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: Appeal Not Required

Appeal ID: 15949	**Project Address:** 3636 NE 115th Ave
Hearing Date: 10/11/17	**Appellant Name:** Sita Khalsa
Case No.: P-003	**Appellant Phone:** Sita Khalsa
Appeal Type: Plumbing	**Plans Examiner/Inspector:** Kris Gutierrez, McKenzie James, Joe Blanco, Jim Bechtel
Project Type: residential	**Stories:** 1 **Occupancy:** Single Family Residential **Construction Type:** Alter basement to bathroom /living space
Building/Business Name:	**Fire Sprinklers:** No
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 17-242847-PT
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7]	**Proposed use:** Living Space

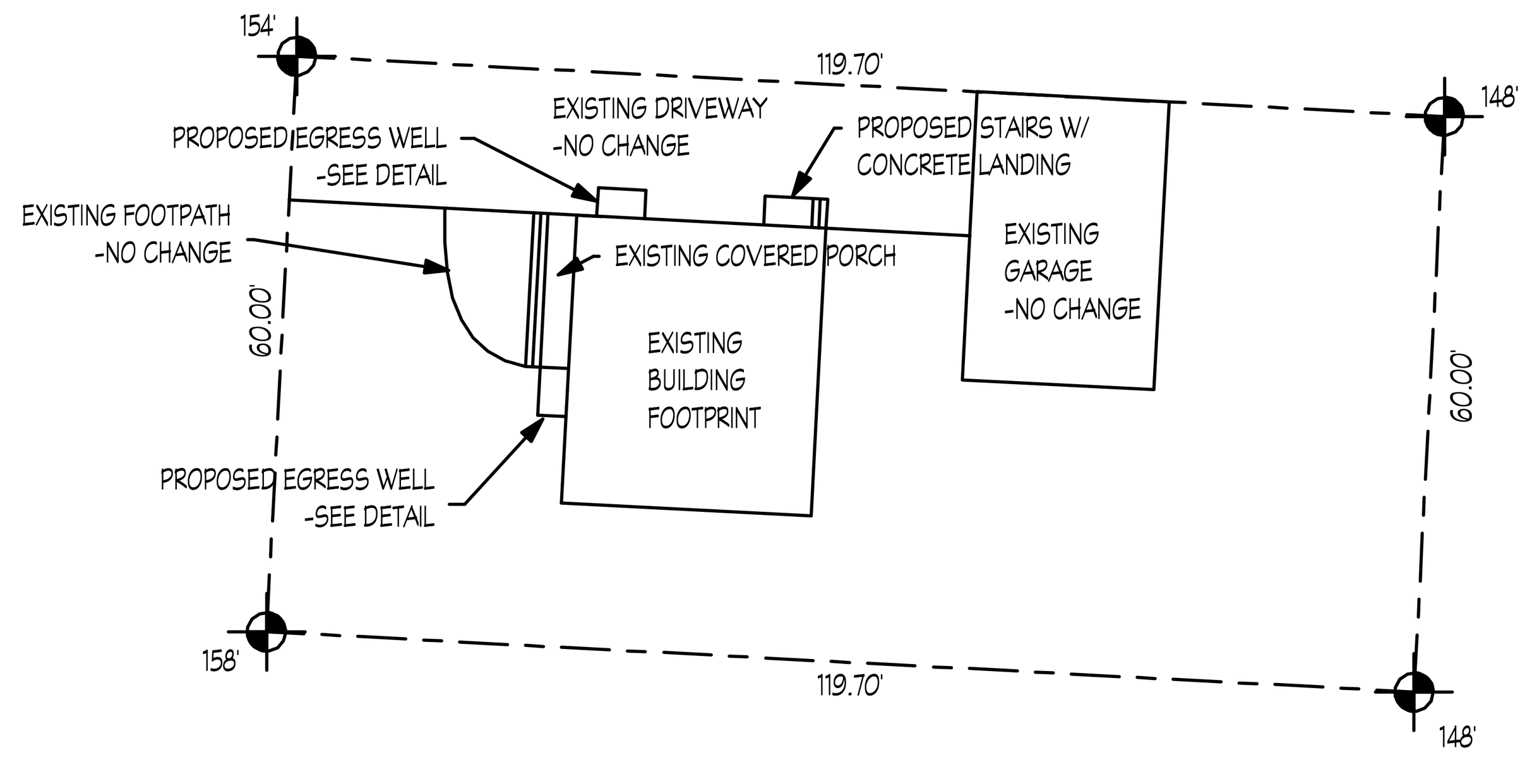
APPEAL INFORMATION SHEET

Appeal item 1

Code Section	310
Requires	Approval of the pump installed in order to have a bathroom in the basement
Proposed Design	Addition of a bathroom and laundry room in our basement so we added an ejector pump. We put drain lines made of ABS in to the floor for the new shower, toilet, sink, and washer.
Reason for alternative	Our basement floor is 30 inches lower then our main sewer line where it leaves our house as seen in the enclosed pictures. We have to have a pump to lift the waste water up to the sewer line. At that point it can gravity drain to the city main where according to Portland maps we have a connection depth of 8ft. Please see a photos attached as well as link below to PortlandMaps for details: https://www.portlandmaps.com/detail/sewer-assets/3636-NE-115TH-AVE/R296350_did/ Thank you very kindly.

APPEAL DECISION

The appeal board has determined that an appeal is not required. Appellant may contact Jim Bechtel (503-823-7386) for details.



