

# 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 - Held over from ID 20692 (7/31/19) for additional information

**Appeal ID:** 20701

**Project Address:** 4725 NE Mason St

**Hearing Date:** 8/7/19

**Appellant Name:** Shoogs Narelle

**Case No.:** B-002

**Appellant Phone:** 503-341-7483

**Appeal Type:** Building

**Plans Examiner/Inspector:** Guy Altman

**Project Type:** residential

**Stories:** 2 **Occupancy:** R-3 **Construction Type:** V-B

**Building/Business Name:**

**Fire Sprinklers:** No

**Appeal Involves:** Alteration of an existing structure, other:  
Create ADU in SFR

**LUR or Permit Application No.:** 19-199525-RS

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

**Proposed use:** ADU

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section**

R302.1 (table) and ADU Code Guide

**Requires**

5/8" X type gyp. board per side (1-hour wall, STC 45). Creating ADU. This space was finished 7/19/19 as SFR addition.

**Proposed Design**

2 layers Type X 5/8" gyp. bd. on the interior only on South and West walls.

Reconsideration text: Horizontal separation between the ADU and the main residence is provided by existing ceiling finishes per Portland Program Guide for Accessory Dwelling Units. There are no additional living units on the property.

**Reason for alternative** To avoid rebuilding exterior of existing addition. (Would be cost-prohibitive).

We believe our alternative will provide equivalent protection.

### APPEAL DECISION

**Alternate 1 hour wall assembly with 2 layers of 5/8" Type X gypsum: 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 90 calendar days of the date this decision is published. For information on the appeals process, 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.

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ENERGY EFFICIENCY ADDITIONAL MEASURES:

SECTION A

ENVELOPE ENHANCEMENT MEASURE 2 :HIGH EFFICIENCY ENVELOPE - EXTERIOR WALLS - R-21 INTERMEDIATE FRAMING  
- CEILING R-49  
- WINDOWS U-0.30  
- ADDITIONAL 15% OF PERMANENTLY INSTALLED  
LIGHTING FIXTURES AS HIGH EFFCACY LAMPS

