

# 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 20713 (8/7/19) for additional information

<b>Appeal ID:</b> 20801	<b>Project Address:</b> 1650 SE Spokane St
<b>Hearing Date:</b> 8/28/19	<b>Appellant Name:</b> Brandon Yoder
<b>Case No.:</b> P-001	<b>Appellant Phone:</b> 5032523453
<b>Appeal Type:</b> Plumbing	<b>Plans Examiner/Inspector:</b> James Hyatt, McKenzie James, Joe Blanco
<b>Project Type:</b> commercial	<b>Stories:</b> 4 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-A
<b>Building/Business Name:</b> Spokane	<b>Fire Sprinklers:</b> Yes - Full NFPA 13
<b>Appeal Involves:</b> Erection of a new structure, Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 18-173206-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4]	<b>Proposed use:</b> Apartments

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	17.38, ENB- 4.01 OPSC/11/#2
<b>Requires</b>	Code requires minimum separation of drywell to be minimum 10' from building, and 5' from all property lines.
<b>Proposed Design</b>	<p>Proposed drywell location is located on the NW corner of 1650 SE Spokane, and the proposed drywell separations are 8'-3" to the center of the drywell from the building and 3'-0" from the side and front property lines. See combined site plan for details and location.</p> <p>RECONSIDERATION TEXT:</p> <p>Per phone call with John Butler, drywell moved to 5' away from property lines, see updated combined site plan. Also attached letters from structural engineer and geotechnical engineer indicating location of drywell is acceptable</p>
<b>Reason for alternative</b>	Please see the 2 drawings submitted with this appeal. 1 drawing is for the site 1650 SE Spokane, the other drawing is a combined site plan of 1650 & 1660 SE Spokane. Due to site constraints, it is impractical to provide a drywell on 1660, therefore the goal is to combine both buildings into 1 drywell, located in the NW corner of 1650 SE Spokane. The site is well draining and the geo-tech and the structural engineer of record have provided letters indicating acceptance of this design.

### APPEAL DECISION

**1a. Location of drywell within 10 feet of building foundation: Granted as proposed.**

**1b. Location of stormwater drain in easement: Granted provided the easement is reviewed and approved by Bureau of Development Services prior to recording.**

**Appellant shall contact Jessica Ruch (503-823-4162) for information.**

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 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.

Drawing List		
Sheet Number	Sheet Name	
A0	SITE PLAN	
A0 EC	EROSION CONTROL PLAN	
A1	ELEVATIONS	
A2	ELEVATIONS AND ROOF PLAN	
A3	1st FLOOR PLAN	
A4	2ND FLOOR PLAN	
A5	3RD FLOOR PLAN	
A6	4TH FLOOR PLAN	
A7	WALL SCHEDULE	
A8	PENETRATION PROTECTION DETAILS	
A9	FIRE RATING DETAILS	
A10	BUILDING SECTIONS AND GENERAL NOTES	
A11	ADA DETAILS	
A12	SIDING DETAILS	
A13	FIRE AREA PLAN	
M1	1ST FLOOR MECHANICAL PLAN	
M2	2ND FLOOR MECHANICAL PLAN	
M3	3RD FLOOR MECHANICAL PLAN	
M4	4TH FLOOR MECHANICAL PLAN	
M6	NATURAL VENTILATION	
S1	FOUNDATION PLAN	
S2	TRUSS LAYOUT AND DETAILS	
S3	SHEAR PLANS	
S4	FRAMING PLANS	
S5	STAIR DETAILS	
S6	ENGINEER NOTES	

#### PROJECT TEAM

**ARCHITECT**  
AHHA ARCHITECT, INC.  
Raphael A. Goodblatt  
6663 SW BEAVERTON  
HILLSDALE HWY #222  
PORTLAND, OR 97225  
RAG@AHHAPDX.COM  
(503) 734-8210

