

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

Appeal ID: 20709	Project Address: 6941 N Olin Ave
Hearing Date: 8/7/19	Appellant Name: Sasha Beckwith
Case No.: B-009	Appellant Phone: 541-231-6318
Appeal Type: Building	Plans Examiner/Inspector: Jacob Carringer
Project Type: residential	Stories: 1 Occupancy: R-3 Construction Type: Wood Construction
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-117867-RS
Plan Submitted Option: pdf [File 1]	Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Brochure 9/311.7.5.1-3
Requires	Nosing of stairs to be a min of 3/4" and max of 1 1/4". Step to have a tread of 9" min. from nosing to nosing and each step shall not vary from smallest to largest by 3/8" difference.
Proposed Design	Propose to allow existing stairs to remain unchanged. Nosing of existing stairs is 1/2". All stairs are 9 1/2" deep including the nosing (except for last step which is 9 3/8" deep.) from nosing to nosing all but the bottom step would be 9" tread however bottom step would be 8 7/8" tread. We also proposed to leave the bottom step at 5 1/2" rise while the rest of the steps are at 7 3/4 to 7 3/8 rise.
Reason for alternative	Due to the fact that the step that is not in compliance is the bottom step and that to fix this single step along with the the nosing would require to build an entire new set of stairs, which would require not only the stairs but the shower to be replaced. We feel that the 1/4" difference in nosing and the last step being out of compliance still will retain adequate safety due to the placement of the step being the lowest step and that the rest of the stairs still meet tread without the nosing.

Appeal item 2

Code Section	R307.1
Requires	Min. clearance in front of the toilet to be 21" min.
Proposed Design	

Due to the fact that the toilet was installed and we are trying to legalize the bathroom the toilet was installed in such a way that there is 9" clearance from the front of the toilet to the wall that has the main plumbing stack for the house in it.

Reason for alternative Due to the fact that to move the plumbing line would costly and to adjust the existing toilet would require cutting the concrete and the vanity cabinet we are asking for the 9" clearance be allowed by the toilet as it is. Due to the cost involved and the inability to move the main plumbing stack. There is still space to maneuver around on the side of the toilet if need be.

APPEAL DECISION

1a. Reduction in minimum required tread nosing depth: Denied. Proposal does not provide equivalent Life Safety protection.

1b. Riser height variation of 2.25 inches: Denied. Proposal does not provide equivalent Life Safety protection.

2. Reduction in minimum clearance from front of toilet to wall: 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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

