

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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

Appeal ID: 24521	Project Address: 3222 NE 37th Ave
Hearing Date: 1/20/21	Appellant Name: STEPHEN HANSEN
Case No.: B-001	Appellant Phone: 503-860-3110
Appeal Type: Building	Plans Examiner/Inspector: Peter Drake
Project Type: residential	Stories: 0 Occupancy: TEMPORARY Construction Type: CONCRETE
Building/Business Name: BLUE MOUNTAIN POOLS INC.	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 20-222125-RS
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: SWIMMING POOL

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	APPENDIX G. (AG. 105 AND 105.2)
Requires	This requirement is for barrier protection access to a swimming pool in the form of a fence that meets the code.
Code Modification or Alternate Requested	<p>Blue Mountain Pools, on behalf of our customer, request that the automatic pool cover be considered acceptable barrier to the pool for the following reasons.</p> <p>The automatic pool cover is internationally and nationally recognized as providing barrier protection to a swimming pool. ASTM F 1346-91</p> <p>The automatic pool cover is UL listed.</p> <p>The intent of this appeal is to use the automatic pool cover as the barrier to the pool instead of a fence.</p>
Proposed Design	<p>The automatic pool cover sits below the deck elevation on one end of the pool in a vault. Inside the vault is barrel on which the cover rolls up on. There is also a motor inside the vault. The cover, which is made of heavy duty material, is attached to a leading edge that runs on track that is installed under the coping of the pool. When activated a pully system opens the cover, which is attached to the leading edge, and the cover itself is rolled up on the barrel inside of the vault. Activating the cover is via a lock box, which is located within a clear line of site of the pool. Because of the lock box, key and switch function of the pool automatic cover homeowners can completely control access to the pool.</p>
Reason for alternative	Blue Mountain Pools has been using this cover for more than 20 years on our projects for a few reasons. The biggest reason is the cost savings to the customer and the aesthetics of the landscape design. The automatic pool cover, which conforms to the international and national pool safety code, is a superior product for life safety because of the lockable feature and the strength of the material used in the cover itself.

APPEAL DECISION

Use of automatic pool cover in lieu of 48 inch fence as barrier around swimming pool: Granted provided the pool cover meets Section 305 barrier requirements of the 2015 ISPSC and provided the cover complies fully with ASTM Standard F 1346-91.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov 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.

1. Swimming pool has a powered safety cover which complies with ASTM F 1346-91 standard performance specifications and requirements to exempt a barrier.

- [illegible]

SCALE: 1"=30'-0"



BLUE MOUNTAIN POOLS
13121 S. WARNOCK RD.
OREGON CITY, OREGON 97045

EXCAVATION - The subgrade of the swimming pool is to be compacted to a density of not less than 95% T-99 of relative maximum density. Any soft or unstable subgrade materials are to be removed and backfilled with crushed rock and compacted to the required density.

GUNITE - Minimum wall thickness 5"; through coves - 6", 1:4 mix, 7 sack, ultimate strength 3,000 PSI at 28 days.

BONDING - Pool fixtures, piping systems, reinforcing steel, conduit, and other appurtenances to the pool shall be bonded and conform to all provisions as set forth in the National Electric Code ART .680 Swimming Pools for 1987 N.B.F.U. No. 70. By Owner.

GROUND FAULT INTERRUPTER - A ground-fault interrupter shall be provided on all branch circuits involved in lighting or receptacle outlets in accordance with the National Electric Code. By Owner.

All electrical work is to be performed by a licensed electrical contractor and is not the responsibility of the Pool Contractor. All electrical work is to be installed as per state and local codes. By Owner.

PIPING – All piping shall be PVC schedule 40 and is to be NFS approved.

HEATING SYSTEM - Heating systems to be equipped with 18" CPVP on both sides of heater, plus two high temperature ASME relief valves at 50 psi plumbed to within 6" of the floor.

OTHER WORK BY OWNER - Fresh water supply to equipment room with proper back-flow prevention device in place, ground - fault interrupters, venting for boilers, and sewer line for backwash, fencing, decking.

DECKING - To be concrete with trowel and light broom finish, sloping minus 2% from coping to drains.
By Owner.

WATER REMOVAL – The pool is designed to have water in it at all times. Removal of water for pool repair or cleaning shall occur when the ground water table is below the bottom of the pool.

SIGNS – State health signs are to be posted at the entrance of the pool.

