

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14930	Project Address: 2332 NW Westover Ave
Hearing Date: 4/12/17	Appellant Name: Dave Spitzer
Case No.: B-019	Appellant Phone: 503 335 9040
Appeal Type: Building	Plans Examiner/Inspector: Connie Jones
Project Type: commercial	Stories: 3 Occupancy: B, M, R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - per appeal at east stair
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 16-165917-CO
Plan Submitted Option: pdf [File 1]	Proposed use: office, mercantile, R3

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1026

Requires Exterior stairs within 10' of the property line are not allowed unless protected per Chapter 7 - which requires a minimum 1 hour rated wall for a stair 7' away from the property line.

Proposed Design The stair configuration is existing. All we are doing per this permit is rebuilding the existing decrepit stairs in the same location for better, more structurally sound and consistent treads, etc. The guardrail will also be rebuilt - open pickets similar to the existing stair as this is an historic district and we want to try to replace like for like as allowed.

In lieu of the required 10' separation between our exterior stair and the East Property line we are proposing to install (3) sprinkler heads on all three levels of the stairs. The nine proposed heads will all be connected to the domestic water source and be freeze protected with electrical heat tape.

Reason for alternative Again - we are simply rebuilding worn out stairs in the same location/configuration. We don't want to introduce solid guardrails or walls as this building is in an historic district.

We feel that introducing sprinklers at all levels of the East Exterior Stair will provide more safety to the building occupants than fire separation per 1026.

