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 - Reconsideration of 14463

Appeal ID: 14747	**Project Address:** 5313 & 5327 N Interstate Ave, 1518 N Williamette Blvd
Hearing Date: 3/8/17	**Appellant Name:** Andrew Reiter
Case No.: P-005	**Appellant Phone:** 503-597-3222
Appeal Type: Plumbing	**Plans Examiner/Inspector:** Chuck Luttman
Project Type: commercial	**Stories:** 7 **Occupancy:** Residential **Construction Type:** Commercial
Building/Business Name: Williamette Apartments	**Fire Sprinklers:** No
Appeal Involves: Erection of a new structure,Reconsideration of appeal	**LUR or Permit Application No.:** 16-279600-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	**Proposed use:** Apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OPSC 2014, 1101.5.3.2 1101.2
Requires	"No drywell shall be located closer than 5 feet of a property line nor closer than 10 feet to a building unless approved by the building official. Each drainage connection to a dry well shall be made at the top center of the lid by the use of an approved 90 degree waste fitting. Support of piping shall be as required by Chapter 3 of this code. Special permission shall be granted to enter the side of the dry well where grade and structural conditions make top entrance impractical."
Proposed Design	The Infiltration Manhole is 4 feet in width. An 8 inch PVC pipe will be used for inflow. The drywell is approximately 17 feet in depth and 8 feet in width. The lower 10 feet is perforated for infiltration. Approximately 1 ½" - ¾" drain rock will be used.
Reason for alternative	There will be no overflow connection. Due to the design constraints of the building footprint, we are unable to meet the City's setbacks for a drywell, which are 10 feet from building and 5 feet from right-of-way. The outer wall of drywell to the western property corner (right-of-way) is approximately 1.89 ft and to the center of the drywell is approximately 5.89 ft. The drywell location meets the setback for the right-of-way. The outer wall of drywall to the northern property corner (right-of-way) is approximately 2.04 ft and to the center of the drywell is approximately 6.04 ft. The drywell location meets the setback for the right-of-way.

The outer wall of drywell to the building is approximately 1.46 ft and to the center of the drywell is approximately 5.46 ft. The drywall location does not meet the 10 foot setback from the building. A structural engineer will ensure the building will have the structural elements to achieve stability.

APPEAL DECISION

Reduced setbacks for drywell: 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 25.07, you may appeal this decision to the Plumbing Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

To: Development Services

From: Andrew Reiter, P.E., P.L.S.
PACE Engineers, Inc.
5000 Meadows Road
Lake Oswego, Oregon 97035
(503) 597-3222

Project: Willamette Apartments 5313 & 5327 N Interstate, 1518 N Willamette Blvd (5325 N. Interstate Ave)

Appeal ID: 14463

Re: Plumbing appeal decision

1 - Denial*:* "P-1: Location of drywell: Denied. Piped overflows from private drywells to the City's sewer are not allowed."

Response: The drywell was designed to handle the 100 year storm event.

If or when the drywell fails, the flow will be released through the manhole cover. It will drain overland to the curb. There will be clear indicators of the failure, therefore requiring remedial repairs.

2- Denial: "Structural engineer's report regarding impact on the foundations system"

Response: See attached Geo Technical Report from PSI and Structural Engineers response.

February 27, 2016

Mr. Ryan Miyahira
Ankrom Moisan Architects, Inc.
38 NW Davis, Suite 300
Portland, OR 97209

Re: Interstate & Willamette – Drywell Location

Regarding your inquiry whether the drywell location being closer than ten feet has any impact on the structure systems:

The project design is a conventional foundation system and slab on grade. As such the structural design is based on the allowable bearing pressure stated in the Geotechnical Report. We have reached out to the Geotechnical Engineer to ascertain if the location of the drywell will affect our bearing pressures or require structural modification. Per the February 16, 2017 memorandum issued by the Geotechnical Engineer the location of the drywell does not affect the recommendations provided in their report, and therefore the structural design and foundation does not require modification.

