

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: 18797	Project Address: 2830 SE 71st Ave
Hearing Date: 12/19/18	Appellant Name: Mary Hogue
Case No.: B-006	Appellant Phone: 5034328588
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: residential	Stories: 2 Occupancy: R Construction Type: V-B
Building/Business Name: Pettigrew Residence	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure LUR or Permit Application No.:	
Plan Submitted Option: pdf [File 1]	Proposed use: residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2017 ORSC R311.7.2 Headroom

Requires Requires: The headroom in stairways shall be not less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Proposed Design Proposed Design:

The existing stairwell does not meet any current code requirements, on either flight. The proposed design rebuilds the stairs (and stairwell) from the basement to the 2nd floor.

The proposed design includes relocating/rebuilding the south wall of the stairwell to allow for the min 3'-0" stairwell width throughout, as required by 2017 ORSC R311.7.1 Width. The proposed design will also provide min 9" treads and maximum 8" risers throughout, as required by 2017 ORSC R311.7.5 Stair treads and risers.

The proposed design provides min 6'-8" headroom, as required by 2017 ORSC R311.7.2 Headroom, for the majority of the stairwell. The lower flight, from basement to 1st floor, will have min 6'-8" headroom throughout. The upper flight, from 1st to 2nd floor, will have min 6'-8" headroom for all but a portion of the 3'-0" wide x 3'-4" long upper landing. Due to the constraints of the existing floor plans and headroom available under the existing roofline, the south 11" of the 3'-0" width of the landing will have less than 6'-8" headroom. At a minimum, the landing will have 6'-2 1/2" headroom and as the roofline rises towards the ridge, the landing will meet or exceed 6'-8" headroom.

The City of Portland Brochure 9 – Converting Attics, Basements and Garages to Living Space – Standards for Existing Situations - allows stairways with minimum headroom of min 6'-2" to be

grandfathered in as acceptable for converted living spaces. The proposed stairs will meet this requirement and exceed all other Brochure 9 standards.

Reason for alternative The existing stairwell is very steep, narrow and unsafe. Working within the constraints of the existing floor plans and headroom available under the existing roofline, the proposed stairwell provides the best solution available for safe access to the basement and 2nd floor. The proposed stairs make significant gains in all areas over the existing stairs.

The proposed stairs meet or exceed all current code requirements; with the exception of a very small portion of the upper landing only. The proposed stairs will exceed all Brochure 9 requirements. The proposed stairs will not have a negative impact on life safety over fully code compliant stairs and will have a dramatic positive impact on life safety over the existing conditions.

APPEAL DECISION

Reconstruction of 2nd floor stairs with reduction in minimum required headroom: 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.

NOTES:

SCOPE OF WORK:

SCOPE OF WORK INCLUDES A SINGLE STORY ADDITION FOR A BEDROOM AND BATHROOM. THE KITCHEN WILL ALSO BE REMODELED. IN ORDER TO MAKE THE UNFINISHED ATTIC AND BASEMENT MORE ACCESSIBLE NOW AND TO ALLOW FOR CONVERSION OF EITHER SPACE IN THE FUTURE, THE STAIRS ARE PROPOSED TO BE REBUILT.

