

# 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> 26328  | <b>Project Address:</b> 3734 SE 26th Ave                            |
| <b>Hearing Date:</b> 12/8/21   | <b>Appellant Name:</b> Jen Wentzien                                 |
| <b>Case No.:</b> B-003   | <b>Appellant Phone:</b> 9713407722                                  |
| <b>Appeal Type:</b> Building   | <b>Plans Examiner/Inspector:</b> Preliminary                        |
| <b>Project Type:</b> residential   | <b>Stories:</b> 2 <b>Occupancy:</b> R-3 <b>Construction Type:</b> V |
| <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>                               |
| <b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] <b>Proposed use:</b> Basement ADU |   |

### APPEAL INFORMATION SHEET

#### Appeal item 1

|   |  |
|---|--|
| <b>Code Section</b>                             | R302.3   |
| <b>Requires</b>                                 | Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire resistance rating. Fire resistance rated wall assemblies shall extend to be tight against the exterior wall. |
| <b>Code Modification or Alternate Requested</b> | Request to have 60-minute rated door in the required 1-hour wall.  |
| <b>Proposed Design</b>                          | Door and frame in 1-hour wall to have 60-minute fire rating and labels, steel bearing type hinges, positive latching, smoke gasketing and be self-closing. TruStile MDF/Wood 60-minute door or equivalent. Steel shims only.                           |
| <b>Reason for alternative</b>                   | Primary dwelling unit inhabitants (who are the homeowners) would like to have access to the ADU when it is unoccupied.   |

### APPEAL DECISION

#### Communicating door between ADU and main dwelling unit: **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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

SCOPE OF WORK PER DOCUMENTS BASED ON INDUSTRY STANDARDS. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF WORK.

1. CONVERT EXISTING HABITABLE BASEMENT TO ADU. REF SHEET A200 .
2. ADD WASHER/DRYER TO EXISTING MAIN FLOOR HALL. REF 3/ A604.

BIDDER-DESIGNED ENGINEERING TO INCLUDE, BUT NOT LIMITED TO:

MECHANICAL:

1. (2) DRYER VENTS
2. (1) RANGE HOOD EXHAUST
3. REMOVING REGISTERS AND SEALING OFF DUCTWORK SERVING BASEMENT
4. RESISTANCE ELECTRICAL HEATING AT BASEMENT ADU AND COMMON ENTRY
5. ELECTRICAL RESISTANCE FLOOR HEATING AT ADU BATHROOM TILE FLOOR
6. ADU BATHROOM EXHAUST
7. (E) CRAWL SPACE EXHAUST

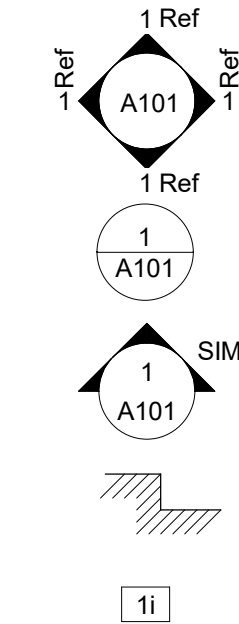
ELECTRICAL:

1. RELOCATE (E) ELECTRICAL PANEL(S) TO COMMON ENTRY. SEPARATE PANELS FOR HOUSE AND ADU.
2. REPAIR/REPLACE/ADD ELECTRICAL OUTLETS, SWITCHES AND FIXTURES WITHIN SCOPE OF WORK.

PLUMBING:

1. SEPARATE SHUT OFF VALVE FOR ADU AND PRIMARY UNIT ACCESSIBLE FROM COMMENT AREA.
2. NEW WASHER/DRYER AT MAIN FLOOR
3. NEW WASHER/DRYER, SHOWER, WC AND LAV AT ADU BATH
4. NEW SINK AND ICE HOOK UP FOR REFER AT ADU KITCHEN. VERIFY RANGE REQUIREMENTS.

LIGHTING: REF PLANS



ELEVATION CALLOUT

DETAIL CALLOUT

SECTION CALLOUT

CHANGE IN ELEVATION

LIGHT FIXTURE TAG

(E) 2x WALL

NEW 2x WALL, RATED WHERE INDICATED ON PLANS.

