

# 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

<b>Appeal ID:</b> 23499	<b>Project Address:</b> 7722 N Columbia Blvd
<b>Hearing Date:</b> 2/26/20	<b>Appellant Name:</b> Jessica Fletcher
<b>Case No.:</b> P-002	<b>Appellant Phone:</b> 5036807494
<b>Appeal Type:</b> Plumbing	<b>Plans Examiner/Inspector:</b> Lamar Kelsaw, McKenzie James, Jim Bechtel
<b>Project Type:</b> residential	<b>Stories:</b> 2 <b>Occupancy:</b> R5 <b>Construction Type:</b> 1-2 Family
<b>Building/Business Name:</b> Basement	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 2020-104951-000-00-PT
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Finished Basement

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	709.1
<b>Requires</b>	Code (709.1) requires all fixtures to be gravity fed if possible.
<b>Code Modification or Alternate Requested</b>	To be able to drain the upstairs kitchen sink and dishwasher fixtures into the basement sump pump in order to facilitate the installation of the egress window which requires the drainage pipe to be moved up which would cause the current kitchen drainage to lose slope.
<b>Proposed Design</b>	<p>All main floor fixtures are currently gravity fed into the basement drainage pipe hugging the wall that will have an egress window installed. To install the egress window at a proper height, the pipe needs to be moved up. Moving the pipe up works for all upstairs fixtures except the kitchen which is currently fed in where the future bathroom will be.</p> <p>Proposed design sends the upstairs kitchen drainage into the basement as it is now but routes it down to the new basement bathroom drainage that goes through a 3" pipe to the 41 gallon sump pump.</p>
<b>Reason for alternative</b>	<p>Thank you for your consideration, this amendment to 709.1 would allow us to greatly reduce the cost, time and complexity of our egress window installation while improving the aesthetic and functional aspects of the window in the basement bedroom where it will be installed.</p> <p>The egress window position as proposed has been approved and meets all code and safety requirements. The pipe to the sump pump and sump pump can support the additional kitchen fixtures to code.</p>

## APPEAL DECISION

**Use of sewage pump in lieu of gravity drainage: 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.

7722 N COLUMBIA BLVD

20-104951-000-00-PT

7722 N COLUMBIA BLVD, PORTLAND, 97203

Residential 1 & 2 Family/Addition/Alteration/Replacement

Occupancy:

Basement:

Const. Type:

4508668

Plumbing Permit  
Issued: 1/13/20

DevHub

City of Portland BDS

IVR Number: 4508668

Inspection Code: 397

INSPECTION REPORT

KelsL

Inspection

397 Other/Consultation - Plumbing

(503) 680-7494

Call Date/Time: 2/18/2020 13:02:54 Requested Date/Time: 2/19/20

Remodel: Basement: Add  
new bathroom

Water closet - Tub/shower -  
Lav sink - Sewer ejector -  
Hub drain for PT relief valve  
- Water heater

\* Floor Drain/Floor  
Sink/Hub/Primer: 1 <> \*  
Sink/Basin/Lavatory: 2 <> \*  
Tub/Shower/Shower Pan: 1 <> \*  
Water Closet (Toilet): 1 <> \*  
Water Heater/Expansion Tank: 1  
<> \* Other Plumbing Fixtures: 1

Applicant:  
Alan Adams  
6787  
Home: (509) 378-0068

Owner:  
BRYAN FLETCHER

Owner:  
JESSICA FLETCHER

CCB - Contractor:  
BUDS PLUMBING LLC  
Work: (509) 378-0068

BCD - Plumbing:  
BUDS PLUMBING LLC  
Work: (503) 577-4200  
Fax: (503) 794-8548

1	Approved
2	Partially Approved
3	Approved with Corrections
4	Rollover/Missed
5	Not Approved
<input checked="" type="checkbox"/>	Consultation Completed

No Access	1
Stop Work Order Issued	2
Not Ready	3
Could Not Locate	4
See Correction Notice on Job Site	5
No Plans on Job	6
No Permit Card on Job	7
Fees Owed	8
Subcontractor Information Missing	9
Cancelled by Customer	0

Confirmation:  
295620

Inspector/Date/Time/Phone:

Lamar Kelsaw  
(503) 823-5835

APPEAL (709.1) FOR EXCEPTION  
WHICH EXEMPTS Gravity Drainage  
DISCUSSED ISSUES DUE TO NEW  
CEILING WINDOW TO BE INSTALLED.

MAIN FLOOR KITCHEN SINK TO  
NOW DRAIN INTO SUMP PUMP.  
FACE TIMED SR. PLUMBING INSPECTOR  
VIM BACHTEL VIM REGARDING SUMP PUMP

APPEALS: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, the  
Owner/Contractor may appeal any code provision cited in this Correction Notice to the BDS  
Administrative Board of Appeal within 180 calendar days from the date of the inspection for which the  
Correction Notice was issued. For information on the appeals process and costs, including forms, appeal  
fee, payment methods and fee waivers, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo) or call  
(503) 823-7335. Permit expiration may not be extended pending resolution of any administrative  
appeal, upon receipt of a written request to do so and approval of the Building Official.

Fees Paid

Plumbing Permit RS \$287.00

Lamar Kelsaw ~ 503-823-5835

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