

## 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> 24523	<b>Project Address:</b> 1736 SW Prospect Dr
<b>Hearing Date:</b> 1/20/21	<b>Appellant Name:</b> STEPHEN HANSEN
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 503-860-3110
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Sloan Shelton
<b>Project Type:</b> residential	<b>Stories:</b> 0 <b>Occupancy:</b> TEMPORARY <b>Construction Type:</b> CONCRETE
<b>Building/Business Name:</b> BLUE MOUNTAIN POOLS INC.	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 20-219917-RS
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3]	<b>Proposed use:</b> SWIMMING POOL

#### APPEAL INFORMATION SHEET

##### Appeal item 1

<b>Code Section</b>	APPENDIX G. (AG. 105 AND 105.2)
<b>Requires</b>	AG 105 is the barrier requirement for swimming pools listing a fence as the approved barrier.
<b>Code Modification or Alternate Requested</b>	Blue Mountain Pools request that the automatic pool cover be considered as suitable barrier protection to the pool under the international and national pool code for barrier protections: ASTM F 1346-91
<b>Proposed Design</b>	The automatic pool cover sits in a vault that is below deck grade. The vault has a barrel in it, a motor and houses the cover when the cover is off of the pool. There is a track that is installed under the coping of the pool and the leading edge of the automatic pool cover travels along this track. The cover is controlled by first unlocking the box containing the switch. (Think light switch) When the switch is turn on the cover opens. When it's turned off the cover closes. The material used for the cover is very strong in that it can withstand the weight of several people standing on the cover at the same.
<b>Reason for alternative</b>	The automatic pool cover complies with international and national pool code for barrier protection to a pool, ASTM F-1346-91 and is UL listed. The auto cover is a cost savings to our customers and is a more appealing to look at than a fence. Because of the locking feature it is also more secure as there is no access to the pool without opening the locked box.

#### 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](mailto: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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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.

REINFORCED STEEL - Standard deformed bars, intermediate grade, free of rust and dirt, to be properly positioned and tied in place with staggered splices. Lap 40 bar diameters. See reinforcing schedule.

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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.

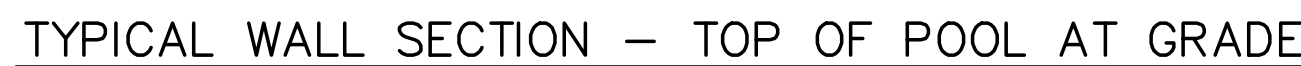


SCALE:  $1/4"=1'-0"$

1. ALL EXISTING TREES DESIGNATED TO BE PRESERVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT SHED OF DISTURBED AREA, OR AT EDGE ON PLANS, OR PER AGENCY'S DIRECTION OF THE FIELD PRIOR TO CONSTRUCTION.
3. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS OF TREES IN PLANTING AREA.
4. THERE SHALL BE NO CONSTRUCTION ACTIVITY OR STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCE.
5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
6. SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.

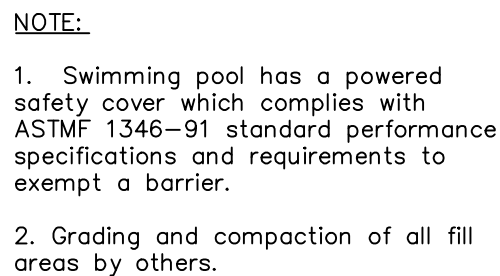
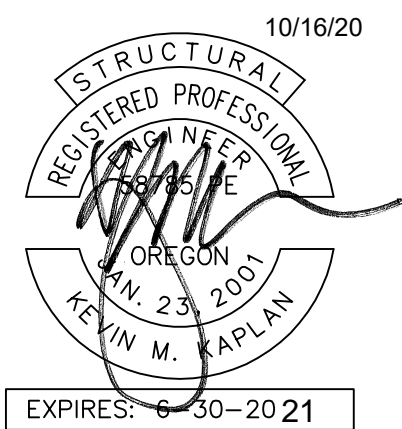


