

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 - Reconsideration of ID 20176

Appeal ID: 20221

Project Address: 2404 SE 35th Pl

Hearing Date: 4/10/19

Appellant Name: Brint Riggs

Case No.: B-001

Appellant Phone: 503-701-4494

Appeal Type: Building

Plans Examiner/Inspector: Non

Project Type: residential

Stories: 1+ **Occupancy:** Residential **Construction Type:** Wood Frame

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Addition to an existing structure

LUR or Permit Application No.:

Plan Submitted Option: pdf [File 1]

Proposed use: Single-family Dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

R311.7.1 Width; R311.7.2 Headroom; R311.7.4 stair treads and risers; R311.7.5 Landings for stairways; & Brochure 9 - Converting Attics, Basements and Garages to Living Space — Residential

Requires

Existing stairways: An existing stairway leading to new living space may be steeper, narrower and have lower headroom than the current code allows:

- Rise and run: The stairway must have treads (runs) no smaller than nine inches and risers no higher than nine inches.
- Width: Must be at least 30 inches.
- Headroom: Must be at least 6'2" measured vertically from the slope of the stair nosings to the lowest overhead projection or ceiling
- Landings: Are required at the top and bottom of stairs. The landing's length and width must be at least 30" wide and 30" long and have at least 6'2" headroom.

Proposed Design

(Describe the alternate methods or materials of construction to be used or that exist. Be as specific as possible)

Retain the existing stair which has the following dimensions:

- 8-5/8" risers and 8-1/4" treads with 1" nosings. 31" width
- 6' — 4" minimum headroom
- 36" bottom landing depth
- 27-1/2" top landing depth and 36" width

Reason for alternative (Describe why the alternate is required and how it will provide equivalent health, accessibility, structural capacity, energy conservation, life safety or fire protection to what the code requires).

The stair is original to the 1923 house and serves the attic which was finished prior to the new owners purchase of the house in 2013. The attic space has been extensively altered from the original plan and includes a full bath and serves as the master bedroom. The owners want to add a bedroom and bath dormer addition to the rear of the 2nd story. The existing stair does not meet current regulations and altering or replacing it to meet BDS's Brochure #9 requirements would require extensive renovations. The alterations needed to allow for a 30" deep landing at the top of stair, 9" treads, and a 30" landing at the bottom would include: 1 expansion of the 2nd floor stair opening to allow for the minimum 6'-2" headroom. That extension would require new structural framing and the removal of parts of the existing bathroom tile flooring. 2.) The length of a new 30" deep top landing and total run of 9" treads would push the stair into the existing 1 st floor hallway and in front of the bedroom door at the bottom of the stair, requiring relocation of the bedroom door into the living room.

The stair currently functions very well for accessing the upper floor and the current owners do not see it as a safety hazard. The stair run is a relatively short in length, has a well placed code compliant handrail, adequate head room, and has otherwise been in service to the upper floor throughout the life of the house.

Additional Information for Reconsideration:

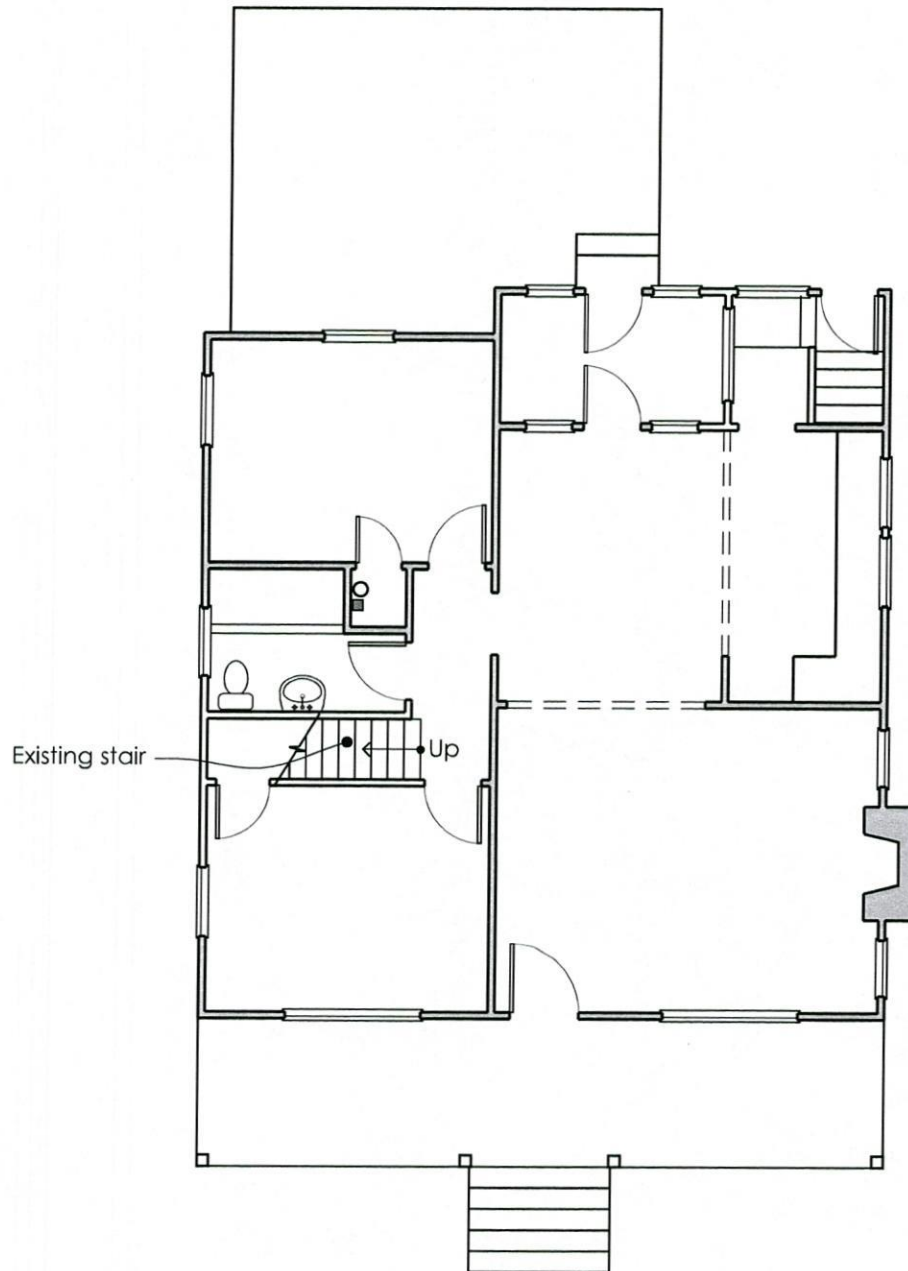
According to the original construction inspection report on file with the City, the house was built in 1922 as a 1.5 story dwelling (see final page of appeal documents). The upper floor thus appears to have been originally intended for use as living space and has subsequently always been used for living space. One of the house's three bedrooms is and always has been located on the upper floor.

APPEAL DECISION

Existing stair to 2nd floor to remain: 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.

