

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 - Held over from ID 27836 (6/29/22) for additional information

Appeal ID: 27923

Project Address: 1931-1939 NE Sandy Blvd

Hearing Date: 8/3/22

Appellant Name: Zac Horton

Case No.: B-007

Appellant Phone: 5034389654

Appeal Type: Building

Plans Examiner/Inspector: Jeff Duquette, Jason Butler-Brown

Project Type: commercial

Stories: 1 **Occupancy:** B **Construction Type:** TYPE III-B

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Reconsideration of appeal

LUR or Permit Application No.: 22-140135-CO

Plan Submitted Option: pdf [File 1] [File 2]

Proposed use: N/A

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 24.55.100

Requires

PCC Title 24.55 requires that after removal of any structure all foundations that are not to be used for new construction shall be removed and all excavations filled to a level of the adjoining grade. In order for the floor slab to remain after demolition, it must be shown that they will be reused for a new building.

Code Modification or Alternate Requested

Retain portions of existing foundation to shore right-of-way.

Proposed Design

During the demolition of the basement cavity, it is necessary to provide temporary shoring of the right-of-way utilizing the existing foundation wall to ensure the protection of the sidewalks. Once the demolition is complete, the cavity will be filled and compacted as typically required by title 24. No protruding elements will remain on site. The final fill will be on a level with the remaining site, leaving no cavity.

Reason for alternative

Temporary shoring is necessary to shore public right-of-way while demolition activities occur.

APPEAL DECISION

Demolition of building with partial foundation to remain: Granted provided the permit submittal documents are verified at time of plan review.

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.

Scope of Work

Demolish Existing building. No protruding elements to remain on site. Remove all debris. Cap Sewer. Asbestos & Lead-based paint removal per State guidelines. Vehicle area curb cuts to be removed under MIP permit. Basement to be filled and compacted as required by Title 24.

Property & Project Information

Property Info
 1931-1939 NE SANDY BLVD
 PORTLAND, OR 97232
 R278358
 SULLIVANS ADD, BLOCK 4, LOT 1-3, LOT 4-6 EXC PT IN ST, LOT 7&8

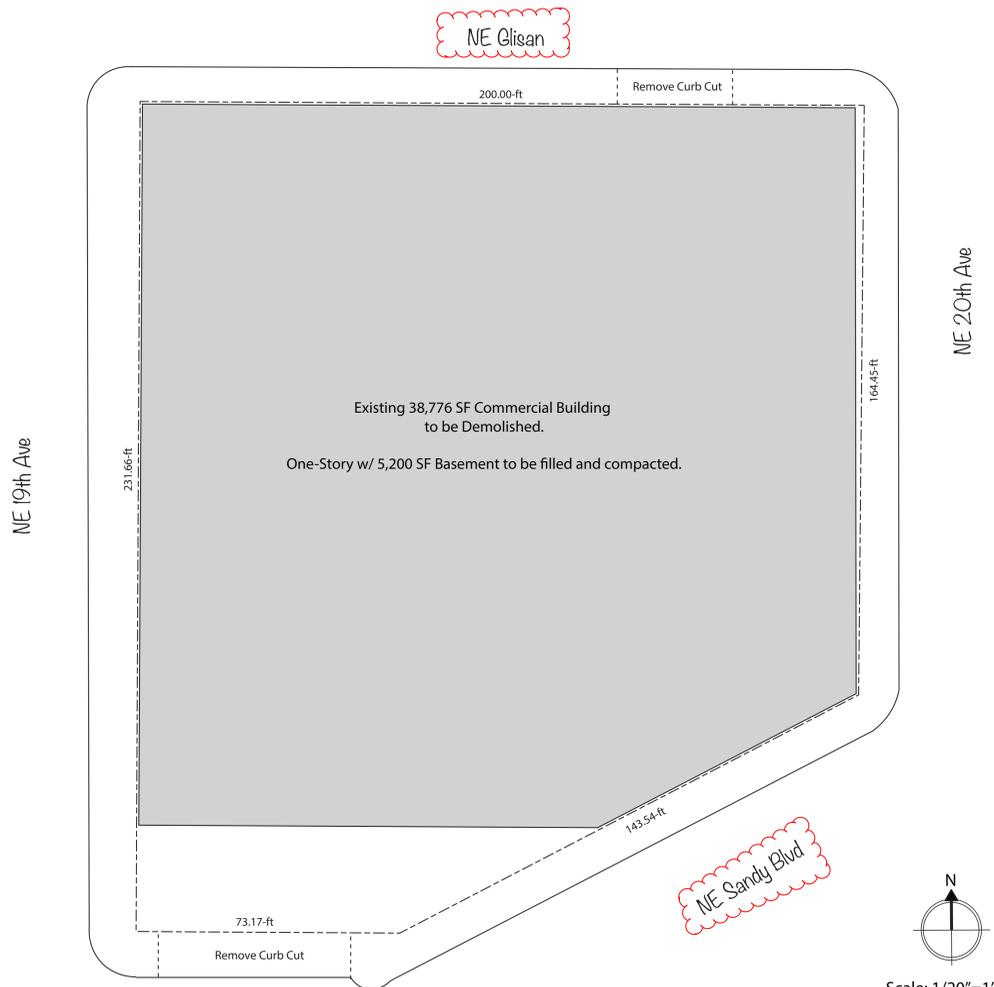
Property Owner
 PATTEN, WILLIAM G ET AL
 323 3RD AVE N #204 EDMONDS WA 98020

