

# 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

**Appeal ID:** 20543

**Project Address:** 7118 SW 62nd PI

**Hearing Date:** 6/19/19

**Appellant Name:** Sebrina and Christopher Deal

**Case No.:** B-014

**Appellant Phone:** 5039570979

**Appeal Type:** Building

**Plans Examiner/Inspector:** David Bartley

**Project Type:** residential

**Stories:** 1 **Occupancy:** SFR R-7 **Construction Type:** Wood

**Building/Business Name:**

**Fire Sprinklers:** No

**Appeal Involves:** Alteration of an existing structure

**LUR or Permit Application No.:** 19-175295-RS

**Plan Submitted Option:** pdf [File 1] [File 2]

**Proposed use:** Single family

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** R302.3; R202; 33.910; 33.205

#### Requires

Required to construct an ADU for a second "mini" 65 square foot kitchen being built in our basement, which is required per Code for a second dwelling. Our basement is not a second dwelling and can't be used as such because our family of five occupies the whole house and zoning would not allow an ADU anyhow. This is not intended for a rental, leasing, short or long term rental.

David Bartley on May 16, 2019 stated a second "mini" 65 square foot kitchen in our basement that is to be used exclusively by our 5 person family household (3 children, 2adult parents) would be considered an ADU. Updated the plans as such to show compliance as an ADU.

On June 6, 2019, we applied for a building permit to add our kitchen and the plans are in compliance with all the requirements Mr Bartley had us add. However, our first reviewer, Brandon Rogers with Planning and Zoning stated that per the March 15, 2019 Accessory Dwelling Unit Building Code Guide written by Rebecca Esau, Director, it doesn't allow for an ADU to be more than 75% of the primary residence. Mr Rogers said we would have around 1000 square feet of ADU and we can't have more than 800 square feet. Our son's bedroom is in the basement and a guest room, and unfortunately, Mr Rogers is unable to subtract those rooms from the ADU square footage calculation.

#### Proposed Design

Enter into a second kitchen covenant that is recorded against the property with Multnomah County.

Remove a wall (structural calcs attached) between a hallway and our large family room to build a 65 square foot mini kitchen in our basement, for our own immediate family. The kitchen will be used solely for added cooking and baking area for the holidays, and entertainment parties in our

family room which has a pool table and big screen TV. The kitchen will also help support BBQs on our large back patio. The patio is just outside the door at the proposed kitchen, and patio door in the family room.

The proposed kitchen will have a small 2-3 burner induction cooktop with a vent hood to the outside wall. There will be a small 24" refrigerator, 24" dish drawer, 24" counter top, and 24" stainless steel sink on one side of the half wall. The other side of the kitchen will have more counter space with cupboards and a 24" or 30" wall oven.

The basement has existing gypsum on the walls and the ceiling. Previous permits in 2006 were finalized that made our son's room into a legal bedroom and utility room. (Occurred prior to our ownership of the house). The guest room has an egress window.

The existing electrical panel is located in the garage for the whole house, and has labeled breakers.

The existing furnace is located in a small mechanical room within the utility room and serves the whole house.

There is an existing 32" egress door at the proposed kitchen area and an existing 95" sliding glass door with an opening of 47" in the family room; both exit to our patio. The patio door will be updated to a french door which will have a 72" opening.

There is a smoke alarm in our son's bedroom, guest room, outside the bedrooms and utility room. A carbon monoxide detector is located outside the bedrooms.

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**Reason for alternative** We are meeting a substantial portion of the Code and ADU Code Guide for this alteration as demonstrated above, to meet the ADU standards, or second dwelling unit, requirements as requested by Mr Bartley. However, this proposal is technically not an ADU proposal, and we are unable to construct this into a two-dwelling home as requested because the space is too large per Planning and Zoning Code to be considered as an ADU.

The alteration is not for a short or long term rental or leasing unit. Our family is going to continue to use and reside in our basement. The extra "mini" kitchen allows for a second oven and cooking surface during holiday dinner preparation. Also it allows our family to stay connected with our guests and with each other as we are in the family room and cooking at the same time. We can also travel less up and down the stairs to the main kitchen during BBQs on our patio.

Planning and Zoning, Mr Rogers stated we can enter into a second kitchen agreement with the City Of Portland and have that recorded with Multnomah County.

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## APPEAL DECISION

### **Second kitchen in single family residence for family use: 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 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.