#### CONTRACTOR

TBD

**STRUCTURAL ENGINEER**  
SUMMIT ENGINEERING, LLC  
JULIE HAVELKA  
PO Box 50322  
Eugene, OR 97405  
(503) 734-6633

#### OWNER

ANNA JETER  
(503) 475-8619

1650 SE SPOKANE ST  
PORTLAND, OR 97202

#### PROPERTY

Year Built 1900  
Description SINGLE FAMILY RESIDENTIAL  
Bathrooms ONE FULL BATH  
Building Area 754 sq ft  
Neighborhood SELLWOOD-MORELAND IMPROVEMENT LEAGUE  
Jurisdiction Portland / Multnomah  
Zoning CM - Mixed Commercial / Residential  
Elevation 103 ft (approximate)  
Owner JETER ANNA M  
Owner Address  
25300 S SCHOENBORN RD  
MULINO, OR 97042-8627  
Property ID R257563  
Tax Roll SELLWOOD, BLOCK 75, E 1/2 OF LOT 16, LOT 17  
Use RESIDENTIAL IMPROVED  
Lot 16.17  
Block 75  
County Multnomah  
State ID 151E23DC 11300  
Alt Account Number R152712550  
Map Number 3832 OLD  
Land Type RESIDENTIAL LAND

PROPOSED PAVING AREA: 547 S.F. - NO EXISTING PAVING TO REMAIN

NO EXISTING TREES GREATER THAN 12" DIA.

PROPOSED IMPERVIOUS AREA  
CONCRETE WALKWAY: 547 S.F.  
ROOF AREA: 5,276 S.F.

#### UTILITY NOTES

All utilities in the right-of-way within the development properties frontage must be located though 811, one call, and shown on the associated plan set. Applicant will need to be able to provide the locate ticket number if requested for verification.

PREMISES-ISOLATION BACKFLOW PROTECTION  
WATER QUALITY BACKFLOW (WQBF) REVIEW:  
REQUIRED BY PORTLAND WATER BUREAU (503)823-7480). MUST BE  
INSTALLED PER WATER BUREAU BACKFLOW INSTALLATION REQUIREMENTS.  
WWW.PORTLANDOREGON.GOV/WATER/BACKFLOWINSTALLATIONREQUIREMENTS

