

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: 21931	Project Address: 3932 N Albina St
Hearing Date: 9/25/19	Appellant Name: Andrew Singer
Case No.: B-021	Appellant Phone: 5032017876
Appeal Type: Building	Plans Examiner/Inspector: Elgin Rowland
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: STICK BUILT
Building/Business Name:	Fire Sprinklers: Yes - BASEMENT LIVING SPACE
Appeal Involves: Addition to an existing structure	LUR or Permit Application No.: 19-124559-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: R-2

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1003

Requires code says we need 80" head height on stairs in commercial vs just 74" in residential (for existing steps).

Proposed Design We are finished with project and trying to obtain 999. I some how let this slip through the cracks because I am use to doing residential remodels. I was confused about the code requirements and thought 74" would work. Somehow we passed city inspection for cover, even with the inspector walking down those steps. It would be hard to obtain 80" due to the framing of the building with ceiling of the steps being in both unit 3932 and 3938. Back when this house was built, it looks like the two unit each use to have access to the basement from there own unit sharing the landing and same set of steps.

We have one step that has a head height of 74.5" and the rest of the steps have a minimum of 78".

Reason for alternative We are looking for an appeal for the current conditions.

APPEAL DECISION

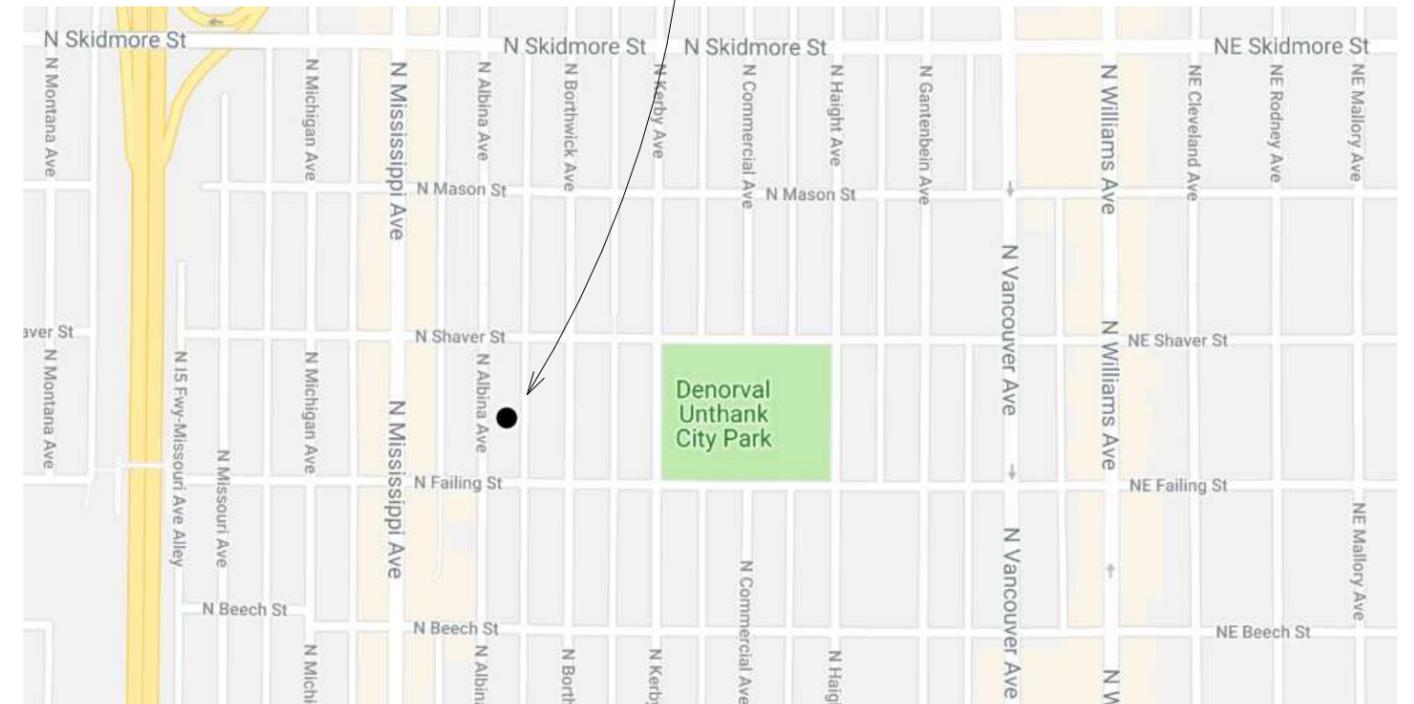
Decrease in minimum required stair headroom: Denied. Proposal does not provide equivalent Life Safety protection.

