

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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

<b>Appeal ID:</b> 22139	<b>Project Address:</b> 5305 SE Bush St
<b>Hearing Date:</b> 11/20/19	<b>Appellant Name:</b> Richard Mastroieni
<b>Case No.:</b> B-006	<b>Appellant Phone:</b> 503-317-9007
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Connie Jones
<b>Project Type:</b> residential	<b>Stories:</b> 2 <b>Occupancy:</b> unknown <b>Construction Type:</b> wood sheetrock
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure, Addition to an existing structure	<b>LUR or Permit Application No.:</b> 19-184475-RS
<b>Plan Submitted Option:</b> mail [File 1] [File 2]	<b>Proposed use:</b> garage/habitable space

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	302.1
<b>Requires</b>	eaves and exterior walls protection. the code wants 5/8 sheetrock on the inside of the building and 5/8 gypsum board on the outside.
<b>Proposed Design</b>	I request I put 2 layers of 5/8 sheetrock on the inside of the building and not remove the siding to the building in order to put 5/8 gypsum board on the outside.  The siding on the building is hardy plank siding.
<b>Reason for alternative</b>	The alternate is required so I don't have to remove the siding that is already on the outside of the building.

### APPEAL DECISION

**1a. Alternate one hour assembly for North and East walls of existing garage within three feet of property line: Granted provided:**

- Where roof framing is perpendicular to wall. Two layers of Type X gypsum are installed on the interior side of the wall continuous to the top of the double top plate.
- Two layers of 2x blocking are provided between the top of the double top plate and underside of the roof sheathing, beveled where required, to fit tight against the sheathing.
- The underside of the roof adjacent to the property line is provided with one layer of 5/8" Type X gypsum board installed directly against the underside of the roof sheathing with support provided by a minimum of 2 x ledgers attached to the side of the roof framing members for a minimum distance of four

feet measured from the inside face of the finished wall surface.

d. No openings including eave vents may be installed in the soffit and no openings including windows, roof vents or skylights may be installed in that portion of the wall or roof that is within three feet of the property line.

e. No built elements including gutters and footings may cross the property line and stormwater must remain and be disposed of on site.

**1b. 1. Alternate one hour assembly for North and East eaves of existing garage within 2 feet of property line: Granted provided:**

a. Two layers of 5/8" Type X gypsum sheathing are provided on the underside of the soffit with 2 x blocking between rafters as required for nailing. (A protective weather barrier may cover the gypsum sheathing).

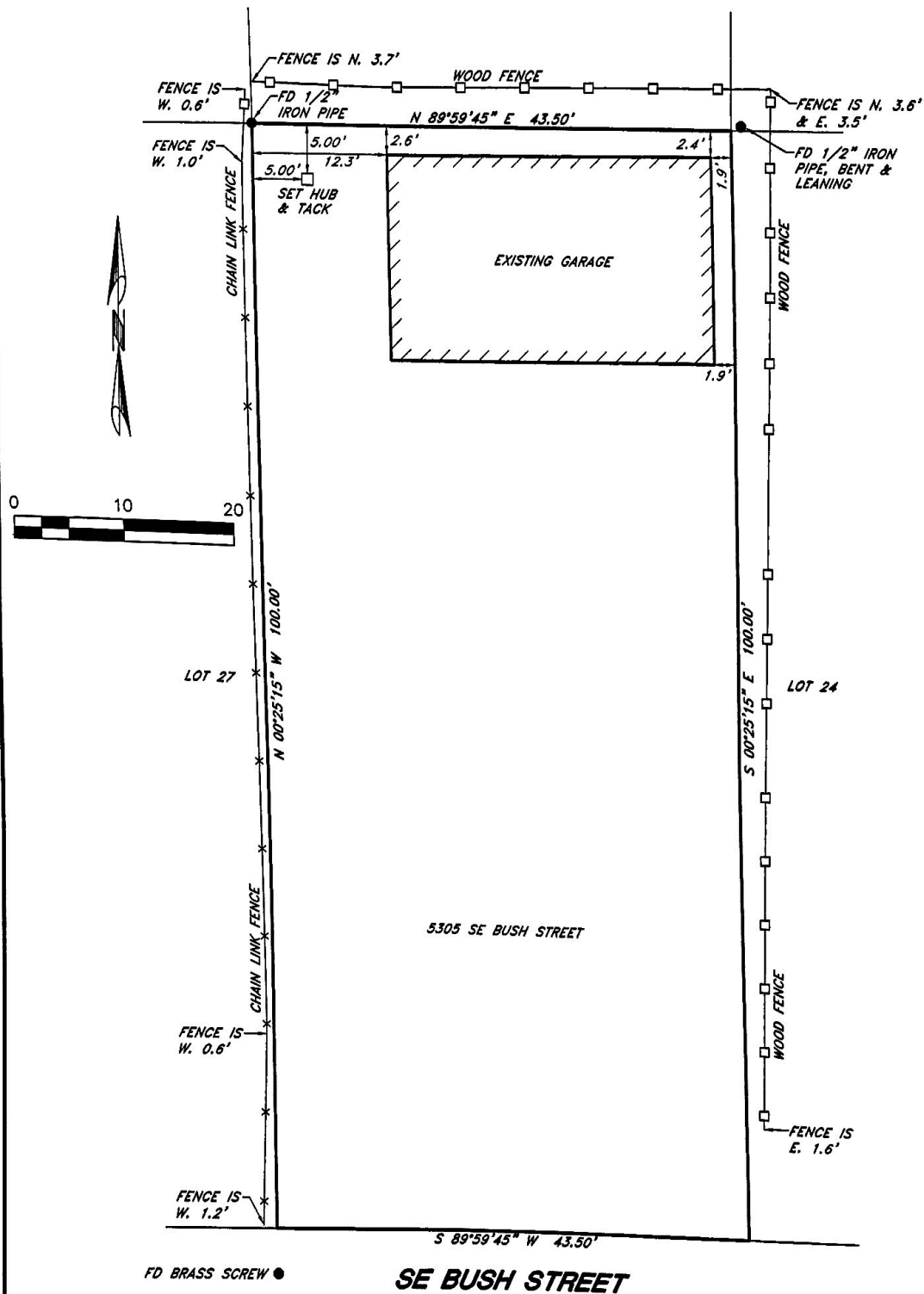
b. See condition 1c above.

c. See condition 1d above.

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



# **NOTES:**

1. NO TITLE REPORT WAS PROVIDED THEREFORE ALL EASEMENTS MAY NOT BE SHOWN.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

RENEWS: 6-30-21

R.S. GREENLEAF  
(1885-1915)  
MARSHALL BROTHERS  
(1915-1957)  
BOOTH & WRIGHT  
(1957-1977)  
SETON, JOHNSON & ODELL  
(1977-1983)  
CHASE, JONES &  
ASSOCIATES, INC.  
(1983- )

## **EXHIBIT MAP**

OF A PORTION OF  
LOTS 25 AND 26, BLOCK 5,  
"OAKDALE"

SITUATED IN THE  
SOUTHEAST 1/4 OF SECTION 7, T. 1 S., R. 2 E., W.M.  
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON



CHASE, JONES & ASSOCIATES INC.

