

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14917

Project Address: 1500 SE Hawthorne Blvd

Hearing Date: 4/12/17

Appellant Name: ROBERT SALADOFF

Case No.: B-012

Appellant Phone: 5416019031

Appeal Type: Building

Plans Examiner/Inspector: Geoffrey Harker

Project Type: commercial

Stories: 3 **Occupancy:** R-2 **Construction Type:** V-B

Building/Business Name: The Celine Apartments

Fire Sprinklers: No

Appeal Involves: Addition to an existing structure

LUR or Permit Application No.: 17-133296-CO

Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7]

Proposed use: Exterior Stair

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 602,705.8,1026.5

Requires

Table 602 - Fire-Resistance rating requirements for exterior walls based on fire separation distance.

Table 705.8 – Maximum area of exterior wall openings based on fire separation distance and degree of opening protection

Section 1026.5 – Location - Exterior exit stairways and ramps shall have a minimum fire separation distance of 10'-0" measured from the exterior edge of the stairway or ramp, including landings, to adjacent lot lines and from other buildings on the same lot.

Proposed Design

The proposed stairway design will consist of:

Concrete footings and 4 x 4 structural posts

Cedar, structural wood posts, stringers and beams

Cedar railing posts, treads and risers, railings

The new stair will connect the existing second floor exit door to the ground at the rear of the building and will provide secondary egress for second floor tenants. The stair will be 9'-3 1/2" from the nearest accessory building property. No other buildings or property lines are within 10'-0". The current accessory building consists of the original storage units that are adjacent to the alley to the south and a small extension (building area in question). The accessory building is used for storage only. It is this building extension that extends 9" into the 10'-0" minimum setback. See plans for details and more information.

Reason for alternative

The proposed project consists of a new, required, code-compliant stair located in the south rear yard of the property, providing a second means of egress for the second story units. The stair will replace the original metal stair that was removed several years ago by a previous owner. The new stair will continue to connect the upper egress location to the ground plane in the same general area as the original historical stairway.

The existing site and building conditions pose several competing dimensional, fire-code and historic considerations that limit design options for the client. Several alternative layouts were explored, but the small side yard, limited setbacks and the requirements of the Historic Resource Review for the Ladd's Addition eliminated these options. Although the proposed design is 8 1/2" short of the 10' setback, it is the best practical solution given the existing conditions and competing considerations.

Code Considerations:

The following code sections are relevant and have been used to direct the design layout and construction detailing and provide exceptions and mitigating circumstances for approval of the proposed design. We are seeking approval of the appeal based on the 1) difficult existing site conditions as stated previously, 2) historic review considerations and approval of the proposed design, 3) the removal of existing openings in the affected wall surface and 4) because the encroachment is less than 9" out of 10'.

Table 602 - Fire-Resistance rating requirements for exterior walls based on fire separation distance. We are seeking an exception to this requirement with the encroachment of less than 9".

The alternative fire protection measure, namely a fire-wall adjacent or part of the perimeter of the stair and landing is not suitable for this situation, as it would block all circulation to and from the two other existing stairs at the rear of the building. These stairs provide a secondary access to the rear apartment and the only access to the shared laundry and basement storage and adequate horizontal and vertical clearances will be maintained with the proposed design.

Table 705.8 – Maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The wall in question has total wall area of 70.5 SF. The existing window has an area of 14 SF, or 20% of the wall area surface, exceeding the maximum allowable area of 10% for buildings less than 10' from proposed stair.

To mitigate this condition, the existing window will be removed and the opening will be framed to match existing wall construction.

Section 1026.5 – Location - Exterior exit stairways and ramps shall have a minimum fire separation distance of 10'-0" measured from the exterior edge of the stairway or ramp, including landings, to adjacent lot lines and from other buildings on the same lot.

We are seeking for an exception to this requirement, as the encroachment into the minimum setback requirement will be less than 9 inches.

Historic Review Considerations:

The project site is located in the Ladd's Addition Historic District and is subject to a Historic Resource Review (approved) that includes maintaining the historic character and record of its time, maintaining historic features and materials, and providing architectural compatibility with any changes or additions.

The proposed design allows the existing building exterior to remain as is while providing a needed secondary, safe egress for tenants. The project received approval from the BDS on 2/14/17.

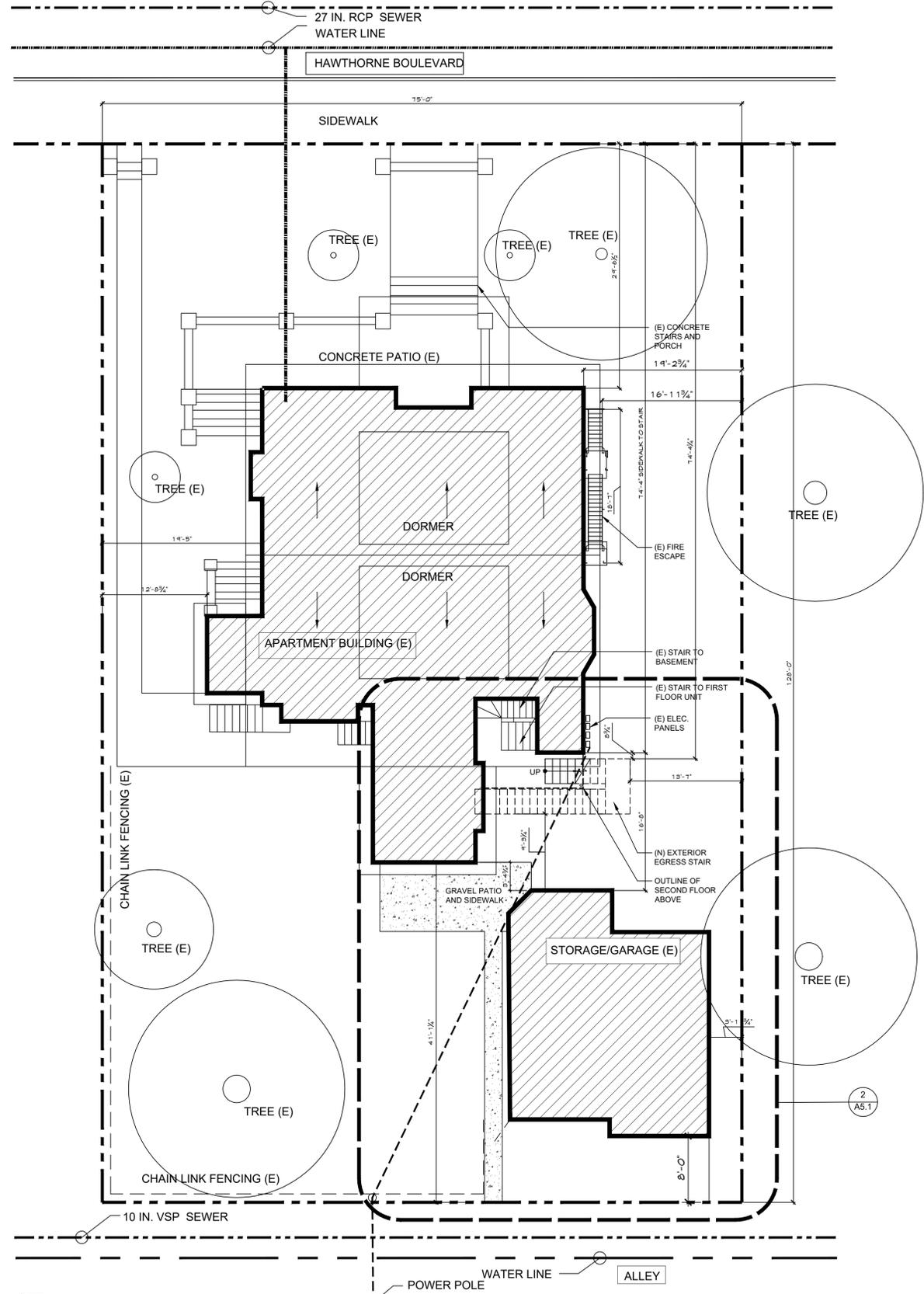
Alternative layouts and location for the stair were explored with the city during the LU action and review, and were all rejected as they were either more visible from the street or encroached upon the setback with the accessory building in question.

