

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: 23371	Project Address: 6080 SE Woodstock Blvd
Hearing Date: 1/29/20	Appellant Name: Kevin Partain
Case No.: B-003	Appellant Phone: 5034212967
Appeal Type: Building	Plans Examiner/Inspector: Robert Keal
Project Type: residential	Stories: 2 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-207297-RS
Plan Submitted Option: pdf [File 1]	Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	ORSC R302.1 and Table R302.1
Requires	Eaves less than 3 feet to a property line must be protected on the underside as required for one-hour fire-rated construction.
Code Modification or Alternate Requested	Allow for the eaves to be 18" from the assumed property line between units 1 & 3 with the fire rating as presented in the attached exhibit.
Proposed Design	Fire rate the eaves to allow the 18" of separation between the assumed property line.
Reason for alternative	The structures are already framed but were framed with extended rafter tails.

APPEAL DECISION

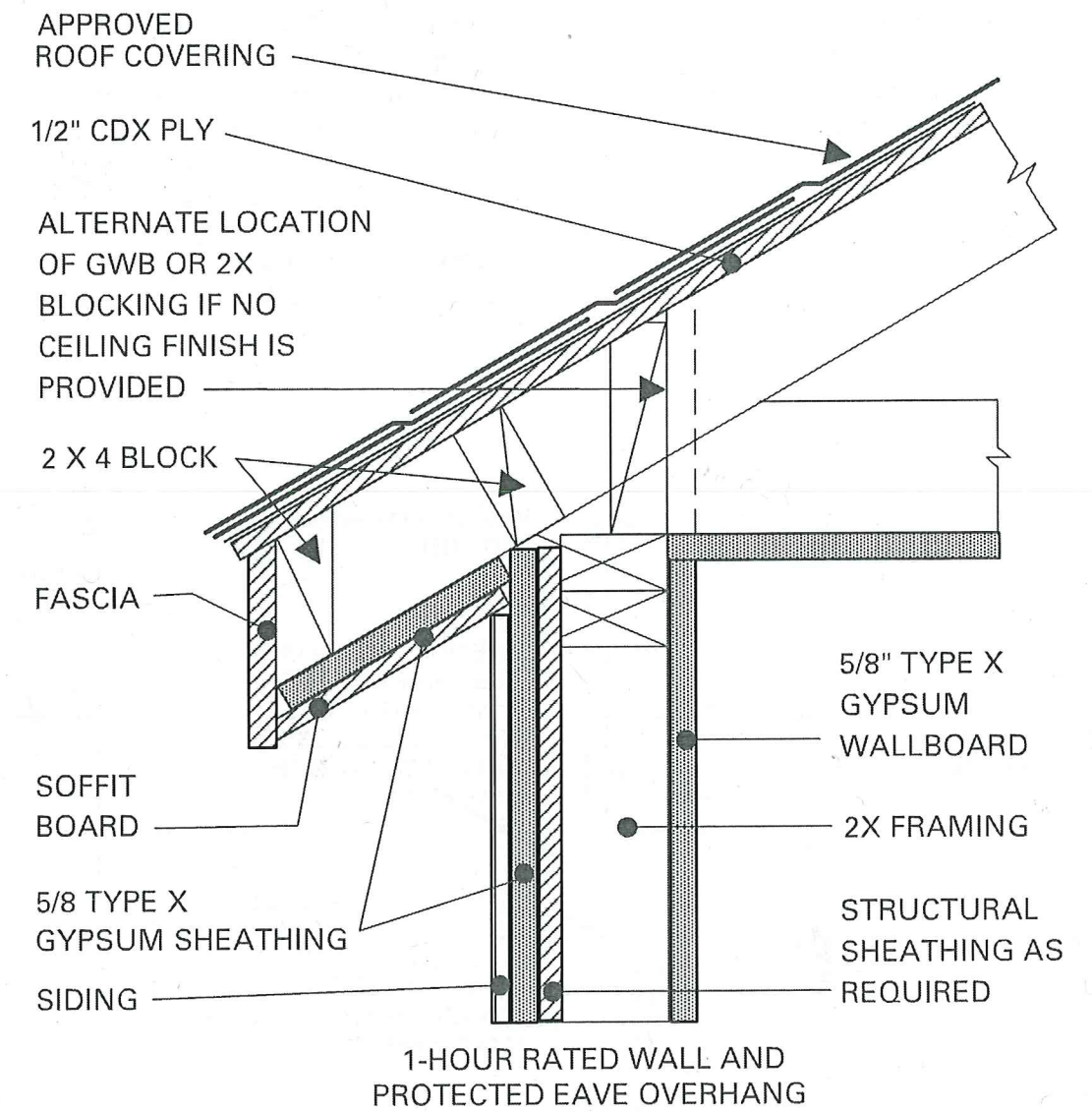
1. Alternate one hour assembly for South eave of proposed SFR within 2 feet of property line: Granted provided:

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

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.



