

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 23346

Appeal ID: 23426

Project Address: 9551 SW 62nd Dr

Hearing Date: 2/5/20

Appellant Name: James Johnstone

Case No.: B-017

Appellant Phone: 9713171560

Appeal Type: Building

Plans Examiner/Inspector: Robert Bigelow

Project Type: residential

Stories: 2 **Occupancy:** Residential **Construction Type:** Wood Frame

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Reconsideration of appeal

LUR or Permit Application No.: 18-251393-RS

Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6]

Proposed use: ADU

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 33.205.010

Requires Openings in walls separating an Auxiliary Dwelling Unit (ADU) and the Main Unit within an existing structure.

Code Modification or Alternate Requested I request that two existing doors remain between the proposed ADU and the Main Unit.

'Reconsideration text'.

I request that one of the existing doors (to the stair well) remain between the proposed ADU and the Main Unit.

Proposed Design I wish to retain the existing solid core doors that are between the ADU and Main Unit.
#1 I propose that on the storage room door I add a dead bolt so this door can remain locked when the space is being used as an ADU. I also propose that I add a smoke detector to each side of the opening.

#2 I propose that the existing solid core door with dead bolt remain at the bottom of the stairs. I also propose that I add a smoke detector to each side of the opening for this location also.

Both walls are constructed with wood stud framing, 1/2" shear ply, R19 batt insulation, and 1/2" Sheetrock on each side.

'Reconsideration text'.

#1 Remove existing door to storage room and infill with framing, insulation and drywall.

#2 Retain existing door opening between the area at bottom of the stairs but replace the door with one that is 20 minute fire rated.

Reason for alternative #1 We wish to be able to easily assess the basement level storage without having to go the workshop area.

#2 We wish to be able to easily assess the basement level space without having to go outside.

The intent of the building permit application is to remodel the existing bathroom and bedrooms. During this process we realized that if we applied for an ADU then we would not need to revisit the application process again if we ever wanted to rent the space out. It is not our intent to rent this space as an ADU at anytime in the foreseeable future as we use it for guests, parents-in-law and our adult children when they are home, so the space remains unlocked to the the rest of the house for the convenience of everyone.

If you cannot accept both openings then please consider allowing the one at the bottom of the stairs as this is the most important one for use and our accessibility. I could also change the door slab to one with a 20 min rating if required.

'Reconsideration text'.

We wish to be able to easily assess the basement level space without having to go outside.

Comment on the Appeal Decision:

The appeal decision asked for additional doors to be fire rated also.

I would appeal that this is not a necessary requirement for the following reasons:

A) The ADU cannot get any larger (currently at 793 sq') to encapsulate these areas as it is already nearly at its maximum allowable area of 800 sq'. This is the reason that the storage / study is not part of the space and it's access now has to be through the work shop.

B) The wall between the study and workshop does not need to be rated as it is part of the common / main house space.

C) No wall or door exists at the top of the stairs to put a door in. The stairs and the hall at the bottom of the stairs are also part of the common / main house space and not part of the ADU.

Additional Attachments:

Updated ADU floor plan highlighting the area of the ADU

Ground (1st) floor plan clarifying that no wall or door exists at the top of the stairs

APPEAL DECISION

ADU with 1 communicating door into main unit: Granted provided the door from the hall into the ADU is 1 hour rated.

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.

