

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information- Reconsideration of ID 26318

Appeal ID: 27750	Project Address: 1634 SW Alder St
Hearing Date: 5/11/22	Appellant Name: Charlie Baxter
Case No.: B-014	Appellant Phone: 971-344-3244
Appeal Type: Building	Plans Examiner/Inspector: Jeff Duquette, Wayne Close
Project Type: commercial	Stories: 6 Occupancy: A, R-2, B, S-1 Construction Type: I-A, III-A
Building/Business Name: Tiller Terrace	Fire Sprinklers: Yes - throughout
Appeal Involves: Erection of a new structure, Reconsideration of appeal	LUR or Permit Application No.: 21-049475-CO, 20-135027-REV-03-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Portland City Charter, Section 24.55.100; Demolition- Debris- Barricades- Nuisances; Paragraph IV
Requires	After removal of any structure, all foundations that are not to be used for new construction shall be removed and all excavations filled in compliance with Chapter 24.70 of this Title, to a level of the adjoining grade.
Code Modification or Alternate Requested	APPEAL #1: EXISTING BASEMENT AS TEMP SHORING Leave a portion of the existing basement floor and walls in place for use as temporary shoring.
Proposed Design	<p>See attached Exhibit TS1 – Shoring Plan and Basement Section for more information:</p> <p>The proposed design indicates the extent of the existing basement walls and slab that will remain in place as temporary shoring during subgrade activities including demolition, excavation, and installation of structural piles.</p> <p>Contractor (R&H Construction) will survey and document the location of existing basement walls when demolition begins, during subgrade activities, and then again when the area is backfilled. The GC will also confirm the thickness of the concrete wall and basement floor in addition to the reinforcing size and spacing. The Structural Engineer of Record (KPFF) to verify design assumptions. As-built record drawings will be maintained for the project file and can be submitted to the City if required.</p> <p>Reconsideration Text:</p> <p>North Property Line (SW Alder) and NW Corner (along SW 17th): leave a small portion of the existing basement wall (approximately 2') in place as well as the footing.</p>

East Property Line (mid-block): leave a portion of the same retaining wall footing noted above, but on the east end, extending approximately 10' to the west.

Reason for alternative The existing building basement walls support the sidewalk and road along SW Alder and SW 17th. We are proposing to keep a portion of the basement walls, footings, and slab in place during construction to maintain the existing improvements in the public way. All of the existing elements that are proposed to remain in place are wholly contained on our property and do not project into the public right-of-way (ROW). These portions of the existing building will be abandoned in place when the new building is constructed.

KPFF has generated the proposed conceptual scheme based on as-built drawings from the existing building to support the existing walls and the sidewalk/road during construction. Prior to construction, the GC will verify the concrete wall thickness and reinforcing, and the conceptual design will be adjusted as needed.

Upon approval of this appeal, the Structural Engineer of Record will submit a revision to the building and demolition permits with final engineering drawings and calculations. When construction begins the actual (conc thickness, rebar, etc) will be verified and design will be adjusted if needed- along with permit revision updates.

Reconsideration Text:

North Property Line: during demolition activities, we discovered that the existing basement wall footing is approximately 2' deeper than expected. We had planned to lay back the soil excavation toward the road, but with a deeper than expected footing the layback would be into the road. Leaving this small portion of wall will enable the layback to stay out of the roadway, protecting it's stability.

West and East Property Lines: this retaining wall footing was discovered during demolition activities and was unexpected. We have installed shoring piles on both of these property lines to protect both the right of way and the neighboring properties. Removing this footing would increase our pile length beyond its strength and deflection capacity. Leaving a portion of the footing allows the piles as installed to remain.

APPEAL DECISION

Demolition of existing building with existing basement floor and walls to remain in place for use as temporary shoring:

Hold for additional information.

See note below regarding the process for submitting additional information.