Appellant may contact Josh Weeks (503 823-4889) 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.



3932 N Albina



Vicinity Map



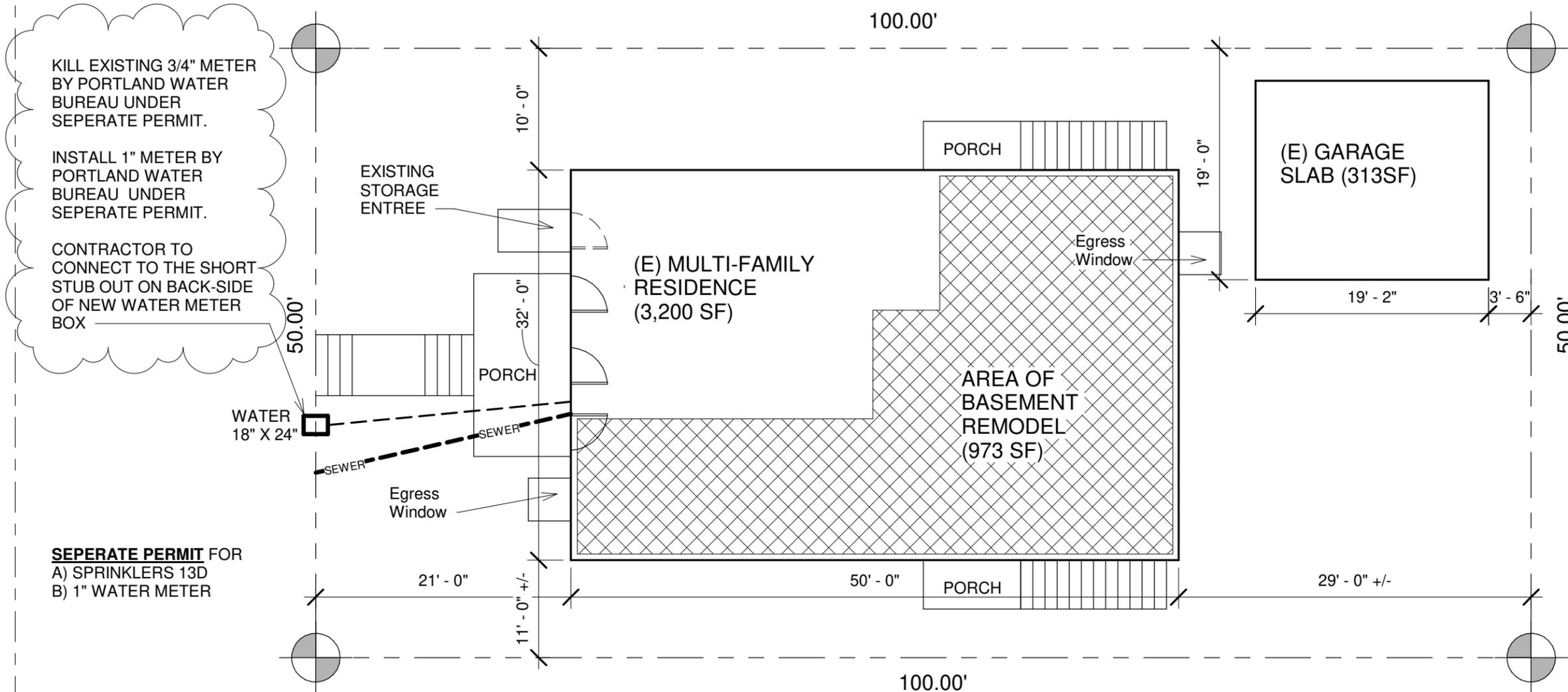
ANDY SINGER
3932 N Albina

No.	Description	Date
2	Bedroom 2 and Bath	01/25/2019
3	Wall Added w/ Door	02/18/2019
4	Updated to City Chk. Sht.	04/03/2019

COVER SHEET

Project number	1	A 0
Date	04/3/2019	
Drawn by	Author	
Checked by	Checker	
		Scale

N ALBINA AVE.