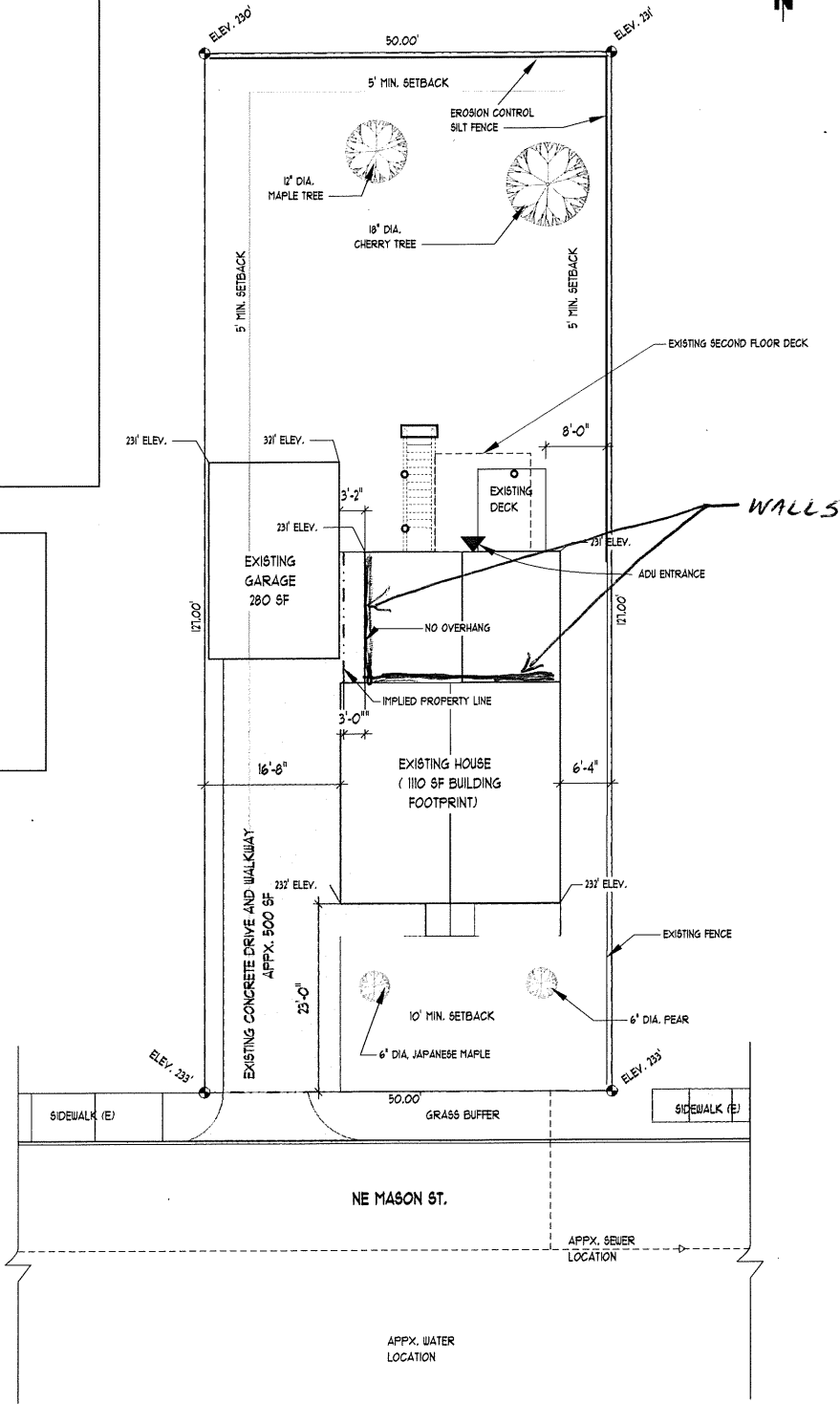
SECTION B

D High efficiency water heating and lighting:  
• Natural gas/propane, on-demand water heating with 0.80 minimum EF, and  
• Minimum 75% of permanently installed lighting fixtures as CFL or linear fluorescent or  
minimum 40 lumens per watt

4725 NE MASON ST  
PORTLAND, OR 97218

Property ID : R189412  
Tax Roll : IRVINGTON ACREAGE TR, BLOCK 2 TL 12000  
Use : RESIDENTIAL IMPROVED  
Block: 2 TL 12000  
County : Multnomah  
State ID : 1N2E19CA 12000  
Alt Account Number : R420700770  
Map Number : 2635 OLD  
Land Type : RESIDENTIAL LAND  
Total Land Area : 0.15 ACRES (6,534 SF)  
Total Impervious Area : 2115 SF (33%)  
Existing Living Area : 1436 SF  
Proposed ADU Area : 351 SF (24%)

SCOPE OF WORK : REMODEL EXISTING ADDITION TO CREATE NEW ADU -  
INCLUDING NEW BATHROOM NEW KITCHEN  
NEW PLUMBING TO TIE INTO EXISTING  
NEW WINDOWS  
NEW INFRARED RADIANT HEAT PANELS



SITE PLAN

SCALE: 1" = 10'-0"

HARTWOOD CONSTRUCTION  
6833 NE 29TH AVE  
PORTLAND OR 97211  
hartwoodpdx.com  
503.341.7483