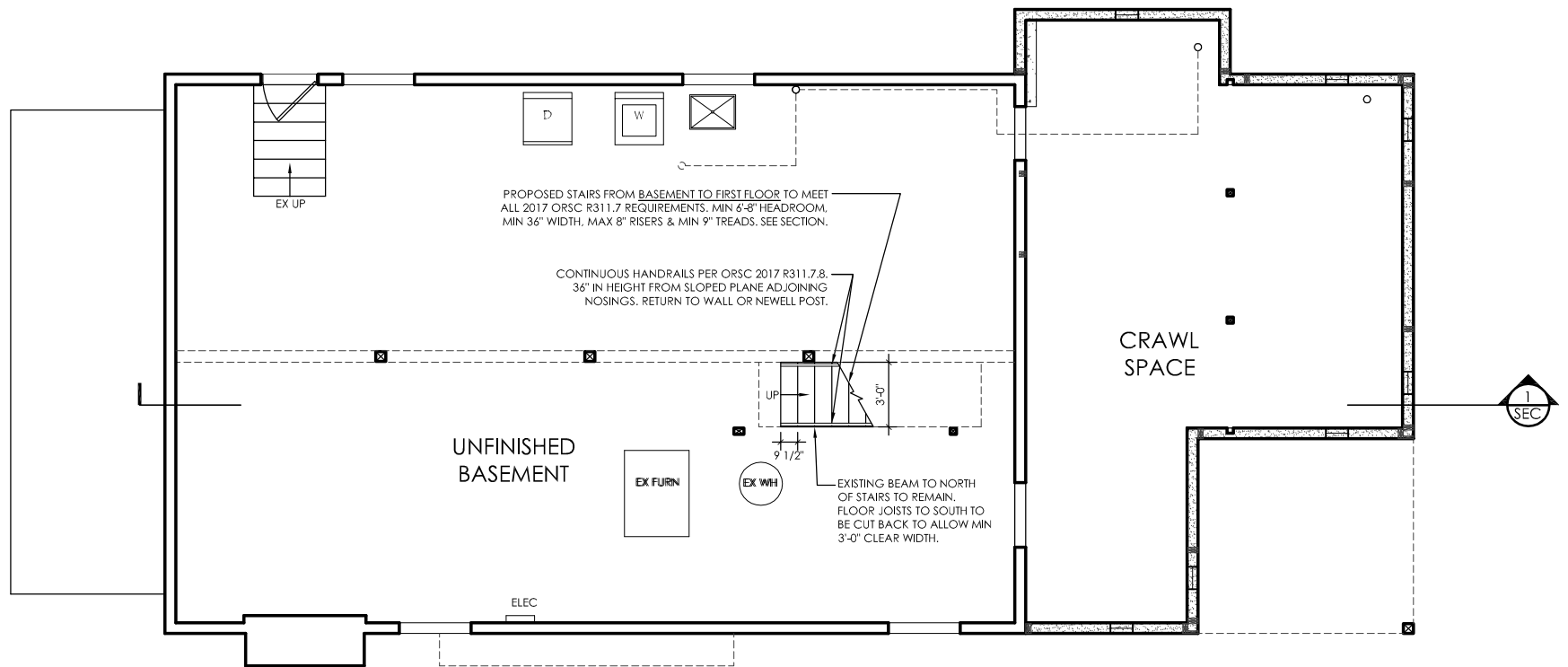
APPEAL FOR 2017 ORSC R311.7.2 MIN 6'-8" HEADROOM.

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

PROPOSED STAIRS:

DUE TO THE EXISTING AVAILABLE HEIGHT OF THE UNFINISHED ATTIC, THE NEW STAIRS REQUIRE AN APPEAL FOR HEADROOM AT THE TOP OF THE SECOND FLIGHT ONLY. THE UPPER LANDING INTO THE ATTIC HAS MIN 6'-2 1/2" HEADROOM ALONG THE SOUTH EDGE. 11" NORTH OF THIS LOW HEADROOM EDGE, THE ROOF PITCH ALLOWS FULL 6'-8" HEADROOM.

ASIDE FROM THE REDUCED HEADROOM OF A PORTION OF THE UPPER LANDING, BOTH FLIGHTS OF THE PROPOSED STAIRS WILL MEET ALL 2017 ORSC R311.7 STAIRWAYS CODE REQUIREMENTS.

