

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

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



### APPEAL SUMMARY

**Status:** Decision Rendered - Reconsideration of ID 18523

<b>Appeal ID:</b> 18950	<b>Project Address:</b> 3384B SE Gladstone St
<b>Hearing Date:</b> 2/6/19	<b>Appellant Name:</b> Holly Braun
<b>Case No.:</b> B-005	<b>Appellant Phone:</b> 5038874538
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Jacob Carrington
<b>Project Type:</b> residential	<b>Stories:</b> 3 <b>Occupancy:</b> R5 <b>Construction Type:</b> Wood
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure, Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 17-260574-RS
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> ADU

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	2011 ORSC : R302.3 & BDS Program Guide : Accessory Dwelling Units. Section V.B.4.a;
<b>Requires</b>	2011 Oregon Residential Specialty Code : R302.3 Two-family dwellings. "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..."
<b>Proposed Design</b>	The proposed project is a basement renovation to an existing house where an accessory dwelling units will be added in the basement. The existing first floor assembly will be used to provide the required separation between the existing dwelling unit at the main level and a new accessory dwelling unit in the basement. The existing floor assembly consists of 2x10 wood joists spaced 16 inches on center with 1x4 subfloor with 1x tongue and groove douglas fir wood flooring on top with (2) layers of staggered seam 1/2" regular drywall.  Proposed solution is to apply (1) layer of 5/8" type X sheetrock to the surface of the (2) layers of existing 1/2" sheetrock
<b>Reason for alternative</b>	In lieu of removing existing 1/2", applying the sheetrock directly to the existing is a cleaner application. It enhances the acoustic separation, but maintains a ceiling height of 7'3".

#### Appeal item 2

<b>Code Section</b>	City of Portland Handout #10 - Windows
<b>Requires</b>	City of Portland Windows guide states that "Safety glass that has been tested and labeled, also known as tempered glass is required in window in the following location: Windows that are both within 24" of a door in a closed position and within 60" of the floor"

**Proposed Design** In lieu of replacing existing panes with tempered glass, we propose using an applied film product (CL-70-XSR Madico Protekt Film). See attached specification.

**Reason for alternative** No suitable tempered glass application could be found from the original manufacturer. The film application meets all ANSI requirements for tempered glass.

## APPEAL DECISION

**1. Alternate 1 hour ADU floor / ceiling assembly: Granted as proposed.**

**2. Use of plastic film in lieu of safety glazing: Granted provided film is applied per manufacturer's specifications.**

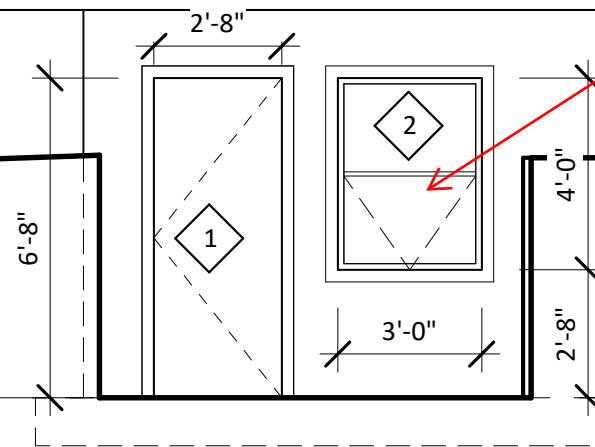
**Appellant may contact John Butler (503 823-7339) with questions.**

The Administrative Appeal Board finds with the conditions noted, 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

LEVEL

T LEVEL



1

## EAST ELEVATION

1/4" = 1'-0"

# CL-700-XSR

## Benefits:

- Reduced fading of interior furnishings by screening out harmful UV rays
- Increased safety by helping hold shattered glass together
- Clear, non-tinted appearance
- Improved security by creating a deterrent to forced entry
- Scratch -resistant

## Performance Data:

### Total Solar Energy:

Transmitted	76%
Reflected	10%
Absorbed	15%

### Visible Light:

Transmitted	84%
Reflected	10%

### "U" Factor:

Median	1.08
Design	1.12

<b>Ultra Violet Light Rejected</b>	<b>99%</b>
------------------------------------	------------

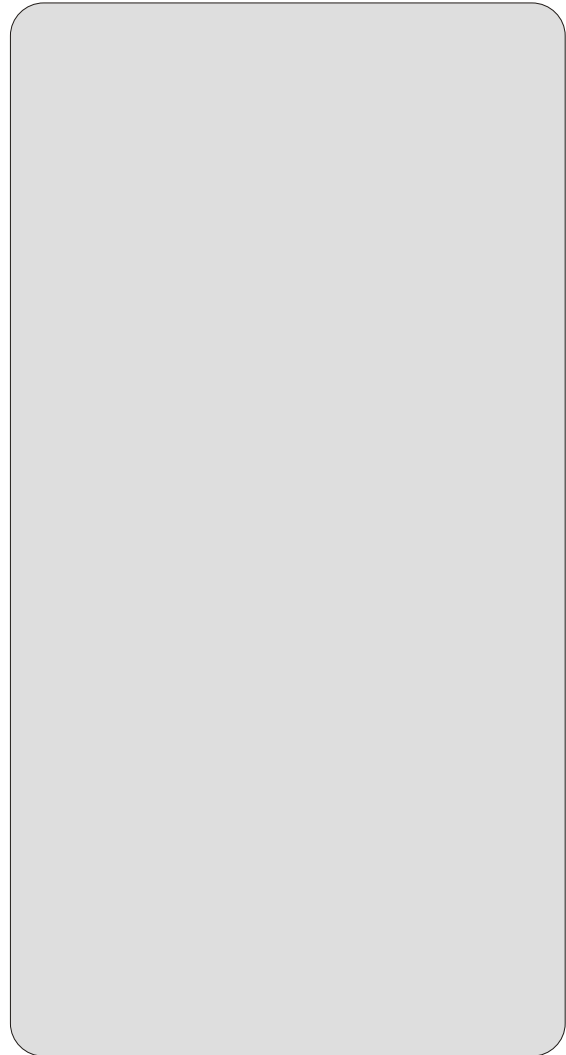
Shading Coefficient	.93
---------------------	-----

<b>Total Solar Energy Rejected</b>	<b>19%</b>
------------------------------------	------------

## Physical Properties:

Film Thickness	.007"
Structure	Single Ply
Tensile Strength	32,000 PSI Average MD/TD
Break Strength	175 Pounds Per Inch (Width)
Adhesive Type	Acrylic Pressure Sensitive
Peel Strength	5 to 6 Pounds Per Inch

MADICO PROTEKT® FILM



ISO 9001: 2000 Certified

45 Industrial Parkway, Woburn, MA 0180 • 800-225-1926 • www.madico.com

Since only the user is aware of the specific condition in which the product is to be used, it is the user's responsibility to determine whether the product is suitable for that intended use. If the specific conditions of use are critically dependent on any of the properties of the product, or if you need further information of any sort, contact Madico or your local Madico window film dealer.

V-9404-RO3