NEW 2x WALL WITH MIN R15 BATT INSULATION

EXTENTS OF NEW 1 HR FR SEPARATION

EXTENTS OF EXISTING SEPARATION TO REMAIN

WALL RATING, NR UNLESS NOTED OTHERWISE

DOOR NUMBER

SMOKE DETECTOR

COMBINATION CO DETECTOR AND SMOKE DETECTOR

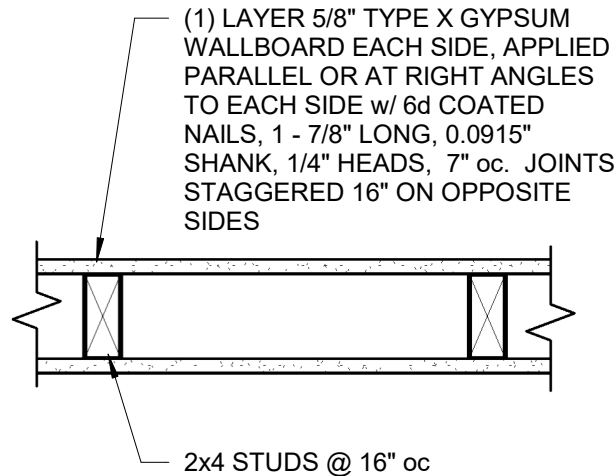
Legend  
1/4" = 1'-0"

ADU DOOR SCHEDULE

| Door Number | Door Size    | Thickness | Fire Rating | Function | Phase Created | Description  |
|-------------|--------------|-----------|-------------|----------|---------------|--|
|             | Shower Door  | 3/4"      | -           | Interior | Proposed      | Shower Door and Sidelight - 3/4" Tempered Glass OFOI   |
| A           | 36" x 80"    | 1 3/4"    | NR          | Exterior | Proposed      |  |
| B           | 36" x 80" FR | 1 3/8"    | 20 MIN      | Interior | Proposed      | Min 1-3/8" thick solid wood, honeycomb core steel or 20 Min FR   |
| C           | 36" x 80" FR | 1 3/8"    | 20 MIN      | Interior | Proposed      | Min 1-3/8" thick solid wood, honeycomb core steel or 20 Min FR   |
| D           | 36" x 80"    | 1 3/4"    | NR          | Interior | Proposed      | Cased opening.   |
| F           | 30" x 80" FR | 1 3/4"    | 60 MIN      | Interior | Proposed      | Door and Frame to be 60 minute fire rated and labeled. Steel bearing type hinges, positive latching, smoke gasketing and self-closing. TruStile Paint Grade MDF/Wood 60 minute door or equivalent. Steel shims only. |

ADU FINISH SCHEDULE

| Room Name            | Area   | Finish             | Finish    | Finish                 | Finish        | Comments  |
|----------------------|--------|--------------------|-----------|------------------------|---------------|---|
|                      |        | Floor              | Base      | Wall                   | Ceiling       |   |
| Kitchen (ADU)        | 74 SF  | Stain (E) Concrete | Match (E) | Low VOC Paint          | Low VOC Paint | (E) gypsum board sheathing to remain.   |
| (E) Bedroom #3 (ADU) | 112 SF | Stain (E) Concrete | Match (E) | Low VOC Paint          | Low VOC Paint | (E) gypsum board sheathing to remain.   |
| (E) Closet (ADU)     | 14 SF  | Stain (E) Concrete | Match (E) | Low VOC Paint          | Low VOC Paint | (E) gypsum board sheathing to remain.   |
| (E) Living (ADU)     | 213 SF | Stain (E) Concrete | Match (E) | Low VOC Paint          | Low VOC Paint | (E) gypsum board sheathing to remain.   |
| (E) Hall #2 (ADU)    | 65 SF  | Stain (E) Concrete | Match (E) | Low VOC Paint          | Low VOC Paint | (E) gypsum board sheathing to remain.   |
| (E) Bath #3 (ADU)    | 53 SF  | Thin Set Tile      | Tile      | Low VOC Paint and Tile | Low VOC Paint | Custom tile pan and glass shower enclosure. Install electrical resistance heating below floor tile. |
| Utility (Primary)    | 168 SF | (E) Concrete       | NONE      | Unfinished             | Low VOC Paint | Unfinished.   |
| Entry (Common)       | 90 SF  | Stain (E) Concrete | Match (E) | Low VOC Paint          | Low VOC Paint | 5/8" type x gypsum bd ceiling.  |