6941 N OLIN AVE, PORTLAND, OR 97203

BUILDING LOCATION

6941 N OLIN AVE
PORTLAND, OR 97203

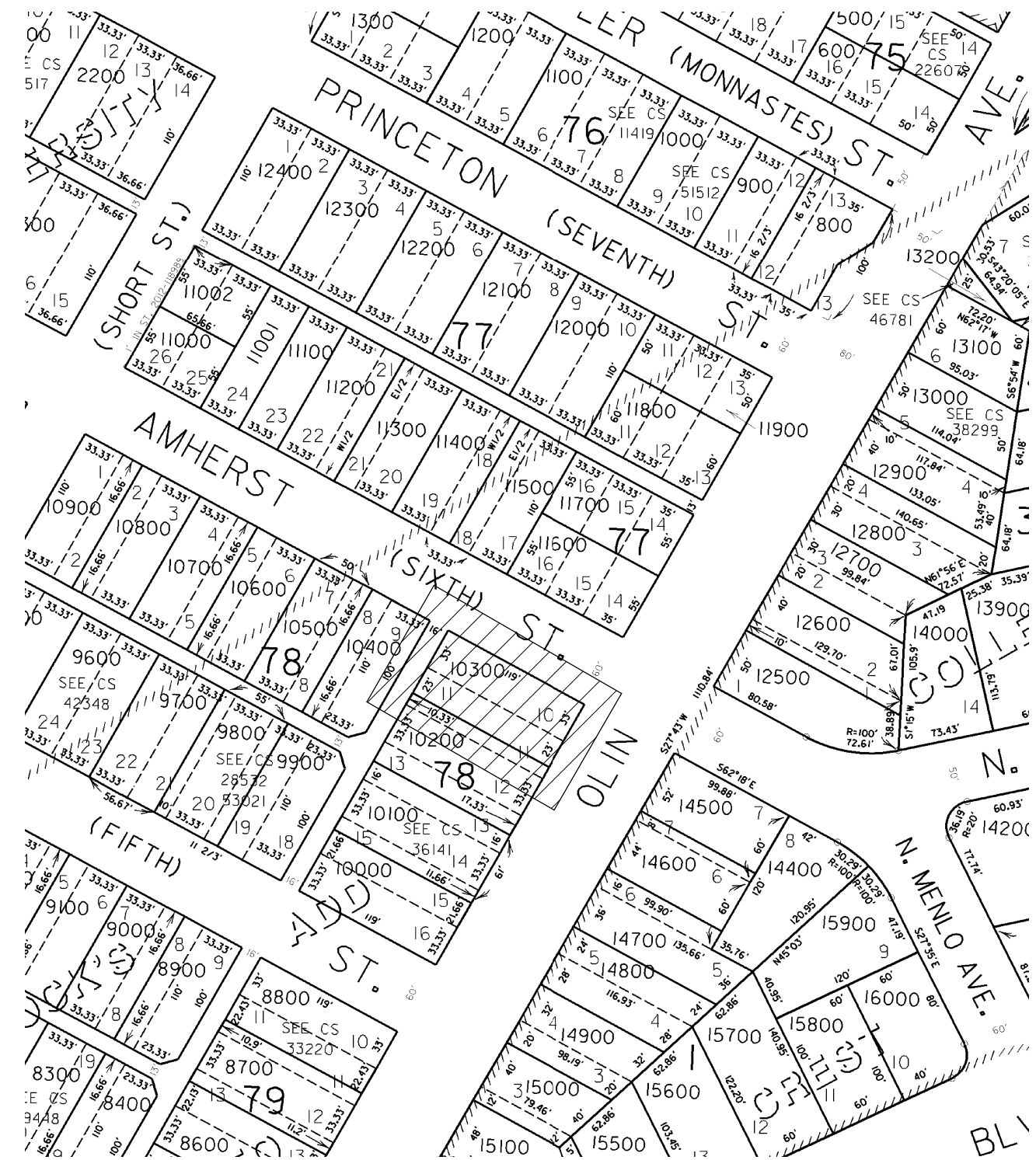
CONTRACTOR

INDEX OF DRAWINGS

- A - 01: COVER & INFORMATION SHEET
- A - 02: SITE PLAN
- A - 03: EXISTING BASEMENT
- A - 04: PROPOSED BASEMENT
- A - 05: BASEMENT SECTIONS
- A - 06: BASEMENT SECTIONS

PROJECT INFORMATION

PROJECT LOCATION: PORTLAND, OREGON
2017 OREGON RESIDENTIAL SPECIALTY CODE
CONSTRUCTION TYPE: WOOD FRAMED
OCCUPANCY GROUP: R
PROJECT: FINISHING 371 SQ FT OF BASEMENT



A-01

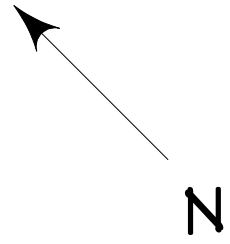
DATE: 8/4/2019

SCALE:

