Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 18535

Appeal ID: 20236	**Project Address:** 28 SE 28th Ave, Unit 204
Hearing Date: 4/17/19	**Appellant Name:** Alexander J Banicki
Case No.: P-002	**Appellant Phone:** +18018986881
Appeal Type: Plumbing	**Plans Examiner/Inspector:** Chuck Luttmann, Paul Klee, and McKenzie James
Project Type: commercial	**Stories:** 4 **Occupancy:** Residential **Construction Type:** TYPE I-B
Building/Business Name: SunRose Condominiums	**Fire Sprinklers:** Yes - Per City Code
Appeal Involves: Alteration of an existing structure,Reconsideration of appeal	**LUR or Permit Application No.:** 18-150778-PT
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6]	**Proposed use:** Commercial-Mixed use w/Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	301.2
Requires	301.2 Minimum Standards. Pipe, pipe fittings, traps, fixtures, material, and devices used in a plumbing system shall be listed or labeled (third-party certified) by a listing agency (accredited conformity assessment body) and shall comply with the approved applicable recognized standards referenced in this code, and shall be free from defects. Unless otherwise provided for in this code, materials, fixtures, or devices used or entering into the construction of plumbing systems, or parts thereof, shall be submitted to the Building Official for approval.
Proposed Design	A teak wood washbasin was selected for a lavatory remodel. The washbasin is a slab of reclaimed teak wood with a sink and drain hole carved into the wood, as seen in the attached picture titled 'Lavatory Washbasin Picture'. The manufacture website can be viewed in the attachment titled 'Washbasin Manufacture Website'. The certification provided with this washbasin, supplied by the manufacture, is outlined in the attached document titled 'Karpenter FSC'. The sealant material used on the washbasin during manufacturing is described in the attachment titled 'Polyurethane Sealant Compound for Washbasin'. The species of teak wood selected for the washbasin is referenced in the attachment document titled 'Tectona Grandis Info'.
Reason for alternative	The teak wood sink was selected as the show-stopping centerpiece of the bathroom remodel project. The teak sink was commissioned for construction through a company that connects architects and designers to pieces designed and fabricated by carpenters from around the world. The pieces are exhibited on archiproducts.com where you are able to connect with the vendors to

commission one of their custom- made items. The sink was a custom order for the bathroom project which yielded a two-month fabrication and shipping turnaround time. The fabricator is known world-wide for quality of materials used and superior construction of their pieces. The bathroom was designed completely around the teak sink to highlight it as the centerpiece. If an alternate sink was to be selected, part of the bathroom would have to be redesigned and reconstructed to adapt a different sink-type. A drawing compiled for the bathroom project, including the teak sink, is attached to the appeal.

Reconsideration text:

I. Use of the Proposed Sink Meets the Equivalency Standard of Oregon Specialty Plumbing Code Section 301.2.

Oregon Specialty Plumbing Code (OPSC) Section 301.2 permits use of alternative materials in construction that are of “equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety over those prescribed by this code.” In the present appeal, the alternative material for the proposed sink is teak. Teak is a highly durable material that is resistant to rot, fungi, and water damage. See Exhibit A. Several large-scale retailers such as The Home Depot and Signature Hardware sell teak sinks that are available for purchase online. See Exhibit B. The availability of teak sinks by large-scale retailers demonstrates teak is widely-accepted as an alternative material for use in home construction. The average consumer relies upon stores like The Home Depot to provide them with products that are safe, durable, and of standard sanitary equivalency. Such stores have high quality standards and would not sell items that could harm consumers or would subject them to liability.

Additionally, the proposed sink is not contrary to sanitary principles or injurious to health. Insanitary conditions are defined by OSPC 211.0 as:

a. Any trap that does not maintain a proper trap seal.
b. Any opening in draining system, except where lawful, that is not provided with an approved liquid-sealed trap.
c. A plumbing fixture or waste discharging receptor or device that is not supplied with water sufficient to flush and maintain the fixture or receptor in a clean condition.
d. Any defective fixture, trap, pipe, or fitting.
e. Any trap, except where in this code exempted, directly connected to a drainage system, the seal of which is not protected against siphonage and back-pressure by a vent pipe.
f. Any connection, cross-connection, construction, or condition temporary or permanent, that would permit or make possible by any means whatsoever or any unapproved foreign matter to enter a water distribution system used for domestic purposes.

