

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)

APPEAL SUMMARY

Status: Decision Rendered**Appeal ID:** 15832**Project Address:** 1726 SE Miller St**Hearing Date:** 9/13/17**Appellant Name:** Lisa Christie**Case No.:** B-006**Appellant Phone:** 503-490-5472**Appeal Type:** Building**Plans Examiner/Inspector:** Preliminary**Project Type:** residential**Stories:** 2 **Occupancy:** R **Construction Type:** V-B**Building/Business Name:****Fire Sprinklers:** No**Appeal Involves:** Alteration of an existing structure, Addition to an existing structure**LUR or Permit Application No.:****Plan Submitted Option:** mail [File 1]**Proposed use:** single family residence w/attached ADU

APPEAL INFORMATION SHEET

Appeal item 1

Code Section BDS Accessory Dwelling Units Program Guide**Requires**Bureau of Development Services Accessory Dwelling Units Program Guide V.B.4.a.1.a
Fire & Life Safety, Separation between units, existing conditions, walls.

An (existing) stud wall having either wood lath and plaster or a covering of ½" gypsum wallboard on both sides, in sound condition, is acceptable.

Proposed Design

The existing wall that will separate the ADU from the main house currently has ½" gypsum wallboard (in good condition) on both sides. To facilitate construction, the wallboard on the ADU side will be removed. It will be replaced with 5/8" Type X gypsum wallboard. All penetrations through this wall will be fire-caulked.

Reason for alternative In order to facilitate construction (accessing piping, access wiring, install insulation, etc), the existing ½" wallboard on the ADU side needs to be removed.
Installing 5/8" Type X gypsum wallboard will provide greater fire protection than is required.

Appeal item 2

Code Section 2014 OR Residential Specialty Code R 302.3. Two-family dwellings.**Requires**

Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E119 or UL 263.

Proposed Design There will be a door between the existing house and the newly created ADU. The door will be a 60-minute rated door.

Reason for alternative This ADU is being created as a 'mother-in-law' unit. The owner's elderly mother will live in the unit. The owners take care of her and need the door in order to facilitate her care. The owners understand that if they ever close the door, a building permit is required. The door will be a 60-minute door, which completes the wall assembly required for a 1-hour rating.

Appeal item 3

Code Section 2014 OR Residential Specialty Code R 302.3.1. Supporting construction.

Requires When floor assemblies are required to be fire-resistance rated by Section R301.2, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

Proposed Design There is an existing exterior wall that supports the floor above. The existing sheathing and siding on the exterior of the wall will remain. Two (2) layers of 5/8" Type X gypsum wallboard will be applied to the interior side of the wall.

Reason for alternative The supporting wall is existing and is it unreasonable to remove the exterior siding. Providing two (2) layers of 5/8" Type X on the inside of the wall will adequately protect the wall from a fire originating inside the ADU.

APPEAL DECISION

1. Replacement of one side of unit separation wall drywall with existing finishes to remain on other side: **Granted as proposed.**
2. ADU with 60 minute door into main unit: **Granted as proposed.**
3. One hour wall with both layers of type X on interior of wall: **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 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.

CHRISTIE
ARCHITECTURE

9532 SW 18th Place
Portland, OR 97219
503-490-5472

Revisions

ISSUED FOR
PRELIMINARY PRICING -
NOT FOR
CONSTRUCTION

CRAWLEY
adu addition

1726 SE Miller Street
Portland, OR 97202

stamp
drawing title
drawing #
scale
date

First Floor Fire &
Sound Rating Plan

A2.00

1/4" = 1'-0"

September 5, 2017

Fire & Sound Rating
1 Building Section
1/4" = 1'-0"

FIRE CAULK ALL PENETRATIONS IN FIRE-RATED ASSEMBLIES.

EXISTING TO REMAIN (2-STORY)

NEW (1-STORY)

2
A302

NEW (1-STORY) EXISTING TO REMAIN (2-STORY)

1 First Floor Fire & Sound Rating Plan
1/4" = 1'-0"



APPEAL #2:
NEW 1-HOUR (60 MINUTE) SEALED & GASKETED DOOR.

APPEAL #3:
INSTALL TWO (2) LAYERS $\frac{5}{8}$ " TYPE X AT INTERIOR SIDE OF (E) WALL.

APPEAL #1:
(E) $\frac{1}{2}$ " DRYWALL AT STAIR SIDE OF WALL TO REMAIN.
INSTALL ONE (1) LAYER $\frac{5}{8}$ " TYPE X DRYWALL ON ADU SIDE OF (E) WALL.
FILL W/ BATT INSULATION

HATCHED AREA.
INSTALL 3-1/2" THICK MINERAL WOOL IN (E) JOIST SPACE.
INSTALL $\frac{3}{4}$ " RESILIENT CHANNELS AND ONE (1) LAYER $\frac{5}{8}$ "
TYPE X DRYWALL ON THE UNDERSIDE OF (E) JOISTS.

INSTALL ONE (1) LAYER $\frac{5}{8}$ " TYPE X DRYWALL
ON EACH SIDE OF HATCHED WALLS AS
INDICATED. WRAP JAMB ENDS OF WALLS PRIOR
TO INSTALLING CASING.