SHEET TITLE: Cover & Information

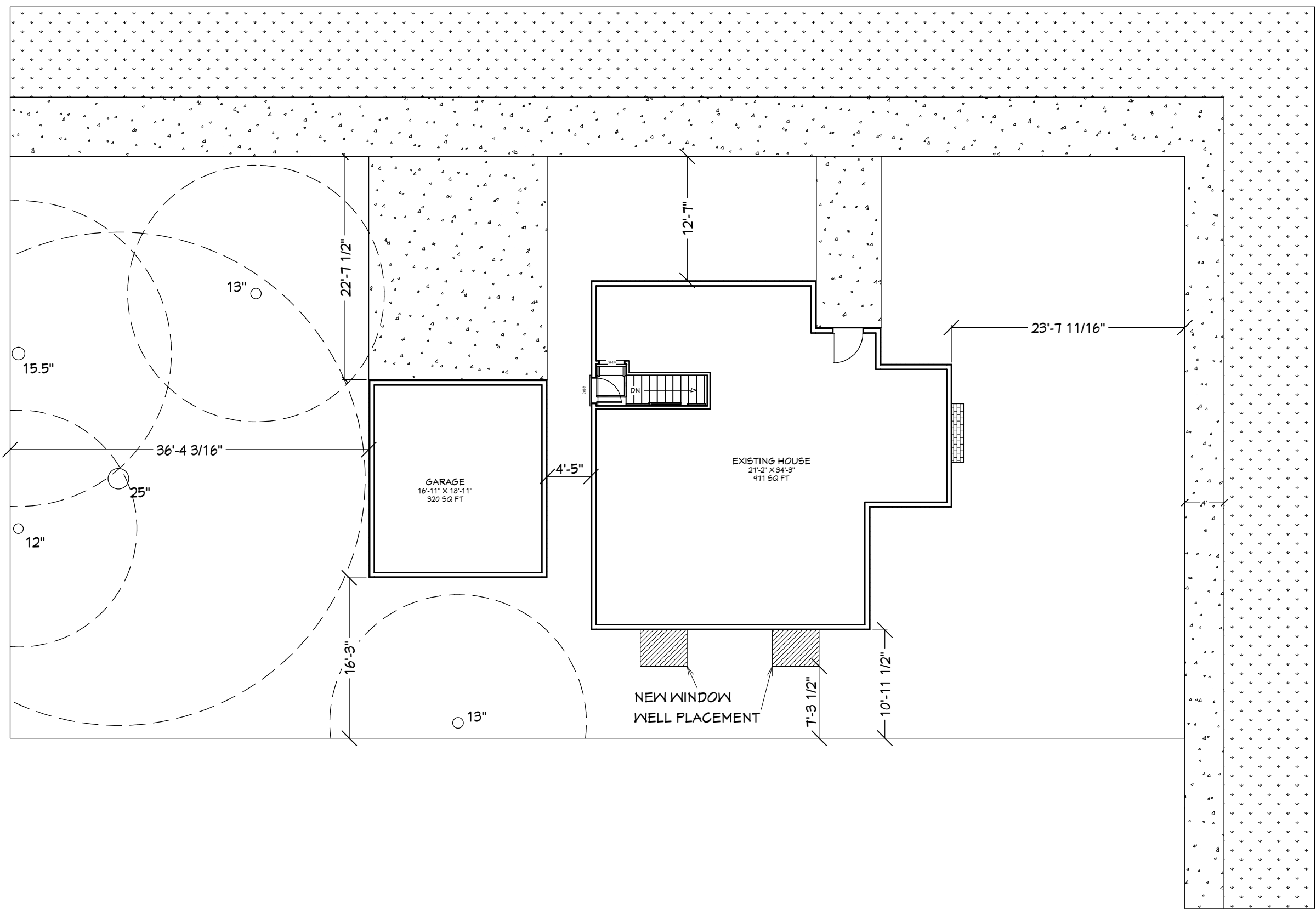
PROJECT DESCRIPTION: 6941 N OLIN AVE
PORTLAND, OR 97203

