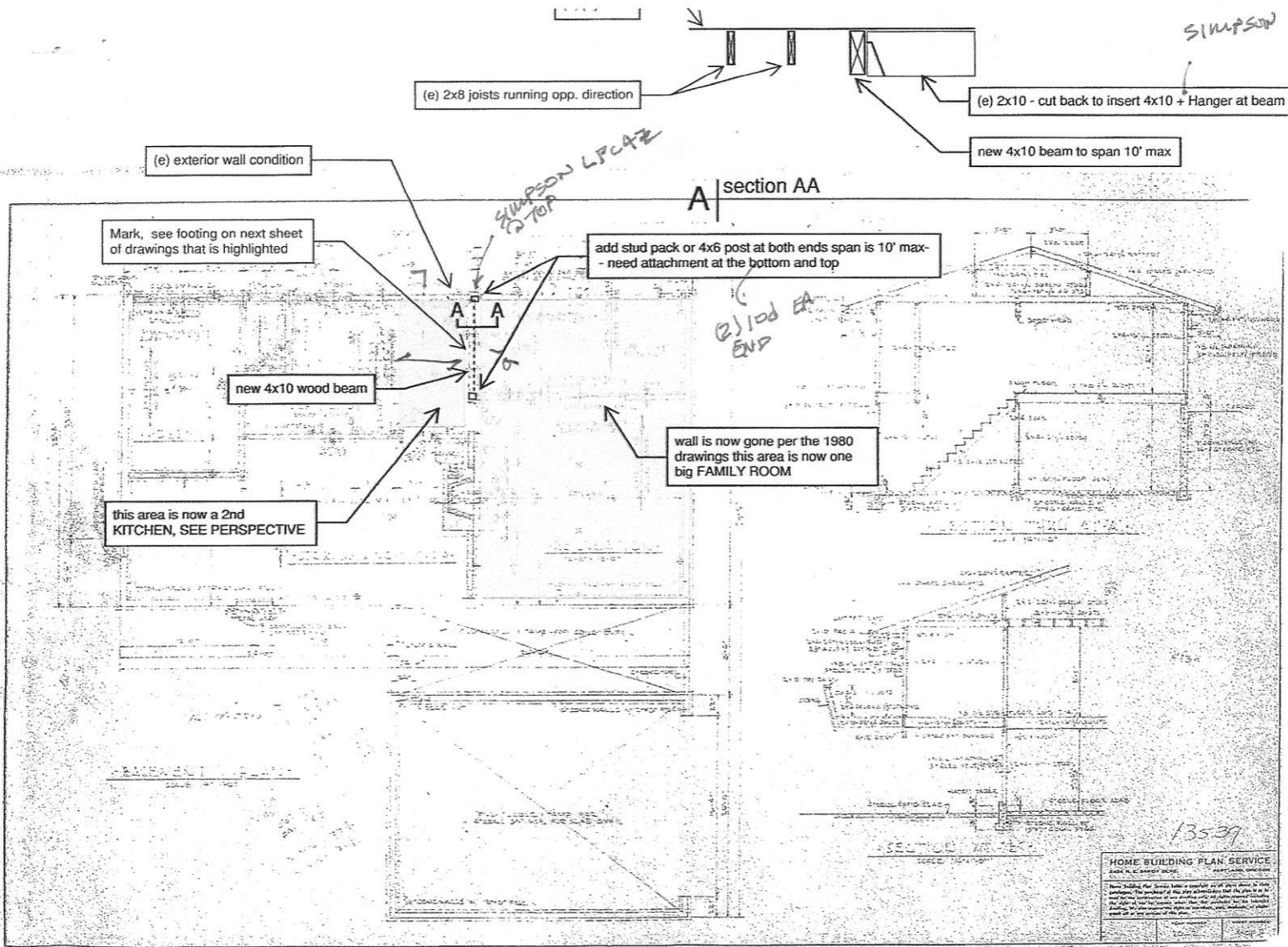
B | END OF CABINET + WALL

4 - A | DEAL BASEMENT : SECTION

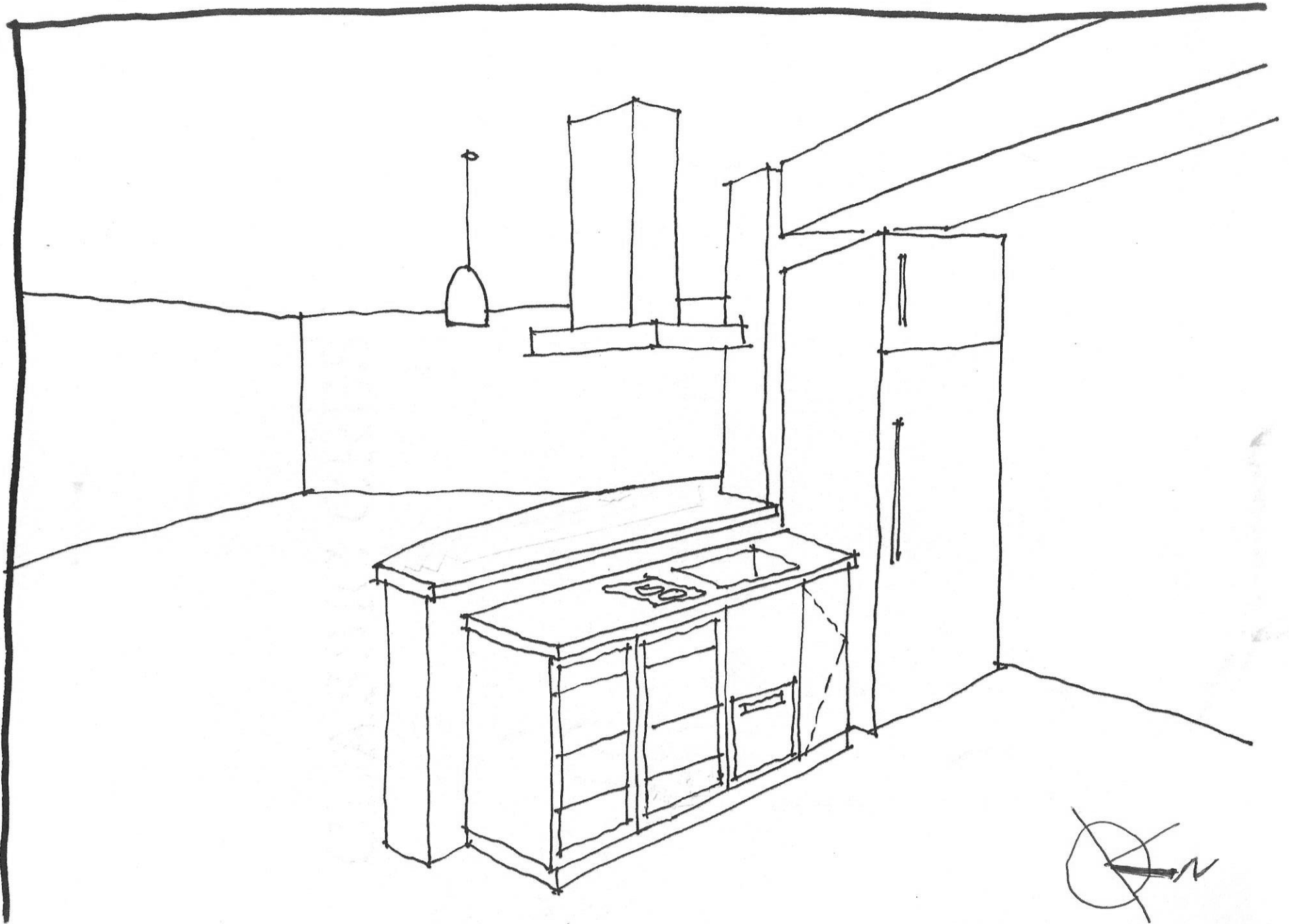
SCALE: 1/2" = 1'0"

17118 SW 62nd PL

4-17-2019



4.1 | DEAL BASEMENT: WALL BEAM SECTION 4.17.19
 N.T.S. 7/18 SW 62nd PL



5 | DEAL BASEMENT - PERSPECTIVE
SCALE: NTS.
7118 SW 62nd PL

4-26-2019

STRUCTURAL CALCULATIONS

DEAL RESIDENCE

17118 SW 162nd PL Portland OR

Beam Design

R#179636

Portland, Washington

For

Mr. David Howard

May 15, 2019

ALL COMPUTATION AND STRUCTURAL ENGINEERING
FOR THIS PROJECT HAVE BEEN PERFORMED
BY MYSELF OR UNDER MY DIRECT SUPERVISION.

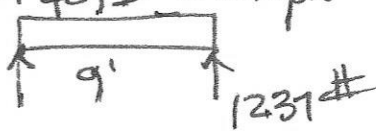


KRAMER GEHLEN & ASSOCIATES, INC.
CONSULTING ENGINEERS
400 Columbia Street, Suite 240
Vancouver, Washington 98660-3413
(360) 693-1621 (503) 289-2661
Fax: (360) 696-1572

2

19-175295RS

NEW FLOOR BEAM:

$$(15+40) \frac{\#}{\text{ft}} = 275 \text{ plf}$$


4x10
(SEE ATTACHED CALC F-2)

(2) 2x4 POST
ADEQUATE
USE 4x6

KGA
Structural Engineers
KRAMER
GEHLEN
ASSOCIATES

PROJECT DEAL RES REMODEL
CLIENT DAVID HOWARD

400 Columbia St. 360 / 693-1621
Suite 240 503 / 289-2661
Vancouver, WA Fax: 360 / 696-1572
98660-3413 www.kramer-gehlen.com

