

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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 - Reconsideration of ID 20357

Appeal ID: 20524	Project Address: 12031 SW Breyman Ave
Hearing Date: 6/12/19	Appellant Name: Marc Griffin
Case No.: B-017	Appellant Phone: 360-918-1146
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: residential	Stories: 2 Occupancy: Not given Construction Type: Not given
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 19-143266-RS
Plan Submitted Option: pdf [File 1]	Proposed use: Single family dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section R311.7.9.1 Headroom, City of Portland Code Guide

Requires The minimum headroom in all parts of the stairway shall not be 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.

(From Code Guide) 4. Noncompliant stairs in basement converted to living space. Existing stairs in a basement converted to habitable space must comply to the requirements of this code guide. Where the stair cannot be made to comply and another compliant means of egress is provided, such as a new stair in another location or an exterior door, the noncompliant stair shall either be reconstructed or walled off. A building code appeal to retain the noncompliant stair may be an option in some cases.

Proposed Design The existing noncompliant stair runs from the basement to the main level of the house. An existing stairway to the upper level is located directly above the basement stair. Reconstruction of the existing stair is not possible because of an existing door, the upper stair layout, and structural floor framing.

The is compliant with width & rise:run provisions, but cannot meet the clear headroom of 6'-8" required.

A compliant exit door & exterior stair do exist from the space. The proposed design will add a handrail and comply with all measures of R311.4.

Reconsideration language:

The proposed design is to bring the exterior stair into full compliance with the city of Portland code guide referenced on sheet A402 and to allow the existing stair to remain at a lower head height.

The original appeal was approved for the 6'3" Head Height but the plans that were submitted actually show a lower head height 5'7 1/4" however that dimension was not noted on the original appeal drawings and have now been added.

Reason for alternative Reconstruction of the noncompliant stair would require significant updates to the ground floor layout and would block access to an existing storage room. The exterior stair is compliant, and is directly accessible from the proposed living area.

Reconsideration language:

Additional to the language provided above, the existing stair and structural support systems for access to the upper floor infringe on the opportunity for a headroom compliant basement stair. If reconstruction of the basement stair is required the main to upper floor stair must also be rebuilt. The existing exterior stair is proposed to comply with all requirements of the city of Portland code guide referenced on sheet A402.