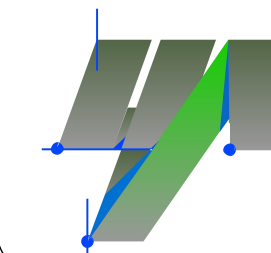
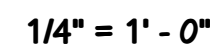
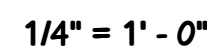
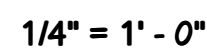
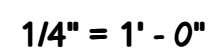
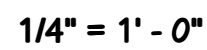
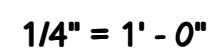
716 S. E. 11TH AVE. PORTLAND, OREGON 97214  
PHONE: (503) 228-9844

PROJECT NO. 15815	1/4 SECTION 3438	DATE NOVEMBER 7, 2019	SHEET 1 OF 1
DRAWN BY DLW	CHECKED BY EDJ	SCALE 1" = 10'	

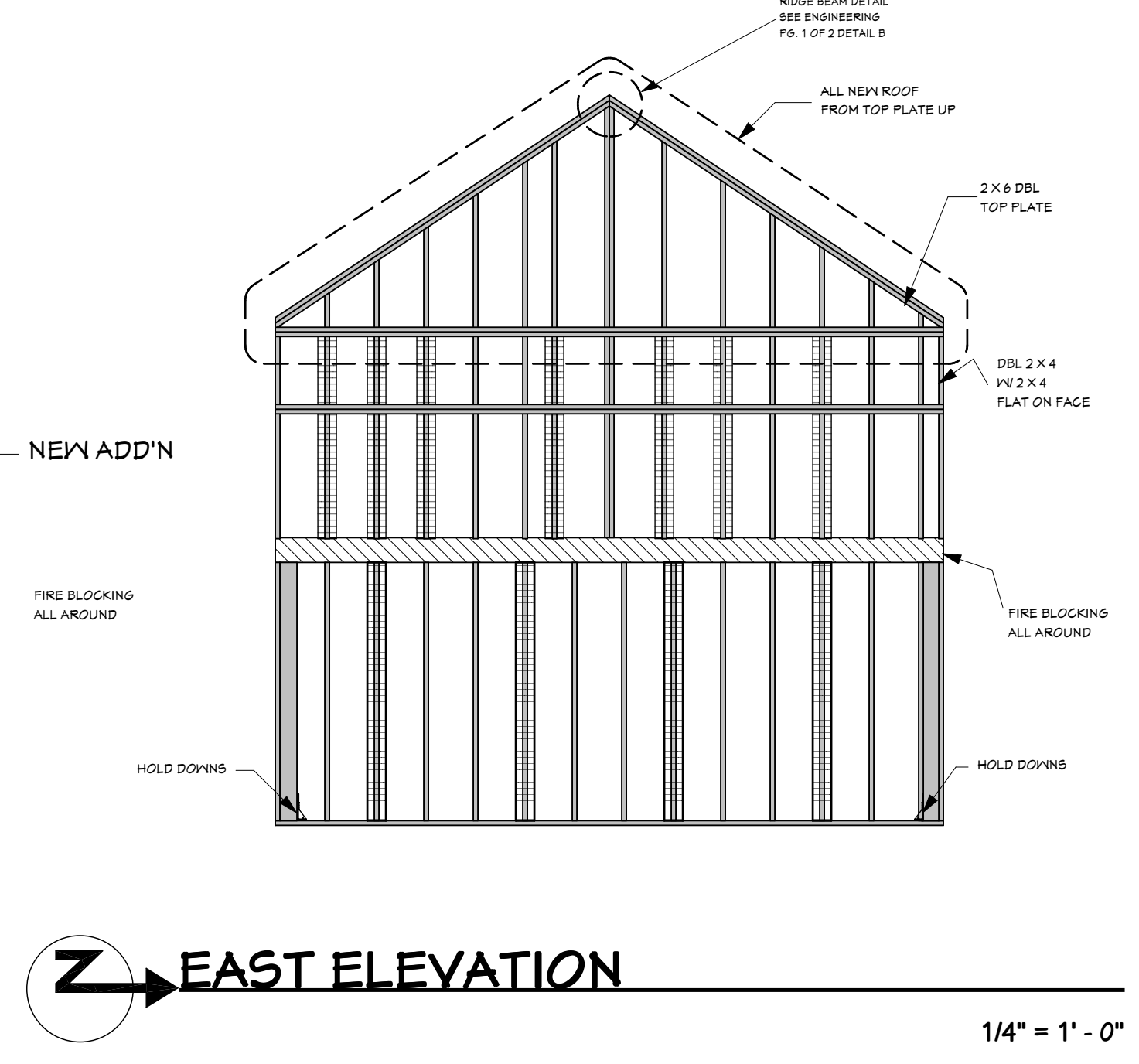
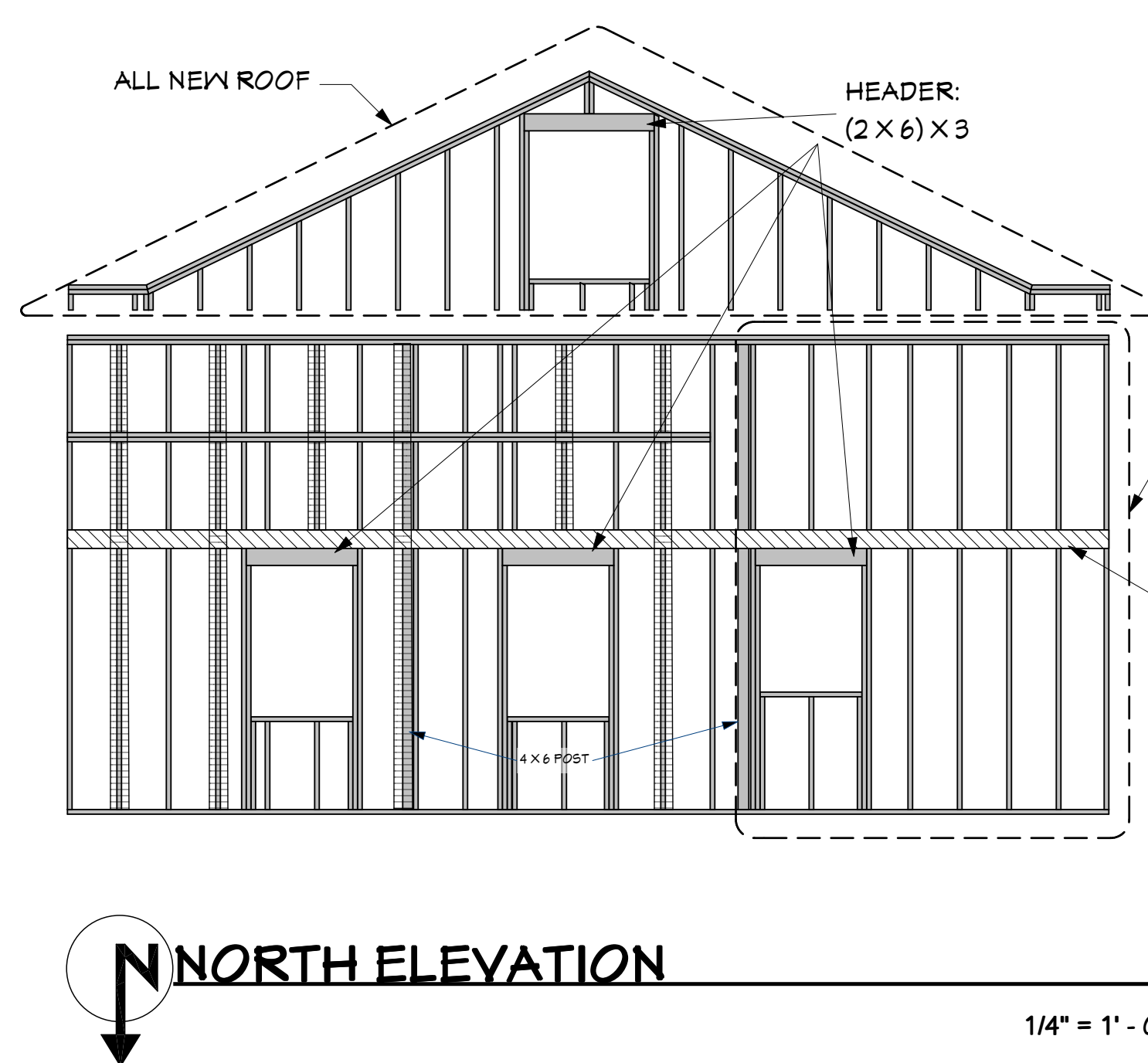
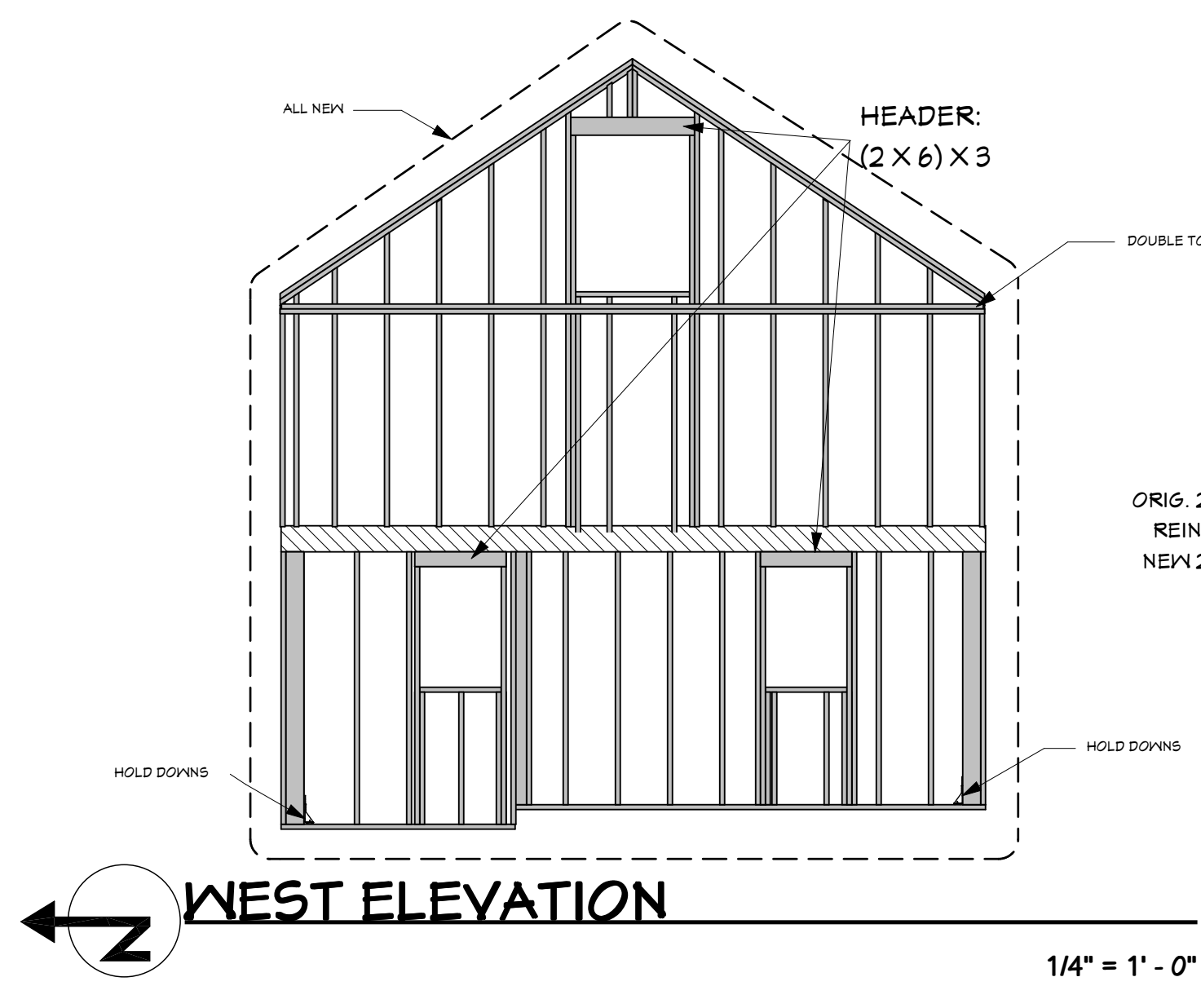
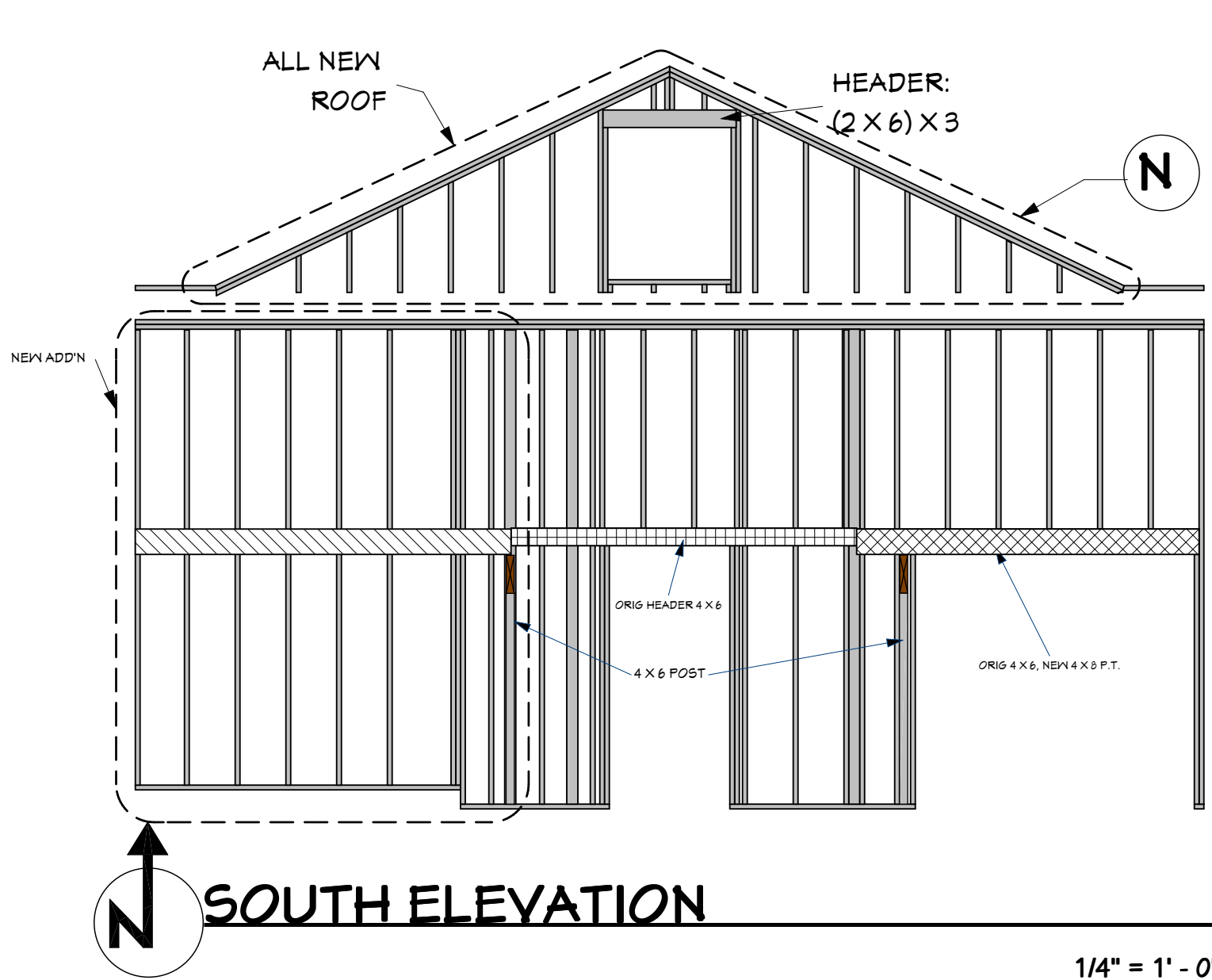
PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

