

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 27914	Project Address: 5513 SE 47th Ave
Hearing Date: 8/3/22	Appellant Name: Robert Hawthorne
Case No.: B-002	Appellant Phone: 5033890754
Appeal Type: Building	Plans Examiner/Inspector: Roza Malekzadeh
Project Type: residential	Stories: 1 Occupancy: R-3 Construction Type: V-B
Building/Business Name: 47H	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 22-143218-RS
Plan Submitted Option: pdf [File 1]	Proposed use: Single Family Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section N1101.1(1), N1104.7

Requires Slab edge insulation

Code Modification or Alternate Requested Utilize continuous above-slab floor insulation in lieu of slab-edge insulation.

Proposed Design We propose continuous insulation above the slab-on-grade instead of on the edge per the attached detail. Six inches of EPS insulation (approx. R-24) is proposed over the concrete slab. The finish floor would be installed on two layers of 19/32" plywood above the insulation.

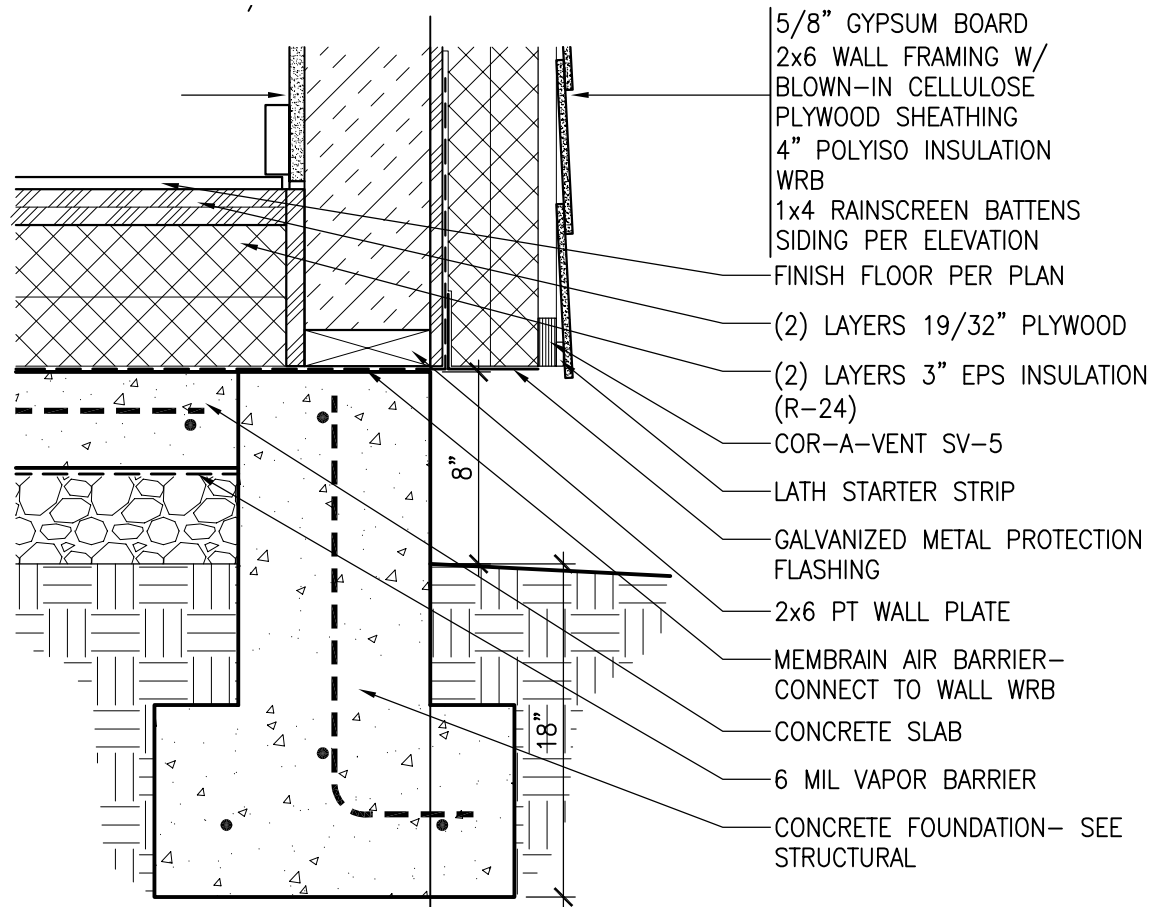
Reason for alternative This project is designed to be super-insulation and airtight. Slab edge insulation per the code requirement is not sufficient to meet the Passive House level of insulation. By insulating above the slab, the finished floor is protected by a continuous layer of insulation because it connects to the wall insulation. This design solution provides superior energy conservation to what the code requires.

APPEAL DECISION

Use of continuous above-slab floor insulation in lieu of slab-edge insulation: 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



3 TYPICAL FOUNDATION DETAIL

1-1/2" = 1'-0"