

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: 21908	Project Address: 2316 SE 28th PI
Hearing Date: 9/25/19	Appellant Name: Corey Cliffe
Case No.: B-006	Appellant Phone: 503-231-5631
Appeal Type: Building	Plans Examiner/Inspector: Ken Majors
Project Type: residential	Stories: 2 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-215603-RS
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: SFR with ADU

APPEAL INFORMATION SHEET

Appeal item 1

Code Section R302.3

Requires Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire resistance rating.

Proposed Design There will be a door in the newly constructed wall on the main floor between the Unit A - Hall and the New Stair to 2nd Floor providing access from the new Entry at Lower Level to the new 2nd floor, Unit B - ADU. The door will be a 60-minute rated door with smoke gaskets and a closer.

Reason for alternative The ADU / Unit B is being created for the owner's adult son to live in close proximity to the owner's elderly parents who will occupy the main floor / Unit A. The parents are needing more support and care-giving, and the doorway will provide access between the units to facilitate this.

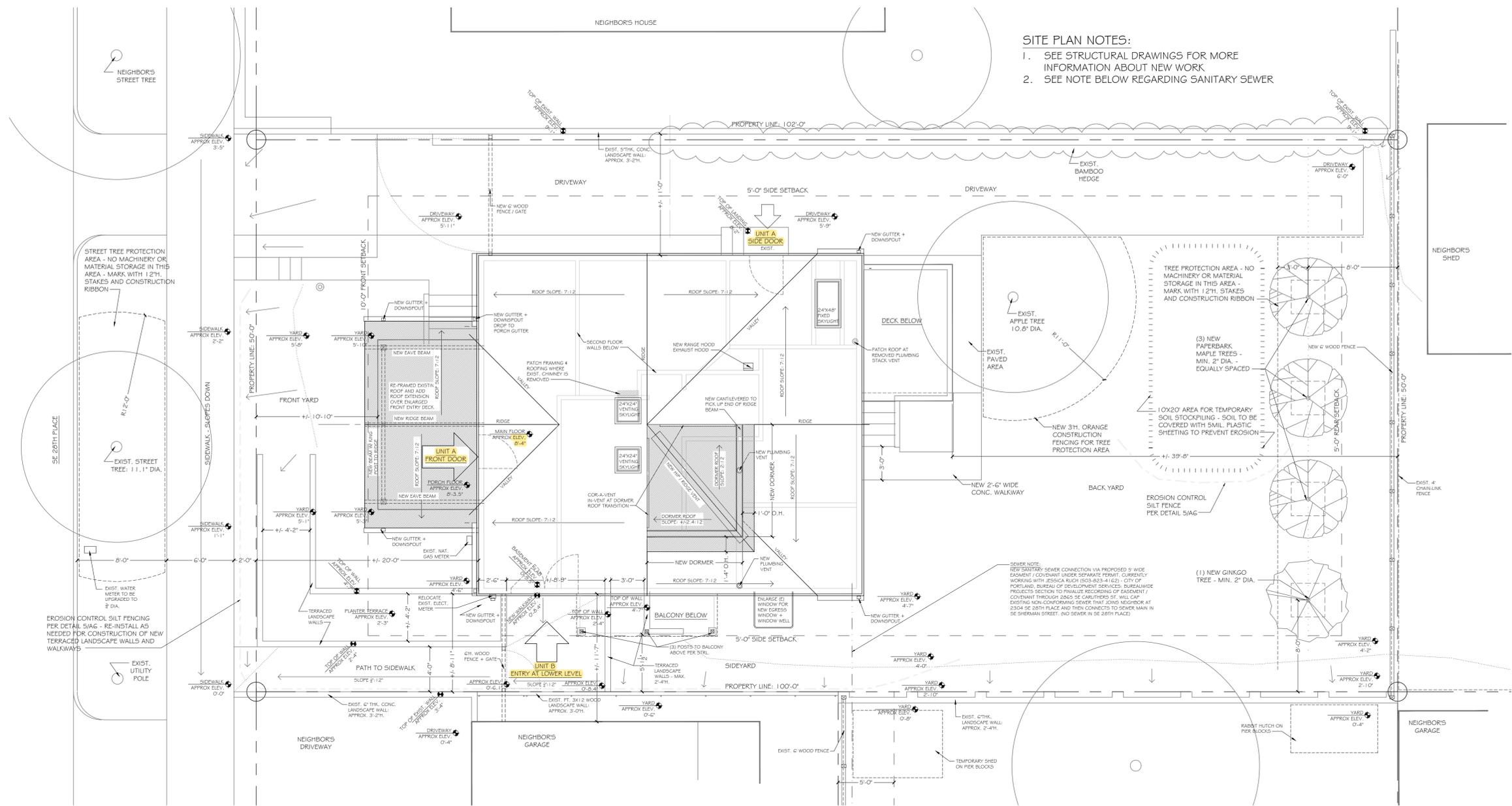
The door will be a 60-minute, fire rated door, with smoke gaskets and a closer which completes the wall assembly required for a 1-hour rating between the 2 units.

