

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14928	Project Address: 2625 SE 67th Ave
Hearing Date: 4/12/17	Appellant Name: Jeffrey Kelly
Case No.: B-018	Appellant Phone: 9253609949
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: residential	Stories: 2 Occupancy: Residential Construction Type: Type 5
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section R311.7

Requires Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the the required headroom height.

Proposed Design The existing stairway measures 28-1/2" wide above the handrail height and below the required headroom height. The wall covering is lathe and plaster, which has a material thickness of 7/8". The proposal is for the lathe and plaster to be removed and replaced with 3/8" gypsum board. This will result in a stairway width of 29-1/2".

Brochure 9 states that a stairway measuring 30" wide can be grandfathered in. If during construction it is discovered that the stairway can be widened to 30" by removal of the existing wall covering and an application of a thinner code approved wall covering, that is the course we will take.

Reason for alternative This alternative is required in order to proceed with the addition of a dormer to the second floor and conversion of the attic space to living area. The attic currently has a room that meets the requirements for a habitable space. By adding the dormer and bathroom the house will increase its occupancy. This change will improve the existing accessibility.

By allowing this proposal the structural opening of the stairway can be maintained and the adjacent rooms will not have to be impacted. There is no room to expand as the adjacent rooms are the kitchen and the bedroom closet. The adjustment to the closet would greatly reduce its function and the kitchen side is not an option either.

Appeal item 2

Code Section	R311.7.4.1 & R311.7.4.2
Requires	The maximum riser height shall be 8" and the greatest riser height shall not exceed the smallest by more than 3/8". The minimum tread depth shall be 9" and the greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8".
Proposed Design	<p>The existing stair risers vary in height. The first riser is 7-1/2" then the following range from 9 to 9-1/4" for the next 9 risers. The following riser is 8 3/4" then the final riser is 9-1/2". The treads range from 9" to 9-1/4".</p> <p>The proposal is to allow the existing stairway to remain as built and be grandfathered in for the dormer project and attic conversion. If this is not acceptable the proposal is to re-build the stairs within the existing stair opening. By re-framing within the existing footprint of the stairs the new risers would be approximately 8-15/16" and the new treads would be approximately 9-1/4". These new treads and risers meet the grandfathered in requirements outlined in Brochure 9.</p>
Reason for alternative	<p>The alternate is required to maintain the existing structural locations and not impact the existing first floor in a negative capacity. By grandfathering in the existing stair proportions the project can proceed without affecting the adjacent rooms. If the project calls for the stairs to be reframed then the new stairs can meet grandfathered in code but not current code without extending past the existing footprint, which would disrupt the circulation path in the living room.</p> <p>If required, the stairs can be made to meet grandfathered in code. This would improve the accessibility and life safety of the conversion project.</p>