The proposed design includes an approved liquid-sealed trap and will connect to a pre-existing plumbing system that was previously approved and permitted. There is no data to support the conclusion that the sink will negatively impact the plumbing system or render it insanitary. On the contrary, the proposed design, like the teak sinks sold and distributed by major retailers, is made of a high-quality material and sealed in conformity with the requirements of this section. Further, the sealant used on the sink will ensure the integrity of the sink remains intact and does not warp or retain contaminants. See Exhibit C. Accordingly, the proposed sink meets the minimum equivalency requirements of Code Section 301.2.

II. City of Portland’s Building Official has Discretion to Approve the Proposed Sink

OSPC Section 301.2 grants the building official discretion to approve the use of alternative materials. Appellant respectfully requests BDS exercise discretion and approve the proposed sink for two reasons. First, approval of the proposed sink will not negatively impact the City or frustrate the purpose of the code. The purpose of the code is to ensure the City’s water distribution systems

and the plumbing systems that feed into it are sanitary and safe for the public. There is no evidence to support that the proposed sink is insanitary or would result in insanitary conditions. The use of sustainable materials such as teak which is demonstrated to be durable and naturally resilient is in alignment with the City values regarding environmental sustainability.

Second, the proposed sink is a custom item that is the only one of its kind imported into the United States. Because the item is unique and distributed in limited quantity, testing is impractical as it would result in damage to the sink. Additionally, due to the low quantity produced, it would be unreasonable to require the vendor to get UPC certification. The State of Oregon recognizes there are instances where it would be unreasonable to require UPC certification for items such as the proposed sink. Oregon law provides for a special product certification process for specialty items such as the proposed sink.
Although not applicable in this case, it is useful in evaluating the reasonableness of approving sinks that are not UPC-approved. Oregon Administrative Rule 918-770-0200 states that plumbing products may be approved by a Special Deputy if:

no more than (3) three exist or are intended to be produced;
there are no more than (2) two manufacturers and they are not seeking to sell their products in Oregon;
the product is not offered for sale in Oregon more than (2) two times over any 2-year period following inspection by the Special Deputy.
Appellant attests that the sink is the only one of this kind in the United States as confirmed by the vendor. See Exhibit D. There is only one manufacturer of this sink and they are not seeking to sell the item in Oregon. Based upon this information, the proposed sink would be eligible for product certification by the State through the special process. Since no equivalent process exists in this jurisdiction, we respectfully request BDS exercise its discretion and approve the use of the proposed sink.

APPEAL DECISION

Use of non-listed teak wood sink: Denied. Proposal does not provide equivalent sanitary facilities. Appellant may contact McKenzie James (503-823-7317) with questions.

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.

Amended Appeal Response

Reason for alternative:

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See all › 47 References See all › 3 Figures Download citation Share Download full-text PDF

COMPARISON OF TEAK WOOD PROPERTIES ACCORDING TO FOREST MANAGEMENT: SHORT AND LONG ROTATION

Thesis (PDF Available) · March 2017

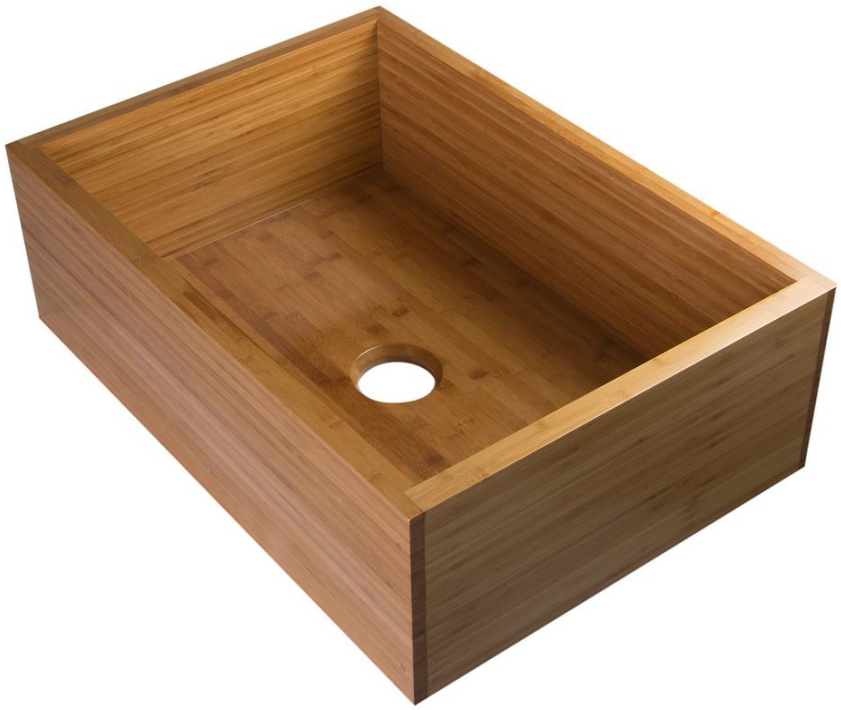
Thesis for: Master These, Advisor: Prof Wayan Darmawan and Prof Philippe Gérardin