NICHOLAS DEAN  
4725 NE MASON ST.  
PORTLAND OR 97218

ISSUE  
12/14/2018

RE-ISSUE  
5/16/2019

PROJECT NO.  
245.170

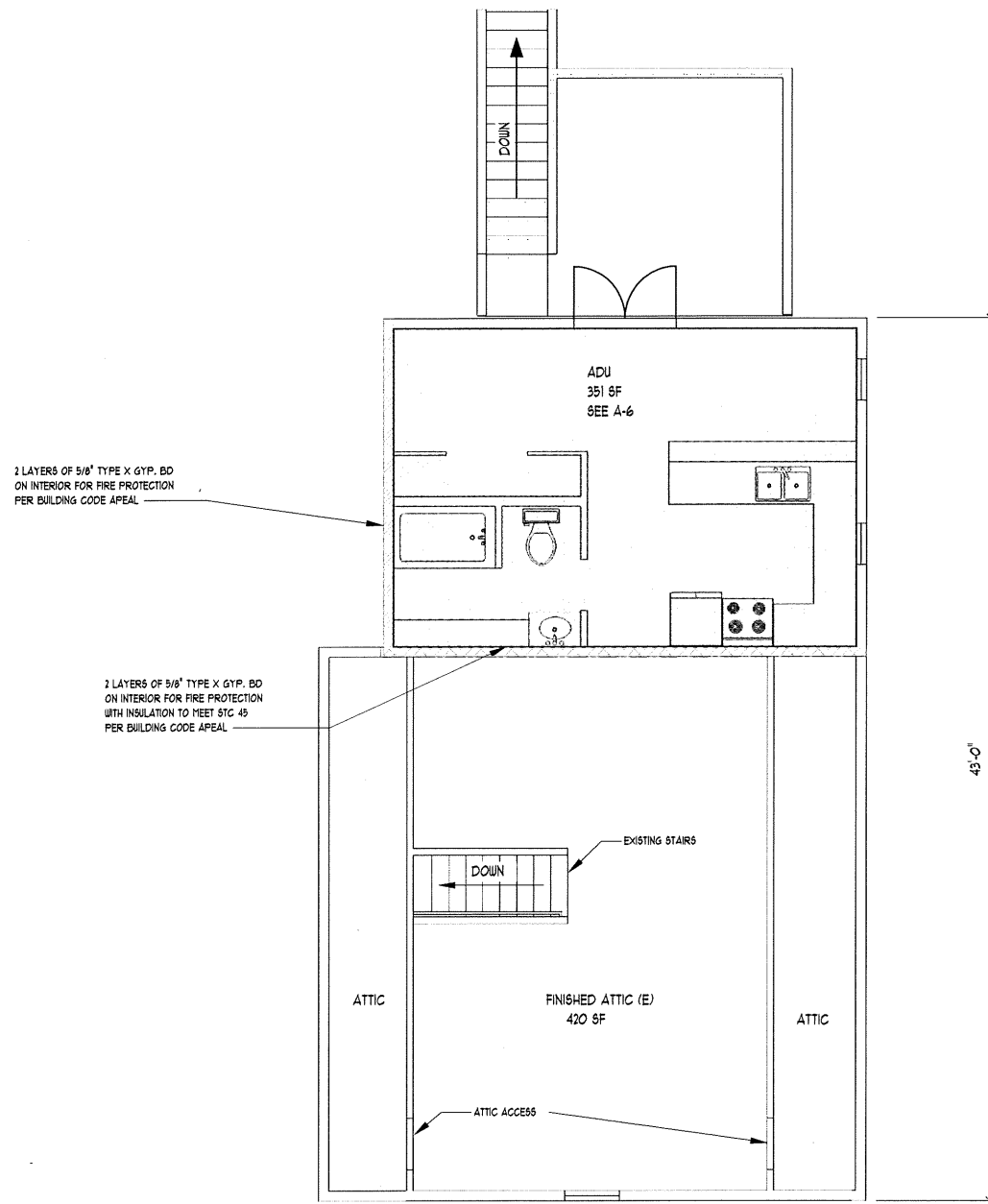
DEAN  
ADU REMODEL

DRAWN BY  
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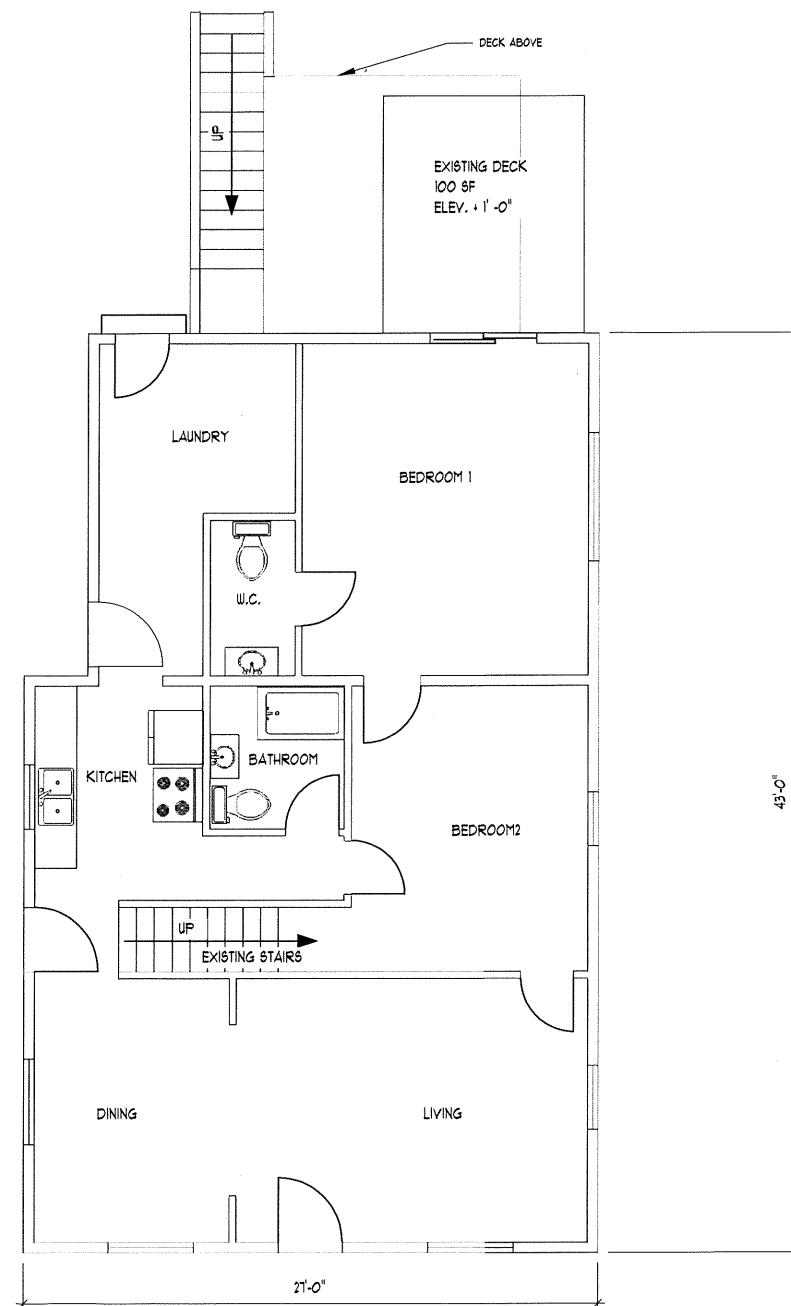
DESCRIPTION  
SITE PLAN