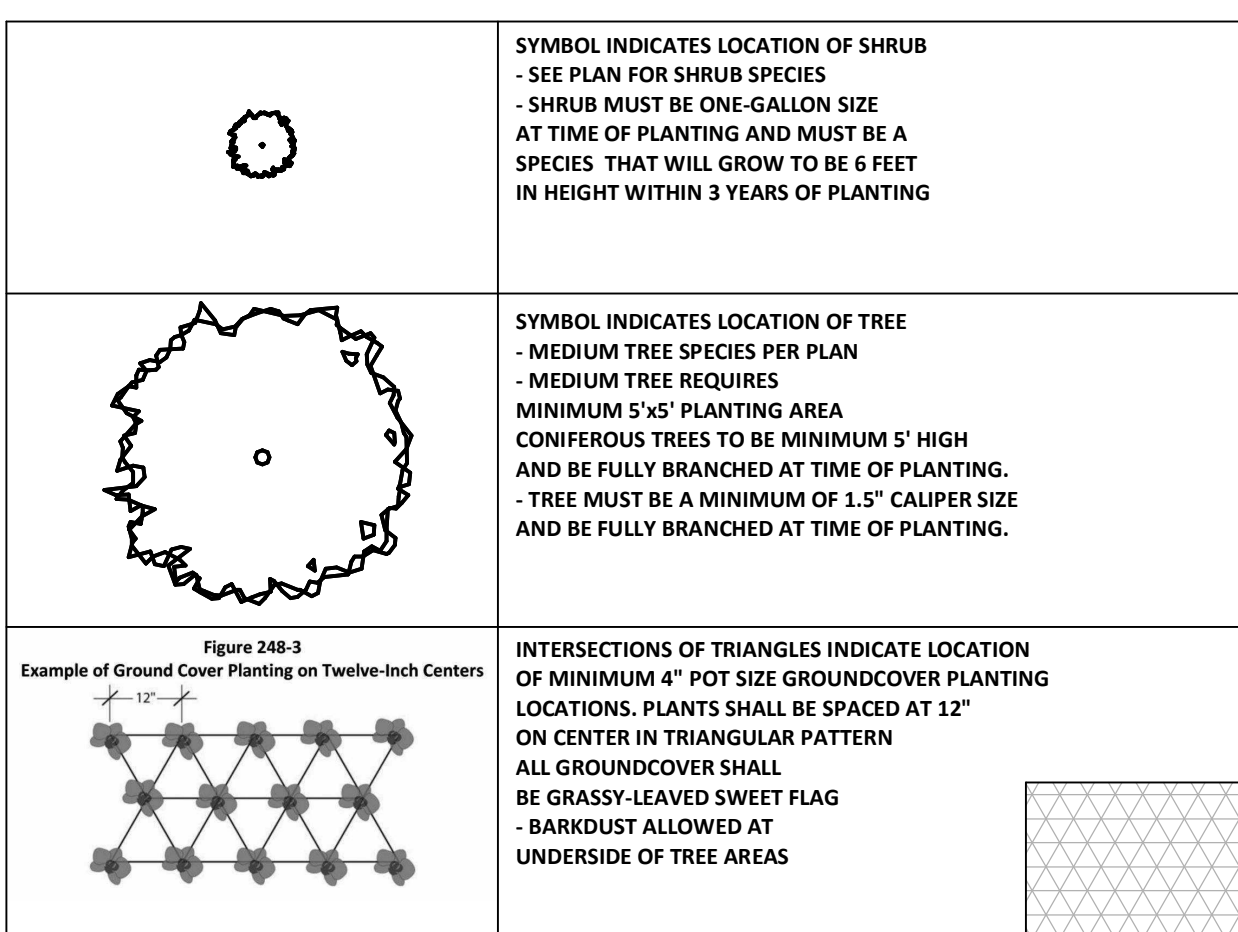
FIRE LINE WATER SERVICE:  
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) REQUIRED.  
MUST BE INSTALLED ON PRIVATE PROPERTY AT THE PROPERTY  
LINE ON THE CENTERLINE OF THE SERVICE, IMMEDIATELY  
ADIACENT TO THE SERVICE CONNECTION

NOTE:  
SIGNAGE TO BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS  
SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS  
AND SHALL BE VISIBLE FROM THE PUBLIC R.O.W. WHERE THE BUILDING IS PROTECTED  
BY A FIRE PUMP. SIGNAGE SHALL ALSO INDICATE THE DESIGN PRESSURE OF THE FIRE PUMP.  
- KNOX BOX TO BE PROVIDED, UNDER SEPARATE PERMIT BY F.M.O.