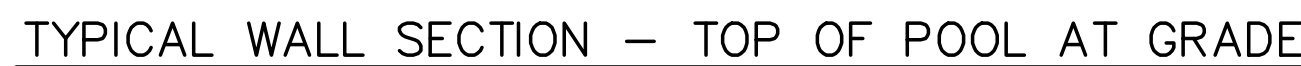
REGULATIONS - Operating instructions are to be furnished to the Owner by the Pool Contractor, and the Owner must follow all City, County, and State codes and laws governing the use and operation of the pool.

- 1- MINIMUM CONCRETE STRENGTH: 3000 P.S.I. AT 28 DAYS
- 2- REINFORCING: ASTM A-615 GRADE 60
- 3- ALL POURED CONCRETE TO HAVE A MAXIMUM SLUMP OF 4".
- 4- ALL GUNITE TO HAVE 0" TO 3" SLUMP.
- 5- THIS DESIGN IS PROVIDED FOR THE "NAMED PROJECT" ONLY. DESIGN IS NOT APPLICABLE TO OTHER LOCATIONS OR CONDITIONS.

3933 SW Kelly Avenue
Portland, Oregon 97239
503.222.4453
VLMK.COM

10/13/2020

STRUCTURAL
REGISTERED PROFESSIONAL
KEVIN M. KAPLAN
JAN. 23, 2001
EXPIRES: 6-30-2021



SCALE: 1/4"=1'-0"



NOTE:

1. Swimming pool has a powered safety cover which complies with ASTM F 1346-91 standard performance specifications and requirements to exempt a barrier.
2. Grading and compaction of all fill areas by others.

NOTE:

1. Swimming pool has a powered safety cover which complies with ASTM F 1346-81 standard performance specifications and requirements to exempt a barrier.

2. Grading and compaction of all fill areas by others.

KEY:

