

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: 21967	Project Address: 6700 NE Garfield Ave
Hearing Date: 10/9/19	Appellant Name: Nate Ember
Case No.: B-004	Appellant Phone: 5039754055
Appeal Type: Building	Plans Examiner/Inspector: Jed Stoken, Jason Butler-Brown
Project Type: commercial	Stories: 1 Occupancy: R-2 Construction Type: V
Building/Business Name: Garfield Veterans Apartments	Fire Sprinklers: No
Appeal Involves: other: Demolition of Existing Structure	LUR or Permit Application No.: 19-181253-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Existing structure is 4-plex apartment, new structure is 28-unit apartment

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	PCC 24.55.100
Requires	<p>After removal of any structure all foundations that are not to be used for new construction shall be removed and all excavations filled in compliance with Chapter 24.70 of this Title, to a level of the adjoining grade.</p> <p>Per 24.55.205.F, demolition permit final inspection must be approved prior to the issuance of subsequent building permits on the site.</p>
Proposed Design	<p>Because the existing basement being demolished coincides with the footprint and depth of the new foundation to be excavated (see attached plan), we propose to leave the demolished basement excavation open for re-use in the new structure.</p> <p>The excavation is one level deep and following demolition will be laid back at a 2:1 slope. It also occurs in the middle of the site away from other nearby structures, thereby eliminating risks for people and adjacent structures. The site is also fully fenced and secured on all sides.</p> <p>The demolition is currently in progress, and the building permit for the new structure is entering pre-issuance. This timing should entirely prevent the basement excavation from sitting unused, or limit it to just a few days at most as the building permit should be approved in time for the work to continue.</p>
Reason for alternative	Backfilling and compacting the basement excavation in order to close the demo permit only to excavate it out again a day or two later when building construction begins is wasteful in time, money, and environmental resources.

The proposed design addresses any concerns with safety, and approval of this appeal would allow construction activities to proceed uninterrupted, thereby eliminating the risk of an unused excavation sitting vacant.

APPEAL DECISION

Demolition of basement with omission of backfill: Granted provided the permit for new construction to reuse the excavation is issued within 360 days of the approval of this appeal. Failure to meet this condition will require the excavation to be backfilled to the level of the adjoining grade in accordance with PCC 24.70. The City will open a dangerous building (DB) file to verify this condition.

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

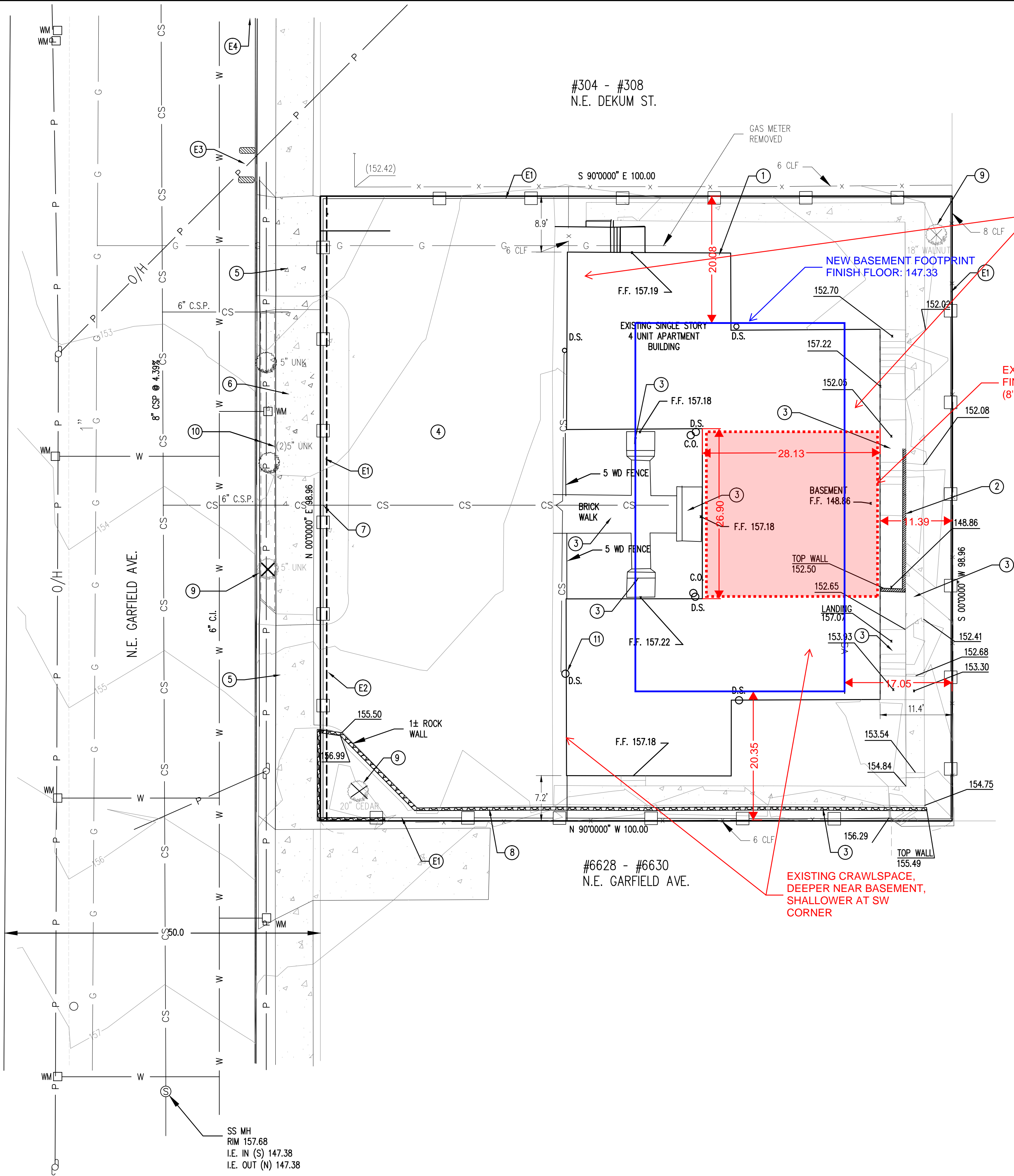
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; 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.