N.T.S



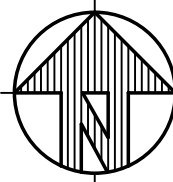
SCALE: NOT TO SCALE

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



## SITE PLAN

SCALE: 1"=20'-0"



## Blue Mountain Pools



13121 S. WARNOCK RD.  
OREGON CITY, OREGON 97045

LITTRELL RESIDENCE

1736 S.W. PROSPECT DR.  
PORTLAND, 97201

## SWIMMING POOL & SPA PLAN

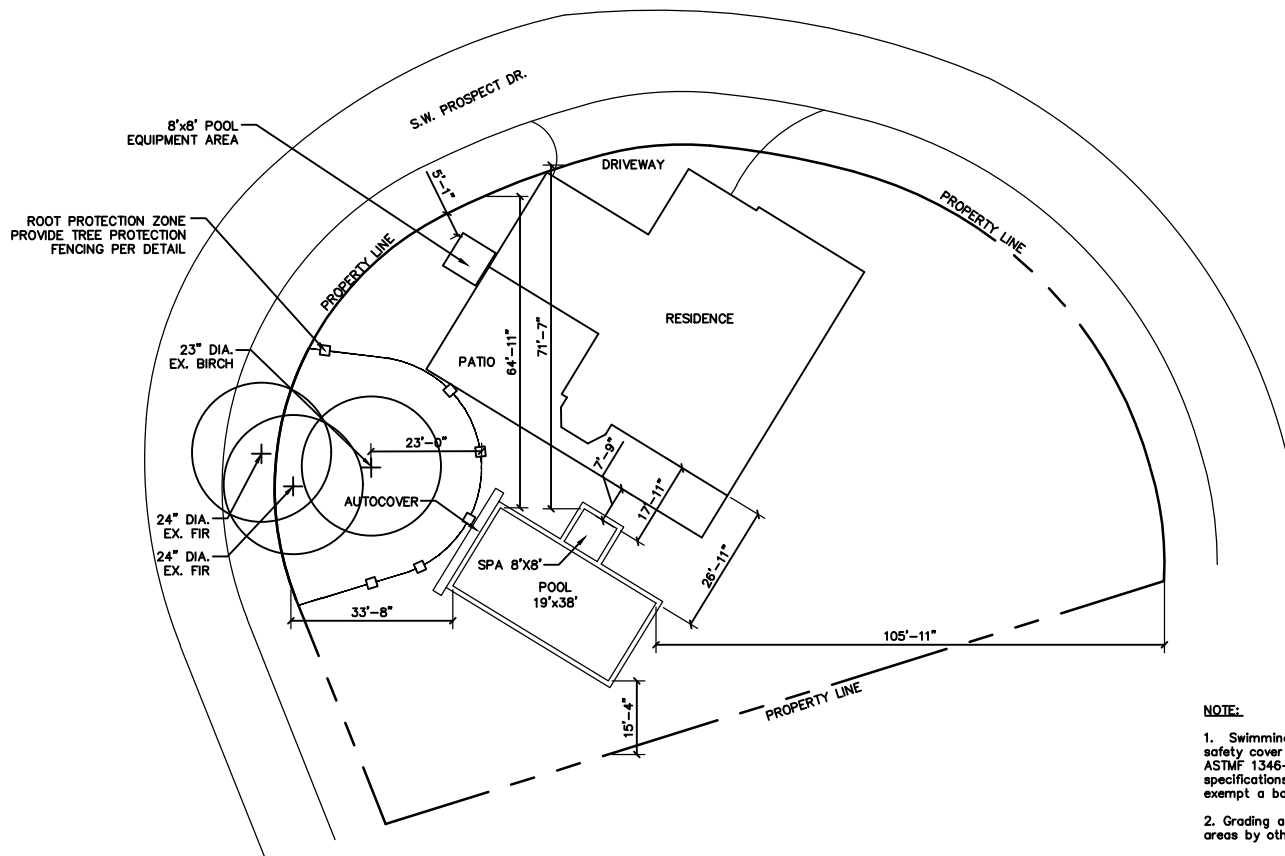
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AS SHOWN	