Design Professional
 Design By Faster Permits | Zac Horton
 Zac@fasterpermits.com
 503-438-9654

Code Summary

Zoning Code - Title 33
 Tree Code - Title 11
 Property Information -
 Zone: CM3
 Overlay: Design District
 Area: 42,090 SF

Construction Type: III-B
 Occupancy: B (Business)
 Building Size: 38,776 SF
 Stories: 1



HARDSCAPE NOTE

In accordance with Planning code 33.510.242, the site must be landscaped within 6 months of the demolition of buildings unless there is an approved development for the site. Landscaping must meet at least the L1 standard of Chapter 33.248, Landscaping and Screening, except that no shrubs or trees are required.

Curb cuts to vehicle area to be removed under this permit. Future permit will be applied for to convert area into legal parking. Until that time the hardscape area on this site is not permitted for vehicle parking.

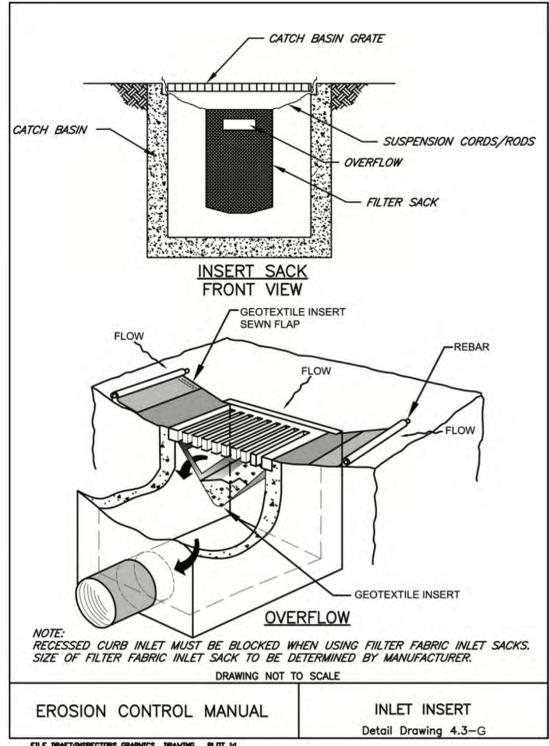
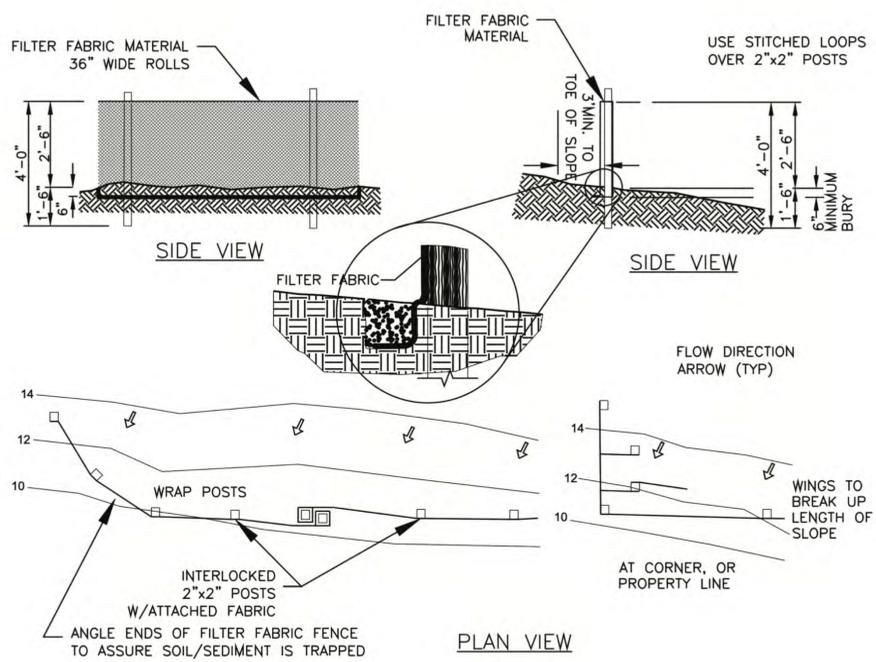
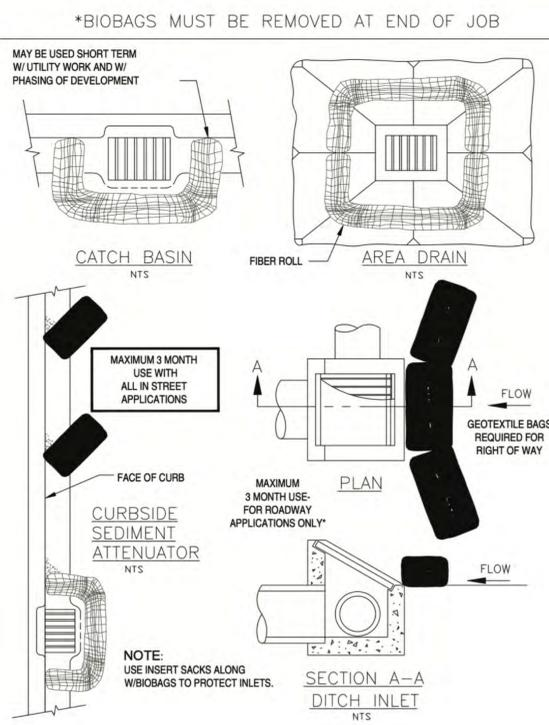
City Approval Stamp

General Notes

- Drawings of the existing residence and existing conditions map are for reference. Contractor to visit and verify all dimensions and conditions on the site. A survey is recommended prior to the commencement of work. Any discrepancies should be reported to the design professional (Faster Permits).
- Contractor to verify location of all utilities prior to any ground disturbance.
- BES SOURCE CONTROL. CONSTRUCTION DEWATERING NOT AUTHORIZED.** IF REQUIRED: Batch Discharge Authorization permit is required for temporary discharges of groundwater or construction related stormwater (channeled, collected and/or pumped) to the City's public sanitary or storm sewer system. If de-watering to a City sanitary or storm sewer system is necessary, pre-authorization must be obtained from the Bureau of Environmental Services at batchdischarge@portlandoregon.gov (or call 503-823-7026).
- BES SOURCE CONTROL: Contaminated Soils.** In the event that contaminated soils are encountered during site development activities, the stockpiles of contaminated media must be protective of stormwater contact and are subject to the following management standards:
 - Stockpiles of soil must be covered to protect materials from storm-water contact.
 - Stockpile perimeters must have a containment barrier on all four sides of every stockpile.
 - Stockpiles of soil must have an impervious layer underneath the stockpile.
 - Site controls must be employed that protect drag-out into a City street from the development site and day-to-day operations.