APPEAL DECISION

Communicating door between ADU and main dwelling unit: **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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



SITE PLAN NOTES:
 1. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT NEW WORK
 2. SEE NOTE BELOW REGARDING SANITARY SEWER

PROPOSED SITE # ROOF SHOWING TREE PROTECTION & EROSION CONTROL
 1/8" = 1'-0"

Architectural & General Notes

- NEW WORK TO COMPLY WITH 2017 OREGON RESIDENTIAL SPECIALTY CODE, AND ALL OTHER APPLICABLE CODES. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SEE STRUCTURAL DOCUMENTS FOR ALL INFORMATION REGARDING FRAMING, FOUNDATIONS, LATERAL SHEATHING, ATTACHMENTS & CONNECTORS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED & AUTHORIZATION HAS BEEN GIVEN BY THE ARCHITECT.
- FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THESE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTORS TO FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND USE OF ALL MATERIALS AND EQUIPMENT.
- DIMENSIONS ARE TO FRONT FACE OF FINISH MATERIAL. CABINET DIMENSIONS ARE AS SHOWN.
- HEATING TO BE PROVIDED TO MAIN FLOOR WITH (4) MINI-SPLIT WALL UNITS + ELECTRIC IN-FLOOR HEATING MAT IN BATHROOM. HEATING IN SECOND FLOOR ADU TO BE PROVIDED BY (3) MINI-SPLIT WALL UNITS + ELECTRIC IN-FLOOR HEATING MAT IN BATHROOM.
- EACH BATHROOM TO HAVE PANASONIC SPOT ERV PROGRAMMED TO PROVIDE FRESH AIR TO EACH UNIT WITH MANUAL BOOST FUNCTION FOR BATHROOM EXHAUST. ALL DUCTWORK FOR BATH FANS TO BE SEALED WITH MASTIC, (NOT TAPE) AND WRAPPED WITH R-4.2 DUCT INSULATION.
- NEW ELECTRICAL SERVICE TO BE INSTALLED BY UTILITY FOR ADU. NEW SERVICE TO SUPPLY POWER FOR SECOND FLOOR ADU AND FOR COMMON SPACES IN BASEMENT. ALL ELECTRICAL WORK FOR ADU TO BE PERFORMED BY A LICENSED ELECTRICIAN.
- EXISTING ELECTRICAL SERVICE PANEL TO REMAIN IN CURRENT LOCATION, BUT METER TO BE MOVED CLOSE TO WEST CORNER OF SOUTH WALL - OUTSIDE OF PROPOSED NEW PRIVACY GATE. EXISTING ELECTRICAL SERVICE TO SECOND FLOOR TO BE DISCONNECTED FROM EXISTING PANEL AND ROUTED TO NEW PANEL FOR ADU.
- ALL ROOMS TO HAVE ELECTRICAL OUTLETS TO CODE UNLESS NOTED OTHERWISE + SURFACE MOUNTED LIGHT FIXTURES WITH INTEGRATED LED BULBS (2700K-3000K COLOR TEMP). LIGHTING FIXTURES TO BE SELECTED BY OWNER. REVIEW LIGHTING / ELECTRICAL / PHONE / CABLE TV LOCATIONS WITH OWNER & ARCHITECT PRIOR TO INSTALLATION.
- COMBINATION CO DETECTOR + SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP. LOCATE AS SHOWN ON DRAWINGS. USE PHOTOELECTRIC SMOKE DETECTORS - TYPICAL.
- NEW PLUMBING FIXTURES TO BE WATER SENSE RATED. PLUMBING FIXTURES & PLUMBING HARDWARE TO BE SELECTED BY OWNER. PLUMBER TO THOROUGHLY FLUSH ALL SUPPLY LINES PRIOR TO INSTALLATION OF FITTINGS.