APPEAL DECISION

Replacement stair within 10 feet of adjacent building on same lot: 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.

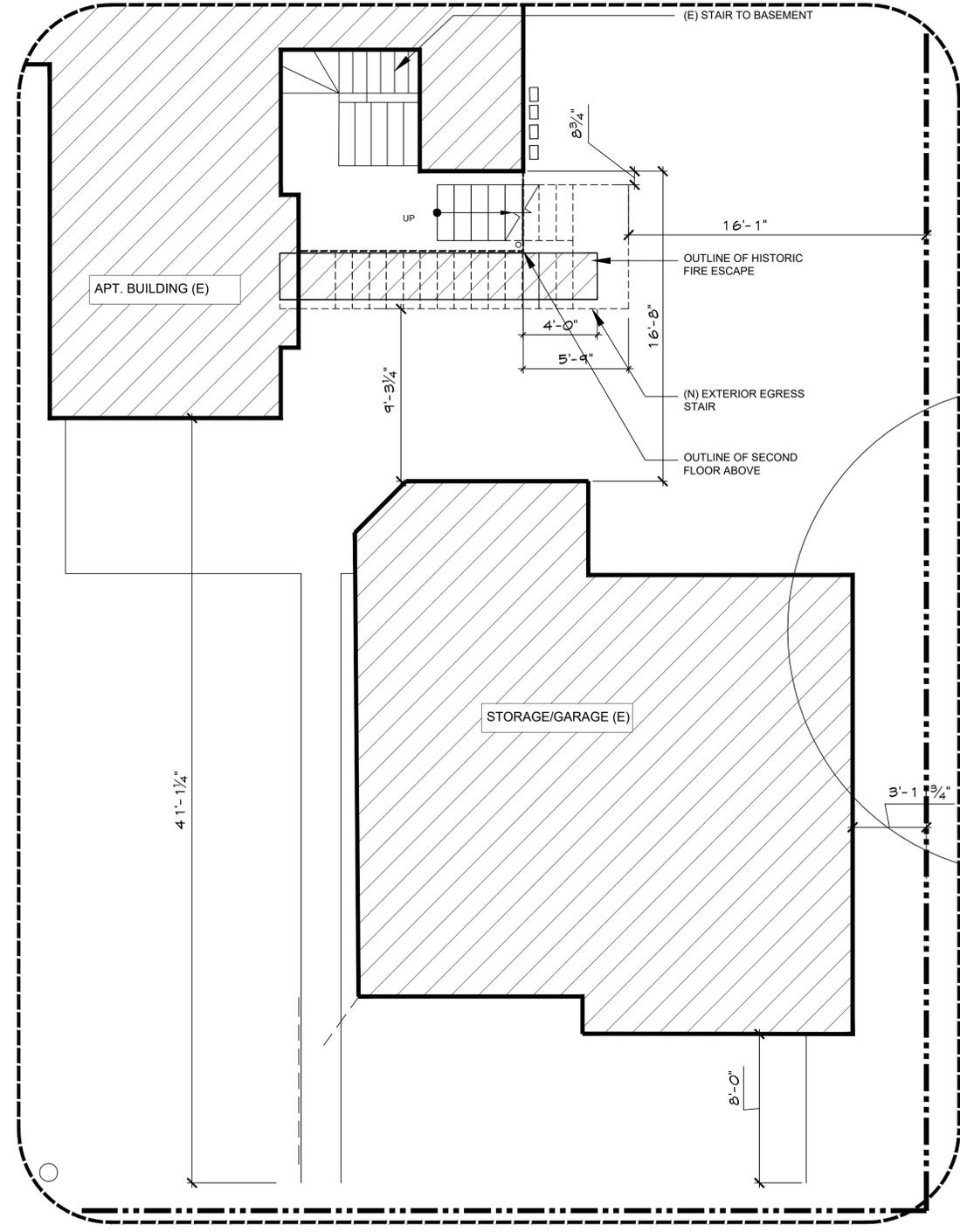
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