A

01

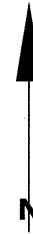



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FIRST FLOOR : APPX 1016 SF





CCB# 211886

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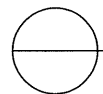
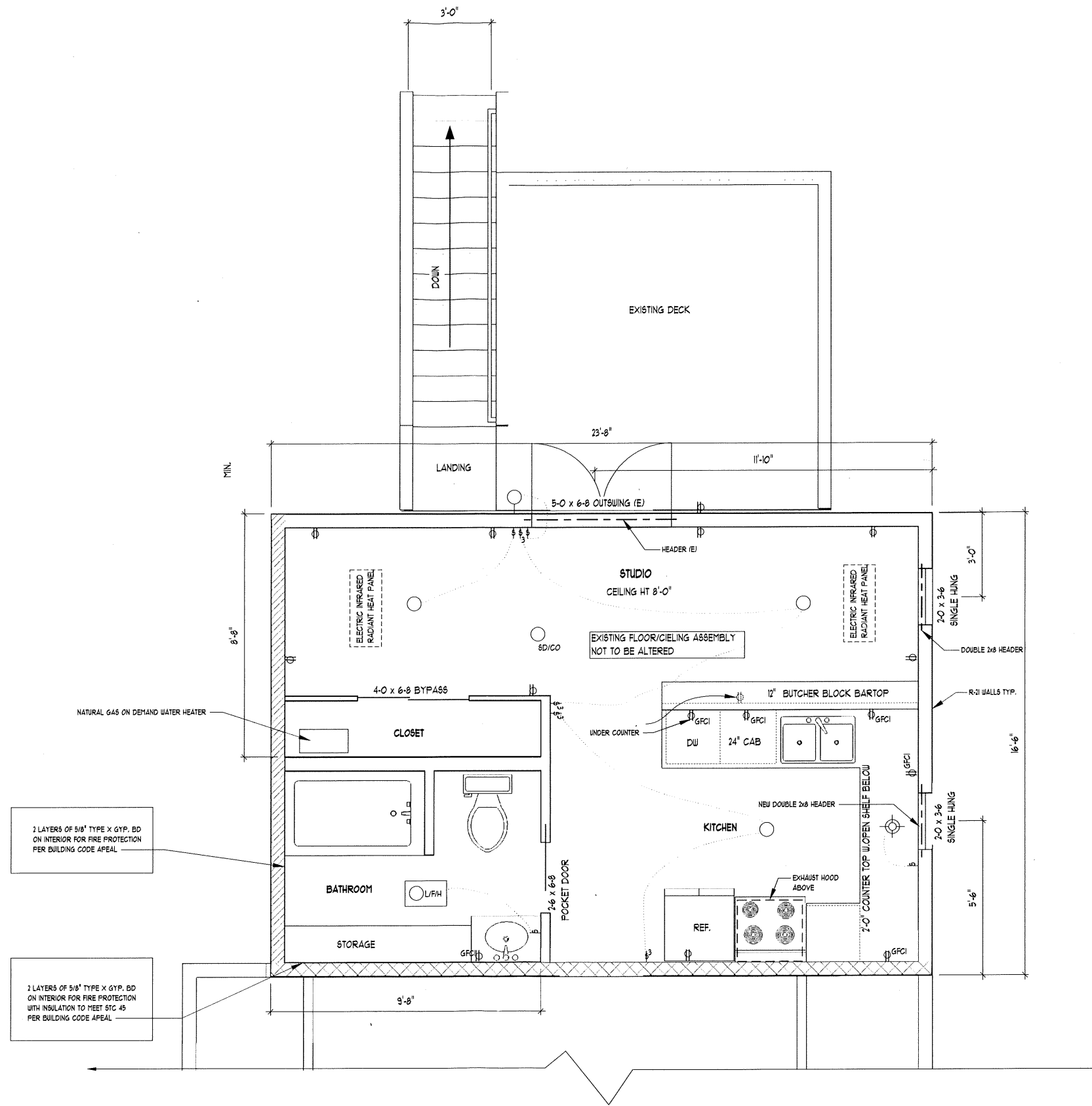
**DEAN**  
ADU REMODEL

