

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

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



### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 18967	<b>Project Address:</b> 7411 SE 36th Ave
<b>Hearing Date:</b> 2/6/19	<b>Appellant Name:</b> KC Puppo
<b>Case No.:</b> B-020	<b>Appellant Phone:</b> 503-770-0144
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Preliminary
<b>Project Type:</b> residential	<b>Stories:</b> 1 <b>Occupancy:</b> R-3(?) <b>Construction Type:</b> Wood frame
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Single family dwelling

### APPEAL INFORMATION SHEET

#### Appeal item 1

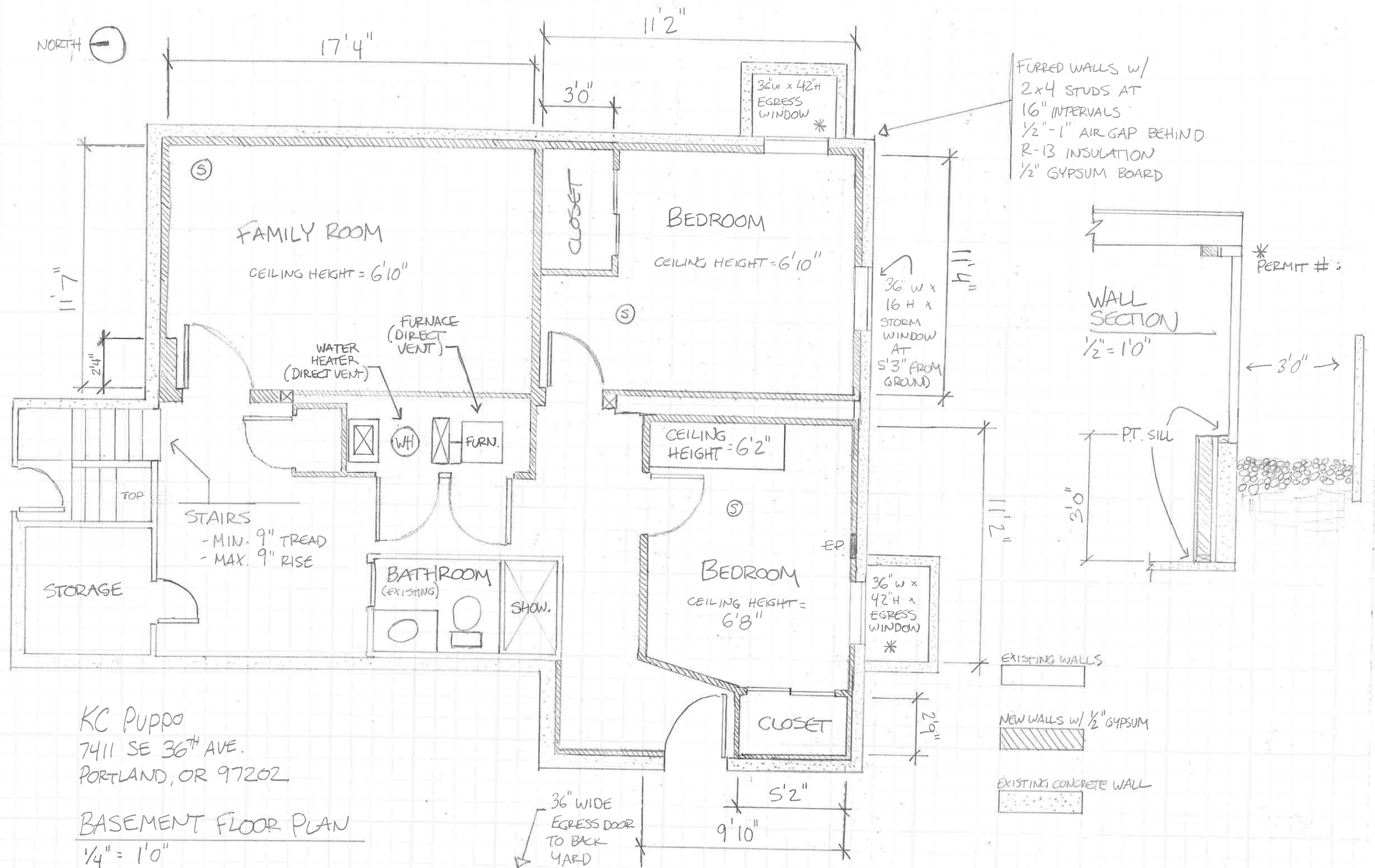
<b>Code Section</b>	R311.7.1 / Brochure 9
<b>Requires</b>	<p>Per Brochure 9:</p> <p>"An existing stairway leading to new living space may be steeper, narrower and have lower headroom than the current code allows"</p> <p>"Width: Must be at least 30 inches."</p>
<b>Proposed Design</b>	<p>The design of the new staircase meets all other requirements for rise (8 1/8") run (9 1/2"), nosing (3/8"), variation (less than 1/8"), landing, and headroom measured vertically from the lowest overhead element to a line that is tangent to the stair nosings (6' 2").</p> <p>The maximum possible width (reasons stated below) of 28" for the lower section is utilized.</p>
<b>Reason for alternative</b>	<p>The width of this staircase to the basement is currently 28", and cannot be widened. The east side of the stairs is the concrete wall (that also acts as the foundation for the house). The west side of the staircase supports for the upper run of the steps (and railing) leading to the main floor.</p> <p>However, there is an existing 36" wide egress door already on the basement level that exits directly to the ground level of the back yard. In addition, two egress windows that meet code were added to the basement level in 2017.</p> <p>All other requirements for the stairs (as detailed above) for an existing structure have been met.</p>