Dwi Erikan Rizanti
2.93 · AgroParisTech

Abstract

Teak (Tectona grandis L.f.) is one of the most important tropical hardwood tree species in Indonesia. It has been processed to wood furniture in large quantities to fulfill an increasing need of both local and international consumers. To satisfy the increasing demand for wood products, teak wood has been supplied from the State forests (Perhutani) and Community teak plantations. Community teak has been harvested at shorter age rotations (7–10 years) than Perhutani teak (40–60 years). This paper discusses the characterization of technological properties of short and long rotation teak wood based on extractives contents, chemical composition, density, vessel frequency and wood porosity, swelling, water sorption isotherm, bending strength (modulus of rupture – MOR and modulus of elasticity - MOE), Brinell hardness, wettability, color changes, and decay durability. The results show that short rotation teak had lower extractives content, lower density, higher vessel frequency and porosity, lower dimensional stability in swelling and higher change in mass values in water sorption and desorption, lower MOE, MOR, and Brinell hardness, higher and better wettability, and lower durability compared to long rotation teak. These results also show that the short rotation teak was not remarkably different in swelling, MOE and MOR, and Brinell hardness compared to long rotation teak, although it was less dense and less durable due to lower heartwood and extractives contents. Therefore, careful attention should be given to the use of short rotation teak in some wood-processing technologies. Keywords: Short and long rotation teak, extractives, wettability, durability.

Model # AB3021 Internet #304297682 Store SO SKU #1001253653



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ALFI BRAND ›

Farmhouse Wood 30 in. L Single Bowl Kitchen Sink in Natural Wood

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$420.93

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Product Overview

Model #: AB3021

Internet #: 304297682

Introducing the first solid bamboo kitchen farm sink. This is the perfect match for any eco-friendly kitchen design - allowing you to extend your ultra-modern themed kitchen to your sink and keep everything green and sustainable. Bamboo has become a standard in Eco-Friendly flooring and cabinets, thanks to breakthrough technologies it is now available as your new kitchen sink.

- Solid bamboo construction provides the strength and durability you come to expect from a material that is stronger than steel
- Heavy duty side walls over an inch thick
- Completely waterproof and non-porous
- Go green with a kitchen sink made of the fastest growing grass on earth
- Bamboo is a natural wood product and actual colors may vary from light to dark through out the sink
- Daily cleaning may be done with mild dish washing soap, after every use, rinse and wipe the sink dry with a clean soft cloth to eliminate any water spots or soap film build-ups
- Please note this sink should not be used for soaking dishes and should be wiped down after every use, you can apply a Polyurethane Wood Sealer once a year to ensure the sinks waterproof durability
- Bottom of the sink is flat and is not slopped towards the drain, therefore it is recommended that you wipe down any remaining water
- As this is a very high maintenance sink, it is not recommended for use in a high traffic kitchen
- Avoid spilling harsh chemicals like nail polish remover and other solvents, do not use any abrasive cleaning agents or scrub pads such as steel wool, do not use bleach commercial alkalis such as ammonia or caustic solutions

Info & Guides

- Installation Guide
- Instructions / Assembly
- Product Brochure
- Specification
- Use and Care Manual
- Warranty

Sponsored Products

Elkay Explore Farmhouse Apron Front Fireclay 33

★★★★★ (5)

$843.70
Was $1149.85

Add To Cart

Elkay Farmhouse Apron Front Fireclay 33 in.

★★★★½ (9)

$1099.15
Was $1286.35

Add To Cart

Elkay Explore Undermount Fireclay 30 in.