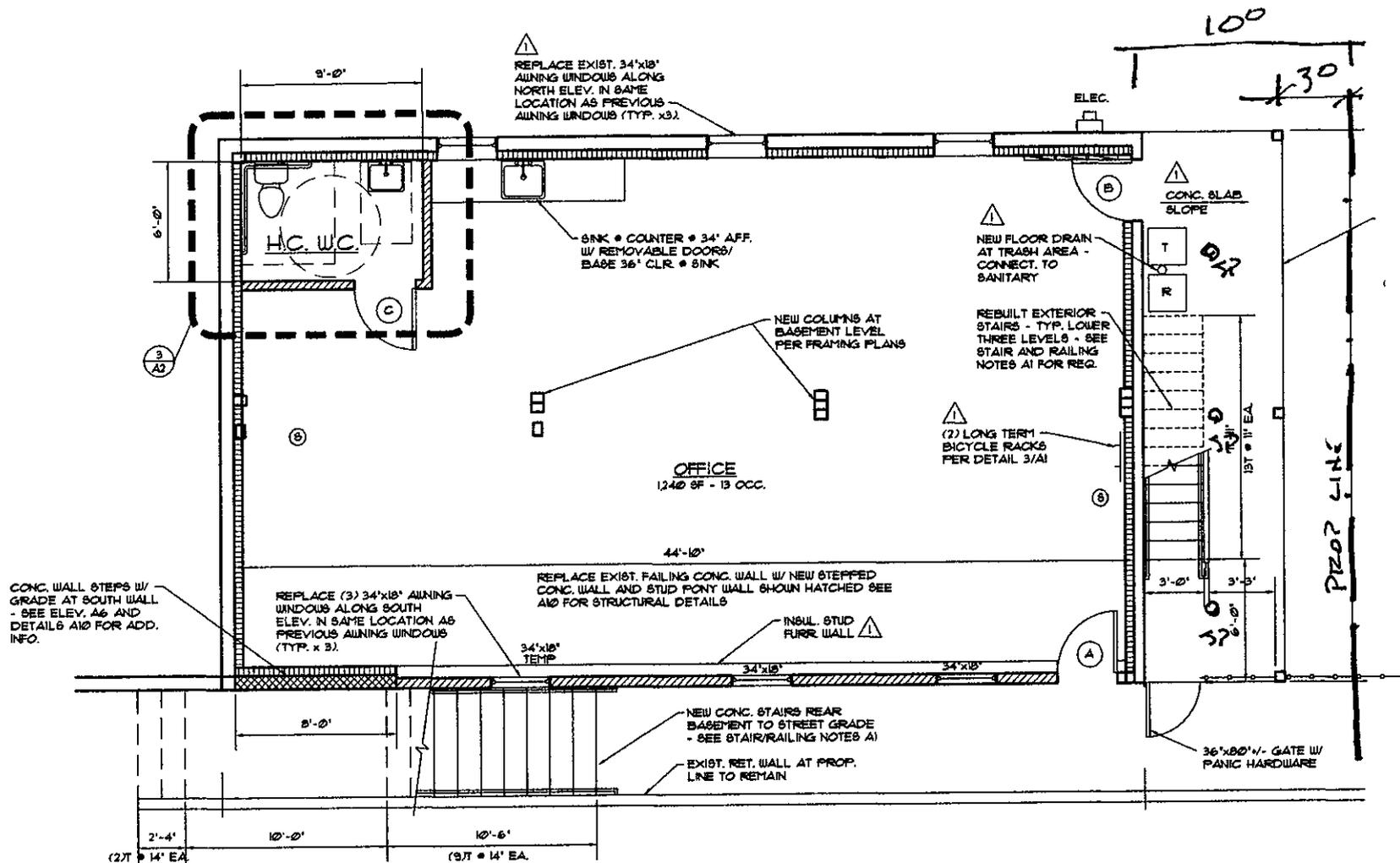
APPEAL DECISION

**Rebuild existing stairs in same location with 7 feet fire separation distance and sprinkler protection:
Granted as proposed.**

A separate sprinkler permit will be required through the Fire Marshal's office.

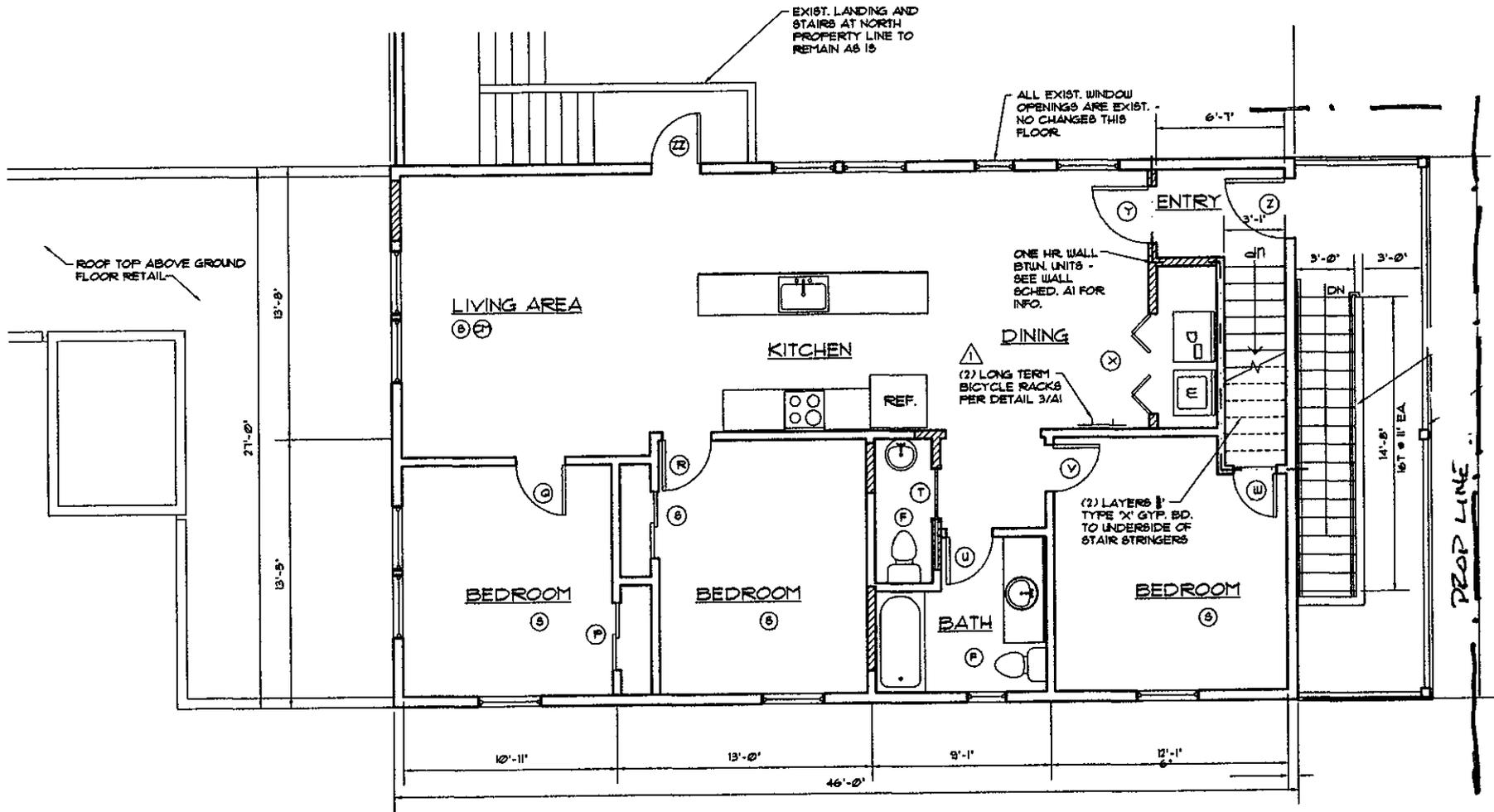
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special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