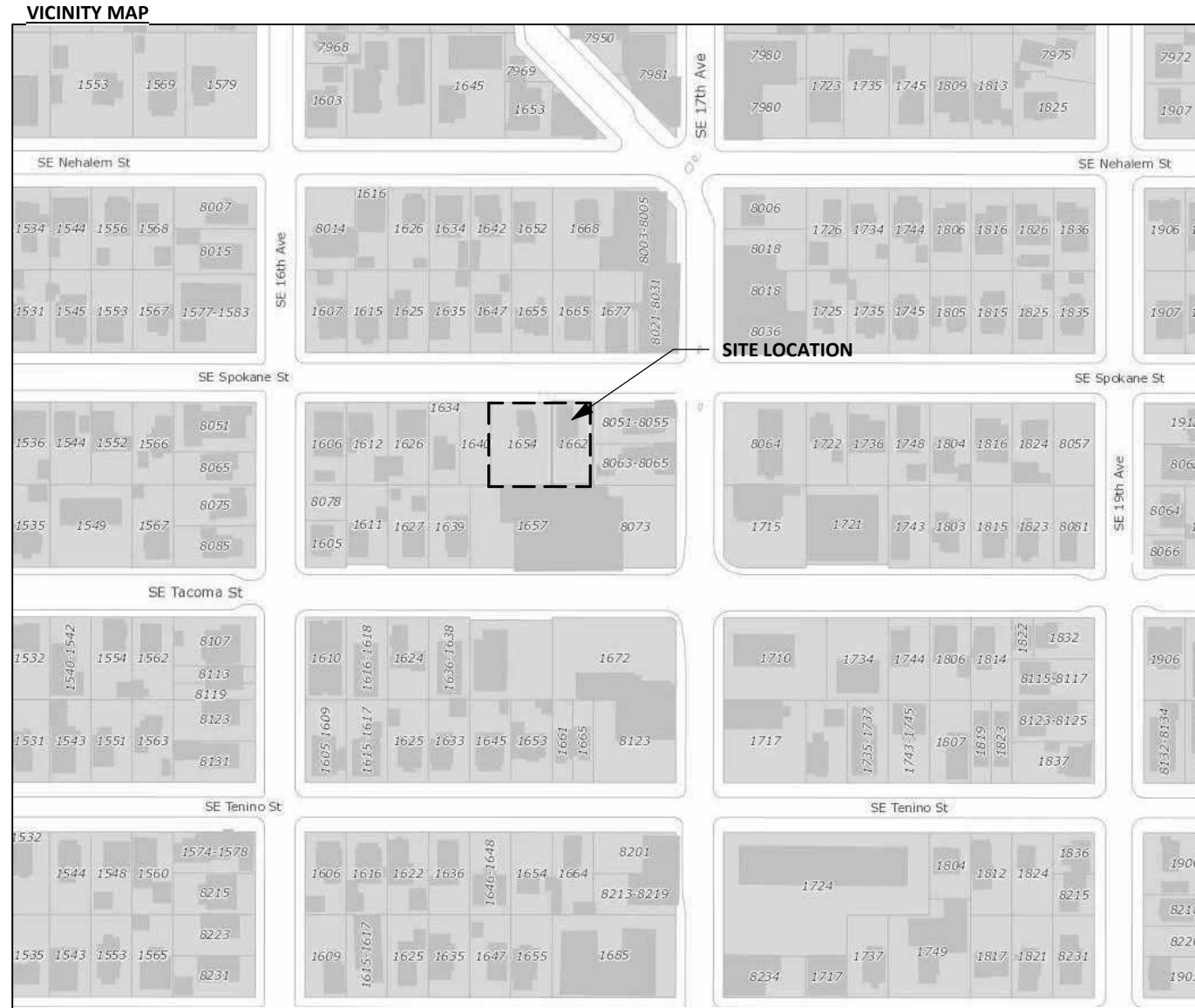
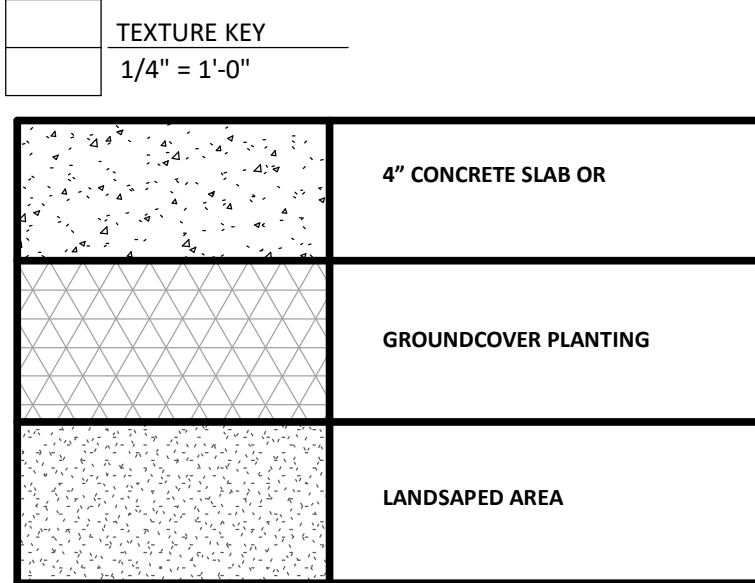