GA FILE NO. WP 3605

1 1 HR RATED WALL  
1 1/2" = 1'-0"



GUIDE  
ARCHITECTURE

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971.340.7722  
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Marthinsen|McNulty Residence

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Portland, OR 97202

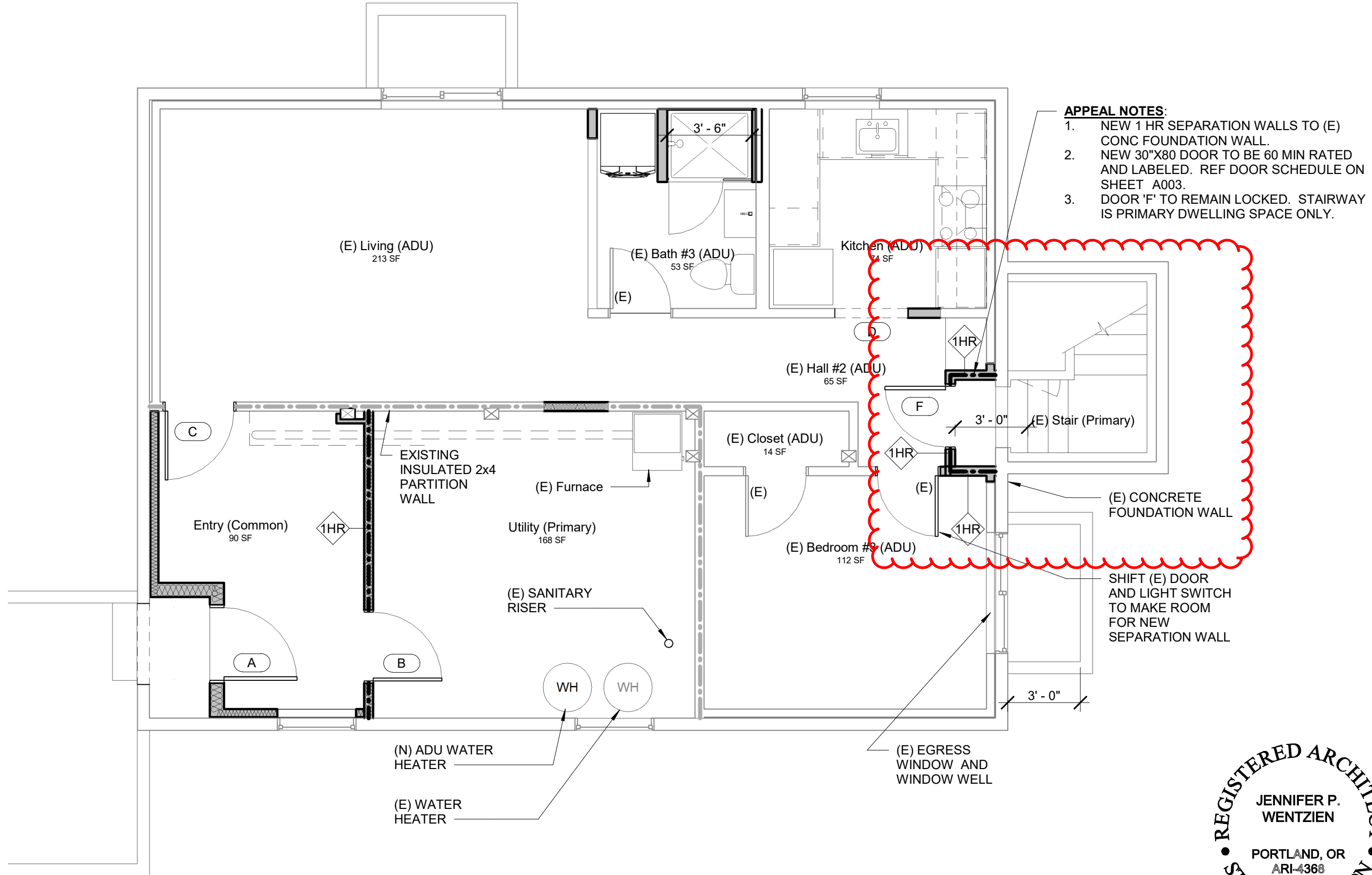
Basement ADU

Schedules,  
Legend and Wall  
Types

Project No: 20010  
Date: 2021.11.23  
Scale: As indicated

A003

BUILDING CODE APPEAL



Marthinsen|McNulty Residence  
3734 SE 26th Avenue  
Portland, OR 97202

Basement ADU

Basement -  
Proposed



Project No: 20010  
Date: 2021.11.23  
Scale: 1/4" = 1'-0"