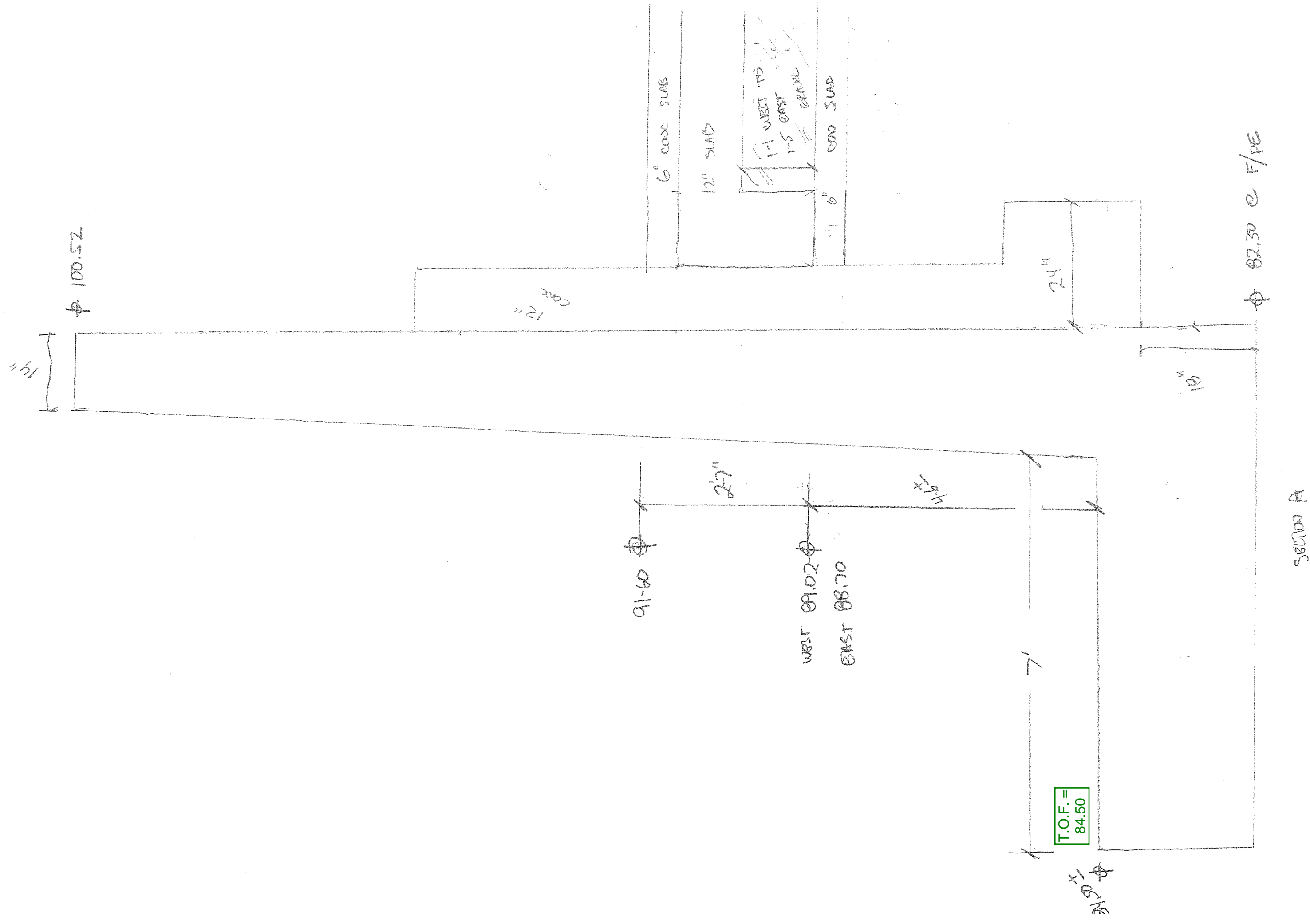
Appellant may contact Jeff Duquette (503-823-8586) with questions.