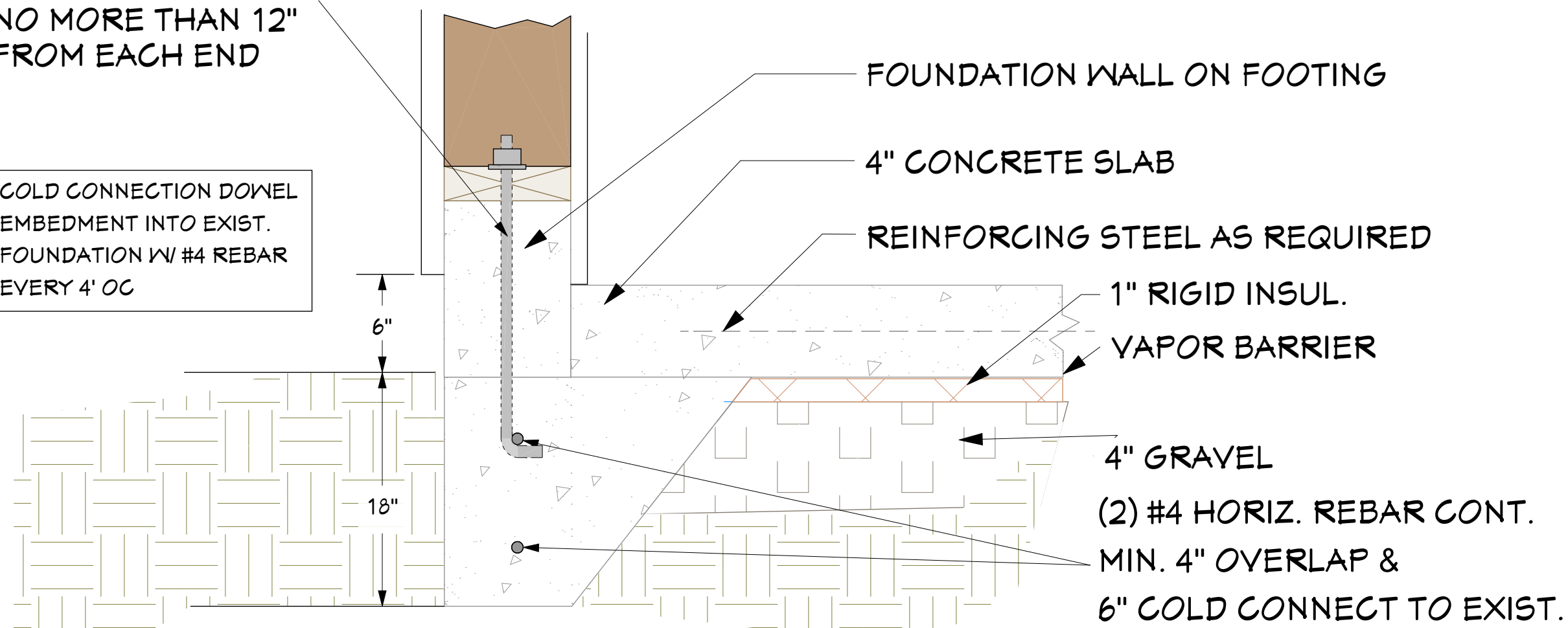






1/2" ANCHOR BOLTS  
EVERY 4' O/C  
NO MORE THAN 12"  
FROM EACH END

COLD CONNECTION DOWEL  
EMBEDMENT INTO EXIST.  
FOUNDATION W/ #4 REBAR  
EVERY 4' O/C



**F2 FOUNDATION DETAIL**

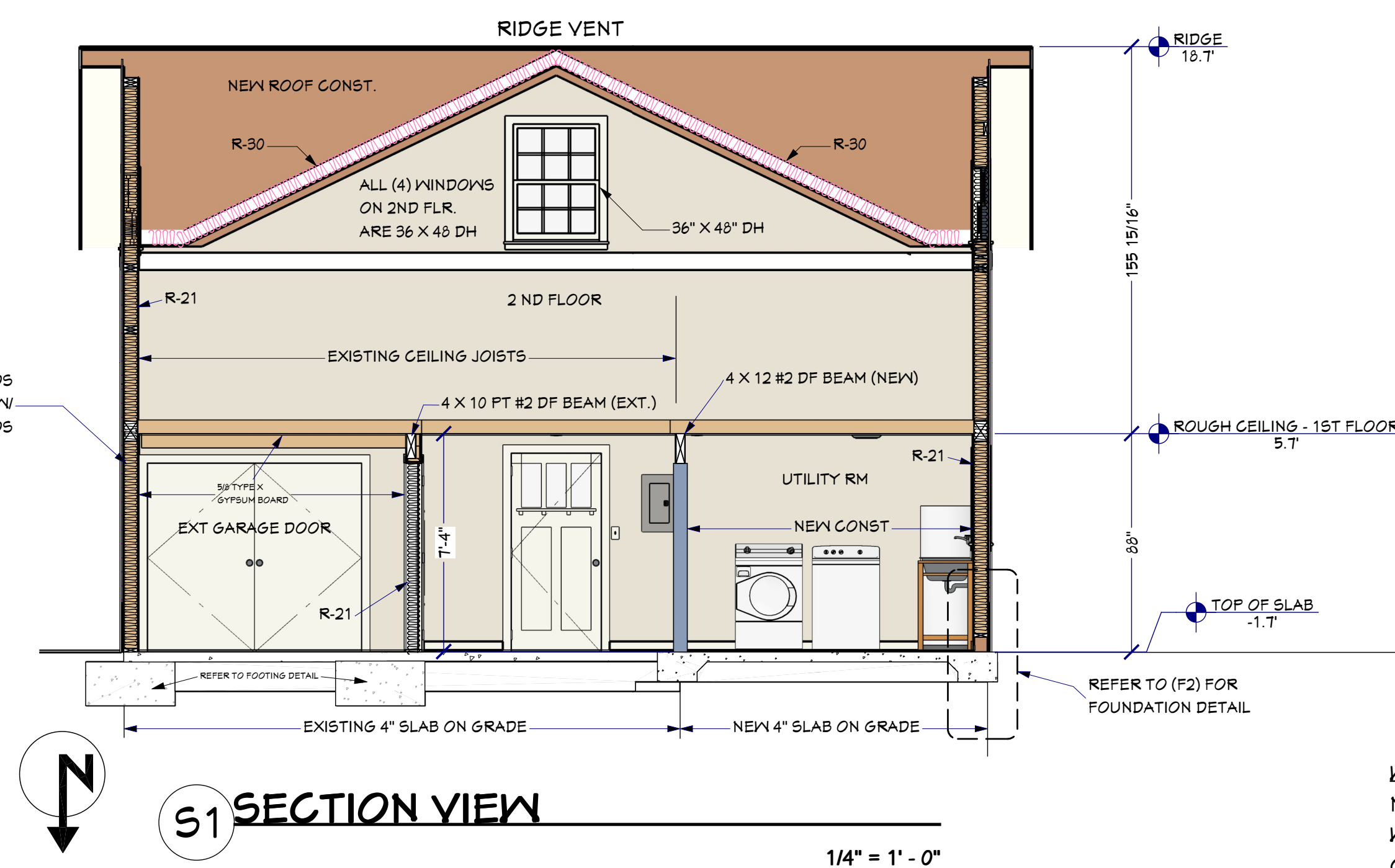
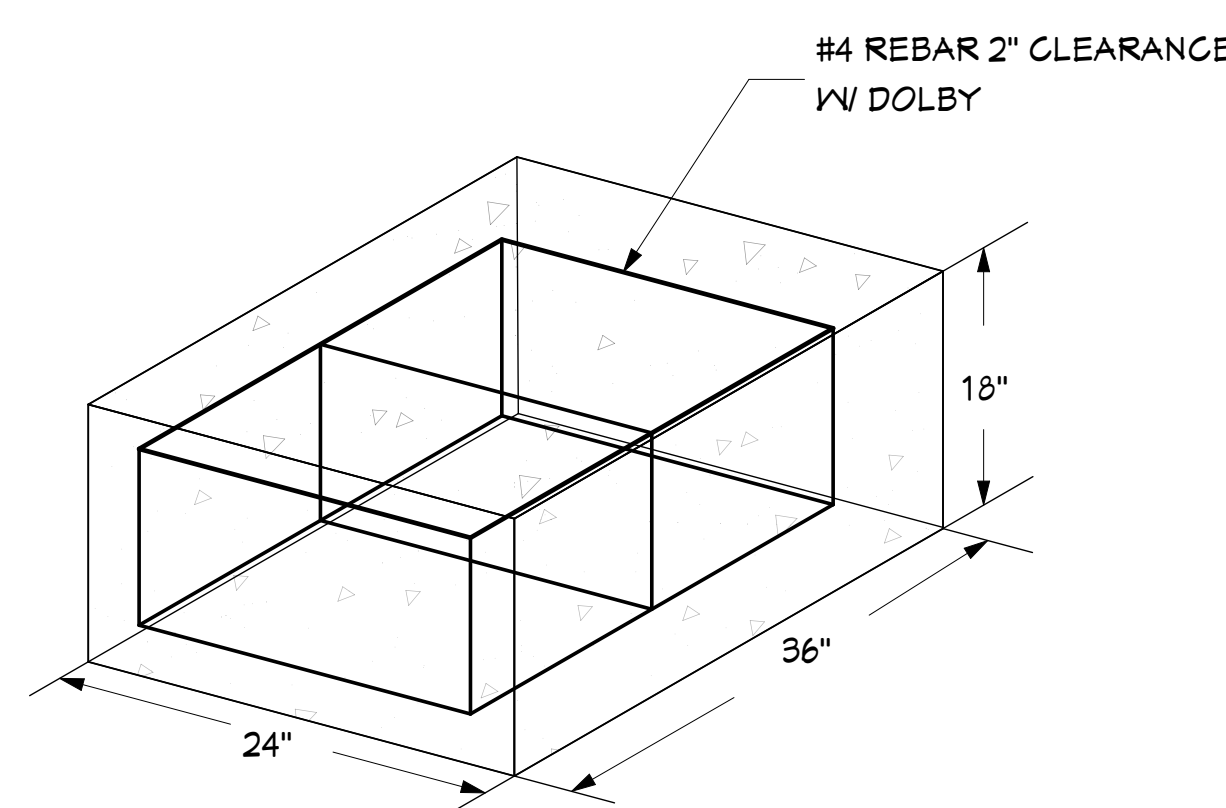
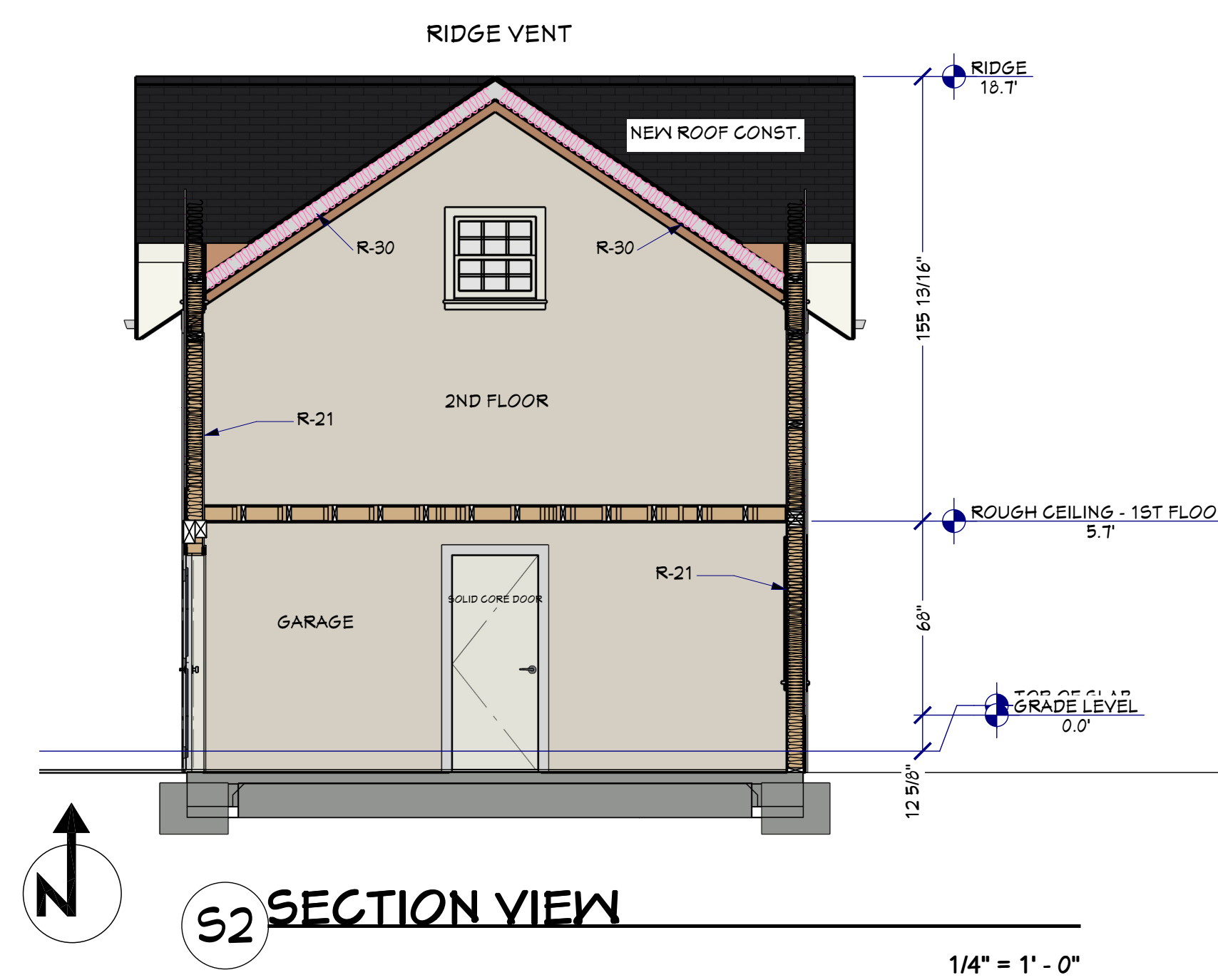


TABLE	
[Symbol]	NEW CONSTRUCTION
[Symbol]	LEDGER
[Symbol]	HEADER 4 X 8 P.T. PLUS ORIG 4 X 6
[Symbol]	ORIG 4 X 8 HEADER
[Symbol]	2 X 6 PLAT ON FACE
[Symbol]	2 X 8
[Symbol]	EXISTING WALL TO BE DEMOD
[Symbol]	CONCRETE
[Symbol]	EARTH
[Symbol]	GRAVEL
[Symbol]	RIGID INSULATION
[Symbol]	#4 REBAR
[Symbol]	EXISTING 2 X 4 SISTERED W/ NEW 2 X 6