BES Pollution Prevention: Due to historical contamination found in this area, all construction dewatering activities must have oversight by and meet the regulatory compliance and testing requirements of the ODEQ.

COPYWRITE - No redlines or digital alterations shall be made to these drawings without the direct written authorization from Design by Faster Permits, LLC (503-438-9654).



EROSION CONTROL EMERGENCY CONTACT:
 Kari Kaiser, 360.577.9194

DAILY INSPECTION & MAINTENANCE OF ALL BMP'S ON SITE BY:
 Kari Kaiser, 360.577.9194

CALL FOR CITY OF PORTLAND EROSION CONTROL INSPECTION (AN IVR INSPECTION #200) AFTER INITIAL, TEMPORARY EROSION, SEDIMENT AND POLLUTANT CONTROL MEASURES HAVE BEEN PUT IN PLACE AND PRIOR TO ANY OTHER GROUND DISTURBANCE.

IF SITE BECOMES INACTIVE, INSPECTIONS REQUIRED @ 1/MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

CONSTRUCTION ENTRANCE SHALL BE INSPECTED DAILY. ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR OTHER HARD IMPERVIOUS SURFACES. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH ADDITIONAL MATERIAL OR WASHING AND REWORKING THE EXISTING MATERIAL AS CONDITIONS DEMAND. MAINTENANCE SHALL INCLUDE THE REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. CITY OF PORTLAND 24 HR EMERGENCY INSPECTION REQUEST NUMBER: 503-823-7000

POST SIGNAGE ON THE SITE OF THE PERMITTED GROUND DISTURBING ACTIVITY THAT IDENTIFIES THE CITY'S EROSION CONTROL COMPLAINT HOTLINE NUMBER (503-823-2633). THE SIGNAGE ON THE SITE MUST BE CLEARLY VISIBLE FROM THE RIGHT-OF-WAY. THE SIGN SHALL BE AT LEAST 18" X 18" AND MADE OF MATERIALS THAT SHALL WITHSTAND WEATHER FOR THE DURATION OF THE PROJECT. LETTERING SHALL BE AT LEAST 3" HIGH AND EASILY READABLE.

ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO THE STORMWATER COLLECTION SYSTEMS SHALL BE REMOVED OR CLEANED UP IMMEDIATELY, AND NO LATER THAN END OF THE WORKDAY. THE USE OF WATER TRUCKS TO WASH THE MATERIAL OFF THE ROADWAY IS NOT ALLOWED. WATER TRUCKS MAY BE USED IMMEDIATELY BEFORE SWEEPERS OF VACUUM SYSTEMS TO LOOSED SEDIMENT, PROVIDED THAT DISCHARGE TO THE STORMWATER COLLECTION SYSTEM DOES NOT OCCUR.

DRAWING INDEX

NO.	DESCRIPTION	DATE	ISSUED AS PART OF A SET	NOT A PART OF ISSUED SET	FOR INFORMATION ONLY
S1	DRAWING INDEX AND LIST OF ABBREVIATIONS	04/15/2022	X	X	
S2	SHORING PLAN	06/14/2022	X	X	
S3	SHORING DETAILS	06/14/2022	X	X	

