Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 23282	**Project Address:** 6207 N Concord Ave
Hearing Date: 1/8/20	**Appellant Name:** Karen Phillips
Case No.: P-001	**Appellant Phone:** 503-871-3570
Appeal Type: Plumbing	**Plans Examiner/Inspector:** McKenzie James, Jim Bechtel, Ernesto Meija, Joe Blanco
Project Type: residential	**Stories:** 2 **Occupancy:** Residential **Construction Type:** Wood Frame
Building/Business Name:	**Fire Sprinklers:** No
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 19-167317-PT
Plan Submitted Option: pdf [File 1]	**Proposed use:** additional living space for us

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 703.2
Requires	Code requires a 4" sewer line for more than 3 water closets.
Proposed Design	There are currently 3 water closets in the house and 2 additional water closets in the garage. The current sewer line is 3" and is buried under concrete in the basement and the garage floor. We propose elimination of one water closet in the garage, bringing the total number to 4, and request that the 3" sewer line be left in service.
Reason for alternative	The 3" sewer line is performing with no issues. We had it scoped while running water from all faucets and flushing toilets at the same time, and the flow was never more than 20% of its full capacity. After we purchased the home in March of 2019, we learned that all the fixtures and plumbing in the garage were installed without permits. We secured this permit to legalize what was already there. However, replacement of the sewer line would require the breaking up/removal/replacement of the concrete floor in the basement, part of the garage floor, and the masonry/concrete between the house and garage. Additionally, it would require removal of hedges and retaining wall between the house and the street. This would be prohibitively expensive, burdensome and disruptive to replace a perfectly functioning sewer line with 4" pipe.

Appeal item 2

Code Section	Table 610.3 and 610.4
Requires	These code sections address cold water pipe sizing and how many fixtures are allowed on various sized cold water pipes.

Proposed Design	The current situation is how it was when we purchased the property in March 2019. There are hot and cold 1/2" water lines running under concrete and masonry from the basement of the house to the garage. The fixture limit for 1/2" cold water line is 6.0. Currently, the garage has a toilet and utility sink on the main floor, plus a toilet, shower stall, bathroom sink and kitchen sink in the upper floor. These collectively add up to 10.5. We propose elimination of the toilet and the utility sink on the main floor, which reduces the count of all garage fixtures to 6.5 and we seek permission to leave the 1/2" cold water line in service.
Reason for alternative	The current water supply to the garage is adequate. To replace the 1/2" line with 3/4" requires removal of the masonry and concrete between the house and garage, which is cost prohibitive and disruptive.

APPEAL DECISION

1. Use of existing 3 inch sewer line with 4 water closets: Granted as proposed.

2. Use of existing 1/2 inch cold water supply line serving 6.5 fixtures: 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.