APPEAL DECISION

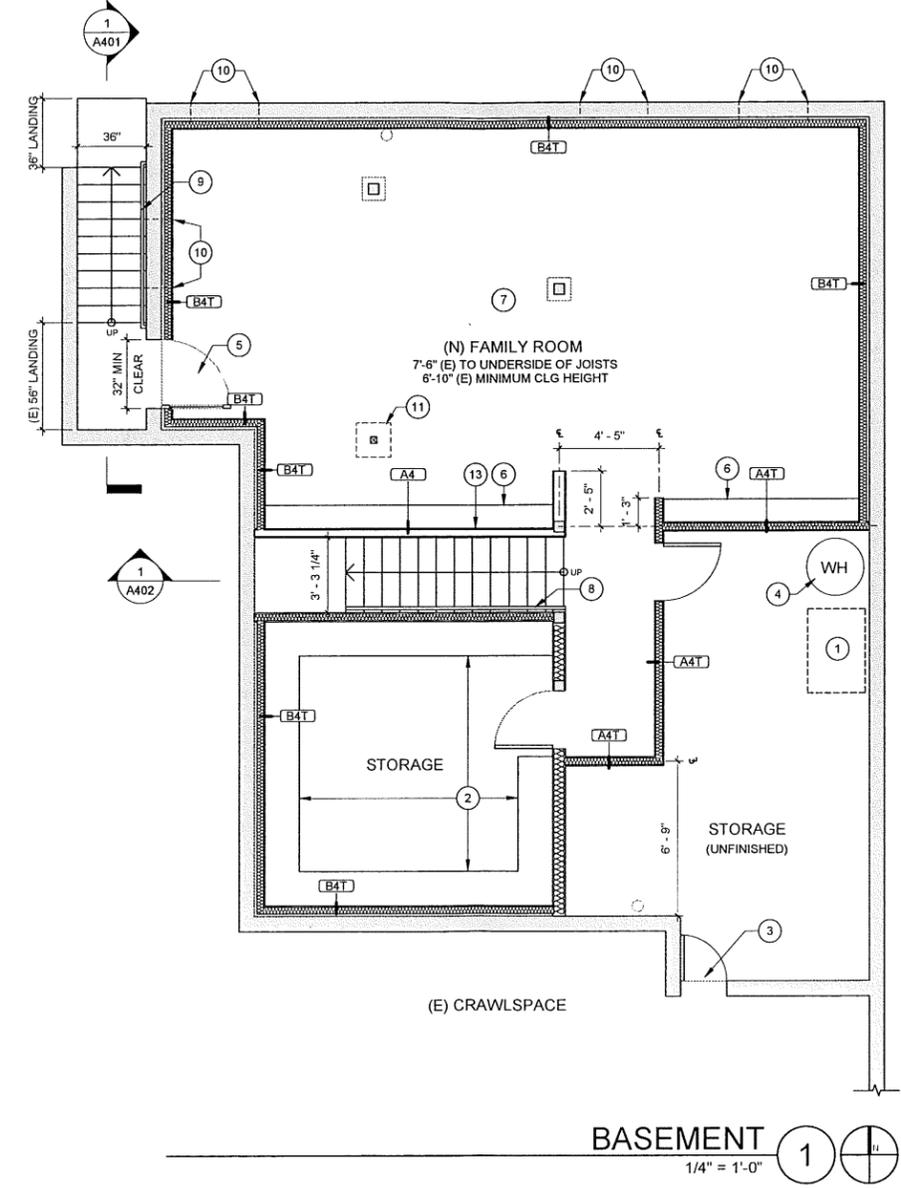
Reduction in minimum stair headroom to 5 feet 7 inches: Denied. Proposal does not provide equivalent Life Safety protection.

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, call (503) 823-7300 or come in to the Development Services Center.

SHEET SIZE : 18" x 24"

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BASEMENT
1/4" = 1'-0"

GENERAL NOTES

- ALL DIMENSIONS INDICATED ARE TO FACE OF STUD AT EXTERIOR WALLS, CENTERLINE OF STUD AT INTERIOR WALL, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO BEGINNING WORK TO CONFIRM SIGNIFICANT DISCREPANCIES WITH ARCHITECTURAL DIMENSIONS.
- SEE STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL INFORMATION NOT INDICATED HERE.

LEGEND

- NEW FRAMED WALLS, SEE WALL TYPES
- NEW WOOD POST, SEE STRUCTURAL

KEYNOTES - BASEMENT

1	APPROXIMATE LOCATION OF (E) GAS-FIRED FURNACE
2	(N) 18" DEEP STORAGE SHELVES
3	CRAWLSPACE ACCESS DOOR
4	RELOCATED WATER HEATER
5	(E) DOOR, NO WORK
6	(N) 12" DEEP STORAGE SHELVES
7	(N) FAMILY ROOM. PROVIDE SKIM COAT AT SOG & FLOORING PER OWNER. CAP & TERMINATE ALL UTILITY PENETRATIONS THRU SOG
8	PROVIDE WOOD HANDRAIL AT MIN. 36" ABOVE STAIR TREAD NOSING ALONG ONE SIDE OF STAIR, MIN.
9	PROVIDE (N) HANDRAIL
10	APPROXIMATE LOCATION OF (E) 36"x30" AWNING WINDOW TO REMAIN
11	(N) 18"x18" DP FOOTING PER STRUCTURAL
12	(N) 3 1/2"x8" GLB FRAMING PER STRUCTURAL ABOVE. TIE INTO (E) 3 1/2"x8" GLB
13	PROVIDE (N) FULL-HEIGHT WALL TO UNDERSIDE OF STRUCTURE TO SERVE AS STAIR GUARDRAIL

