



1. [Horizontal Appeals](#)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 32297	Project Address: 5324 NE 25th Ave
Hearing Date: 5/22/24	Appellant Name: Mike Andreyuk
Case No.: P-001	Appellant Phone: 503-680-0939
Appeal Type: Plumbing	Plans Examiner/Inspector: Derek Berhow (FIR)
Project Type: Residential	Stories: 1 Occupancy: R-3 Construction Type: VB
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 24-004459-RS
Plan Submitted Option: pdf [File 1]	Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	714.1
Requires	<p>714.1 Sewage backflow.</p> <p>Where plumbing fixtures are installed on a floor with a finished floor elevation below the elevation of the manhole cover of the next upstream manhole in the public sewer, such fixtures shall be protected by a backwater valve installed in the building drain, or horizontal branch serving such fixtures. Plumbing fixtures installed on a floor with a finished floor elevation above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.</p> <p>Exception: In existing buildings, fixtures above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not be prohibited from discharging through a backwater valve.</p>
Code Modification or Alternate Requested	<p>While putting a backwater valve in for the new basement bathroom it was discovered that the kitchen drain from the main floor above is combined with the laundry and floor drain waste piping which will all get tied into this same line as the basement bath thus will be protected by the backwater valve.</p>
Proposed Design	<p>We propose keeping the kitchen drain combined with the laundry and floor drain and thus protected by the backwater valve. We have discussed with</p>

the homeowner the disadvantages of doing this and they understand the consequences should the backwater valve fail.

Reason for alternative

Given proximity of kitchen drain to the main sewer stack and the difficulty with re-routing the kitchen drain line to the main stack we propose this alternative. There are no vertical paths for a new kitchen drain line. Any horizontal path is not ideal due to distance between kitchen sink and main sewer stack the drain pipe means we would start encroaching on headroom.

APPEAL DECISION

Allow upstairs kitchen sink run through the basement backwater valve. Granted provided a signage required at all clean outs for fixtures upstream of backwater valve. Signage shall be permanent stating backwater valve downstream.

