

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 23424	Project Address: 6082 SE Woodstock Blvd
Hearing Date: 1/29/20	Appellant Name: Kevin Partain
Case No.: B-022	Appellant Phone: 5034212967
Appeal Type: Building	Plans Examiner/Inspector: Robert Keal
Project Type: residential	Stories: 2 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-207303-RS
Plan Submitted Option: pdf [File 1]	Proposed use:

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	ORSC R302.1 and Table R302.1
Requires	Eaves less than 3 feet to a property line must be protected on the underside as required for one-hour fire-rated construction.
Code Modification or Alternate Requested	Allow for the eaves to be 18" from the assumed property line between units 1 & 3 with the fire rating as presented in the attached exhibit.
Proposed Design	Fire rate the eaves to allow the 18" of separation between the assumed property line.
Reason for alternative	The structures are already framed but were framed with extended rafter tails.

APPEAL DECISION

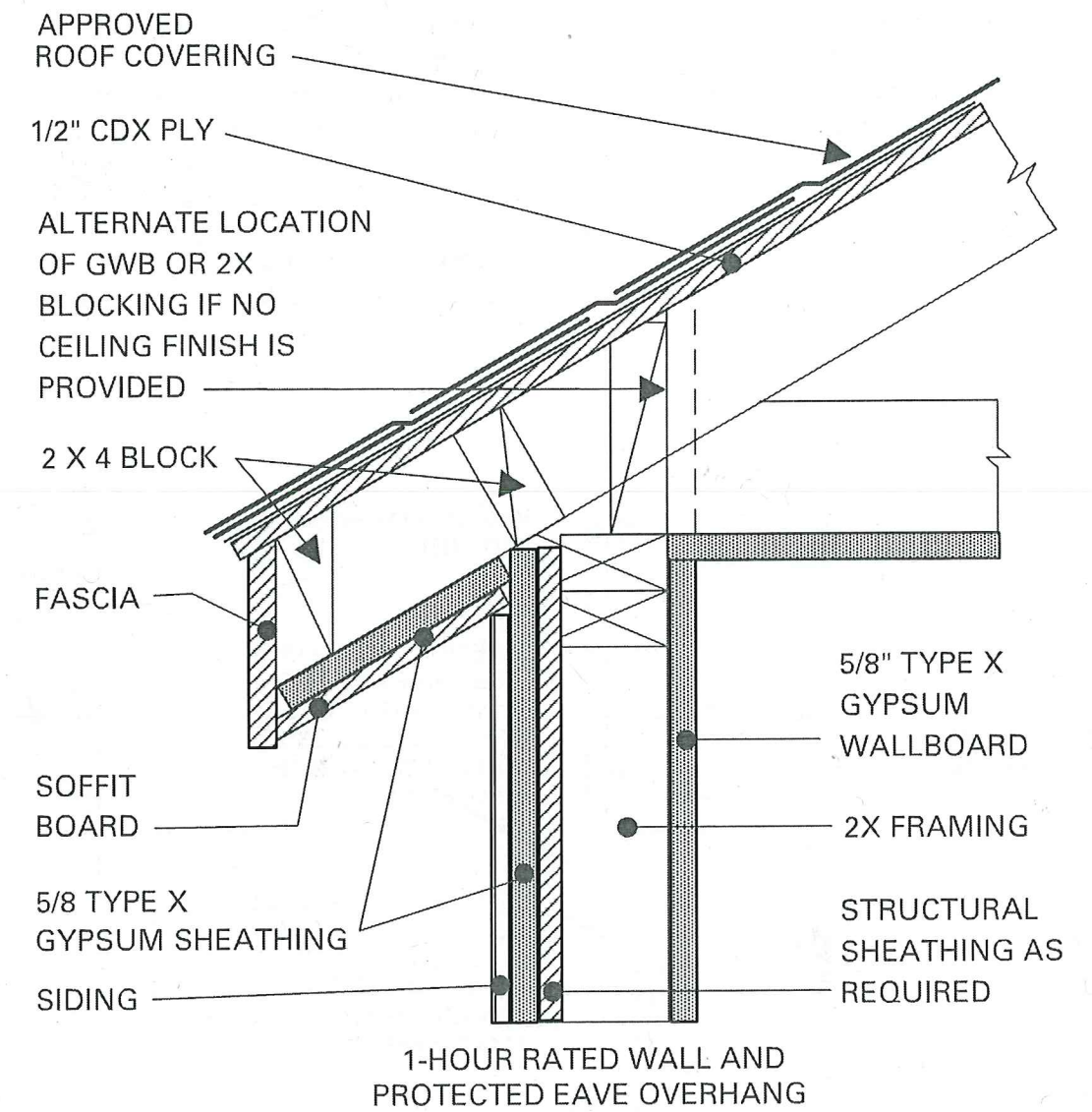
1. Alternate one hour assembly for North eave of proposed SFR within 2 feet of property line: Granted provided:

- Two layers of 5/8" Type X gypsum sheathing are provided on the underside of the soffit with 2 x blocking between rafters as required for nailing. (A protective weather barrier may cover the gypsum sheathing).
- No openings including eave vents may be installed in the soffit and no openings including windows, roof vents or skylights may be installed in that portion of the wall or roof that is within three feet of the property line.
- No built elements including gutters and footings may cross the property line and stormwater must remain and be disposed of on site.

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



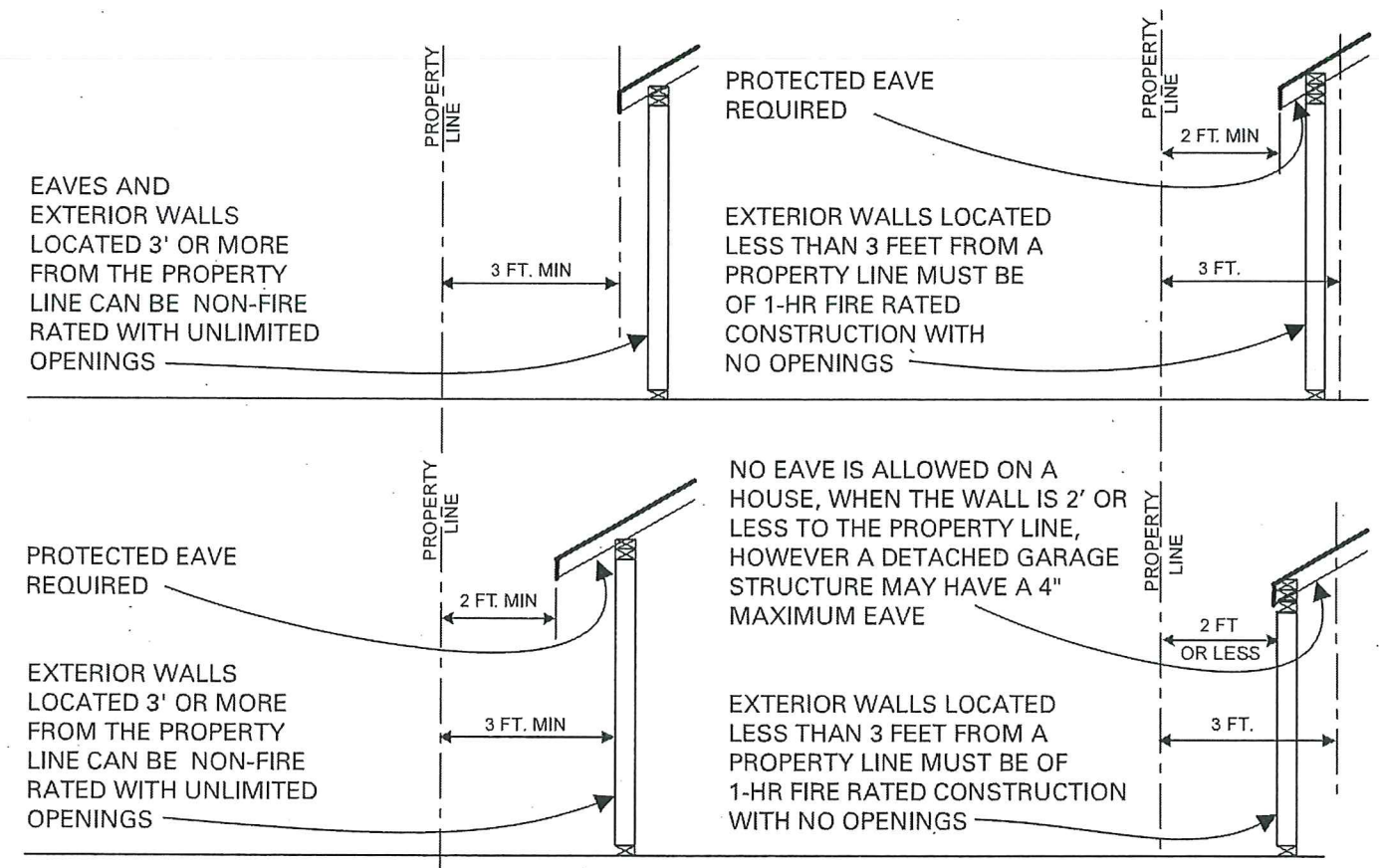


ORSC SECTION 302.1 – EAVES AND EXTERIOR WALL PROTECTION

Q. What are the requirements for protecting the exterior walls of a house or an accessory structure (like a garage) when a wall is close to a property line?

A. If all parts of the building (including eaves) are at least 3' from the property line, there are no limitations. If any parts are closer than 3', see illustrations for protection and limitations.

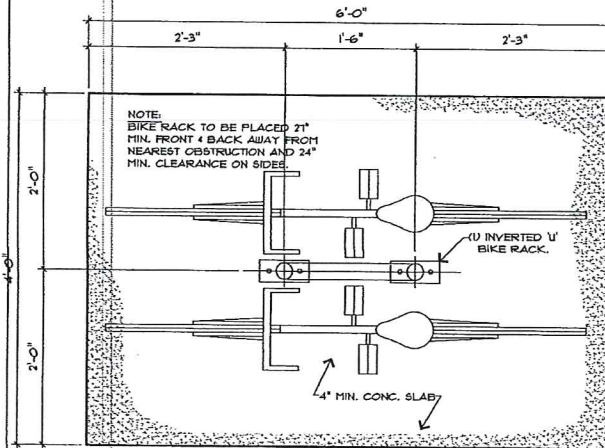
No construction, including the gutters, may cross the property line.



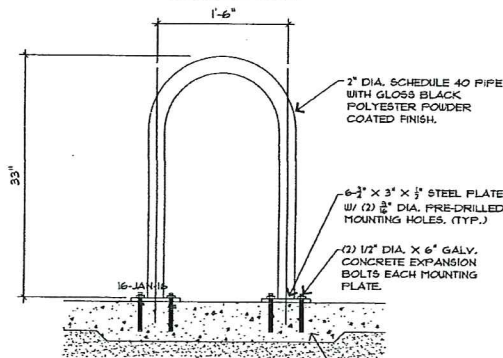
Continued on
other side

SITE PLAN NOTES:

- ALL EXCESS GRADING MATERIAL TO BE EXPORTED TO AN APPROVED DISPOSAL LOCATION.
- ALL FILL AREAS 16" UNDER GARAGE FLOORS, SIDEWALKS, DRIVEWAYS, ETC... TO BE COMPACTED GRANULAR FILL.
- THERE WILL BE A SLIGHT OVER EXCAVATION TO PROVIDE CONCRETE FORMING ALL AROUND NEW STRUCTURE.
- PROVIDE COUNTY/CITY APPROVED SEDIMENT FENCING AROUND EXCAVATED AREA PRIOR TO EXCAVATION AND CONSTRUCTION.
- PROVIDE COUNTY/CITY APPROVED STABILIZED GRAVELED CONSTRUCTION ENTRANCE PRIOR TO EXCAVATION AND CONSTRUCTION.
- STOCKPILES MUST BE COVERED WITH MULCH OR PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30.
- CONTRACTOR/ SUB-CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHY INFORMATION HAS BEEN PROVIDED TO OSTERMAN DESIGN, INC., "OSTERMAN DESIGN, INC." WILL NOT BE HELD LIABLE FOR THE ACCURACY OF THIS INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL SITE CONDITIONS INCLUDING FILL PLACED ON SITE.
- TOPOGRAPHY ELEVATIONS WERE COLLECTED FROM ACTUAL SITE SURVEY.
- ELEVATION LEGEND:
EE = EXISTING GRADE ELEVATION
FE = FINAL GRADE ELEVATION
FFE = FINISH FLOOR ELEVATION
- PROVIDE A MINIMUM 8" DEEP GRAVEL BASE UNDER ALL DRIVEWAY AREAS.
- PROVIDE A 4" MINIMUM GRAVEL BASE UNDER ALL SIDEWALK AND PATIO AREAS.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
- PROVIDE AND MAINTAIN FINISH GRADE WITH POSITIVE DRAINAGE AWAY FROM STRUCTURE ON ALL SIDES WITH A SLOPE OF 6" MINIMUM IN 10'-0".



PLAN VIEW



ELEVATION

BIKE STAND DETAIL
SCALE: 1" = 1'-0"

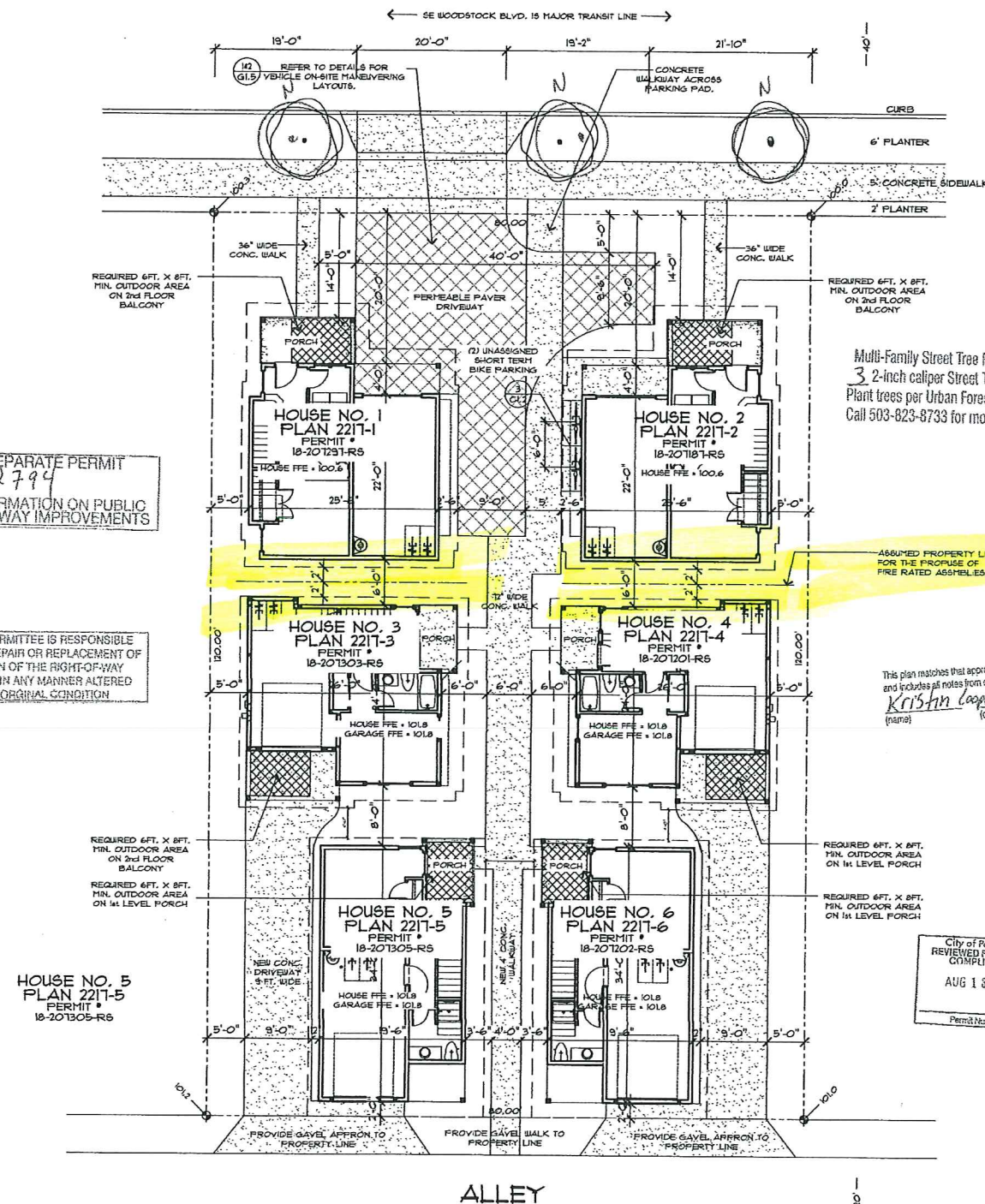
AMENITY BONUS NOTES (33.120.265):