- PROVIDE NEW 50 GALLON, ELECTRIC HEAT PUMP WATER HEATER: TIER 1 NORTHERN CLIMATE SPECIFICATION PRODUCT. WATER HEATER TO BE SHARED BY BOTH UNITS. INSTALL HOT WATER PIPING LOOP AND RECIRCULATING PUMP TO MINIMIZE WAIT TIMES
- PROVIDE 6" MIN. CLEAR FROM EXPOSED WOOD TO GRADE, EXCEPT AT STEPS.
- EXISTING ALUMINUM SIDING TO BE MAINTAINED WITH NEW FLASHING & TRIM ADDED AS NEEDED. AREAS AROUND NEW WINDOWS & DOORS IN EXISTING WALLS TO HAVE ALUMINUM SIDING PATCHED-IN TO EXISTING SIDING. NEW EXTERIOR WALLS TO HAVE NEW 1X4 VERTICAL T&G CEDAR SIDING.
- NEW ROOFING MATERIALS TO BE ASPHALT SHINGLE ROOFING TO MATCH EXISTING - VERIFY PRODUCT & COLOR WITH OWNER. VERIFY TRIM, FLASHING & VENTING DETAILS WITH ARCHITECT.
- ALL NEW WINDOWS TO HAVE U VALUE OF .30 OR BETTER, AND A SHGC OF .3 OR LESS TO REDUCE SOLAR HEAT GAIN. NEW DOORS TO HAVE U VALUE OF .20 OR BETTER. NEW SYLIGHTS TO HAVE U VALUE OF .50 OR BETTER. NEW WINDOWS TO BE ALUMINUM CLAD WOOD & FIBERGLASS WINDOW IN BASEMENT WINDOW WELL WITH OPERATIONS AS SHOWN IN ELEVATION. ARCHITECT TO PROVIDE WINDOW SCHEDULE AT A LATER DATE.
- ALL NEW TILE TO BE SET TO CERAMIC TILE INSTITUTE STANDARDS.
- USE WATER RESISTANT GYPSUM WALL BOARD AT ALL WATER SPLASH AREAS.
- INTERIOR AND EXTERIOR WALL PAINT, ADHESIVES & SEALERS TO BE LOW OR NO VOC. TO BE SELECTED BY OWNER. USE TWO COATS OF FINISH OVER PRIME, MIN.
- ALL PAINTED TRIM & CABINETS TO BE PAINTED WITH WATER BASED ENAMEL, EGGSHELL OR SATIN FINISH - TWO COATS OVER PRIME.
- VERIFY STAIR & RAILING DESIGN WITH OWNER PRIOR TO CONSTRUCTION.
- KNOBBS, PULLS, CABINET MATERIALS & FINISH TO BE SELECTED BY OWNER. REVIEW CABINET DESIGN & DETAILS WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE BLOCKING IN WALLS FOR TOWEL BARS & WALL MOUNTED FIXTURES AS NEEDED. VERIFY LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

TREE AREA:

LOT SIZE:	5,200.0 SF
OPTION A:	
40% OF LOT COVERAGE -	
REQUIRED TREE AREA:	2,080.0 SF
(2) EXISTING MEDIUM TREES:	
10.8' DIA + 11.4' DIA:	
(2) X 500 SF =	1,000.0 SF
(4) NEW SMALL TREES:	
(3) ACER GRISELUM	
(PAPER BARK MAPLE)	
(1) GINKGO BILOBA	
(GINKGO)	
(4) X 300 SF =	1,200.0 SF
EXIST. + PROPOSED TREE	
AREA:	2,200.0 SF

LOT COVERAGE:

EXIST. HOUSE ROOF:	1,033.3 SF
EXIST. PORCH ROOF:	+ 76.2 SF
EXIST. TOT. ROOF AREA:	1,109.5 SF
EXIST. DRIVEWAY + PAVED	
WALKWAYS:	1,113.7 SF
EXIST. TOTAL IMPERVIOUS	
AREA (ROOF + PAVING):	2,223.2 SF
NEW PAVED WALKWAYS:	211.2 SF
NEW ROOF AREA:	103.4 SF
NEW TOTAL IMPERVIOUS	
AREA (ROOF + PAVING):	2,537.8 SF
LOT SIZE:	5,200.0 SF
BUILDING FOOTPRINT	
(NO CHANGE):	1,033.3 SF

PROJECT DESCRIPTION:
 CREATE 2ND FLOOR AS ADU, MAIN FLOOR REMAIN AS PRIMARY RESIDENCE, BASEMENT TO HAVE SHARED UTILITY SPACE + SHARED UN-CONDITIONED STORAGE AREA. REMOVE EXISTING NON-CONFIRMING STAIRS REPLACE WITH NEW STAIR FROM BASEMENT TO 2ND FLOOR, NEW BATHROOM & ROOF DORMER, RE-FRAME + EXPAND FRONT PORCH, NEW 2ND FLOOR BALCONY, NEW MAIN FLOOR DECK, EXCAVATE FOR NEW BASEMENT ENTRY + WALKWAY TO SIDEWALK ON SOUTHERN PROPERTY LINE, NEW EGRESS WINDOW & WINDOW WELL IN BASEMENT, REPLACE KITCHEN AND BATHROOM, ROUGH-IN FOR 3RD BATHROOM IN BASEMENT. NEW SEWER CONNECTION UNDER SEPARATE PERMIT.

OWNER / PROJECT LOCATION:
 Corey & Leslie Cliffe
 2316 SE 28th Place
 Portland, OR 97214
 ph: 503-231-5631

ARCHITECT:
 Limitless Blue architecture & sustainable design
 Corey Cliffe, architect
 2865 SE Caruthers St
 Portland, OR 97204
 503-231-5631

STRUCTURAL ENGINEER:
 Grummel Engineering, LLC
 Jesse Wolfe - engineer
 920 SW 3rd Ave. - Suite 200
 Portland, OR 97204
 503-244-7014

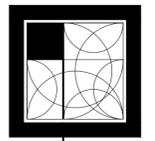
LEGAL DESCRIPTION:
 ID# R26G705
 SELDON PLACE, BLOCK 2,
 SOUTH HALF OF LOTS 1 + 2
 MAP 3232 OLD
 0.12 ACRES (5,200sf.)
 ZONE: R5
 Built: 1910

DRAWING INDEX:

ARCHITECTURAL DRAWINGS:	
A0	COVER SHEET - PROPOSED SITE PLAN
A1	AS-BUILT / DEMOLITION PLANS
A2	AS-BUILT ELEVATIONS
A3	PROPOSED FLOOR PLAN
A4	PROPOSED ELEVATIONS
A5	AS-BUILT + PROPOSED SECTIONS
A6	DETAILS, WINDOW SCHEDULE, GENERAL NOTES
A7	PROPOSED REFLECTED CEILING / ELECTRICAL PLAN

STRUCTURAL DRAWINGS:

S0	GENERAL STRUCTURAL NOTES
S1.1	BASEMENT & FIRST FLOOR STRUCTURAL PLANS
S1.2	SECOND FLOOR & ROOF STRUCTURAL PLANS
S3.1	STRUCTURAL DETAILS

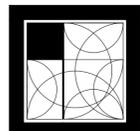


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Cliffe Renovation
 2316 SE 28th Place, Portland, OR 97214
 drawn by: jcw
 date: 08/20/16
 revision: none