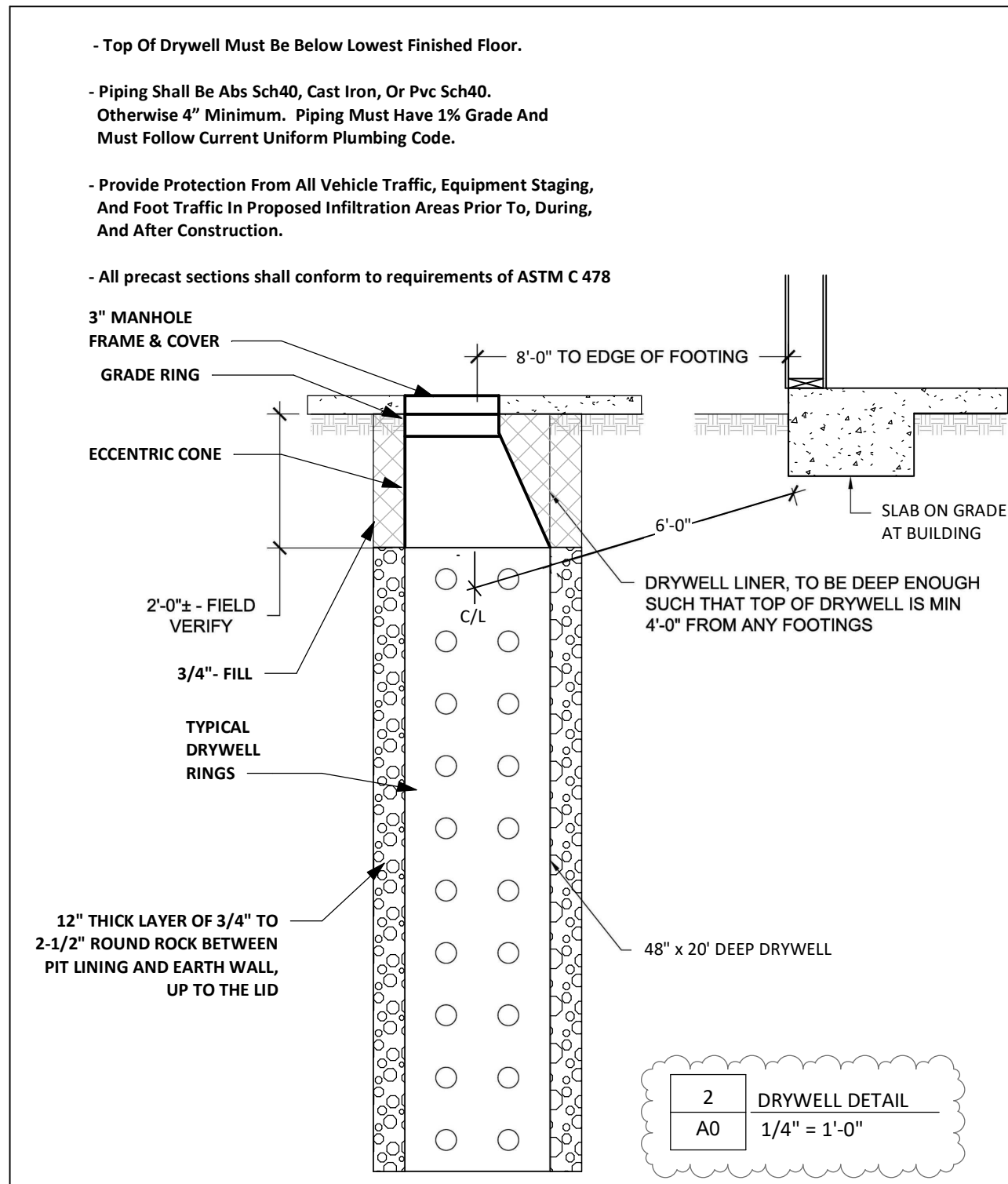
NOTE: SEE ATTACHED PWB DETAIL P-845  
FOR WATER FACILITY PIPE CLEARANCES