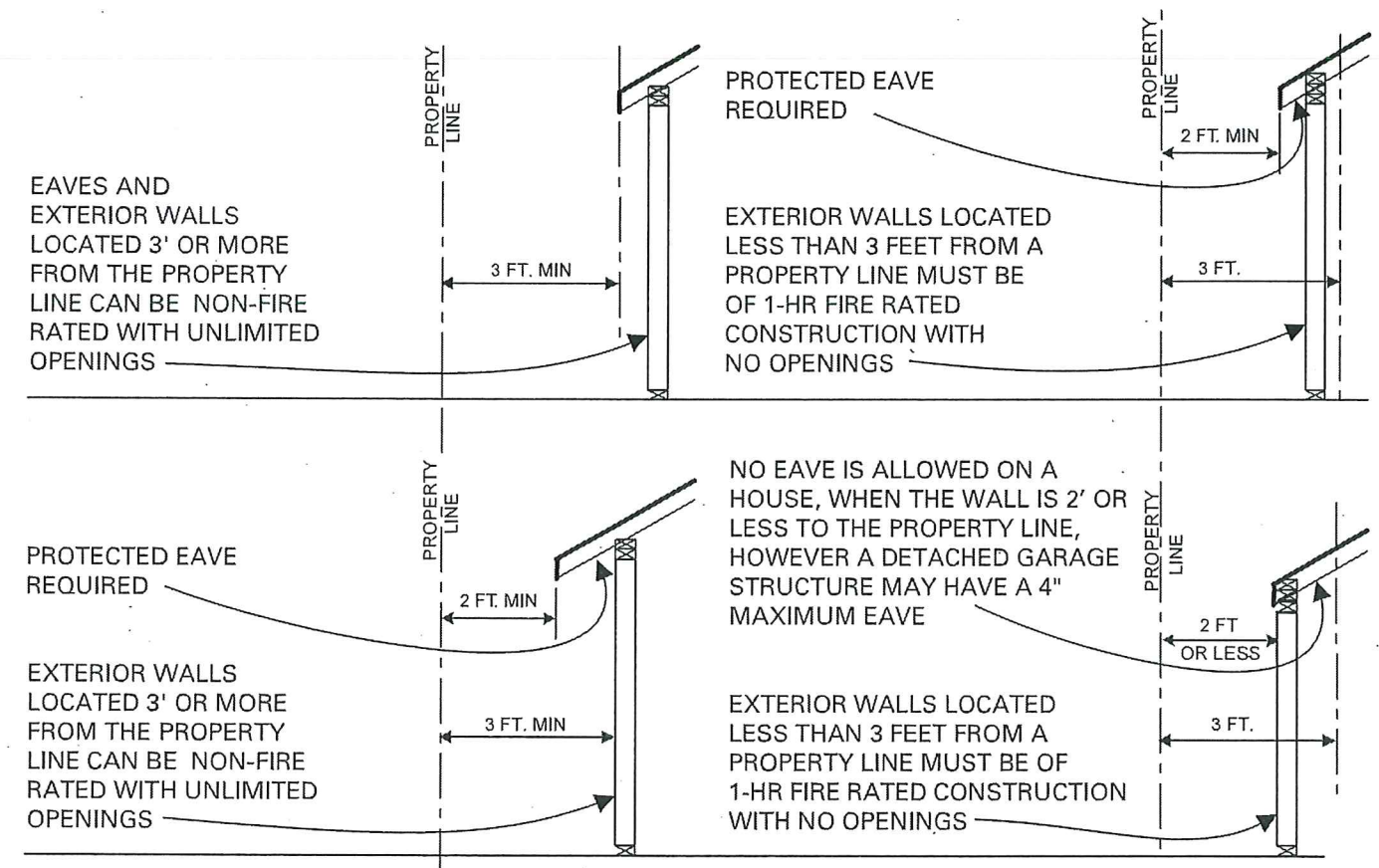


ORSC SECTION 302.1 – EAVES AND EXTERIOR WALL PROTECTION

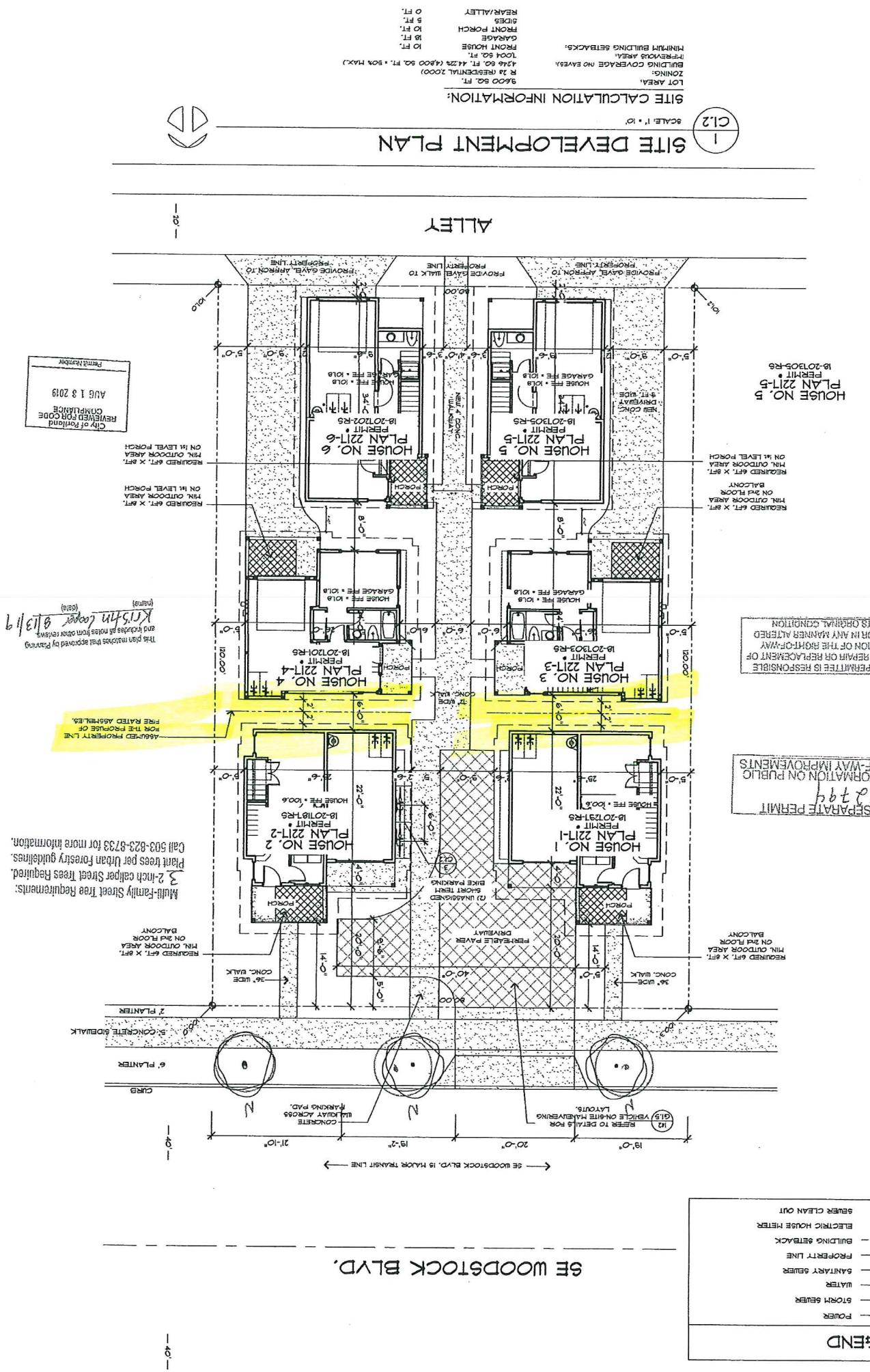
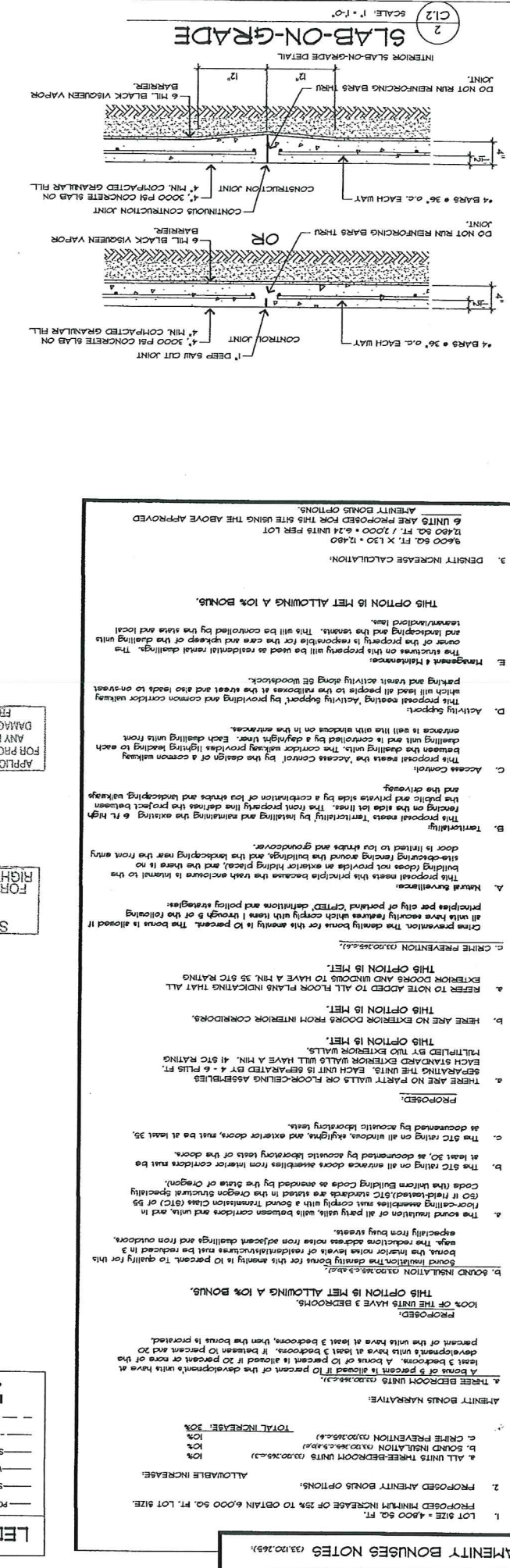
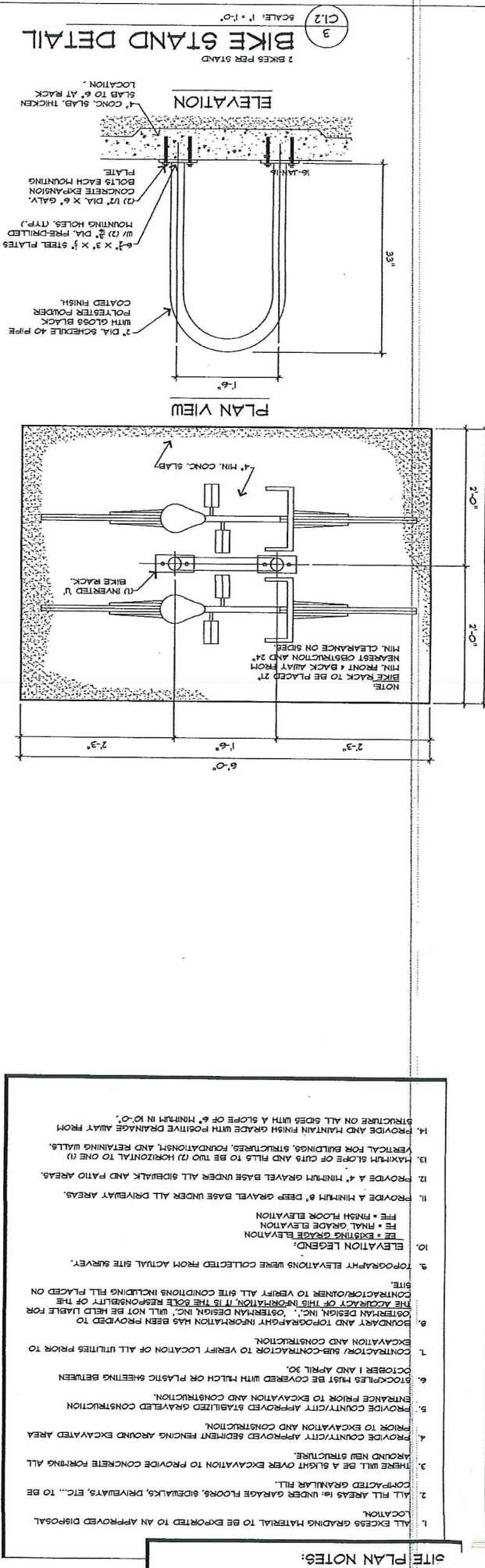
Q. What are the requirements for protecting the exterior walls of a house or an accessory structure (like a garage) when a wall is close to a property line?

A. If all parts of the building (including eaves) are at least 3' from the property line, there are no limitations. If any parts are closer than 3', see illustrations for protection and limitations.

No construction, including the gutters, may cross the property line.



Continued on
other side



WOODSTOCK PLACE
BUILDER: J.B. CERRANO CONSTRUCTION, INC.
1535 SE HATFIELD DR. TILLAMUCC, OR 97131, TERRY CERRANO PH. 541 480 0023 EMAIL: jerry@cerranocorp.com

SHEET TITLE: SITE DEVELOPMENT PLAN
SCALE: 1" = 1'-0"

PROJECT: 2217
DATE: 21-MAY-18
REVISIONS:

CONTACT: Office: (503) 631-7725 Fax: (503) 631-7116
Oregon City, Oregon 97045
DESIGN INC.

LIABILITY AND RESPONSIBILITY:
The plan has been reviewed by the City of Portland for compliance with the 2019 AUG 13 2019
This plan shows that approved by planning and zoning department for other review
Fire rated assemblies
Assumed property line
For the purpose of