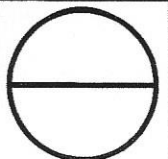
BM DESIGN

DATE
5-16-19

DESIGN
MA

PROJECT NO.
191420

SHEET
F-1



Project:

Location: FLB1

Uniformly Loaded Floor Beam

[2015 International Building Code(2015 NDS)]

3.5 IN x 7.25 IN x 9.0 FT

#2 - Douglas-Fir-Larch - Dry Use

Section Adequate By: 5.3%

Controlling Factor: Moment



Mark Hughes
Kramer Gehlen & Associates, Inc.
400 Columbia Street Suite 240
Vancouver, WA 98660

page

of

StruCalc Version 10.0.1.6

5/15/2019 2:29:09 PM

DEFLECTIONS Center

Live Load 0.17 IN L/651

Dead Load 0.07 in

Total Load 0.23 IN L/464

Live Load Deflection Criteria: L/360 Total Load Deflection Criteria: L/240

REACTIONS

Live Load 900 lb 900 lb

Dead Load 362 lb 362 lb

Total Load 1262 lb 1262 lb

Bearing Length 0.58 in 0.58 in

BEAM DATA Center

Span Length 9 ft

Unbraced Length-Top 0 ft

Floor Duration Factor 1.00

Notch Depth 0.00

MATERIAL PROPERTIES

#2 - Douglas-Fir-Larch

	Base Values	Adjusted
Bending Stress:	Fb = 900 psi Cd=1.00 CF=1.30	Fb' = 1170 psi
Shear Stress:	Fv = 180 psi Cd=1.00	Fv' = 180 psi
Modulus of Elasticity:	E = 1600 ksi	E' = 1600 ksi
Comp. \perp to Grain:	Fc \perp = 625 psi	Fc \perp = 625 psi

Controlling Moment: 2840 ft-lb

4.5 ft from left support

Created by combining all dead and live loads.

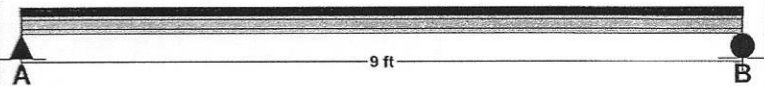
Controlling Shear: 1262 lb

At support.

Created by combining all dead and live loads.

Comparisons with required sections:	Req'd	Provided
Section Modulus:	29.13 in ³	30.66 in ³
Area (Shear):	10.52 in ²	25.38 in ²
Moment of Inertia (deflection):	61.5 in ⁴	111.15 in ⁴
Moment:	2840 ft-lb	2989 ft-lb
Shear:	1262 lb	3045 lb

LOADING DIAGRAM



FLOOR LOADING

	Side 1	Side 2
Floor Live Load	FLL = 40 psf	0 psf
Floor Dead Load	FDL = 15 psf	0 psf
Floor Tributary Width	FTW = 5 ft	0 ft
Wall Load	WALL = 0 plf	

BEAM LOADING

Beam Total Live Load:	wL = 200 plf
Beam Total Dead Load:	wD = 75 plf
Beam Self Weight:	BSW = 6 plf
Total Maximum Load:	wT = 281 plf

NOTES

F-2



Folder | Property (1) | People (2) | Info (135) | Process (3) | Process Select | Document | **Comment (2)** | Attachment

Folder #	Ref
1954 100111 000 00 LU	MUP 58
2004 043442 000 00 PT	
2004 043582 000 00 MT	
2004 046418 000 00 ET	
2004 051020 000 00 MT	
2004 051021 000 00 PT	
2005 119951 000 00 RS	
2006 113141 000 00 ET	
2006 141798 000 00 ET	
2006 184142 000 00 PT	
2007 162113 000 00 NU	
2010 189069 000 00 PT	
2015 179669 000 00 MT	
2015 181915 000 00 ET	
2015 280424 000 00 ML	
2016 101276 000 00 MT	BCD 590
2016 163330 000 00 RS	FIR
2019 166136 000 00 IQ	

Folder: 19 166136 000 00 IQ

BDS LS DBARTLEY 5/16/19 - 1) Full floor plan of the basement level required. Please provide a plan that shows the full floor where the work is taking place.
 2a) Additional kitchen would make the basement an ADU, which requires fire rated separation (existing drywall qualifies) and can't have HVAC ducts connecting it.
 2b) If it is not an ADU, it needs the permanent cooking appliances removed and no 220 volt power. An additional sink covenant would be required
 Provided sample floor plan.

Reminder Date: Thu May 16, 2019 Remind: Bartley,David Include: ☐

Made On: Thu May 16, 2019 Made By: Bartley,David

Comment Date: Thu May 16, 2019

Text Field Editor (Maximum 4000 characters)

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