

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 16174	Project Address: 3924 SE 34th Ave
Hearing Date: 11/22/17	Appellant Name: Andrew Weber
Case No.: P-001	Appellant Phone: 503-803-8275
Appeal Type: Plumbing	Plans Examiner/Inspector: Ernesto Mejia, McKenzie James, Joe Blanco, Jim Bechtel
Project Type: residential	Stories: 3 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 17-260370-RS
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: single family dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	703.2 Note 4
Requires	Code Section being appealed: Horizontal Drainage pipe sizing for 3" Regulation requirement: 2017 Oregon specialty code table 703.2 Note 4
Proposed Design	Would like to add a fourth water closet to a 3" horizontal waste line. The fourth bath is a 1/2 bath with two fixtures - one water closet and one lavatory. see plan detail for waste line. (pdf) House has 2 full baths and one half prior to project
Reason for alternative	Consideration for a half bath that is used primarily as a guest bath: The addition of the half bath is to be considered as aid in the safety of visiting aging relatives, to alleviate the need to climb a long set of stairs at night to the nearest water closet. Unbeknownst to all during the permitting process, we were unaware, that this new home has only a 3" sewer line. Upon review of the sewer connections in this process, the reviewer stated that it looked great for the addition and finalized the issue of permit. The house is only a few years old and would have suspected the developers would have run a 4" waste line into the house before branching to the different bathrooms. Due to the location of the new half bath, it is not practical to run a dedicated waste line around the house and tie into the sewer line at the street. The bypass line would require moving of HVAC systems, Gas Lines, and destruction of both home owner and the neighbors driveways and sidewalks, which are all new. In order to correct the 4" line to the first branch is destructive to the entire drive, sidewalks, and

neighbors driveways and sidewalks, based on the sewer line location.

Please consider allowing the addition as purposed.

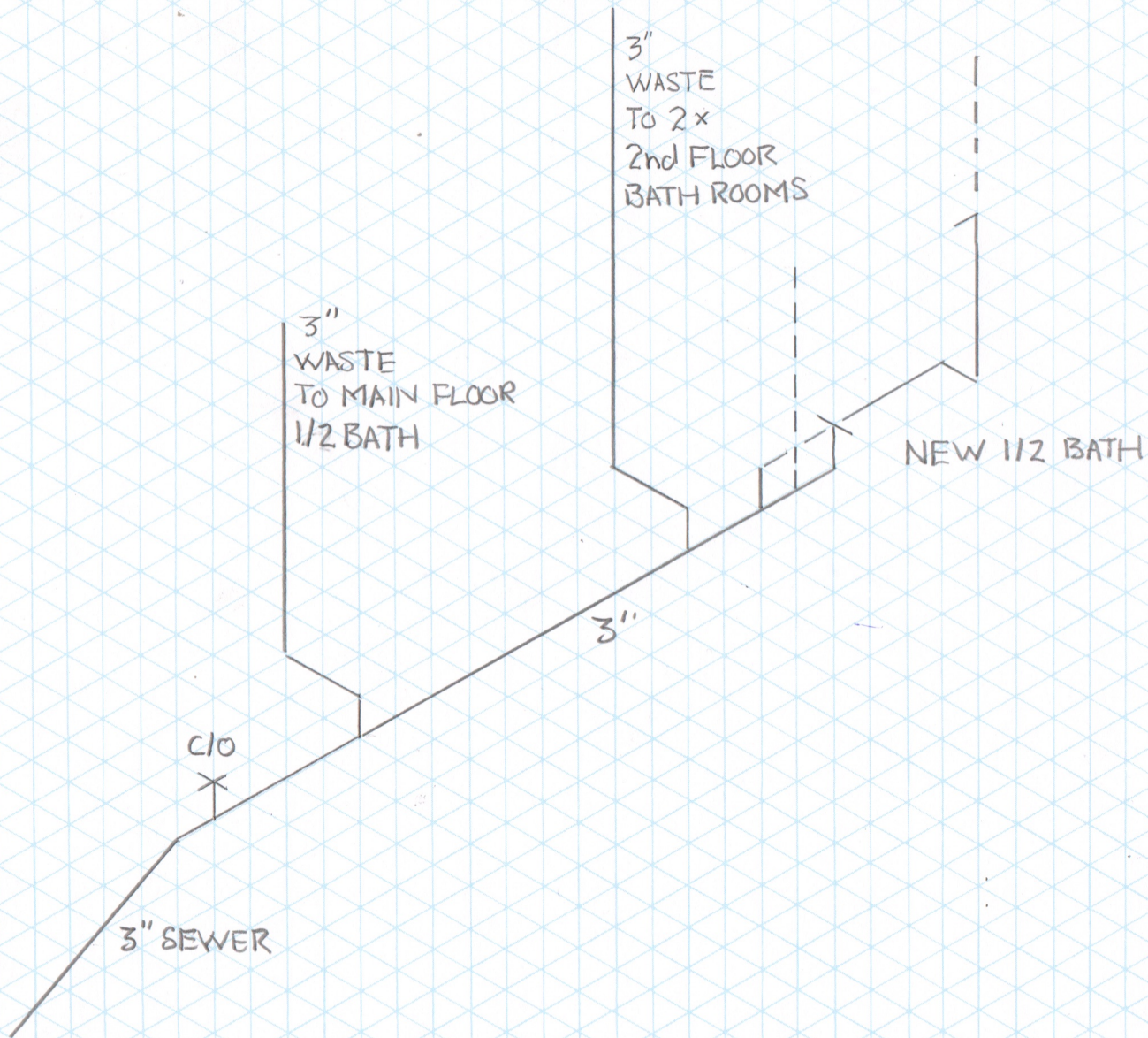
APPEAL DECISION

4 toilets on 3" horizontal line: 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.

3924 SE 34th



Location of sewer clean out – under cement stair well



Driveways and sidewalks to be demolished to allow for new/additional connection. Existing 3" runs diagonal across both driveways before entering the street.



Additional view of stairs, driveways and sidewalk



Side view of house showing gas connections, HVAC unit behind fence, and path of would be dedicated line to new ½ bath