KILL EXISTING 3/4" METER BY PORTLAND WATER BUREAU UNDER SEPERATE PERMIT.
 INSTALL 1" METER BY PORTLAND WATER BUREAU UNDER SEPERATE PERMIT.
 CONTRACTOR TO CONNECT TO THE SHORT STUB OUT ON BACK-SIDE OF NEW WATER METER BOX

SEPERATE PERMIT FOR
 A) SPRINKLERS 13D
 B) 1" WATER METER

PROJECT LEGAL:
 CENTRAL ALBINA, BLK 19, LOT 12

PROJECT ADDRESS:
 3932-3938 N ALBINA AVE
 PORTLAND, OR 97227

LOT AREA:
 5,000 SF

BUILDING COVERAGE:
 3,512 SF (BLDG FOOTPRINT)

IMPERVIOUS AREA:
 DRIVEWAY: N/A
 GARAGE: (E) 313 SF
 PATIO: (E)
 WALK: (E)
 ROOF AREA: (E)

SCOPE SUMARY:
 CONST. TYPE: VB
 OCCUPANCY GROUP: R-2
 NON-SPRINKLER
 SMOKE ALARMS PROVIDED

ADDRESS NUMBERS:
 ADDRESS AND BUILDING NUBERS WILL BE PLAINLY LEGIBLE FROM THE STREET. THESE NUMBER WILL CONTRAST WITH THEIR BACKGROUND. NUMBERS WILL BE A MINIMUM OF 4 INCHES HIGH AND A MINIMUM STROKE WIDTH OF .5 INCHES.