CONTRACTOR: ---
DRAWINGS PROVIDED BY: SAB DESIGN AND DRAFTING LLC



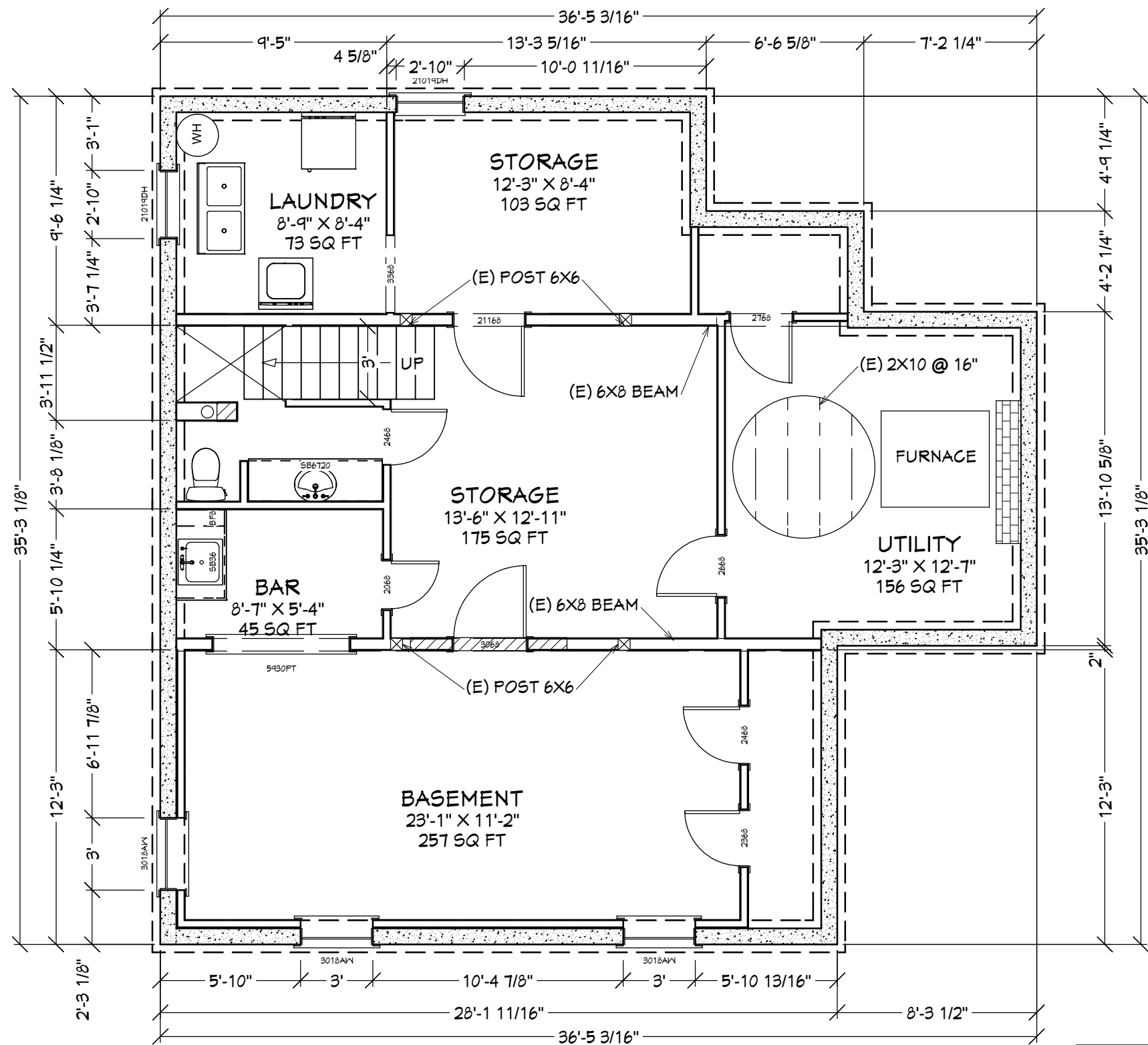
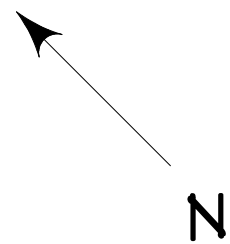
ALLEY

N AMHERST ST



N OLIN AVE

CONTRACTOR: --- DRAWINGS PROVIDED BY: SAB DESIGN AND DRAFTING LLC	PROJECT DESCRIPTION: 6941 N OLIN AVE PORTLAND, OR 97203		SHEET TITLE: SITE PLAN		SCALE: 3/32" = 1'-0"	DATE: 8/4/2019	A-02





EXISTING BASEMENT NOTES:

- JOISTS: 2X10 @16" O.C.
- POSTS: 6X6
- BEAM: 6X8
- CEILING HEIGHT: 7'-2 1/4"
(BEAMS AND DUCT WORK NOT LESS THAN 6'-2")
- NO STRUCTURAL ELEMENTS CHANGED DURING REMODEL

EXISTING STAIRS:

- RISE: 7 3/4"
- RUN: 9 1/2"
- HEADROOM: 6'-8" AT LOWEST POINT
- 3'-0" WIDE

 WALLS TO BE REMOVED

 (E) WALLS

CONTRACTOR:

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SAB DESIGN AND DRAFTING LLC

PROJECT DESCRIPTION:

6941 N OLIN AVE
PORTLAND, OR 97203

SHEET TITLE:

EXISTING BASEMENT

SCALE:

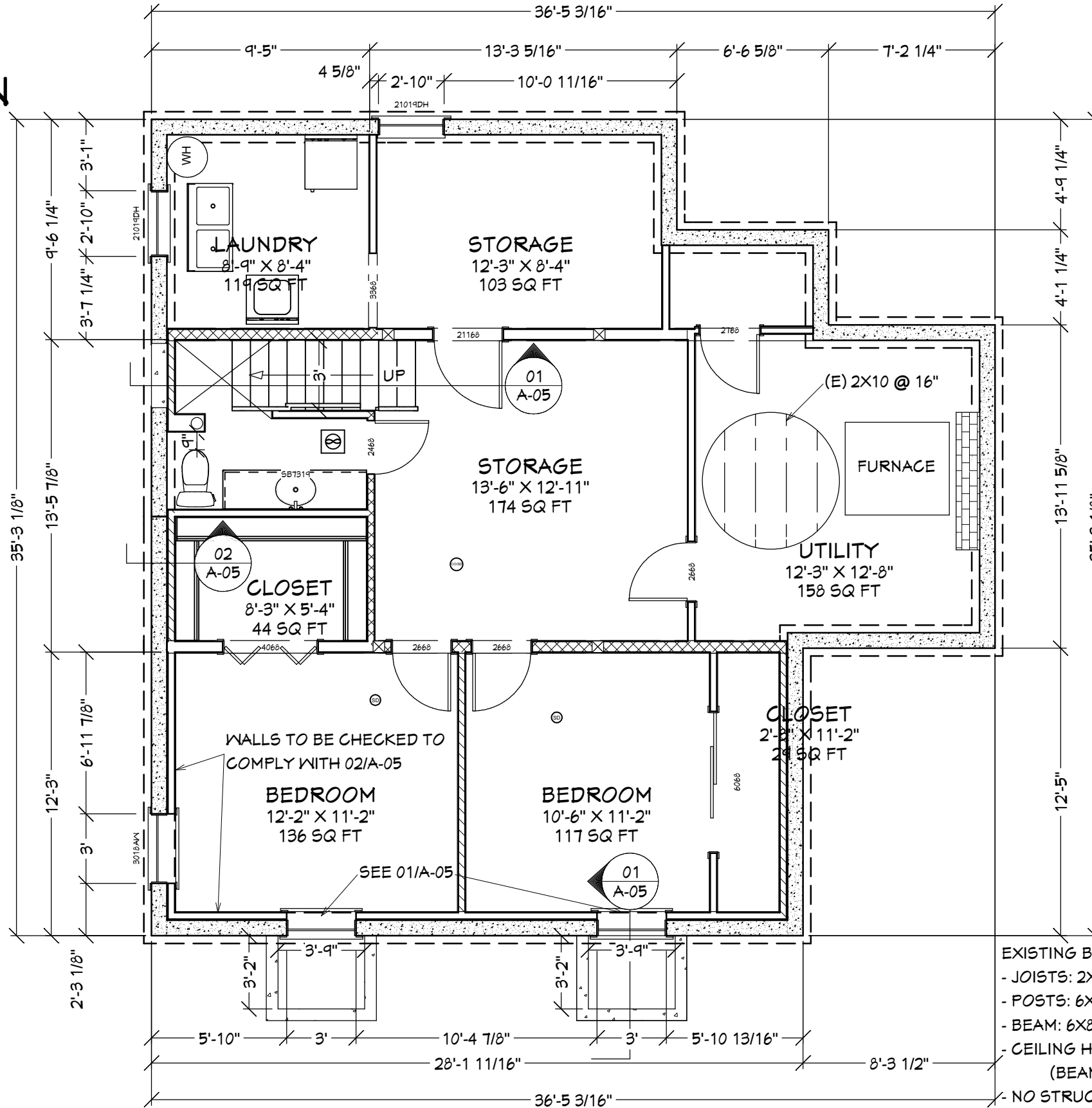
3/16" = 1'-0"

