

Remodel Criteria



MEMORANDUM

TO: Residential Review Planners, WPD RD
Permit Center Technicians, WPD RD
Residential Inspectors, WPD RD
Code Enforcement, Solid Waste Services

FROM: Jessica Kingpetchcharat-Bittner, Planner Principal
WPD RD Residential Review

DATE: June 4, 2008

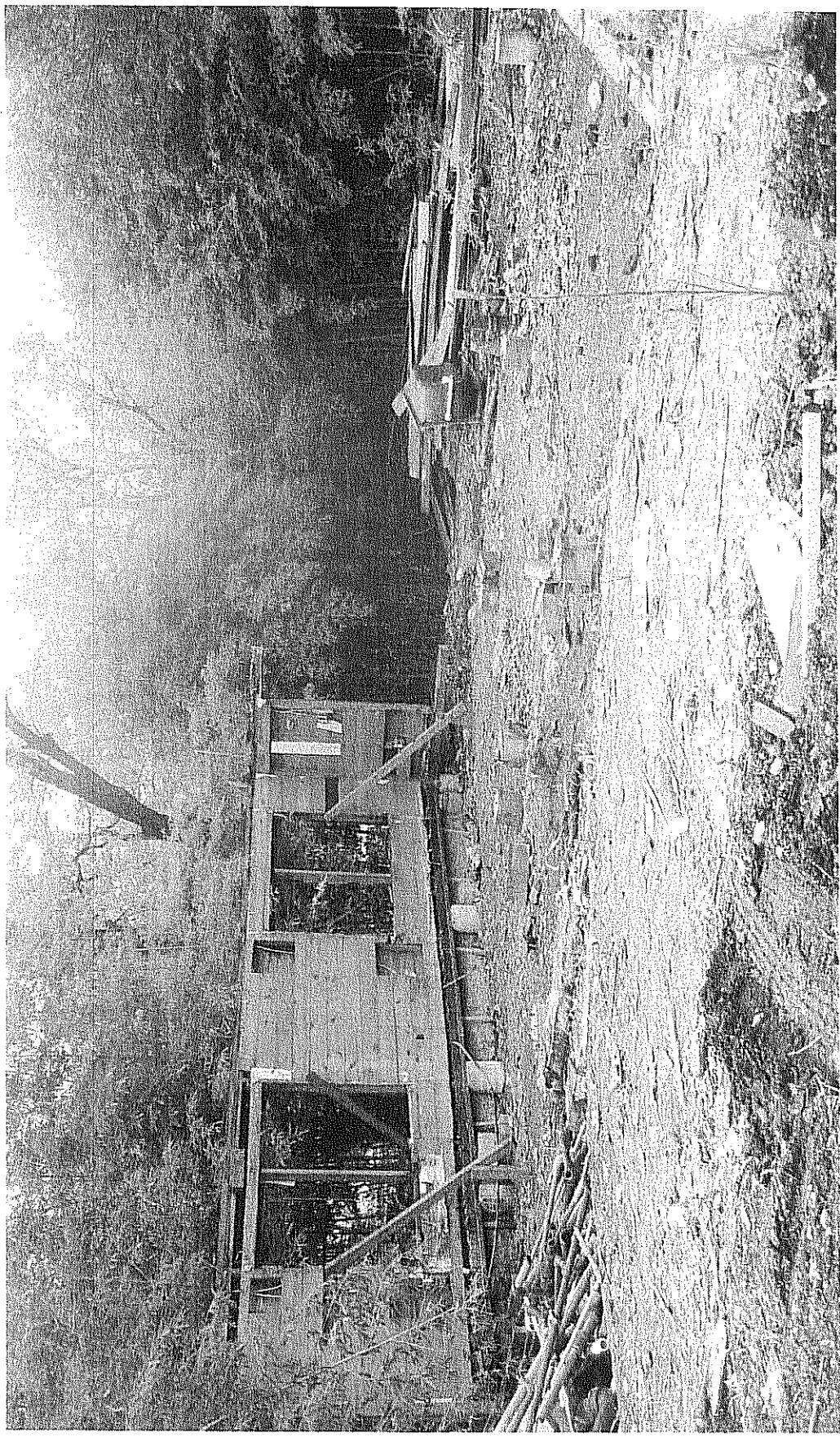
SUBJECT: Remodel Criteria

Although the Land Development Code does not provide a definition of the term "remodel," the WPD RD staff has applied minimum criteria for at least the last year. To remain under the status of a remodel, a project must maintain:

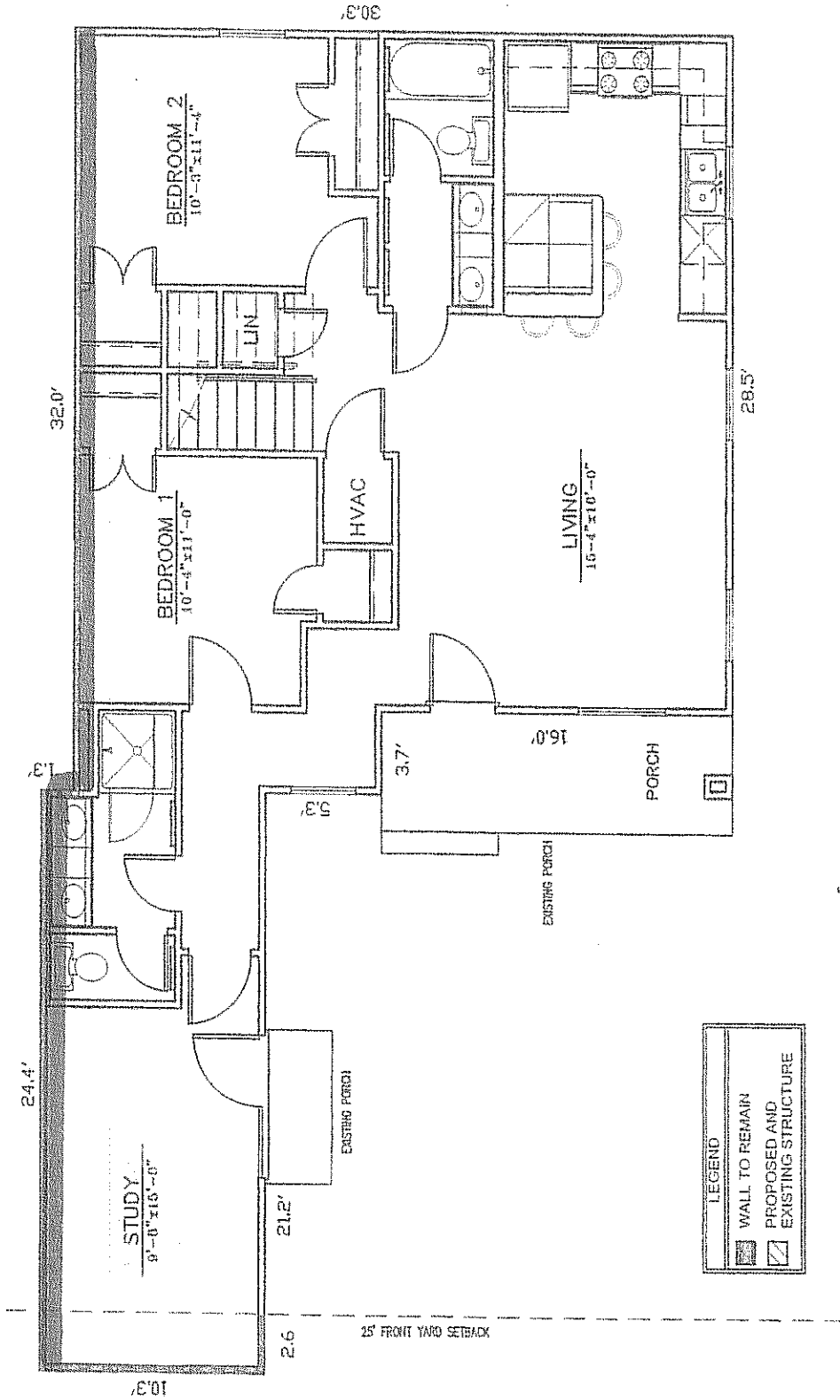
- At least one original, complete exterior wall, down to studs and framing, AND
- The original foundation

The original foundation and remaining original wall may not be removed from their existing location. The framing or foundation may be reinforced, but not removed or replaced.