1 Site
 1" = 10'-0"

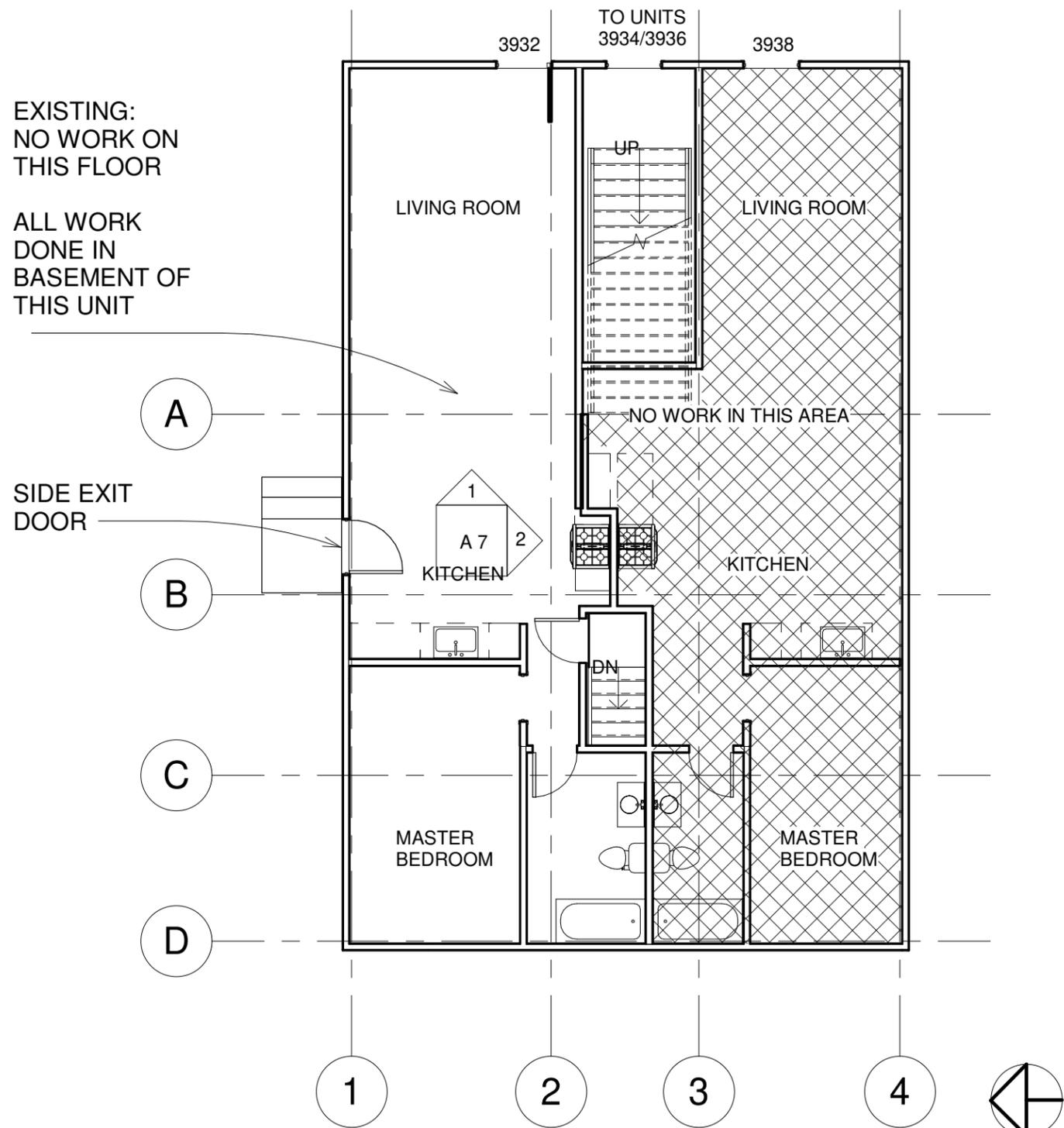


ANDY SINGER
 3932 N Albina

No.	Description	Date
1 2	RevisiBedroom 2 and Bath	01/25/2019
3	Wall Added w/ Door	02/18/2019
4	Updated to City Chk. Sht.	04/03/2019

SITE PLAN		A 1
Project number	1	
Date	04/3/2019	
Drawn by	ROSS ALLEN	
Checked by		Scale 1" = 10'-0"