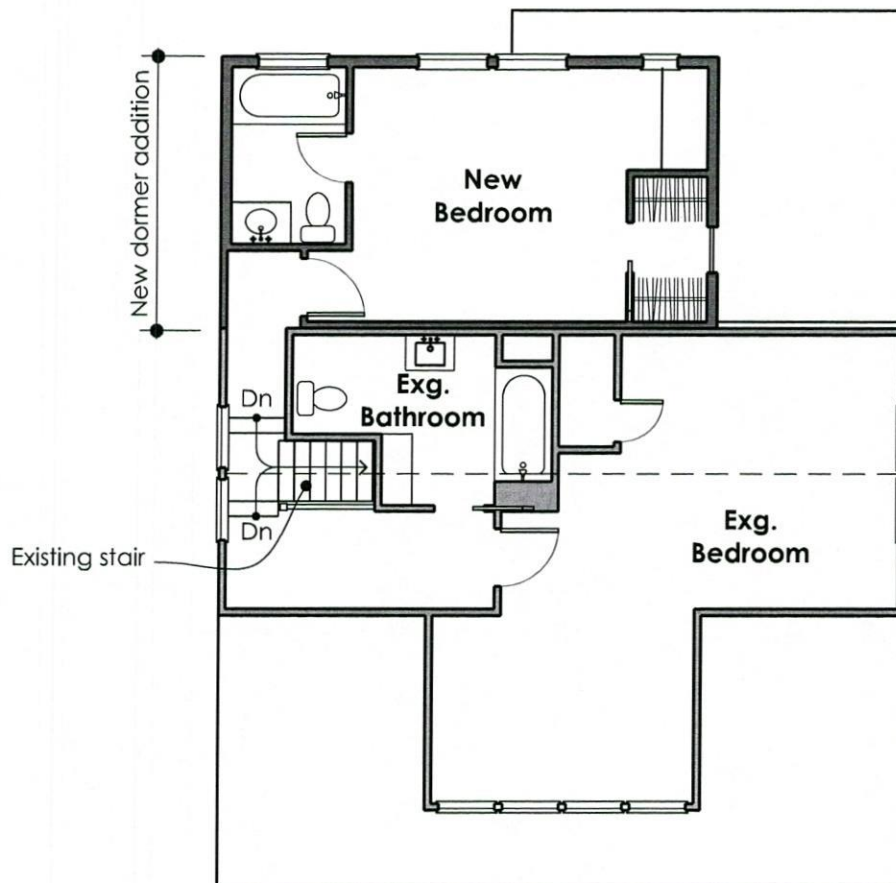


1st Floor Plan

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

Ragsdale Dormer Addition

Design 1a ♦ 2019.03.20
2404 SE 35th Place, Portland

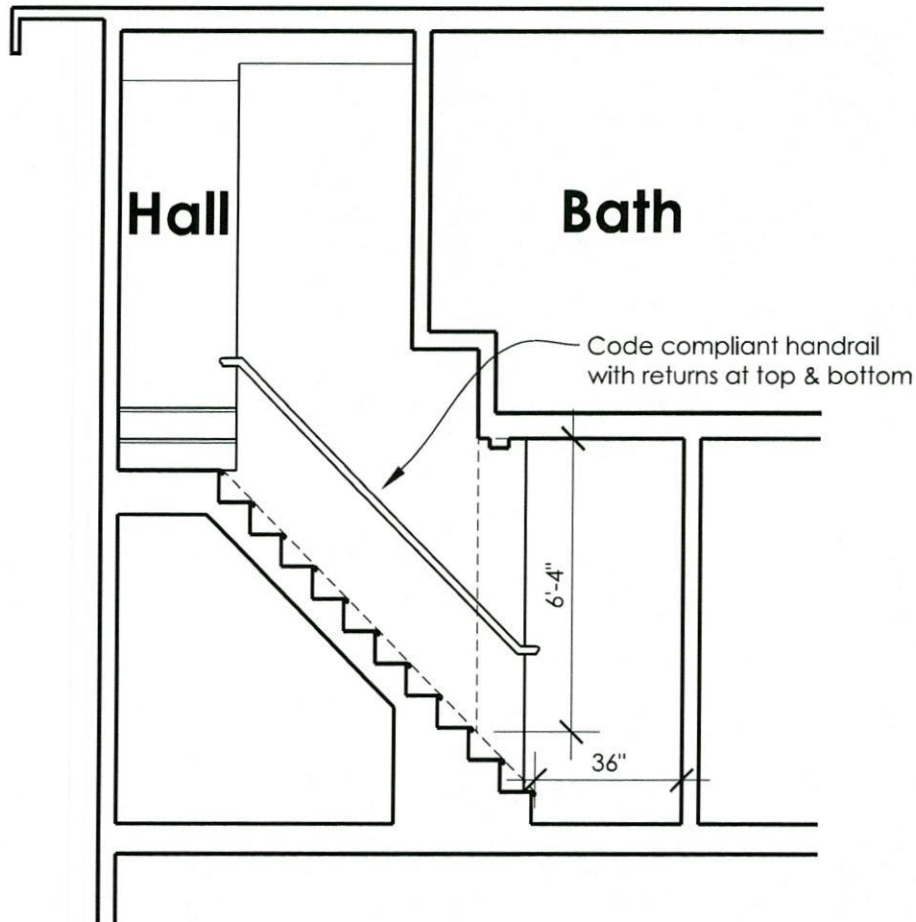


2nd Floor Plan

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

Ragsdale Dormer Addition

