

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 24944	Project Address: 1626 SE 38th Ave
Hearing Date: 6/23/21	Appellant Name: russ gorby
Case No.: P-001	Appellant Phone: 503-880-8898
Appeal Type: Plumbing	Plans Examiner/Inspector:
Project Type: residential	Stories: 2 Occupancy: Residential Construction Type: Wood Frame
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: single family dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2017 OSPC 408.6 Shower Compartments
Requires	Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30 inch circle.
Code Modification or Alternate Requested	Requesting code variance allowing for a 25"x64" shower compartment. This is the master bathroom of a 1907 home and minimum dimensions cannot reasonably be met. Replacing a clawfoot shower/tub with walk-in shower.
Proposed Design	<p>Proposed design reduces minimum dimension from 30" to 25" for a resulting rectangular shower compartment dimension 64"x25". Material of shower compartment will be all tile up to at least 72" height. .</p> <p>Note: proposed design meets 2018 International residential code P2708.1 for shower compartment dimensions but does not appear to meet (my reading) the 2017 OPSC 408.6 requirements.</p>
Reason for alternative	<p>New design will increase clearance in front of toilet from (non-compliant) 18" to (compliant) 21" clearance.</p> <p>New design will greatly increase access to the shower compartment for elderly and disabled persons.</p> <p>New design will replace high-flow shower head with modern water saving fixture.</p> <p>New design will greatly increase existing shower floorspace (of clawfoot tub) which is approx 48"x16", so floorspace will increase from 768 sq in to 1,600 sq in.</p> <p>New design will include wall framing support for addition of grab bars at a later time.</p> <p>Reconfiguration of existing space to meet 30" min dimension will require moving all existing supply lines and drain lines and possibly the sewer line making the project cost prohibitive.</p>

APPEAL DECISION

Reduction in required shower compartment space from minimum of 30 inches in diameter to 25 inches x 64 inches: 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, call (503) 823-7300 or come in to the Development Services Center.