XXXX = STRAW
WATTLES
BMP 2.16

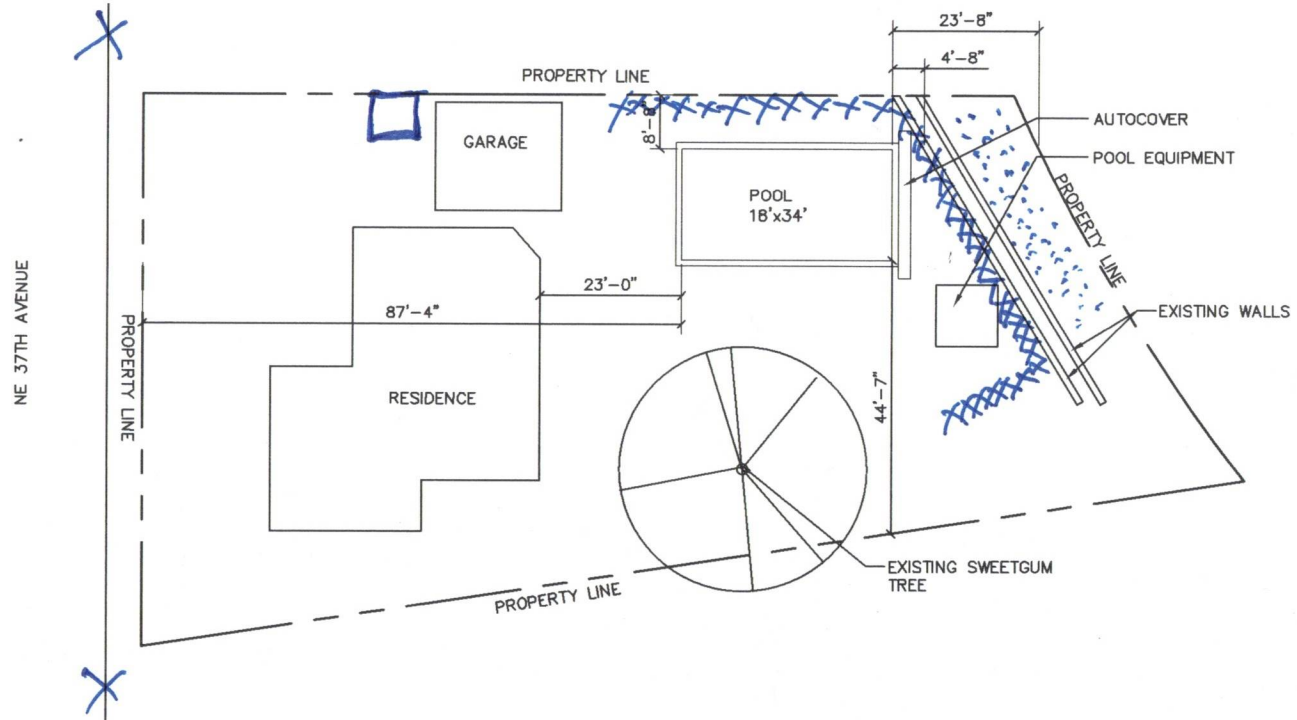
XXXX = NATURAL
VEG. BMP 2.1

□ = CONCRETE
W/BA OUT
BMP 2.29

X = OUTLET
PROTECTION
BMP 2.21

* ACCESS VIA
DRIVEWAY

* SPOILS TO BE
REMOVED AFTER
EXCAVATION



SITE PLAN

SCALE: 1"=30'-0"



