

# 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> 16545	<b>Project Address:</b> 5544 NE Holman St
<b>Hearing Date:</b> 2/28/18	<b>Appellant Name:</b> Ken Moxley
<b>Case No.:</b> B-001	<b>Appellant Phone:</b> 503-312-1631
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Steve Mortensen
<b>Project Type:</b> residential	<b>Stories:</b> 1 <b>Occupancy:</b> Not given <b>Construction Type:</b> Not given
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 18-121604-RS
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> single family dwelling

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	not given
<b>Requires</b>	not given
<b>Proposed Design</b>	This appeal is due to being told they found no building records on my house and garage. I went in to get a permit to simply add a shower to my garage building half bath that also has a bedroom, was stopped when they could not find a building record for my house or garage.
<b>Reason for alternative</b>	<p>I've owned and been living in the house and garage for 19 years, previous owner for 18 years. Portland maps shows it was built in 1943 so I don't know what happened to the building records, but it obviously has been a house and a garage on the tax rolls and hooked up to the utilities since 1943. So it must have had a building record at some point.</p> <p>I'm sure the garage building with the half bath and bedroom would not meet all current codes but has been existing for from what I know for at least 37 years, possible since the home was constructed in 1943.</p> <p>So I am just trying to find out if it's going to be possible to add a shower to the half bath in my garage building.</p> <p>Included is a list of what was found on the records, pictures of garage building, and the house. Plans of proposed shower.</p> <p>Thank you for your consideration on how to get a building record on my house and garage.</p>

APPEAL DECISION

**Determination of residence and garage as existing buildings at time of annexation into City of Portland:  
Hold for additional information.  
Appellant may contact John Butler (503 823-7339) with questions.**

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FRONT of House



EAST SIDE VIEW of  
HOUSE & OUT BUILDING





WESTSIDE of GARAGE  
BED ROOM HALF BATH BUILDING



NORTH SIDE VIEW



EAST SIDE





SOUTH SIDE





5544 NE HOLMAN ST (RS)

Attachment

Folder Property (1) People (3) Info (90) Fixture (57) Fee/Charge (13) Process (13) Process Select (5) Document File (5) Inspection-Req. Comment

Folder #	Ref.
1992 001636 000 00 NU	NUI92-01
1999 051073 000 00 ET	ELE99-5
1999 051085 000 00 MT	MEC99-5
2000 144891 000 00 UC	0007076
2005 144228 000 00 IQ	
2016 125920 000 00 PR	
2016 143765 000 00 UB	DYETE
2016 269541 000 00 ET	

Folder 18 121604 000 00 RS

Process 5090 Life Safety Review

Property 5544 NE HOLMAN ST 97218

Inspection #

Text Field Editor (Maximum 4000 characters)

2.13.18 SMortensen: Researched permit history and found no building permits for either the house or the detached garage. It appears that the detached garage may have been built without a building permit. Applicant has two options -

Option 1 is to permit the detached garage building as new in this permit, and legalize the bedroom and bathroom as new in this permit. Applicant to provide roof framing plans showing the layout, size and spacing of roof rafters, ceiling joists, etc, and structural vertical and lateral calculations to demonstrate the garage is structurally adequate to resist applicable current code loads. Show that the existing 2x4 walls around any living space will be insulated to R13 min, and existing roof to be insulated to R49 per ORSC Table N1101.2.

Option 2 is to establish the building permit record for the existing garage through the building code appeal process. Applicant can go to the appeals page on our website at the following link for further information on how to prepare the appeal: [www.portlandoregon.gov/bds/34196](http://www.portlandoregon.gov/bds/34196). The appeal will need to request approval to establish the permit record for the existing garage using whatever permit records are available, such as copies of the previously issued sewer permits, electrical permits and/or mechanical permits. Recommend applicant request copies of these previous permits through the Resource / Records counter. It would also be important to attach a print out from Google maps, showing an aerial view of the property with house and detached garage, and attach copies of the drawings from the current permit 18-121604-RS, including site plan and garage floor plan. Because no permits were found for the house, it would be easy to request approval to establish the permit record of the existing house in this same appeal, along with the garage. However, this appeal will not legalize the bedroom or bathroom in the garage. Permit 18-121604-RS will still be needed to legalize the bedroom and bathroom as new in the existing garage. As with any building code appeal, I can't guarantee one will be granted.

