

# Development Services

## From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Hold for additional information

<b>Appeal ID:</b> 15944	<b>Project Address:</b> 1640 NW 14th Ave
<b>Hearing Date:</b> 10/11/17	<b>Appellant Name:</b> Julie Garver
<b>Case No.:</b> P-002	<b>Appellant Phone:</b> 503-226-4368m ext, 3
<b>Appeal Type:</b> Plumbing	<b>Plans Examiner/Inspector:</b> Chuck Luttmann, McKenzie James
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> Not given <b>Construction Type:</b> URM
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> Yes - location not given
<b>Appeal Involves:</b> other: Roof drain re-route	<b>LUR or Permit Application No.:</b> 17-110289-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Office

### APPEAL INFORMATION SHEET

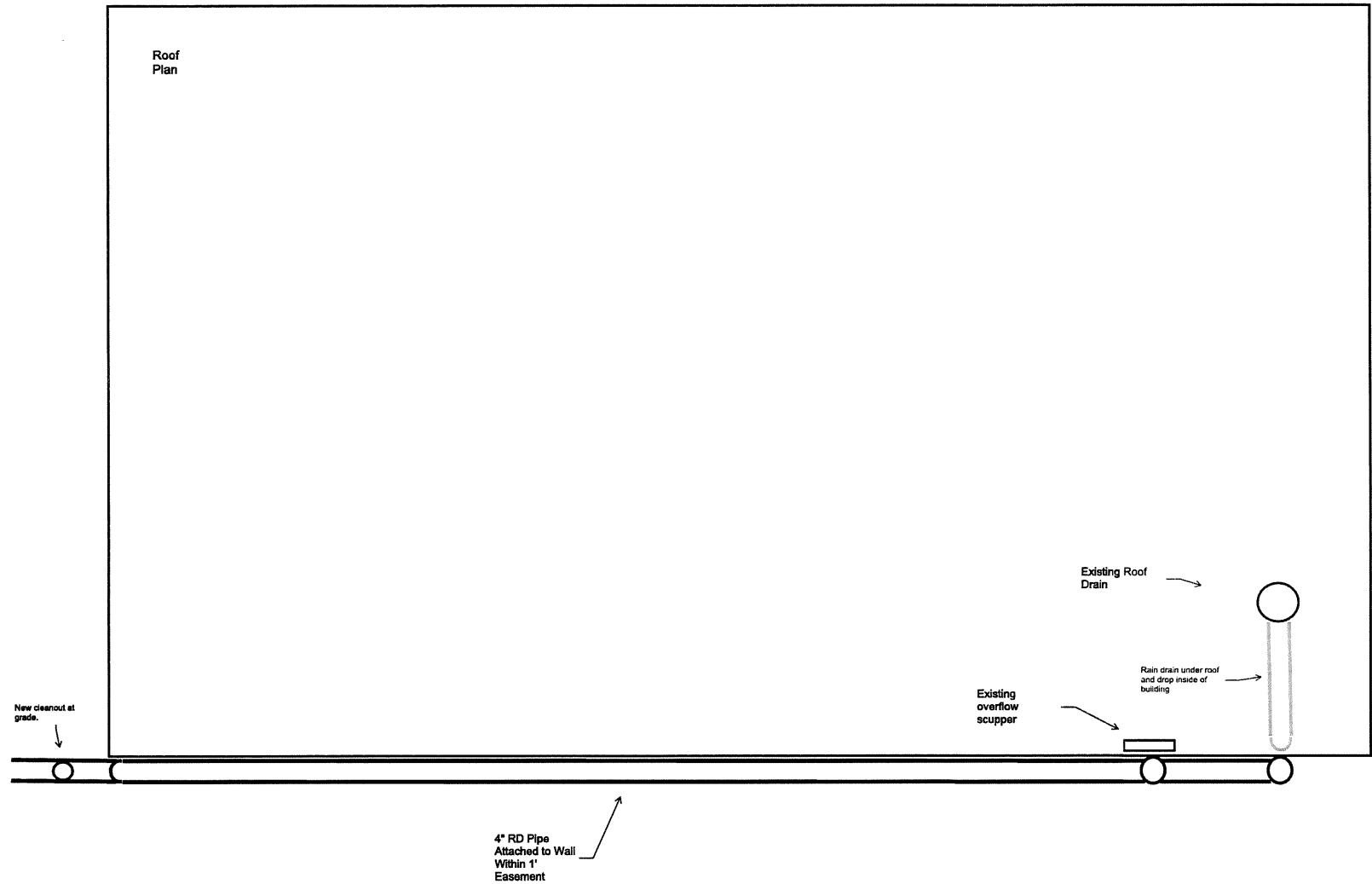
#### Appeal item 1

<b>Code Section</b>	Code Section 308.0 Location
<b>Requires</b>	Code Section 308.0 Location
<b>Proposed Design</b>	The current roof drain for the Pavelcomm property drains onto the ground across the property line onto the 1620 NW 14th Avenue property, which is currently under construction. Because the Pavelcomm building is built to the property line on all sides, the proposal is to create a 1' x 97' easement along the south side of the building across the 1620 NW 14th Avenue property, and connect into the combined sewer in 14th Avenue. The drain will be ABS or Cast Iron no hub pipe, attached to the Pavelcomm building with hangars, and sloped at 1/4" per foot.