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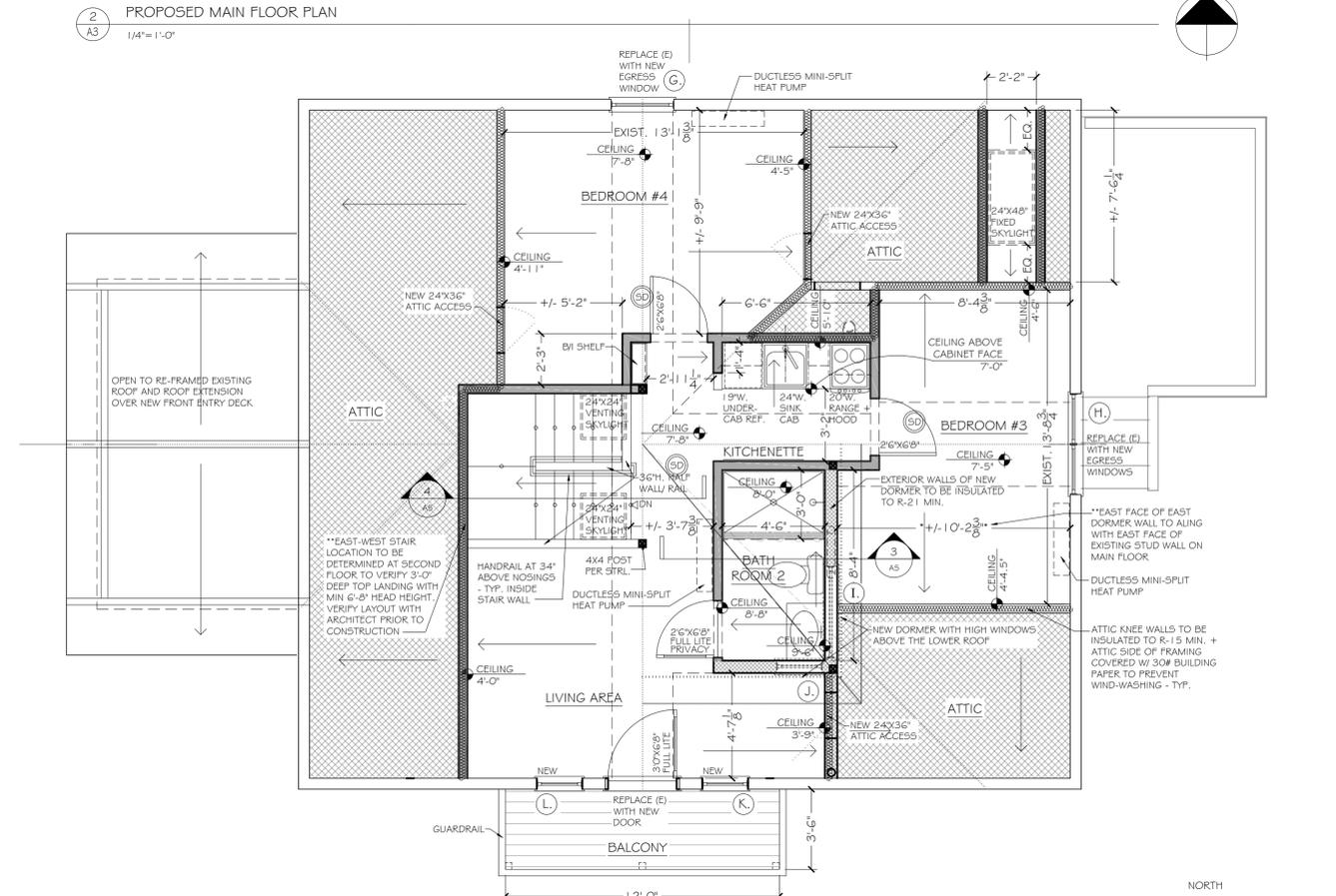
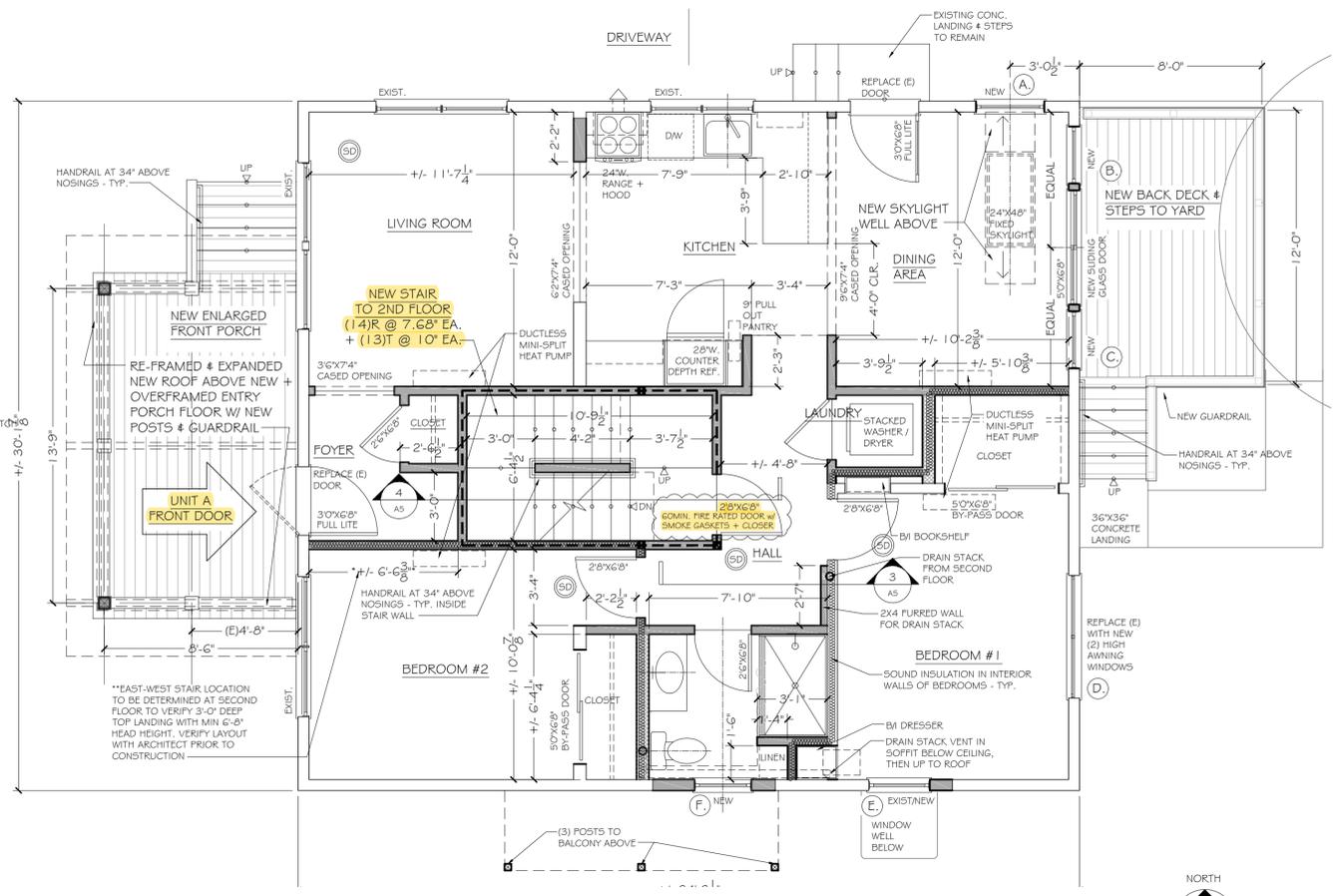