A200

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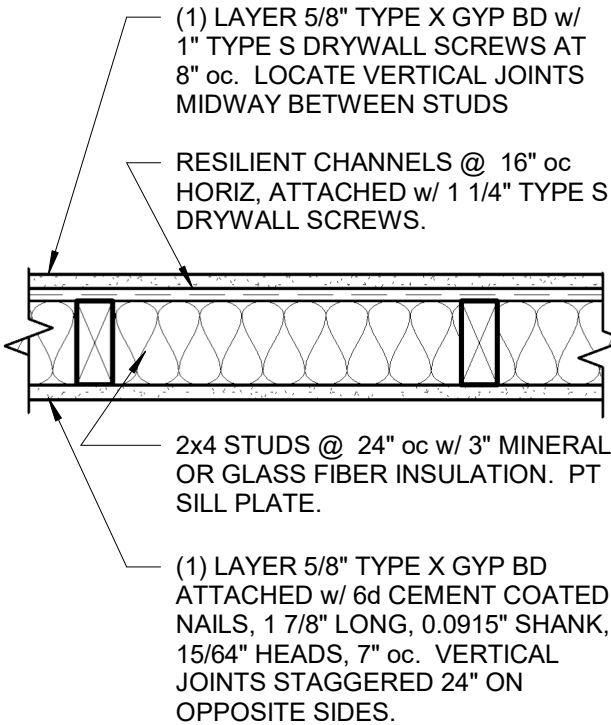
LIGHTING: REF PLANS

|  |                     |  |  |
|--|---------------------|--|--|
|  | ELEVATION CALLOUT   |  | (E) 2x WALL                                  |
|  | DETAIL CALLOUT      |  | NEW 2x WALL, RATED WHERE INDICATED ON PLANS. |
|  | SECTION CALLOUT     |  | NEW 2x WALL WITH MIN R15 BATT INSULATION     |
|  | CHANGE IN ELEVATION |  | EXTENTS OF NEW 1 HR FR SEPARATION            |
|  | LIGHT FIXTURE TAG   |  | EXTENTS OF EXISTING SEPARATION TO REMAIN     |
|  |                     |  | WALL RATING, NR UNLESS NOTED OTHERWISE       |
|  |                     |  | DOOR NUMBER                                  |
|  |                     |  | SMOKE DETECTOR                               |
|  |                     |  | COMBINATION CO DETECTOR AND SMOKE DETECTOR   |

Legend  
1/4" = 1'-0"

| ADU DOOR SCHEDULE |              |           |             |  |
|-------------------|--------------|-----------|-------------|--|
| Door Mark         | Door Size    | Thickness | Fire Rating | Description  |
|                   | Shower Door  | 3/4"      | -           | Shower Door and Sidelight - 3/4" Tempered Glass OFOI   |
| A                 | 36" x 80"    | 1 3/4"    | NR          | Entry Door   |
| B                 | 36" x 80" FR | 1 3/8"    | 20 MIN      | Min 1-3/8" thick solid wood, honeycomb core steel or 20 Min FR   |
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| ADU FINISH SCHEDULE  |        |                    |           |                        |               |   |
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| Entry (Common)       | 90 SF  | Stain (E) Concrete | Match (E) | Low VOC Paint          | Low VOC Paint | 5/8" type x gypsum bd ceiling.  |



