

1. HomeAppeals

APPEAL SUMMARY

Status: Decision Rendered

Project Address: 5324 NE 25th Ave
Appellant Name: Mike Andreyuk
Appellant Phone: 503-680-0939
Plans Examiner/Inspector: Derek Berhow (FIR)
Stories: 1 Occupancy: R-3 Construction Type: VB
Fire Sprinklers: No
LUR or Permit Application No.: 24-004459-RS
Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	714.1
Requires	714.1Sewage backflow. 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. 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.
Code Modification or Alternate Requested	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.
Proposed Design	We propose keeping the kitchen drain combined with the laundry and floor drain and thus protected by the backwater valve. We have discussed with

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."

STRUCTURAL

CODE REQUIREMENTS: CONFORM TO THE CURRENT OREGON RESIDENTIAL SPECIALTY CODE (ORSC).

ROOF: 25 PSF SNOW
FLOOR: 40 PSF LIVE
ALLOWABLE SOIL BEARING P
SEISMIC DESIGN CATEGORY
WIND: 120 MPH - EXPOSURE I DESIGN CRITERIA:
DESIGN WAS BASED ON THI
FOLLOWING LOADS WERE (

EARTHWORK:
PROTECT INCOMPLETE WORK
OTHERWISE PROTECT ALL STRI
PRECAUTIONS TO PREVENT D
POURED. DO NOT ALLOW W
BASE FOUNDATIONS. REMONON UNDISTURBED NATIVE SOI

MAXIMUM
MECHANICAL
MINIMUM
ON CENTER
PLATE

13. ALL EXPOSED METAL CONNECTIONS, FASTENERS, COVERS AND RELATED APPURTENANCES TO BE NON-CORROSIVE. 12. ALL EXTERIOR EXPOSED WORK TO BE INSTALLED IN WEATHER TIGHT MANNER; CAULK AND PROVIDE WEATHER BARRIER MATERIALS AS REQUIRED FOR WATERTIGHT CONSTRUCTION.

REINFORCING STEEL SHALL C REINFORCING STEEL TO BE W A82 AND A185. REINFORCIN DETAILING CONCRETE REINFO

footings: f'c=3,000 psi at 28 days (Designed for 2,500 psi) Maximum Slump 5" plus or minus 1". Locate Bottom of footings below min, frost depth unless otherwise noted.

CONCRETE EXPOSED TO EA NO.5 BAR, W31 OR D31

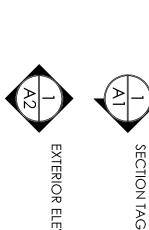
ONCRETE CAST AGAINST

14. EXISTING BUILDING COMPONENT REQUIREMENTS IN ALTERED AREAS, OR IN AREAS CONVERTED FROM UNHEATED TO HEATED SPACE PER TABLE N1101.2 2021 ORSC:

ATION PER RESIDENTIAL PRESCRIPTIVE ENVELOPE REQ

AENTS TABLE N1101.1(1) 2021 ORSC:

YMBOLS



MICROLAM LVL BEAMS SHAL COMPANY, OR AN ENGINEE RECOMMENDATIONS.

NOTIFY ENGINEER OR ARCHITECT OF ANY DISCREPANCIES WITH THE PLANS OR UNEXPECTED IMMEDIATELY. PLEASE ALLOW FIVE BUSINESS DAYS FOR ANY NECESSARY REVISIONS.

EPOXY ANCHOR PLACE

SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704 OF THE OSSC. SPECIAL INSPECTIONS BY AN INDEPENDENT TESTING LABORATORY EMPLOYED BY THE OWNER FOR THE FOLLOWING

ALL ROOF SHEATHING AND S EXCEPT AS INDICATED ON TH HAVE EDGES SUPPORTED BY F EDGES.

NFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION DR APA PRP-108 PERFORMANCE STANDARDS. UNLESS OTHERWISE NOTED, PANELS SHALL POSURE 1, OF THE THICKNESS AND/OR SPAN RATING SHOWN ON THE DRAWINGS. L CONFORM TO APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND COMMENDED BY THE PANEL MANUFACTURER. SHEAR WALL SHEATHING SHALL BE BLOCKED EL EDGES.