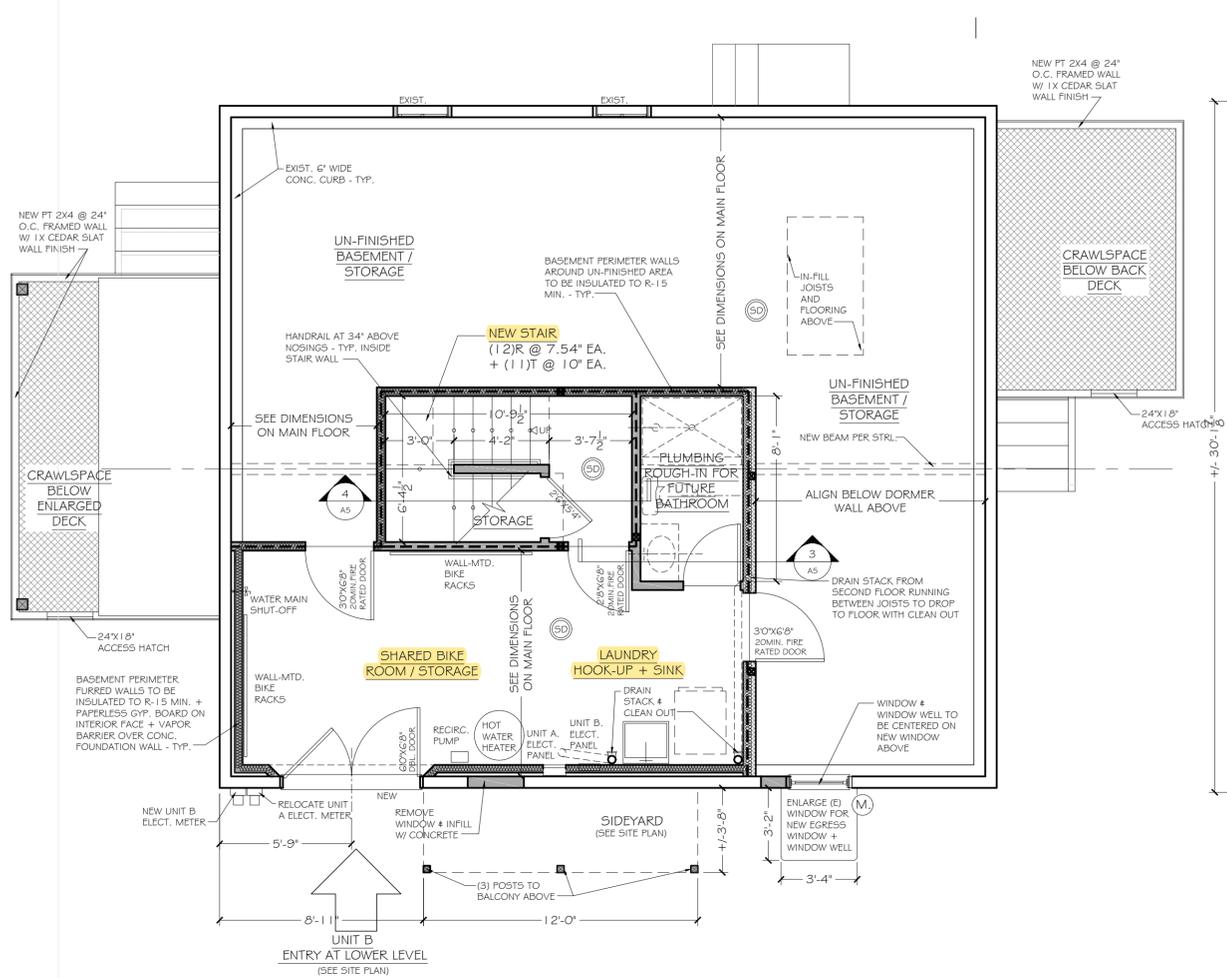
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Cliffe Renovation
2316 SE 28th Place, Portland, OR 97214