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SOMERA RESIDENCE KITCHEN / BASEMENT REMODEL

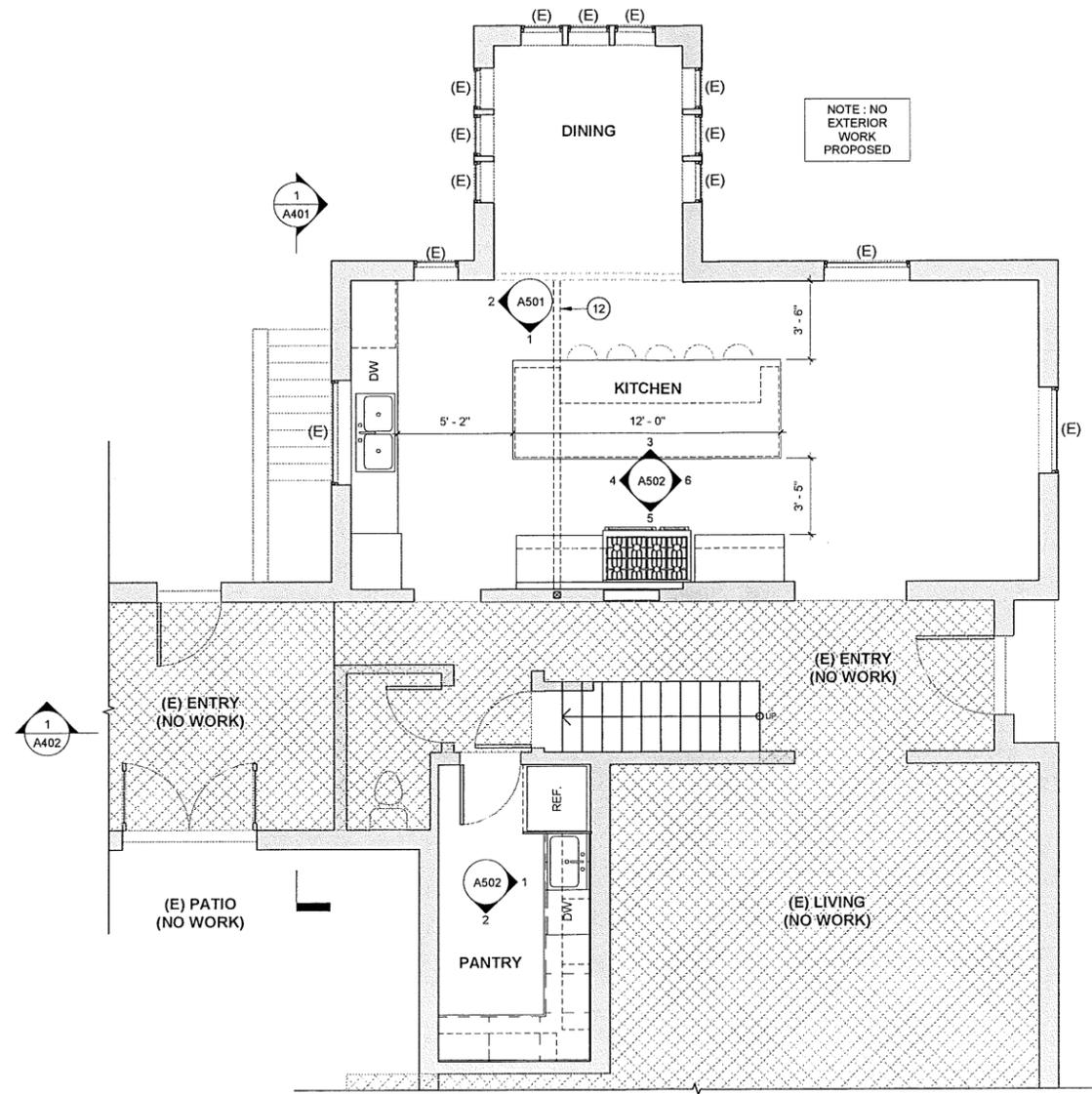
12031 SW BREYMAN AVENUE
PORTLAND, OREGON 97219
JAY SOMERA & CHRISTIE STEVENS

REVISION LIST

#	DATE
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PERMIT SET
A101
PROPOSED BASEMENT PLAN

SHEET SIZE : 18" x 24"



NOTE: NO EXTERIOR WORK PROPOSED

GENERAL NOTES

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2. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO BEGINNING WORK TO CONFIRM SIGNIFICANT DISCREPANCIES WITH ARCHITECTURAL DIMENSIONS.
3. SEE STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL INFORMATION NOT INDICATED HERE.