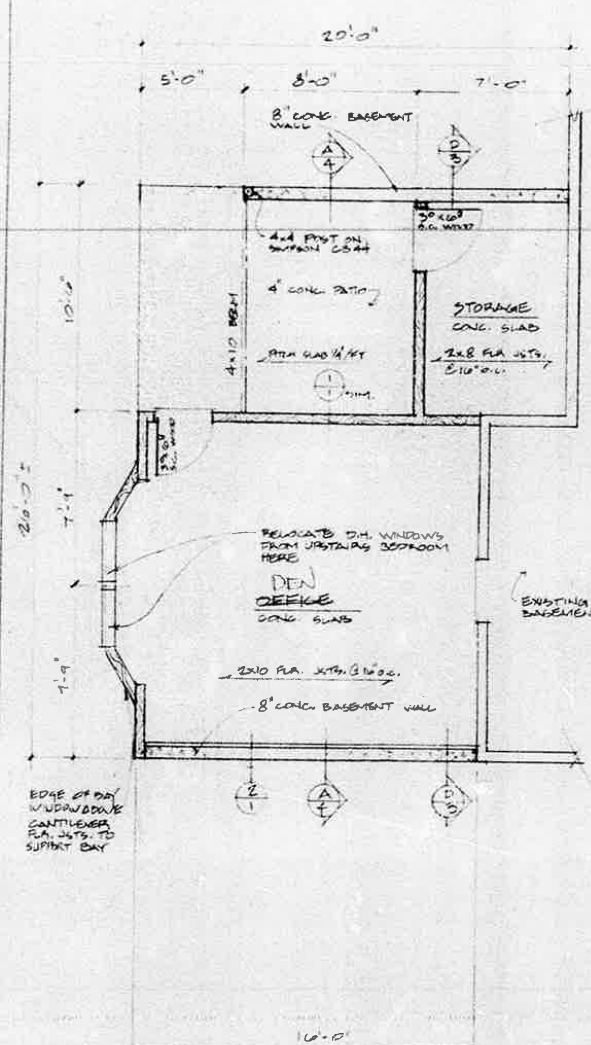
### APPEAL DECISION

**Basement conversion with reduction in minimum required existing stair width: Denied. Proposal does not provide equivalent Life Safety protection.**