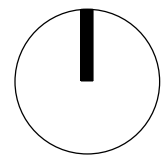
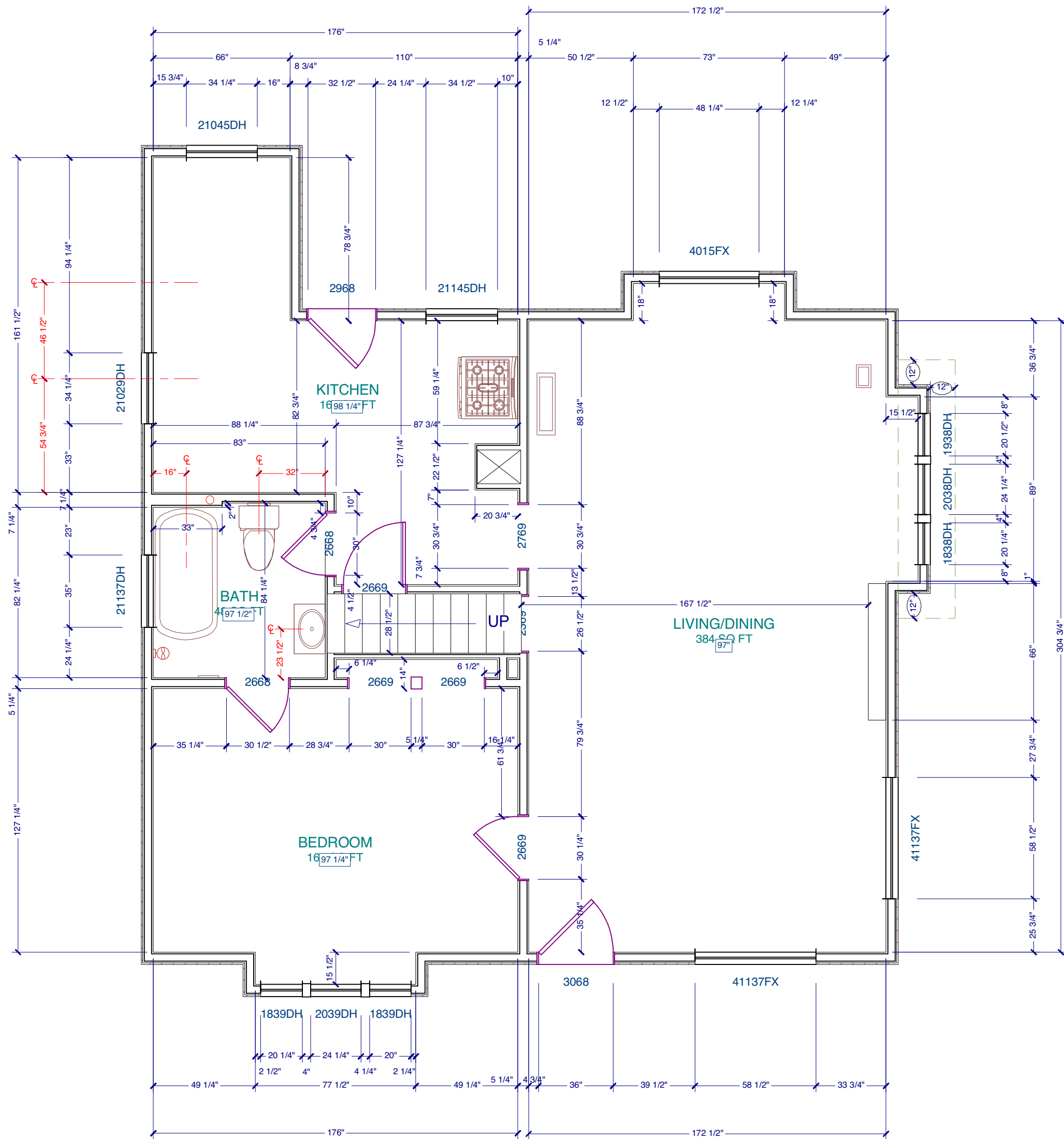
APPEAL DECISION

1. Reduction of existing attic stair width to less than 30 inches: Denied. Appellant may contact Dave Tebeau (503-823-6802) for additional information.

2. Tread and riser variation exceeds 3/8 inch: Denied. Appellant may contact Dave Tebeau (503-823-6802) for additional information.

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.

A (E) 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

- (E) STRUCTURE
- 2 : 2x6 PLG JOISTS @ 16" OC
 - 3 : DIRECTION EAST WEST, TYP
- 1 : 1" PLUMBING WL
- DEMO
- 1 : DEMO KITCHEN AS NEC
 - 2 : CHIMNEY
 - 3 : REMOVE (E) ELECTRIC STOVE
 - 4 : REMOVE (E) FRIDGE; KEEP WATER LINE
 - 5 : REMOVE (E) HOOD BUT KEEP DUCTING
- SAVE
- SAVE FOR REUSE IN PROJECT
- 1 : KITCHEN SINK & FAUCET
- (E) WINDOW
- 1 : REMOVE H... ARE TO BE REPL...
- (E) DR
- 1 : DR & DR HDWR TO BE RE-USED @ (N) ...
- (E) MILLWORK
- 1 : MINT GRABER REPT FOR ENTRY, LIVING, DINING & DEN
- (E) CABINETS
- 1 : BOILER IN BOILER RT
- (E) FLOORING
- 1 : (E) VCT. VERIFY IF ASBESTOS IS IN CEILING
- (E) MECHANICAL
- 1 :
- (E) ELECTRICAL
- 1 : MOST OUTLETS ARE NOT GROUNDED
 - MOST OUTLETS ARE IN BASE MOLDING - HORIZONTAL
 - 1 : GARBELL DOES NOT WORK
- (E) PLUMBING

WALL LEGEND	
SCALE: 1/4" = 1'-0"	
(E)	BALUSTRAD E
(N)	HALF
DEMO	FOUNDATION
ROOM LEGEND	
	WORK THIS AREA
	WORK THIS AREA AS NEC ONLY
	NO WORK THIS AREA