BERTAPELLE RESIDENCE

3222 NORTHEAST 37TH AVENUE
PORTLAND, OR 97212

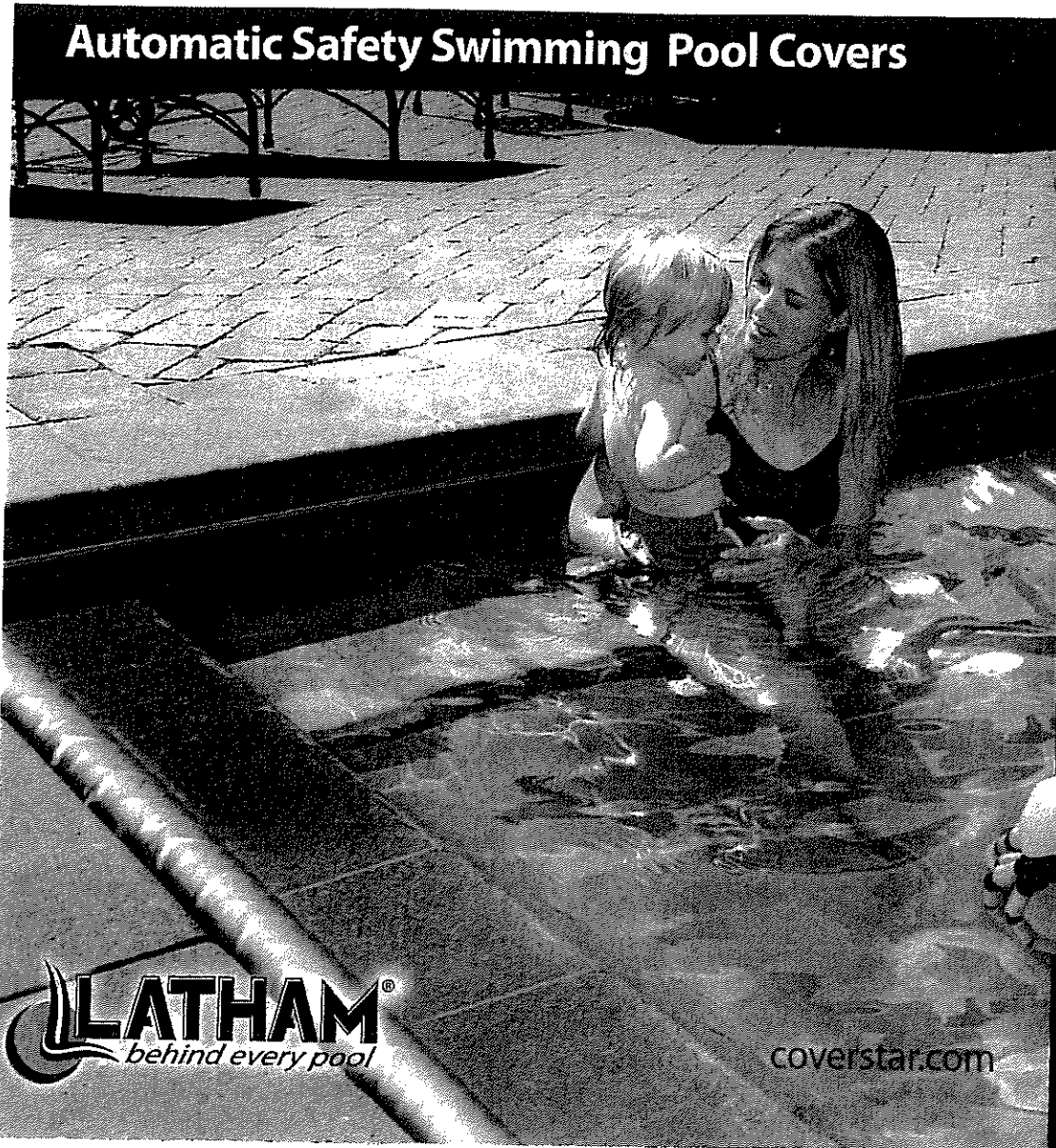
BLUE MOUNTAIN POOLS

13121 S. WARNOCK RD.
OREGON CITY, OREGON 97045

We make it strong. We make it easy.™
COVERSTAR®

Automatic Safety Swimming Pool Covers

*Everyday
protection for
your family...
at the touch
of a button!*



LATHAM®
behind every pool

coverstar.com



We make it strong. We make it easy.™
COVERSTAR®

The automatic choice for
safety, savings and convenience!

A backyard swimming pool is the ultimate source of family fun! But when it comes to children and pets, it is also the source of safety concerns. No parent can be watching over the pool every minute. No fence or alarm can prevent a child from getting access to an unsupervised pool. A Coverstar automatic safety pool cover can!

Strong protection – at the touch of a button!

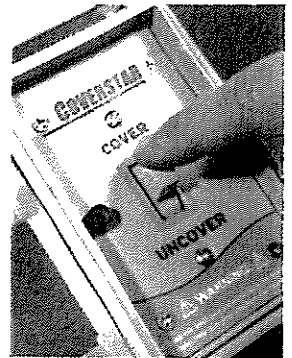
Simply flip a switch, and your Coverstar automatic safety cover will create a barrier over your pool that no child or pet can penetrate. Custom-built to fit your pool perfectly and manufactured from best-in-class materials, Coverstar is the best protection available for your family and your pool investment!

Save on heat, water, electricity, and chemicals.

A Coverstar cover acts as a passive solar heater, increasing the temperature of your water by eight to 10 degrees. It also reduces evaporation of water as well as consumption of chemicals.

Less time cleaning...more time enjoying!

A Coverstar cover keeps dirt and debris out of your pool. Time spent cleaning out dirt and leaves and putting in new chemicals is almost eliminated!



The weather-proof toggle switch opens or closes your pool in less than a minute. And it locks for secure access!





**Coverstar delivers
big savings . . .
automatically!**

90% reduction
in evaporation

70% reduction
in pool heating costs

50% reduction
in electricity costs

70% reduction
in chemical use

An optional keypad control
with programmable security
code is also available.



We make it strong. We make it easy.[™]
COVERSTAR

The strongest name in
automatic safety pool covers.



The stronger the cover, the safer the cover. No company builds in more exclusive design and manufacturing features to ensure the strength and performance of its automatic covers than Coverstar!

Heat-sealed webbing for double the strength!

Most automatic cover manufacturers sew webbing material wrapped around rope to the cover. With this method, the webbing often fails before the fabric does. Coverstar uses

an exclusive, patented process to heat seal webbing around a polymer bead and weld it to the cover in one step. *Independent lab tests show Coverstar's webbing is over twice as strong as competitive webbing sewn to a cover!*



Competitors' Standard Sewn Webbing
(3 years old)

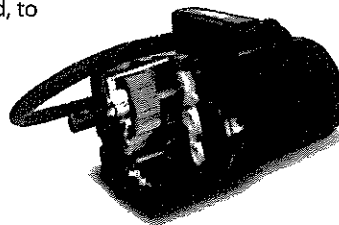
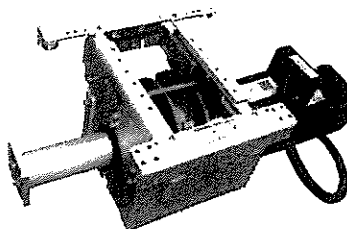


Patented Heat Seal Bonding Process
(3 years old)

Mechanism engineered for unmatched reliability.

Our unique mechanism is engineered with heavy-duty components and with ropes and pulleys that are stronger than any others used in the industry. The extreme precision of the machined and laser-cut parts allows for smooth operation and many, many years of hassle-free use.