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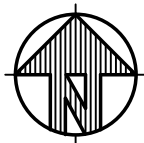
SHEET NO

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## SITE PLAN

SCALE: 1"=40'-0"



**LITTREL RESIDENCE**  
1736 S.W. PROSPECT DR.  
PORTLAND, 97201

**BLUE MT. POOLS**  
13121 S. WARNOCK RD.  
OREGON CITY, OREGON 97045

# Key

XXXX WHITTLES - BMP 2.10

☒ STAGING AREA

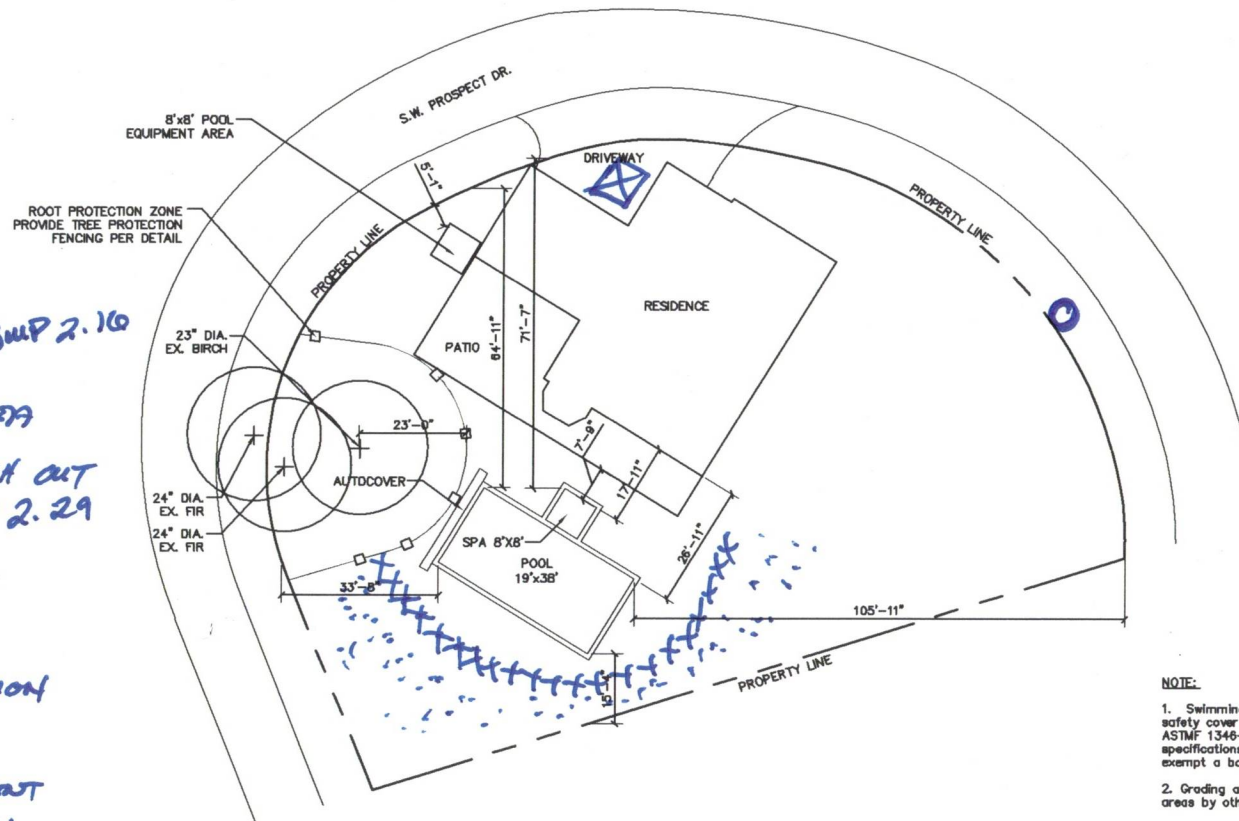
☒ CONCRETE WASH OUT  
(ECO-PAN) BMP 2.29