[Symbol]	EXISTING GARAGE

**WALL DETAIL:**  
NEW FRAMING 2 X 6 X 12 D.F.  
W/ 2 X 6 PT BOTTOM PLATE  
CONNECTED W/ 16P 3 1/2" RG. SK.  
EXG. COVERED W/ APA 1/2" OSB  
NAILED W/ 3" SCHDL PERIM  
6" IN THE FIELD. COVERED TYVEK  
AND HARDI PLANK 4" REVEAL.  
EXG. 2 X 4 FRMG SISTERED W/ NEW 2 X 6,  
NAILED TO FACE, TOP PLATE AND  
BOTTOM PLATE. EXTER COVERED  
W/ SHIPLAP, TYVEK AND HARDI PLANK.  
INTERIOR WALL COVERED W/ APA 1/2"  
OSB NAILED W/ 3" SCHDL PERIM,  
6" IN THE FIELD.

**HIGH-EFFICIENCY ENVELOPE**  
EXTERIOR WALLS ARE R21  
VAULTED CEILING R30  
FLAT CEILING R30  
FRAME FLOORS ARE 30  
WINDOWS U-0.30  
ALL DOORS U-0.20 OF ADDN 15% OF  
PERMANENTLY INSTALLED LIGHTING  
FIXTURE HIGH-EFFICIENCY LAMPS.