★★★★★ (5)

$648.70
Was $885.95

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Elkay Avenue Drop-in/Undermount

★★★★½ (8)

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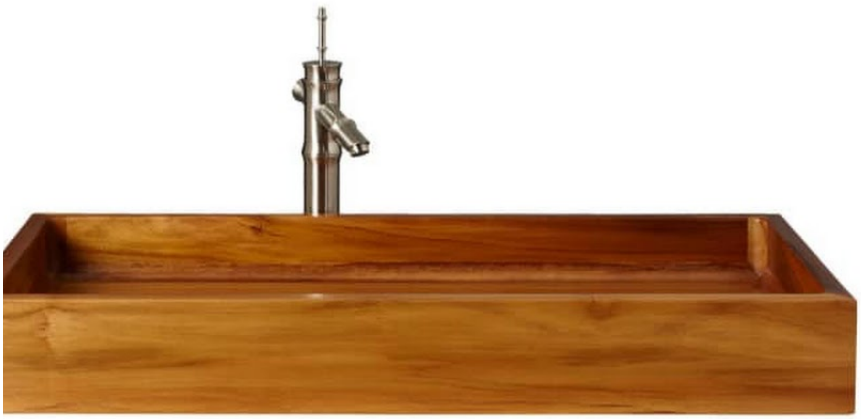

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About this product

The Reedley Rectangular Teak Vessel Sink features a trough-style design that adds a modern, offbeat look to a bathroom. This sink displays the unique qualities of natural hardwood teak, with light and dark bands and a beautiful, smoothly sanded surface. Sealed with an epoxy resin for added durability and stain resistance.
Signature Hardware 932240 Features:

- Installs in a vessel configuration
- Made of A/B-Grade teak
- Wood is harvested from sustainable forests according to government-approved standards
- Kiln dried - sanded to a smooth finish and sealed with Timbertect Interior Plus
- To clean - use a non-abrasive cleanser
- When purchasing a vessel sink faucet - ensure the height to spout and spout reach will accommodate your sink
- Center drain location provides optimal draining capability
- Optional pop-up drain assembly not included

Return policy

You can return this item by mail for 30 days after delivery. A return fee may apply, depending on your return reason. If anything goes wrong with this order, you may be covered by Google Purchase Protection.

View return policy

LJA 99

PRODUCT	LJA 99 Acryl fond
TECHNICAL DEFINITION	Acrylic PU sealer
SECOND COMPONENT	20% LNB 99
THINNER	LZC 1026
MAIN FIELDS OF APPLICATION	Closed and open-grain furniture coatings, window frames, door frames and bleached wooden surfaces
FEATURES	Accentuates open-grain design, very fast drying schedules, excellent sanding

CHEMICAL-FISICAL PROPERTIES	
- Specific weight	= 0,930 ± 0,010
- Solid content	= 27% ± 1%
- Viscosity CF4 of first component	= 28" ± 2"
- Pot-life	= 3 hours
- Time between coats (min./max)	= 1-12 hours
- Drying schedule at room temperature	
a) dust free/time gel	= 10 minutes
b) touch dry	= 30 minutes
c) hard dry	= 6 hours
- Sanding after (minimum)	= 12 hours
- Application of top coat (minimum)	= 20 hours
- Shelf life of first component	= 8 months
- Shelf life of second component	= 4 months

APPLICATION	SPRAY	AIRLESS	CURTAIN-COATER
QUANTITIES			
1° hand gr/m2	100	100	100
2nd hand gr/m2	120	120	120
Max tot. gr/m2	**300**	**300**	**300**
THINNER	10%	10%	0-10%

milesi vernici

RACCOMANDED COATING SCHEDULES

a)	- SUBSTRATE	Oak or Ash veneer	
	- BASE COAT	LJA 99 + LNB 99 sanding sealer	1 - 2 coats
	- TOP COAT	LUA 460 series Polyurethane satin finish	1 coat

OBSERVATIONS

- This particular sanding sealer has been created mainly for open-grain coatings on porous wood such as Ash, Oak and Chestnut veneers.
- Due to the sealer cure of LNB 99 Isocyanine, it is advisable to wait at least one hour between first and second coat, and not to apply more than 2 coats of the sanding sealer.
- LNB 99 and LNB 9066 can sometimes present a slight Palo-yellow color, which however does not modify at least the excellent non-yellowing properties of this second component.
- Using LNB 9066 (10%) the reticulation will be slower.

LJA 99 - October 2005 - I°

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Fwd: Contact Form

Inbox ×

Alex Banicki
to me

Fri, Apr 5, 6:19 PM (3 days ago)

Thank you,
Alex Banicki

Begin forwarded message:

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> **Date:** January 21, 2019 at 07:44:56 PST
> **To:** ajbanicki@gmail.com
> **Subject: Re: Contact Form**
>
> Hello Alex