- LOT SIZE = 4,800 SQ. FT.
PROPOSED MINIMUM INCREASE OF 25% TO OBTAIN 6,000 SQ. FT. LOT SIZE.
- PROPOSED AMENITY BONUS OPTIONS:
ALLOWABLE INCREASE:
a. ALL UNITS THREE-BEDROOM UNITS (33.120.265.6.3) 10%
b. SOUND INSULATION (33.120.265.6.5.4.2) 10%
c. CRIME PREVENTION (33.120.265.6.6) 10%
TOTAL INCREASE: 30%
- AMENITY BONUS NARRATIVE:
a. THREE BEDROOM UNITS (33.120.265.6.3):
A bonus of 5 percent is allowed if 10 percent of the development's units have at least 3 bedrooms. A bonus of 10 percent is allowed if 20 percent or more of the development's units have at least 3 bedrooms. If between 10 percent and 20 percent of the units have at least 3 bedrooms, then the bonus is prorated.
PROPOSED:
100% OF THE UNITS HAVE 3 BEDROOMS.
THIS OPTION IS MET ALLOWING A 10% BONUS.
b. SOUND INSULATION (33.120.265.6.5.4.2):
Sound insulation The density bonus for this amenity is 10 percent. To qualify for this bonus, the interior noise levels of residential structures must be reduced in 3 ways. The reductions address noise from adjacent dwellings and from outdoors, especially from busy streets.
a. The sound insulation of all party walls, walls between corridors and units, and in floor-ceiling assemblies must comply with a Sound Transmission Class (STC) of 55 (50 if field tested). STC standards are stated in the Oregon Structural Specialty Code (the Uniform Building Code as amended by the State of Oregon).
b. The STC rating on all entrance doors assemblies from interior corridors must be at least 30, as documented by acoustic laboratory tests of the doors.
c. The STC rating on all windows, skylights, and exterior doors, must be at least 35, as documented by acoustic laboratory tests.
PROPOSED:
a. THERE ARE NO PARTY WALLS OR FLOOR-CEILING ASSEMBLIES SEPARATING THE UNITS. EACH UNIT IS SEPARATED BY 4" - 6" PLUS FT. EACH STANDARD EXTERIOR WALLS WILL HAVE A MIN. 4" STC RATING MULTIPLIED BY TWO EXTERIOR WALLS.
THIS OPTION IS MET.
b. HERE ARE NO EXTERIOR DOORS FROM INTERIOR CORRIDORS.
THIS OPTION IS MET.
c. REFER TO NOTE ADDED TO ALL FLOOR PLANS INDICATING THAT ALL EXTERIOR DOORS AND WINDOWS TO HAVE A MIN. 35 STC RATING
THIS OPTION IS MET.
c. CRIME PREVENTION (33.120.265.6.6):
Crime prevention The density bonus for this amenity is 10 percent. The bonus is allowed if all units have security features which comply with items 1 through 5 of the following principles per city of Portland "CPTED" definitions and policy strategies:
A. Natural Surveillance:
This proposal meets this principle because the trash enclosure is internal to the building (does not provide an exterior hiding place), and there is no site-obscuring fencing around the building, and the landscaping near the front entry door is limited to low shrubs and groundcover.
B. Territoriality:
This proposal meets "territoriality" by installing and maintaining the existing 6 ft high fencing on the side lot lines. The front property line defines the project between the public and private side by a combination of low shrubs and landscaping, walkways and the driveway.
C. Access Control:
This proposal meets the "Access Control" by the design of a common walkway between the dwelling units. The corridor walkway provides lighting leading to each dwelling unit and is controlled by a daylight timer. Each dwelling unit front entrance is well lit with windows on the entrances.
D. Activity Support:
This proposal meets "Activity Support" by providing a common corridor walkway which will lead all people to the mailboxes at the street and also leads to on-street parking and transit activity along SE Woodstock.
E. Management & Maintenance:
The structures on this property will be used as residential rental dwellings. The owner of the property is responsible for the care and upkeep of the dwelling units and landscaping and the tenants. This will be controlled by the state and local tenant/landlord law.
THIS OPTION IS MET ALLOWING A 10% BONUS.
3. DENSITY INCREASE CALCULATION:
3,600 SQ. FT. X 1.30 = 4,680
4,680 SQ. FT. / 2,000 = 2.34 UNITS PER LOT
6 UNITS ARE PROPOSED FOR THIS SITE USING THE ABOVE APPROVED AMENITY BONUS OPTIONS.