1. All Work to comply with latest adopted version of state and local regulations. CTION INFORMATION:

PROJECT TEAM:

OWNERS

JOSH HEISLER & ELIZABETH HENLEIN
5324 NE 25th AVE.

PORTLAND, OR 97211
916-849-2733
415-272-2973

ABBREVIATIONS:

6. See Structural engineering notes, drawings and calculations for verification of all framing, Joist, beam, Post sizes etc. structural information to take precedence over architectural. notify architect of any discrepancies between architectural and 5. ALL INTERIOR DIMENSIONS (ARCHITECTURAL PLANS) ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. ALL EXTERIOR AND WINDOW/DOOR OPENING DIMENSIONS (STRUCTURAL / FRAMING PLANS) ARE FACE OF STRUCTURE UNLESS OTHERWISE NOTED.

COVER SHEET
SITE PLAN & EXISTING CONDITIONS
ARCHITECTURAL PLANS

E, DRAWING OR SPECIFICATION SHALL NOT RELIEVE THE INTENDED. CONTRACTOR TO NOTIFY ARCHITECT IN CH ERRORS OR OMISSIONS.

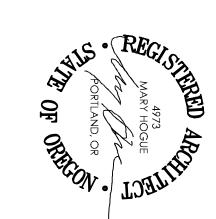
, OR LOAD BEARING STUDS WITHOUT THE PRIOR RAL ENGINEER.

) INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL DRAWINGS, AND SUBCONTRACTORS PRIOR TO

CONTRACTOR
RECRAFT LLC
MIKE ANDREYUK
1623 SE 6TH AVE.
PORTLAND OR 97214

DRAWING INDEX:

ERED PROFESS 56352 Madalall 72 9, 2002 92 A J. WALL



RUCTURAL ENGINEER

REALIZATIONS

MkM Architecture Inc Skamokawa WA 98647 503.313.2442 PO Box 25

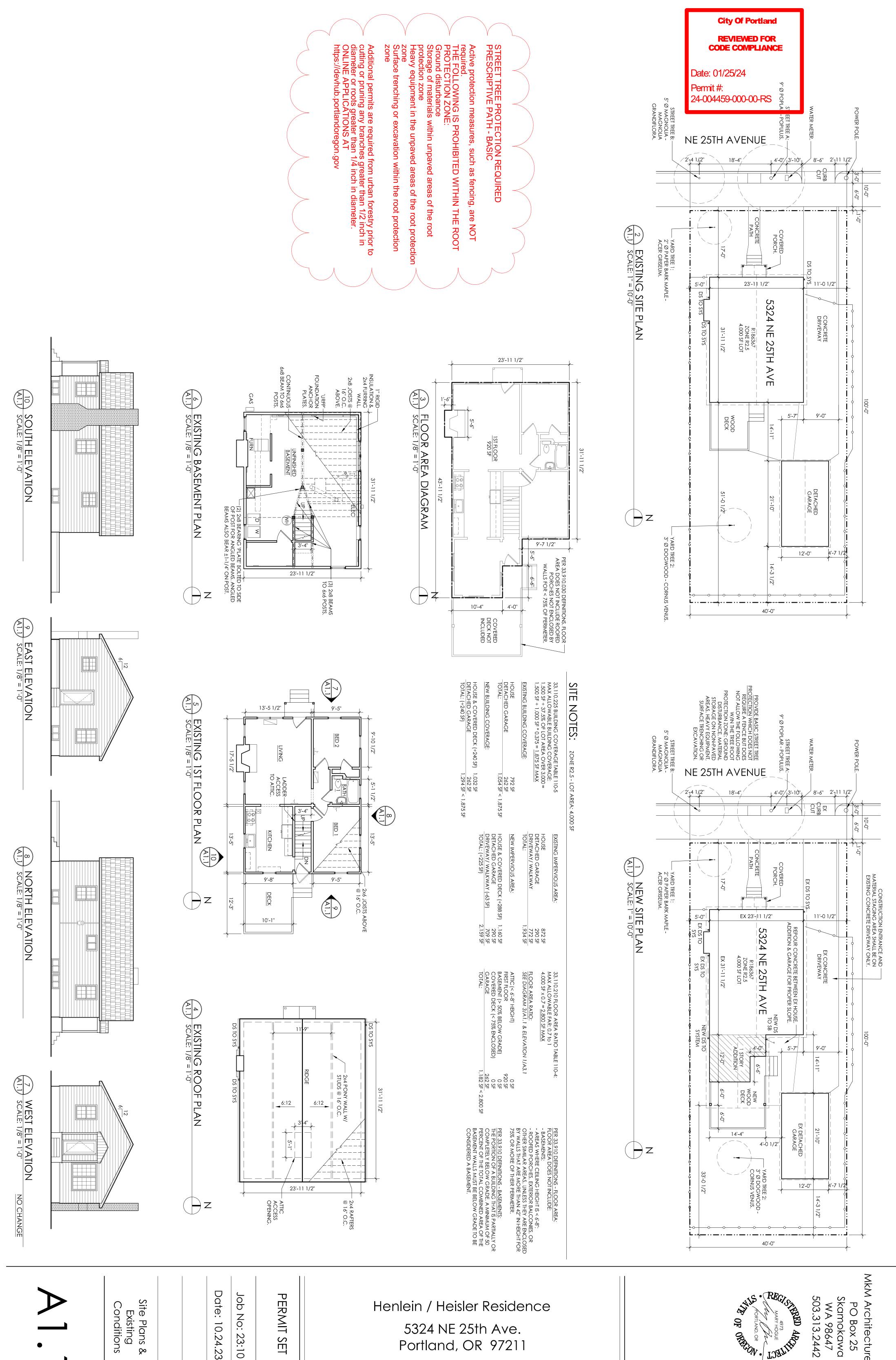
Cover Sheet

10.24.23

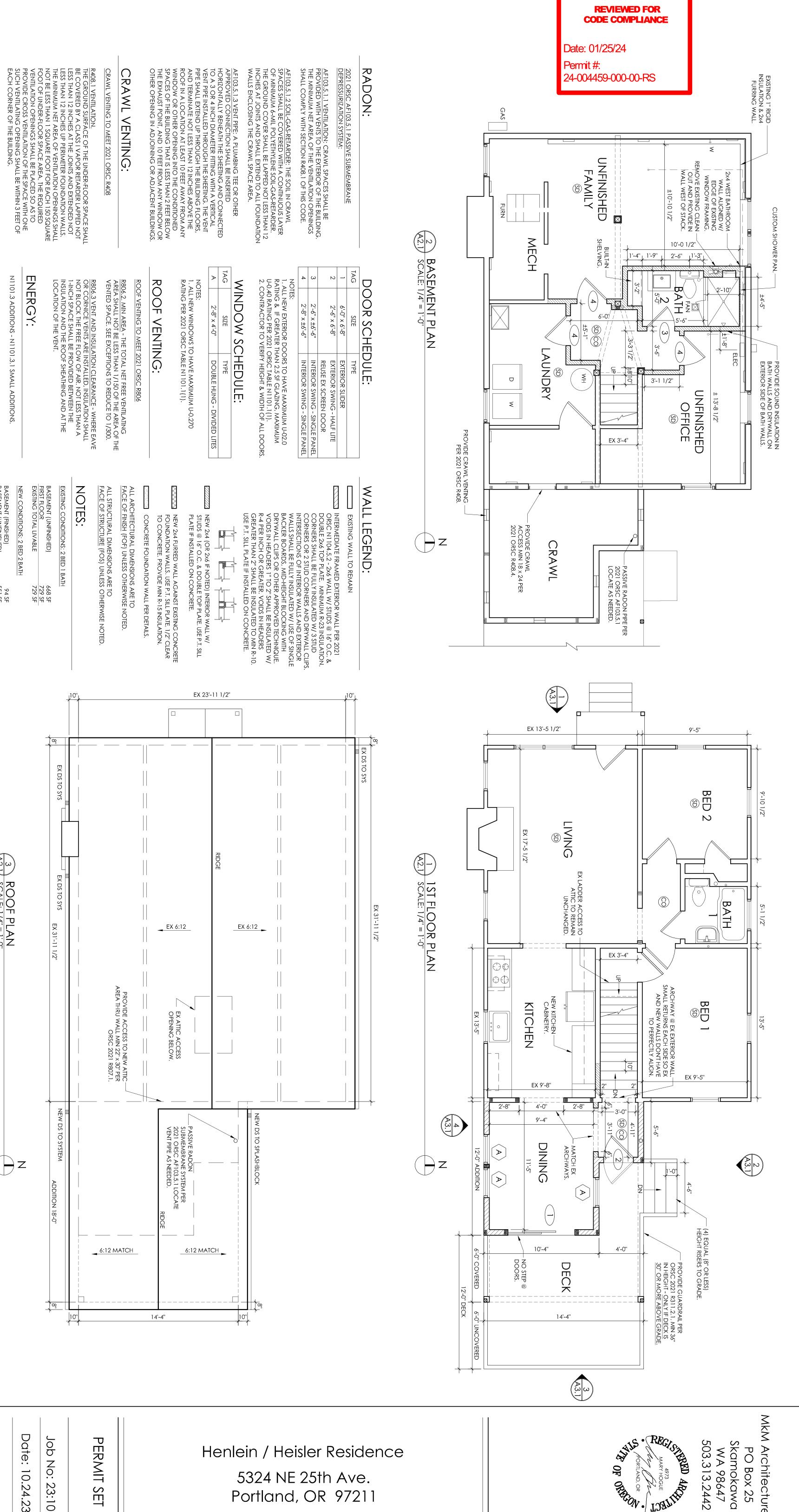
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ERMIT SET