DATE:

8/4/2019

A-03

N



- INTERIOR WALLS TO HAVE INSULATION
- NEW WALLS
- (E) WALLS
- SMOKE DETECTOR
- CO/SMOKE DETECTOR
- BATHROOM EXHAUST FAN

EXISTING BASEMENT NOTES:
- JOISTS: 2X10 @16" O.C.
- POSTS: 6X6
- BEAM: 6X8
- CEILING HEIGHT: 7'-2 1/4"
(BEAMS AND DUCT WORK NOT LESS THAN 6'-2")
- NO STRUCTURAL ELEMENTS CHANGED DURING REMODEL

A-04

DATE:

8/4/2019

SCALE:

3/16" = 1'-0"

SHEET TITLE:

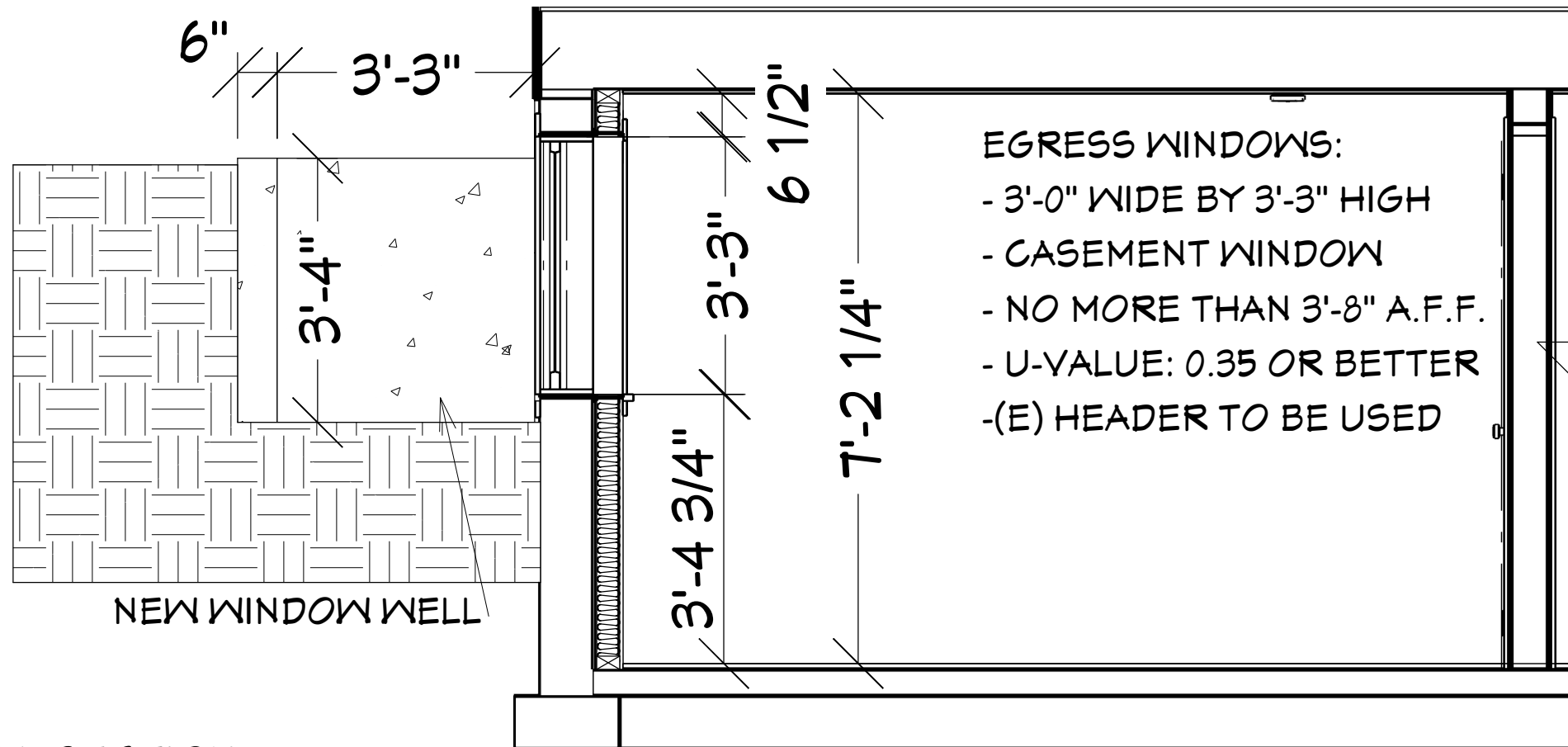
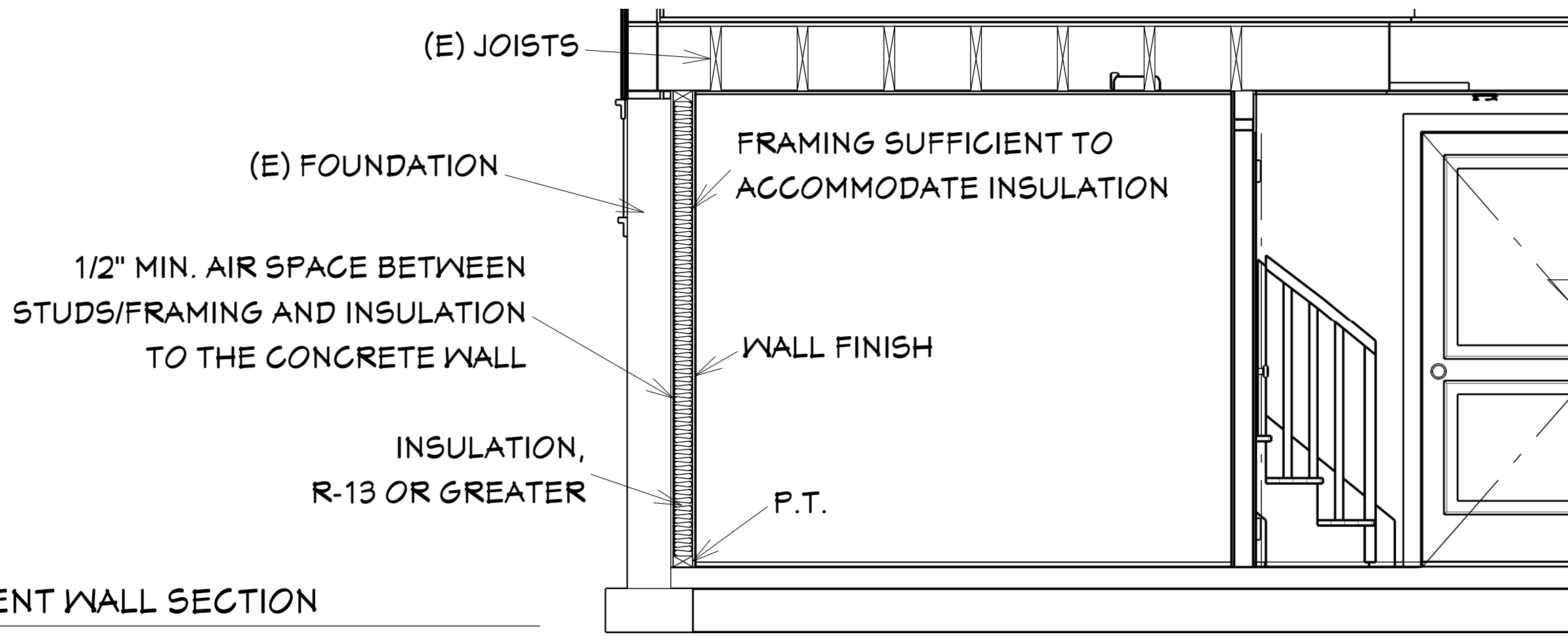
PROPOSED: BASEMENT