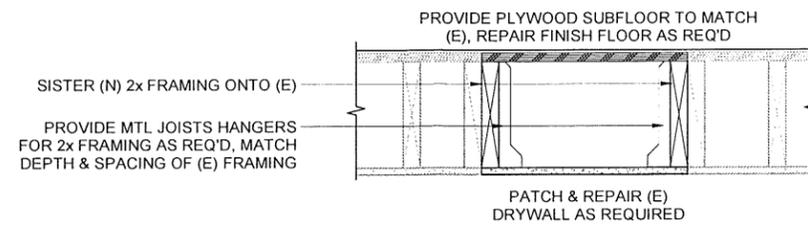
LEGEND

- NEW FRAMED WALLS, SEE WALL TYPES
- NEW WOOD POST, SEE STRUCTURAL

KEYNOTES - BASEMENT

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11	(N) 18"x18" DP FOOTING PER STRUCTURAL
12	(N) 3 1/2"x9" GLB FRAMING PER STRUCTURAL ABOVE. TIE INTO (E) 3 1/2"x9" GLB
13	PROVIDE (N) FULL-HEIGHT WALL TO UNDERSIDE OF STRUCTURE TO SERVE AS STAIR GUARDRAIL

GROUND FLOOR 1
1/4" = 1'-0"



CHIMNEY SHAFT INFILL 2
1 1/2" = 1'-0"

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SOMERA RESIDENCE KITCHEN / BASEMENT REMODEL

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REVISION LIST

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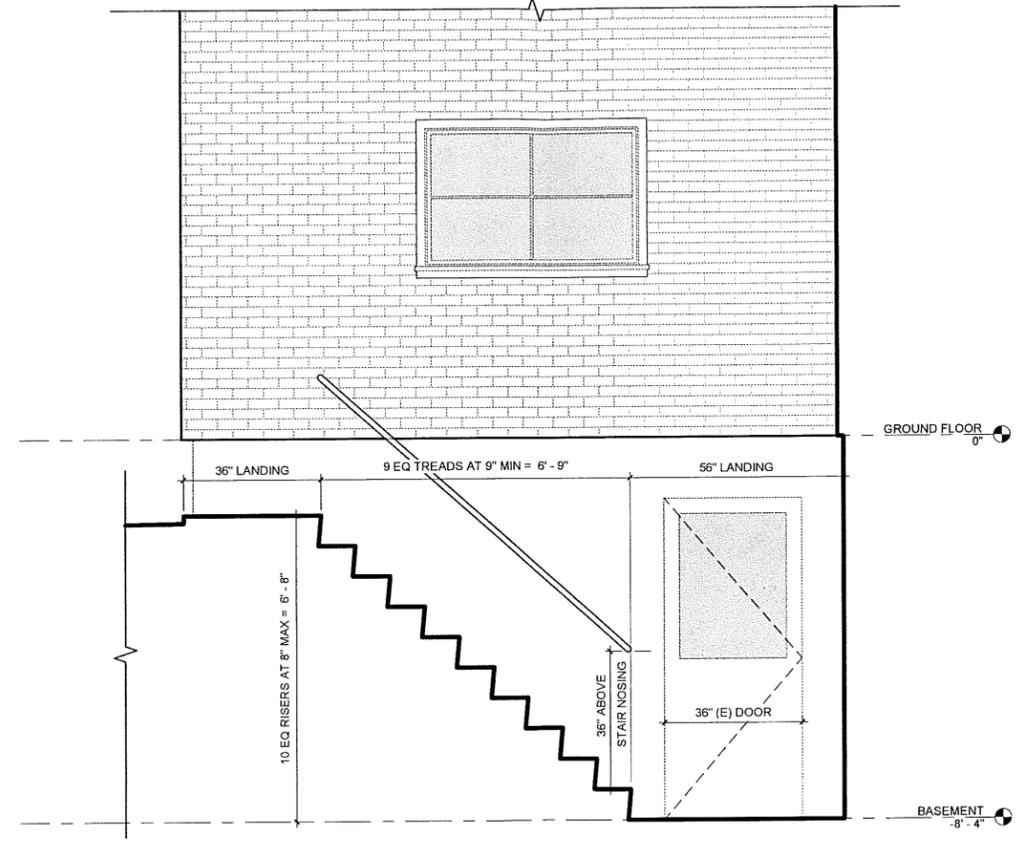
A102
PROPOSED
GROUND FLOOR
PLAN