PLAN NORTH



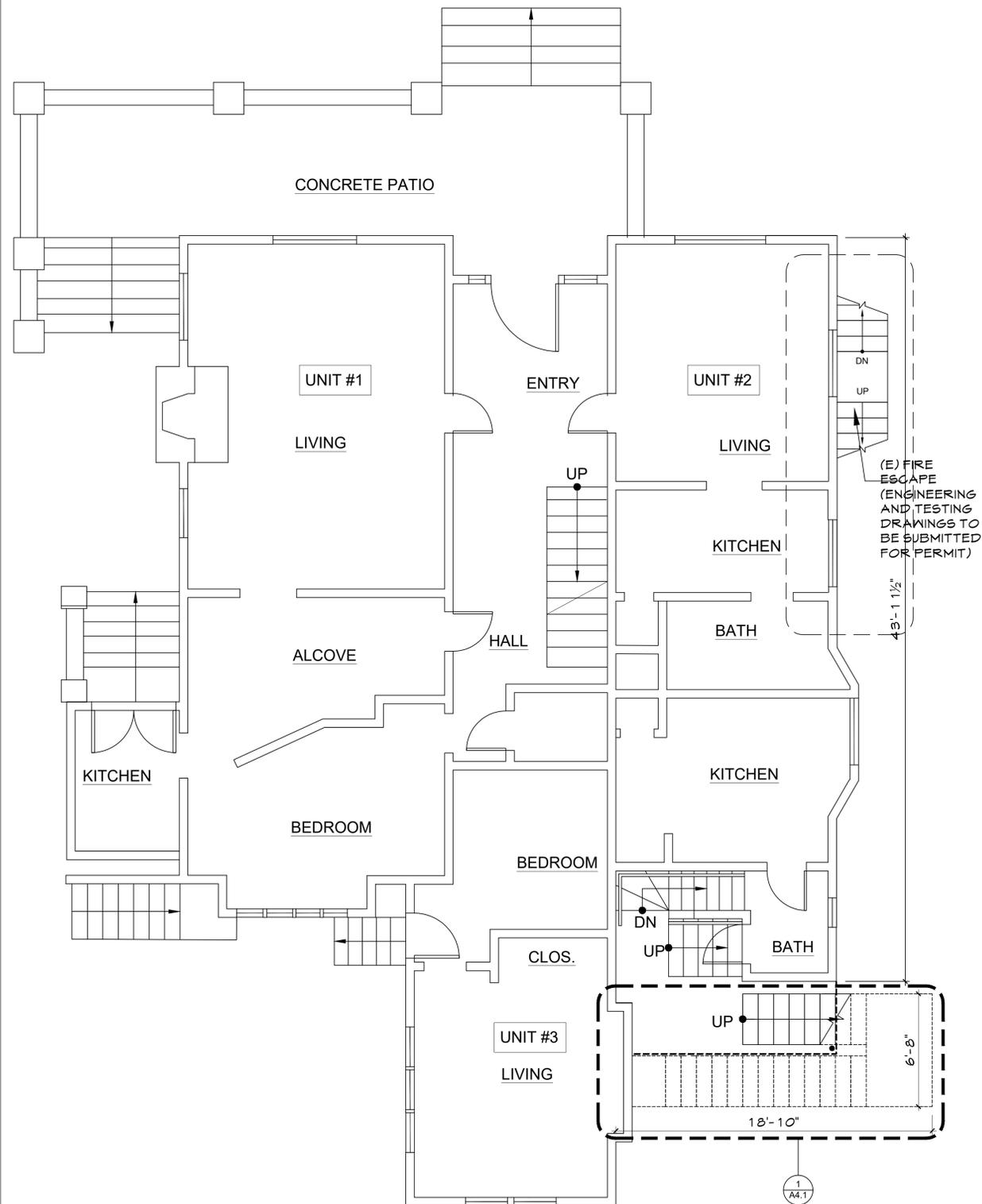
1 SITE PLAN
SCALE : 1/8" = 1'-0"