Address-	3636 NE 115TH AVE
Address2-	PORTLAND, OR 97220
City-	PORTLAND
Property ID-	R296350
Tax Roll-	VIEW RIDGE, BLOCK 4, LOT 6
Use-	RESIDENTIAL IMPROVED
Lot-	6
Block-	4
County-	Multnomah
State ID-	1N2E22DC 5000
Alt Account Number-	R864702370
Map Number-	2642 OLD
Land Type-	RESIDENTIAL LAND
Total Land Area-	0.16 acres (7,140 sq ft)

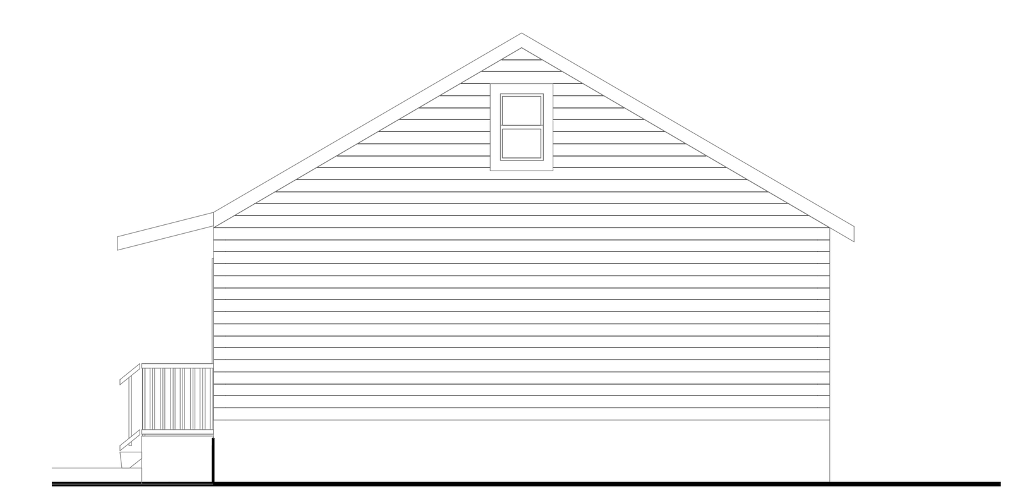
N

5 SITE PLAN
1 1" = 20'-0"

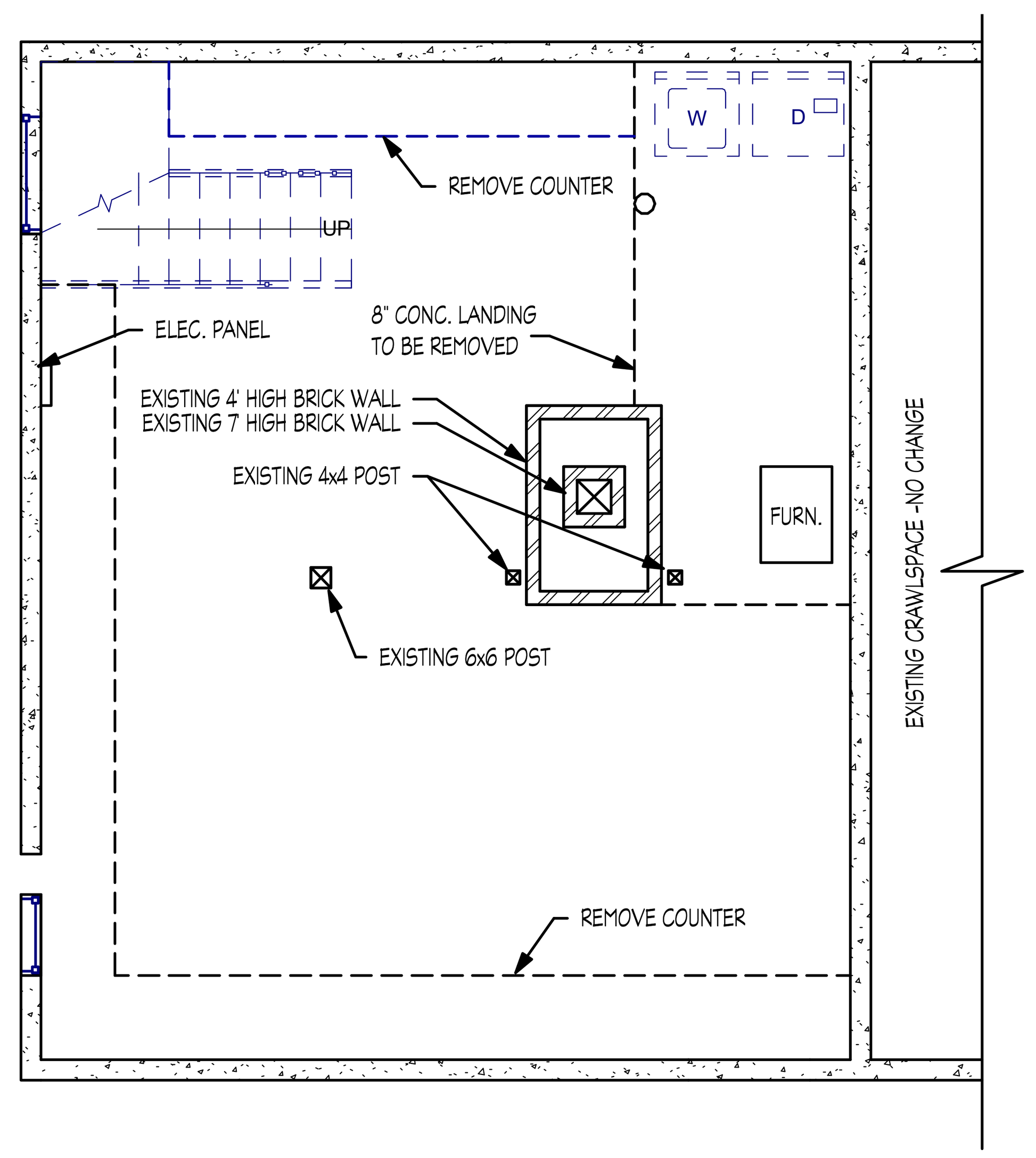
1 FRONT
1 1/4" = 1'-0"