DEAL: BASEMENT REMODEL  
7118 SW 62<sup>ND</sup> PLACE - PDX OR,  
LOT # R179636

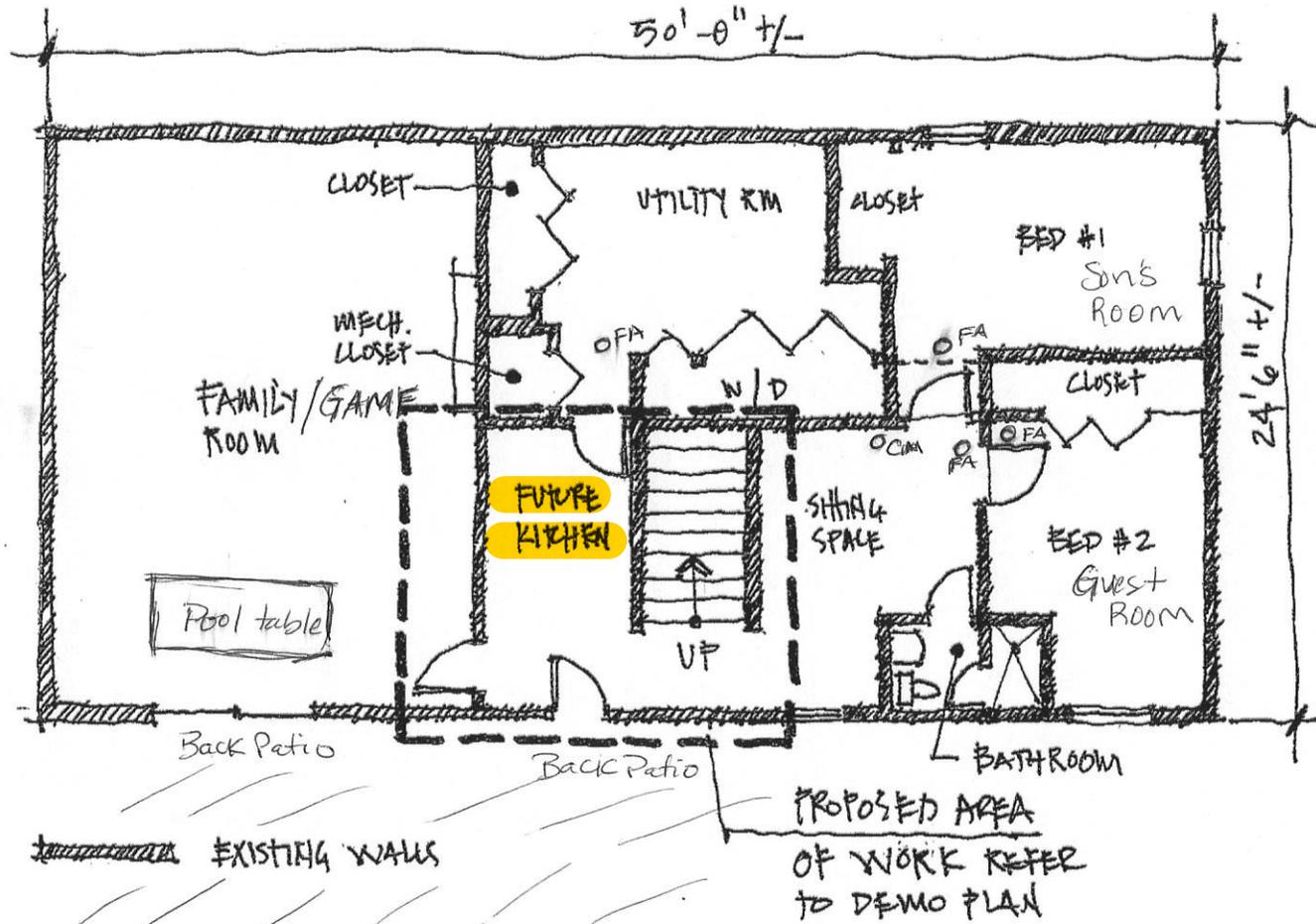
DRAWING LIST

- 1 EXISTING BASEMENT PLAN
  - 1.1 EXISTING RCP
- 2 DEMO PLAN
- 3 PROPOSED PLAN
  - 3.2 PROPOSED INTERIOR ELEVATION
  - 3.3 PROPOSED INTERIOR ELEVATION
- 4 WALL SECTION A & B
  - 4.1 WALL / BEAM SECTION
- 5 INTERIOR PERSPECTIVE

19-175295RS

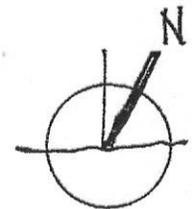
2

6.2.2019



GENERAL NOTES

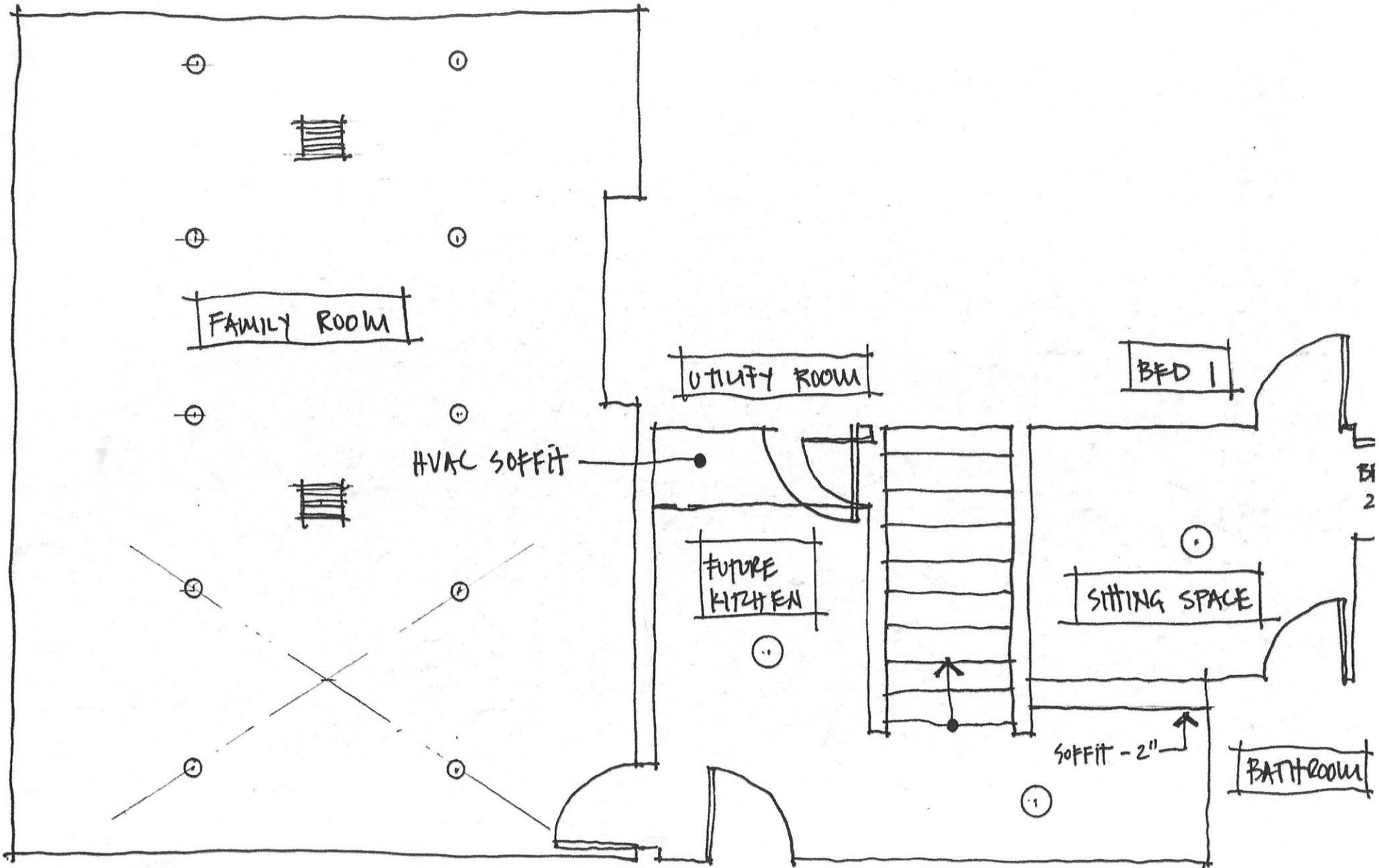
- SHARED ELECT. PANEL IN GARAGE.
- NEW HEAT SOURCE IN BED #1, BED #2 AND BATHROOM
- ALL WALLS ARE 2X4 W/ FIRE RATED GYPSUM
- (E) FORCED AIR HEAT TO BE BLOCKED IN FAMILY ROOM, FUTURE KITCHEN, UTILITY RM, SITTING SPACE
- (E) Fire Alarms (FA) Carbon monoxide detector (CM)