PERMIT SET

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SHEET SIZE: 18" x 24"

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SECTION THRU EXTERIOR EGRESS STAIR (1)
 1/2" = 1'-0"

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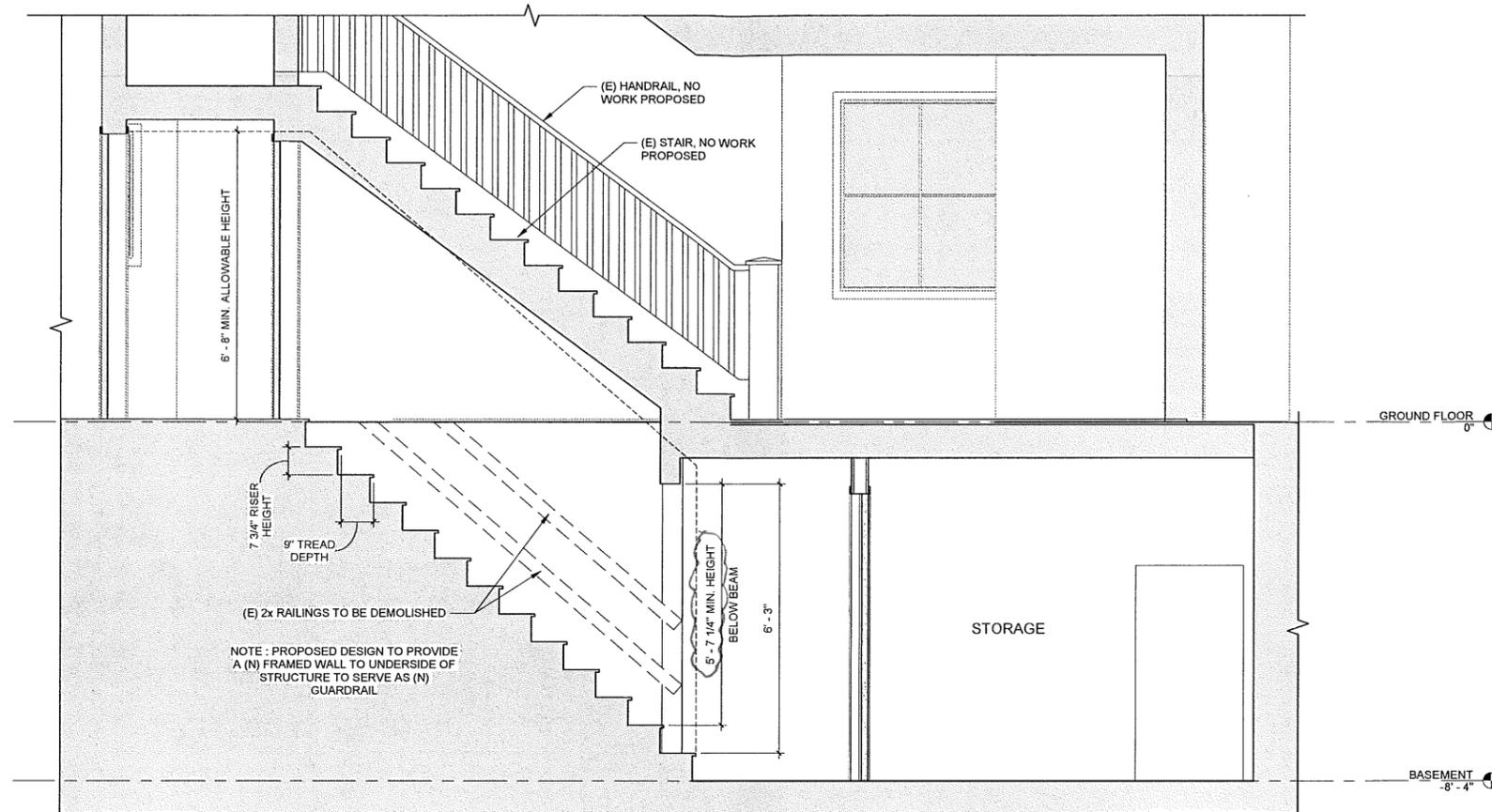
SOMERA RESIDENCE KITCHEN / BASEMENT REMODEL