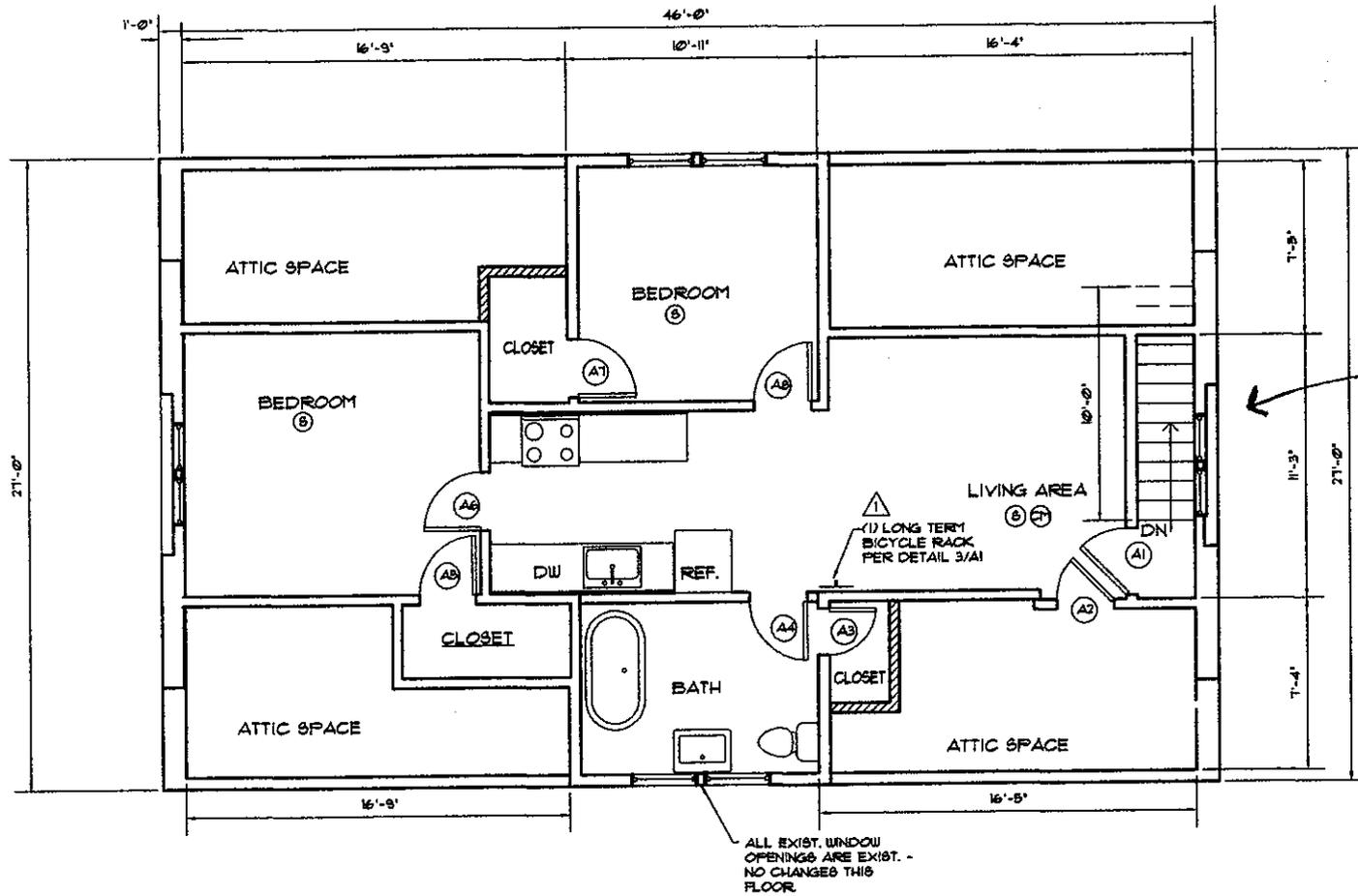
2 BASEMENT PLAN

1/4" = 1'-0"



2 SECOND FLOOR PLAN

1/4" = 1'-0"



 **2** ATTIC LEVEL PLAN
A5

1/4" = 1'-0"