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**DRAWN BY**  
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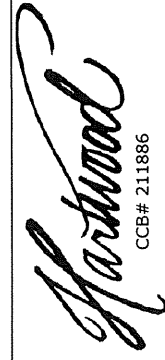
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NEW ADU FLOOR PLAN

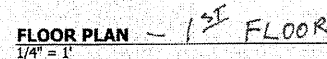
SCALE: 1/2" = 1'-0"

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DRAWN BY JB	PROJECT NO. 245.170	DEAN ADU REMODEL	ISSUE 12/14/2018	RE-ISSUE 5/16/2019	NICHOLAS DEAN 4725 NE MASON ST. PORTLAND OR 97218	HARTWOOD CONSTRUCTION 6833 NE 29TH AVE PORTLAND OR 97211 hartwoodpdx.com 503.341.7483	 CCB# 211886
			NEW FLOOR PLAN				

A

03



1. ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2X8 STUDS, NO. 2 & BTR. OR STUD GRADE C/F. K.D. LUMBER IS RECOMMENDED BUT NOT REQUIRED.
2. ALL INTERIOR PARTITIONS, UNLESS NOTED OTHERWISE, ARE TO BE 2X4 NO. 2 & BTR. OR STUD GRADE D/F SPACED 16" O.C.
3. ALL MECHANICAL VENTILATING EQUIPMENT IS TO BE VENTED TO OUTSIDE AIR.
4. ALL FIREPLACES, WOOD STOVES AND FLUE PIPES ARE TO BE INSTALLED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LOCAL CODE RESTRICTIONS.
5. ALL ROOF SLOPES NOTED OTHERWISE ON CROSS SECTIONS, THE STANDARD WALL HEIGHT IS TO BE 8'0".
6. STANDARD DOOR HEADER FOR ALL INTERIOR DOOR OPENINGS UNLESS NOTED OTHERWISE IS TO BE 4X8 D/F.
7. MINIMUM SIZE DOOR & WINDOW HEADER FOR EXTERIOR OPENINGS IS TO BE 4X10 D/F. OR AS NOTED.
8. IN WALLS THAT ARE IN EXCESS OF 10' FROM FLOOR, PROVIDE FIRE STOPPING AS NOTED ON DRAWING 602.7.
9. ALL EXTERIOR OPENINGS OVER 40" IN WIDTH ARE TO HAVE A MINIMUM OF (1)2X6 TRIMMER AND (2)2X6 FULL HEIGHT STUDS EACH SIDE UNLESS SPECIFIED OTHERWISE.
10. ALL EXTERIOR WALLS ARE TO BE CAULKED WITH APPROVED CAULKING OR SILL SEALANT PRIOR TO SETTING WALLS.
11. WALL SHEATHING FOR ALL EXTERIOR WALLS IS TO BE 3/4" APA APPROVED SHEATHING.
12. APPLY "TYPAR" OR EQUAL BUILDING WRAP OVER PLYWOOD SHEATHING. INSTALL AS PER MANUFACTURERS PRINTED INSTRUCTIONS WITH PARTICULAR CARE TO LAPPING AT CORNERS AND WINDOWS.
13. PROVIDE EXHAUST FAN FOR ALL ROOMS CONTAINING BATHING FACILITIES W/ 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS FAN CONTROLLED WITH A DEHUMIDISTAT OR TIMER.



1. FLOOR SYSTEM IS TO BE 2x8 @ #2 @ 16" OC, UNLESS NOTED OTHERWISE ON PLANS.
2. USE SIMPSON LUGZ HANGERS TO ATTACH NEW JOISTS TO EXISTING RIM JOIST.
3. BUILDER TO VERIFY WITH MECHANICAL TRADES THE LOCATION OF ALL EXISTING EQUIPMENT AND FIXTURES AND PROVIDE APPROVED BLOCKING AND/OR BACKING FOR THEIR INSTALLATION.
4. UNDERLAYMENT TO BE MIN OF 3/4" PLY T&G PLYWOOD LAYED PERPENDICULAR TO FLOOR JOIST. GLUE UNDERLAYMENT TO JOIST AND BLOCKING MEMBERS AND NAIL WITH 8D NAILS AT 8" O.C. AT EDGES AND IN FIELD USE 2" WOOD SCREWS AT 12" OC, AND STAGGERED NAILS.
5. PROVIDE SOLID BLOCKING AT RIM JOISTS WHERE BEARING POST FROM WALL ABOVE ARE LOCATED. REFER TO DETAIL DRAWINGS IN MANUFACTURER'S INSTALLATION MANUAL. PROVIDE BLOCKING BETWEEN JOISTS UNDER ALL BEARING & SHEARWALLS SET OUT ON THE JOIST SPAN.
6. WHERE EVER POSSIBLE, BUILDER IS TO PROVIDE ONE CONTINUOUS JOIST ACROSS THE ENTIRE BUILDING SPAN.