<b>Reason for alternative</b>	Because the Pavelcomm building extends to the property line on all sides and has extensive low voltage equipment inside, relocation of the roof drain is extremely difficult. Several alternatives were explored, but the alternatives were very costly, involving major building remodeling or taking the roof drain north through the building, excavating 100' of city street (the Xavier extension), and then connecting to the combined sewer in 14th Avenue. A rough estimate of that cost is around \$100,000. The property under construction next door is owned by Raleigh Housing Limited Partnership, and being developed in partnership with the Portland Housing Bureau for affordable housing. Raleigh Housing, PHB and Pavelcomm wish to work together to get this roof drain relocated, and Raleigh Housing is accepting the cost of relocation, since they are constructing the building next door and causing the change of condition. Since the Raleigh Housing project is affordable housing with substantial funding from PHB, a more cost effective solution is being sought.

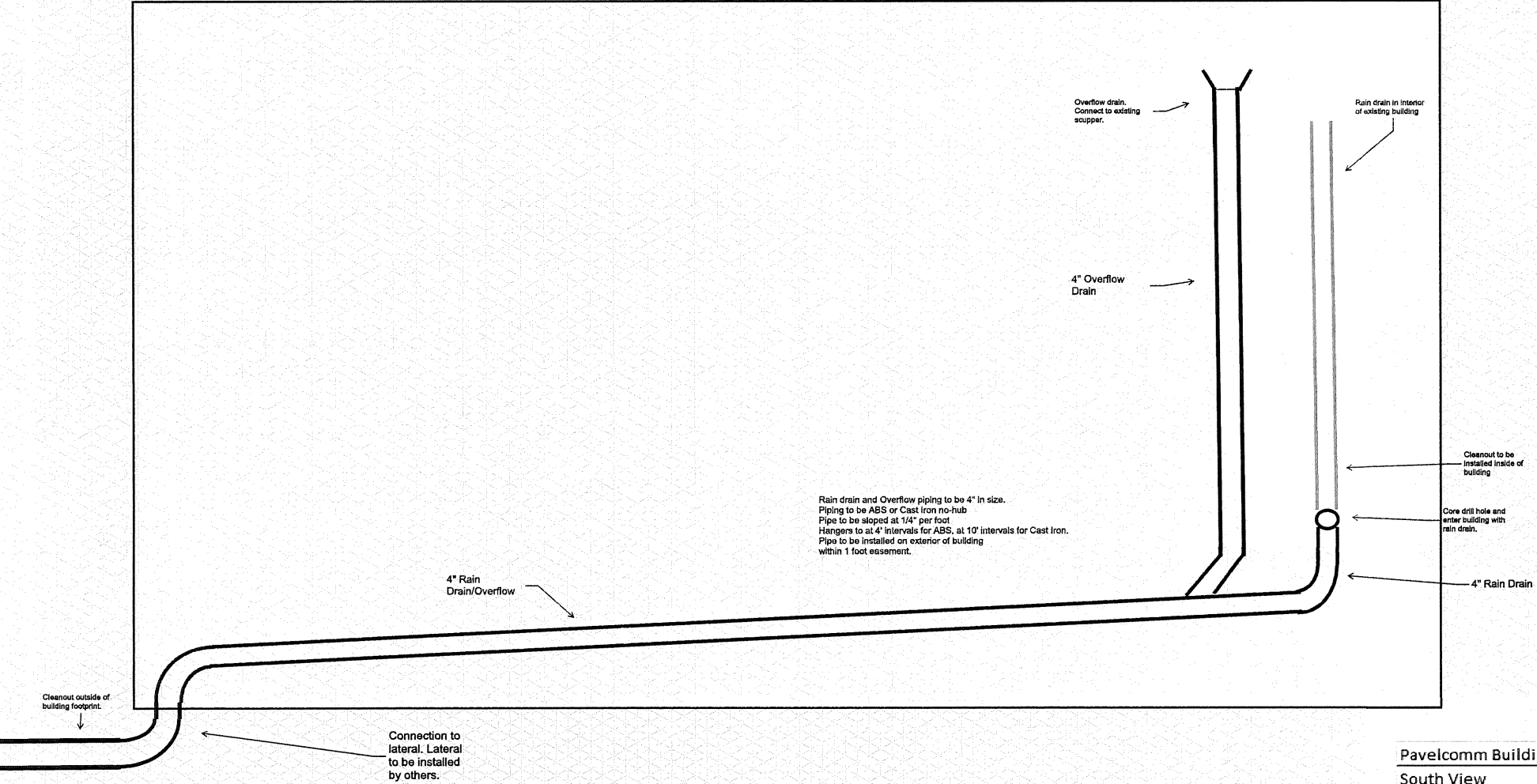
### APPEAL DECISION

**Hold for additional information. Appellant may contact Joe Blanco (503-823-2059) for details.**





Pavelcomm Building
Plan View
Rain Drain Re-route Appeal



Pavelcomm Building
South View
Rain Drain Re-Route Appeal