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



MkM Architecture Inc REGISTERED AND MARY HOGUE
MARY HOGUE
LOGICALITY
LOGICAL Skamokawa WA 98647 503.313.2442



City Of Portland

Architectural Floor Plans

EXCEPTION 2 - VENTILATION OPENINGS ARE NOT REQUIRED WHERE A CONTINUOUSLY OPERATED MECHANICAL VENTILATION SYSTEM IS INSTALLED. THE SYSTEM SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST A MINIMUM OF 1.0 CFM FOR EACH 50 SF OF UNDER FLOOR AREA. THE SURFACE SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER.

N1101.3 ADDITIONS - N1101.3.1 SMALL ADDITIONS.

BASEMENT (FINISHED)
BASEMENT (UNFINISHED)
FIRST FLOOR
EXISTING TOTAL LIVABLE

NEW CONDITIONS: 2 BED 2 BATH

R408.4 ACCESS ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18 INCHES BY 24 INCHES. OPENINGS THROUGH A PERIMETER WALL SHALL BE 16 INCHES BY 24 INCHES.

HOLES ARE MIN 2" CLEAR OF JOIST TOP AND BOTTOM.
 HOLES ARE MINIMUM 2" CLEAR OF ANY OTHER HOLES.
 HOLES ARE LOCATED AT LEAST 36" AWAY FROM BEARING WALL.
 MAXIMUM 2 HOLES PER JOIST.

MAXIMUM 2-9/16"Ø HOLE, USE 1-3/4 x 7-1/4 LVLS INSTEAD OF 2x8 TS $\underline{\mathsf{AND}}$ ALL CRITERIA LISTED MUST ALSO BE MET.