**Designer:**  
**Ryan Zink**  
3111 Cottonwood Ct  
West Linn, OR 97068  
C: 503/701-8213  
Ryan@Zinkdesignservices.com

Client:  
Athena Hall  
Addition

4725 NE Mason St  
Portland, OR 97218

PERMIT SET	05/15/14
REINVERSIT SET	08/20/14

LOWER FLOOR  
PLAN  
ATTIC FLOOR  
FRAMING PLAN

A2

SHEET

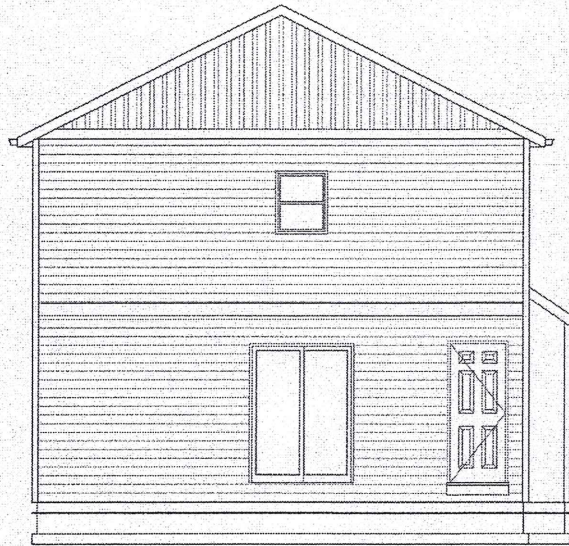




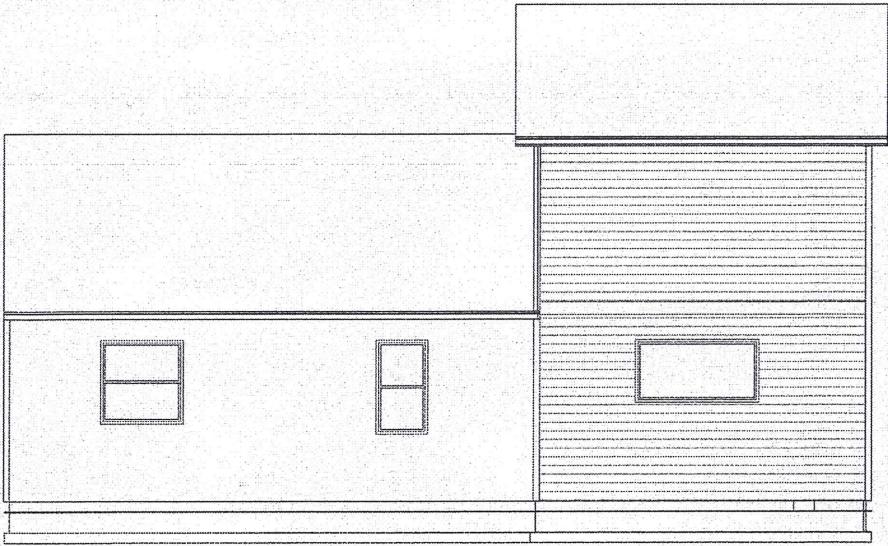
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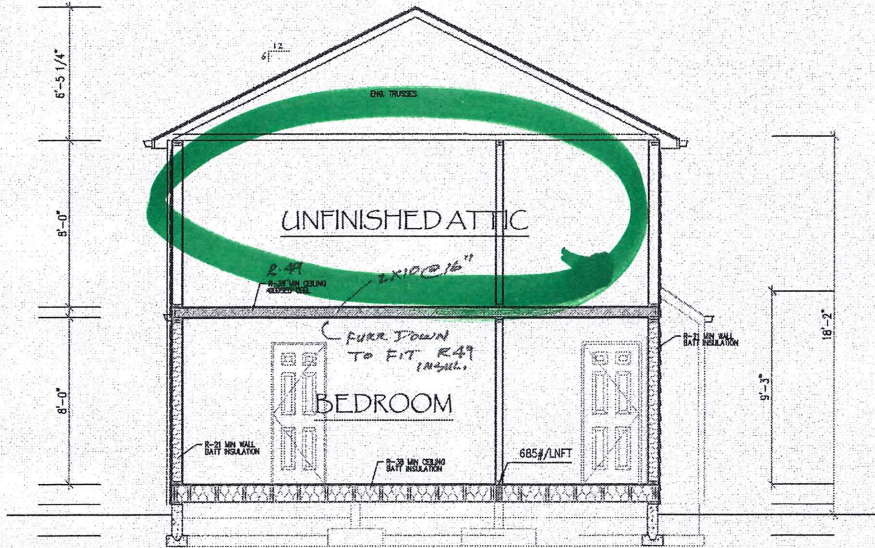
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Portland, OR 97218