NOTE:  
FOR ANY NEW TREES PLANTED IN PLANTER STRIP  
CONTRACTOR TO SEE STANDARD DRAWINGS DETAIL  
P-845 FROM THE PORTLAND WATER BUREAU

LANDSCAPING TO BE MANUALLY IRRIGATED. INSPECTION  
SHALL BE REQUIRED ONE YEAR AFTER FINAL INSPECTION  
TO ENSURE THAT THE LANDSCAPING HAS BECOME ESTABLISHED.  
AN INSPECTION FEE, PAID AT THE TIME OF PERMIT APPLICATION IS REQUIRED  
- ALL REQUIRED LANDSCAPING AREAS, PARTICULARLY TREES AND SHRUBS  
MUST BE PROTECTED FROM POTENTIAL DAMAGE BY ADJACENT USES AND  
DEVELOPMENT, INCLUDING PARKING AND STORAGE AREAS



NOTE: LANDSCAPING IS TO BE MANUALLY IRRIGATED







1660 SE SPOKANE ST.

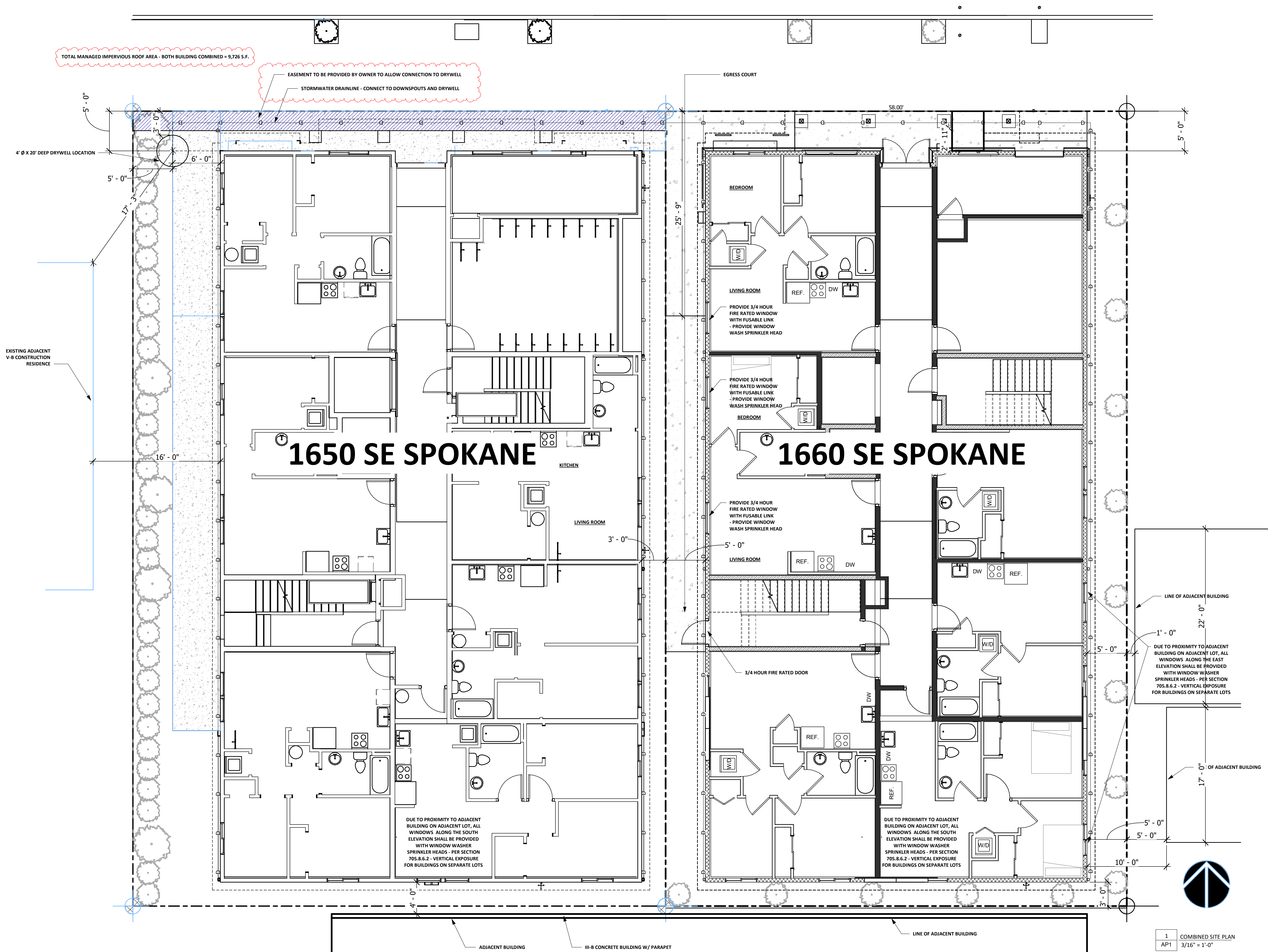
Project Location:  
1660 SE SPOKANE ST.  
Portland, OR 97202