**HIGH-EFFICIENCY HVAC SYSTEM**  
AIR SOURCE HEAT PUMP W/ MIN.  
CLOSED LOOP GROUND SOURCE HEAT  
PUMP W/ MIN. COP OF 3.0

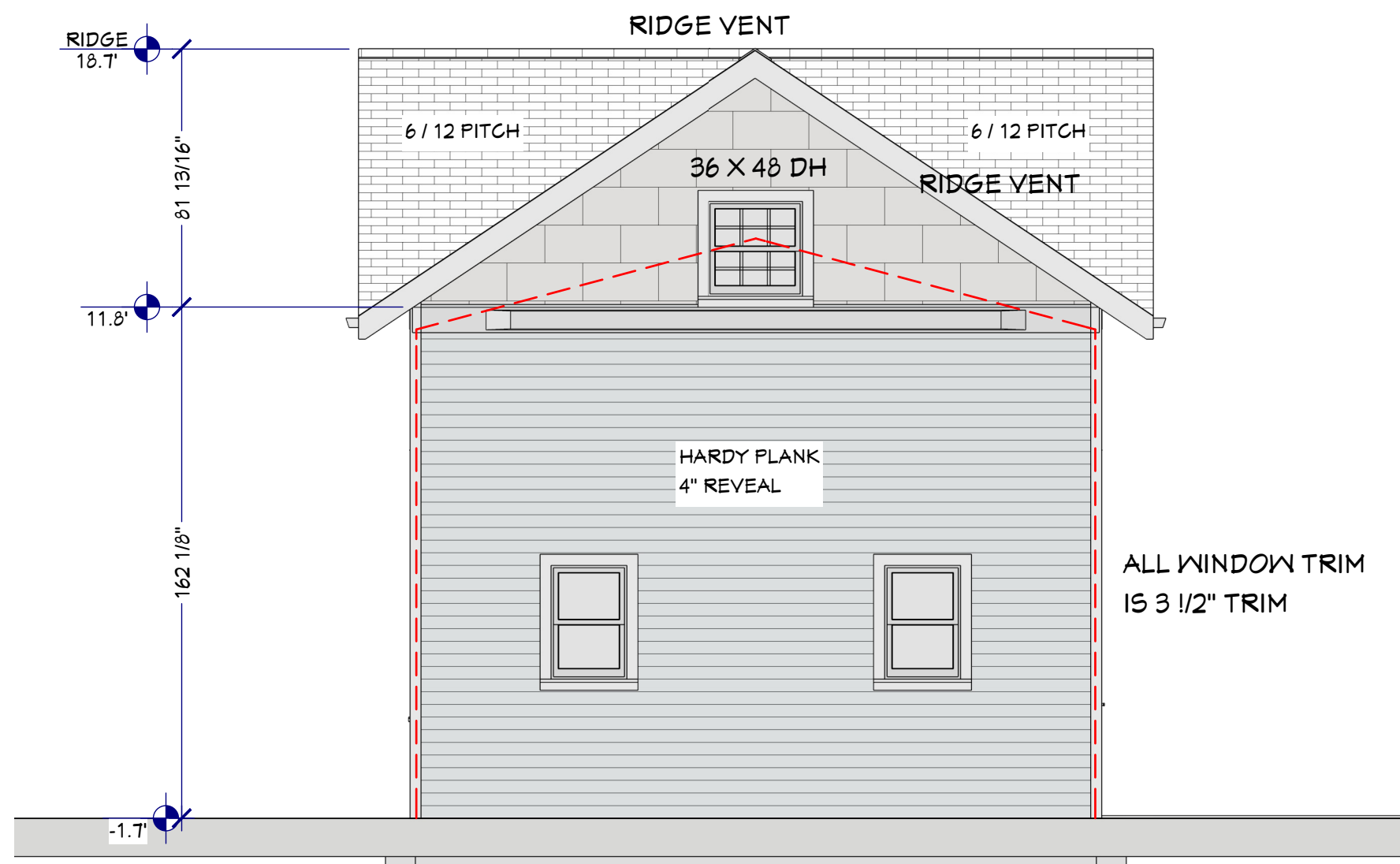


**FOOTING DETAIL**  
N.T.S.



**EXISTING GARAGE ELEV**  
1/4" = 1' - 0"