PLAN NORTH



2 ENLARGED PARTIAL SITE PLAN
SCALE : 1/4" = 1'-0"

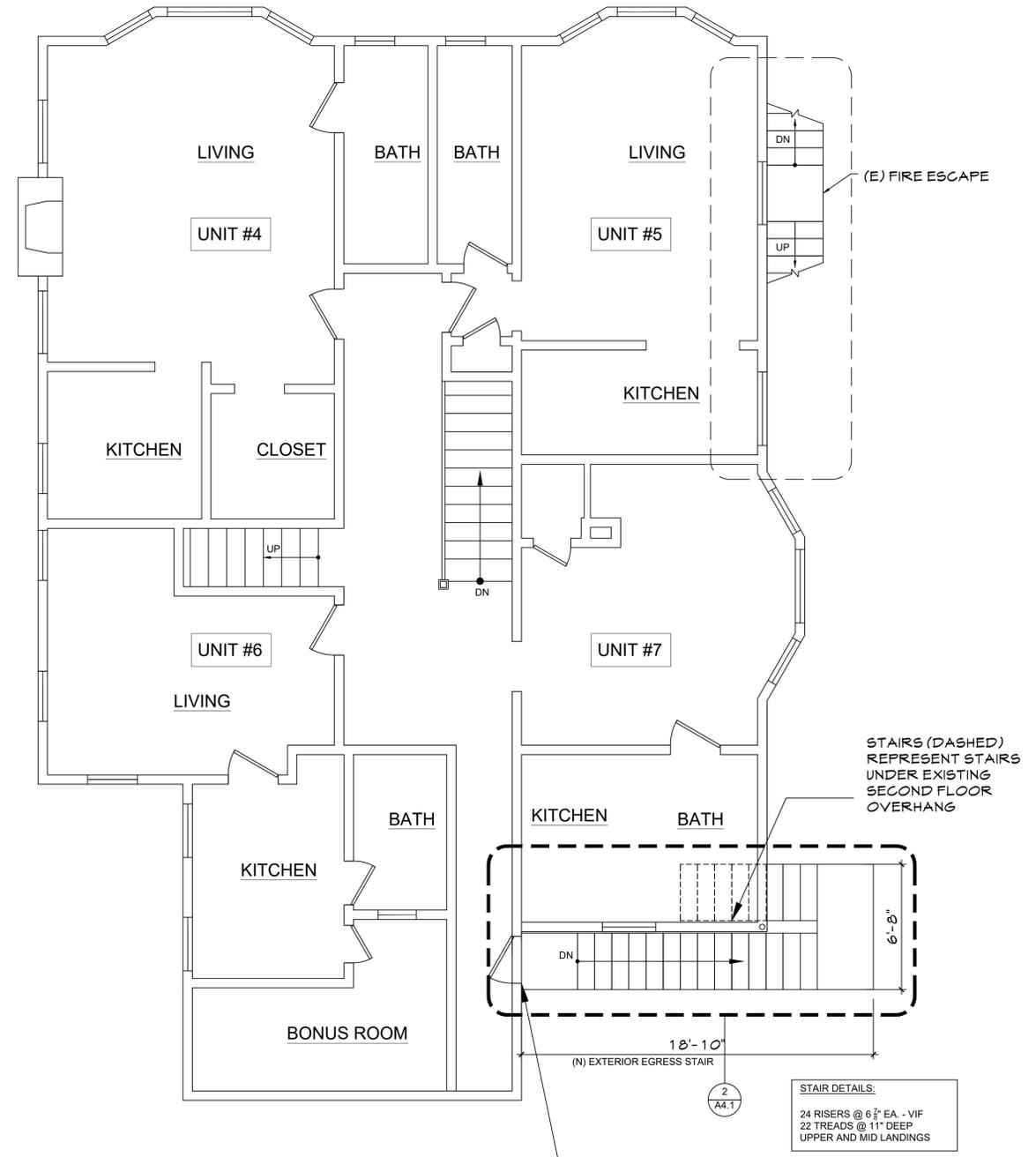


PLAN NORTH



1 FIRST FLOOR PLAN - NEW STAIR

SCALE : 1/4" = 1'-0"