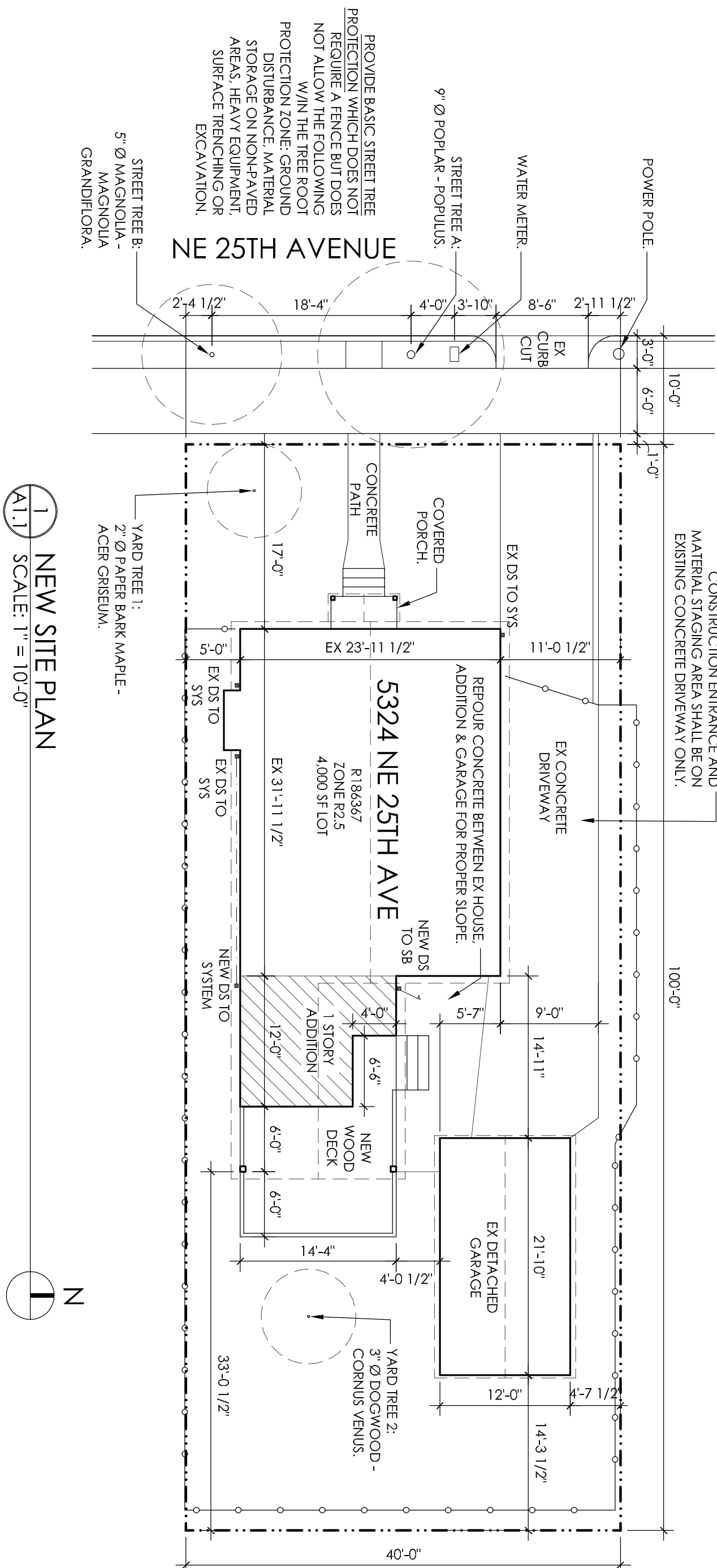
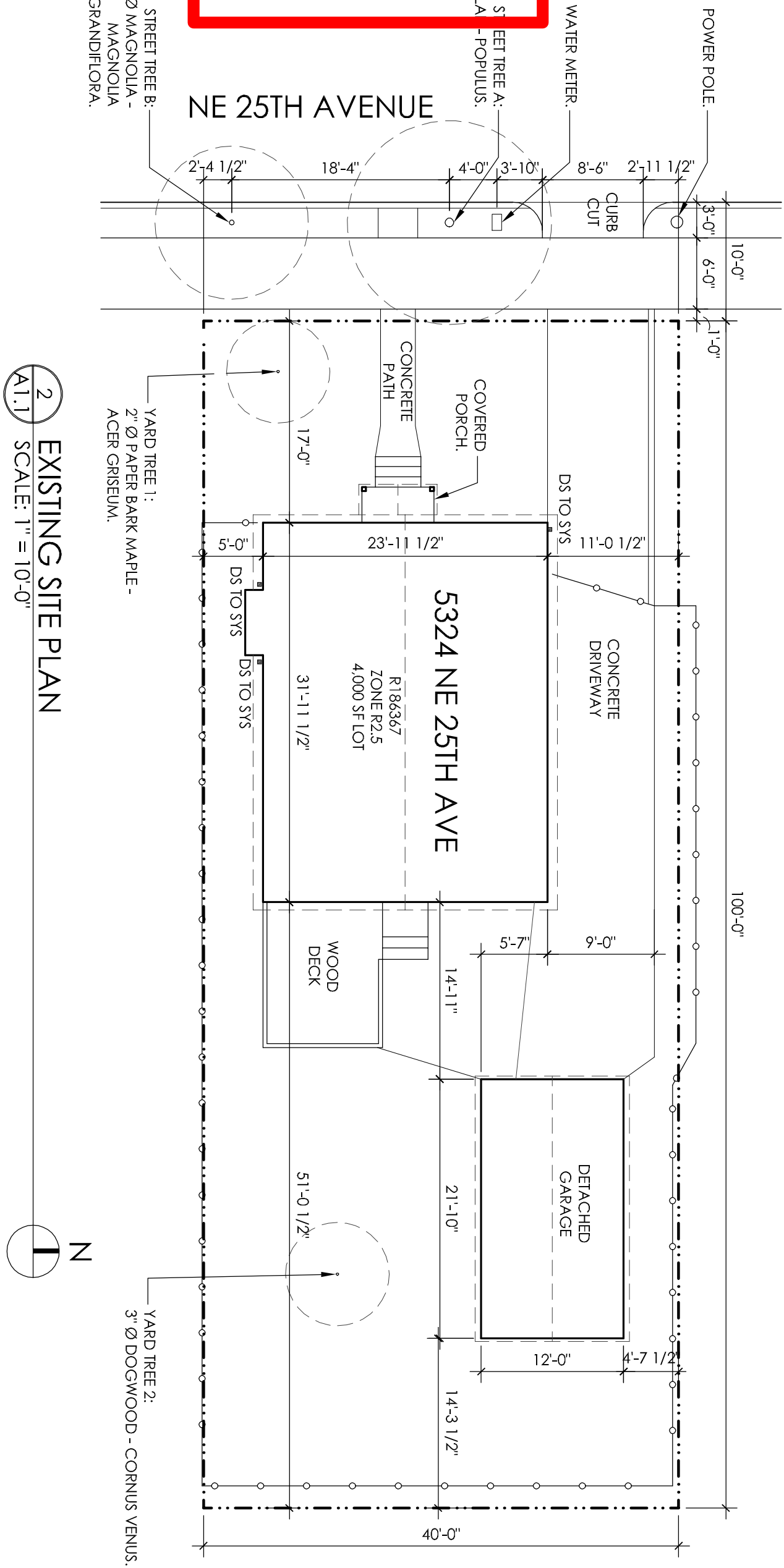
"The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special 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."