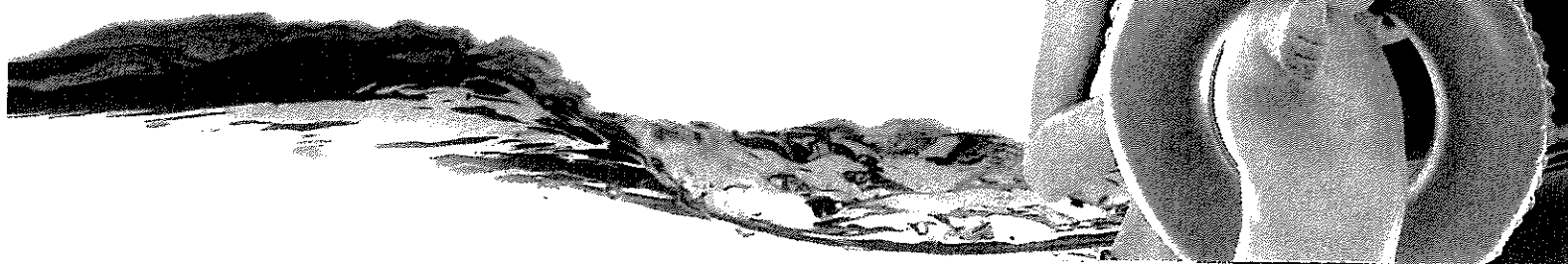
- **Coverstar motors** are completely sealed, using a proprietary method, to prevent water damage. Other less reliable means of water protection could mean an expensive motor repair.
- **PowerFlex™ Ropes** act like a shock absorber and self-adjust during operation for more reliable performance. And they're the only ropes that come with a two-year no-break guarantee!
- **Incredibly strong and durable fabric** – advanced vinyl formulation and superior fabrication methods make it top of the line.
- **Mechanical torque limiter** is adjustable to protect the motorized mechanism from too much stress.
- **Custom designed rope pulleys** provide maximum reliability in the pool environment.



Quality you
can rely on!

**BUILT
COVERSTAR
STRONG**

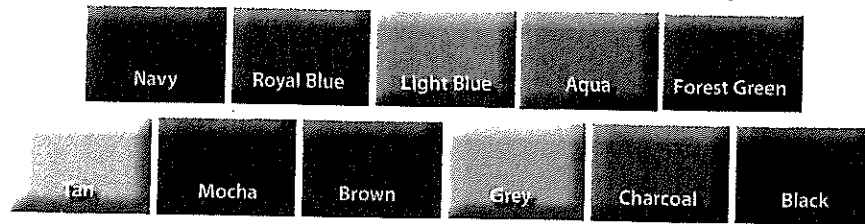
Coverstar automatic safety covers are independently certified by the Underwriters Laboratories to exceed the powered safety cover requirements set by the American Society of Testing and Materials (ASTM F1346-91), and are UL listed to meet all electrical and safety standards.



Automatic safety cover options for every need and every pool!

Coverstar automatic safety covers can be applied to a broad range of pool designs and types. Options include:

Choice of eleven standard fabric colors: Many other custom colors and fabric weights available.

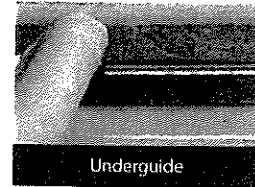


Guide Options

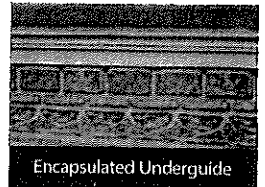
Underguide systems are embedded in the pool wall or mounted to the bottom side of rectangular pools' coping, allowing guides to remain virtually unnoticed. For a more integrated look, guides can be built directly into the pool wall using guide encapsulation.

Topguide systems can be used with most freeform pools. The cover's drive system is installed under an aluminum lid or mounted to the surface of the deck.

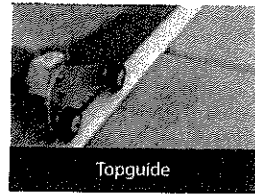
Recessed guide systems feature aluminum guides that are recessed in the pool deck during the construction of the pool. The recessed guide is flush with the top of the deck.