4/25/2019 11:14:29 AM

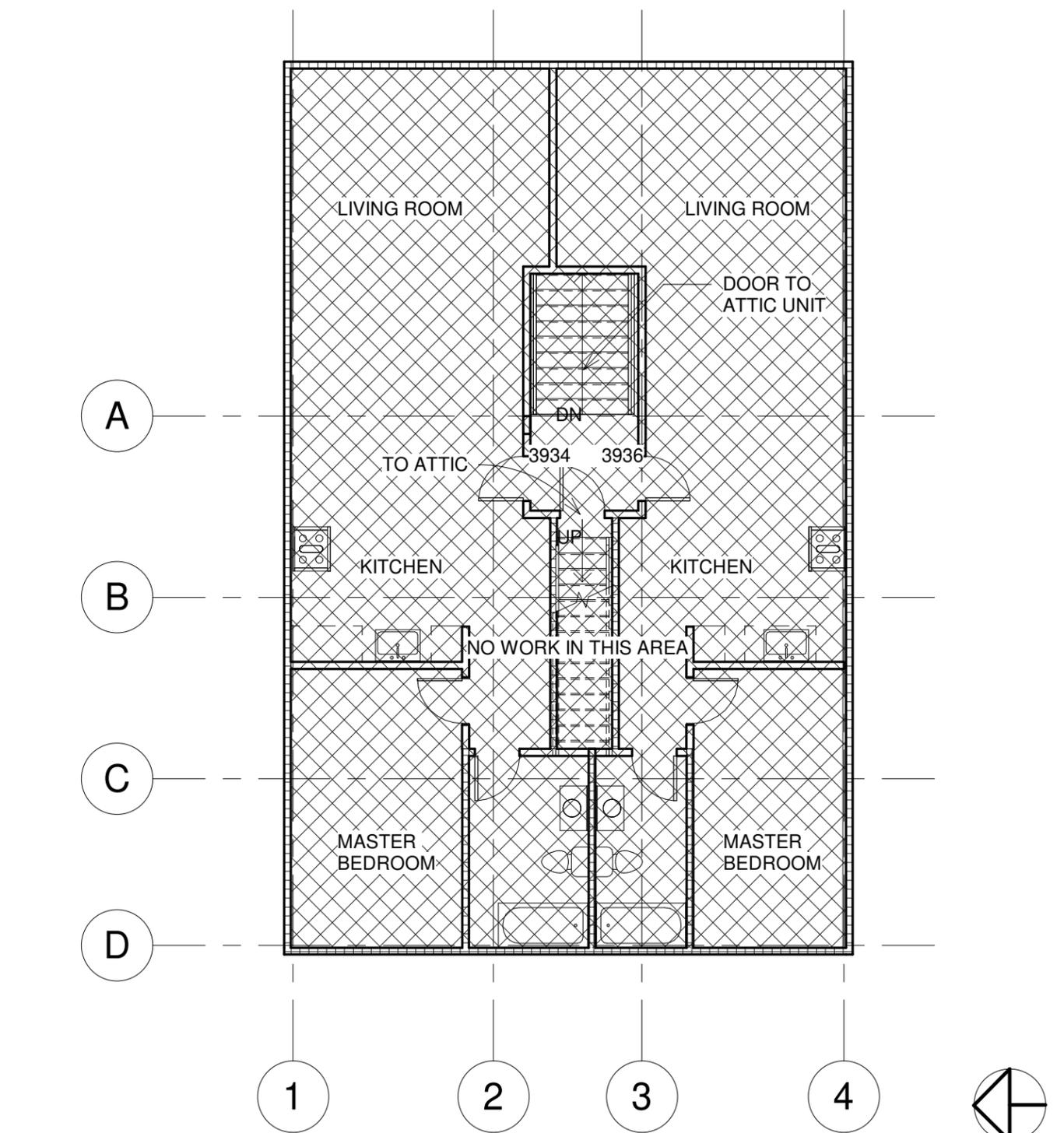


EXISTING:
NO WORK ON
THIS FLOOR

ALL WORK
DONE IN
BASEMENT OF
THIS UNIT

SIDE EXIT
DOOR

1 Main Floor
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"



ANDY SINGER
3932 N Albina

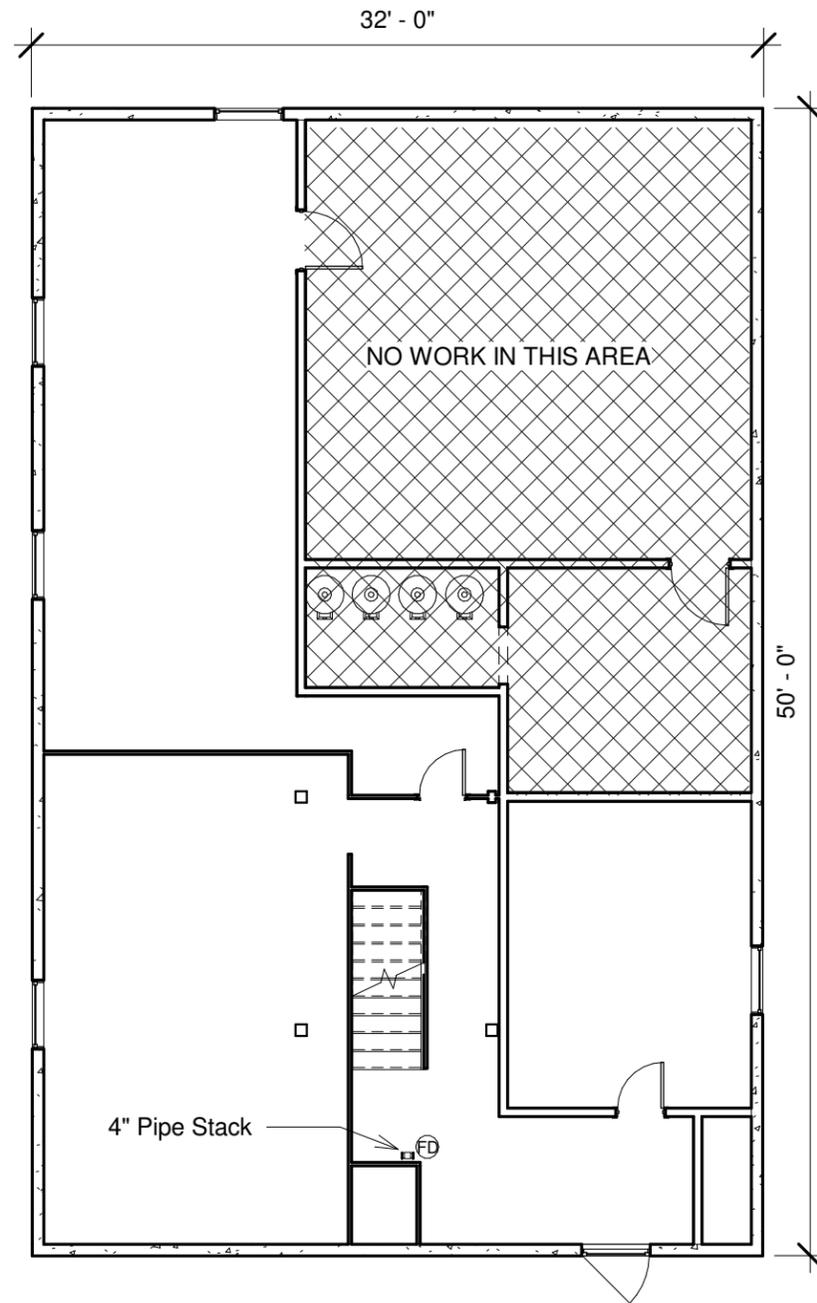
No.	Description	Date
2	Bedroom 2 and Bath	01/25/2019
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4	Updated to City Chk. Sht.	04/03/2019

EXISTING FLOOR PLAN

Project number 1
Date 04/3/2019
Drawn by ROSS ALLEN
Checked by

A 2

Scale 1/8" = 1'-0"



① Existing Basement
1/8" = 1'-0"



ANDY SINGER
3932 N Albina

No.	Description	Date
2	Bedroom 2 and Bath	01/25/2019
3	Wall Added w/ Door	02/18/2019
4	Updated to City Chk. Sht.	04/03/2019

EXISTING BASEMENT PLAN

Project number 1
Date 04/3/2019
Drawn by Ross Allen
Checked by

A 3

Scale 1/8" = 1'-0"

ENLARGE WINDOW TO BE MAX OF 42" OFF THE GROUND TO MEET EGRESS 28"X46" CASEMENT

1 HOUR FIRE RATED PARTITION, MIN STG 50, SEE CALLOUT A6-2. FOR ALL WALLS ADJACENT TO THE NO WORK AREA

