



1. [Home](#) [Appeals](#)

APPEAL SUMMARY

Status: DECISION RENDERED

Appeal ID: 32104	Project Address: 1735 SE POWELL BLVD
Hearing Date: 1/31/24	Appellant Name: Steve D. McBee
Case No.: P-002	Appellant Phone: 5039395246
Appeal Type: Plumbing	Plans Examiner/Inspector: NA
Project Type: commercial	Stories: 1 Occupancy: COMMERCIAL Construction Type: 1 STORY
Building/Business Name: NA	Fire Sprinklers: No
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 22-176029 PT
Plan Submitted Option: pdf [File 1]	Proposed use: COMMERCIAL

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	701.2
Requires	REQUIRES APPROVED MATERIALS UNDER STRUCTURE ----- *RECONSIDERATION
Code Modification or Alternate Requested	USE OF HDPE PIPE / SDR 17 / ASTM 714 PE ----- *RECONSIDERATION: USE OF 4" HDPE PIPE
Proposed Design	BORE LINE UNDER BUILDING SLAB APPROXIMATELY 40' ----- "RECONSIDERATION TEXT": BORE 40' TO 70' OF 4" PIPE
Reason for alternative	1} ELIMINATES OPEN-CUT TRENCH THROUGH 30 LINEAR FEET OF SLAB FLOOR UNDER BUILDING AT 6' OF DEPTH 1. CURRENT STORM LINE IS IMPROPERLY LOCATED PARALLEL TO CURB BEFORE CONNECTION TO SERVICE LATERAL (REFER TO ATTACHED DRAWING)

2. BUILDING IS LOCATED ON THE PROPERTY LINE SOUTH ALLOWING NO ROOM FOR EXTERIOR EXCAVATION
3. CONNECTING THE STORM LINE DIRECTLY TO SEWER MAIN (MAIN LINE TAP REQUIRED) WOULD APPEAR TO BE IN CONFLICT WITH CITY B.E.S. AND PBOT POLICIES
4. PROPOSED ALTERNATIVE ELIMINATES APPROXIMATELY \$20K IN ADDITIONAL CONSTRUCTION COSTS TO THE PROPERTY OWNER

"RECONSIDERATION TEXT"

MODIFY REQUIREMENT FOR STORM DRAIN PIPE SIZE TO 4" HDPE UNDER BUILDING SLAB FROM THE ADDITION FOR THE FOLLOWING REASONS:

1. ORIGINAL BLDG IS 1997 SQ FT AND STORM LINE IS PLUMBED INTERNALLY TO BUILDING SANITARY LINE
2. UNDER FLOOR PLUMBING HAS BEEN REPLACED (UNDER THE REMODEL PERMIT ISSUED) AND CITY INSPECTED
3. PROPOSED 4" HDPE STORM LINE UNDER SLAB WOULD SERVE STORM WATER FROM THE 1360 SQ FT ADDITION CURRENTLY DIRECTED TO A 6 SQ FT STORM WATER MANAGEMENT PLANTER
4. ORIGINAL CATCH BASIN IN DRIVEWAY HAS BEEN REMOVED
5. REMODEL INCLUDES REPLACING EXISTING CONCRETE OR ASPHALT DRIVEWAY WITH PERVIOUS PAVERS
6. REFERENCE TABLE FOR ROOF RUN-OFF INDICATES 4" PIPE IS MORE THAN ADEQUATE FOR THE 1360 SQ FT ADDITION, CONSIDERING A MAXIMUM OF 1.5" PER HR RAINFALL FOR THIS AREA

APPEAL DECISION

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) 823-6251 or come to the Development Services Center."

1735 SE Powell
Proposed storm line under building slab
Drawing: Steve McBee 503-939-5246
Email: tedmcbeeinc@cascadiaaccess.com
Permit application #