City Of Portland
REVIEWED FOR
CODE COMPLIANCE

Date: 01/25/24

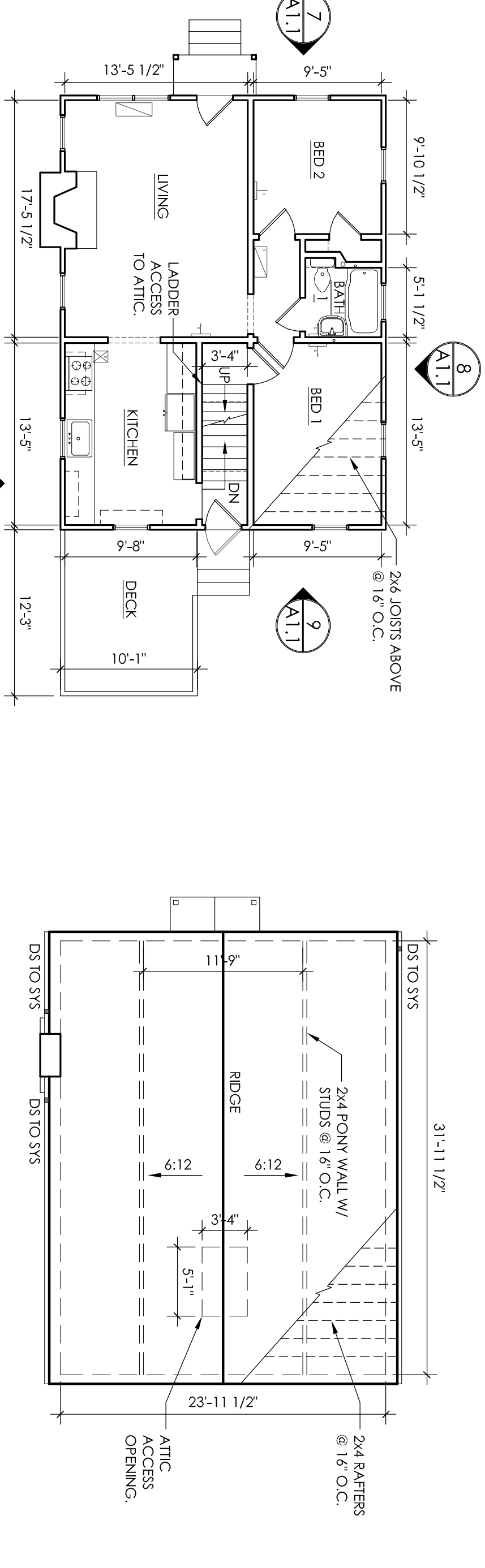