Design 1a ♦ 2019.03.20
2404 SE 35th Place, Portland

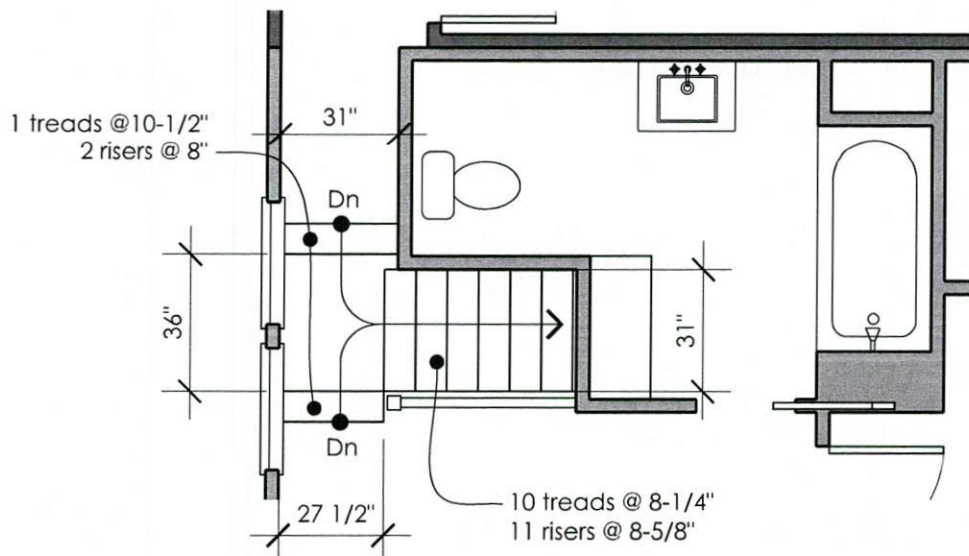


**studio
eccos
architecture**

5835 N Omaha Avenue
Portland, OR, 97217
503-701-4494

Section at Existing Stair

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

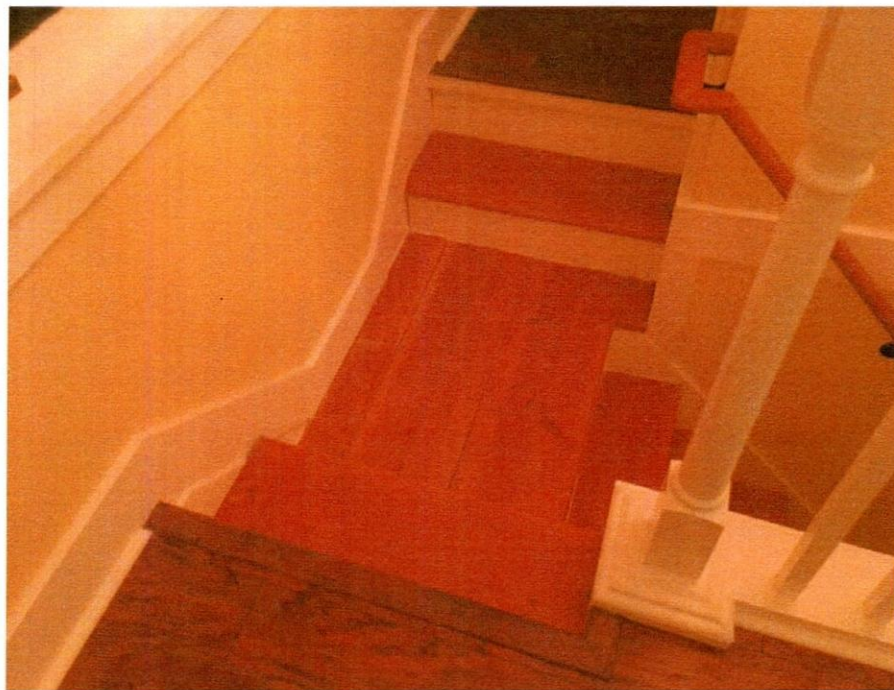
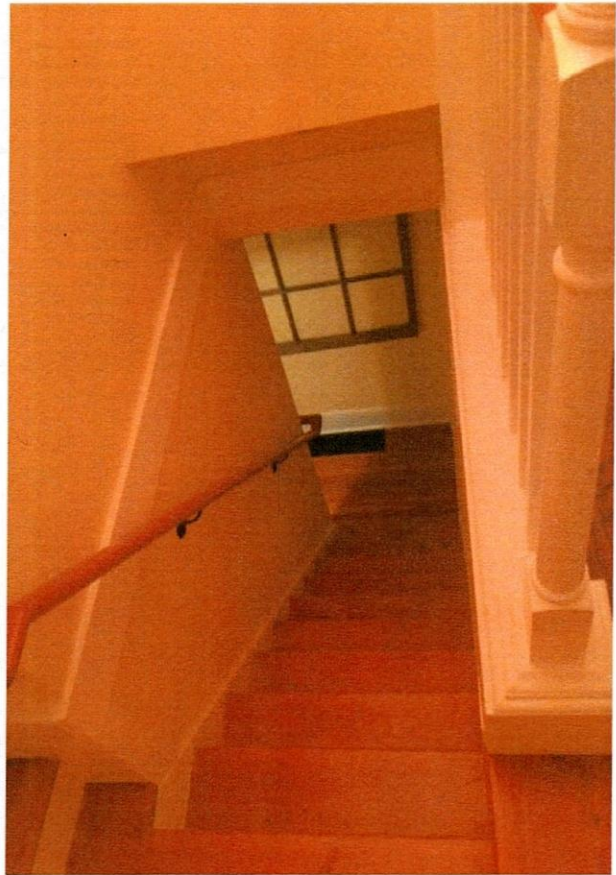