Sincerely,

Paul Feather, PE SE
President
SE-Solutions, Inc. dba
Structural Engineering Solutions

6032 N. Cutter Circle, Suite 480
Portland, OR 97217
phone: 503.289.1778
fax: 503.289.1918
intertek.com/building
psiusa.com

TECHNICAL MEMORANDUM

To:	Ryan Miyahira, Ankrom Moisan Architects, Inc.
From:	Mike Kath, PE Project Engineer Michael Place, PE Principle Engineer
Copies To:	Paul Feather -SE Solutions, Luke Argeanton- SE Solutions, Michael Robblee- Ankrom Mosian Architects
Date:	February 16, 2017
Project No.:	0704870
Project Name:	Proposed Apartments 1518 N. Willamette Boulevard Portland, Oregon
Subject:	Foundation Bearing Recommendations for Proposed Dry Well Location

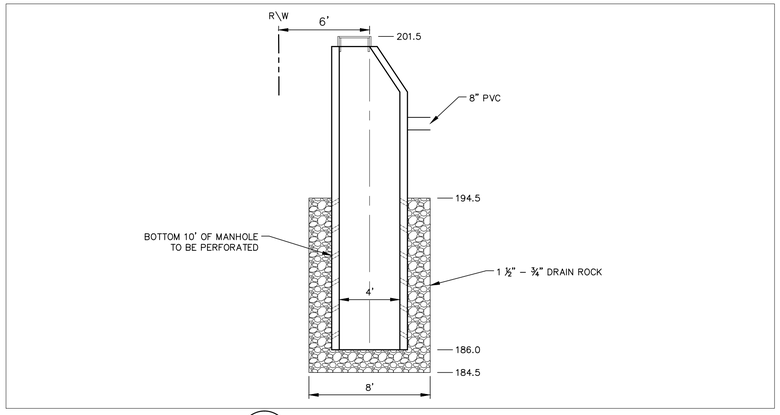
At your request PSI has prepared this technical memorandum regarding the proposed dry well location as shown on the attached civil utility plan and infiltration manhole section details.

Previously, PSI submitted a geotechnical report for the subject site, "*Geotechnical Engineering Report, Proposed Apartments 1518 N Willamette Boulevard, Portland, Oregon, PSI Project No. 0704-870, Revision No. 1, Revised December 9, 2016".*

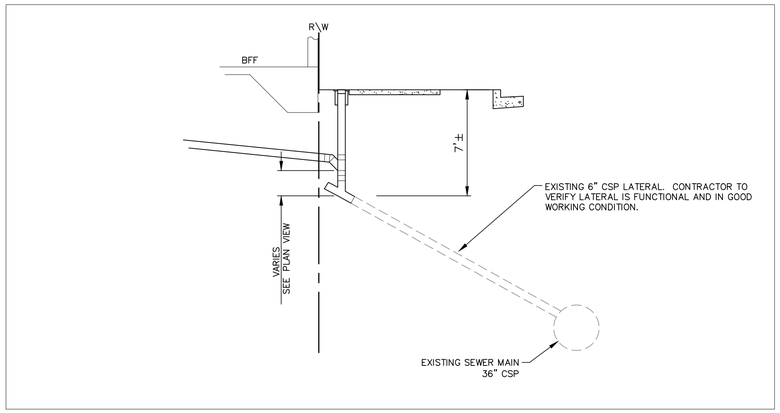
Previously, PSI submitted a field infiltration testing letter for the subject site, "*Field Infiltration Testing Letter, Proposed Apartments 1518 N Willamette Boulevard, Portland, Oregon, PSI Project No. 0704-870, September 20, 2016"*.

Based on the information provided to PSI, we understand the dry well structure and associated backfill is proposed 3'-4" and 5'-3" from the edge of the building foundation. Based on our review of the provided plans and our above referenced geotechnical report and infiltration testing letter, the proposed drywell is sufficiently set back from the proposed building foundation and does not require additional foundation bearing recommendations at this time. PSI should review any further changes to the planned drywell location if alternate locations are proposed.