2 LEFT
1 1/8" = 1'-0"

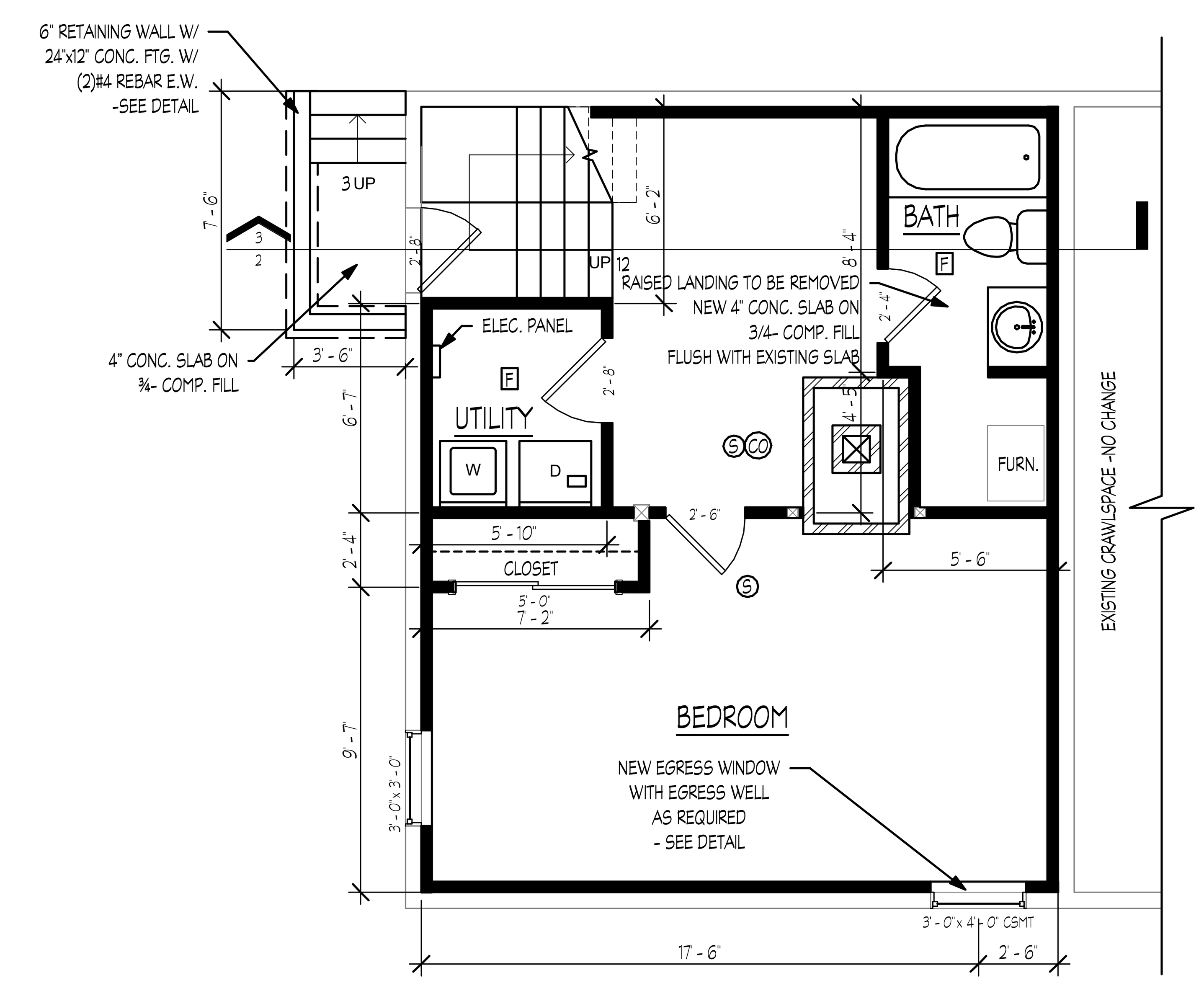
3 REAR
1 1/8" = 1'-0"



4 RIGHT
1 1/8" = 1'-0"



6 EXISTING BASEMENT PLAN
1 1/4" = 1'-0"



7 PROPOSED BASEMENT PLAN
1 1/4" = 1'-0"

	NEW WALL
	EXISTING WALL
	REMOVED WALL
F	FAN
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DET.

BUILDERS DESIGN INC
COMMERCIAL · RESIDENTIAL · REMODELING
11125 NE WEIDLER ST. · PORTLAND, OR 97220
PHONE: (503) 252-3453 · FAX: (503) 252-3454
EMAIL: BUILDERSDESIGN@GMAIL.COM

BRYAN BILLER
3636 NE 115th Ave
Portland, OR 97220

ELEVATIONS AND FLOOR PLANS

Project number:	10869
Date:	10/6/2017 10:50:05 AM
Drawn by:	BSY
Area:	SGB
Scale:	As indicated

GENERAL CONDITIONS
1. ALL WORK SHALL CONFORM WITH THE LATEST ADOPTED ISSUE OF THE OREGON 2014 RESIDENTIAL SPECIALTY CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

SITE WORK
1. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE, STOCKPILING ON SITE FOR FINAL GRADING IF POSSIBLE.
2. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL, STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW FINISH GRADE.
3. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" THICK (MIN.) SAND COMPACTED TO 95%.
4. CONCRETE SLABS TO BE 4" THICK, 3000 P.S.I AT 28 DAYS WITH CONTROL JOINTS AT 25' O/C (MAX.) EACH WAY
5. FINISH GRADES ARE TO REMAIN AT LEAST 6" BELOW FINISH SIDING.