NEW FIRE DOOR W/ WEATHER STRIPING AND DEAD BOLT 1 HOUR FIRE RATING

REPLACE W/ TEMPERED 32" X 14" SLIDER

CEILING HEIGHT THROUGHOUT APPEAL 19048 "GRANTED" 6' - 8" BASEMENT

REPLACE W/ TEMPERED 32" X 14" SLIDER

WALL AND CEILING NOTES:

INTERIOR WALL 2X4 STUD CONST @ 16" OC, W/ 1/2" GYPSUM OVER CONN W/ #7 SCREWS @ 6/12, BED AND TAPED, AND PAINTED. ALL PARTY WALLS AND CEILING TO BE FIRE RATED

ALL EXTERIOR WALL TO HAVE R-7.5 CONTINUOUS INSULATION AT INSIDE PERIMETER AND ALL PARTY WALLS TO HAVE R-13 BATT INSULATION

ON PARTITION WALL, MAKE SURE TO HAVE DOUBLE TO PLATE SO NO AIR GAP FOUND BETWEEN CEILING AND WALL ASSEMBLY

INSTALL BACKING AND 5/8" SHEETROCK FIRE RETARD ON THE CEILING BEFORE ALL INTERIOR WALLS ARE BUILT

BASEMENT CONVERSION: 973 SF

(E) Wall
(N) Wall
(R) Wall

CD - Carbon Monoxide detector w/ battery pack
SD - Smoke detector w/ battery pack

ALL CONC CONTACT TO BE PRESSURETREATED, OTHERWISE A 1/4" AIR-SPACE IS REQUIRED, CONTIN. VERTICAL FIRE STOP REQUIRED 10' OC.