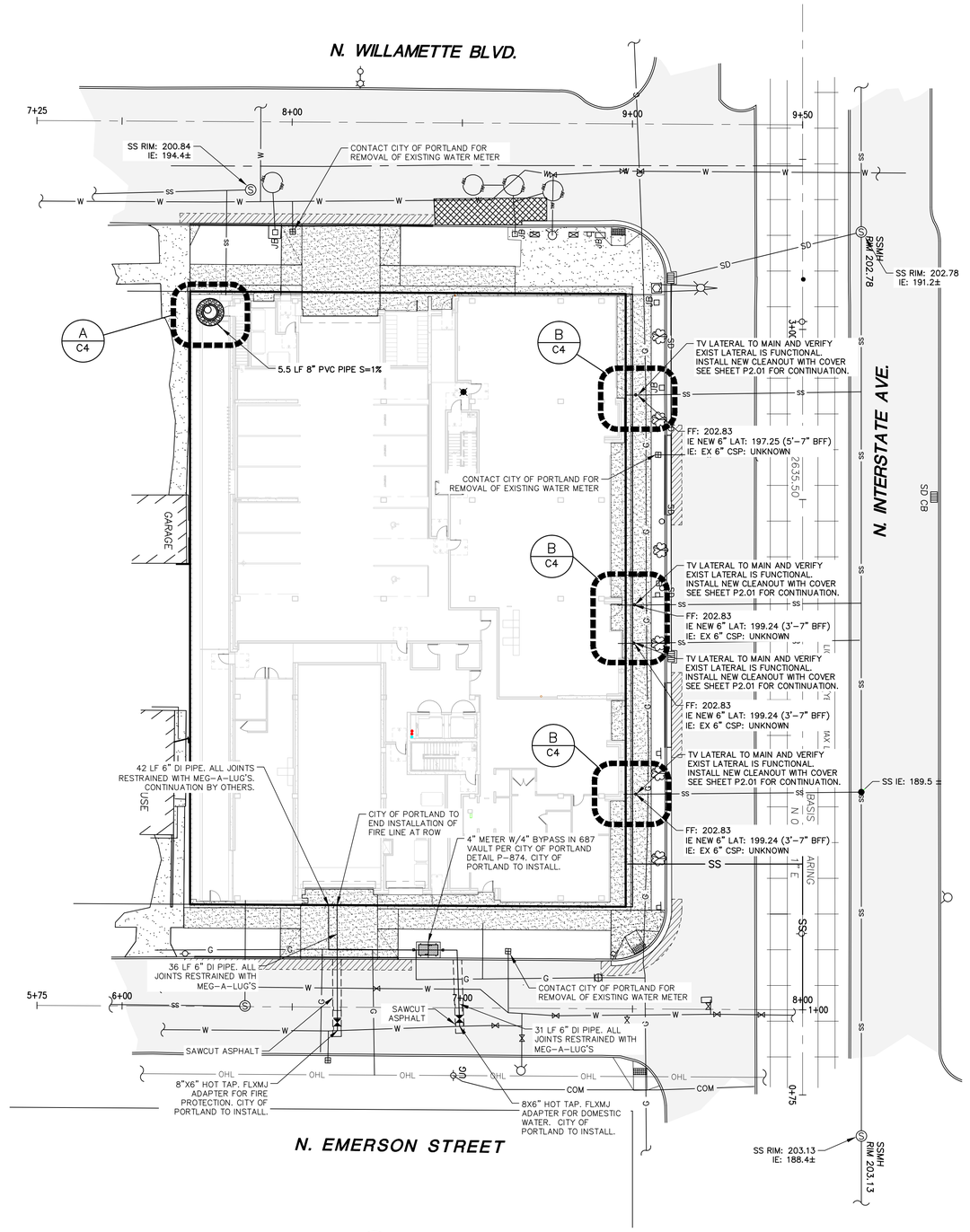
Attachments: Provided Plans Reviewed- Civil Utility Plan and Infiltration Manhole Section Detail.



A / C4 **48" INFILTRATION MANHOLE DETAIL**
SCALE: 1"=5'



B / C4 **SANITARY SEWER CONNECTION**
SCALE: 1"=5'



1 / C4 **UTILITY PLAN**
SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER
14,258
OREGON
JANUARY 23, 1998
ANDREW A. RETTER
EXPIRES: 12/31/2016

FILE NAME: P:\P15\15856 – FF REALTY, LLC – WILLAMETTE APARTEMENTS\CAD\ENGINEERING\SHEETS\ON–SITE\15856–UTILITY.DWG
SAVE TIME: 12/6/2016 12:09:33 PM
PLOT TIME: 12/6/2016 12:38 PM
USER NAME: ALESSANDRA CAPRETTI
XREF FILES: PACE34x22.

DESIGNED	AAR				
DRAWN	AEC				
CHECKED	AAR				

SYM	REVISION	DATE	BY	APP'D

PACE
An Engineering Services Company
5000 Meadows Road, Suite 345
Lake Oswego, OR 97035
p. 503.597.3222 | f. 503.597.7655
Civil | Structural | Planning | Survey
paceengrs.com