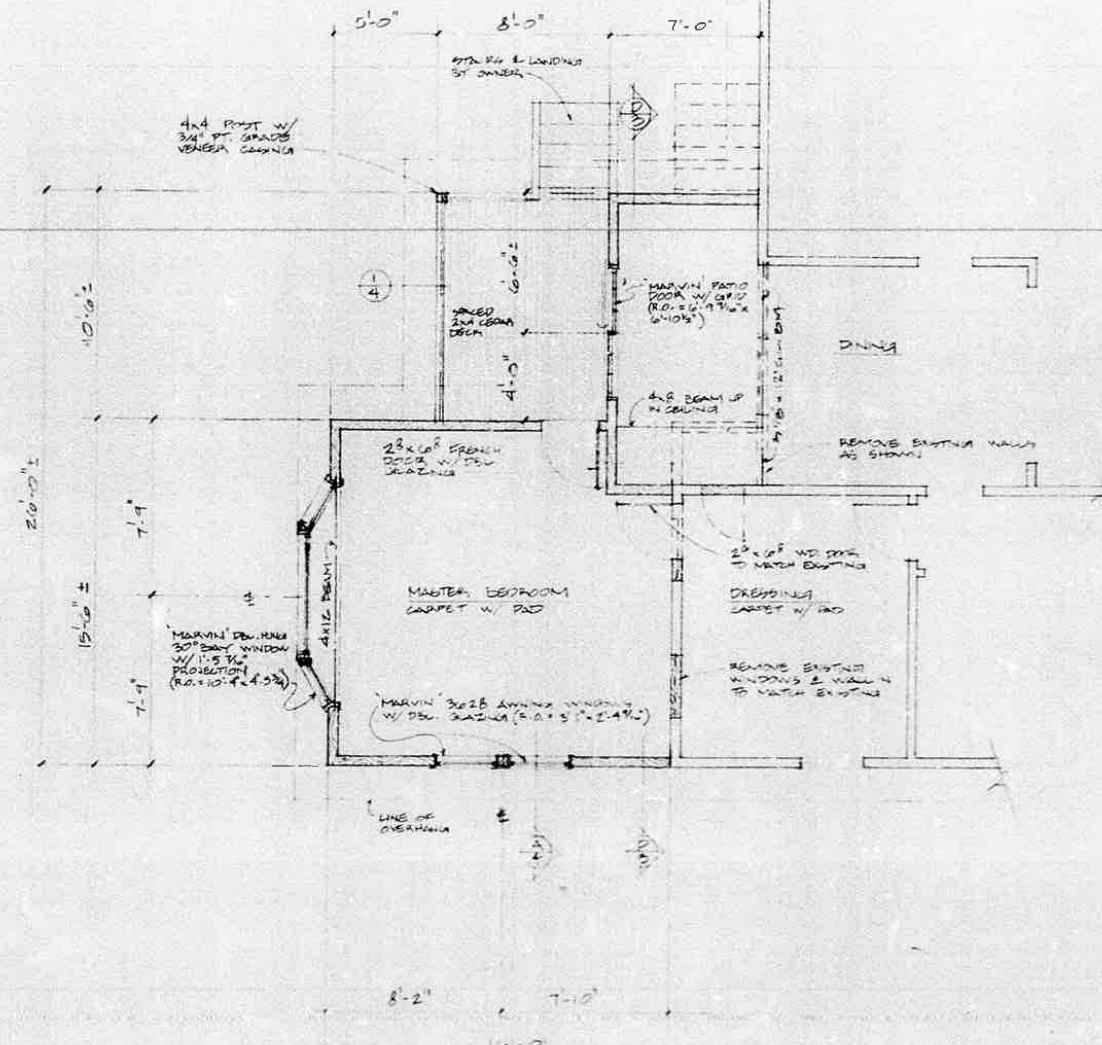
**Appellant may contact Dave Tebeau (503-823-6802) with questions.**

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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.





(A) BASEMENT PLAN  
(2) 1/4" = 1'-0"



⑧ GROUND FLOOR PLAN  
2 1/4" = 1'-0"