⊞ NATURAL VEG.  
BMP 2.1

○ INLOT PROTECTION  
BMP 2.21

EROSION & SEDIMENT  
CONTROL INSPECTOR:

STEVE HANSON  
# ECO-3-S101802  
EXP: 8/10/2021



## 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.

## SITE PLAN

EROSION CONTROL

SCALE: 1"=40'-0"



## LITTREL RESIDENCE

1736 S.W. PROSPECT DR.  
PORTLAND, 97201

## BLUE MT. 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](http://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!**

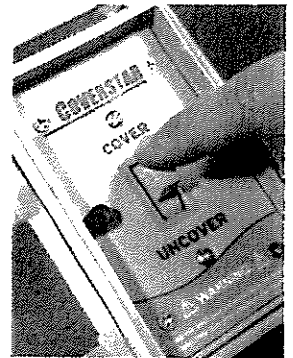
Simply flip a switch, and your Coverstar automatic safety cover will create a barrier over your pool that no child or pet can penetrate. Custom-built to fit your pool perfectly and manufactured from best-in-class materials, Coverstar is the best protection available for your family and your pool investment!

**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.<sup>™</sup>  
**COVERSTAR**

The strongest name in  
automatic safety pool covers.

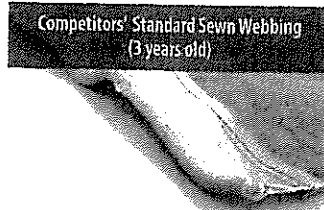


The stronger the cover, the safer the cover. No company builds in more exclusive design and manufacturing features to ensure the strength and performance of its automatic covers than Coverstar!

### 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)

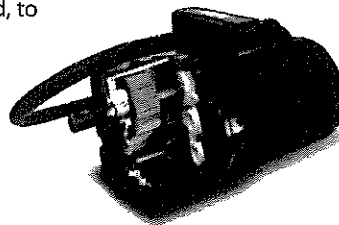
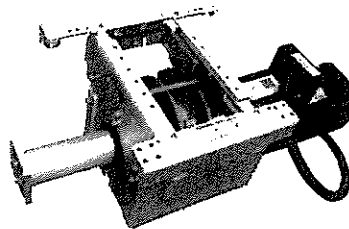


Patented Heat Seal Bonding Process  
(3 years old)