2nd Floor Plan

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

Ragsdale Dormer Addition

Design 1a ♦ 2019.03.20
2404 SE 35th Place, Portland



Ragsdale Building Code Appeal - 2404 SE 35th Place

Date SEP 1, 1912

BUREAU OF BUILDINGS

Permit No. 494017

REPORT OF BUILDING INSPECTION

2404 S.E. 35TH PLACE Between CARUTHERS and DIVISION
 Lot 9 N. 1/2 Block - in PARK VIEW ANNEX Addition
 Owner KUNG CHONG MOE & SON Address 2404 S.E. 35TH PL.
 Contractor ALSIDE BUILDERS SERVICE CO. Address
 Story, Type V, Group 1, F.D. - Zone - Cost \$2612.00
 Plan Examiner B Structural Engineer

DATE	HOUR	1/4 SECTION (DW.)	REMARKS
9-8-12	3:25	COVER HOUSE WITH ALUMINUM SIDING. (7) NO PLUMBING.	
		COMPLETED OK	
		<i>File</i>	
		<i>R. L. Hawkins</i>	

FORM W-65 CITY OF PORTLAND, OREGON DEPARTMENT OF PUBLIC WORKS Permit No. 113297
 2404 SE 35th Place BUREAU OF BUILDINGS
 Date July 18, 1922. REPORT OF INSPECTION
 Building on 464 Marguerite Ave. Between Division and Arnold
 Lot N²9 Block in Park View. Addition
 Owner Helen Broder Address 706 Powell Valley
 Contractor Matot Constr. Co. Address same
 1¹/₂ Story, Class V11, Grade 4-A, Residence Cost \$3600.00

DATE	HOUR	REMARKS
SEP 9 1922	12	Includes building purpose water & furnace. Rf. brch. sul. brn. in. Ops. ok Ht. pl. in wifin. Chim. ok. Flugs li. No plans on job Flt. png. x blk. Rng. in. Curd W. E. Wells
SEP 12 1922	12	Owner is dissatisfied with work in general. Find that her only complaint over which this office has jurisdiction, is that the front fda. wall, which is a bearing wall, has been built on top of the ground without excavation. (Letter) Sep 13. Letter to Matot Constr. Co. W. E. Wells

1922 inspection



Violations Noted		Poor Foundations	Defective Construction	Too Close to Lot Lines	Defective Chimney	Heating Apparatus & Enclosures	Elevators & Enclosures	Stair and Shaft Enclosures	Roofs and Roof Drainage	Fire Blocks & Bridging	Sidewalk and Street Obstructions	Light and Ventilation	Fire Protection of Openings	Defective Scaffolds	Stable Regulations	Miscellaneous	Fire Escape Exits, Stairs, Pipes, Etc.	Frame Building in Fire Limits	Dangerous Buildings
DATE	HOUR	REMARKS																	
SEP 27 1922		Mr. Matot came in, promised to remedy wall 212 Nothing done to wall yet. Assembling porch floor off for this work. See blue card. W. R. Wells																	
OCT 3 1922		Front wall fixed up. Footing excavated down 2 ft. and filled with concrete. Find that bearing wall was moved one ft. East making a span of 12' 10" of 2x6 attic floor joists. part of this has a floor above Oct. 4. Letter to Contractor. W. R. Wells 12.11.22																	
OCT 14		Mr. Matot came in, will double these joists																	
NOV 15 1922		Finish up. Not occupied. Joists doubled up. Is int. ok. Appl. & kitchen ok. No fire to go in. Matot constr. Co. has bought the house. Call for Final insp. OK circ. 4377 W. R. Wells Field Inspector																	

1922
inspection
cont.