DEAL BASEMENT - EXISTING BASEMENT PLAN  
 SCALE: 1/8" = 1'-0"

7118 SW 62nd PL

6-2-2019

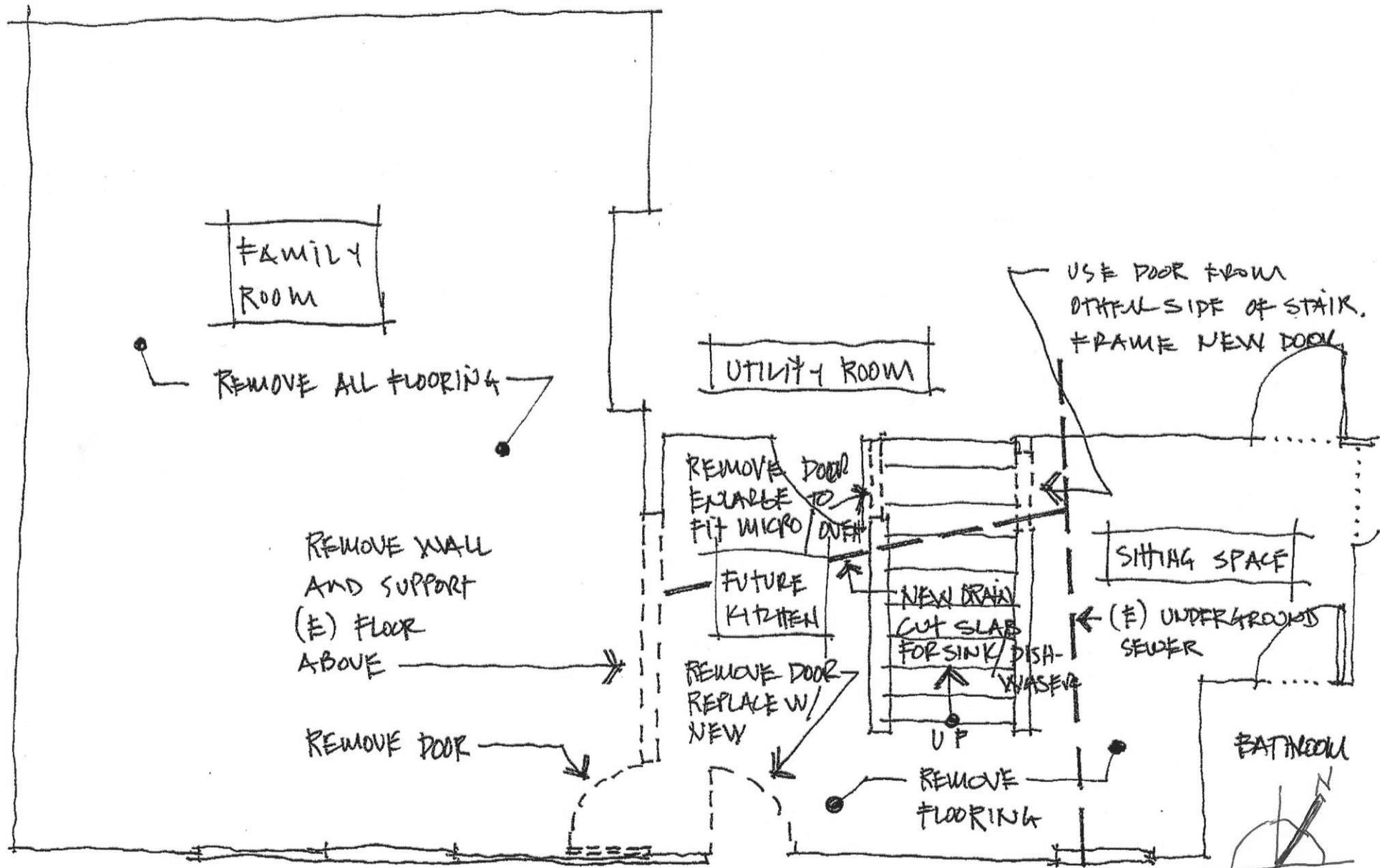


DEAL BASEMENT - EXISTING RCP

SCALE: 1/4" = 1'0"