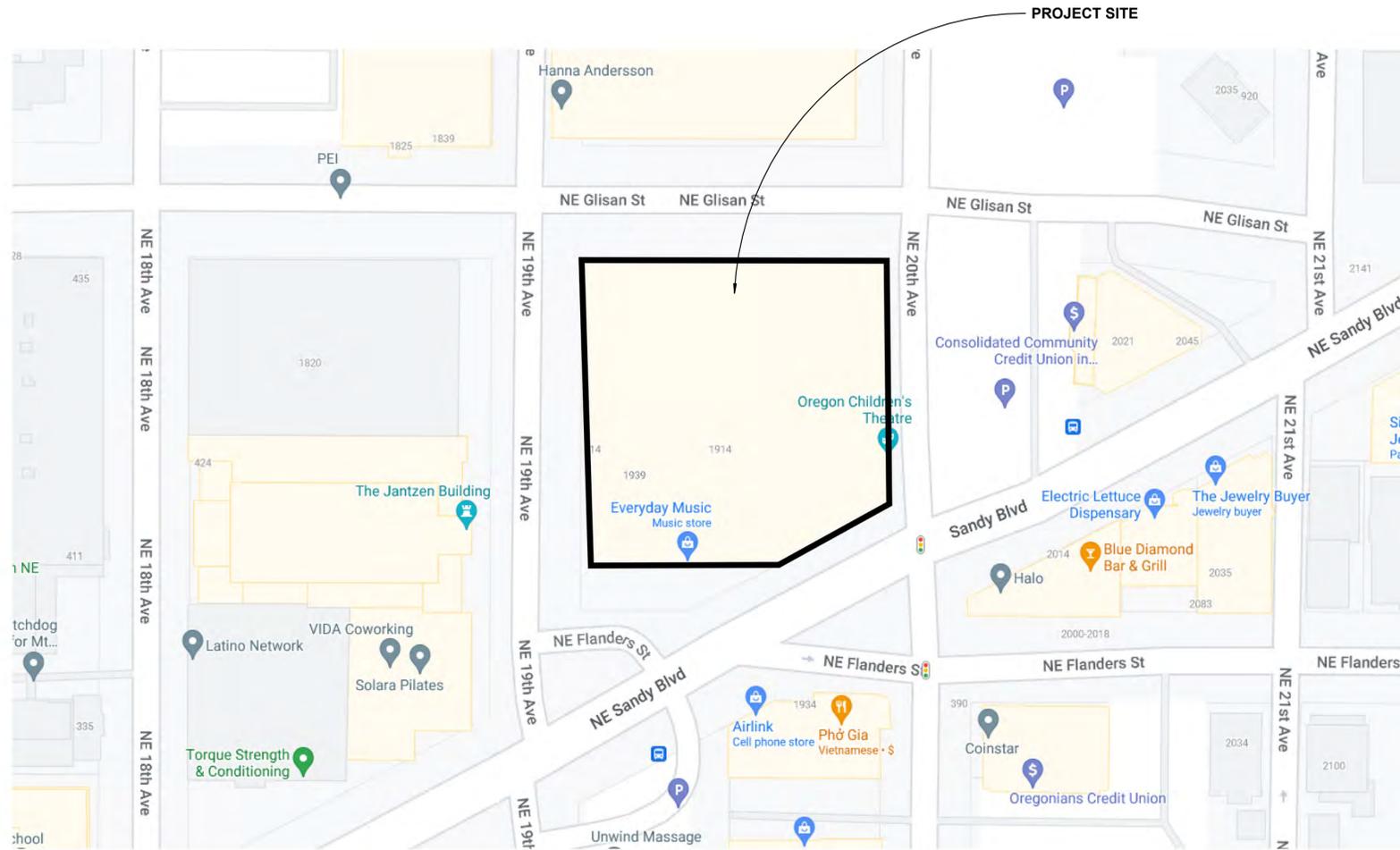
ISSUE LOG KEY:
 ' X ' ISSUED AS PART OF A SET
 ' - ' NOT A PART OF ISSUED SET
 ' * ' FOR INFORMATION ONLY