“Severe” Demolition Unit “B”



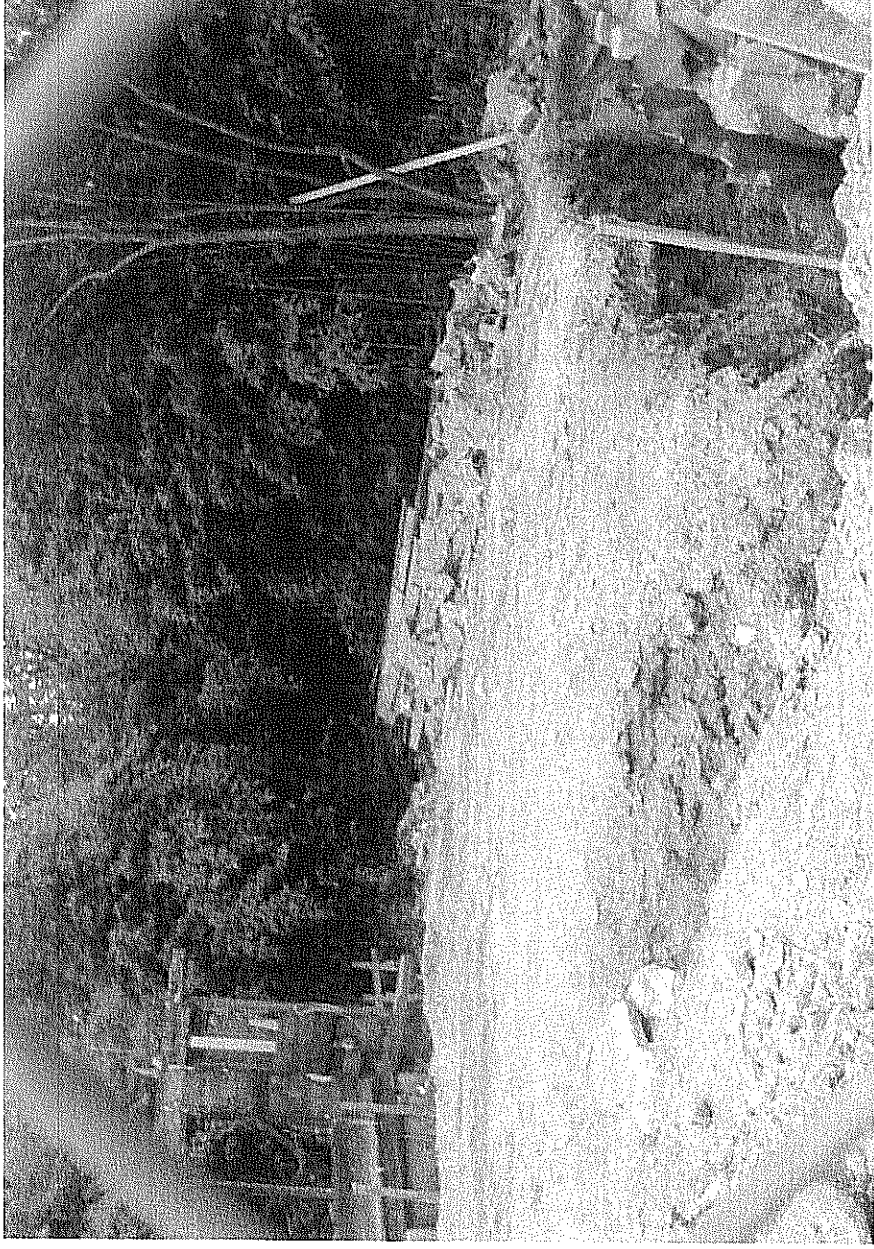
Illegal Remaining Wall "A"