GA FILE NO. WP 3242

① 1 HR Rated Wall  
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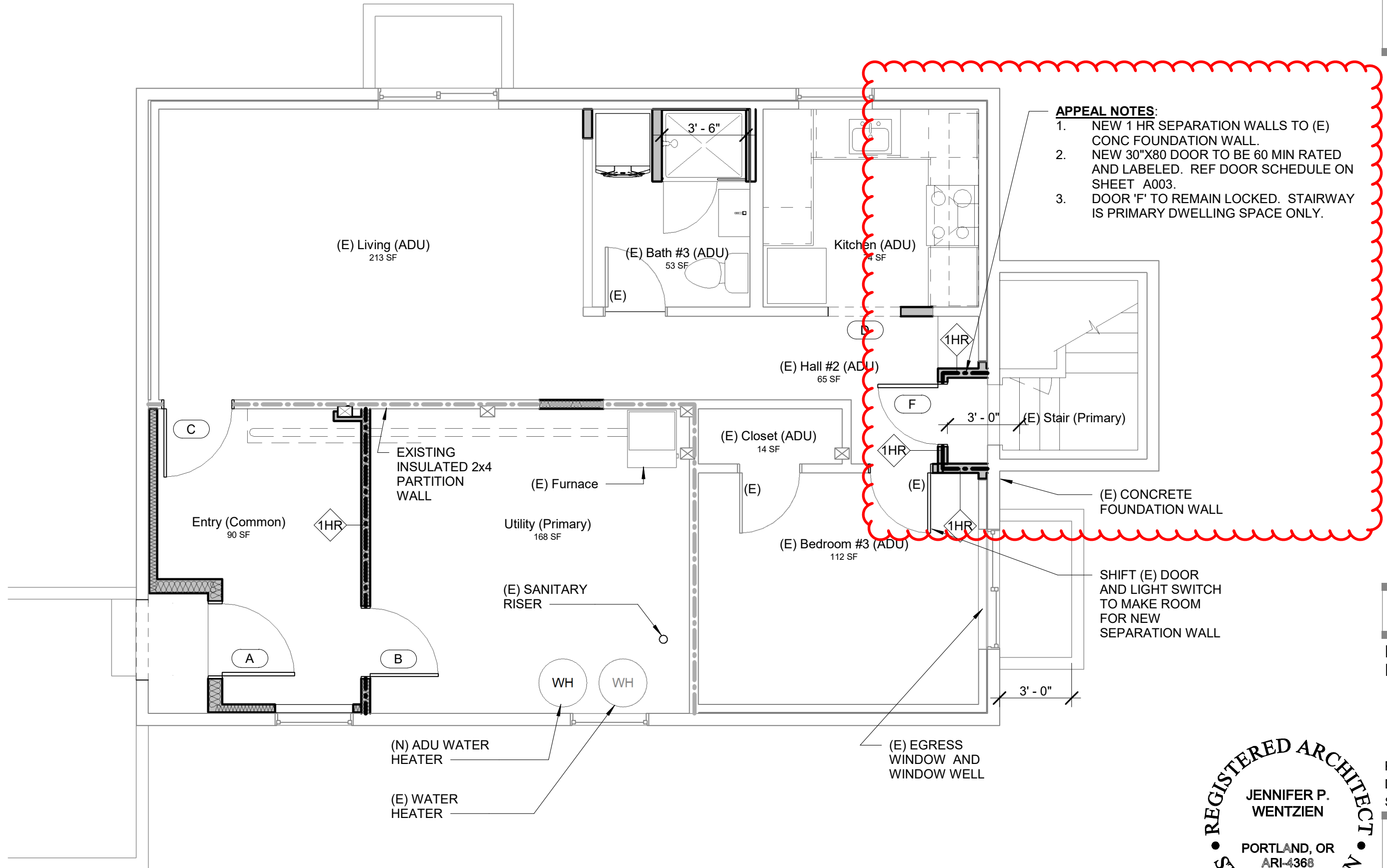
Basement ADU