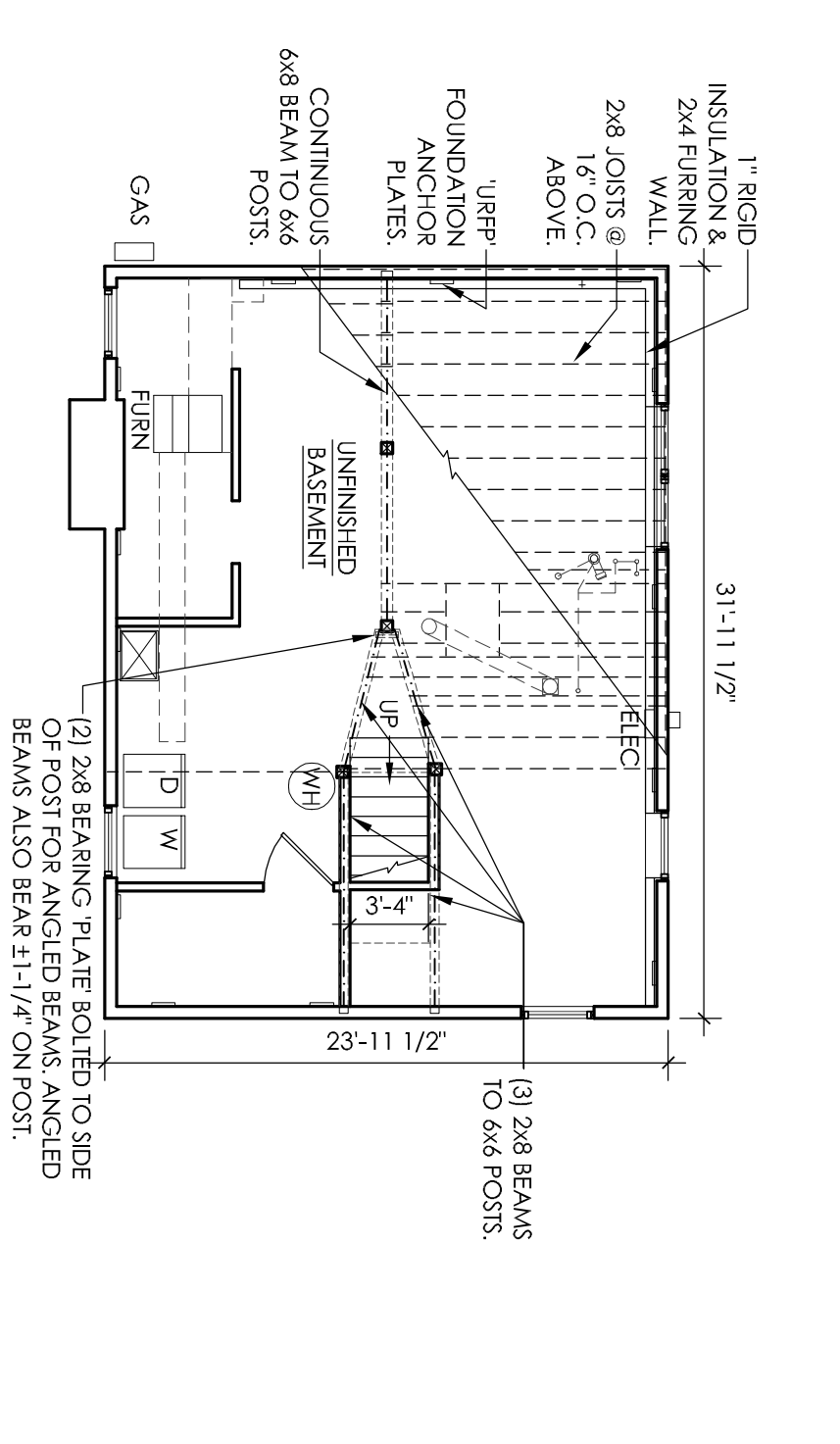
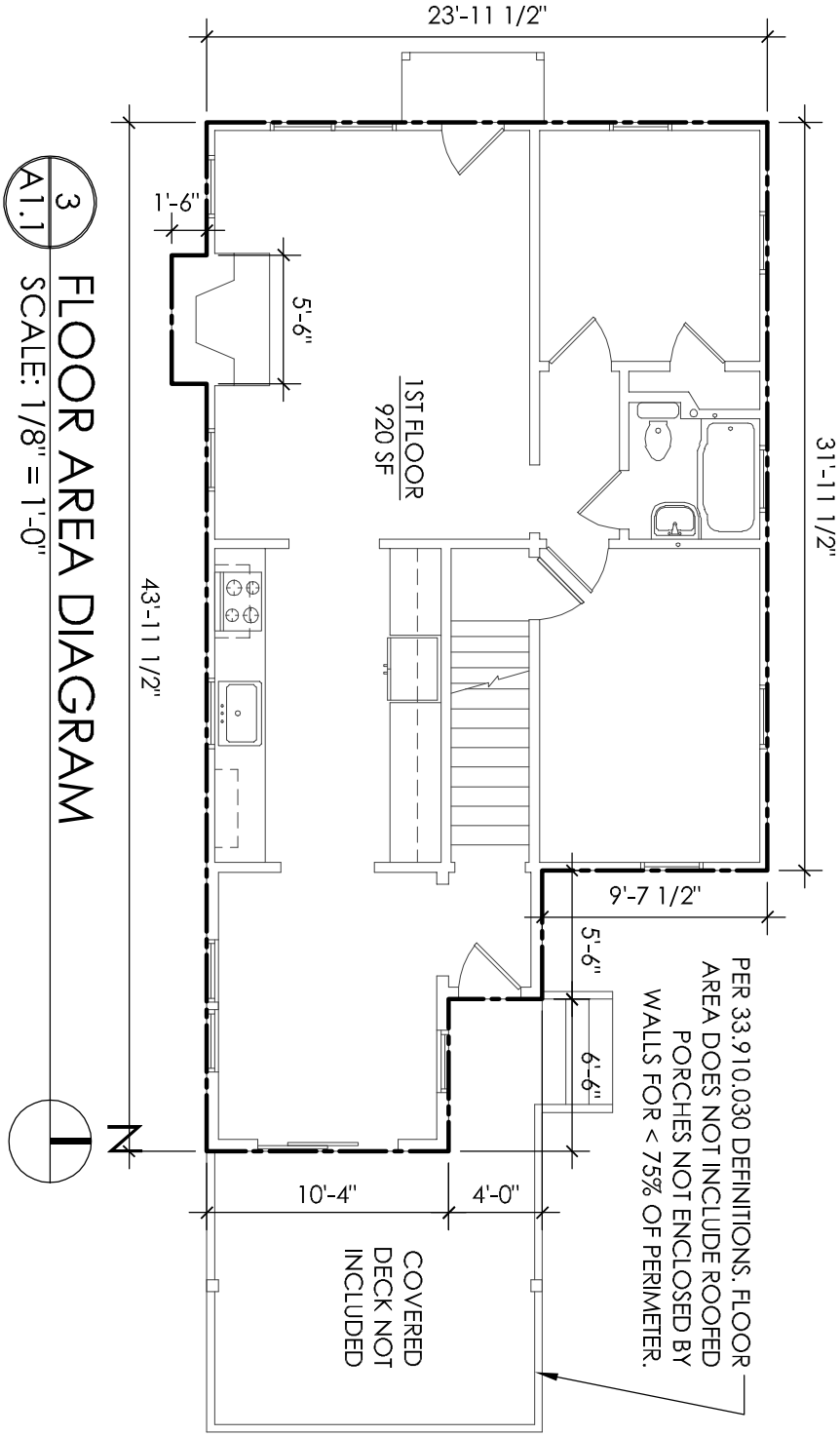
Permit #:
24-004459-000-00-RS