This is not a complete review. Additional check sheet comments may be generated once the applicant provides information to address one of the options above.

Check Check Printers

Ready

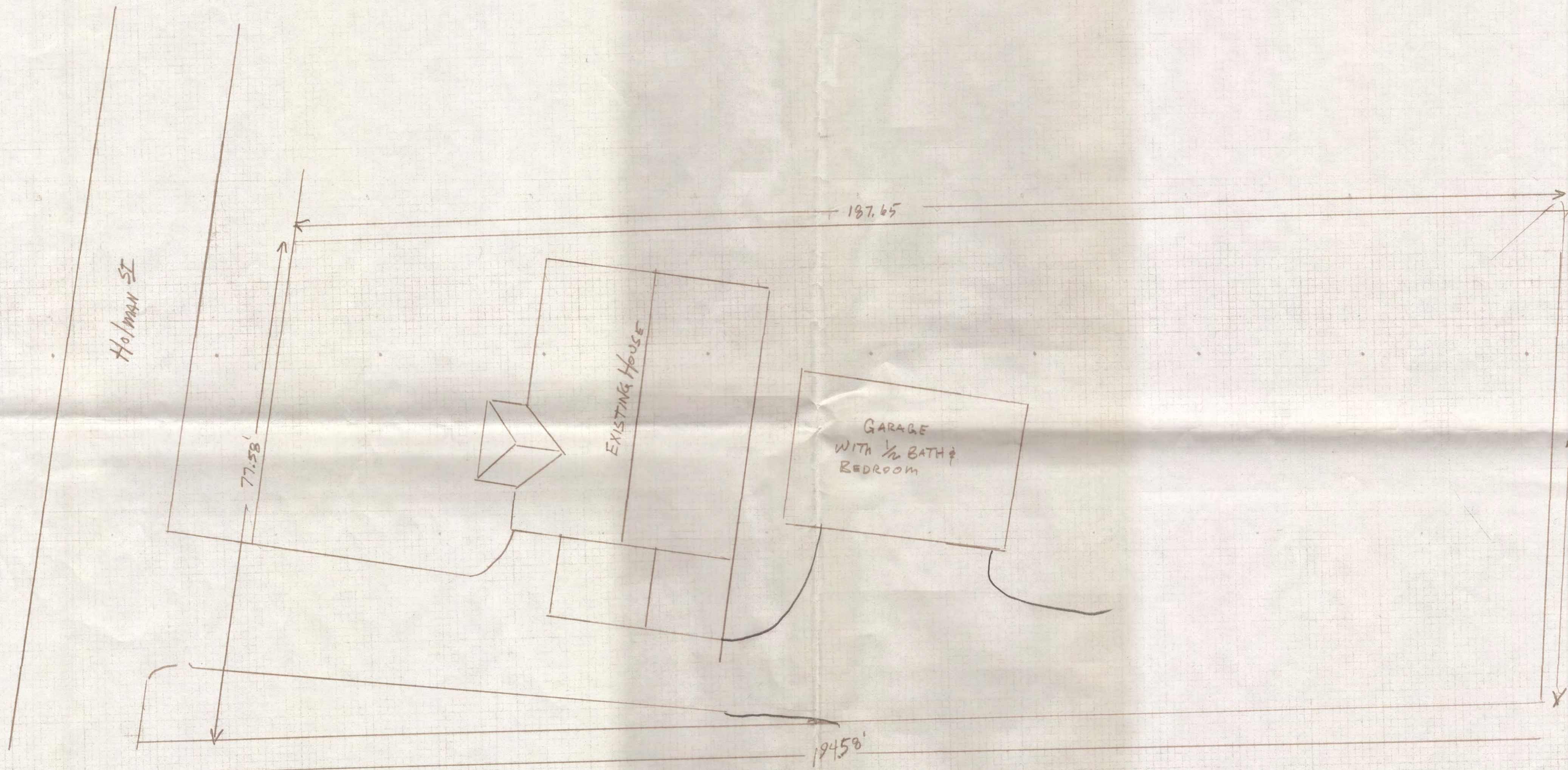






	Folder #	Ref. #	In Date	Issued	Status	Folder Name	Folder Description	Issue User	Expiry Date	Final Date	Group	Sub
	1999 051073 000 00 ET	ELE99-51073	03/16/1999	03/16/1999	Cancelled	MEC99-51085	[03-AUG-07] Cancelled by KELSAWL.CIRCU				Trade Permits	Residential 1 & 2 Fam
	2016 269541 000 00 ET		11/04/2016	11/04/2016	Final	5544 NE HOLMAN ST	REPLACE METER BOX	BIRCHR	05/31/2017	12/02/2016	Trade Permits	Residential 1 & 2 Fam
	2005 144228 000 00 IQ		07/14/2005	02/13/2018	Locked	5544 NE Holman	7/27/05 LD Appt at 10:30am for 1/2 hour. Pla	Pagnotta,Mor			Process Management	(Old) Land Division Ap