Schedules,  
Legend and Wall  
Types

Project No: 20010  
Date: 2021.12.01  
Scale: As indicated

A003

BUILDING CODE APPEAL



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Basement ADU

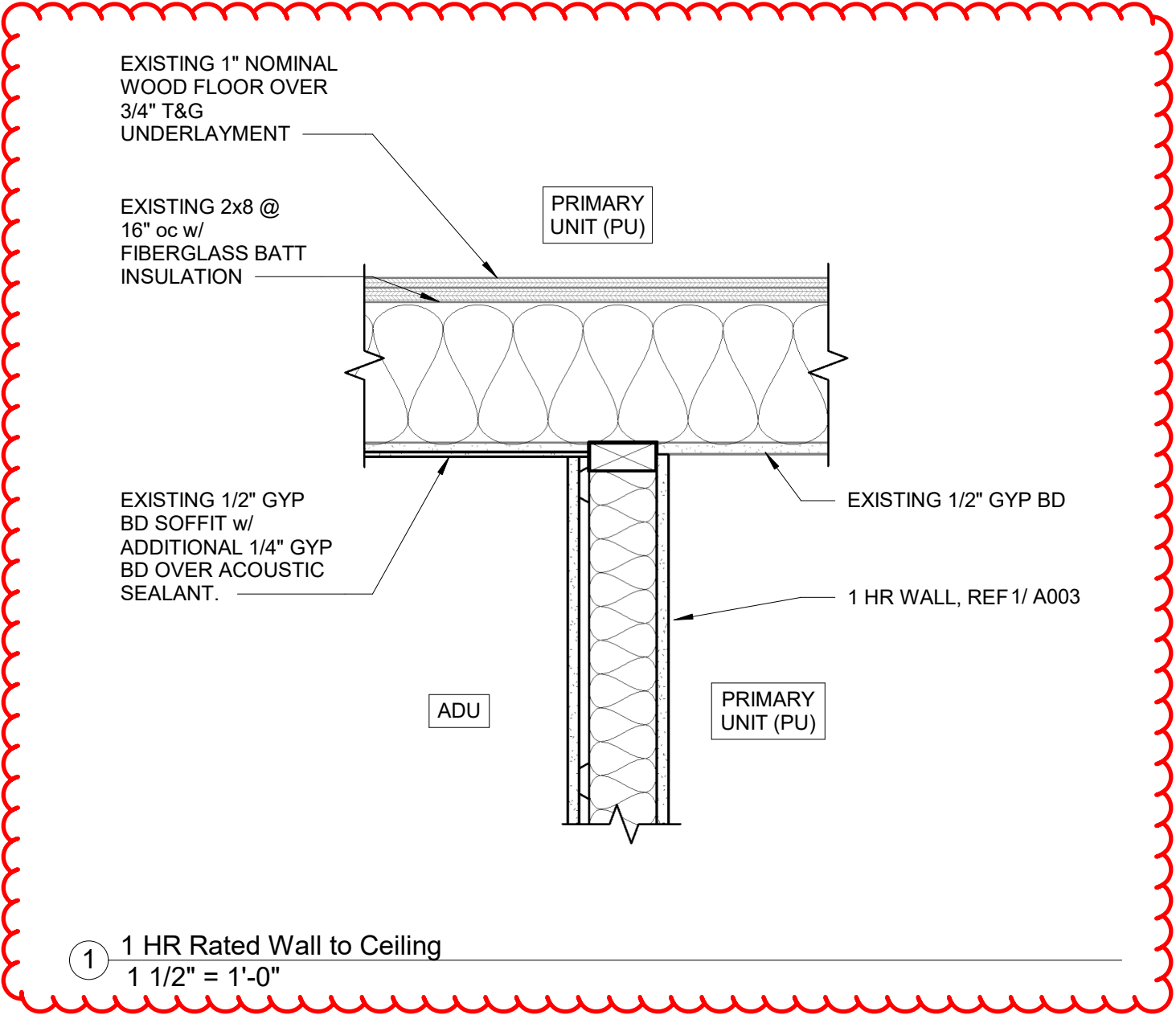
Basement -  
Proposed



Project No: 20010  
Date: 2021.12.01  
Scale: 1/4" = 1'-0"

A200





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Basement ADU

BUILDING CODE APPEAL

Details

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Date: 2021.12.01  
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A501

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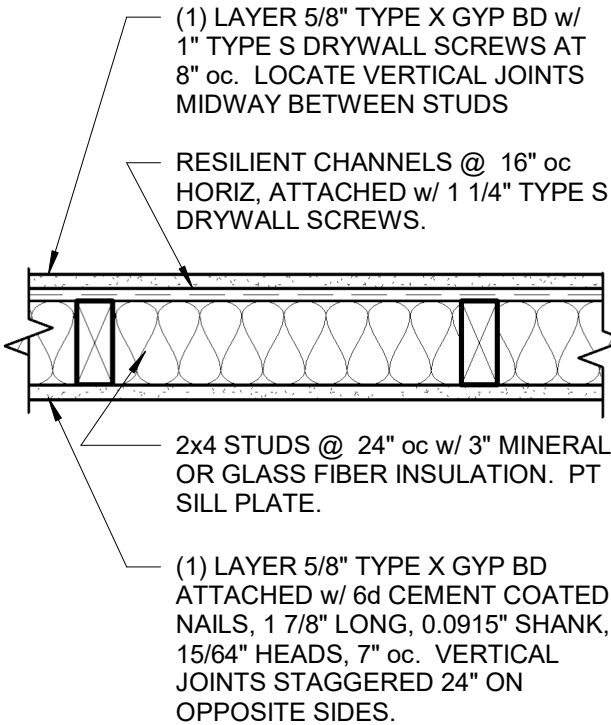
LIGHTING: REF PLANS