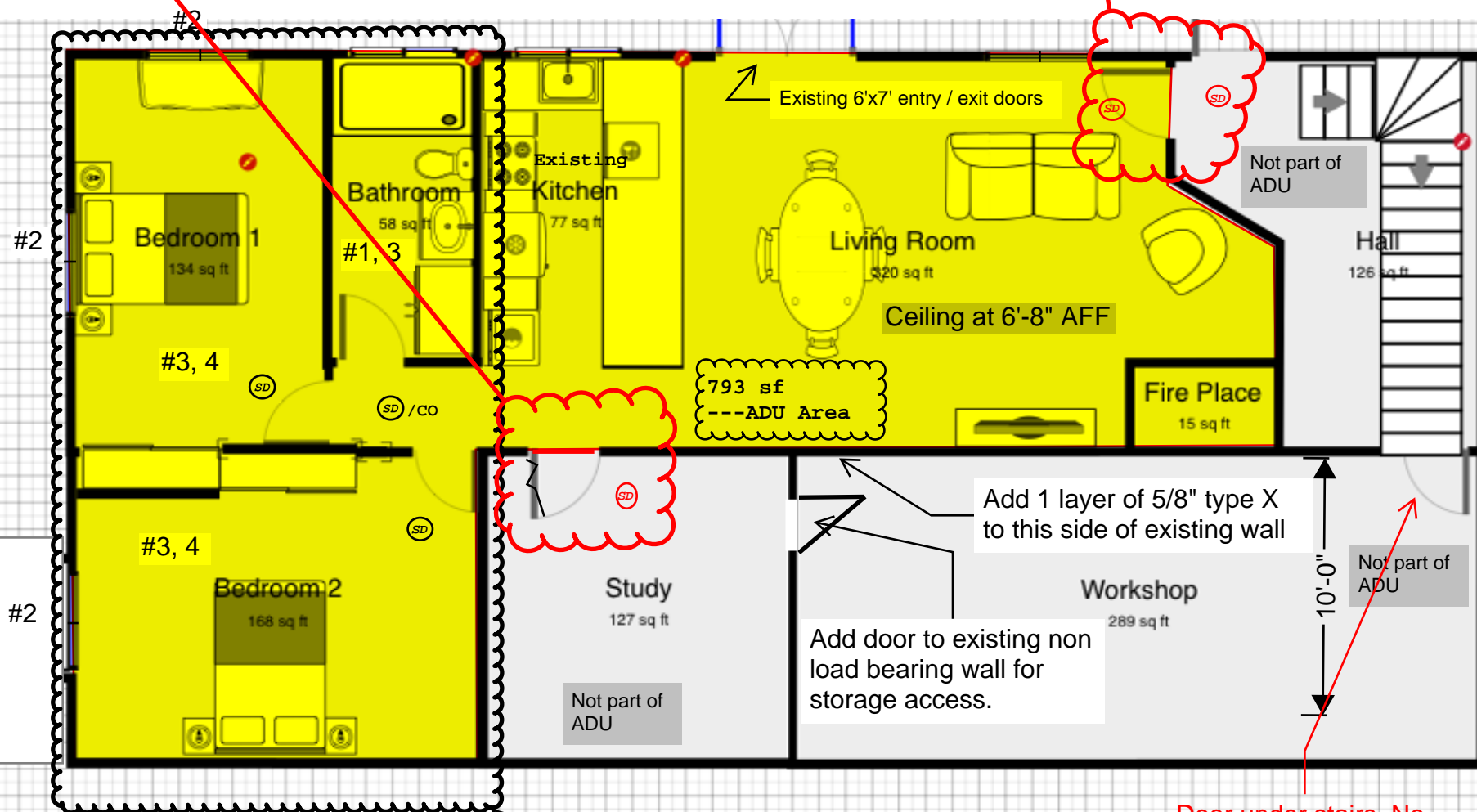
JOHNSTONE BASEMENT BATHROOM / BEDROOM RENOVATION BUILDING CODE APPEAL CLARIFICATION:

#1 Remove door and infill opening

#2. Replace existing door with one of 20 minute fire rating for access to the basement area when space is not being used as an ADU. Door to remain locked with dead bolt when space is ADU occupied.

