

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 21932 (10/2/19) for additional information

Appeal ID: 21979	Project Address: 1650 SE Spokane St
Hearing Date: 10/9/19	Appellant Name: Brandon Yoder
Case No.: P-002	Appellant Phone: 5032523453
Appeal Type: Plumbing	Plans Examiner/Inspector: James Hyatt, McKenzie James, Joe Blanco, Jessica Ruch
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: V-A
Building/Business Name: Spokane Commons	Fire Sprinklers: Yes - Full NFPA 13
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 18-173206-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 17.38, ENB- 4.01 OPSC/11/#2

Requires Code requires minimum separation of drywell to be minimum 10' from building, and 5' from all property lines.

Proposed Design 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.

RECONSIDERATION TEXT 1:

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

RECONSIDERATION TEXT 2:

Per civil engineer, constructing 2 separate drywells will be more cost effective than a single drywell, given the allowable space and the drywell design requirements. Applicant is changing from 1 drywell to 2 drywells, see updated site plan. Drywells will still both be located on 1650 SE Spokane property

RECONSIDERATION TEXT 3

North drywell will serve 1660 SE Spokane building only, South drywell will serve 1650 SE Spokane building only. Letter from structural engineer provided.

Reason for alternative 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.

RECONSIDERATION TEXT

Please see updated site plan showing the 2 separate drywell locations. Previous letters from structural engineer and geo-tech are still applicable.:

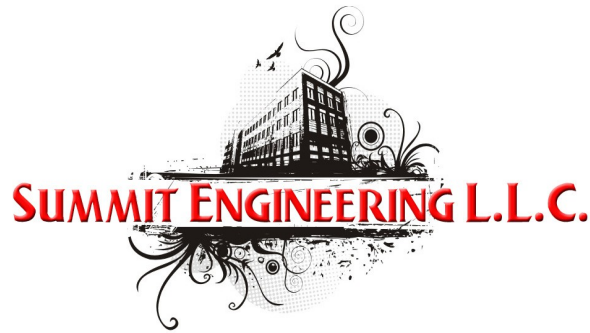
APPEAL DECISION

Location of drywell within 10 feet of building foundation: Granted provided future repairs or replacement use the bored method.

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 Plumbing 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, call (503) 823-7300 or come in to the Development Services Center.



October 3, 2019

Project: New Apartments
1650 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. Note: there are 2 drywells on the property, and both are no closer than 6'-0" from center of drywell to edge of foundation. North drywell serves 1660 Spokane, South serves 1650 Spokane.

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



EXP 6-30-21



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"

TOTAL MANAGED IMPERVIOUS ROOF AREA - BOTH BUILDING COMBINED = 9,726 S.F.

5' EASEMENT TO BE PROVIDED BY OWNER TO ALLOW CONNECTION TO DRYWELL
STORMWATER DRAINLINE - CONNECT TO DOWNSPOUTS AND DRYWELL

4" Ø x 10' DRYWELL
W/ CONCRETE LID
ALL DOWNSPOUTS TO CONNECT
TO DRYWELL
SEE DRYWELL DETAIL BY
HUMBER DESIGN GROUP, INC.
- TO BE USED BY 1660 BUILDING

4" Ø x 10' DRYWELL
W/ CONCRETE LID
ALL DOWNSPOUTS TO CONNECT
TO DRYWELL
SEE DRYWELL DETAIL BY
HUMBER DESIGN GROUP, INC.
- TO BE USED BY 1650 BUILDING

EXISTING ADJACENT
V-B CONSTRUCTION
RESIDENCE

1650 SE SPOKANE

1660 SE SPOKANE

DUE TO PROXIMITY TO ADJACENT
BUILDING ON ADJACENT LOT, ALL
WINDOWS ALONG THE SOUTH
ELEVATION SHALL BE PROVIDED
WITH WINDOW WASHER
SPRINKLER HEADS - PER SECTION
705.8.6.2 - VERTICAL EXPOSURE
FOR BUILDINGS ON SEPARATE LOTS

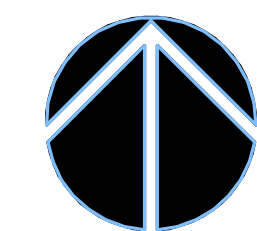
DUE TO PROXIMITY TO ADJACENT
BUILDING ON ADJACENT LOT,
WINDOWS ALONG THE SOUTH
ELEVATION SHALL BE PROVIDED
WITH WINDOW WASHER
SPRINKLER HEADS - PER SECTION
705.8.6.2 - VERTICAL EXPOSURE
FOR BUILDINGS ON SEPARATE LOTS

LINE OF ADJACENT BUILDING
22' - 0"
1' - 0"
DUE TO PROXIMITY TO ADJACENT
BUILDING ON ADJACENT LOT,
WINDOWS ALONG THE EAST
ELEVATION SHALL BE PROVIDED
WITH WINDOW WASHER
SPRINKLER HEADS - PER SECTION
705.8.6.2 - VERTICAL EXPOSURE
FOR BUILDINGS ON SEPARATE LOTS

17' - 0" OF ADJACENT BUILDING

5' - 0"
5' - 0"

10' - 0"



1 COMBINED SITE PLAN
AP1 3/16" = 1'-0"

ADJACENT BUILDING

III-B CONCRETE BUILDING W/ PARAPET

LINE OF ADJACENT BUILDING