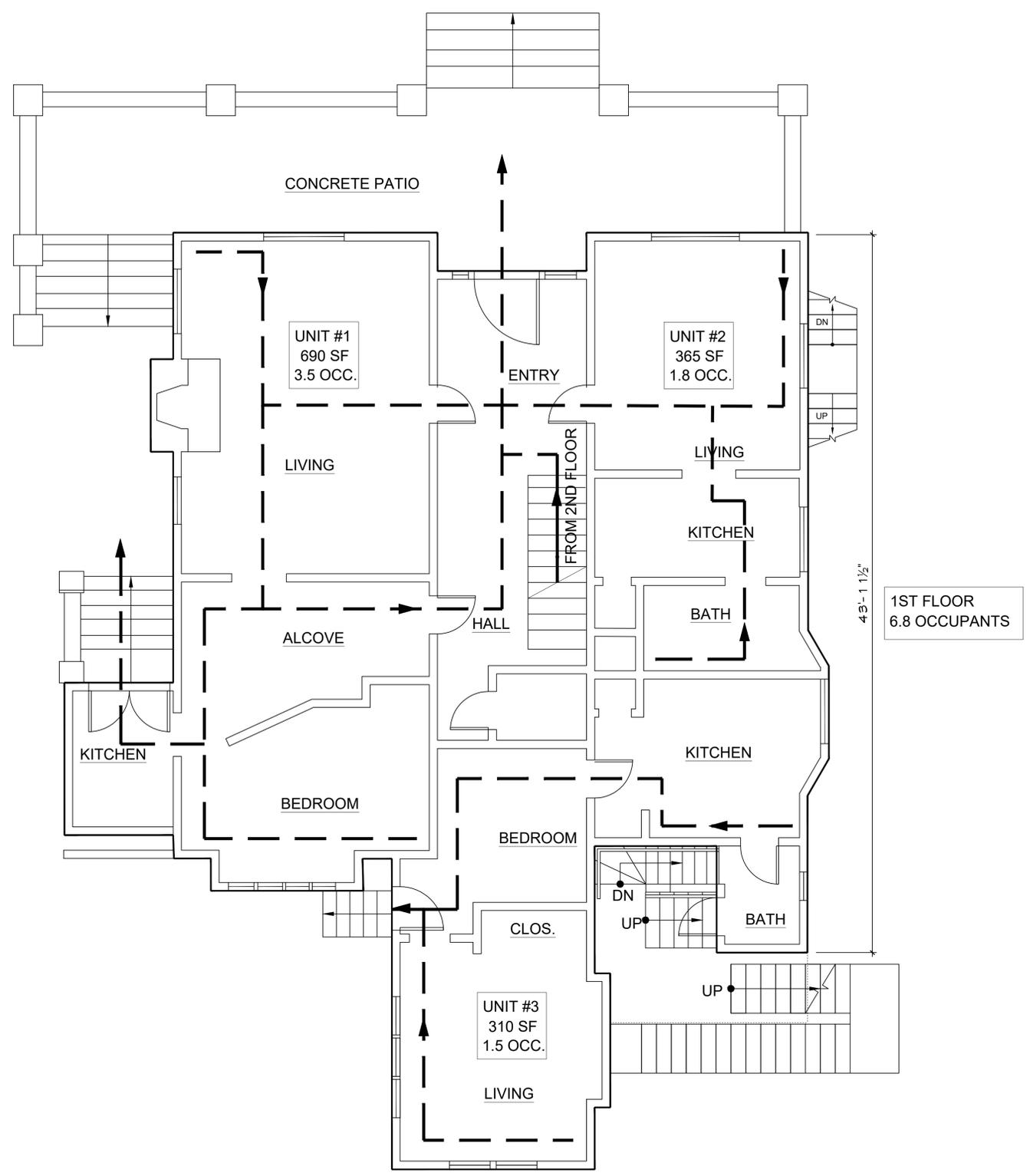
PLAN NORTH



2 SECOND FLOOR PLAN - NEW STAIR

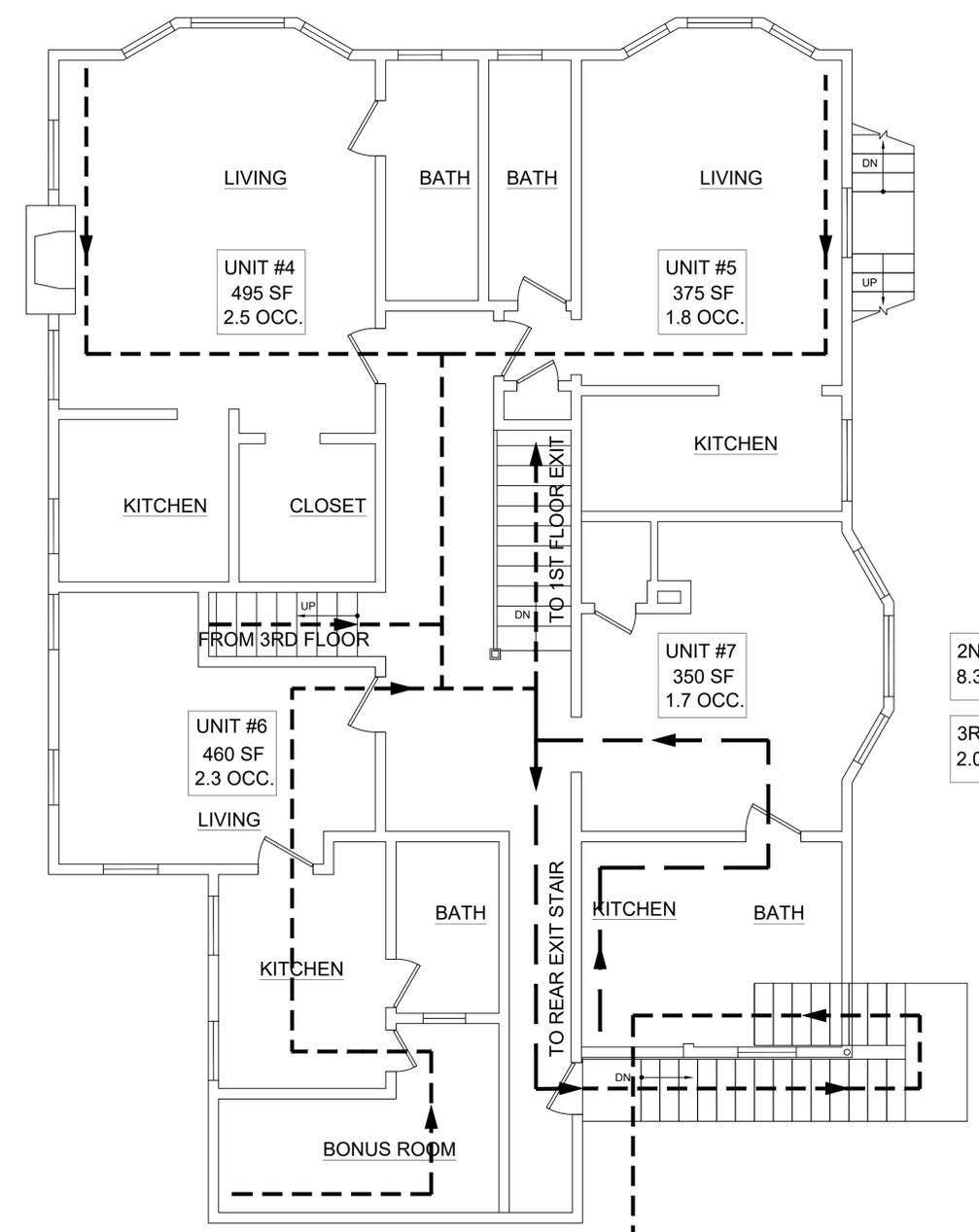
SCALE : 1/4" = 1'-0"