#1 - Remove door and infill opening

#2 Replace existing door with solid core 20 minute rated



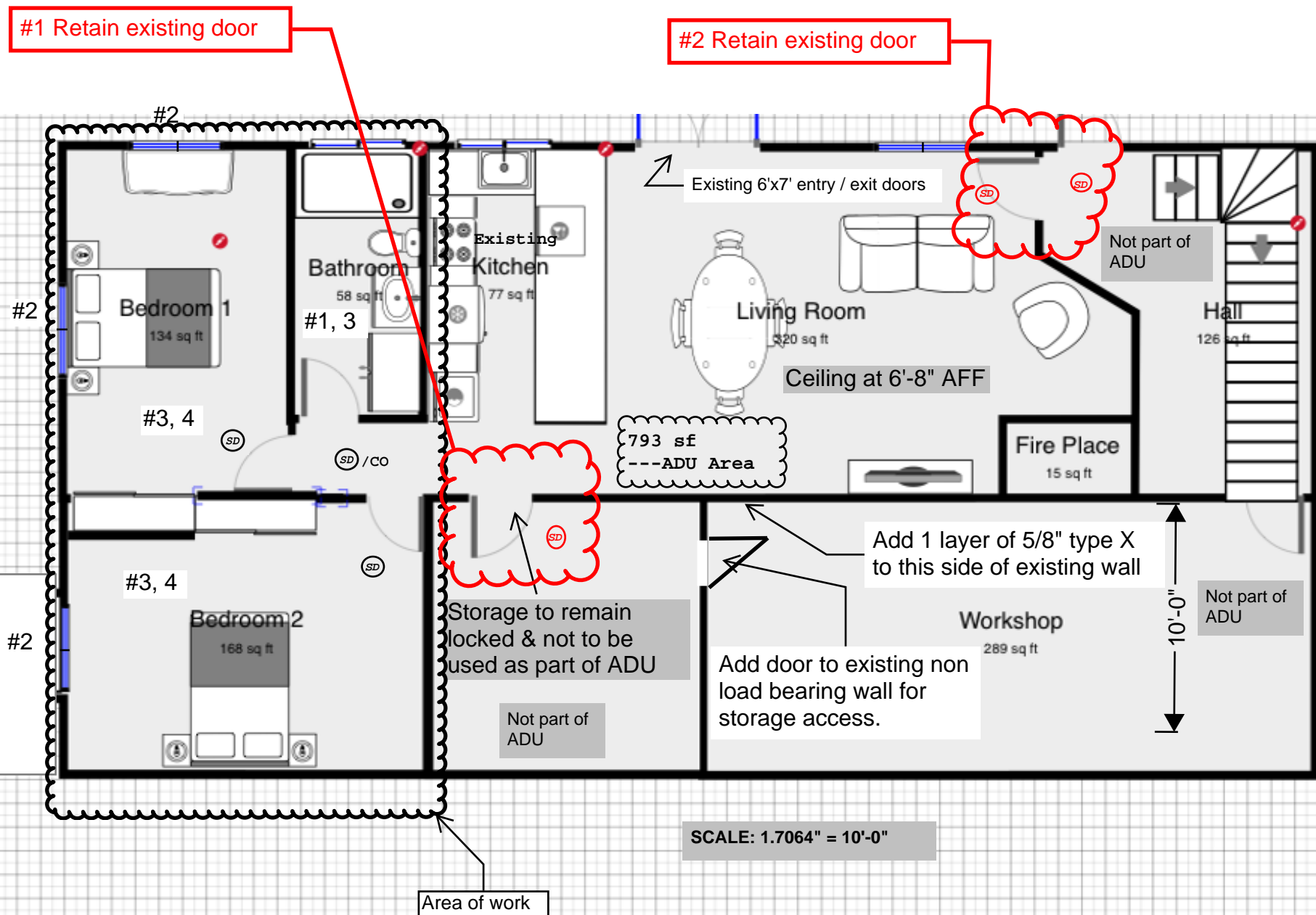
 = Area of ADU

Area of work

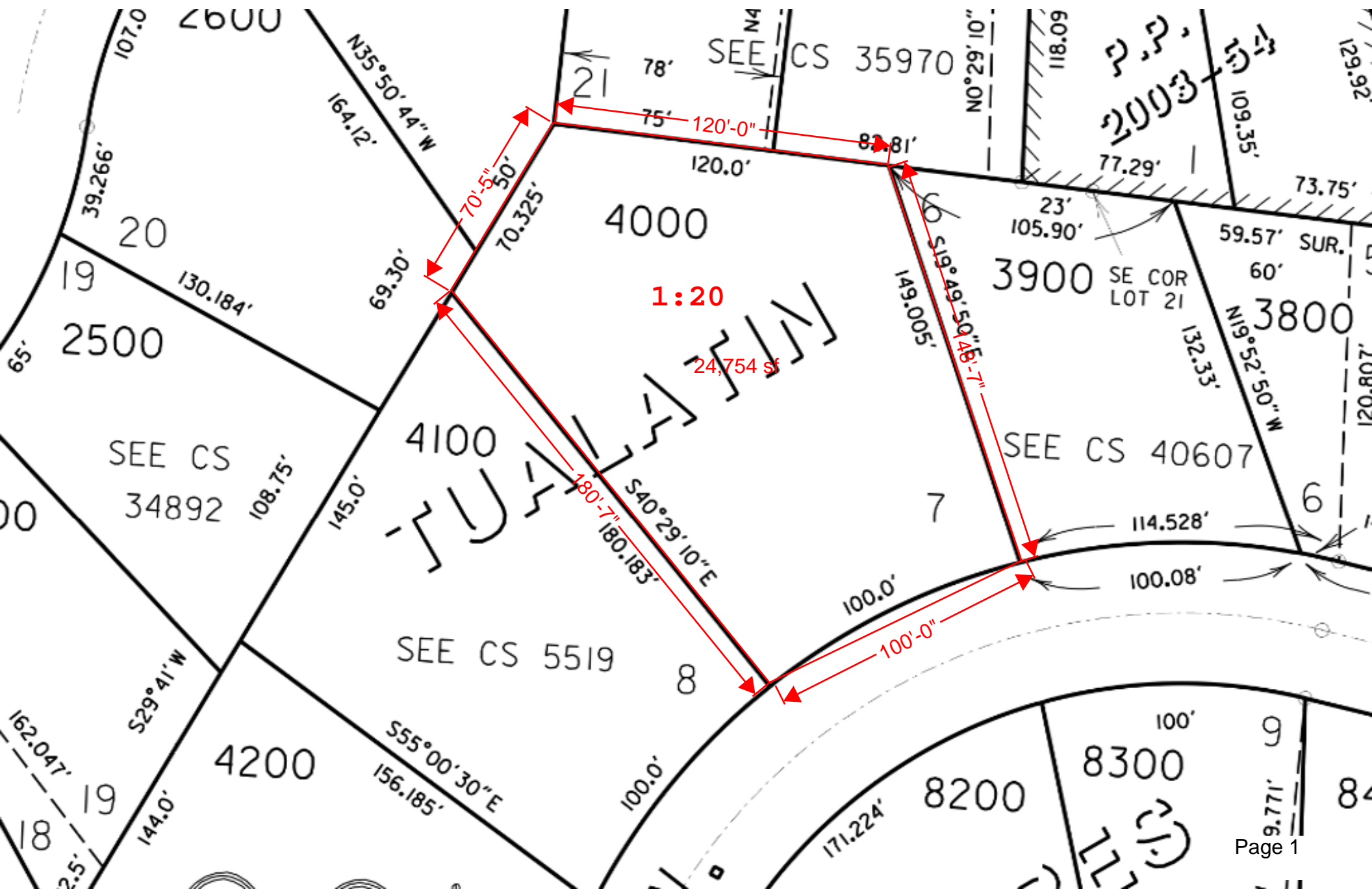
JOHNSTONE BASEMENT BATHROOM / BEDROOM RENOVATION BUILDING CODE APPEAL CLARIFICATION:

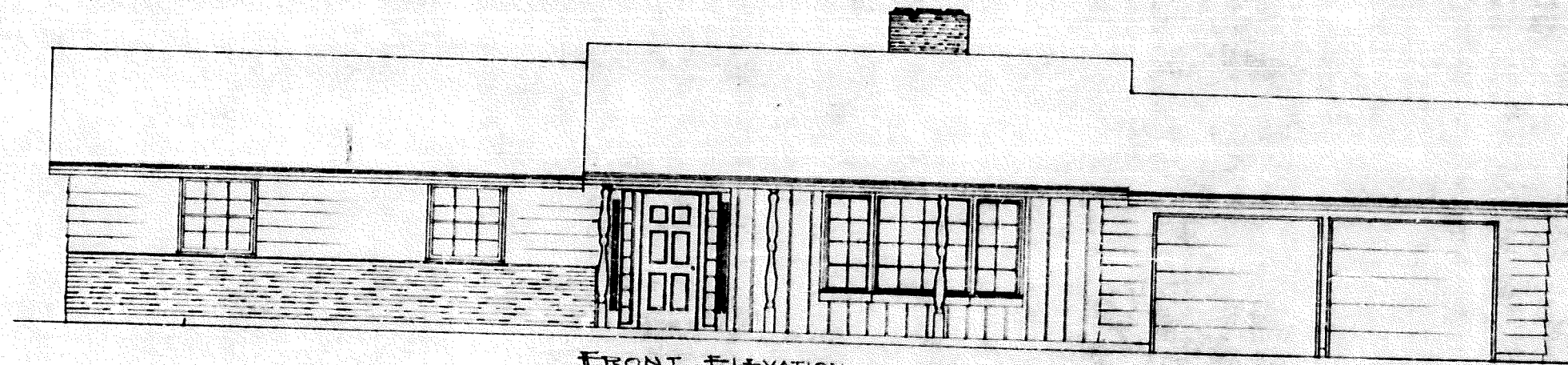
#1 Retain solid core door to storage room and add dead bolt to door to remain locked during ADU occupancy.

#2. Retain existing solid core for access to the basement area when space is not being used as an ADU. Door to remain locked with dead bolt when space is ADU occupied.