### 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.

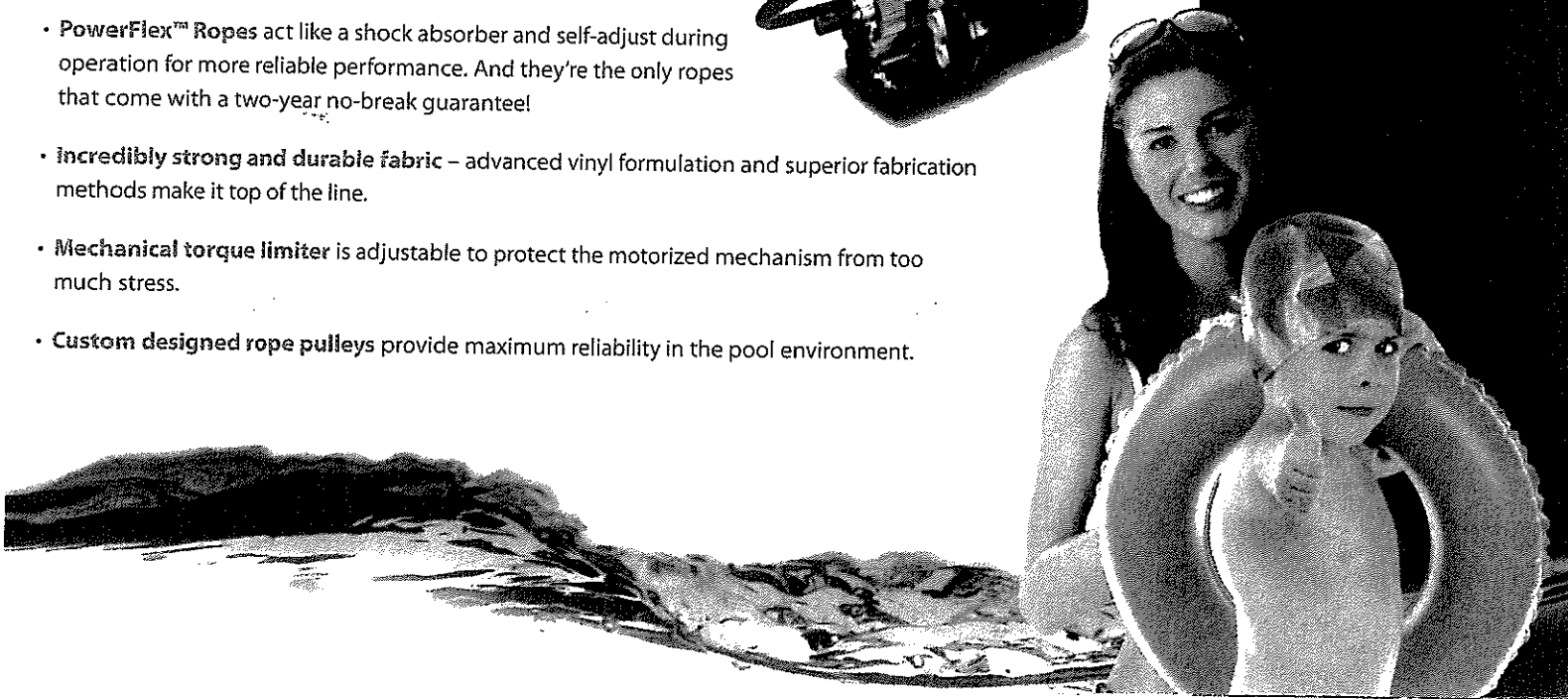
- **Coverstar motors** are completely sealed, using a proprietary method, to prevent water damage. Other less reliable means of water protection could mean an expensive motor repair.
- **PowerFlex™ Ropes** act like a shock absorber and self-adjust during operation for more reliable performance. And they're 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**

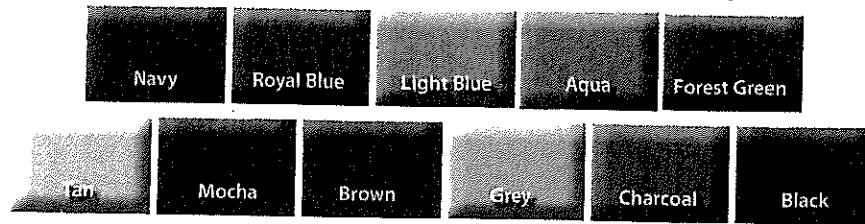
Coverstar automatic safety covers are independently certified by the Underwriters Laboratories to exceed the powered safety cover requirements set by the American Society of Testing and Materials (ASTM F1346-91), and are UL listed to meet all electrical and safety standards.



# Automatic safety cover options for every need and every pool!

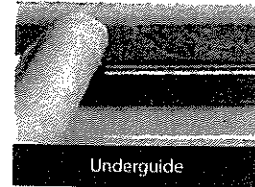
Coverstar automatic safety covers can be applied to a broad range of pool designs and types. Options include:

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

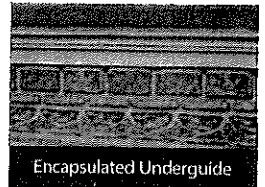


## Guide Options

**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.

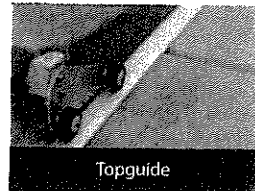


Underguide

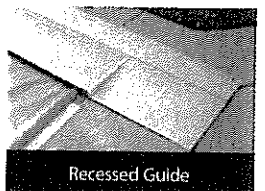


Encapsulated Underguide

**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.



Topguide

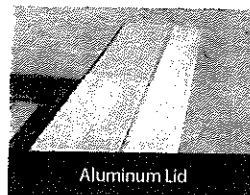


Recessed Guide

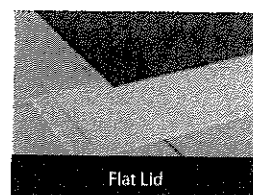
**Recessed guide systems** feature aluminum guides that are recessed in the pool deck during the construction of the pool. The recessed guide is flush with the top of the deck.

## Lid Options

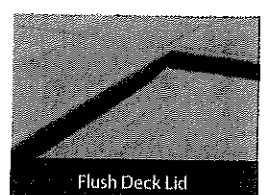
Classic Aluminum Lid, Flat Lid, Flush Deck Lid, and Walk-On Lid



Aluminum Lid



Flat Lid

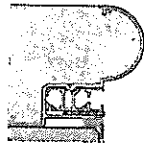


Flush Deck Lid

## Coping Options

**Aluminum:** Bull-Nose, Inclined, and Rounded

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



Bull-Nose



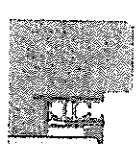
Inclined



Rounded



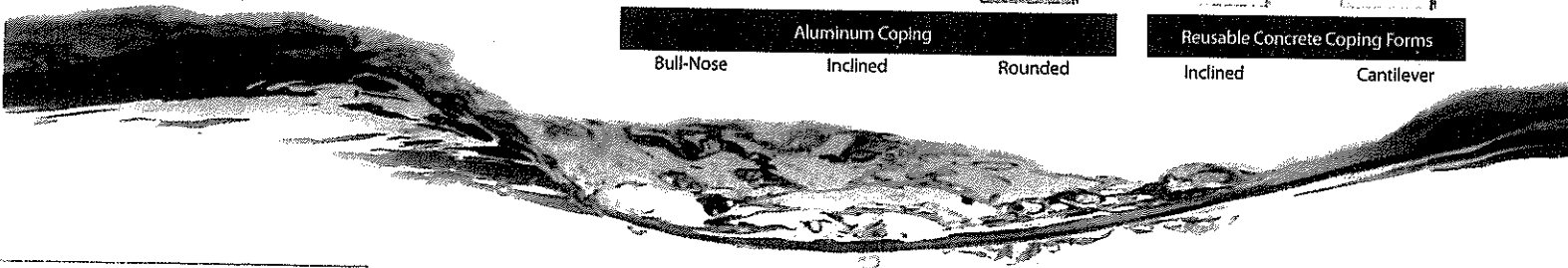
Inclined

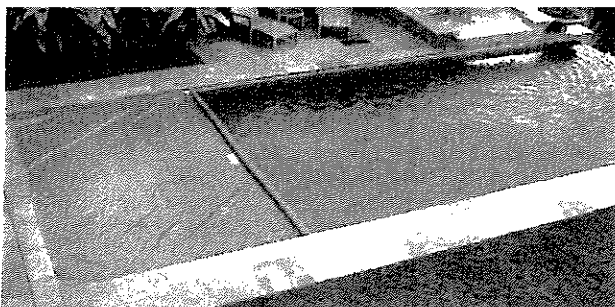
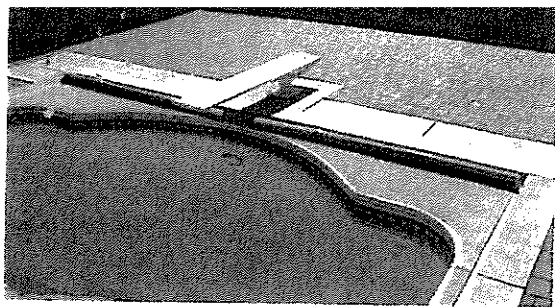


Cantilever

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!