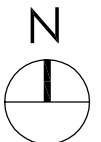


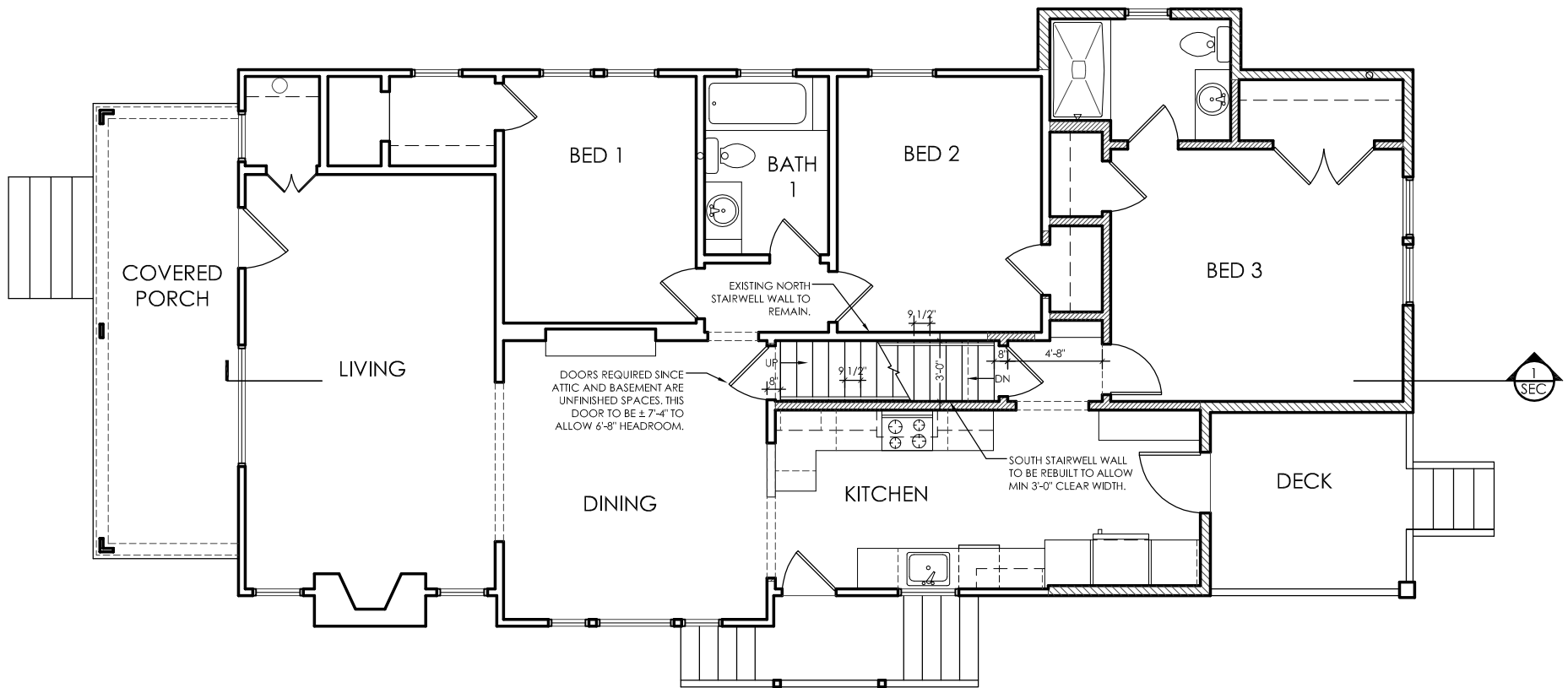
2
A2

PROPOSED BASEMENT PLAN

Pettigrew
2830 SE 71st Ave.
Portland, OR 97206

Scale:
1/8" = 1'-0"
12.17.18



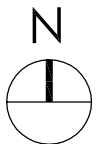