9551 SW 62nd Dr, Portland OR, 97219





FRONT ELEVATION



Exterior rear elevation

Existing deck constructed under permit
#2014-163428RS

Downstairs (e) French door
entrance

PLANNING L
JUN 2 - 1961
23630

CLARK SANDERSON REALTY
PORTLAND, OREGON

5-23-61

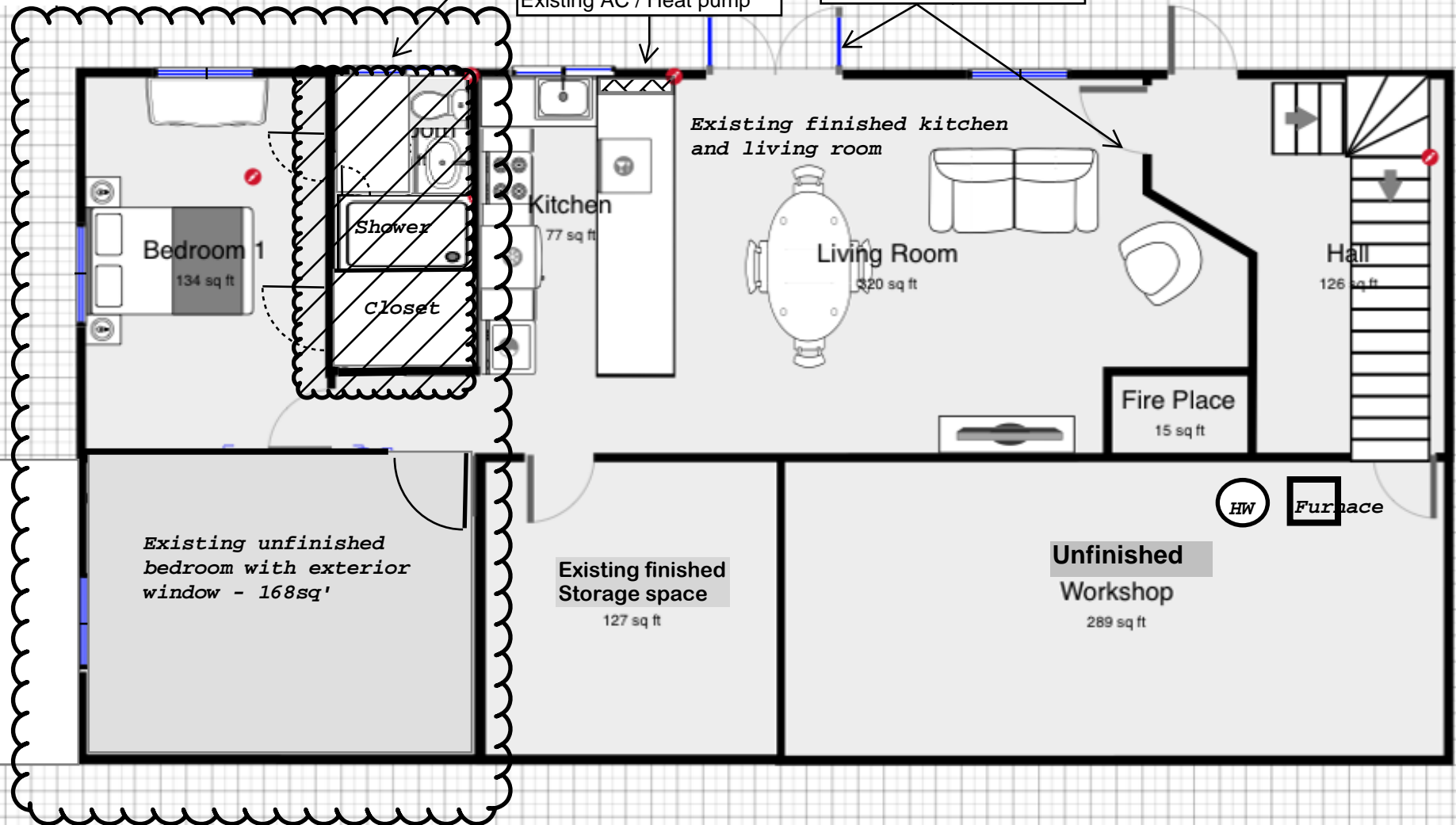
Downstairs 'Day-Light' basement existing conditions