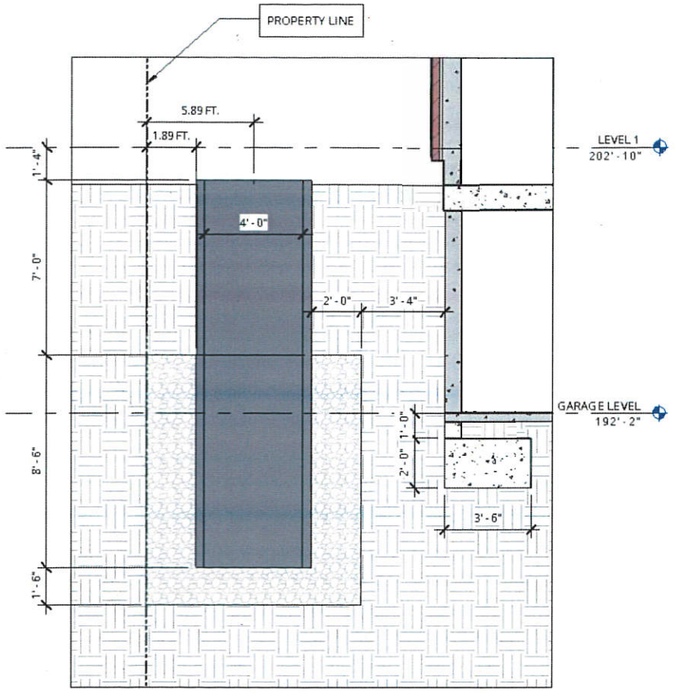
FAIRFIELD RESIDENTIAL
5510 MOREHOUSE DRIVE, SUITE 200
SAN DIEGO, CA 92121
858.457.2123

INTERSTATE & WILLAMETTE APARTMENTS
5313 & 5327 NORTH INTERSTATE AVE.
AND 1558 NORTH WILLAMETTE AVE.
PORTLAND, OREGON

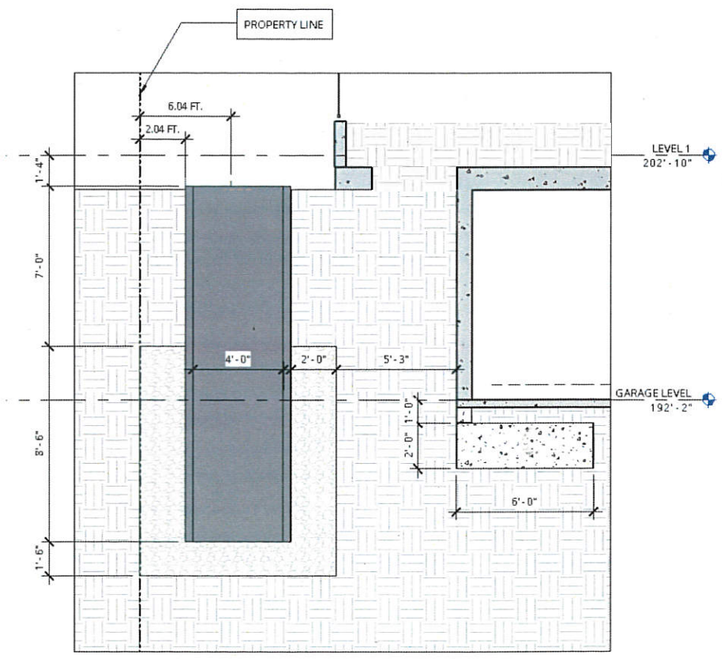
PLOT DATE: 12/6/16
SCALE: 1"=20'
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