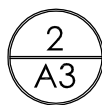
1
A2

PROPOSED FIRST FLOOR PLAN

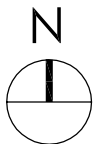
Pettigrew
2830 SE 71st Ave.
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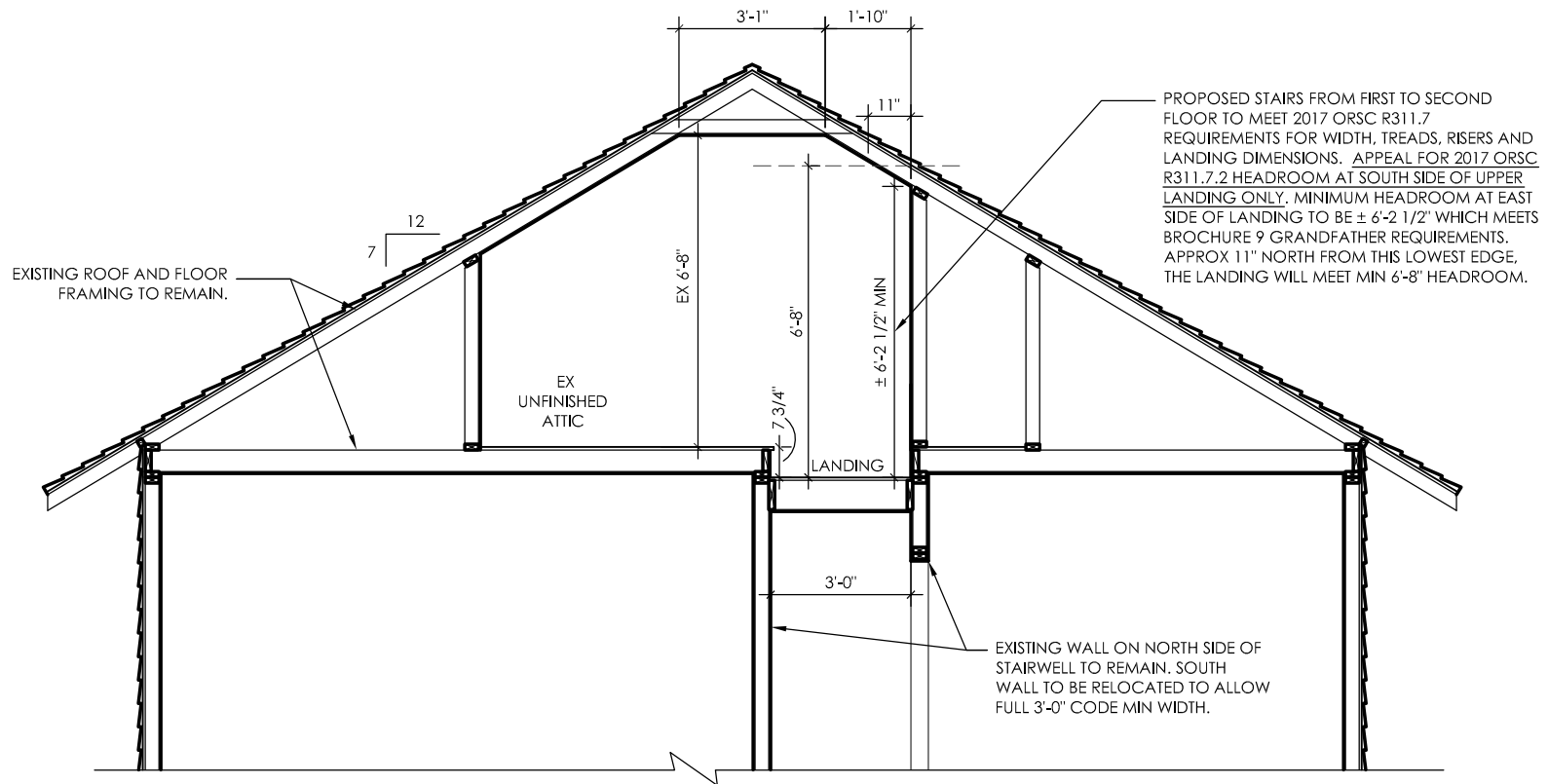
Scale:
1/8" = 1'-0"
12.17.18