ISSUE LOG

Permit Set
Revision 1

LIST OF ABBREVIATIONS

A.B.	ANCHOR BOLT	LVL	LAMINATED VENEER LUMBER
ACI	AMERICAN CONCRETE INSTITUTE	MAX.	MAXIMUM
ADD'L.	ADDITIONAL	MBMA	METAL BUILDING MANUFACTURERS ASSOCIATION
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	MECH.	MECHANICAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MEPF	MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SAFETY
ALT.	ALTERNATE	MFR.	MANUFACTURER
ALUM.	ALUMINUM	MIN.	MINIMUM
ARCH.	ARCHITECT / ARCHITECTURAL	MISC.	MISCELLANEOUS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	MPH	MILES PER HOUR
ASD	ALLOWABLE STRENGTH DESIGN LOAD LEVEL	MPP	MASS PLYWOOD PANELS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MT	MAGNETIC PARTICLE TESTING
AWS	AMERICAN WELDING SOCIETY	(N)	NEW
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NLT	NAIL LAMINATED TIMBER
BRBF	BUCKLING RESTRAINED BRACED FRAME	NOM.	NOMINAL
C.G.	CENTER OF GRAVITY	NO.	NUMBER
C.I.P.	CAST IN PLACE	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	o.c.	ON CENTER
C.J.P.	COMPLETE JOINT PENETRATION	O.D.	OUTSIDE DIAMETER
CL	CENTERLINE	OPP.	OPPOSITE
CLR.	CLEAR	OSL	ORIENTED STRAND LUMBER
CLT	CROSS LAMINATED TIMBER	OWJ	OPEN WEB JOIST
CMU	CONCRETE MASONRY UNIT	PAF	POWDER ACTUATED FASTENER
COL.	COLUMN	PART.	PARTITION
CONC.	CONCRETE	P/C	PRECAST
CONN.	CONNECTION	PCF	POUNDS PER CUBIC FOOT
CONST.	CONSTRUCTION	PERIM.	PERIMETER
CONT.	CONTINUOUS	PL	PLATE
∅	BAR DIAMETER	PP	PARTIAL PENETRATION
DBA	DEFORMED BAR ANCHOR	PSF	POUNDS PER SQUARE FOOT
DET.	DETAIL	PSL	PARALLEL STRAND LUMBER
DIA. ∅	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIAG.	DIAGONAL	P/T	POST-TENSIONED
D.L.	DEAD LOAD	P.T.	PRESSURE TREATED
DLT	DOWEL LAMINATED TIMBER	PVC	POLYVINYL CHLORIDE
DWG.	DRAWING	R. RAD.	RADIUS
ELEC.	ELECTRICAL	RCSC	RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS
EL.	ELEVATION	REF.	REFERENCE
EQ.	EQUAL	RET.	RETURN
EXIST., (E)	EXISTING	REINF.	REINFORCING
EXP.	EXPANSION	REQ'D.	REQUIRED
EXT.	EXTERIOR	REQ'MTS.	REQUIREMENTS
FDN.	FOUNDATION	SCHED.	SCHEDULE
FIN.	FINISH	S.C.	SLIP CRITICAL
FLR.	FLOOR	SCL	STRUCTURAL COMPOSITE LUMBER
FRT	FIRE RETARDANT TREATED	SIM.	SIMILAR
FT.	FOOT	SFRS	SEISMIC FORCE RESISTING SYSTEM
FTG.	FOOTING	S.O.G.	SLAB ON GRADE
GA.	GAUGE	SPEC.	SPECIFICATION
GALV.	GALVANIZED	SQ.	SQUARE
GL	GLULAM	SS	STAINLESS STEEL
HORIZ.	HORIZONTAL	SSMA	STEEL STUD MANUFACTURERS ASSOCIATION
HSS	HOLLOW STRUCTURAL STEEL	STD.	STANDARD
IBC	INTERNATIONAL BUILDING CODE	STRUCT.	STRUCTURAL
I.D.	INSIDE DIAMETER	SYM.	SYMMETRICAL
IN.	INCHES	THRU	THROUGH
INT.	INTERIOR	T&G	TONGUE AND GROOVE
K	KIPS	TRANS.	TRANSVERSE
KSF	KIPS PER SQUARE FOOT	TS	LIGHT GAUGE TUBE STEEL
KSI	KIPS PER SQUARE INCH	TYP.	TYPICAL
LBS.	POUNDS	ULT.	ULTIMATE STRENGTH DESIGN LOAD LEVEL
L.L.	LIVE LOAD	U.N.O.	UNLESS NOTED OTHERWISE
LLH	LONG LEG HORIZONTAL	U.T.	ULTRASONIC TESTING
LLV	LONG LEG VERTICAL	VERT.	VERTICAL
LOC.	LOCATION	V.I.F.	VERIFY IN FIELD
		w/	WITH