EXISTING SECONDARY
EXIT TO SECOND FLOOR
APARTMENTS



1ST FLOOR
 6.8 OCCUPANTS

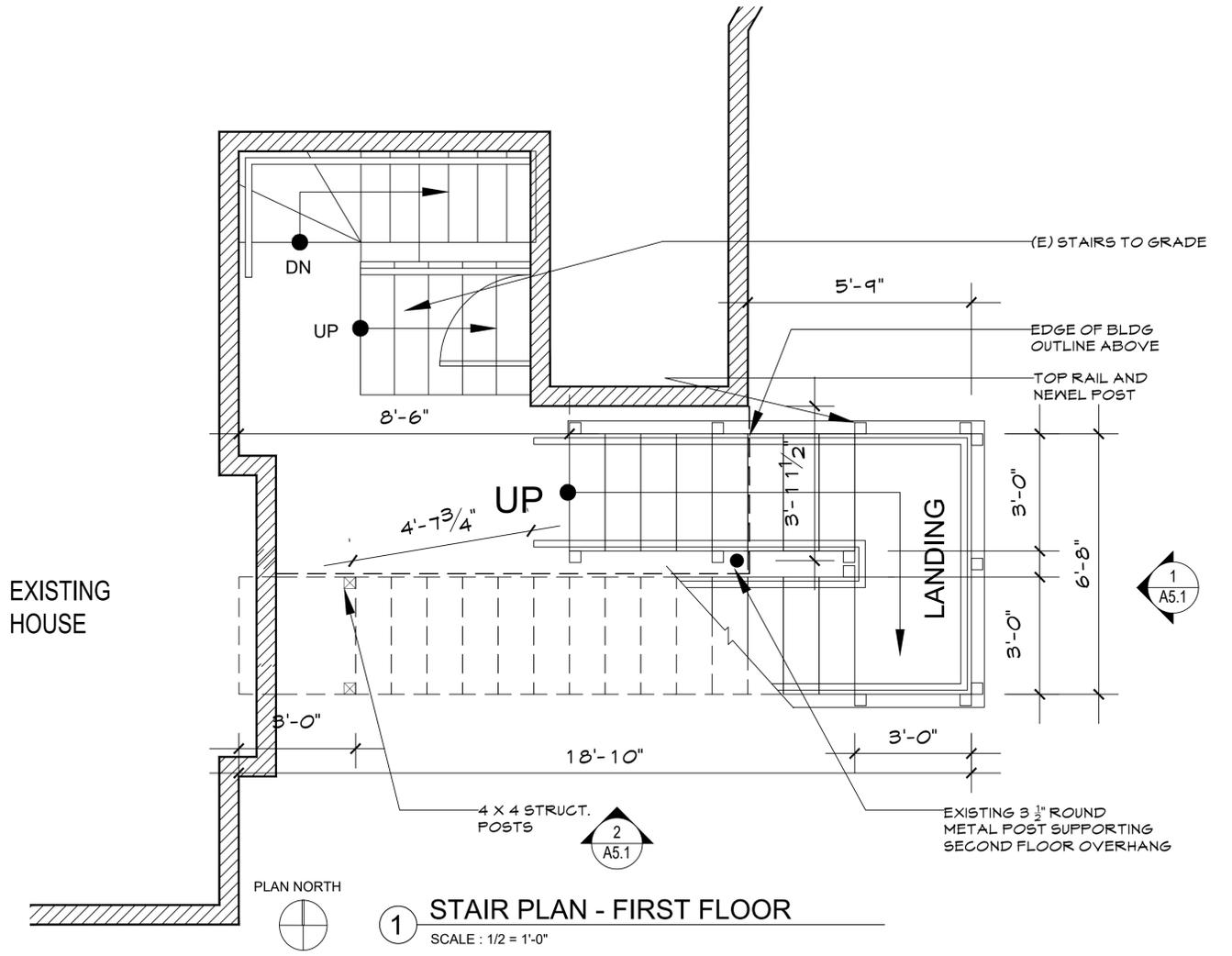
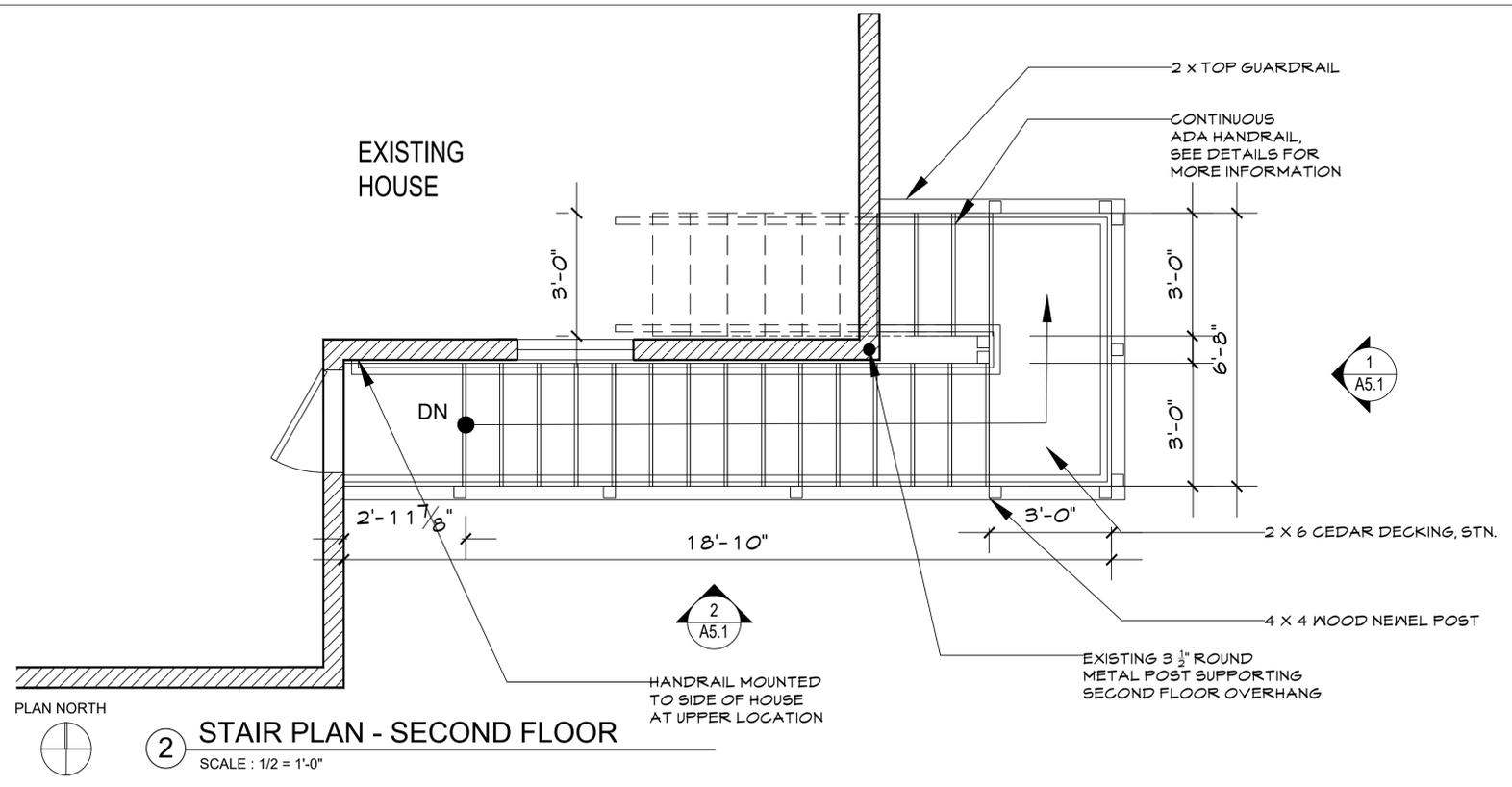
PLAN NORTH
 1 FIRST FLOOR PLAN: OCCUPANCY LOADS AND EGRESS
 SCALE: 1/4" = 1'-0"