Scale:
1/8" = 1'-0"
12.17.18



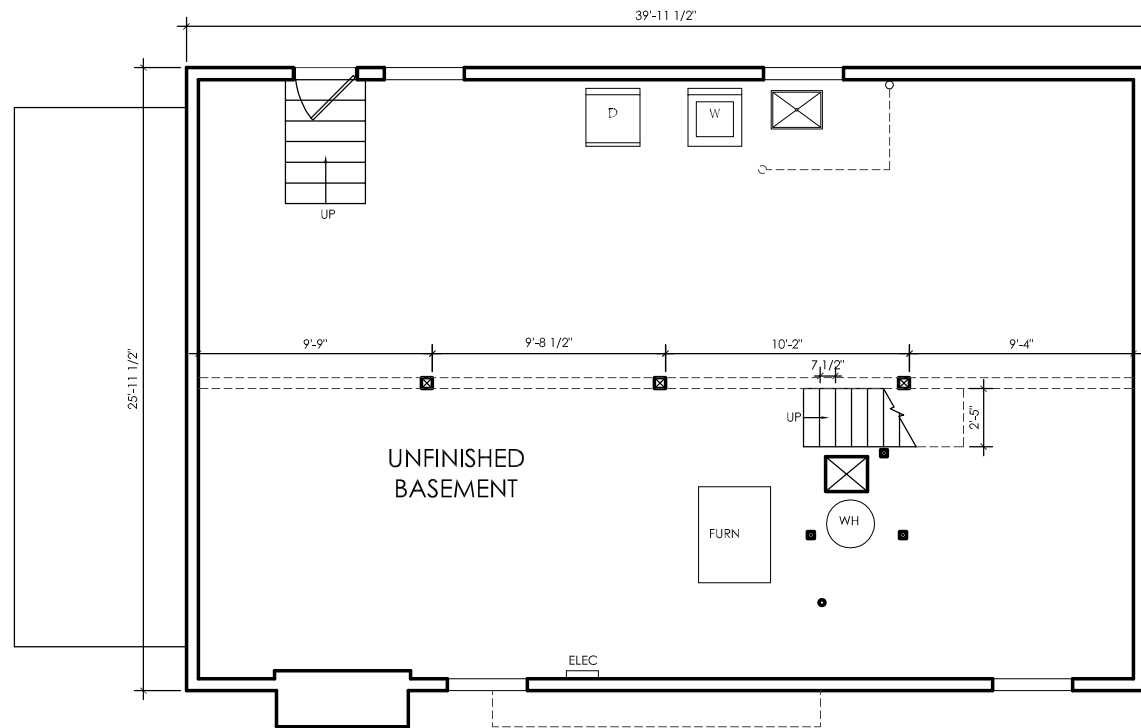


2
SEC

STAIR SECTION THRU UPPER LANDING LOOKING EAST

Pettigrew
2830 SE 71st Ave.
Portland, OR 97206

Scale:
 $\frac{1}{4}" = 1'-0"$
12.17.18

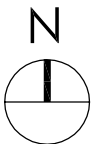


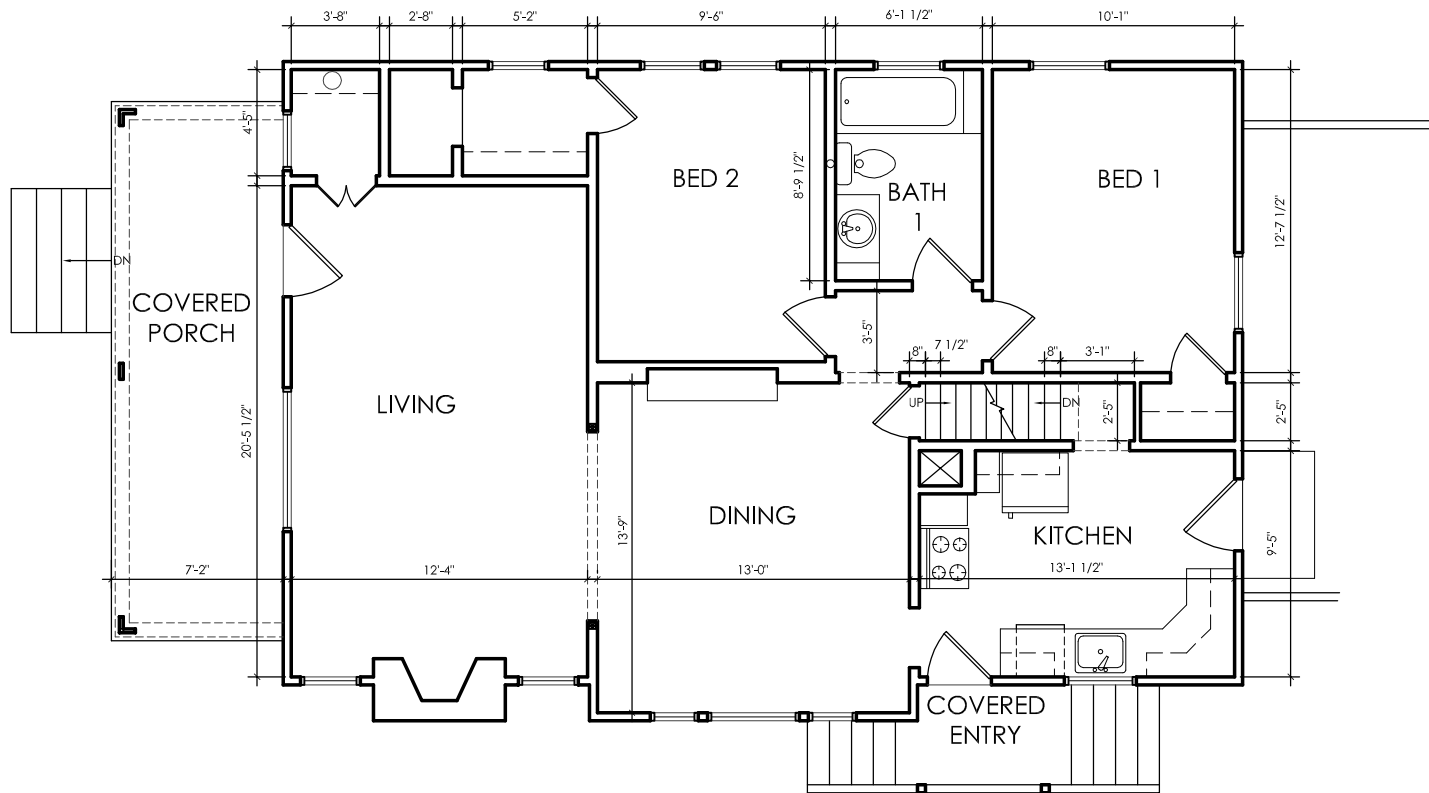
4
A1

EXISTING BASEMENT PLAN

Pettigrew
2830 SE 71st Ave.
