

# Development Services

## From Concept to Construction

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### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 15726	<b>Project Address:</b> 1943 SE Spokane St
<b>Hearing Date:</b> 8/23/17	<b>Appellant Name:</b> Norman Loveland
<b>Case No.:</b> P-004	<b>Appellant Phone:</b> 9713121518
<b>Appeal Type:</b> Plumbing	<b>Plans Examiner/Inspector:</b> Jim Bechtel
<b>Project Type:</b> residential	<b>Stories:</b> 1 <b>Occupancy:</b> Residential <b>Construction Type:</b> Residential
<b>Building/Business Name:</b> Relia-Build	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Correction of a violation	<b>LUR or Permit Application No.:</b> 17-210554-PT
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Walk in Shower

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	411.6
<b>Requires</b>	Review of code 411.6
<b>Proposed Design</b>	<p>The current design of the shower meets both 411.6 and/or all of exception #2. The shower pans overall dimension is a 32" x 60" perfect rectangle. It will have an interior finished area of 1652 square inches as stated in 411.6. At a height equal to the top of the threshold and at a point tangent to the threshold's centerline it will encompass a 30" circle as stated. The height of the shower area is a typical 8ft area with no special features or restrictions. Jim Bekel is stating that it needs to be able to encompass a 30" width inside the curb, this is not specified in the UPC, further exception number #2 states an exception to 411.6 as long as the OVERALL size of the area is not less than 30" x 60". As stated above the current area as built is 32"x 60" which exceeds the UPC specifications by 2".</p> <p>411.6 Shower Compartments. Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (0.66.06 m2) and shall also be capable of encompassing a 30 inch (762 mm) circle. The minimum required area and dimensions shall be measured at a height equal to the top of the threshold and at a point tangent to its centerline. The area and dimensions shall be maintained to a point of not less than 70 inches (1778 mm) above the shower drain outlet with no protrusions other than the fixture valve or valves, shower head, soap dishes, shelves, and safety grab bars or rails. Fold-down seats in accessible shower stalls shall be permitted to protrude into the 30 inch (762 mm) circle.</p> <p>Exceptions:</p> <p>(1) Showers that are designed to comply with ICC A117.1.</p> <p>(2) The minimum required area and dimension shall not apply for a shower receptor having overall dimensions of not less than 30 inches (762 mm) in width and 60 inches (1524 mm) in length.</p>

**Reason for alternative** The pan as built complies with the current UPC. Additionally 30"x60" tile ready shower pans that are not acrylic are sold everywhere and it clearly states on the box UPC certified. These pans have an inside dimension of 27" with a 3" threshold. My pan has an inside dimension of 28" with a 3.5" . The retail pan would not meet 411.6 but would meet exception #2

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## APPEAL DECISION

### **Reduced dimension for interior of shower pan: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.