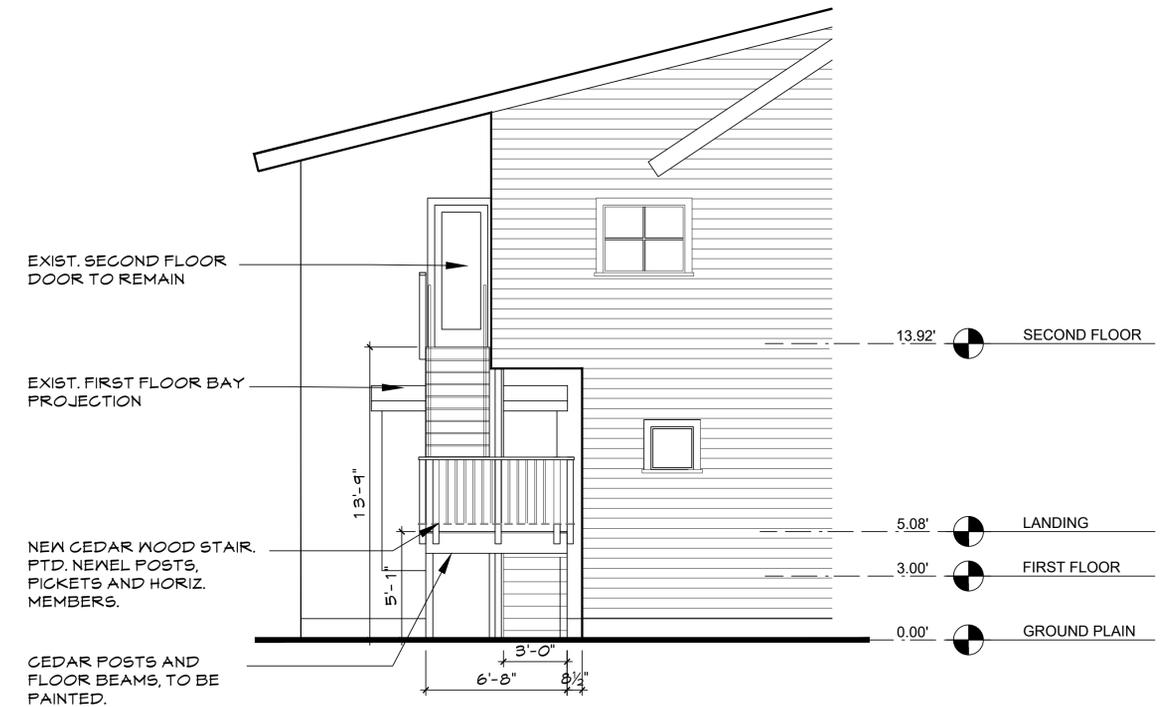
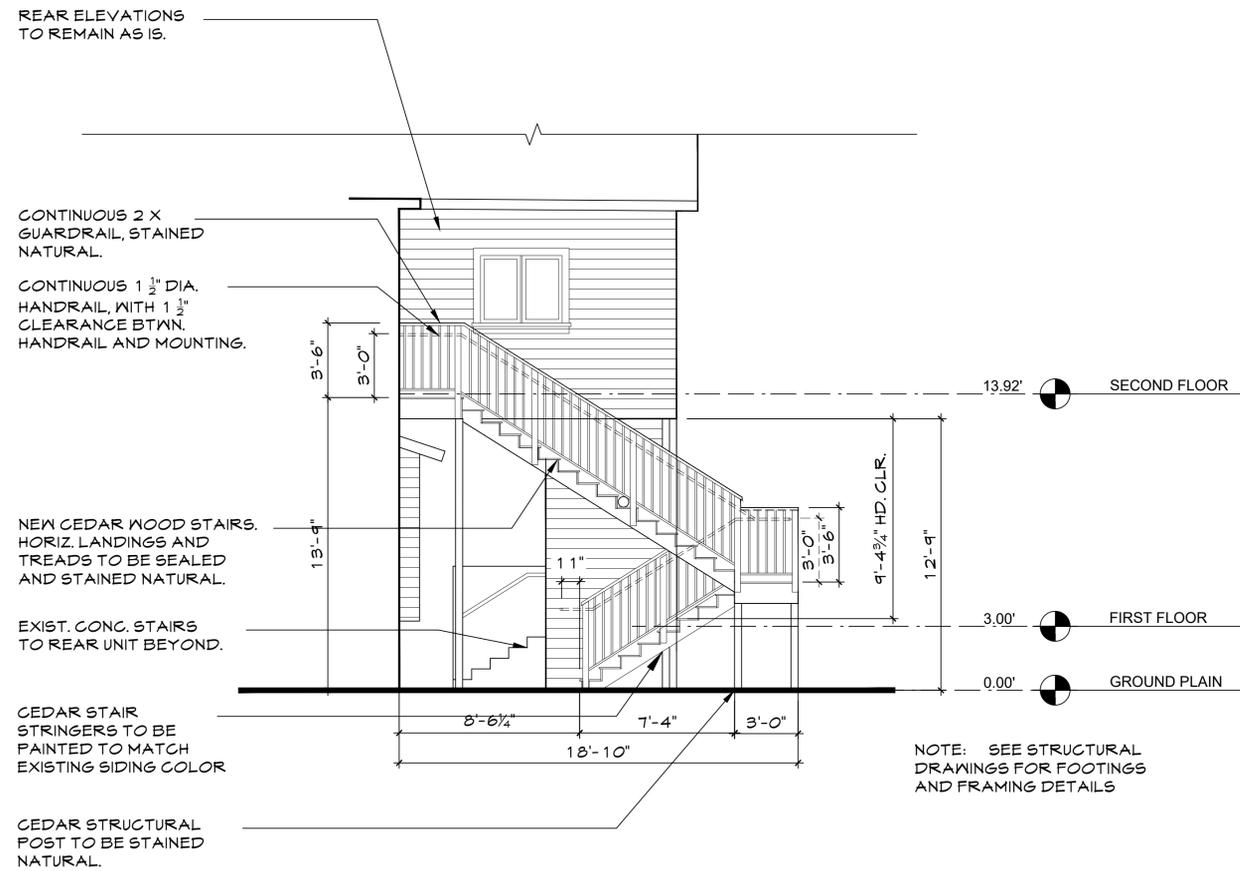


2ND FLOOR
 8.3 OCCUPANTS

3RD FLOOR
 2.0 OCCUPANTS

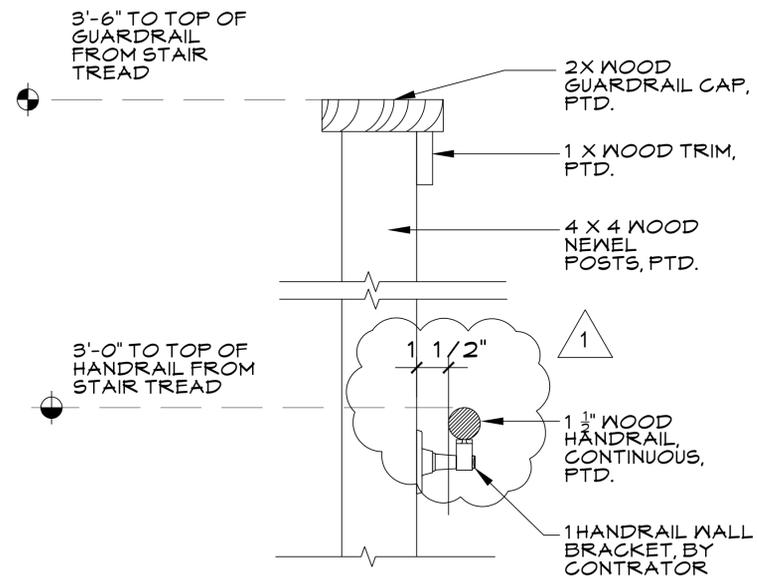
PLAN NORTH
 2 SECOND FLOOR PLAN: OCCUPANCY LOADS AND EGRESS
 SCALE: 1/4" = 1'-0"