SITE PLAN



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 F: 503.227.7980
 www.kpff.com
 10022200132-R22



PATTON BUILDING SHORING

1931-1939 NE SANDY BLVD.
 PORTLAND, OR 97232

DRAWING INDEX AND LIST OF ABBREVIATIONS

Drawn By: AJB
 Designed By: AJB
 Project No: 10022200132
 Date: 04/15/22
 Scale: As indicated
 Drawing No:

S1

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 Aaron J. Burkhardt
 Structural Shoring, Inc.



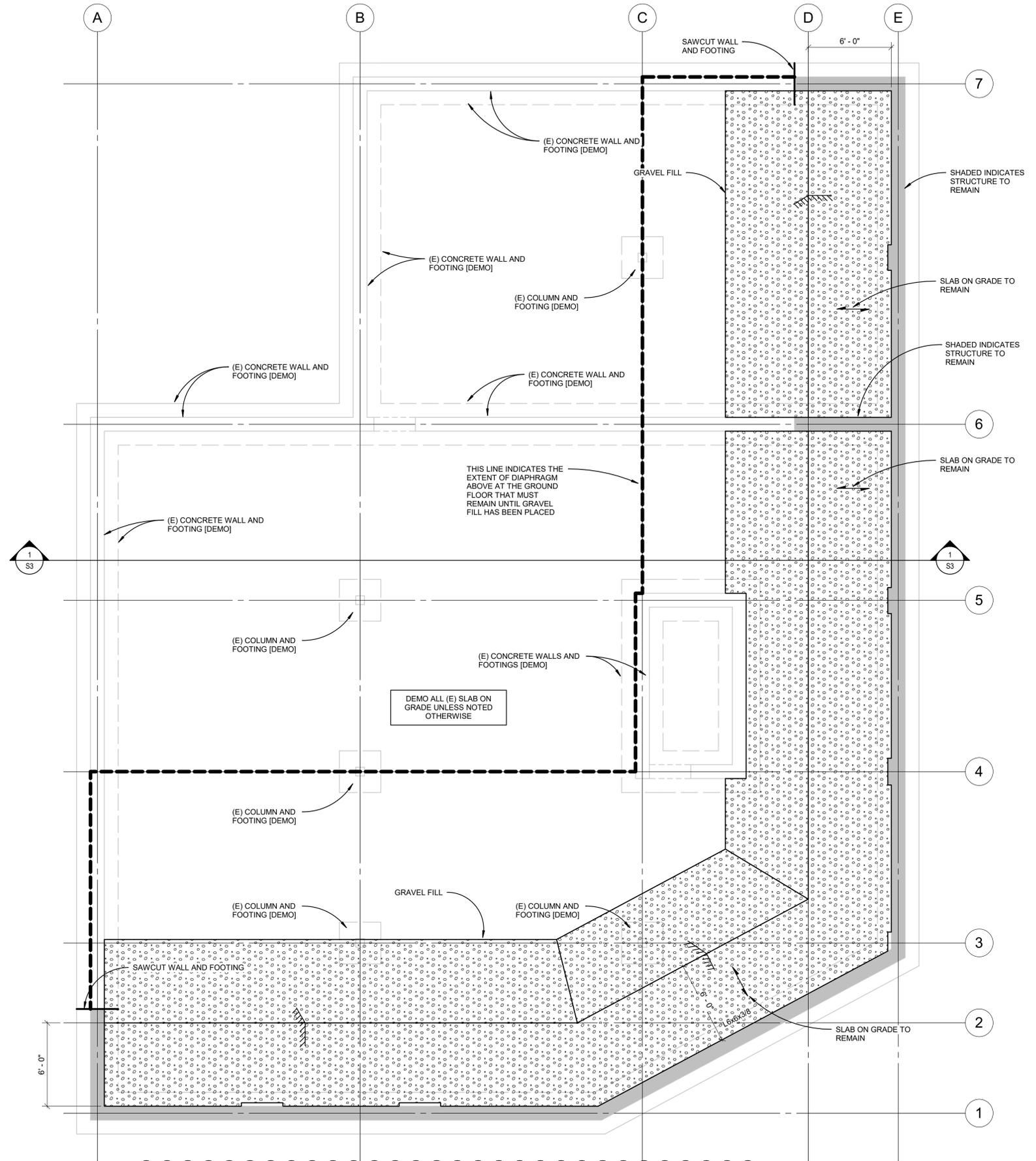
PATTON BUILDING SHORING
 1931-1939 NE SANDY BLVD.
 PORTLAND, OR 97232