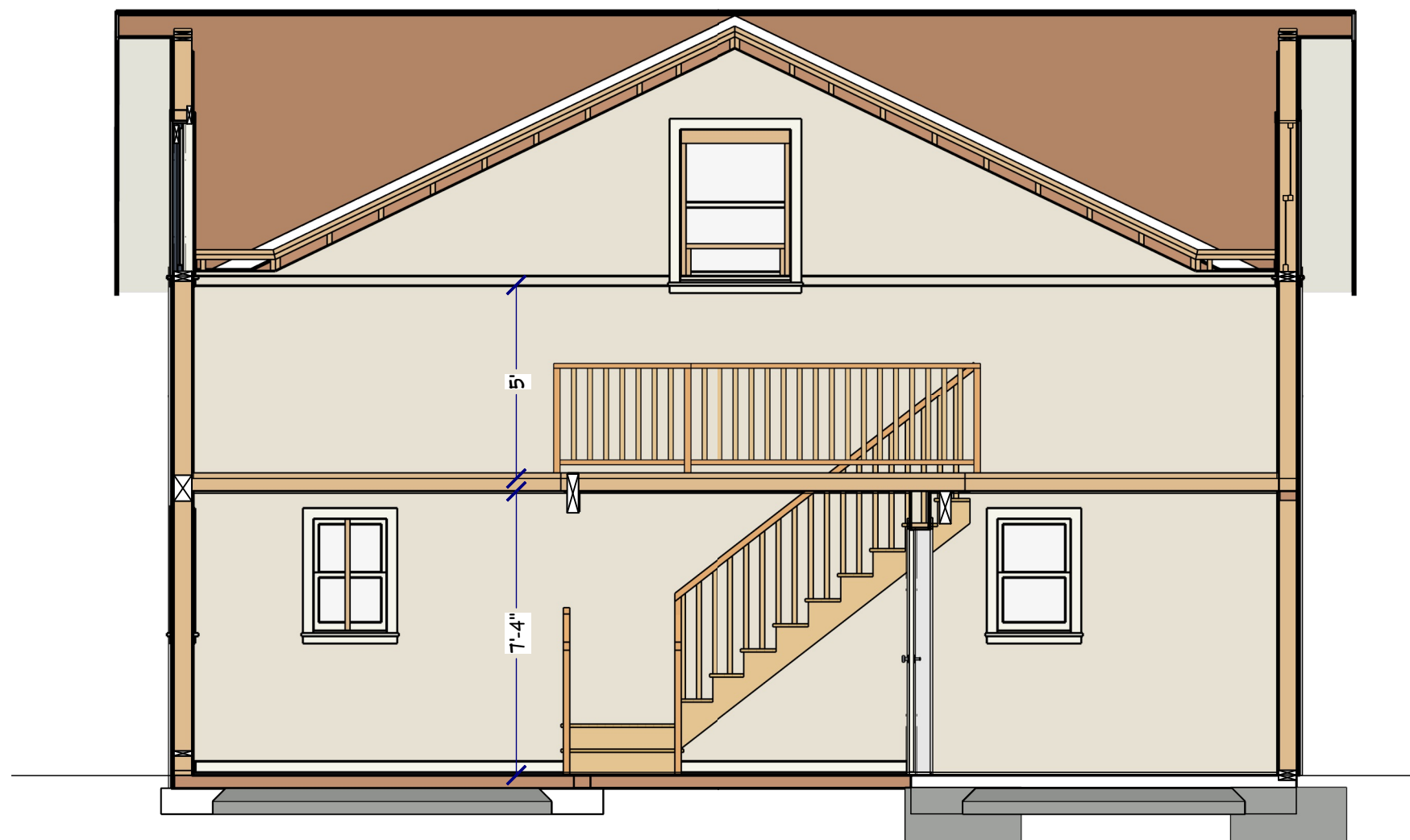


E2

## WEST ELEVATION

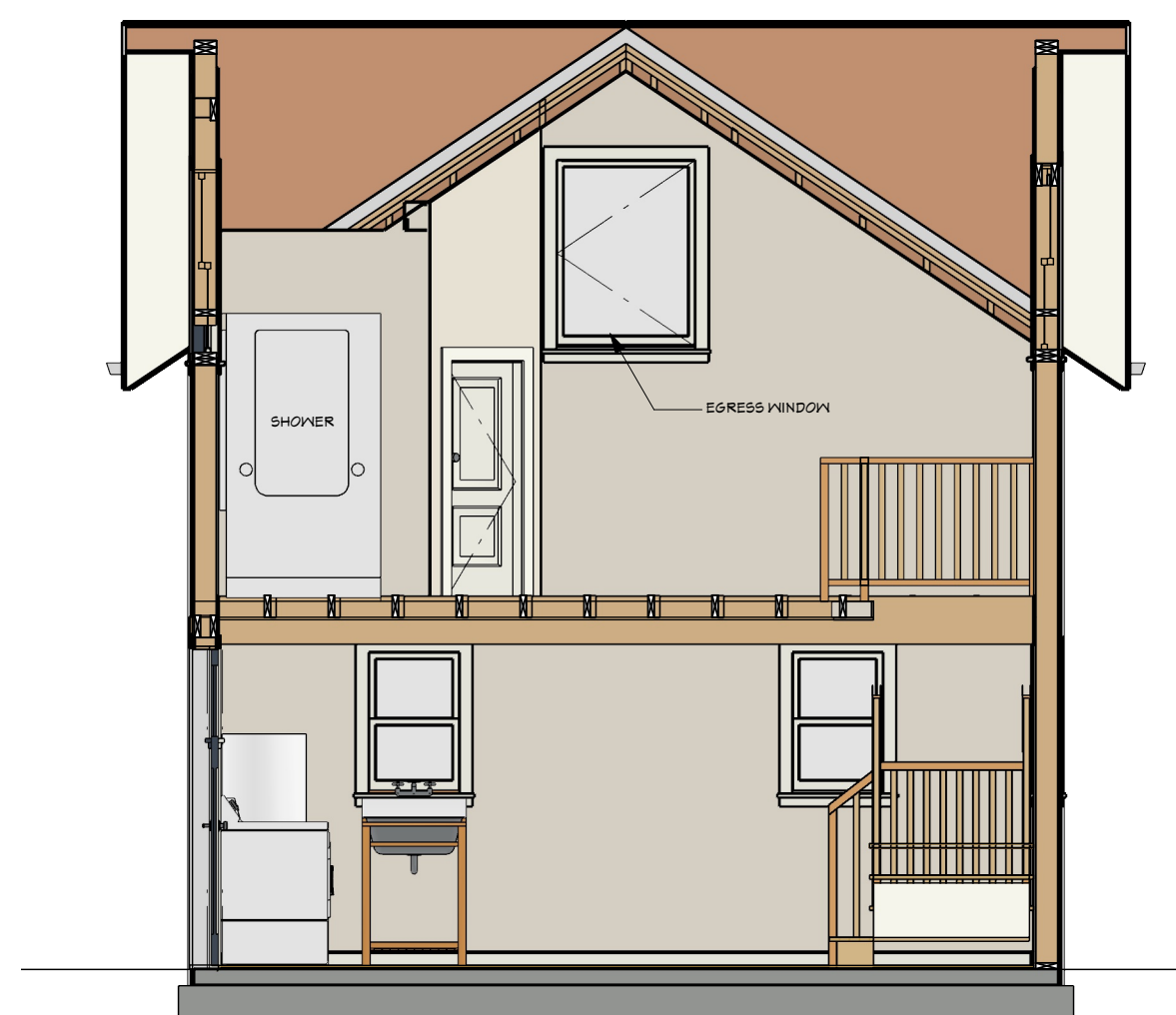
1/4" = 1' - 0"

EXISTING GARAGE  
ASPHALT SHINGLE ROOFING



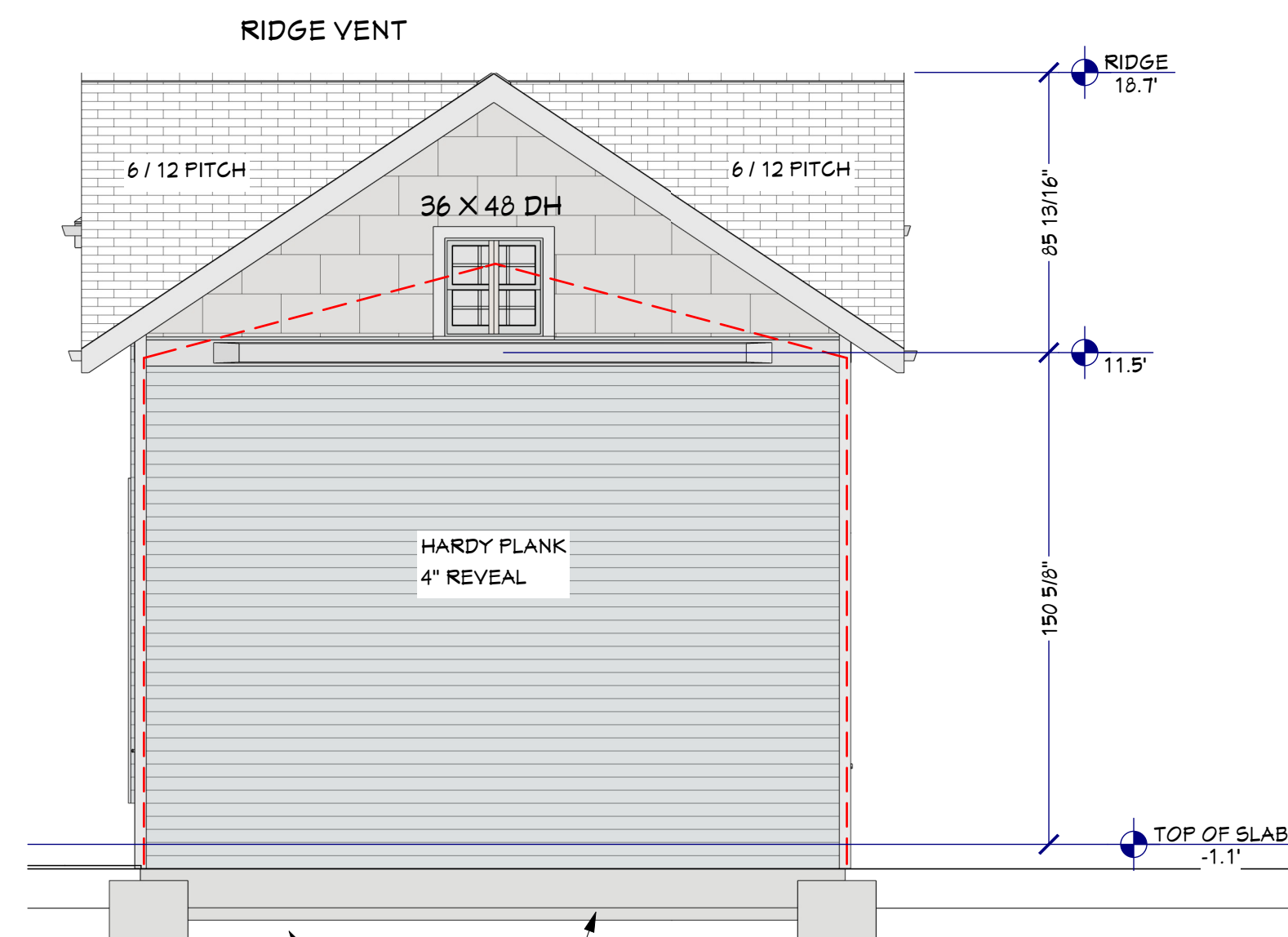
## STAIR ELEVATION PLAN

1/4" = 1' - 0"