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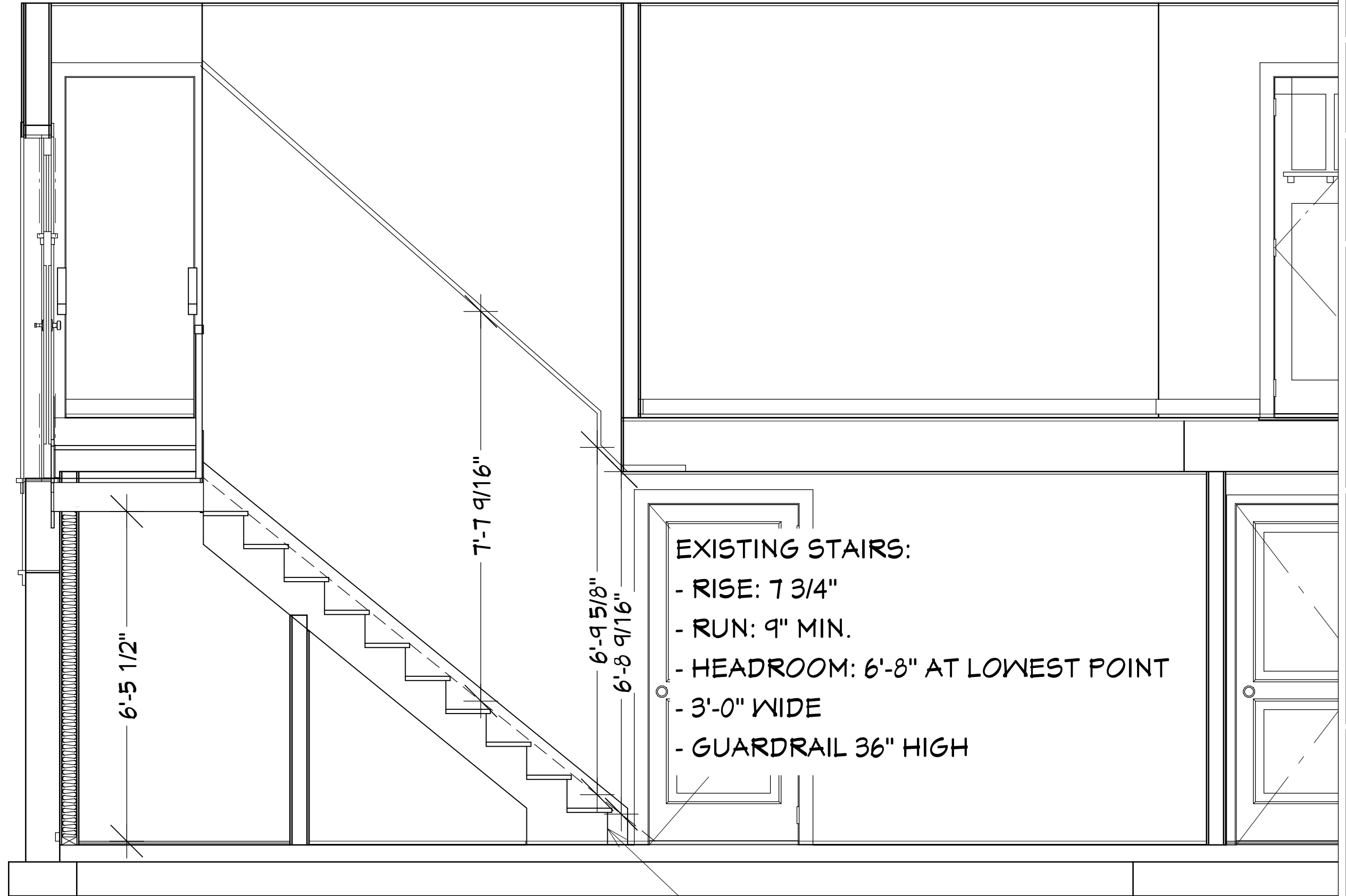
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CONTRACTOR:

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01
A-05 BASEMENT WINDOW WELL SECTION02
A-05 BASEMENT WALL SECTION

BASEMENT STAIR DETAIL



CONTRACTOR: ---

DRAWINGS PROVIDED BY:
SAB DESIGN AND DRAFTING LLC

PROJECT DESCRIPTION:
6941 N OLIN AVE
PORTLAND, OR 97203

SHEET TITLE:

BASEMENT SECTIONS

SCALE:

1/2" = 1'-0"

DATE:

8/4/2019

A-06