SITE NOTES: ZONE R2.5 - LOT AREA: 4,000 SF

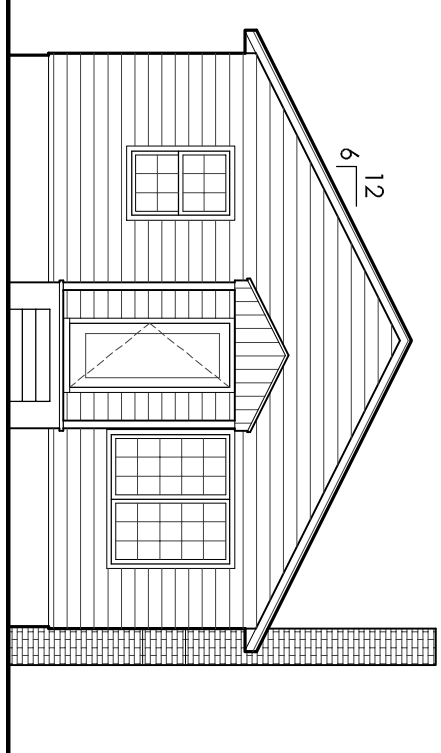
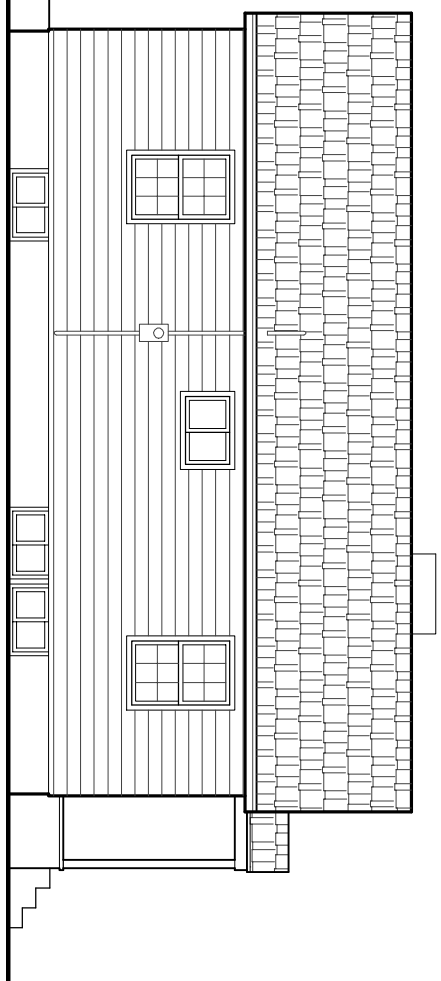
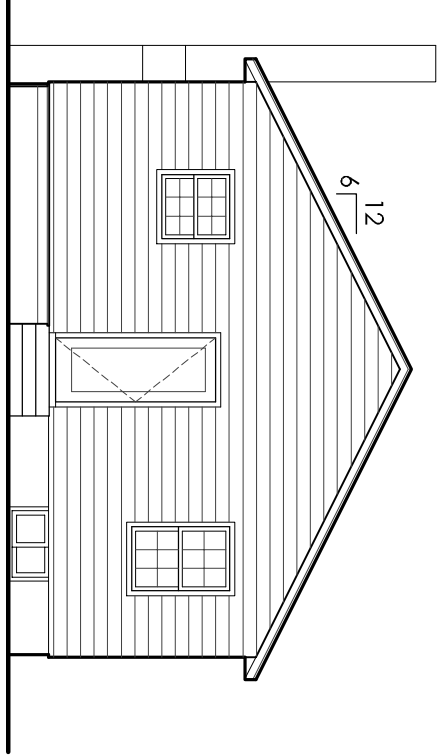
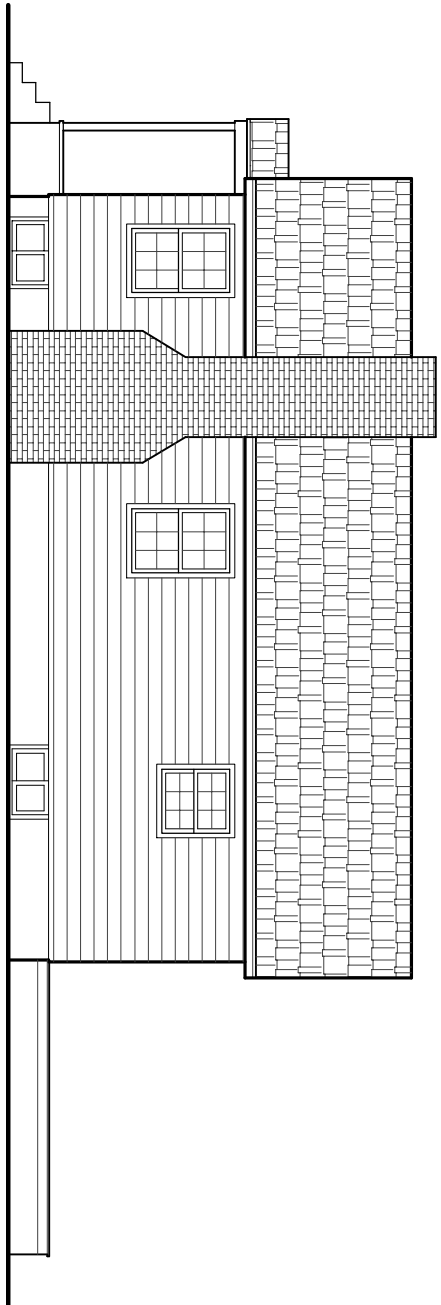
EXISTING IMPERVIOUS AREA:		EXISTING BUILDING COVERAGE:	
HOUSE	872 SF	HOUSE	792 SF
DETACHED GARAGE	270 SF	DETACHED GARAGE	1,054 SF < 1,875 SF
NEW BUILDING COVERAGE:		NEW BUILDING COVERAGE:	
HOUSE & COVERED DECK	1,140 SF	HOUSE & COVERED DECK	1,032 SF
DETACHED GARAGE	270 SF	DETACHED GARAGE	1,294 SF < 1,875 SF
TOTAL: 1,410 SF		TOTAL: 1,326 SF	