## SECTION PLAN

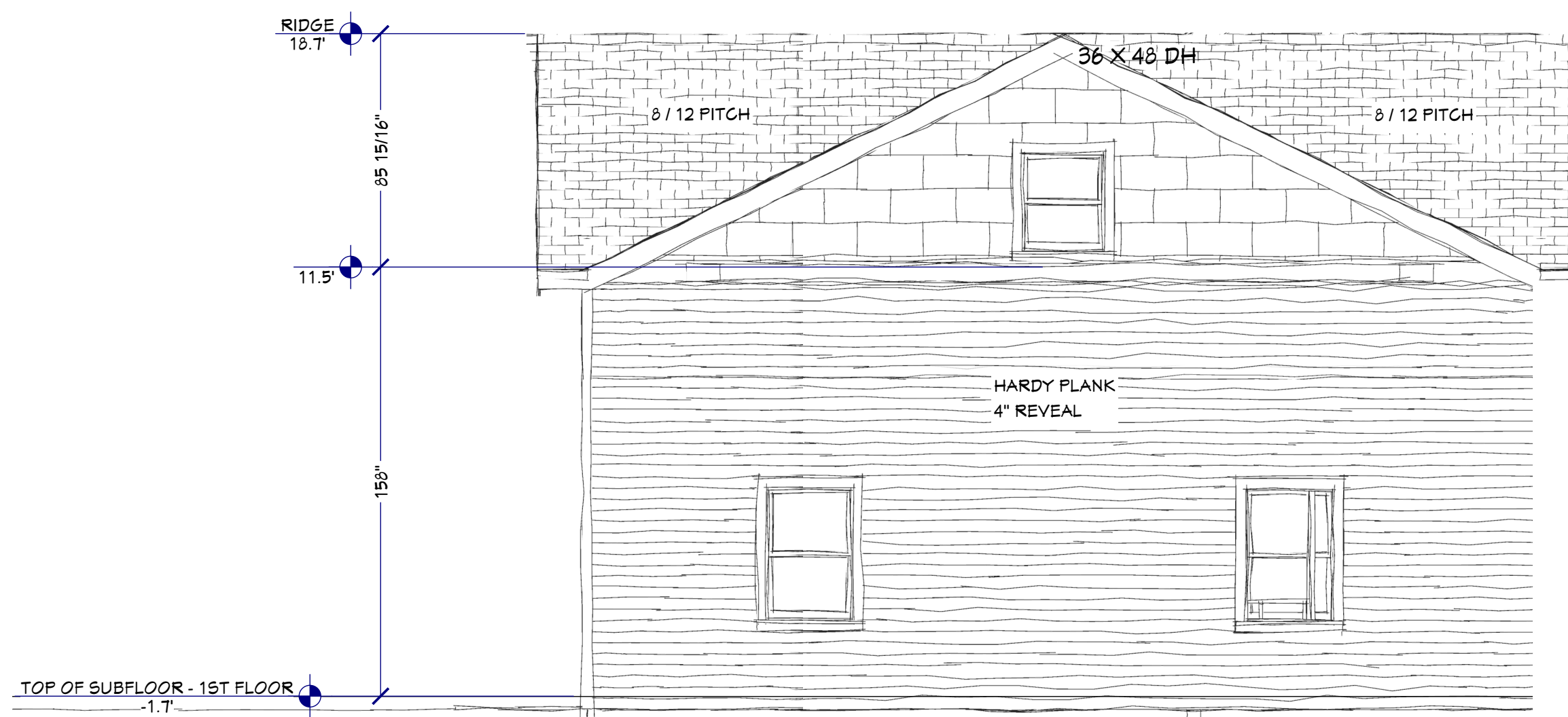
1/4" = 1' - 0"



E1

## EAST ELEVATION

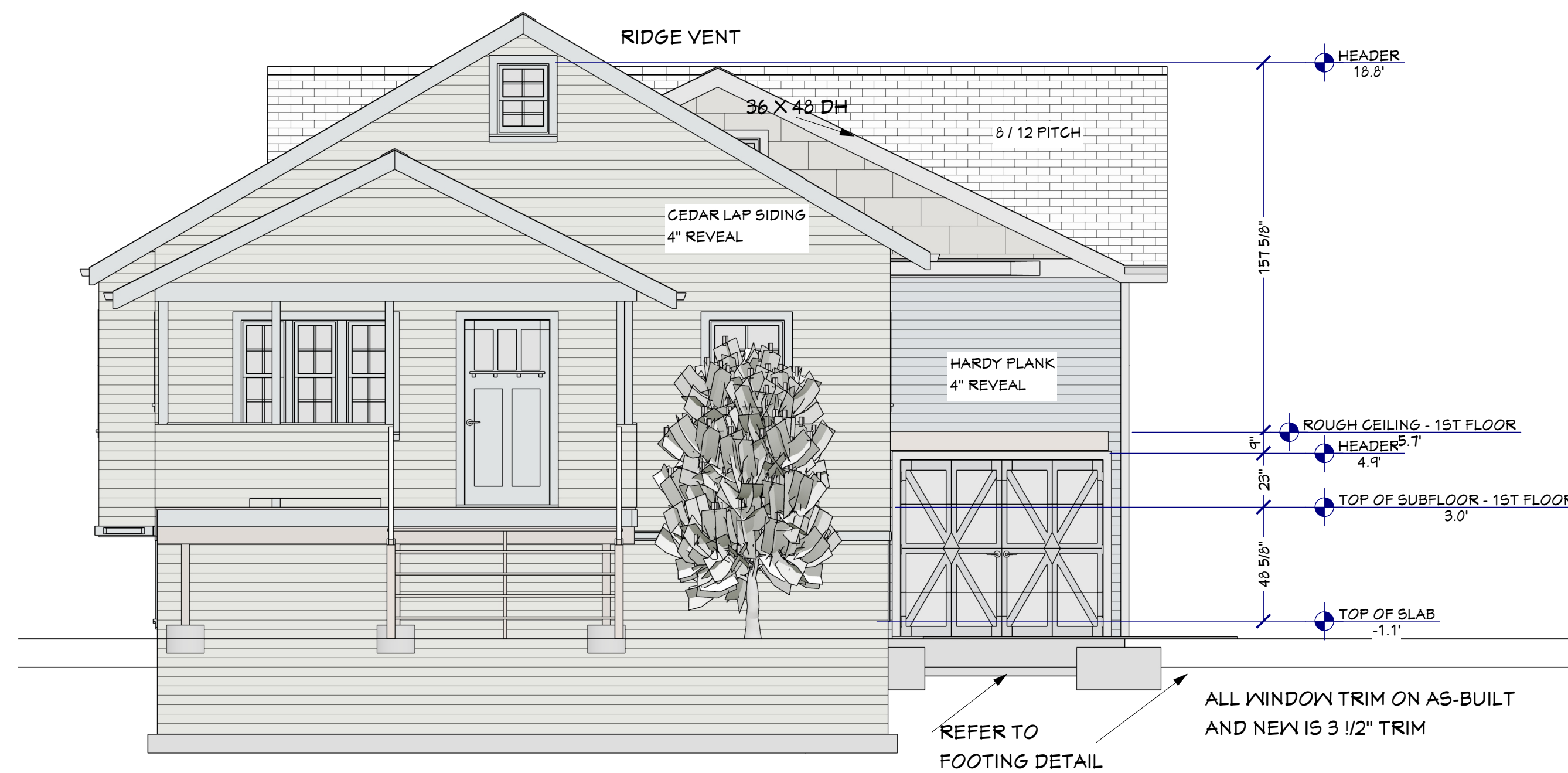
1/4" = 1' - 0"



E3

## NORTH ELEVATION

1/4" = 1' - 0"



E4

## SOUTH ELEVATION

1/4" = 1' - 0"

NEW STAIR DETAIL:  
RISE: 7.34"  
(MEASURE VERT BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS.)  
RUN: 10"  
(MEASURED HORIZ. BETWEEN THE VERT. PLANES FROM THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE.)  
HAND RAIL: 34"  
(MEASURED VERT. FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, PRELIMINARY STRUC. CHECK SHEET.)  
GUARD RAIL: 36"  
BALUSTERS SPACED SO A 4" SPEAR MAY NOT PASS THROUGH MINIMUM HEAD HEIGHT: 40"  
(MEASURED VERT. FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, PRELIMINARY STRUCTURAL CHECK SHEET.)  
STRINGER: (3) PT 2 X 12  
NEWEL POSTS CONNECTED TO JOIST (W/ 2) 1/2" X 3" LAG BOLTS (W/ WASHER