FLASHING & MOISTURE PROTECTION
1. CONTRACTOR TO PROVIDE A "WATER TIGHT ENCLOSURE" FOR THE VALLEY ENVIRONMENT, EMPLOYING THE HIGHEST QUALITY MATERIALS, CRAFTSMAN AND CONSTRUCTION METHODOLOGY, BOTH GENERAL AND SPECIFIC TO THE VALLEY
2. ALL EXTERIOR FLASHING ARE TO BE CONSTRUCTED WITH MIN. GAGE 28 EXPOSED & 30 GAGE CONCEALED, BAKED ENAMEL
3. FLASHING SHALL BE INSTALLED AT JUNCTIONS OF CHIMNEYS AND ROOFS,IN ROOF VALLEYS AND AROUND ALL ROOF OPENINGS, INCLUDING SKYLIGHTS, ROOF VENTS, ROOF EDGES BOTH RAKE AND EAVE.
4. FLASHING SHALL BE INSTALLED AROUND ALL EXTERIOR DOORS AND WINDOWS, TRANSITIONS BETWEEN SIDING AND ROOF.
5. ALL FLASHING TO BE INSTALLED PER "SMACNA" LATEST EDITION OF THE "ARCHITECTURAL SHEET METAL MANUAL".
6. BUILDING WRAP OF "TYVEK" OR SAME TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, INCLUDING WRAPPING WINDOW AND DOOR OPENINGS AND TAPING JOINTS.
7. FLASHING FOR WINDOWS: INSTALL ADHESIVE FLASHING THE WIDTH OF SILL AND UP 12" EACH JAMB, AND LAP ENTIRE LENGTH OF JAMB, AND LAP ADHESIVE FLASHING THE WIDTH OF HEAD AND LAP 12" DOWN EACH JAMB. (DETAIL)

HEALTH AND SAFETY:
All new smoke and CO alarms shall be hardwired with battery backup and interconnected within the dwelling unit only
Smoke alarms shall be located within each sleeping room, immediately outside of each sleeping room, and on each level of the dwelling.
CO alarms shall be located within 15' outside of each bedroom door.
All alarms shall be cross listed for interconnection.
All Smoke Alarms shall be listed in accordance with UL 217.
Combination Smoke / Carbon monoxide alarms shall be listed as complying with UL 2034 and UL 217.
Combination Smoke / Carbon monoxide alarms shall be listed as complying with ANSI/UL 2075 and ANSI/UL 268.

FANS AND SMOKE DETECTORS
FANS IN BATHING AREAS SHALL BE CONTROLLED BY TIMER.
SMOKE DETECTORS SHALL BE 110V BATTERY BACKUP.

NAILING SCHEDULE:

JOIST TO SILL OF GIRDER:	(3) 8d	TOE NAIL	
BRIDGE TO JOIST	(2) 8d	TOE NAIL	
BOTTOM PLATE TO JOIST	16d@16" O.C.	FACE NAIL	
PLYWOOD SUBFLOOR	8d@6"	EDGE NAIL	
	8d @ 12"	INTERIOR	
TOP PLATE TO JOIST	(2)16d	END NAIL	
STUD TO BOTTOM PLATE	(4)8d	TOE OR END NAIL	
DOUBLE STUDS	16d@ 16" O.C.	FACE NAIL	
DOUBLE TOP PLATE	16d@ 16" O.C.	FACE NAIL	
CONTINUOUS HEADER (2 PC)	16d@ 16" O.C.	EDGE NAIL	
CEILING JOIST TO PLATE	(3) 8d	FACE NAIL	
CEILING JOIST LAP OVER PLATE	(3) 16d	FACE NAIL	
CEILING JOIST TO RAFTER	(3) 16d	FACE NAIL	
RAFTER TO TOP PLATE	(3) 8d	TOE NAIL	
COLLAR TIES (EACH END)	(6) 10d (U.N.O.)	FACE NAIL	
BUILD UP CORNER STUDS	16d @ 24" O.C.	FACE NAIL	
TOP PLATE AT INTERSECTIONS	(2) 16d	FACE NAIL	
MULTIPLE LVL'S (2 PLIES)	2 ROWS - 16d @ 12" O.C.		STAGGERED
MULTIPLE LVL'S (3 PLIES)	2 ROWS - 16d @ 12" O.C.		STAGGERED
MULTIPLE JOISTS (UP TO 3)	2 ROWS - 16d @ 12" O.C.		STAGGERED
1x6 SPACED SHEATHING	(2) 8d	FACE NAIL	
RAFTERS TO HIPS, VALLEY OR RIDGE	(4) 16d		

FOUNDATIONS
1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS, OTHERWISE NOTED ON THE DRAWINGS:
A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS - NO. 1 DOUG FIR OR LVL'S - 2650 FB & 1.8E
B. PLATES, BLOCKING AND BRIDGING - NO. 3 DOUG FIR
C. STUDS - STUD GRADE DOUG FIR
D. T&G DECKING - STUD & BETTER GRADE DOUG FIR
E. PLY. SHEATHING - CD DOUG FIR PLY. (32/16)
F. GLU-LAM - 24-F V-4

3. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS.
4. DESIGN LOADS: ROOF - 25 P.S.F. (LL)
FLOOR - 40 P.S.F. (LL)
STAIRS - 100 P.S.F. (LL)
5. SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 P.S.F.
9. ALL EXTERIOR FASTENERS, EXPOSED TO THE ELEMENTS TO BE STAINLESS STEEL OR GALVANIZED. INCLUDING NAIL, STAPLES, CLIPS, ETC.