7118 SW 62nd PL

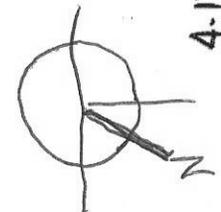
4.26.2019



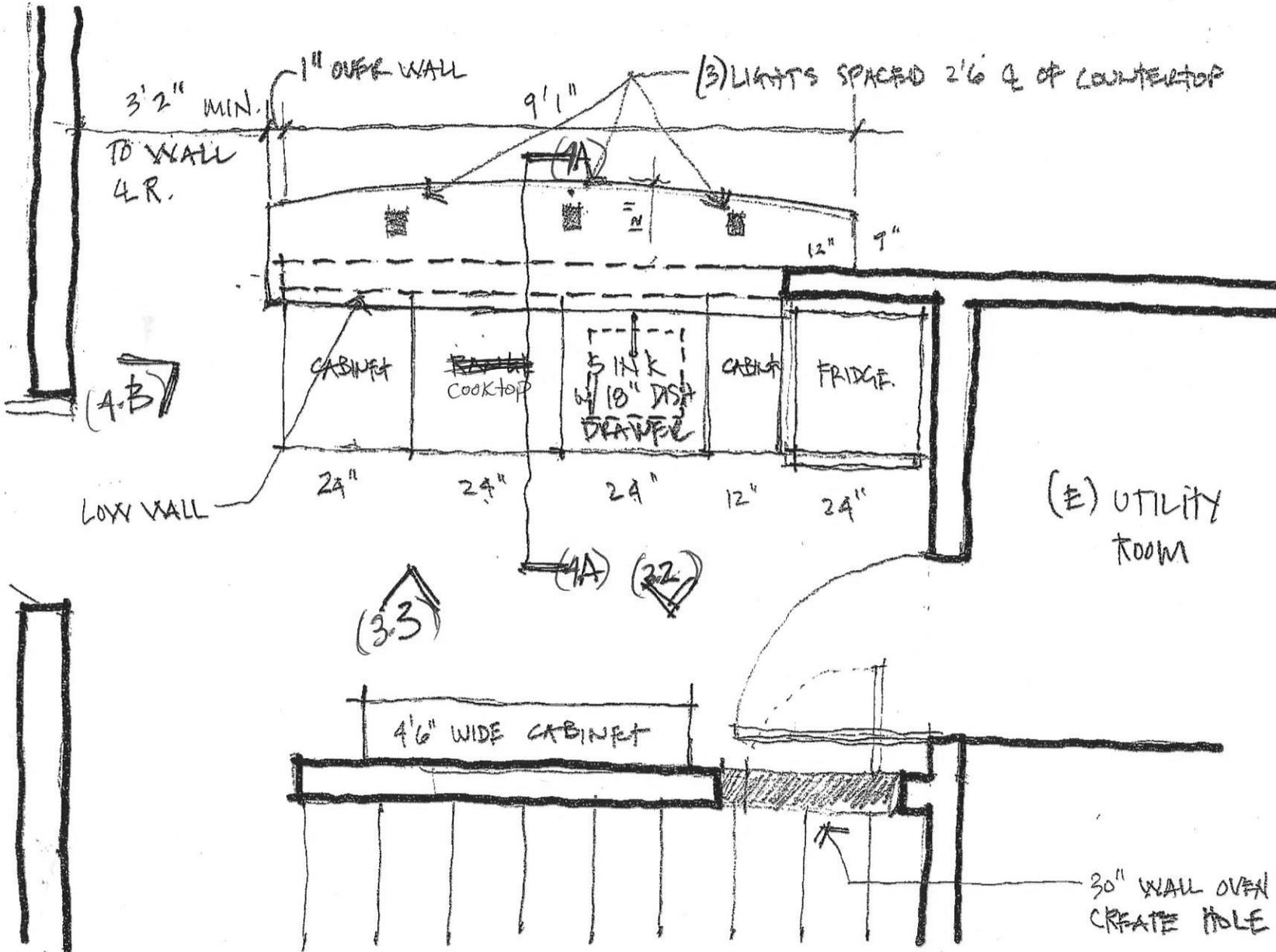
2 DEAL BASEMENT - DEMO PLAN  
 SCALE: 1/4" = 1'-0"  
 7118 SW 62nd PL

6-1-2019

(E) FAMILY ROOM



4-17-2019

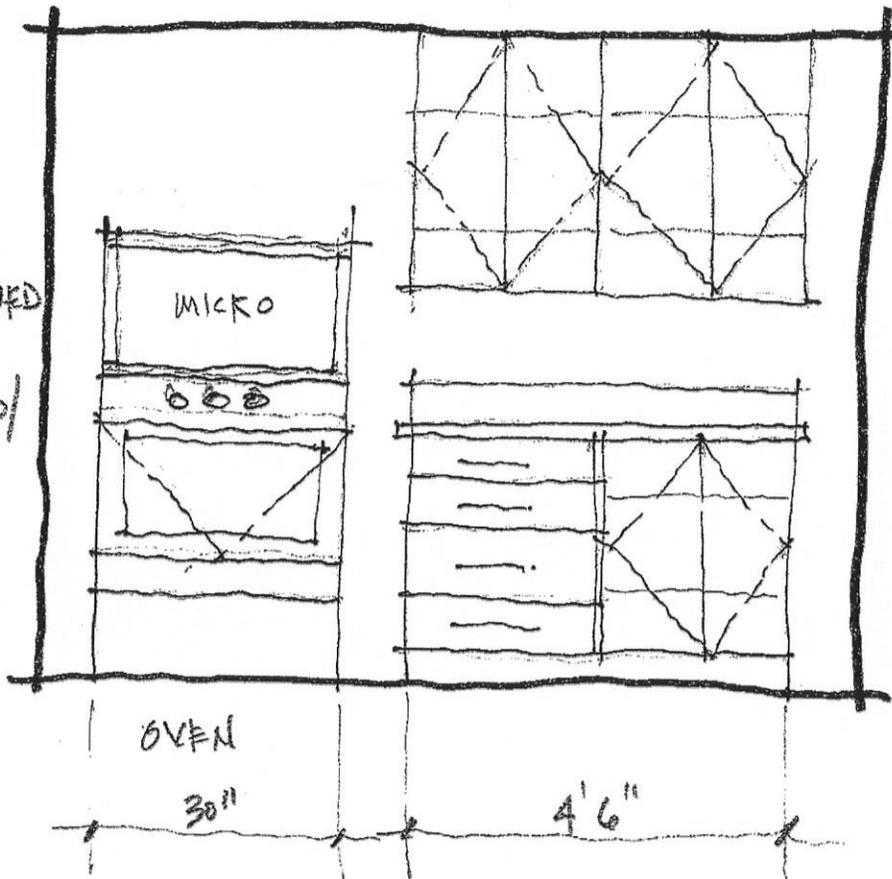


DEAL BASEMENT: PROPOSED PLAN  
 7118 SW 42 RD PL

SPACE: 12" x 10"