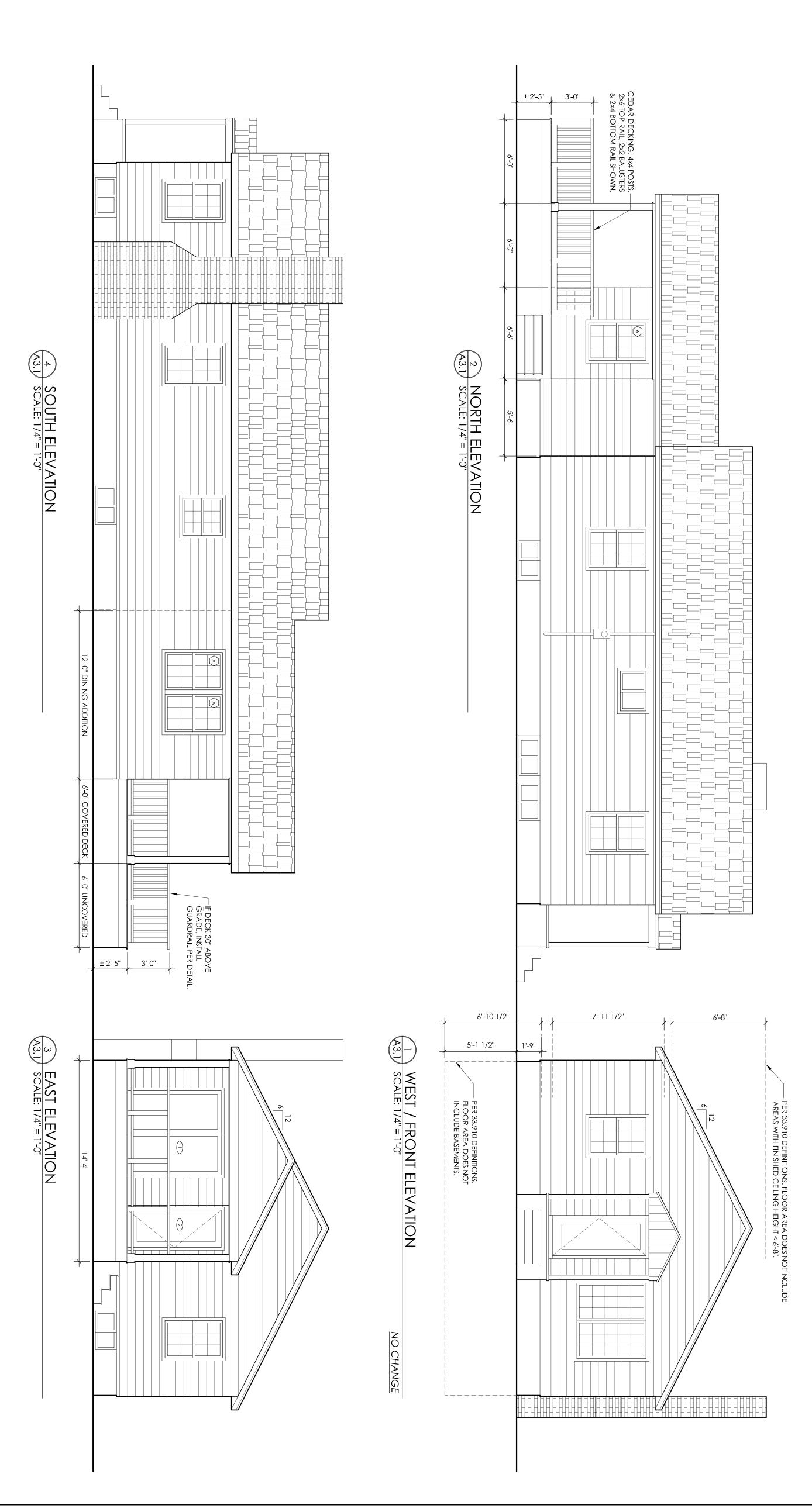
IF NECESSARY FOR NEW 2x8 JOISTS:

MAXIMUM 2-1/2"Ø HOLE DRILLED THROUGH 2x8 JOISTS FOR PLUMBINGLINES ALLOWED PROVIDED ALL OF THE FOLLOWING CRITERIA ARE MET:

DO NOT CUT JOISTS FOR PLUMBING UNLESS ABSOLUTELY NECESSARY. FOLLOW ROUTES SHOWN ON ARCHITECTURAL PLANS.