SITE UTILITY PLAN

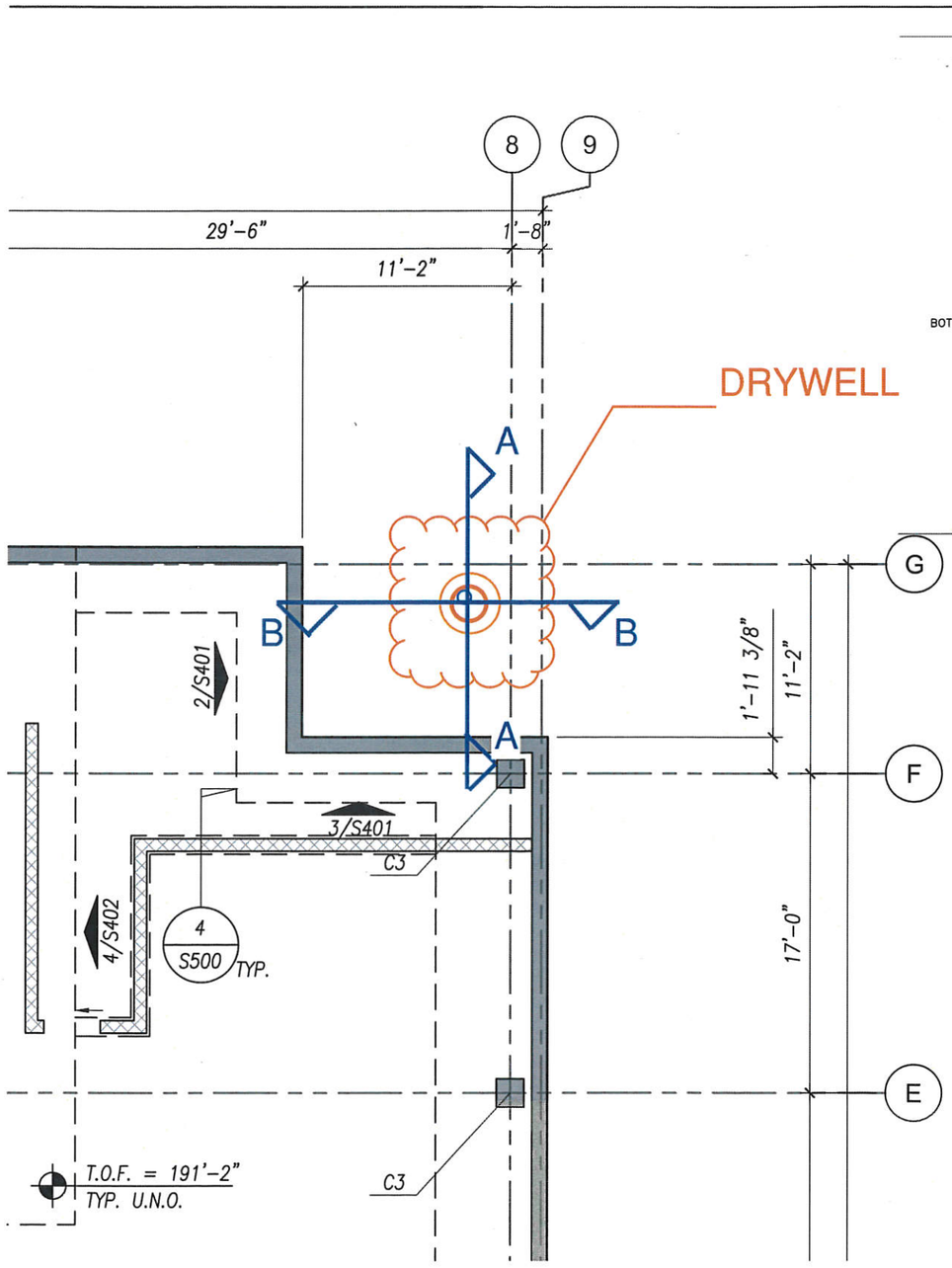
JOB NUMBER **15856**
DWG NAME: 15856–UTILITY
SHEET C6 OF 11

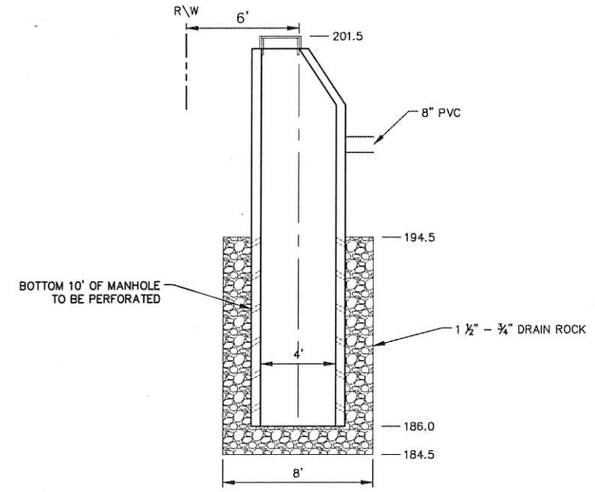


A - NORTH SECTION



B - NORTH SECTION





A / C4 **48" INFILTRATION MANHOLE DETAIL**
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F A I R F I E L D R E S I D E N T I A L

ORIGINAL APPEAL

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14463	**Project Address:** 5313 & 5327 N Interstate Ave, 1518 N Williamette Blvd
Hearing Date: 1/11/17	**Appellant Name:** Andrew Reiter
Case No.: P-001	**Appellant Phone:** 503-597-3222
Appeal Type: Plumbing	**Plans Examiner/Inspector:** Chuck Luttman
Project Type: commercial	**Stories:** 7 **Occupancy:** Residential **Construction Type:** Commercial
Building/Business Name:	**Fire Sprinklers:** No
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:**
Plan Submitted Option: pdf [File 1] [File 2]	**Proposed use:** Apartments

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APPEAL DECISION

P-1: Location of drywell: Denied. Piped overflows from private drywells to the City's sewer are not allowed. Additionally, structural engineer's report required regarding impact on foundation system.

Appellant may contact Joe Blanco (503-823-2059) and Amit Kumar (503-823-7561) for details.

Pursuant to City Code Chapter 25.07, you may appeal this decision to the Plumbing Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.