3

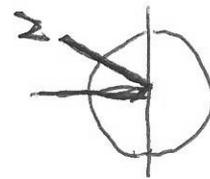
DOOR REMOVED  
ENLARGED  
FOR MICRO/  
OVEN



3.2

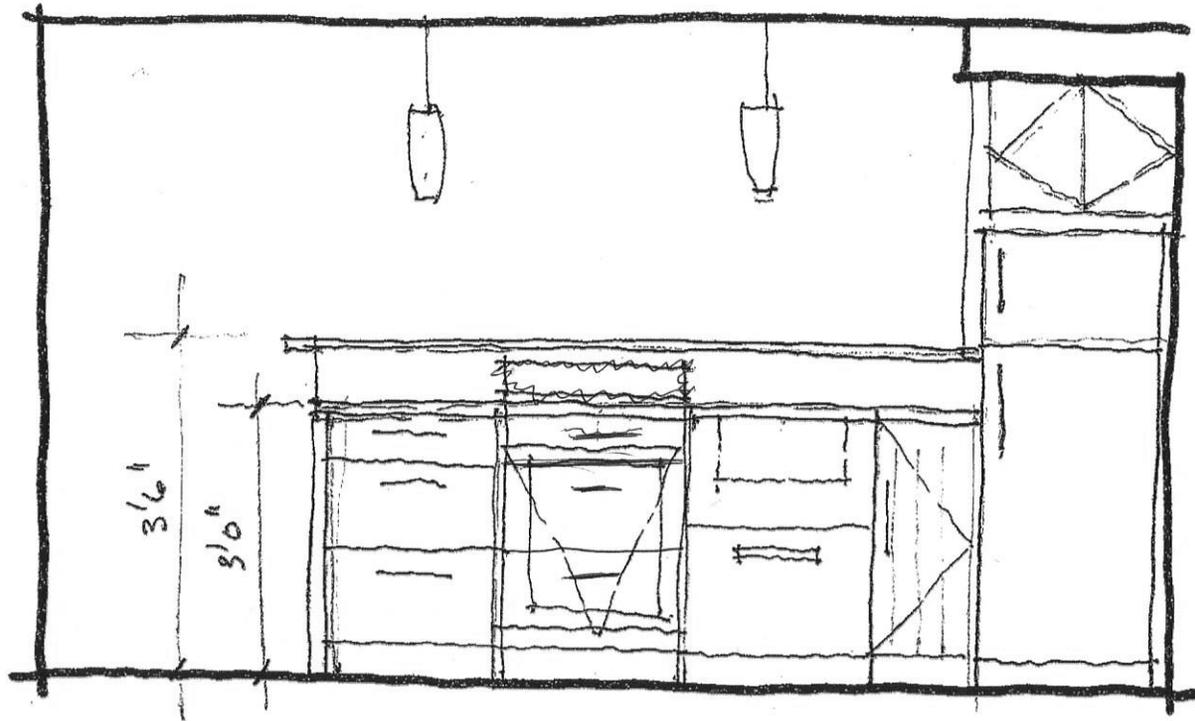
DEAL BASEMENT: ELEVATION

SCALE: 1/2" = 1'0"