	1999 051085 000 00 MT	MEC99-51085	03/16/1999	03/16/1999	Cancelled	MEC99-51085	[03-AUG-07] Cancelled by KELSAWL.FAF/PI				Trade Permits	Residential 1 & 2 Fam
	1992 001636 000 00 NU	NUI92-01636	04/01/1992		Closed	Owner Abated: NUI92-01636	piles of yard debris on entire property (200 X 2				Requests for Service	CONVERSION
	2016 125920 000 00 PR		02/24/2016		Recorded	5544 NE HOLMAN ST	Confirm lots 2 & 3 and adjust line to the East.				Land Use Actions	Sites with House(s) or
	2018 121604 000 00 RS		02/13/2018		Application	5544 NE HOLMAN ST	LEGALIZE BEDROOM AND HALF BATHROO		08/12/2018		Construction	Garage/Carport
	2016 143765 000 00 UB	DYE TEST	03/31/2016		Connected	5544 NE HOLMAN ST	DYE TEST RESULT ONLY. DO NOT USE TH	Gayomali,Yve			BES Sewer	Single Family Dwelling
	2000 144891 000 00 UC	00070766	04/19/2000	04/19/2000	Final	KEN MOXLEY - UB parent doe	390' OF 8" PVC SANITARY IN NE HOLMAN	MILLARDA	10/16/2000	04/04/2016	Trade Permits	Single Family Dwelling