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|  |                     |  | DOOR NUMBER                                  |
|  |                     |  | SMOKE DETECTOR                               |
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Legend  
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GA FILE NO. WP 3242

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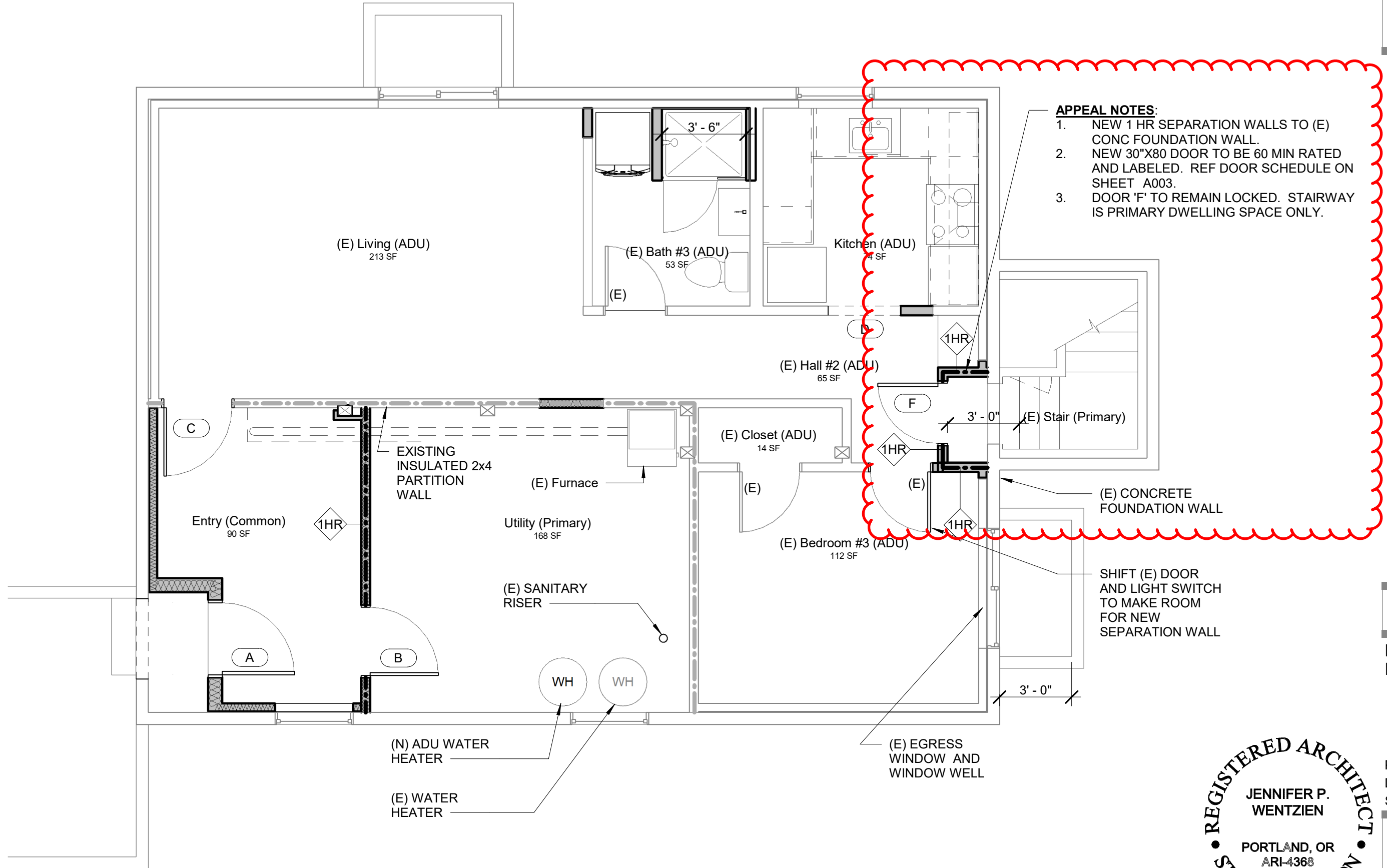
Basement ADU