1 Revision 1 6/14/22

SHORING PLAN

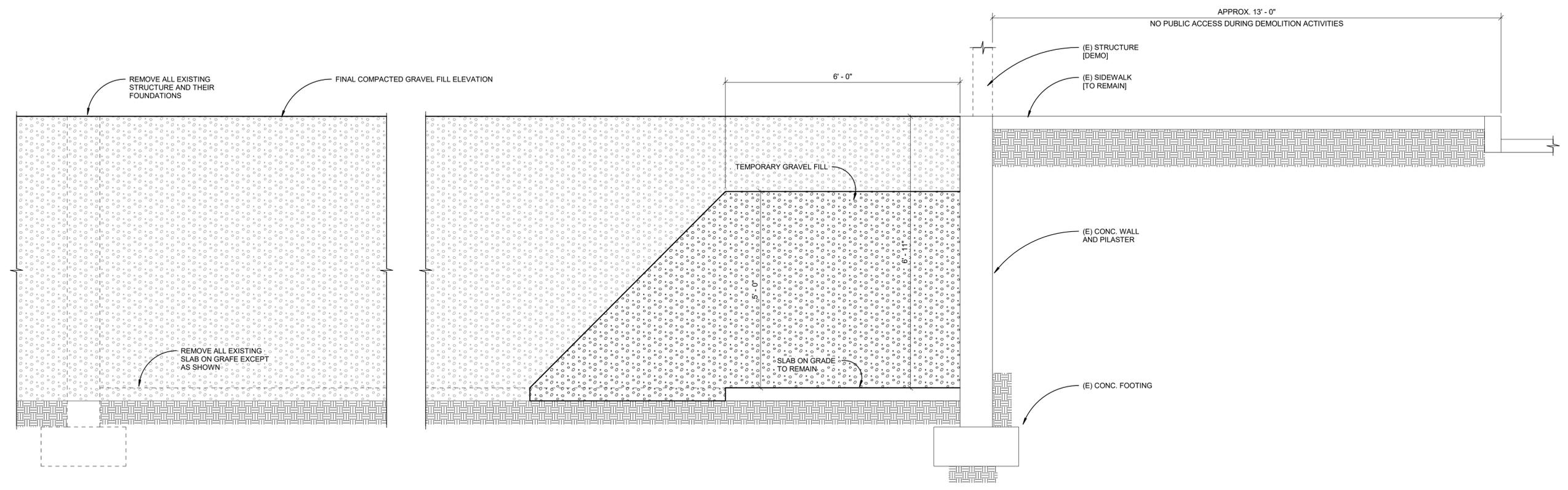
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 Scale: 1/4" = 1'-0"
 Drawing No:

S2



1 TEMPORARY SHORING PLAN
 1/4" = 1'-0"

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 Aaron J. Burkhardt
 Structural Shoring, Inc.



1 SHORING SECTION
 3/4" = 1'-0"

PATTON BUILDING SHORING
 1931-1939 NE SANDY BLVD.
 PORTLAND, OR 97232

1 Revision 1 6/14/22

**SHORING
 DETAILS**

Drawn By: AJB
 Designed By: AJB
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 Drawing No:

S3