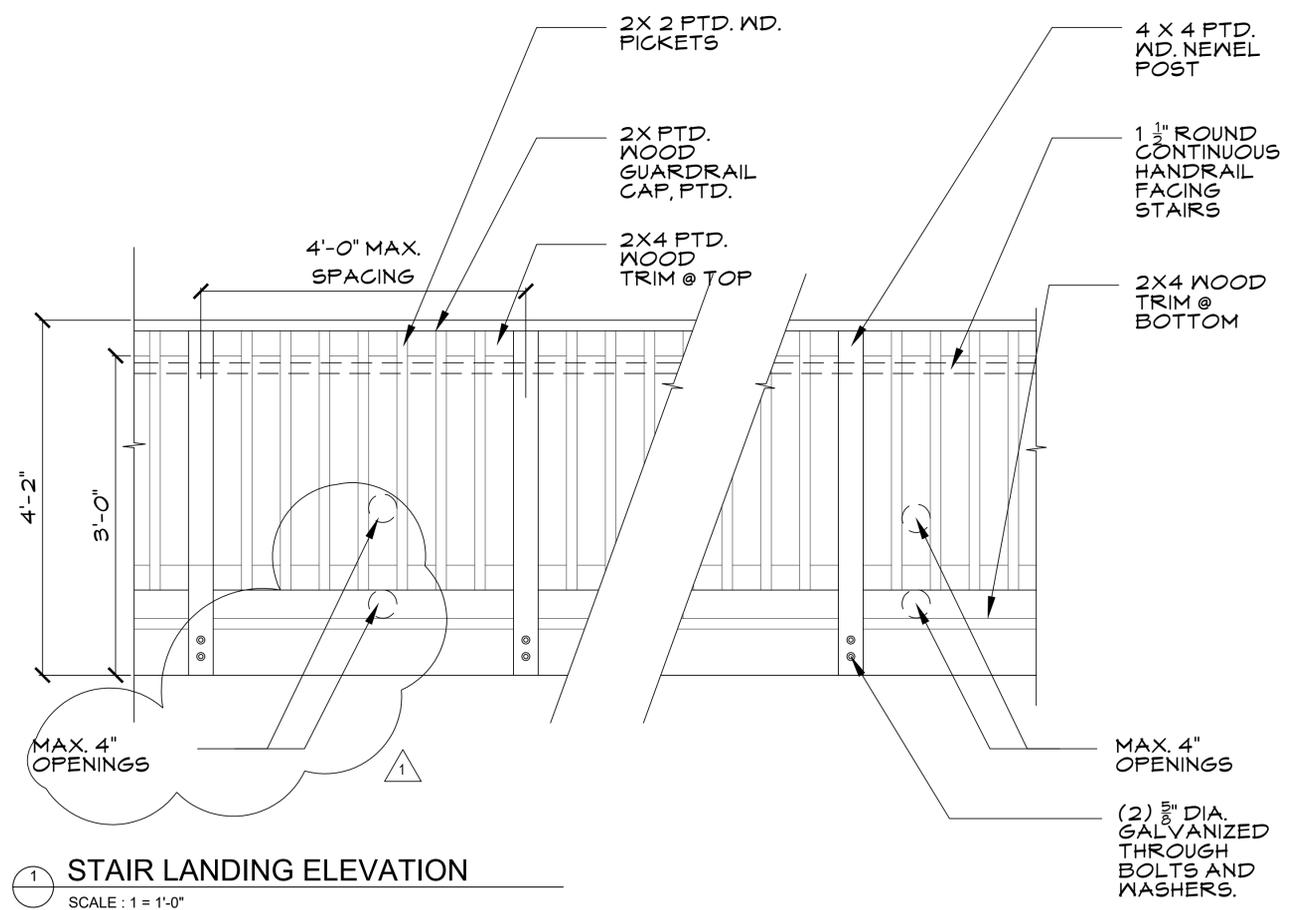


1 STAIR ELEVATION - SOUTH
SCALE : 1/4" = 1'-0"

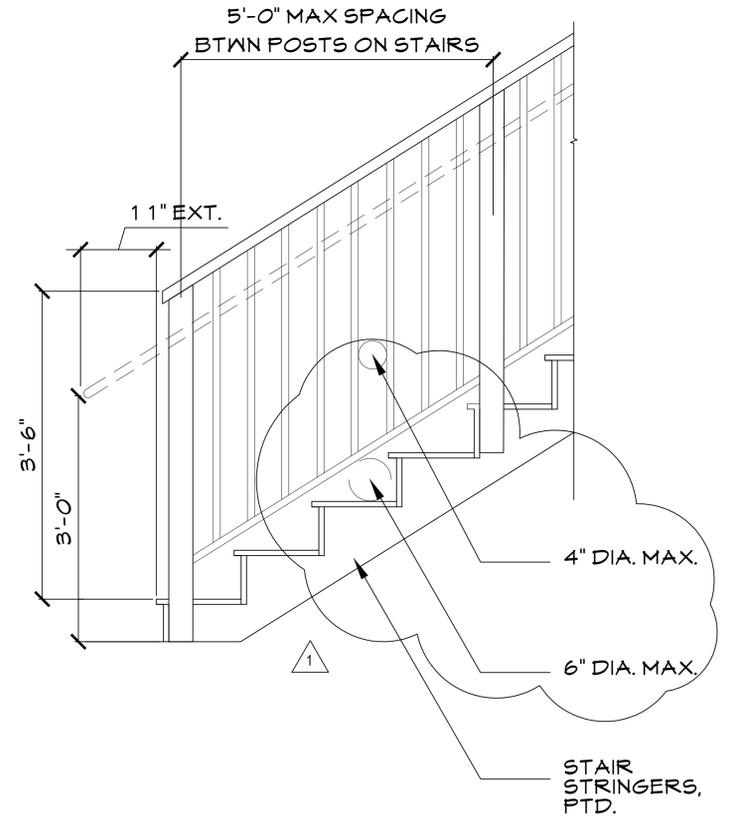
2 STAIR ELEVATION - EAST
SCALE : 1/8" = 1'-0"



3 HANDRAIL ELEVATION
SCALE : 3 = 1'-0"



1 STAIR LANDING ELEVATION
SCALE : 1 = 1'-0"



2 STAIR ELEVATION
SCALE : 1 = 1'-0"