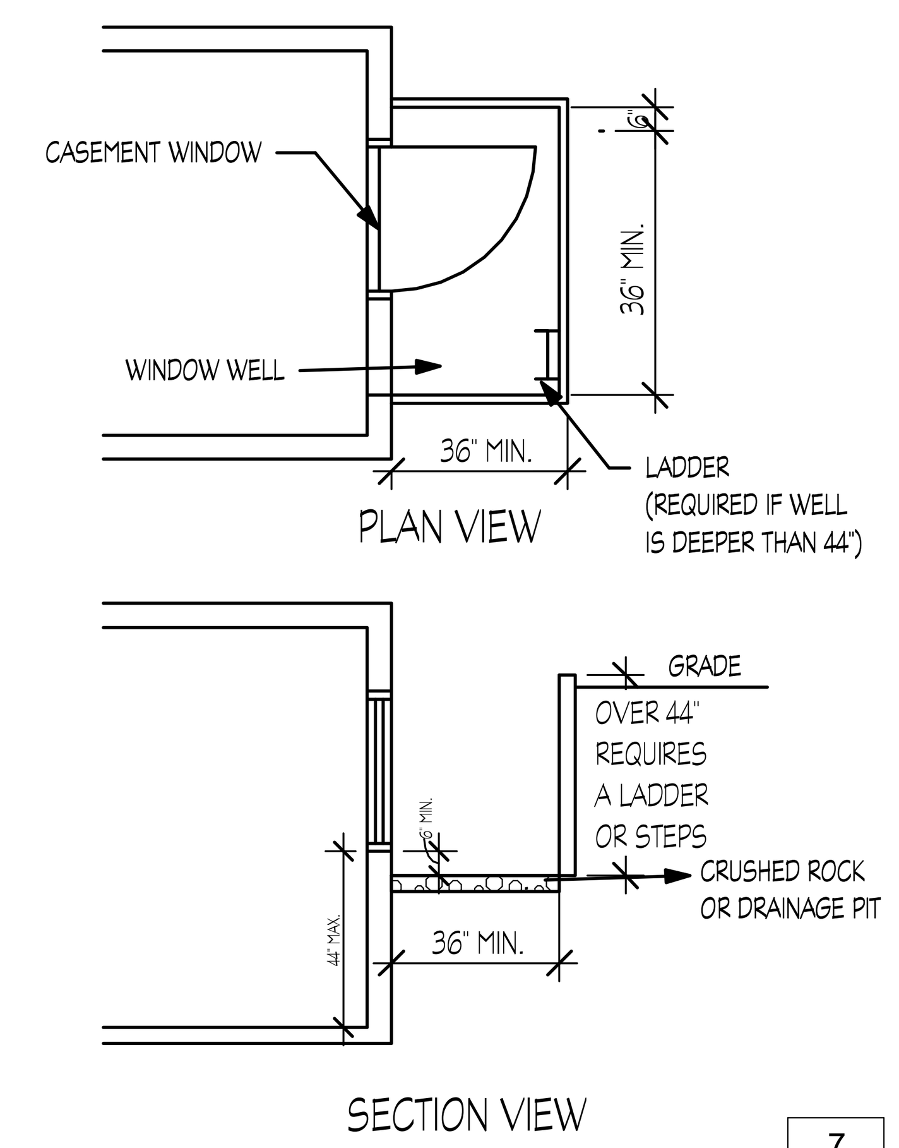
GYPSUM BOARD FINISH
1. ERECT SINGLE LAYER 1/2" STANDARD, 5/8" F.R. AND 1/2" MOISTURE RESISTANT GYPSUM BOARD IN MOST ECONOMICAL DIRECTIONS, WITH ENDS OCCURRING OVER FIRM BACKING.

BASEMENT EGRESS WINDOW

ESCAPE AND RESCUE WINDOWS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL. WINDOW WELLS AT ESCAPE OR RESCUE WINDOWS SHALL COMPLY WITH THE FOLLOWING:

1. THE CLEAR HORIZTONTAL DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCESSIBLE NET CLEAR OPENING OF 9 SQUARE FEET, WITH MINIMUM DIMENSION OF 36 INCHES.

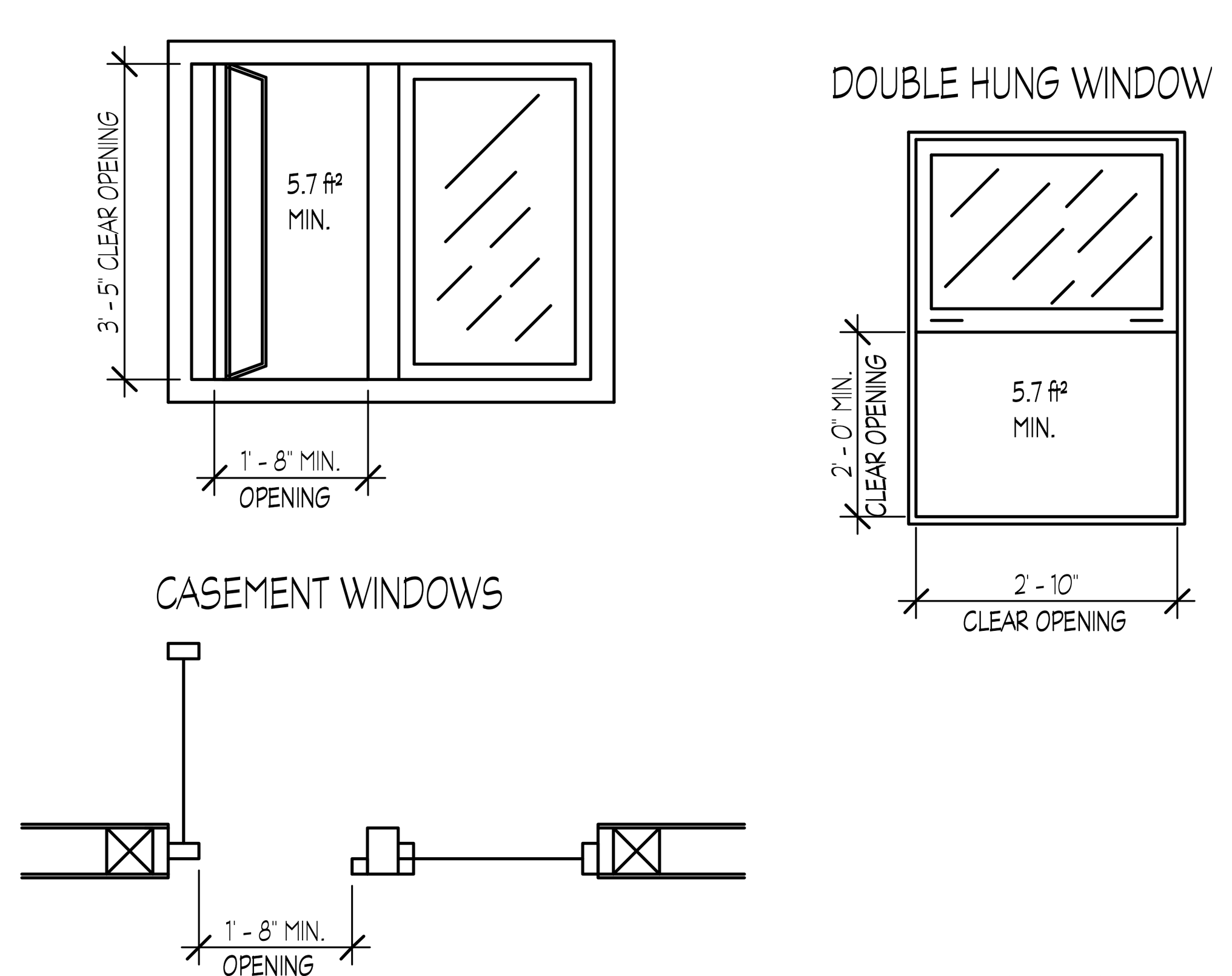
2. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OF STAIRS TJAT ARE ACCESSIBLE WITH THE WINDOW IN THE FULLY OPEN POSITIONS. THE LADDER OF STAIRS SHALL NOT ENCROACH INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL MORE THAN 6".