Mark Phillips

2625 SE 67TH AVE
PORTLAND, OR 97206

Project No.: 17015

Designer
JEFFREY KELLY

Date
4.7.17 APPEAL SET

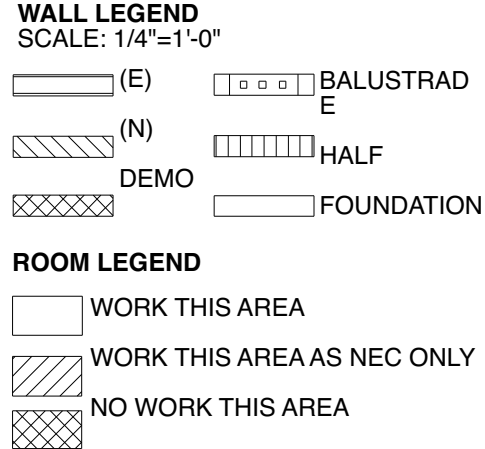
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Page Title

(E) 1st
FLOOR PLAN

Page No

A1.1



A2.1

PRELIMINARY - NOT FOR CONSTRUCTION

- (E) STRUCTURE
- 2 : RAFTERS @ 24" OC DIRECTION EAST WEST, TYP
 - 2X4 CLG JOISTS @ 24" OC DIRECTION EAST WEST, TYP
- PLUMBING WL
- 2 : 4'-6" H KNEE WL
 - 3 : 12" H HALF WL W/ CAP

- DEMO
- 1 : DEMO BATH AS NEC
 - 2 : PULL FINISHES & FIXTURES TO BE REPLACED; REMOVE FAN TO BE REPLACED
 - 3 : DEMO WL AS NEC FOR (N) WIN