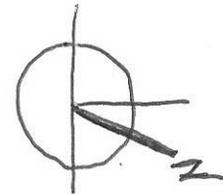


4-17-2019

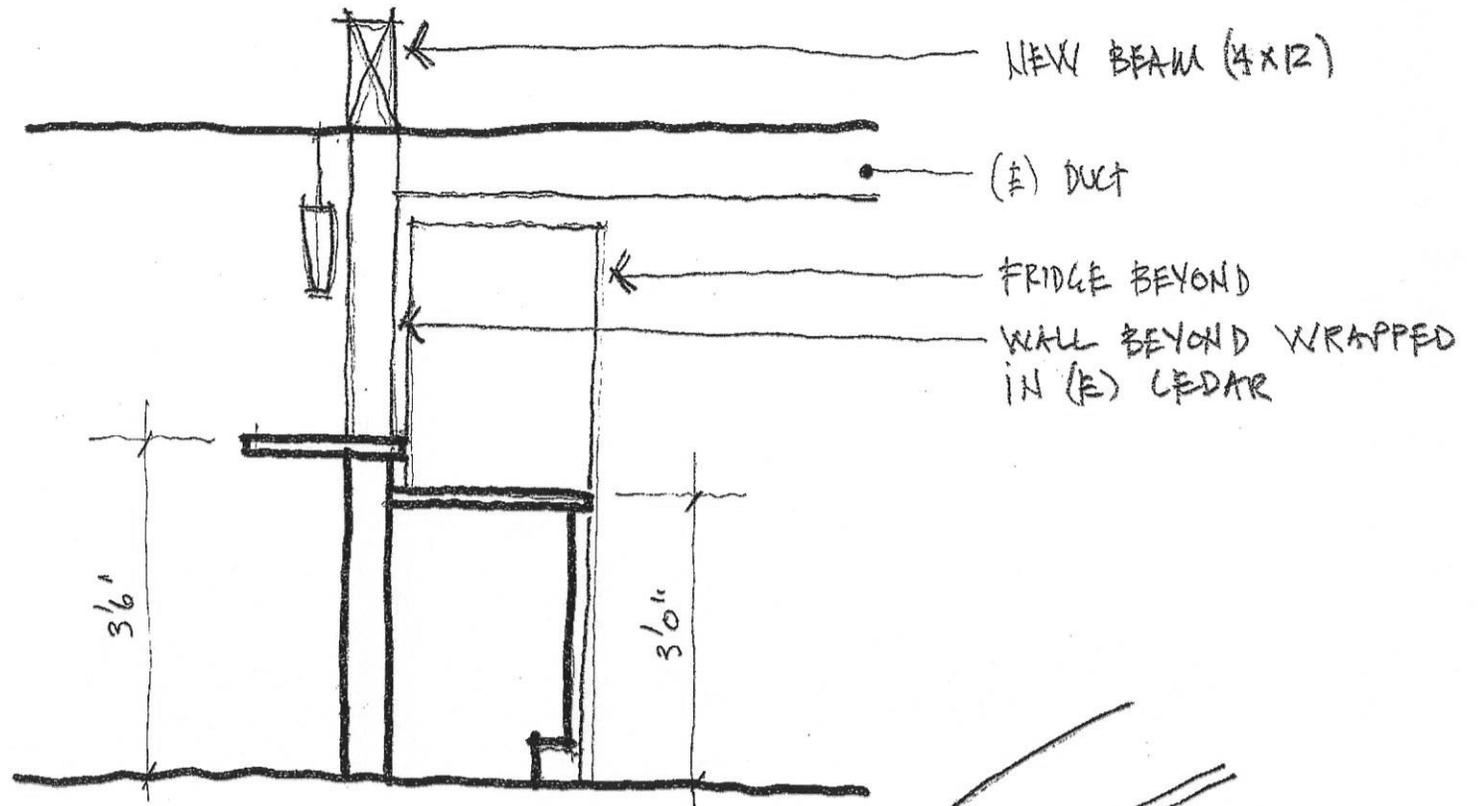
7118 SW 62nd PL



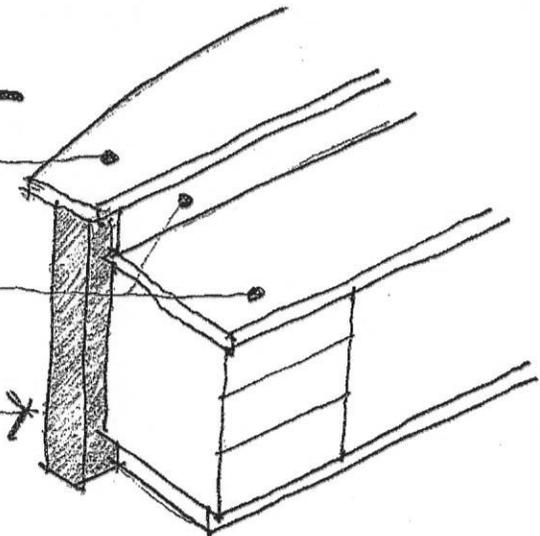
DRAWERS ~~PLATE~~ 18" SINK PLATTER FRIDGE.  
~~RANGE~~ 24" DISH DRAWER  
 COOKTOP



3.3 || DEAL BASEMENT: ELEVATION | 4.17.2019  
 SCALE: 1/2" = 1'0" | 7118 SW 62nd PL



SOLID SURFACE  
 BACK SPLASH +  
 SOLID SURFACE  
 WOOD WRAP  
 CEDAR

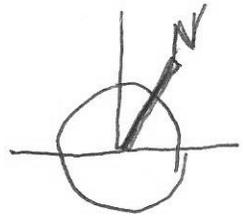
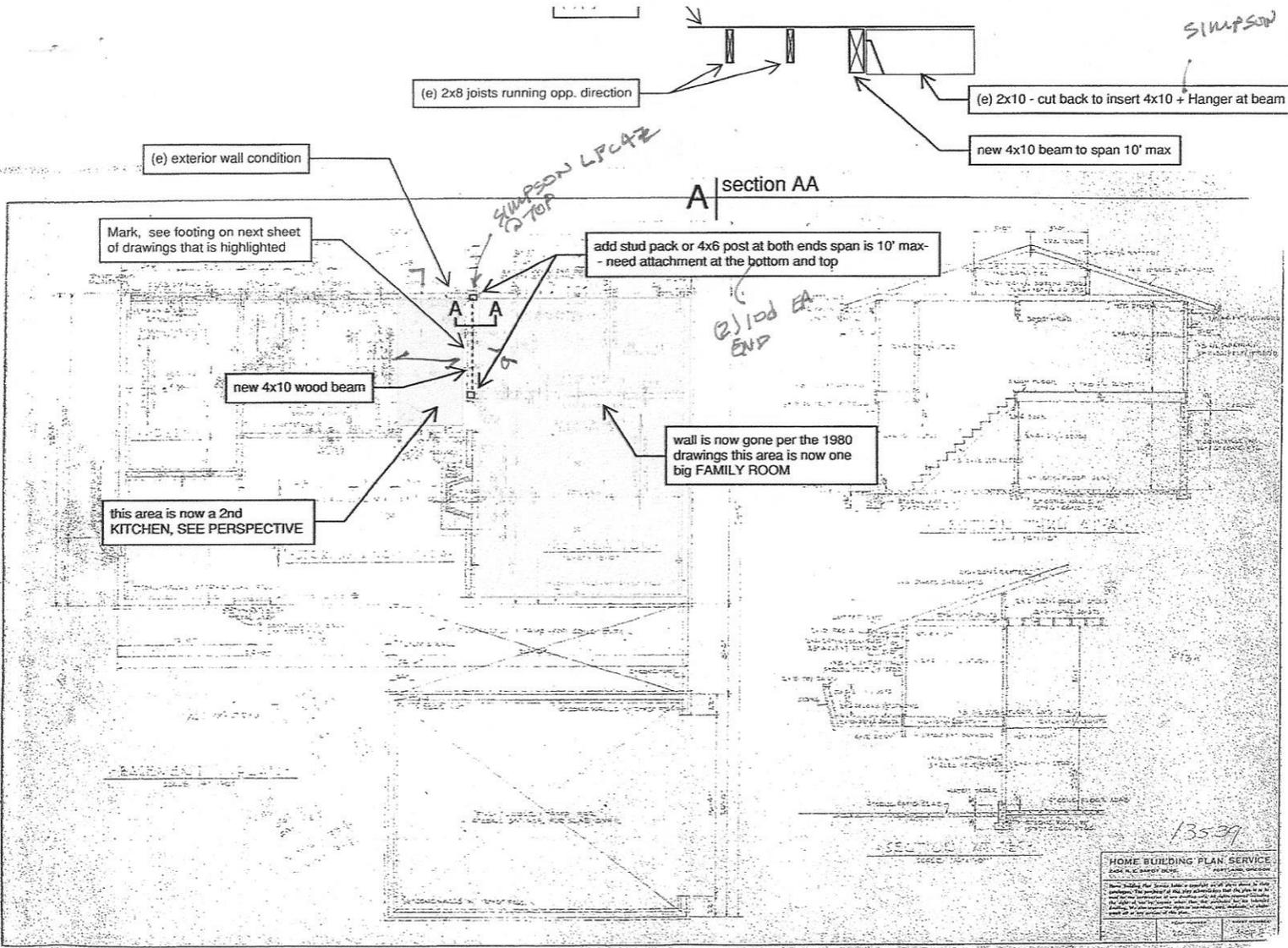


