

# 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

<b>Appeal ID:</b> 20807	<b>Project Address:</b> 3735 NE 73rd Ave
<b>Hearing Date:</b> 8/28/19	<b>Appellant Name:</b> Andrea Cordova
<b>Case No.:</b> B-015	<b>Appellant Phone:</b> 5039158858
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Cooley
<b>Project Type:</b> residential	<b>Stories:</b> 2 <b>Occupancy:</b> R <b>Construction Type:</b> Ordinary
<b>Building/Business Name:</b> Waggener/Cordova	<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] [File 3] <b>Proposed use:</b> Bedroom	

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** ORSC/3/#1, 305.1

<b>Requires</b>	<p>Habitable Space Standards For Existing Elements within One- and Two-Family Dwellings</p> <p>A. Ceiling height "Any ceiling height or projections below 6 feet 8 inches must be located at least 3 feet away from any door leading into the room"</p> <p>B. Doors: "The clear opening of doors leading to converted spaces shall be at least 6 feet 2 inches high"</p>
<b>Proposed Design</b>	The proposed design is to keep the existing 6"1 clearance at the door frame (within 3' of the door) and door itself within the egressed and the closeted room that meets all other code requirements.
<b>Reason for alternative</b>	<p>Note: This is an existing part of the house. An egress window will be met and all other code compliances in this space.</p> <p>Accessibility is still available due to the door clearance is met at the same height of the projection - the clearance of 6 feet 1 inch will carry through to the entry of the room. Life safety is still upheld from egress window as well as a min 30" clearance. Additionally, since the clearance is constant with the door frame, there is no health concern of someone hitting their head on the 6'1" projection of the ceiling upon entry of the room. (see included photos and plan)</p>

### APPEAL DECISION

**Reduction in minimum required headroom at bedroom door to 6 feet 1 inch: Granted provided appellant provides a copy of a ceiling height covenant recorded at Multnomah County as part of building permit**

**submittal documents.****Appellant may contact John Butler (503 823-7339) with questions.**

The Administrative Appeal Board finds with the conditions noted, 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 90 calendar days of the date this decision is published. For information on the appeals process, 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.