- SAVE FOR REUSE IN PROJECT
- PEDESTAL SINK

- (E) WIN
- 1 : REMOVE (E) WIN TO BE REPLACED

- (E) DOORS
- 1 : DOOR & DR HDY TO BE RE-USED @ (N) BATH

- (E) MECHANICAL
- 1 : PAINT GRADE
 - 1 : PAINT TO CAP @ HALF WL

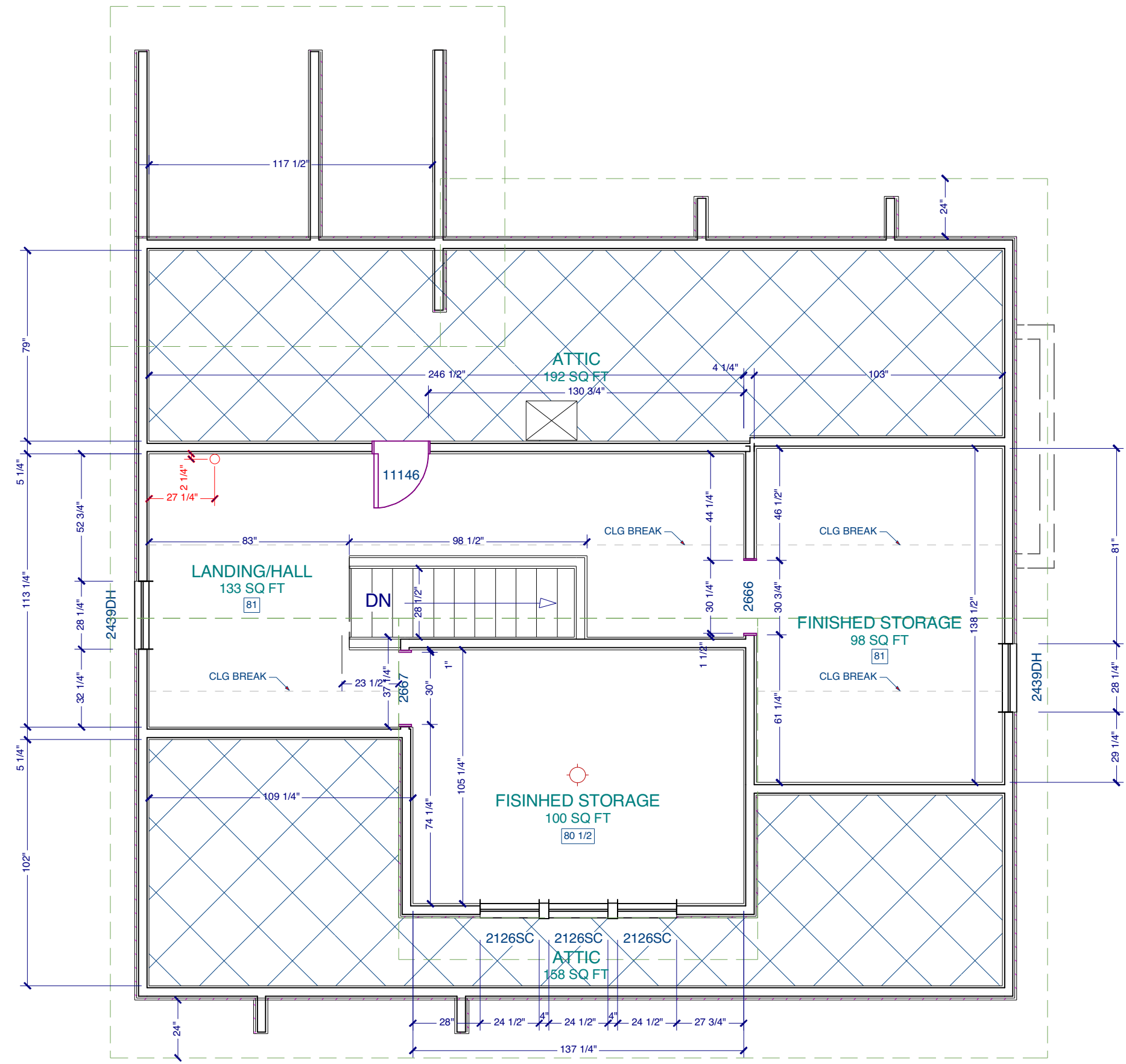
- (E) CABINETS
- 1 : BUILT IN LINEN CAB

- (E) ELECTRICAL
- 1 : DOORBELL DOES NOT WORK

- (E) PLUMBING

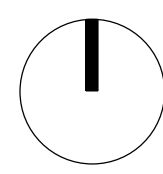
- WALL LEGEND
- SCALE: 1/4" = 1'-0"
- | | |
|------|-------------|
| (E) | BALUSTRAD E |
| (N) | HALF |
| DEMO | FOUNDATION |

- ROOM LEGEND
- | |
|----------------------------|
| WORK THIS AREA |
| WORK THIS AREA AS NEC ONLY |
| NO WORK THIS AREA |



A (E) 2nd FLOOR PLAN

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



PRELIMINARY - NOT FOR CONSTRUCTION

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Page Title

(E) 2nd FLOOR PLAN

Page No

A1.2

- # GENERAL
- SEE 10" PAGES FOR MORE KITCHEN & LIVING RM INFO
 - INSULATE EXT WALLS WHERE ACCESSIBLE
 - DEMO/REPAIR WLS, FLRS & CLGS @ REMODELED AREAS ONLY
 - REINFORCE FLR JOISTS TO BE DRILLED FOR PLUMBING LINES @ REMODELED AREAS
- 1 : LAUNDRY CHUTE
2 : (N) TILE NICHE
3 : PROVIDE BLOCKING FOR GRAB BARS, TOWEL BARS & TP HOLDERS

- # WINDOWS
- (E) (N) (S) (L) (V)
- 1 : (N) HEADERS TO ALIGN W/ ADJC & CENTER (N) WINDOW ON INT WLS UNO
2 : (N) WLS TO BE REFINISHED WOOD
3 : CLEAN & PAINT (N) WLS IN REMODELED AREAS ONLY
- 1 : LIGHT
- 10# (E) 10# (N) 10# (S) (L) (V)
- (N) HEADERS @ 80" & CENTER DR
ON INT WLS UNO
CLEAN & PAINT (N) DR IN REMODELED AREAS ONLY
- 1 : HINGE @ THIS DR
2 : PLACE HINGE @ THIS DR W/ NICKEL H