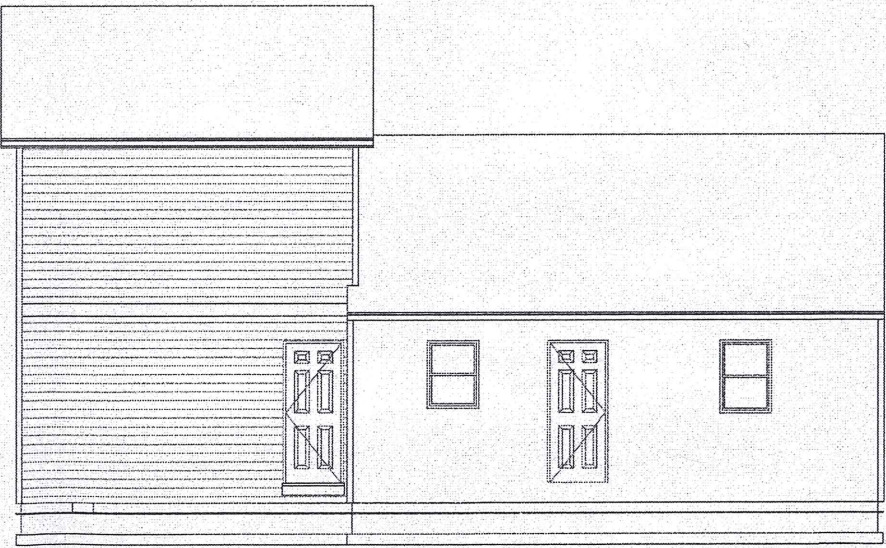
**NORTH ELEVATION**  
1/4" = 1'



**EAST ELEVATION**  
1/4" = 1'



**SECTION**  
1/4" = 1'



**WEST ELEVATION**  
1/4" = 1'



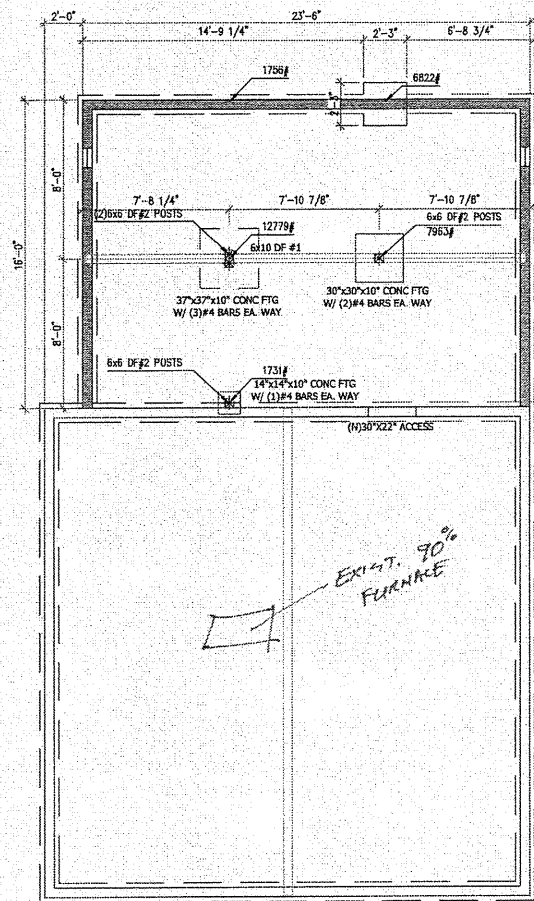
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REV PERMIT SET 07/10/14

ELEVATIONS  
SECTION

**A4**

SHEET



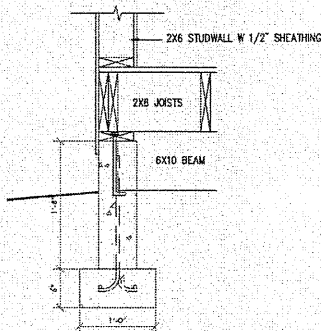


FOUNDATION PLAN  
1/4" = 1'