JOIST GUIDELINES:

10.24.23

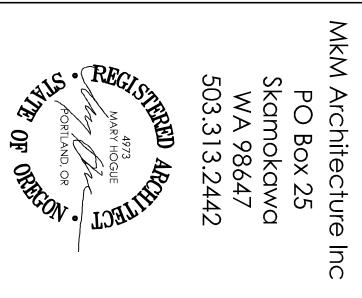


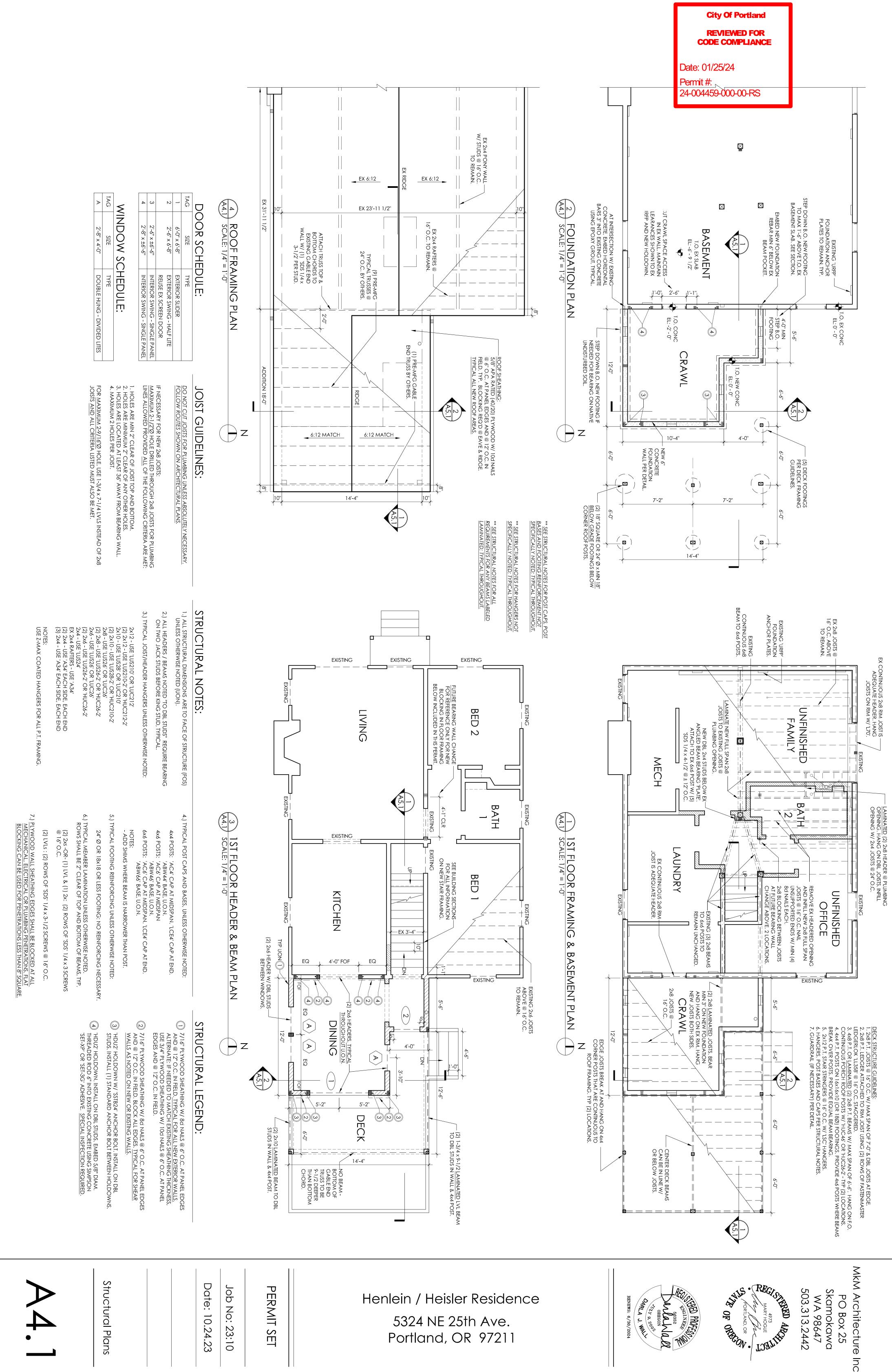
∆3.1