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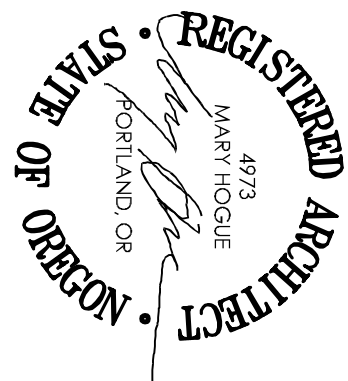
STREET TREE PROTECTION REQUIRED
PRESCRIPTIVE PATH - BASIC
Active protection measures, such as fencing, are NOT required.
THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE:
Ground disturbance
Storage of materials within unpaved areas of the root protection zone
Heavy equipment in the unpaved areas of the root protection zone
Surface trenching or excavation within the root protection zone

Additional permits are required from urban forestry prior to cutting or pruning any branches greater than 1/2 inch in diameter or roots greater than 1/4 inch in diameter.
ONLINE APPLICATIONS AT
<https://devhub.portlandoregon.gov>



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Henlein / Heisler Residence
5324 NE 25th Ave.
Portland, OR 97211

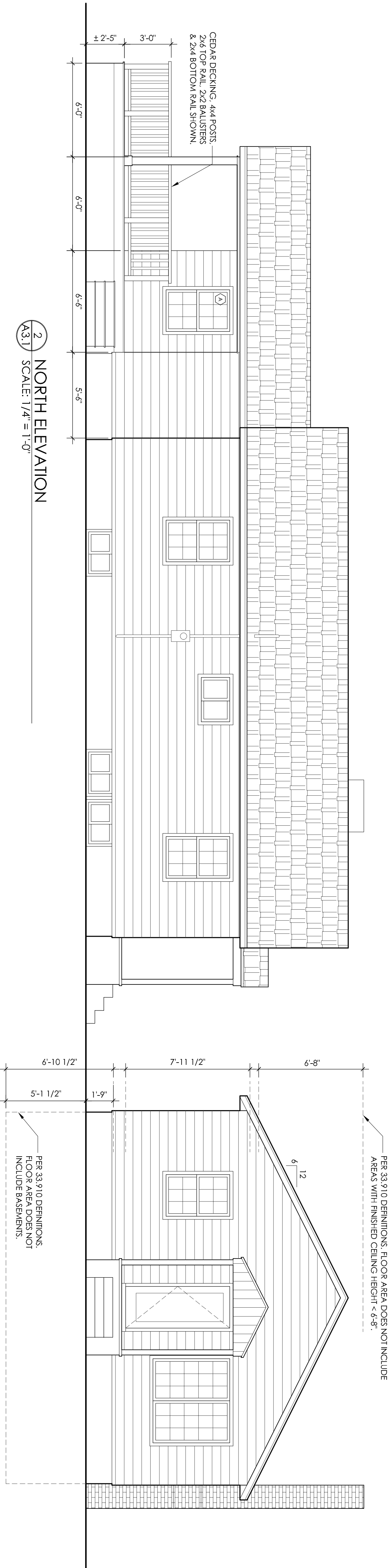
PERMIT SET

Job No: 23:10

Date: 10.24.23

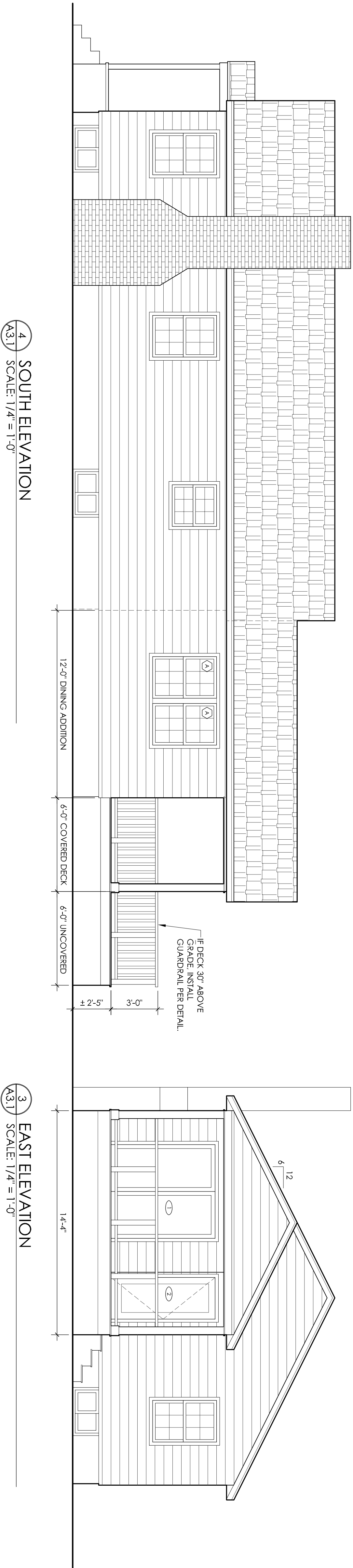
Site Plans &
Existing
Conditions

A1.1



1 WEST / FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NO CHANGE



