

## 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> 24298	<b>Project Address:</b> 3115 NE 84th Ave
<b>Hearing Date:</b> 11/25/20	<b>Appellant Name:</b> Michael
<b>Case No.:</b> B-002	<b>Appellant Phone:</b> 5034735474
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Stephen Duffy, Steve Mortensen
<b>Project Type:</b> residential	<b>Stories:</b> 1 <b>Occupancy:</b> R-3 <b>Construction Type:</b> Wood Frame
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 19-253298-RS
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Residence

#### APPEAL INFORMATION SHEET

##### Appeal item 1

<b>Code Section</b>	ORSC 302.1
<b>Requires</b>	Section R302.1 requires that any exterior wall parallel to a property line must comply with the requirements of Table R302.1 for Fire Resistant Construction. Table R302.1 requires that any wall less than three feet from a property line, the Fire Separation Distance, must be constructed with a fire-resistance rating time period of 1-hour with exposure from both sides. No openings are allowed in the 1 hour fire resistant wall.
<b>Code Modification or Alternate Requested</b>	To allow installation of a mini-split heat pump on a 1-hour fire rated wall, with an opening for condensate, refrigerant and electrical supply lines.
<b>Proposed Design</b>	The project is a conversion of an existing wood framed garage to an ADU. The south wall of the garage is 2 feet from the property line and is being retrofitted with a 1 hour fire rated wall. The proposed design would put an opening in the one hour fire rated wall to run the condensate, refrigerant and electrical lines for the heat pump. We would fill gaps in the ancillary space around the lines with 1 hour fire stop sealant. Condensate would be managed on site along with storm water.
<b>Reason for alternative</b>	The ADU is only 360 square feet and the fire wall is the only free wall space for the mini split heat pump. The original plan called for the heat pump to be located near the back door of the structure, but there is not room for one in this location. The opening would be sealed with fire proof material to provide equivalent fire protection to what the code requires.

#### APPEAL DECISION

**Opening in 1 hour fire rated South wall of ADU: Denied. Proposal does not provide equivalent Life Safety protection.**

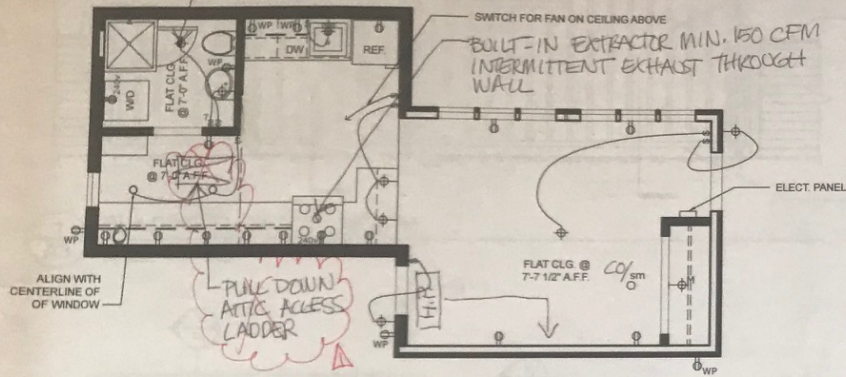
**Appellant may contact Lyle Bohnet (503-823-6562) with questions.**

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.

# ELECTRICAL LEGEND:

- |  |                                   |                             |
|--|-----------------------------------|-----------------------------|
| EXISTING ELECTRICAL DEVICE TO REMAIN                           | 240 V OUTLET                      | DATA OUTLET (CAT 4)         |
| CEILING MOUNTED LIGHT FIXTURE                                  | GFCI WATERPROOF OUTLET            | WIRING CONCEALED IN CEILING |
| CEILING MOUNTED LIGHT FIXTURE W/ BUILT-IN MOTION SENSOR SWITCH | LOWER OUTLET SWITCH CONTROLLED    | SINGLE POLE SWITCH          |
| WALL MOUNTED LIGHT FIXTURE                                     | SMOKE DETECTOR / CARBON MONOXIDE  | THREE-WAY SWITCH            |
| UNDER CABINET LED STRIP LIGHT                                  | CEILING MOUNTED PENDANT FAN/LIGHT | SWITCH WITH DIMMER          |
| DUPLEX OUTLET  | CEILING EXHAUST FAN               | SWITCH WITH MOTION SENSOR   |
| FLOOR MOUNTED DUPLEX OUTLET                                    | CEILING EXHAUST FAN/LIGHT/HEATER  | SWITCH WITH TIMER           |
| GFCI   | TELEPHONE OUTLET                  |                             |
| GROUND FAULT INTERRUPTER OUTLET                                |                                   |                             |
| QUADRUPLUX RECEPTACLE OUTLET                                   |                                   |                             |