LEDGEND

- POW — POWER
- ST — STORM SEWER
- W — WATER
- SS — SANITARY SEWER
- — — PROPERTY LINE
- — — BUILDING SETBACK
- ELECTRIC HOUSE METER
- SEWER CLEAN OUT

SE WOODSTOCK BLVD.



SITE DEVELOPMENT PLAN

SCALE: 1" = 10'

SITE CALCULATION INFORMATION:

LOT AREA:	3,600 SQ. FT.
ZONING:	R 14 RESIDENTIAL (2000)
BUILDING COVERAGE (NO EAVES):	4,246 SQ. FT. 44.22% (4,800 SQ. FT. + 50% MAX.)
MINIMUM BUILDING SETBACKS:	1,004 SQ. FT.
	FRONT HOUSE 10 FT.
	GARAGE 10 FT.
	FRONT PORCH 10 FT.
	SIDES 5 FT.
	REAR/ALLEY 0 FT.

LIABILITY AND RESPONSIBILITY
These plans have been located to the purchaser for the use in the construction of one building only and are subject to the conditions of use accepted by the purchaser. Use of any part of the plans by any party other than the purchaser, except as herein provided, is strictly prohibited. These plans are not to be revised or copied without written permission from Osterman Design, Inc., which retains copyright in and ownership of these plans. Unauthorized use or any disclosure of these plans without written permission of Osterman Design, Inc. is prohibited.



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SITE DEVELOPMENT PLAN

WOODSTOCK PLACE

BUILDER: J & B CERRINGO CONSTRUCTION, INC.
13531 SE MATILDA DR. MILWAUKIE, OR 97127, ESSEY CERRINGO PH: 541 460 0633 EMAIL: jessy.cerringo@gmail.com

REVISED:

DATE: 21-MAY-18

PROJECT:

2217

SHEET:

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