B | END OF CABINET + WALL

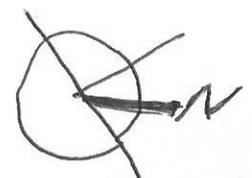
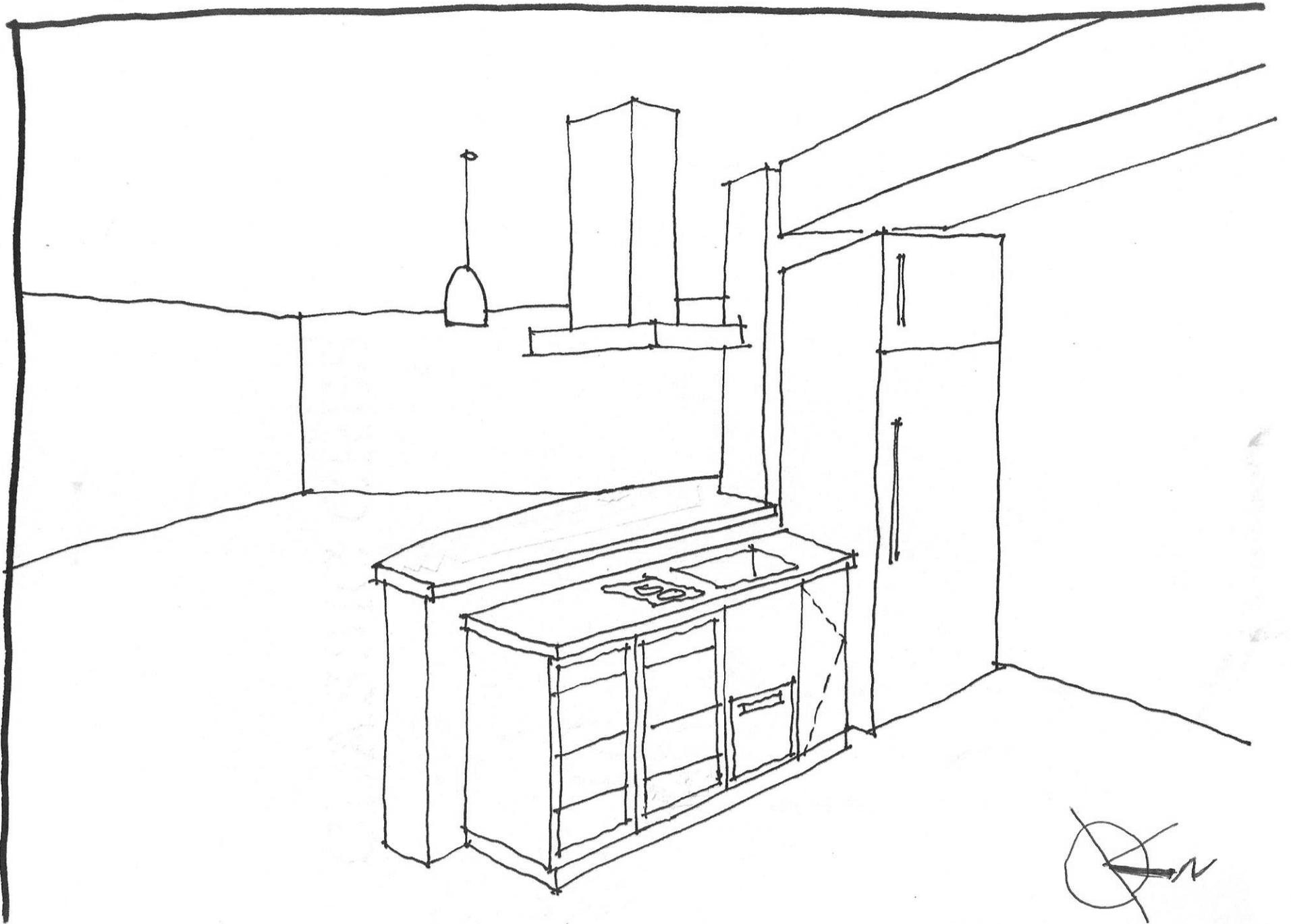
4 - A | DEAL BASEMENT : SECTION  
 SCALE: 1/2" = 1'0"

17118 SW 62nd PL

4-17-2019



A.1 | DEAL BASEMENT: WALL BEAM SECTION 4.17.19  
 N.T.S. 7/18 SW 62nd PL



5 | DEAL BASEMENT - PERSPECTIVE  
SCALE: NTS.  
7118 SW 62nd PL

4-26-2019

2

**STRUCTURAL CALCULATIONS**

**DEAL RESIDENCE**

17118 SW 162nd PL Portland OR  
Beam Design  
R#179636

**Portland, Washington**

For

**Mr. David Howard**

**May 15, 2019**

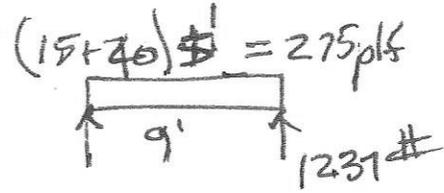
**ALL COMPUTATION AND STRUCTURAL ENGINEERING  
FOR THIS PROJECT HAVE BEEN PERFORMED  
BY MYSELF OR UNDER MY DIRECT SUPERVISION.**



19-175295RS

**KRAMER GEHLEN & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
400 Columbia Street, Suite 240  
Vancouver, Washington 98660-3413  
(360) 693-1621 (503) 289-2661  
Fax: (360) 696-1572**

NEW FLOOR BEAM:



4x10

(SEE ATTACHED CALC F-2)

(2) 2x4 POST  
ADEQUATE

USE 4x6

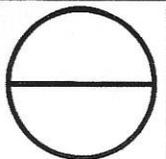


PROJECT DEAL RES REMODEL  
CLIENT DAVID HOWARD

BM DESIGN

400 Columbia St. 360 / 693-1621  
Suite 240 503 / 289-2661  
Vancouver, WA Fax: 360 / 696-1572  
98660-3413 www.kramer-gehlen.com