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PERMIT SET
A401
 EXTERIOR STAIR SECTION

SHEET SIZE : 18" x 24"



INTERIOR STAIR SECTION 1
1/2" = 1'-0"

PER CITY OF PORTLAND CODE GUIDE "HABITABLE SPACE STANDARDS FOR EXISTING ELEMENTS WITHIN ONE & TWO FAMILY DWELLINGS"
REVISED DECEMBER 21, 2018

SECTION C.1

"EXISTING STAIRWAYS PROVIDING ACCESS TO NEW HABITABLE SPACES SHALL BE AS PROVIDED BELOW. STAIR HEADROOM IS MEASURED VERTICALLY FROM THE LOWEST OVERHEAD ELEMENT TO A LINE THAT IS TANGENT TO THE STAIR NOSINGS & MUST MEET THE FOLLOWING CONDITIONS:

- A. STAIRWAYS MUST BE AT LEAST 30" WIDE (COMPLIANT)
- B. STAIRWAY HEADROOM MUST BE 6'-2" (NON-COMPLIANT)
- C. TREAD RUN MUST BE 9" MINIMUM (COMPLIANT)
- D. RISER HEIGHT MUST BE 9" MAXIMUM (COMPLIANT)
- E. STAIR LANDINGS AT TOP & BOTTOM MUST BE AT LEAST 30" WIDE & 30" LONG, WITH AT LEAST 6'-2" HEADROOM. A TOP LANDING IS NOT REQUIRED FOR INTERIOR STAIRS WHERE A DOOR DOES NOT SWING OVER THE STAIRS & THE DOOR DOES NOT OPEN TO THE EXTERIOR (COMPLIANT)
- F. A MAXIMUM 3/8" WILL BE ALLOWED BETWEEN SMALLEST RISER HEIGHT OR TREAD RUN (COMPLIANT)

SECTION C.4

NONCOMPLIANT STAIRS IN BASEMENT CONVERTED TO LIVING SPACE. EXISTING STAIRS IN A BASEMENT CONVERTED TO HABITABLE SPACE MUST COMPLY TO THE REQUIREMENTS OF THIS CODE GUIDE. WHERE THE STAIR CANNOT BE MADE TO COMPLY & ANOTHER COMPLIANT MEANS OF EGRESS IS PROVIDED, SUCH AS A NEW STAIR IN ANOTHER LOCATION OR AN EXTERIOR DOOR, THE NONCOMPLIANT STAIR SHALL EITHER BE RECONSTRUCTED OR WALLED OFF. A BUILDING CODE APPEAL TO RETAIN THE NONCOMPLIANT STAIR MAY BE AN OPTION IN SOME CASES.

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SOMERA RESIDENCE KITCHEN / BASEMENT REMODEL

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JAY SOMERA & CHRISTIE STEVENS

#	DATE

A402

INTERIOR STAIR SECTION

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PERMIT SET