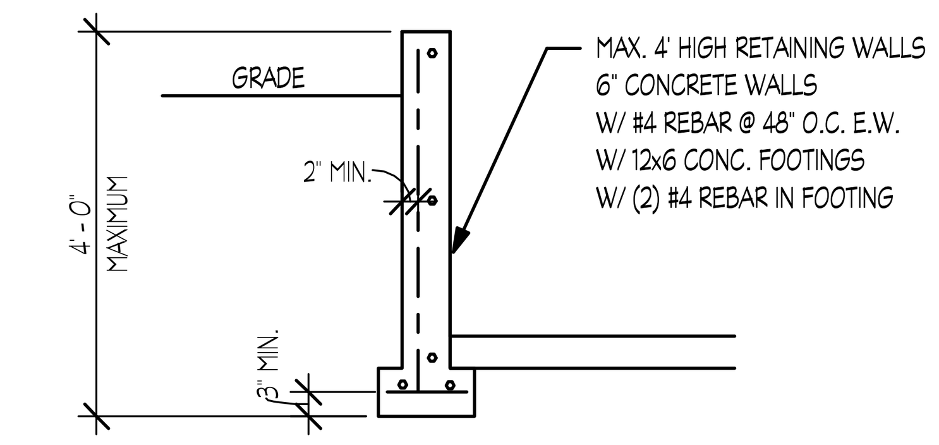
7 EGRESS WELL DETAIL
2 1/4" = 1'-0"

EGRESS WINDOW INFORMATION
EGRESS WINDOWS SHALL HAVE 5.7 SQUARE FEET MINIMUM OPENABLE AREA

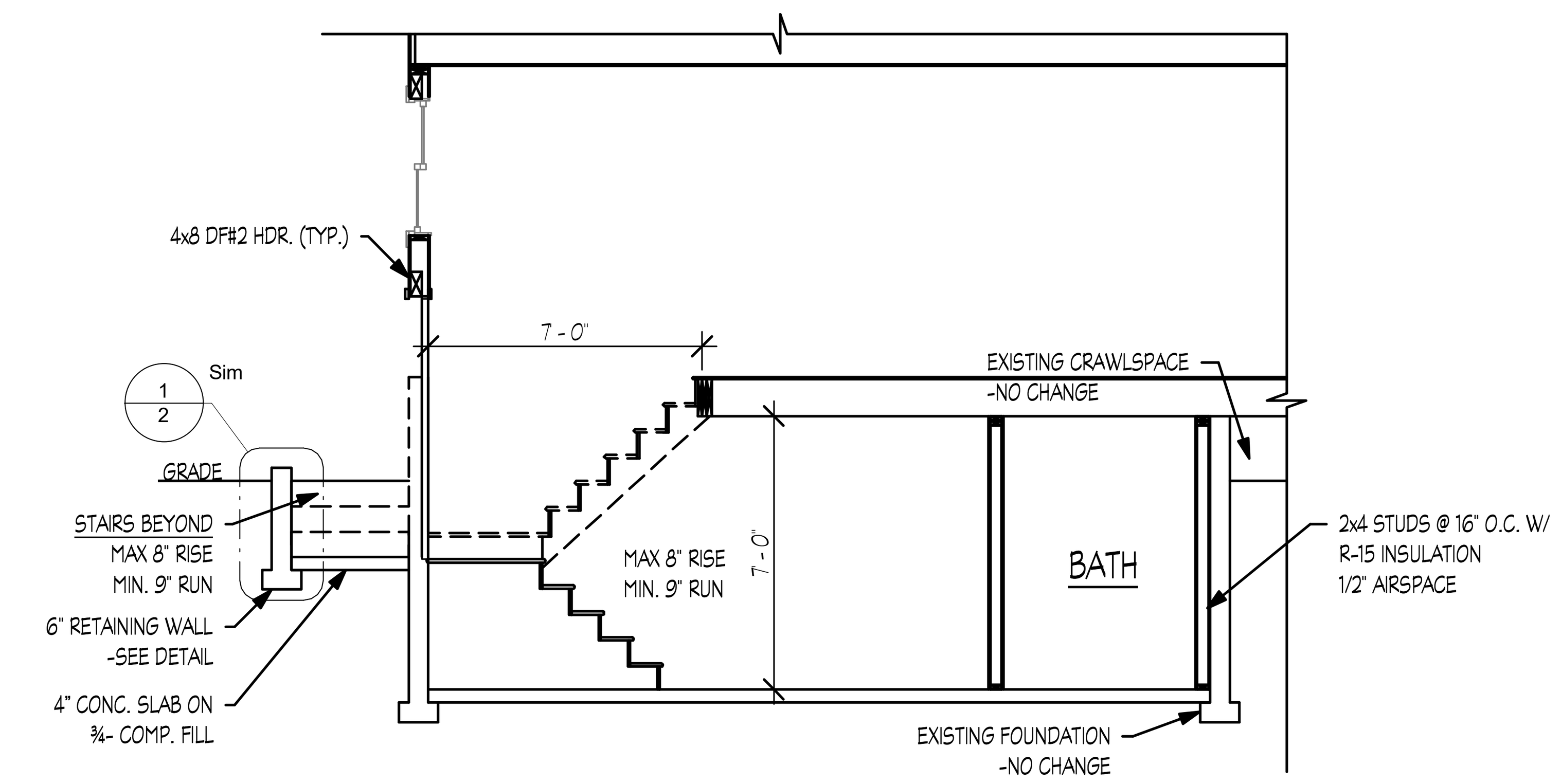
- UBC Sec. 310.4 - EVERY SLEEPING ROOM BELOW THE 4TH STORY SHALL HAVE AT LEAST ONE EGRESS WINDOW
- CLEAR OPENABLE AREA OF WINDOW SHALL BE 5.7 FEET MINIMUM.
- MINIMUM NET CLEAR OPENING HEIGHT DIMENSIONS SHALL BE 24" FOR DOUBLE HUNG WINDOWS.
- MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20" FOR CASEMENT WINDOWS.
- EGRESS WINDOW SHALL HAVE A FINISHED SILL HEIGHT NO MORE THAN 44" ABOVE FINISHED FLOOR.
- AN OPERABLE EXTERIOR DOOR OR PATIO DOOR ALSO SERVES AS AN EMERGENCY EGRESS AND RESCUE TO OUTSIDE.
- ANY WORK VALUED AT $1,000 OR MORE REQUIRES THAT SMOKE DETECTORS BE INSTALLED ON EACH LEVEL AND IN EACH BEDROOM.
- REPLACEMENT OF A MAJORITY OF THE WINDOWS AND DOORS REQUIRES THAT COMBUSTION AIR BE INSTALLED.