DATE 5-16-19 DESIGN MA  
PROJECT NO. 191420 SHEET F-1



Project:

Location: FLB1  
Uniformly Loaded Floor Beam  
[2015 International Building Code(2015 NDS)]  
3.5 IN x 7.25 IN x 9.0 FT  
#2 - Douglas-Fir-Larch - Dry Use  
Section Adequate By: 5.3%  
Controlling Factor: Moment



Mark Hughes  
Kramer Gehlen & Associates, Inc.  
400 Columbia Street Suite 240  
Vancouver, WA 98660

page  
of

StruCalc Version 10.0.1.6

5/15/2019 2:29:09 PM

DEFLECTIONS		Center
Live Load	0.17	IN L/651
Dead Load	0.07	in
Total Load	0.23	IN L/464
Live Load Deflection Criteria: L/360 Total Load Deflection Criteria: L/240		

REACTIONS		A	B
Live Load	900 lb	900 lb	
Dead Load	362 lb	362 lb	
Total Load	1262 lb	1262 lb	
Bearing Length	0.58 in	0.58 in	

BEAM DATA		Center
Span Length	9	ft
Unbraced Length-Top	0	ft
Floor Duration Factor	1.00	
Notch Depth	0.00	

**MATERIAL PROPERTIES**

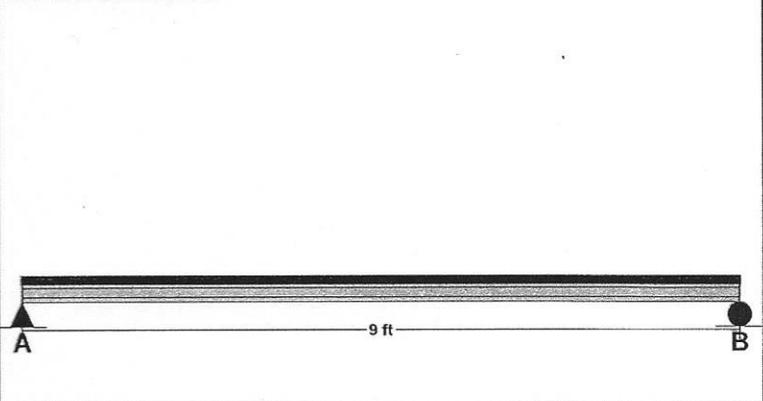
#2 - Douglas-Fir-Larch

	Base Values	Adjusted
Bending Stress:	Fb = 900 psi Cd=1.00 CF=1.30	Fb' = 1170 psi
Shear Stress:	Fv = 180 psi Cd=1.00	Fv' = 180 psi
Modulus of Elasticity:	E = 1600 ksi	E' = 1600 ksi
Comp. $\perp$ to Grain:	Fc $\perp$ = 625 psi	Fc $\perp$ ' = 625 psi

**Controlling Moment:** 2840 ft-lb  
4.5 ft from left support  
Created by combining all dead and live loads.  
**Controlling Shear:** 1262 lb  
At support.  
Created by combining all dead and live loads.

Comparisons with required sections:	Reg'd	Provided
Section Modulus:	29.13 in <sup>3</sup>	30.66 in <sup>3</sup>
Area (Shear):	10.52 in <sup>2</sup>	25.38 in <sup>2</sup>
Moment of Inertia (deflection):	61.5 in <sup>4</sup>	111.15 in <sup>4</sup>
Moment:	2840 ft-lb	2989 ft-lb
Shear:	1262 lb	3045 lb

**LOADING DIAGRAM**



**FLOOR LOADING**

		Side 1	Side 2
Floor Live Load	FLL =	40 psf	0 psf
Floor Dead Load	FDL =	15 psf	0 psf
Floor Tributary Width	FTW =	5 ft	0 ft
Wall Load	WALL =	0 plf	

**BEAM LOADING**

Beam Total Live Load:	wL =	200 plf
Beam Total Dead Load:	wD =	75 plf
Beam Self Weight:	BSW =	6 plf
Total Maximum Load:	wT =	281 plf

**NOTES**

F-2



Folder #	Ref	Folder: 19 166136 000 00 IQ
1954 100111 000 00 LU	MUP 58	<p>BDS LS DBARTLEY 5/16/19 - 1) Full floor plan of the basement level required. Please provide a plan that shows the full floor where the work is taking place.</p> <p>2a) Additional kitchen would make the basement an ADU, which requires fire rated separation (existing drywall qualifies) and can't have HVAC ducts connecting it.</p> <p>2b) If it is not an ADU, it needs the permanent cooking appliances removed and no 220 volt power. An additional sink covenant would be required</p> <p>Provided sample floor plan.</p>
2004 043442 000 00 PT		
2004 043582 000 00 MT		
2004 046418 000 00 ET		
2004 051020 000 00 MT		
2004 051021 000 00 PT		
2005 119951 000 00 RS		
2006 113141 000 00 ET		
2006 141798 000 00 ET		
2006 184142 000 00 PT		
2007 162113 000 00 NU		
2010 189069 000 00 PT		
2015 179669 000 00 MT		
2015 181915 000 00 ET		
2015 280424 000 00 ML		
2016 101276 000 00 MT	BCD 591	
2016 163330 000 00 RS	FIR	
2019 166136 000 00 IQ		

Reminder Date: Thu May 16, 2019      Remind: Bartley,David      Include

Made On: Thu May 16, 2019      Made By: Bartley,David

Comment Date: Thu May 16, 2019

Text Field Editor (Maximum 4000 characters)

BDS LS DBARTLEY 5/16/19 - 1) Full floor plan of the basement level required. Please provide a plan that shows the full floor where the work is taking place.

2a) Additional kitchen would make the basement an ADU, which requires fire rated separation (existing drywall qualifies) and can't have HVAC ducts connecting it.

2b) If it is not an ADU, it needs the permanent cooking appliances removed and no 220 volt power. An additional sink covenant would be required

Provided sample floor plan.