- # MILLWORK
- 1 : PAINT GRADE INCLUDING BASE SHOE @ REMODELED AREAS

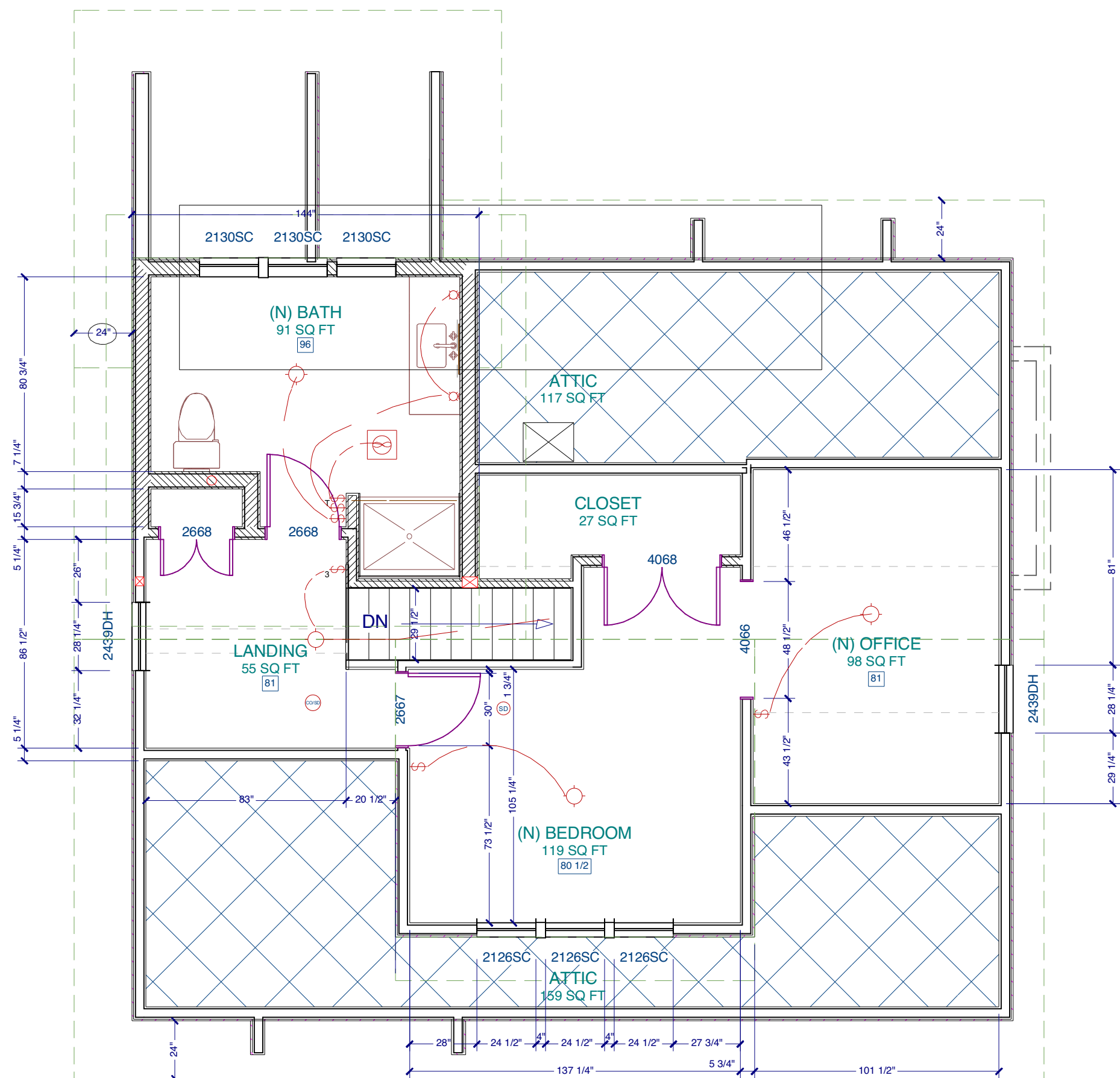
- # CABINETS
- 1 : REPAIR DRWS @ LINEN

- # FLOORING (NOT PAINT OR TILE)

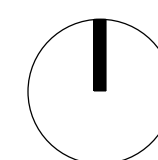
- 1 : REFINISH & PATCH (E) OAK FLR

- # PAINTING, STAINING & DECO
- PAINT OR PAPER OVER UNEVEN SURFACE WILL BE UNEVEN
- 1 : ACCENT COLOR
2 : WALL PAPER ON THESE WLS

- WALL LEGEND
SCALE: 1/4"=1'-0"
- (E) (N) (S) (L) (V)
- DEMOS
- BALUSTRADE
HALF
FOUNDATION
- ROOM LEGEND
- WORK THIS AREA
WORK THIS AREA AS NEC ONLY
NO WORK THIS AREA



A (N) 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

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Page Title

(N) 2nd
FLOOR PLAN

Page No

A2.2