Portland, OR 97206

Scale:
1/8" = 1'-0"
12.17.18



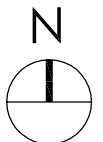


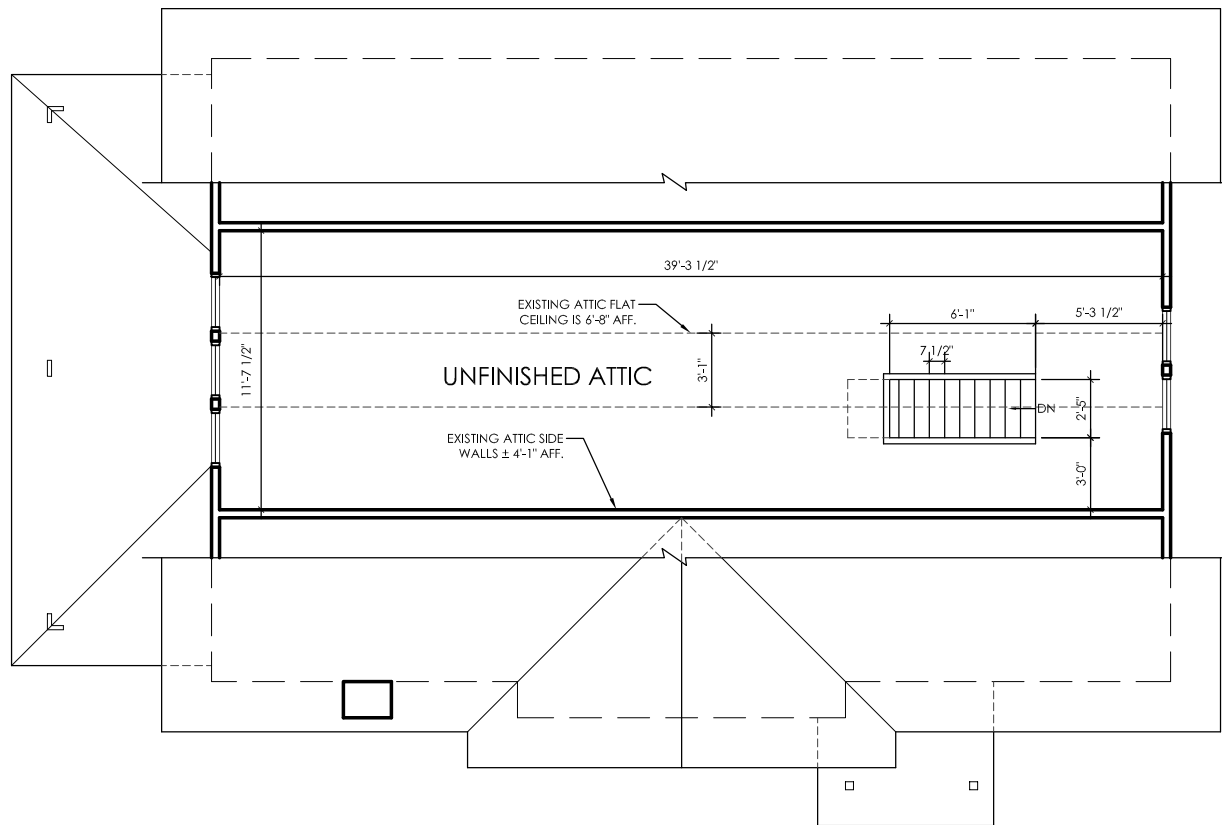
3
A1

EXISTING FIRST FLOOR PLAN

Pettigrew
2830 SE 71st Ave.
Portland, OR 97206

Scale:
1/8" = 1'-0"
12.17.18





2
A1

EXISTING ATTIC PLAN

Pettigrew
2830 SE 71st Ave.
Portland, OR 97206

Scale:
1/8" = 1'-0"
12.17.18