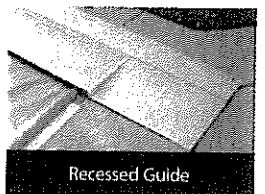
Underguide



Encapsulated Underguide



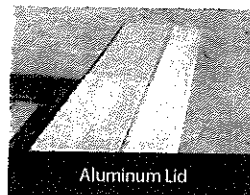
Topguide



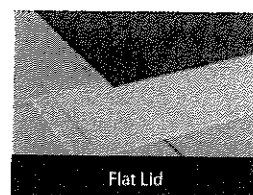
Recessed Guide

Lid Options

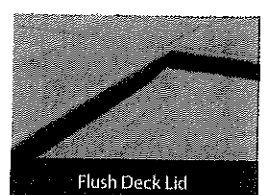
Classic Aluminum Lid, Flat Lid, Flush Deck Lid, and Walk-On Lid



Aluminum Lid



Flat Lid

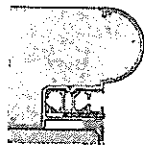


Flush Deck Lid

Coping Options

Aluminum: Bull-Nose, Inclined, and Rounded

Concrete (also compatible for gunite and fiberglass pools): Inclined and Cantilever



Bull-Nose



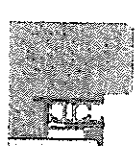
Inclined



Rounded



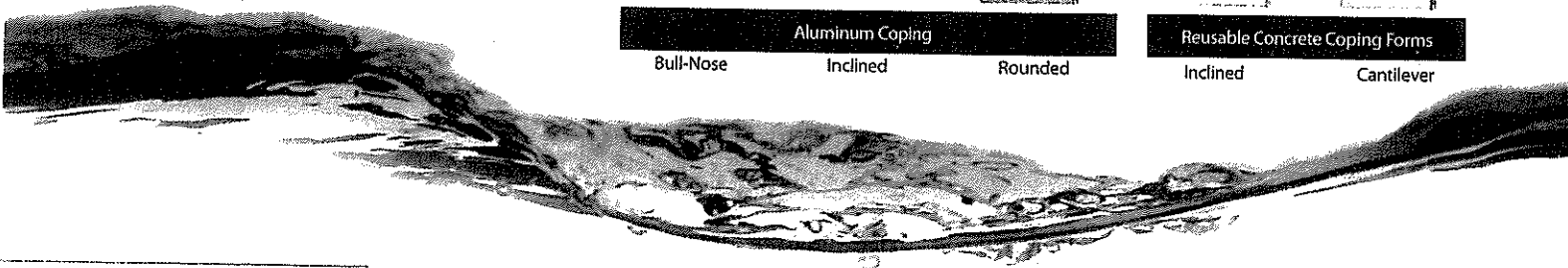
Inclined

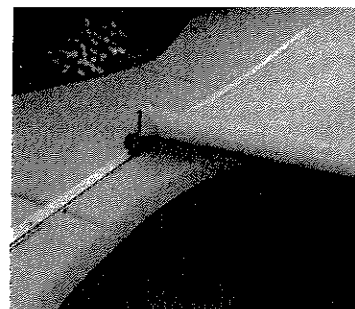
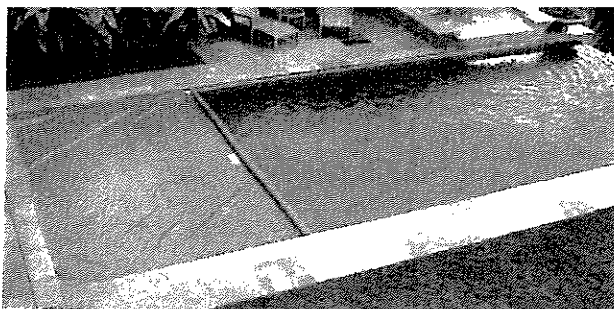
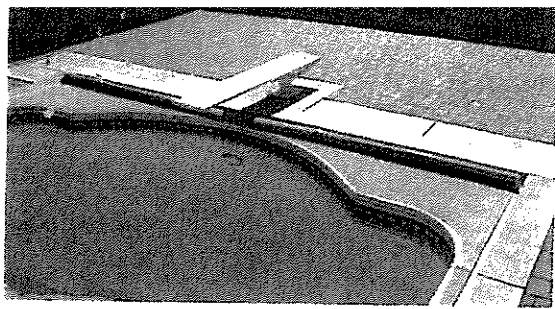


Cantilever

Aluminum Coping

Reusable Concrete Coping Forms





Auto and SAM – the
Coverstar team! Protecting
your family with the
best-built Solid, Mesh and
Automatic Safety Covers!