LEGEND:

- CS — EXISTING COMBINED SEWER
— W — EXISTING WATER
— G — EXISTING GAS
— P — EXISTING POWER
— x — EXISTING FENCE
(XXX.XX) EXISTING SPOT ELEVATION
XXXX EXISTING CONCRETE SIDEWALK
XXXX EXISTING CONTOUR
CB EXISTING CATCH BASIN
⊙ EXISTING STORM MANHOLE
⊙ EXISTING SANITARY MANHOLE
☆ EXISTING LIGHT POLE
⊙ EXISTING POWER POLE
WV EXISTING WATER VALVE
WM EXISTING WATER METER
GM EXISTING GAS METER
Σ EXISTING GAS VALVE
— EXISTING STREET SIGN
⊙ EXISTING TREE
C.L.F. CHAIN LINK FENCE

- E1 INSTALL SILT FENCE
E2 INSTALL GRAVEL CONSTRUCTION ENTRANCE
E3 INSTALL BIO-BAGS IN GUTTERLINE DOWNSTREAM OF SITE.
E4 INSTALL SILT SACK AT DOWNSTREAM CATCH BASIN



EROSION CONTROL AND DEMOLITION
24 HR. CONTACT:

DERRICK ARAGON
503-740-6917

DEMOLITION NOTES:

- 1 REMOVE EXISTING BUILDING INCLUDING BASEMENT, CAP ALL UTILITIES. CO-ORDINATE WITH UTILITY PROVIDER.
- 2 REMOVE EXISTING RETAINING WALL.
- 3 REMOVE EXISTING PATH, STAIRS & LANDINGS
- 4 REMOVE A.C. PARKING
- 5 REMOVE EXISTING DRIVEWAY UNDER PUBLIC WORK PERMIT.
- 6 REMOVE EXISTING SIDEWALK UNDER PUBLIC WORK PERMIT.
- 7 LOCATE, PLUG AND MARK EXISTING SEWER AT PROPERTY LINE. VERIFY INVERT ELEVATION.
- 8 REMOVE ROCK / RUBBLE WALL.
- 9 REMOVE TREE. SEE NEW WORK PERMIT FOR TREE CODE COMPLIANCE.
- 10 INSTALL 6" HIGH CHAIN LINK FENCE AROUND PLANTER STRIP PERIMETER FOR TREE ROOT PROTECTION.
- 11 REMOVE ALL EXISTING DOWNSPOUTS. EXISTING DOWNSPOUTS CONNECT TO COMBINED SEWER

#6719
N.E. MLK JR. BLVD.

EROSION CONTROL NOTES:

1. APPROVAL OF THIS EROSION SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADE OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESPCP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS, AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.
6. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A WEEK OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

SITE DATA

ADDRESS : 6710-6716 NE GARFIELD AVENUE
R NO. - R243953

SITE AREA : 9,900 SQ. FT.

IMPERVIOUS AREA : 7,020 SQ. FT.

PERVIOUS AREA : 2,880 SQ. FT.

(PLANTER STRIPS YARD)

ZTec ENGINEERS INC.

3880 S.E. 8TH AVE., SUITE 280, PORTLAND, OR. 97202
PHONE: (503) 235-8795
FAX: (503) 233-7889
EMAIL: ztec@ztecengineers.com

SUBTITLE
DEMOLITION SITE CLEARING AND EROSION CONTROL PLAN

TITLE
N.W. VENTURES GROUP
6710-6716 N.E. GARFIELD AVE.
PORTLAND, OREGON

JOB NO.: 18-4028-1
DWG. NO.: 18-4028-1C1

SCALE: 1"=10'

SHEET:
C2



DRAWN BY	ESL	DATE	8-18
CHECKED	CCF		8-18
ENGR.			
CHECKED			