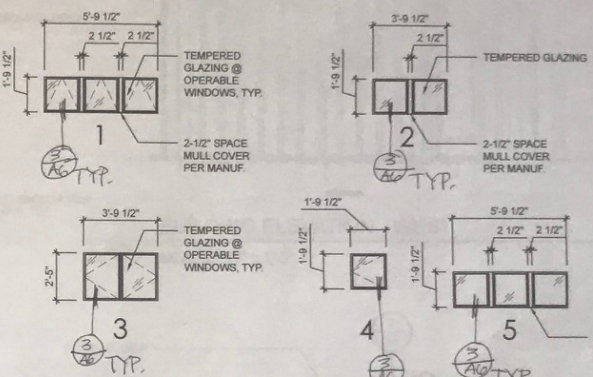
EXHAUST THROUGH ROOF  
INTERMITTENT OR 20 CFM CONT.



1 FIRST FLOOR LEVEL REFLECTED CEILING PLAN  
A2 SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE U = .30 OR LESS					
MARK	QUANT	SIZE		T.O. WINDOW	REMARKS
		WIDTH	HEIGHT		
1	2	5'-9 1/2"	1'-9 1/2"	6'-8"	CRANK AWNING WITH SCREEN, 2 1/2" MULLED
2	1	3'-9 1/2"	1'-9 1/2"	12'-3"	FIXED, 2 1/2" MULLED
3	1	3'-9 1/2"	2'-8"	12'-3"	CRANK CASEMENT WITH SCREEN
4	1	1'-9 1/2"	1'-9 1/2"	6'-8"	CRANK CASEMENT WITH SCREEN
5	2	5'-9 1/2"	1'-9 1/2"	9'-9 1/2"	FIXED, 2 1/2" MULLED



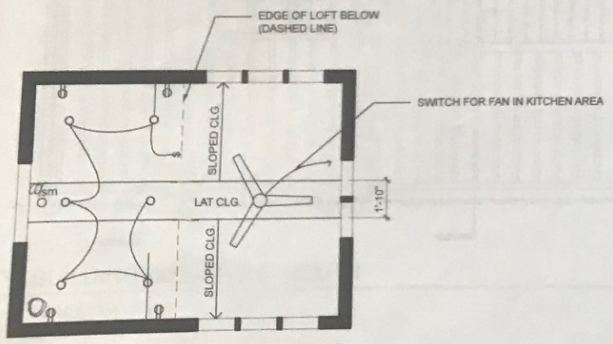
3 WINDOW TYPES  
A2 SCALE: 1/4" = 1'-0"



**korbich**  
architects

Korbich Architects LLC  
2235 NE Klickitat Street  
Portland, OR 97212  
503-432-3719  
www.korbicharchitects.com

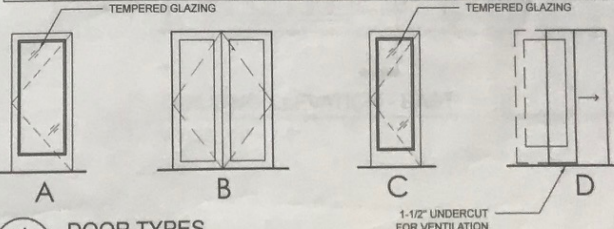
REGISTERED ARCHITECT  
Jennifer Doreen Korbich  
Portland, Oregon  
STATE OF OREGON



2 LOFT LEVEL REFLECTED CEILING PLAN  
A2 SCALE: 1/4" = 1'-0"



DOOR SCHEDULE U = .20 OR LESS								
MARK	QUANT	SIZE			MATERIAL	FINISH	HARDWARE GROUP	HINGE SET
		WIDTH	HEIGHT	THICK				
A	1	3'-0"	6'-8"	1 3/4"	WD	P-1	VERIFY	3 BUTT
B	1	PR5'-0"	6'-8"	0'-1 3/4"	WD	P-1	VERIFY	3 BUTT
C	1	2'-8"	6'-8"	0'-1 3/4"	WD	P-1	VERIFY	3 BUTT
D	1	2'-8"	6'-8"	0'-1 3/4"	WD	P-1	VERIFY	1-1/2" UNDERCUT



4 DOOR TYPES  
A2 SCALE: 1/4" = 1'-0"

12.30.19  
PERMIT SET

Project Name and Address  
WETTERPRATT RESIDENCE  
ACCESSORY DWELLING UNIT  
3115 NE 84TH AVENUE  
PORTLAND, OR 97220

Project Number  
PRAITT2019

Date  
10.31.2019

Scale  
1/4" = 1'-0"

Sheet

A2