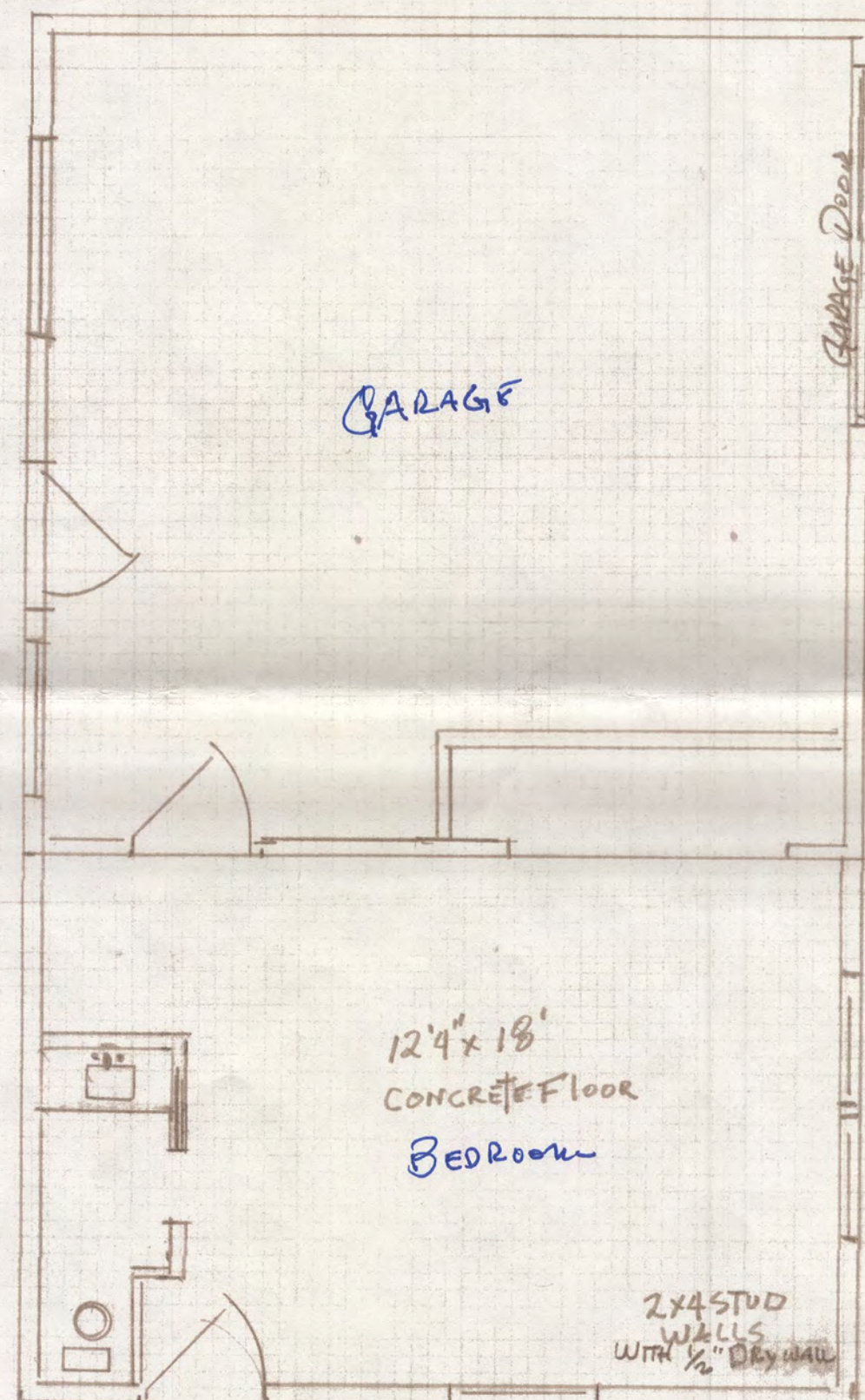


18-12-1604-125

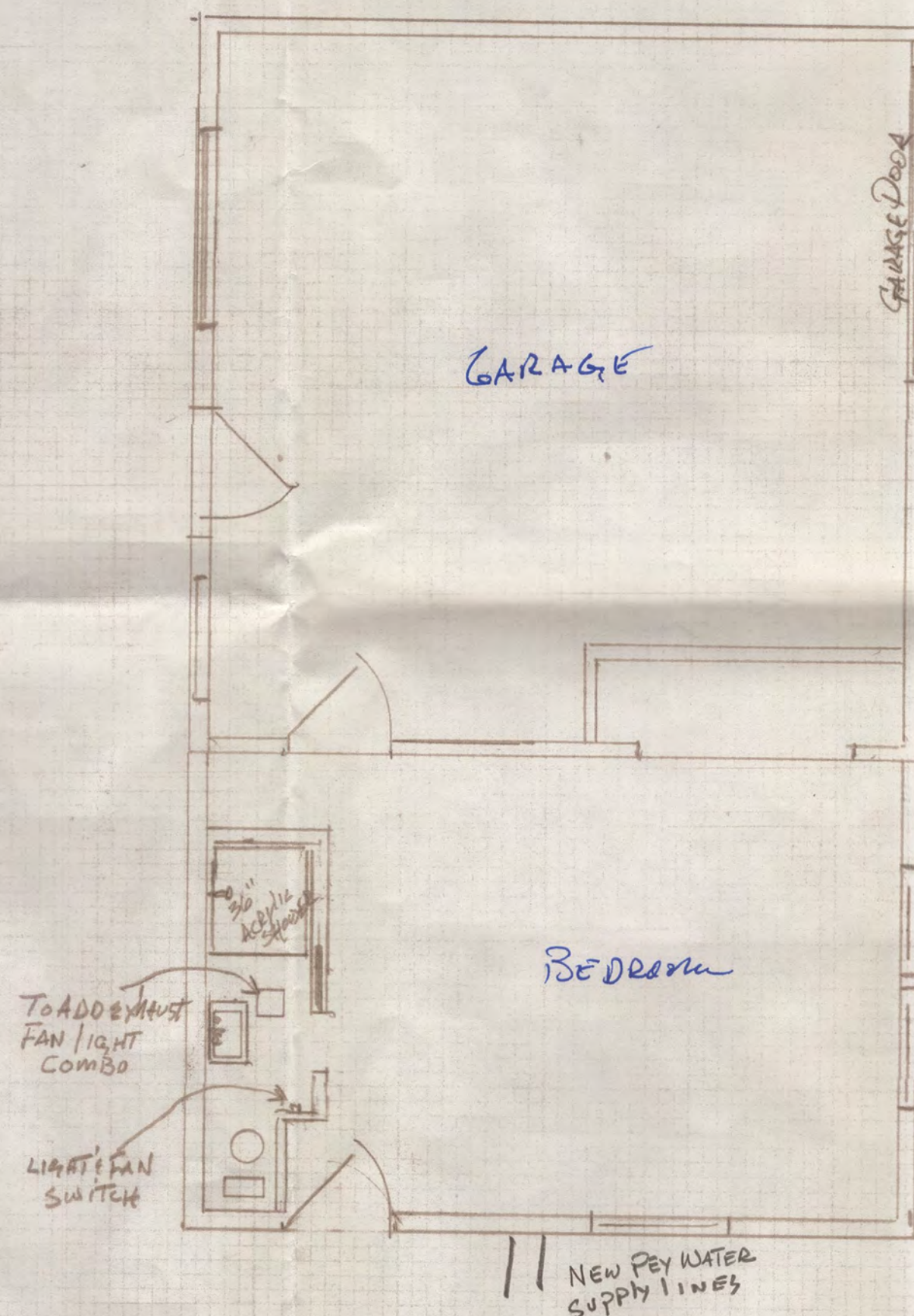
No TREES OVER 12"

Plot Plan	3/32 = 1'	<div>1 of 2</div>
5544 N.E. HOLMAN PORTLAND ORE.		
KEN MOXLEY (OWNER)	2-12-18	

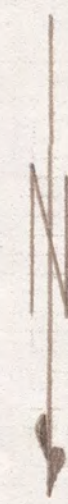




EXISTING BEDROOM WITH  
1/2 BATH OFF  
GARAGE



PROPOSED TO ADD SHOWER  
TO EXISTING 1/2 BATH  
& BEDROOM OFF GARAGE



TO ADD SHOWER TO HALF BATH OFF GARAGE		<div style="border: 1px solid black; padding: 5px; text-align: center;"> 2  2 </div>
5544 N.E. HOLMAN PORTLAND ORE.	1/4" = 1'	
KEN MOXLEY (OWNER)	2-12-18	