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Legend and Wall  
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A003

BUILDING CODE APPEAL



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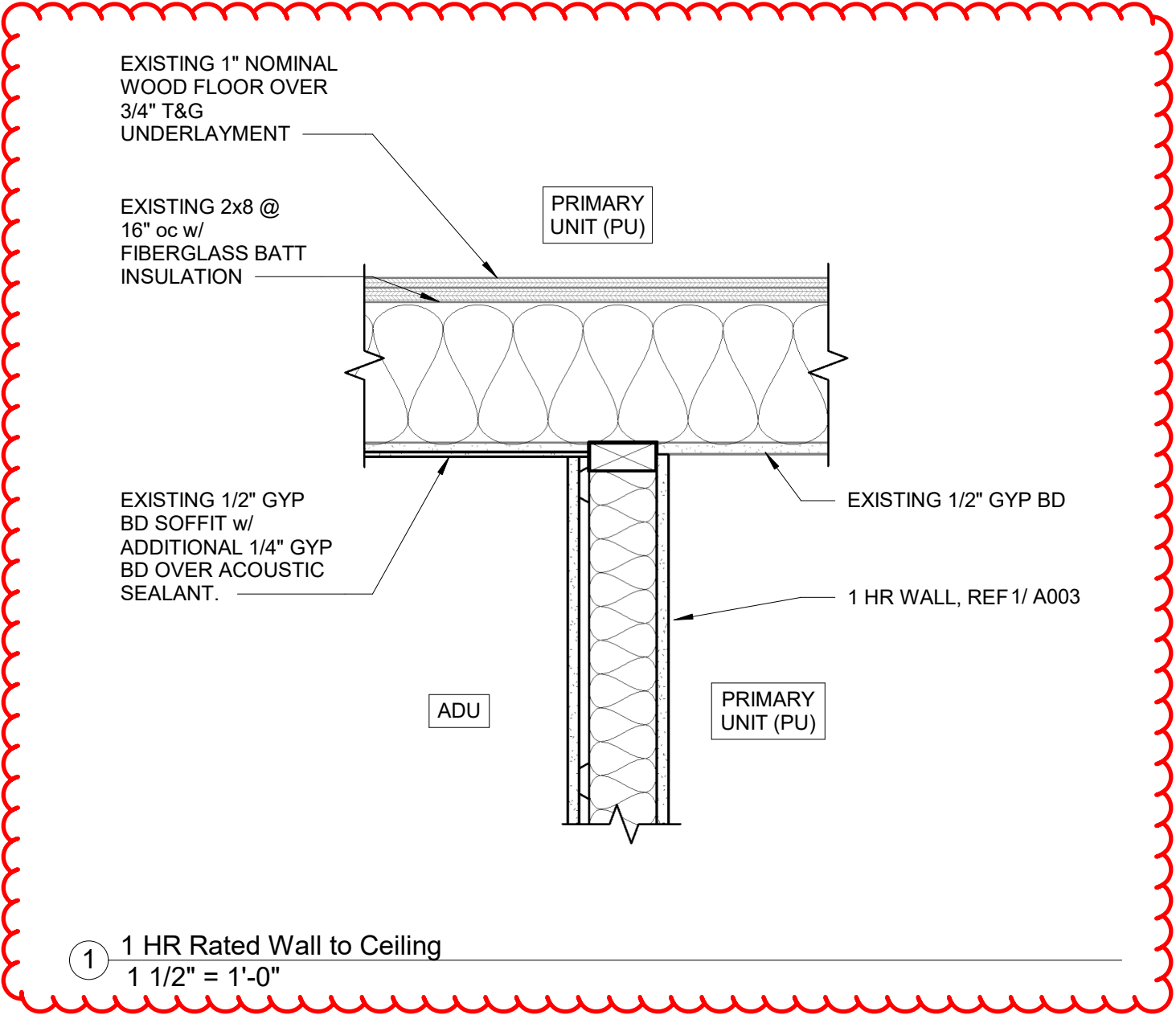
Basement -  
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A200





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A501