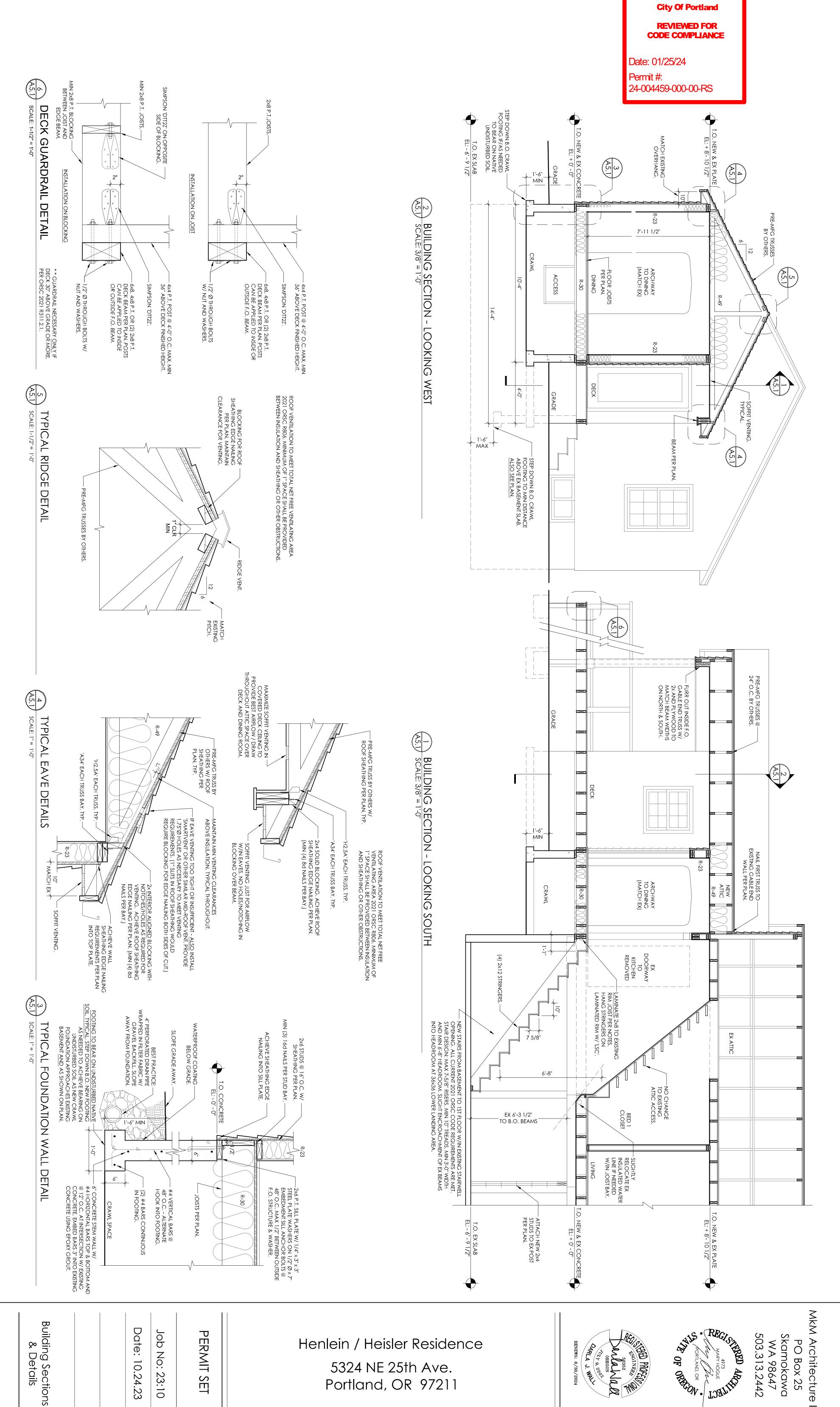
Exterior Elevations

Job No: 23:10 Date: 10.24.23

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SET