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

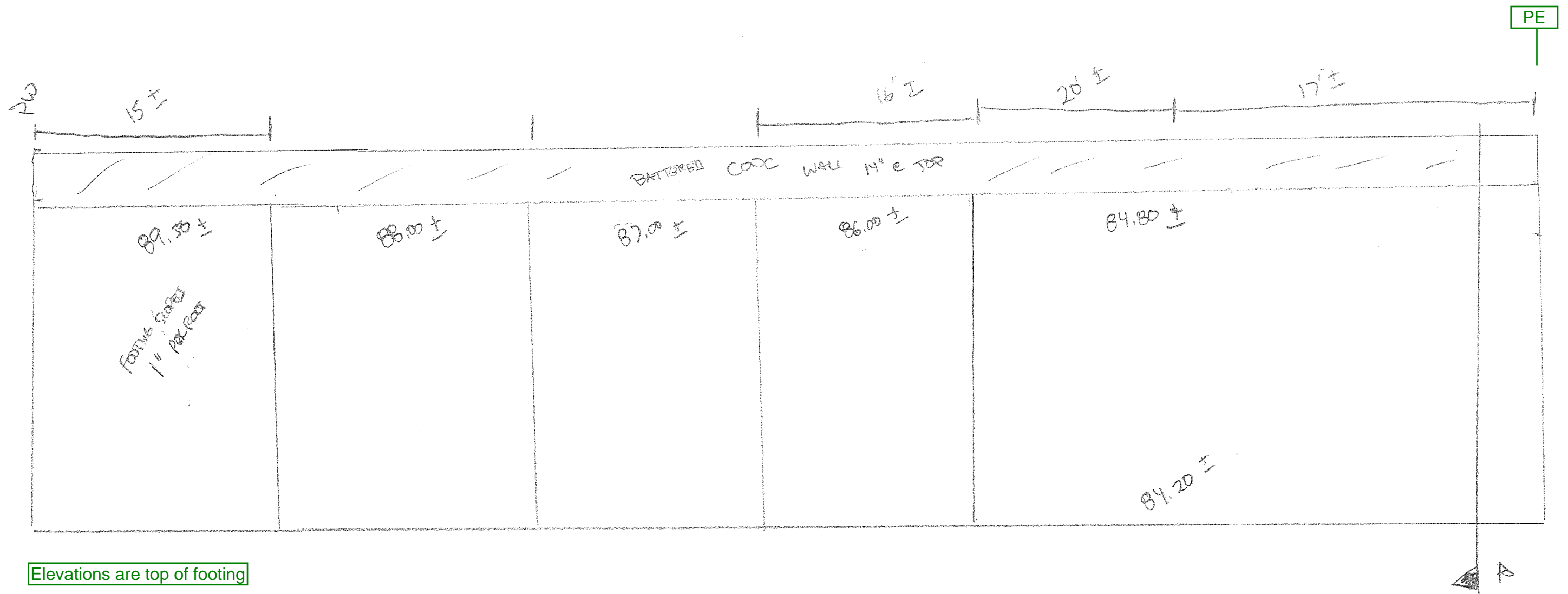
Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required.