drawn by: mc
date: 08-25-19
revision: 08-17-19

sheet #
A3



- PLAN NOTES:**
- ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE
 - VERIFY WITH ARCHITECT NEW WALLS SHOWN ALIGNING WITH EXISTING WALLS.
 - EAST-WEST STAIR LOCATION TO BE DETERMINED AT SECOND FLOOR TO VERIFY 3'-0" DEEP TOP LANDING WITH MIN 6'-8" HEAD HEIGHT. VERIFY LAYOUT WITH ARCHITECT PRIOR TO CONSTRUCTION
 - PROVIDE BRACING & SHORING FOR ALL STRUCTURAL FRAMING PRIOR TO REMOVAL.
 - NON-STRUCTURAL FINISHES SUCH AS GYPSUM WALL BOARD OR PLASTER ON WALLS AND CEILINGS TO BE REMOVED AS NEEDED FOR NEW WORK - VERIFY SCOPE OF REMOVAL WITH ARCHITECT.
 - ALL EXPOSED EXISTING EXTERIOR WALL & ROOF FRAMING CAVITIES TO BE INSULATED TO MIN. R-15.

PLAN KEY

EXISTING 2X4 FRAMED WALLS TO REMAIN - INSULATE EXPOSED CAVITIES IN EXTERIOR WALLS TO MIN. R-15	
NEW 2X4 FRAMED WALLS	
NEW 2X6 FRAMED WALLS	
NEW 1 HR. FIRE RATED 2X4 FRAMED WALLS PER DETAILS: 2,3,4,1A6	
COMBINATION CO DETECTOR + SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP. USE PHOTOELECTRIC SMOKE DETECTORS - TYPICAL.	
WINDOW TAG - SEE WINDOW SCHEDULE ON SHEET A6	