DRAWN BY: Author  
APPROVED BY: Checker

SHEET:

AP1

JOB NO.: 10983  
SCALE: 3/16" = 1'-0"



## FIELD MEMO

Project: 1650 SE Spokane Street  
Location: Portland, OR

Date: 8/23/19  
Contact: Anna Jeter

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Rapid Soil Solutions (RSS) has reviewed the revised drawings for the above site and find the new position of the drywell will not impact the foundation of the new apartment building.

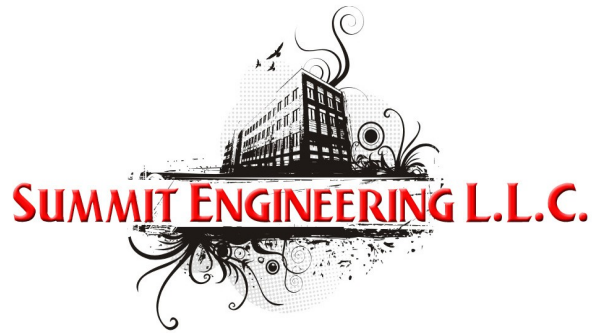
In RSS professional opinion that the house foundation and the surrounding lots will not be affected by the change due to depth of the proposed facility and the high rates.

Please allow RSS to inspect soils at bottom of future drywells to ensure that soils excavated will meet drainage requirements. Allow at least 24hours to schedule inspections.



Mia C. Mahedy, PE GE

If you have any questions with this field report please contact me at the below numbers.



August 23, 2019

Project: New Apartments  
1654 SE Spokane  
Portland, OR 97202

Subject: Drywell location

**Structural Memo:**

To whom it may concern:

- ◆ Referencing the letter provided by Rapid Soil Solutions dated 2019-08-23, locating the drywell to 6'-0" from the centerline of the well to the edge of the foundation does not adversely affect the foundation. This letter is acknowledging that I have read Rapid Soil Solution's letter and accept their analysis of the issue at hand.

Sincerely,  
Julie Havelka, PE  
Summit Engineering, LLC  
971-251-0194  
Julie@summitengineeringllc.com



EXP 6-30-21