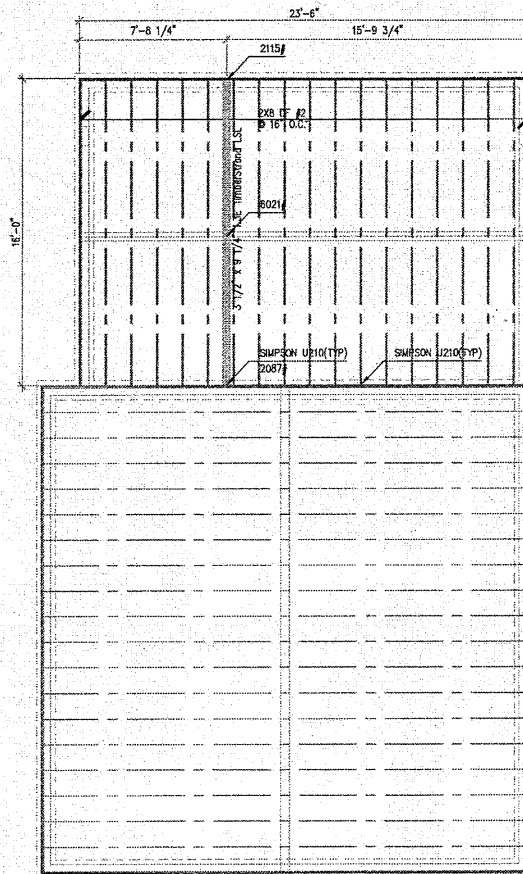


### FOUNDATION NOTES

1. ALL CONCRETE TO ATTAIN A MINIMUM ULTIMATE COMPRESSION STRENGTH OF 3,000 PSF. FOR WALLS EXPOSED TO WEATHER, FOUNDATION WALLS AND FOOTINGS, CONCRETE SHALL BE AIR ENTRAINED NOT LESS THAN 5% AND NO MORE THAN 7% FOOTINGS ARE TO BEAR ON UNDISTURBED NATIVE SOIL AND SHALL EXTEND 2" BELOW FROSTLINE MEASURED FROM FINISH GRADE. BUILDER TO VERIFY FROST DEPTH WITH LOCAL BUILDING DEPARTMENT AND ADJUST STEM WALL HEIGHT AS REQUIRED PRIOR TO CONSTRUCTION.
2. DESIGN CRITERIA FOR CONCRETE STEM WALLS, FOOTINGS, SLABS AND PIERS IS BASED UPON A SOIL BEARING CAPACITY OF 1,500 PSF.
3. PROVIDE MINIMUM OF 6 MIL. BLACK POLYETHYLENE GROUND COVER OVER ENTIRE CRAWL SPACE. LAP ALL JOINTS A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" UP STEM WALLS.
4. PROVIDE 3" DIA. STEEL ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE. SPACE BOLTS A MAXIMUM OF 6'-0" O/C WITH A MINIMUM OF TWO BOLTS PER PIECE OF MUD SILL AND BOLT WITHIN 12" OF EACH PLATE END.
5. STEM WALLS ARE TO BE 6" THICK AND WITH A 12" X 6" FOOTING.
6. FOUNDATION RE-BAR TO BE (2) #4 BARS HORIZONTAL IN STEM WALL AND (2) #4 BARS CONTINUOUS IN FOOTINGS.
7. SLOPE FINISH GRADE AWAY FROM FOUNDATION WALLS A MINIMUM OF 6" IN THE FIRST 10'-0".
8. DRAINS ARE TO BE PROVIDED AROUND ALL CONCRETE FOUNDATIONS ENCLOSING HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINS ARE TO BE INSTALLED TO COMPLY WITH



1 FOUNDATION DETAIL  
SCALE: 1" = 1'-0"



LOWER FLOOR FRAMING PLAN  
1/4" = 1'



### FLOOR FRAMING NOTES

1. FLOOR JOISTS ARE TO BE 2X10 D/F @ 16" O.C. UNLESS NOTED OTHERWISE ON PLANS.
2. RIM JOISTS MATERIAL TO BE 2X10 D/F OR APPROVED EQUAL ALTERNATIVE.
3. BUILDER TO VERIFY WITH MECHANICAL TRADES THE LOCATION OF ALL MECHANICAL EQUIPMENT AND FIXTURES AND PROVIDE APPROVED BLOCKING AND/OR BACKING FOR THEIR INSTALLATION.
4. UNDERLAYMENT TO BE MIN OF 3/4" 5 PLY T&G PLYWOOD LAYED PERPENDICULAR TO FLOOR JOIST. GLUE UNDERLAYMENT TO JOIST AND BLOCKING MEMBERS AND NAIL WITH 6D NAILS AT 6" O.C. AT EDGES AND IN FIELD USE 2" WOOD SCREWS AT 12" O.C. AND STAGGERED NAILS.
5. PROVIDE SOLID BLOCKING AT RIM JOISTS WHERE BEARING POST FROM WALL ABOVE ARE LOCATED. REFER TO DETAIL DRAWINGS IN MANUFACTURERS INSTALLATION MANUAL. PROVIDE BLOCKING BETWEEN JOISTS UNDER ALL BEARING & SHEARWALLS SET OUT ON THE JOIST SPAN.
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FOUNDATION  
PLAN  
LOWER FLOOR  
FRAMING PLAN

A1

SHEET