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Henlein / Heisler Residence
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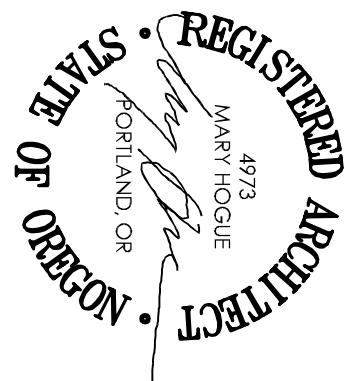
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Exterior Elevations

A3.1

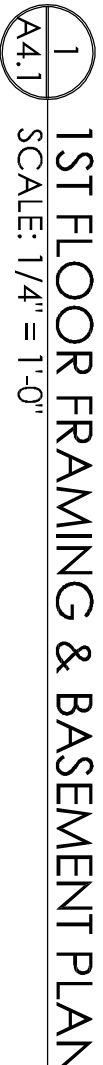


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WINDOW SCHEDULE:

IF NECESSARY FOR NEW 2x8 JOISTS:
 MAXIMUM 1/2" HOLED DRILLED THROUGH 2x8 JOISTS FOR PLUMBING
 NOT ALLOWED PROVIDED ALL OF THE FOLLOWING CRITERIA ARE MET:
 1. HOLES ARE MINIMUM 2" CLEAR OF JOIST TOP AND BOTTOM,
 2. HOLES ARE MINIMUM 2" CLEAR OF ANY OTHER HOLES,
 3. HOLES ARE LOCATED AT LEAST 36" AWAY FROM BEARING WALL,
 4. MAXIMUM 2 HOLES PER JOIST.
 FOR MAXIMUM 2x12 HOLED JOIST, USE 1 3/4" x 1/4" LVS INSTEAD OF 2x8
 JOISTS AND ALL CRITERIA SHOULD ALSO BE MET.



(2) 2x5-OR-(1) LVL & (1) 2x: (2) ROWS OF 'SDS' 1/4 x 3 SCREWS @ 16" O.C.

1. PLYWOOD WALL SHEATHING EDGES SHALL BE BLOCKED AT ALL MECHANICAL, ELECTRICAL OR PLUMBING PENETRATIONS. FLAT BLOCKING CAN BE USED FOR PENETRATIONS LESS THAN 8" SQUARE.