Area of renovation

Remove existing walls and bathroom fixtures

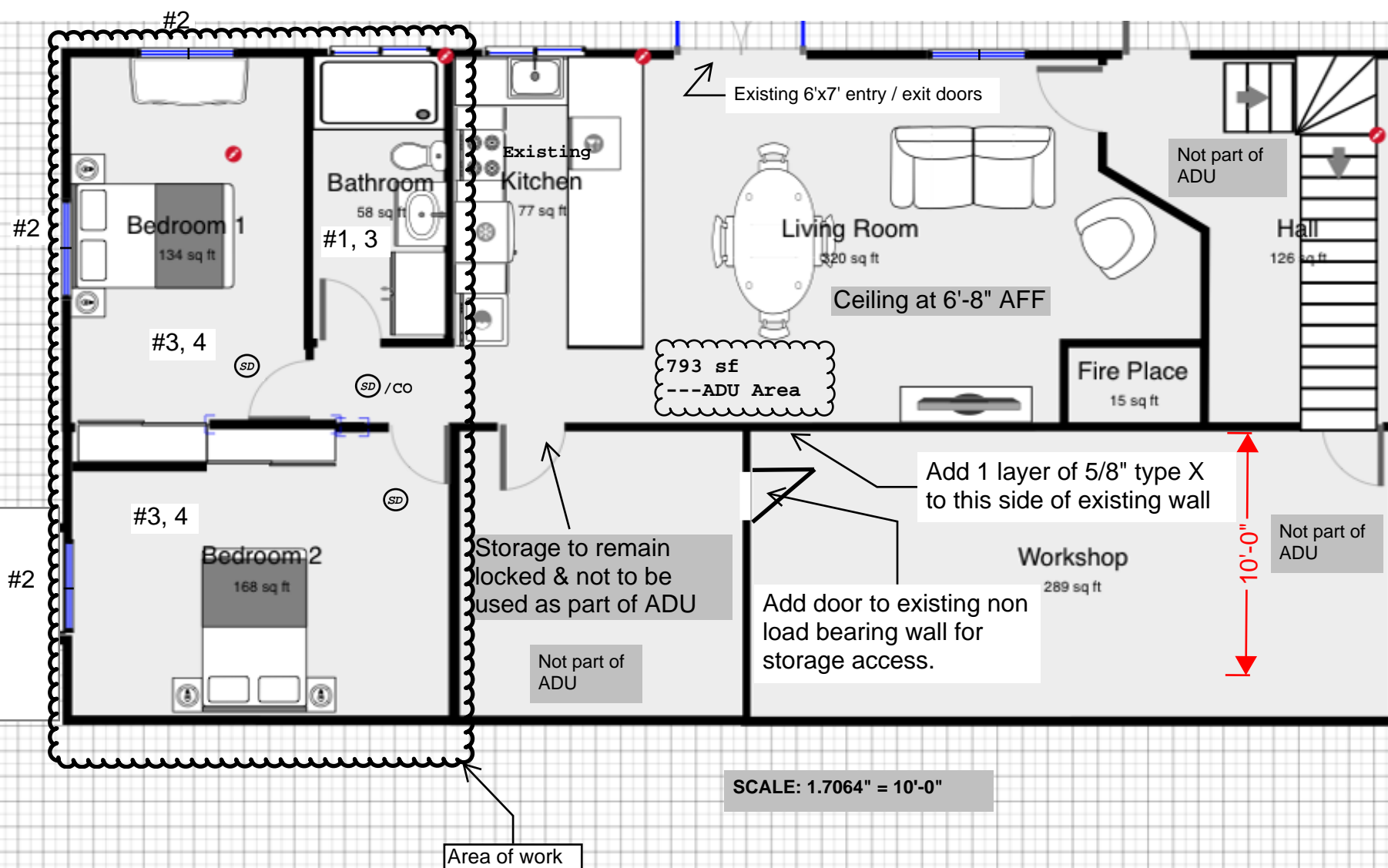
Existing AC / Heat pump

Existing french doors and wall constructed under permit #2014-149495RS



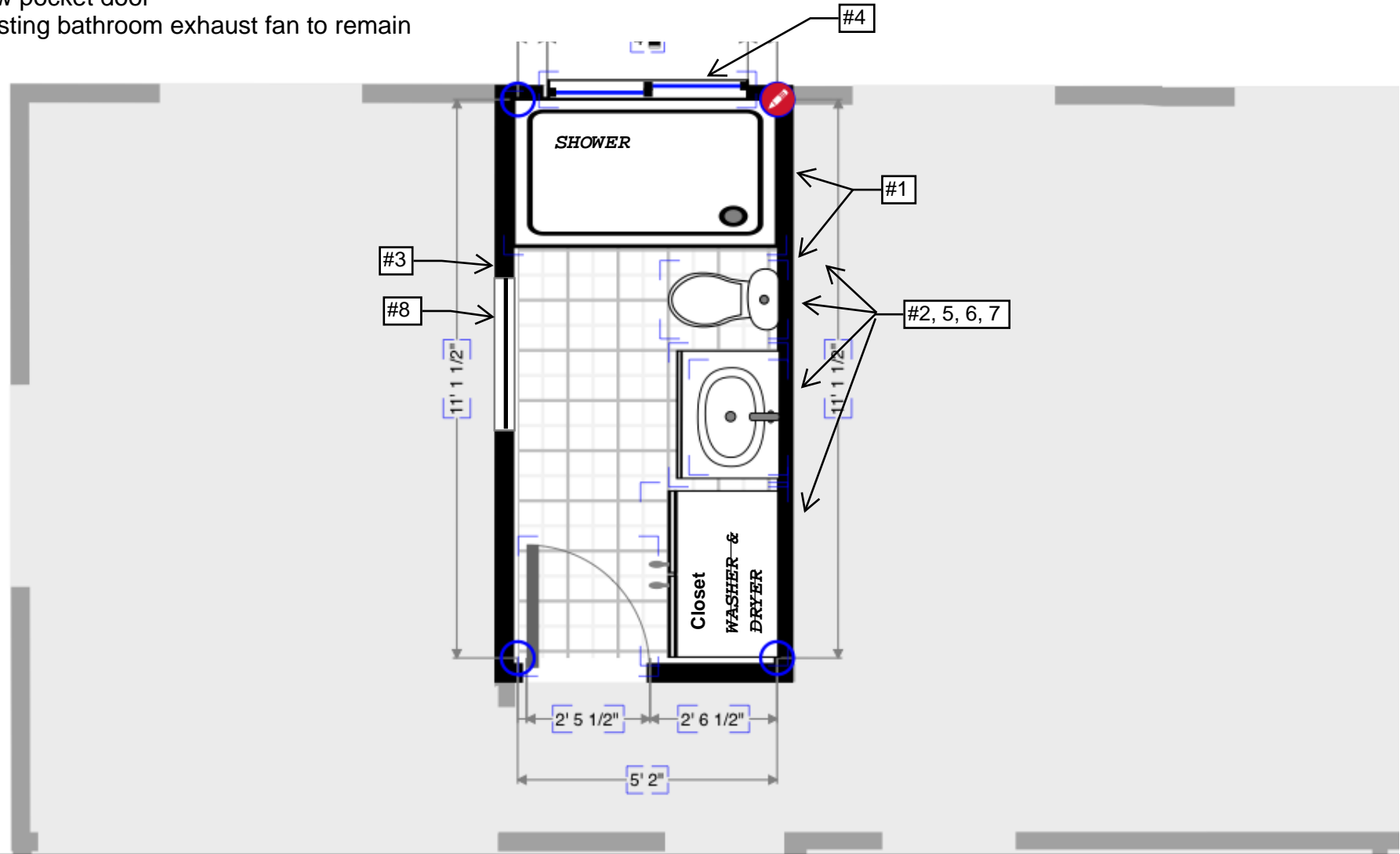
JOHNSTONE BASEMENT BATHROOM / BEDROOM RENOVATION DETAILS:

1. Replace (E) bathroom (see page 6 for enlargement)
2. Replace (E) windows with dual glazed operable units. No changes to existing header sizes. Bedroom windows to have clear openings of 5.7 sq'. New windows are 30"x30" casements. Window sill to be no greater than 44" AFF.
3. Remove and reinstate (E) wall and ceiling finishes in bedroom #1 and add new finishes to bedroom #2. Exterior concrete walls to be furred out with 2x4" framing (pressure treated where in contact with concrete) and insulated with R15.
framing (pressure treated where in contact with concrete) and insulated with R15.
New ceilings to be sound and fire rated to 1 hour using 5/8" 'Quite-Rock' type X on 1-1/2" suspended ceiling grid (Armstrong Fireguard.)
4. Remove existing carpet and install new vinyl plank flooring
5. Add battery powered smoke detectors to bedroom ceilings & SD/CO in hallway



JOHNSTONE BASEMENT BATHROOM RENOVATION DETAILS:

1. Relocate (E) toilet and shower. Cut concrete slab and route waste to accommodate new locations
2. Modify existing water supply to new bathroom configuration and add isolation valves for all water supplies.
3. Relocate (E) non-load bearing demising wall to allow for additional clearance in bathroom
4. Replace window with smaller dual glazed unit with sill above 5' AFF and fill in framing below. Header to remain as is.
5. Modify lighting to accommodate revised configuration
6. Provide for GFIC outlet within 24" of sink
- ~~7. Provide waste and vent within wall cavity to accommodate washer and dryer~~
8. New pocket door
9. Existing bathroom exhaust fan to remain



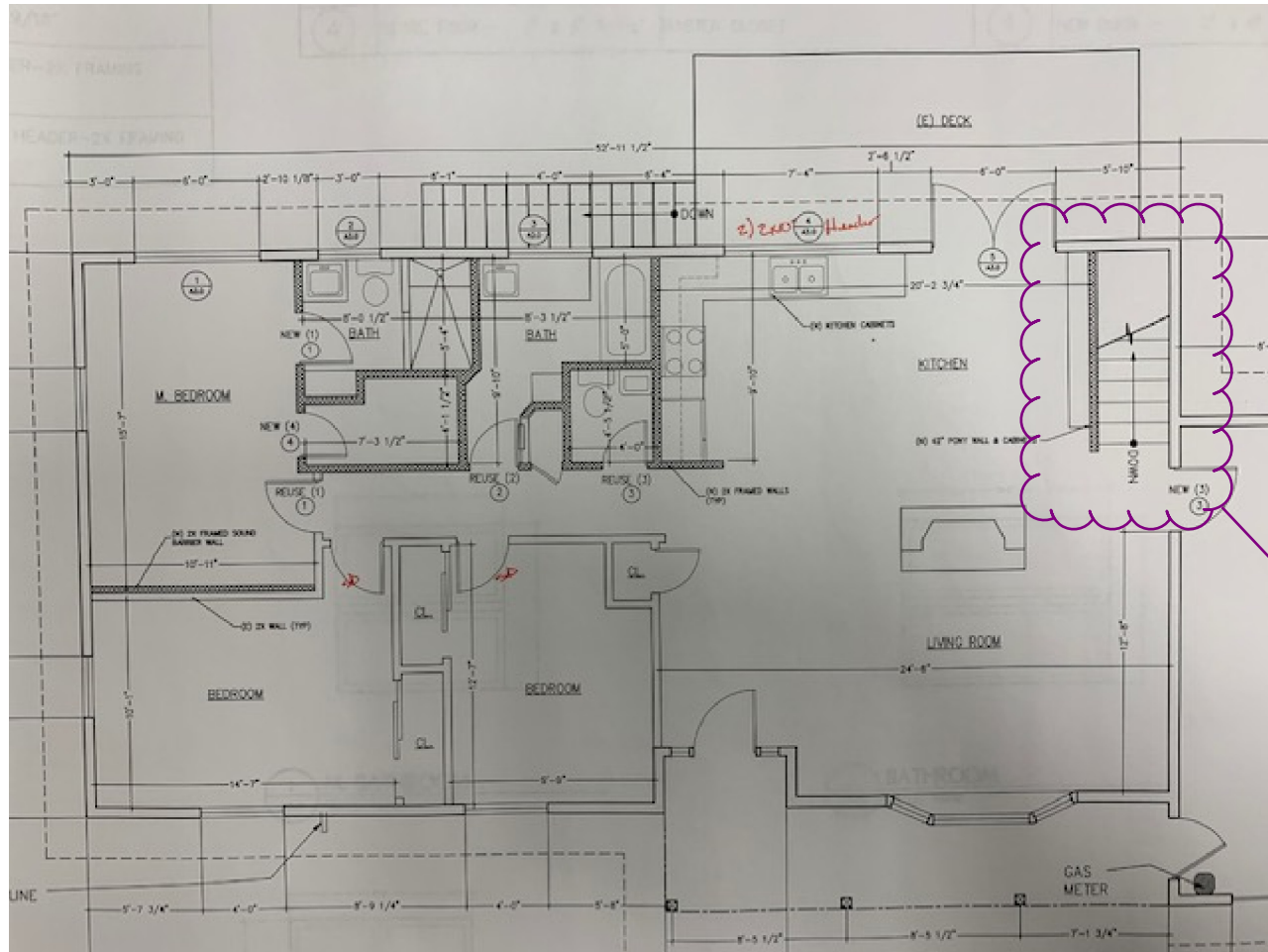
**#2 Existing solid core door to enter ADU
at the bottom of the stairs**



#1 Existing solid core door to storage room



Ground (1st) floor renovation
permitted 14-149495 RS



Stair well open to below. No full height wall or door retained in this location.