11" Line Existing wall section



201725



Shoring Exhibits

Drawn By: AJB

Designed By: AJB

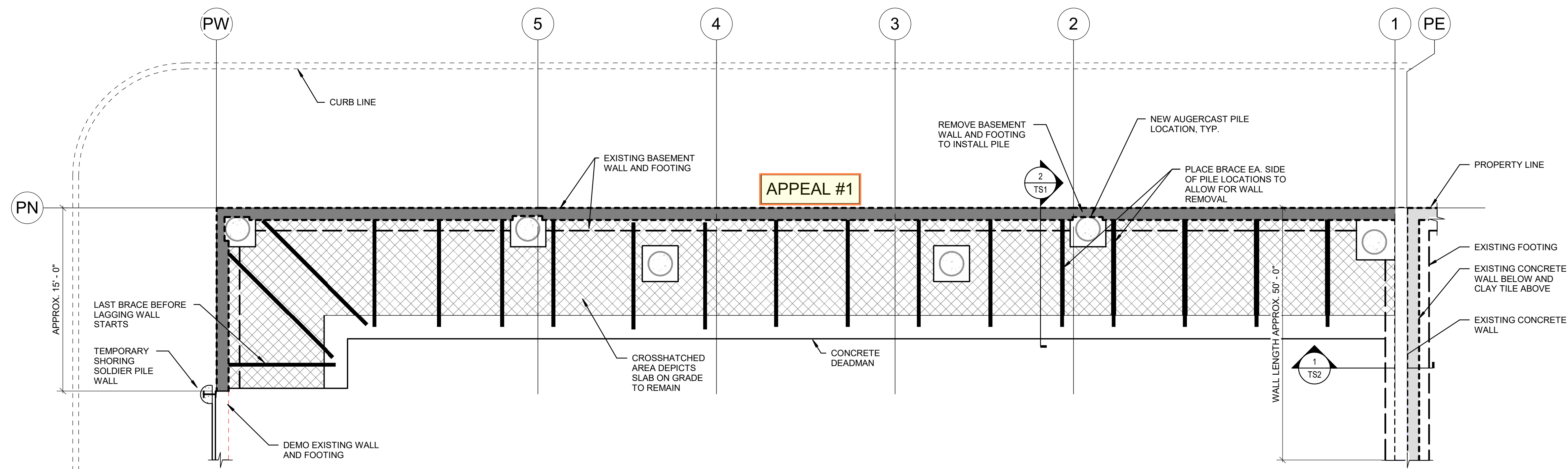
Project No: 10021801011

Date: 10/28/21

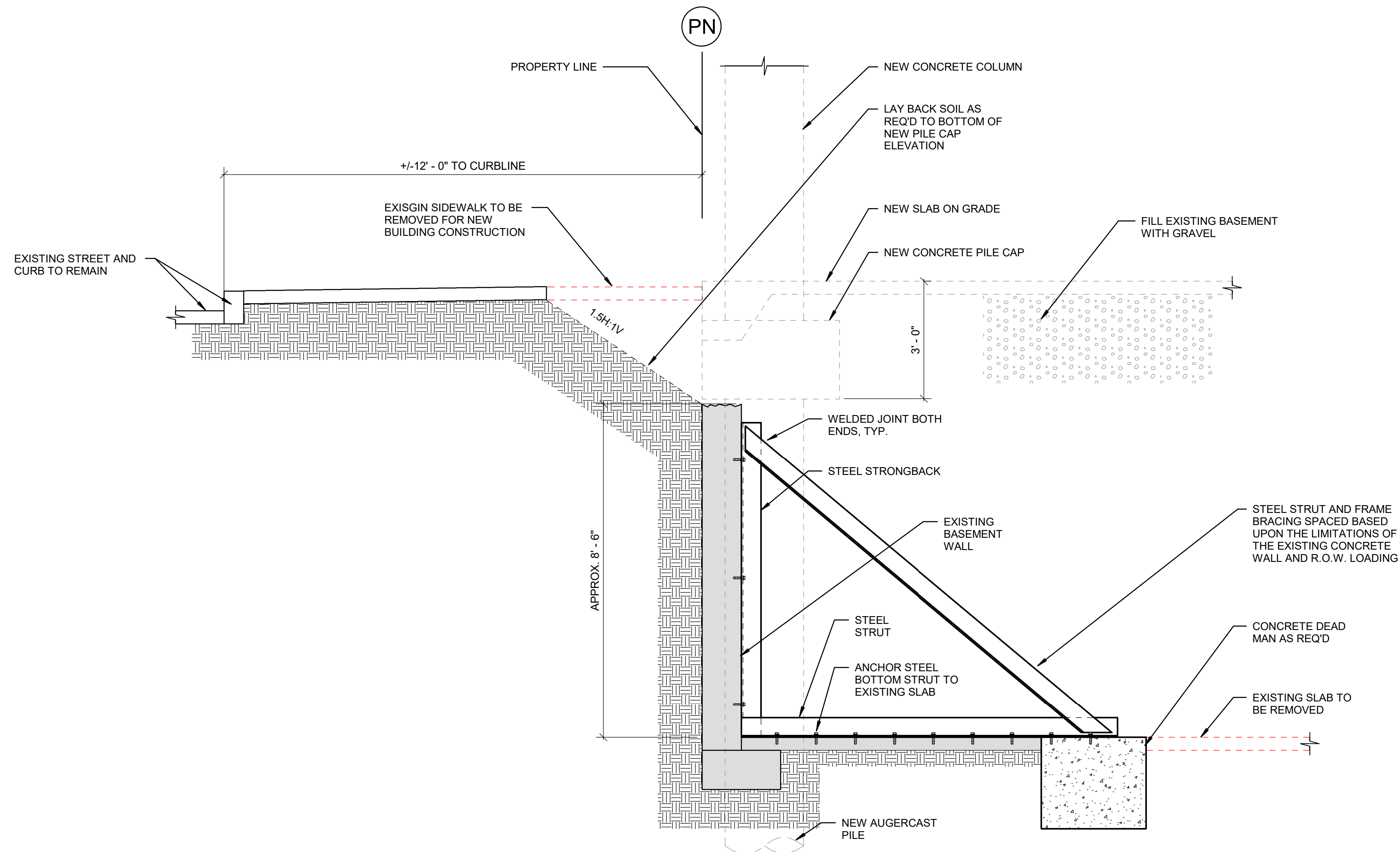
Scale: As indicated

Drawing No:

TS1



1 BASEMENT LEVEL SHORING PLAN
3/16" = 1'-0"



2 BASEMENT NORTH SECTION - SW ALDER STREET - APPEAL #1
1/2" = 1'-0"