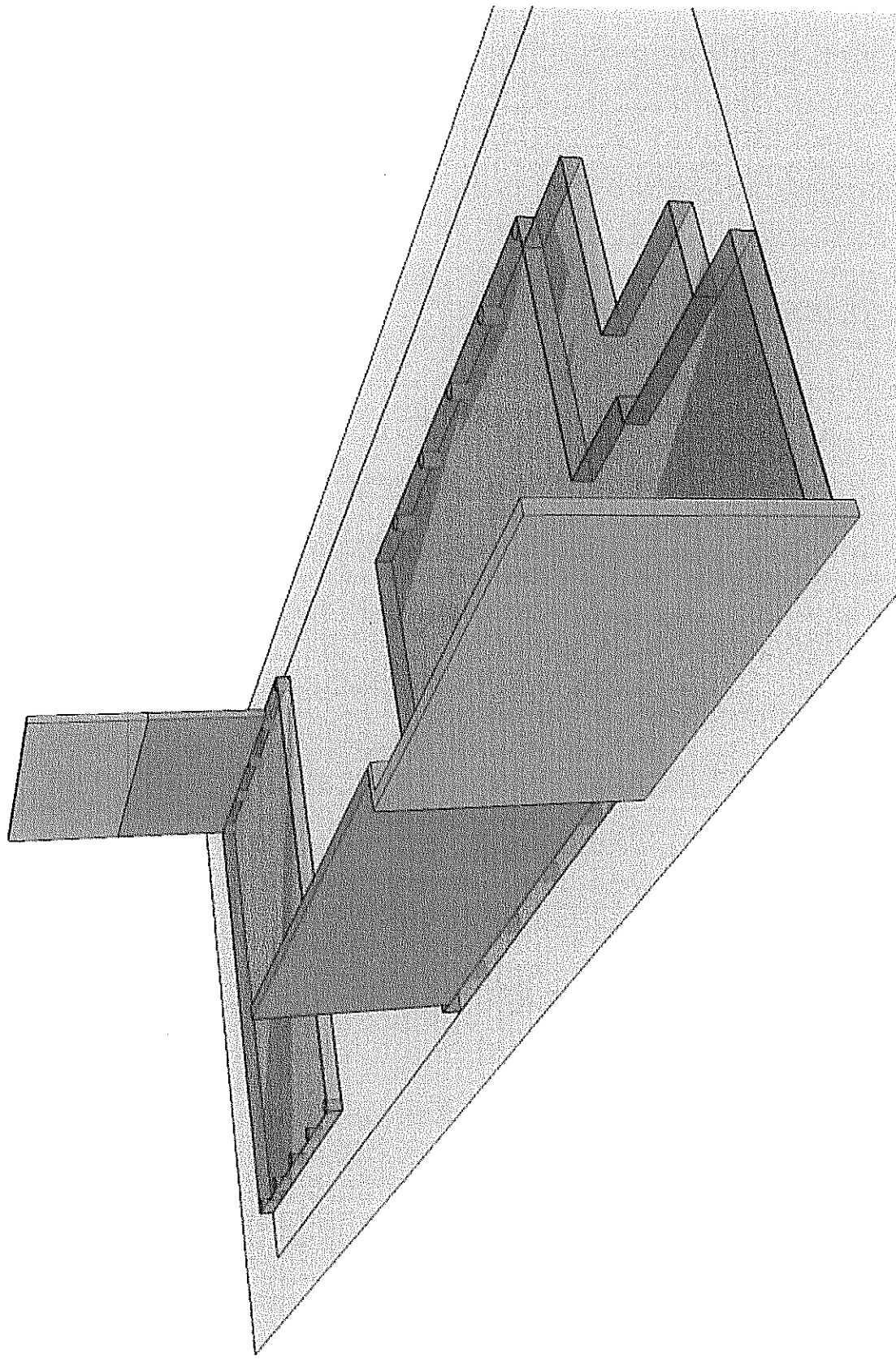
FIRST FLOOR PLAN

2-24-10

“The framing or foundation may be reinforced, but NOT removed OR replaced”



NOT a Remodel



City Forgives Excessive Demolition, Citing Staff Error

From Staff Summary: “Unit B would be allowed to continue as a remodel even though demolition had exceeded typical requirements based on reliance of the applicant on field discussions with a commercial building inspector.”

Loss of Status

Non-complying Status

If a non-complying wall is removed, the applicant loses their non-complying status, regardless as to whether or not the structure itself can still be considered a remodel. Only a Board of Adjustment variance will allow the project to continue using a non-complying status.

Non-conforming Status

If a project exceeds what is allowed under the remodel criteria, the project will likely lose its non-conforming status. Only a Board of Adjustment variance will allow the project to continue with the originally planned use.

Correct Interpretations

- 1) An occupancy limit of 12 was never intended and cannot be grandfathered per Board of Adjustment ruling April 14, 2003 so the OCCUPANCY LIMIT is 6 unrelated adults for the site for all SF-3 uses.
- 2) This project does not qualify as a REMODEL per the City's standard definition so the project must be considered new construction and must meet current parking and occupancy regulations.
- 3) When grandfathering occupancy through 25-2-511, new rooms meeting the provided criteria, must be acknowledged to be BEDROOMS and will trigger the occupancy limit of 6 unrelated adults per site in Section 25-2-511 (A) (3).

~~Dear~~ Susan,

Given the change to the motion
we were asking a re-interpretation
on, we ask for a postponement
on all hearings on this case.

We need to know how PDRD will
interpret the new motion before
we can know how to proceed.

Munia.