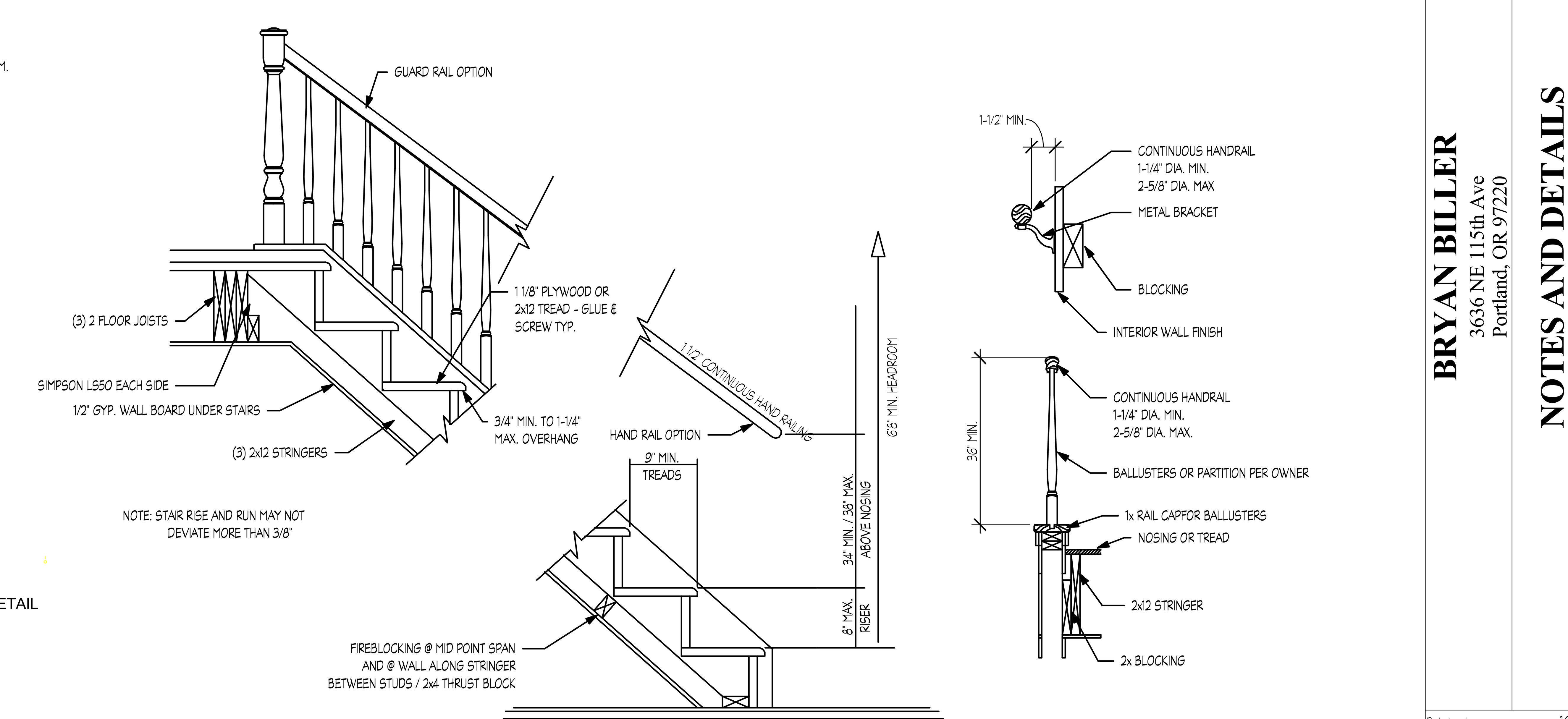
6 EGRESS WINDOW DETAIL
2 1/2" = 1'-0"



1 4' MAX. HEIGHT RETAINING WALL
2 1/2" = 1'-0"



3 Section 1
2 1/4" = 1'-0"



8 STAIR DETAIL
2 1/4" = 1'-0"

BUILDERS DESIGN INC
COMMERCIAL · RESIDENTIAL · REMODELING
11125 NE WEIDLER ST. · PORTLAND, OR 97220
PHONE: (503) 252-3453 · FAX: (503) 252-3454
EMAIL: BUILDERSDESIGN@GMAIL.COM

BRYAN BILLER
3636 NE 115th Ave
Portland, OR 97220

NOTES AND DETAILS

Project number:	10869
Date:	10/6/2017 10:50:05 AM
Drawn by:	BSY
Area:	
Scale:	As indicated


Pumps
JM EAGLE
Made in America


CHARLOTTE PIPE
PE

PLUMBING INSPECTION REQUEST FORM

ENTERED

Report: PLMINSP.REP

Address : **3636 NE 115TH AV**

Plbg Permit No : **PLM97-75641** Status : **I**

Date Issued : 04-AUG-97 Issued By :
Date Updated : Updated By :
Permittee : J.B. EXCAVATION & CONSTRUCTION
Permittee Phone : 251-1896 cel

Customer : 09775641 823-7000

Description : 293 ft. of 8" PVC Sanitary in NE 115TH AVE, at branch 6" PVC 58 ft. from MH NOR of property. Branch 25.5 ft. Long, Approx

Notes : ABANDONMENT 35.00 concrete ring

Work Location : _____

_____

Building Use : **SF** Sewer Connect: **Y**
Building Work : **CON**
Building Owner : DAVIS,CLAYTON D & BONNIE L

INSPECTION HISTORY:

DECOMMISSIONED 8/8/97
RELEASED NW

Final Inspection: JRJ Date: 8/7/97

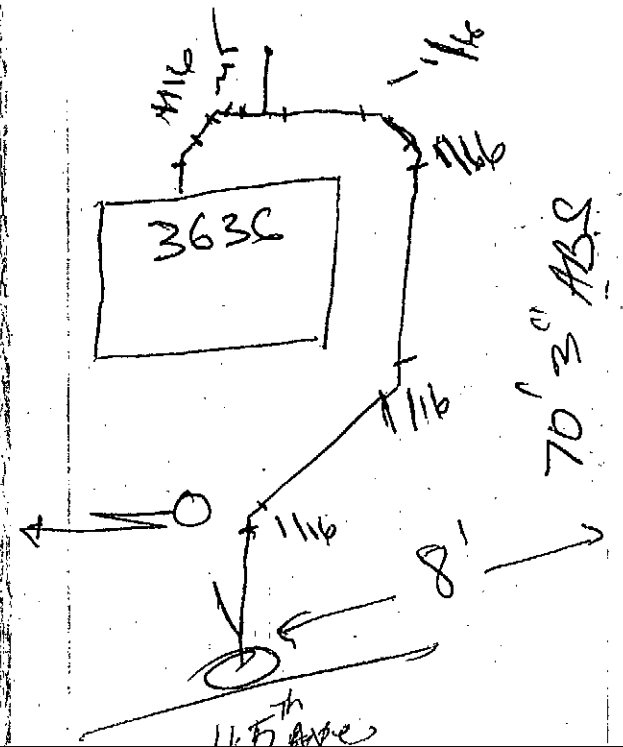
PERMITTED WORK:

Number of Fixtures:		Water Service - Feet:	
Number of Branches:		Sanitary Sewer - Feet:	50
Solar Units :		Storm Sewer - Feet:	
In-Kind Water Htr :		Rain Drains - Feet:	

FIXTURES:

Water Closets	:_____	Kitchen Sinks	:_____	Area Drains	:_____
Urinals	:_____	Dishwashers	:_____	Catch Basins	:_____
Wash Basins	:_____	Garb. Disposal	:_____	Drywells	:_____
Bathtubs	:_____	Drink Fountain	:_____	Soak Trench	:_____
Showers	:_____	2-Comp Sinks	:_____	Interceptor	:_____
Bidets	:_____	3-Comp Sinks	:_____	Sewer Caps	:_____
Water Heaters	:_____	Hand Sinks	:_____	Conn. Sewer	:✓
Clothes Washers	:_____	Floor Sinks	:_____	Conn. Storm	:_____
Laundry Trays	:_____	Bar Sinks	:_____	Rain Drains	:_____
Serv/Mop Sinks	:_____	Hub Drains	:_____	Bck Wtr Valve	:_____
Floor Drains	:_____	Backflow Prvtr	:_____	Reversal	:_____
	:_____		:_____		:_____

Remarks : _____



On-Site Disposal Systems Assessment

Job Address: 2636 NE 115th Permit Number: 75641

Cesspool Type: ☒ Concrete rings ☐ Red Brick ☐ Concrete Brick ☐ Other

Septic Tank Type: ☐ Concrete tank ☐ Metal ☐ Other

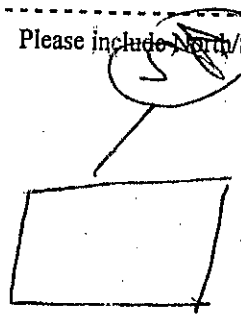
Filled: __/__/__ ☐ Yes ☐ No If yes, by whom: _____

If not, why? ☒ Concrete rings ☐ Inaccessible location. Describe: _____

Was the cesspool pumped? ☐ Yes ☐ No If yes, by whom? _____

✣ Please note in diagram if there are both a cesspool and a septic tank on the property.

Diagram: Please include North/South direction.



11/25/96

115


24
d12
26
d8
T58