1 HOUR FLOOR/CEILING ASSMBLY w/ SCG 50. THROUGHOUT LIVING SPACE INCLUDING NEW FINISHED AREAS, SEE DETAIL 1 ON PAGE A 6

ENLARGE WINDOW TO BE MAX OF 42" OFF THE GROUND TO MEET EGRESS 33"X40" CASEMENT

1 Proposed Basement
1/8" = 1'-0"

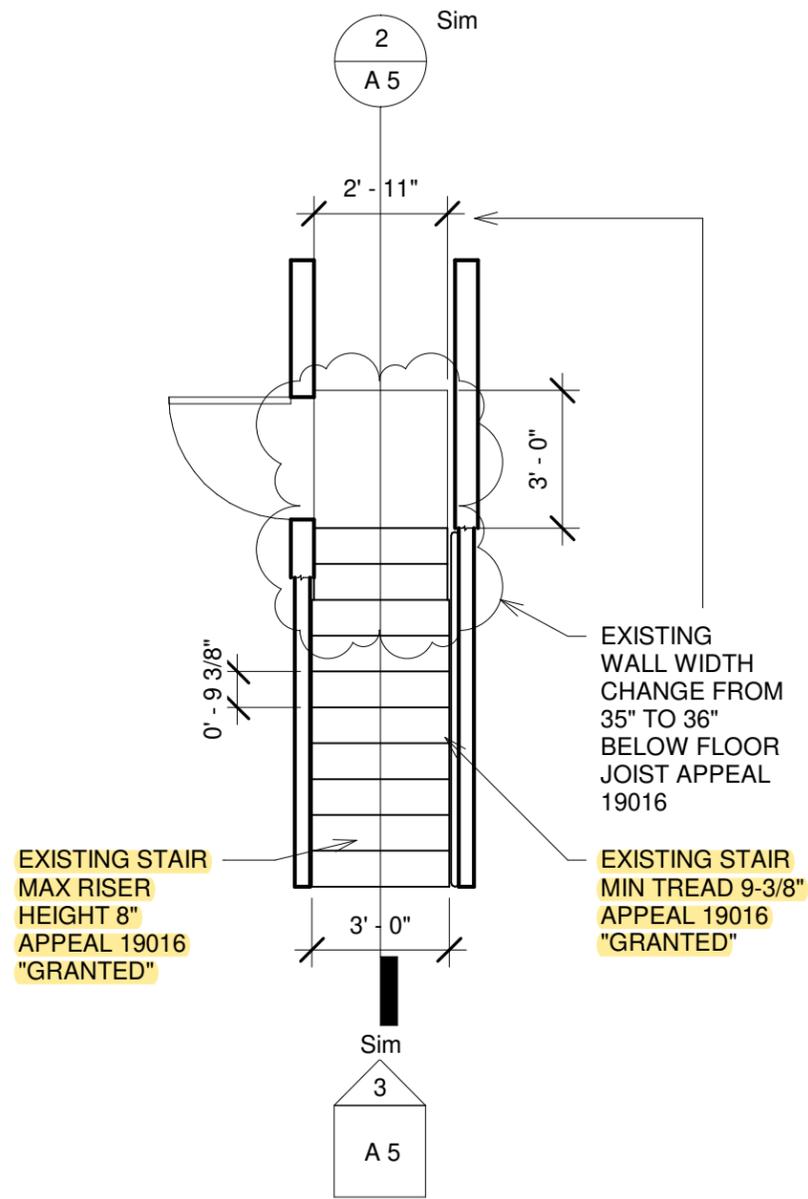


ANDY SINGER
3932 N Albina

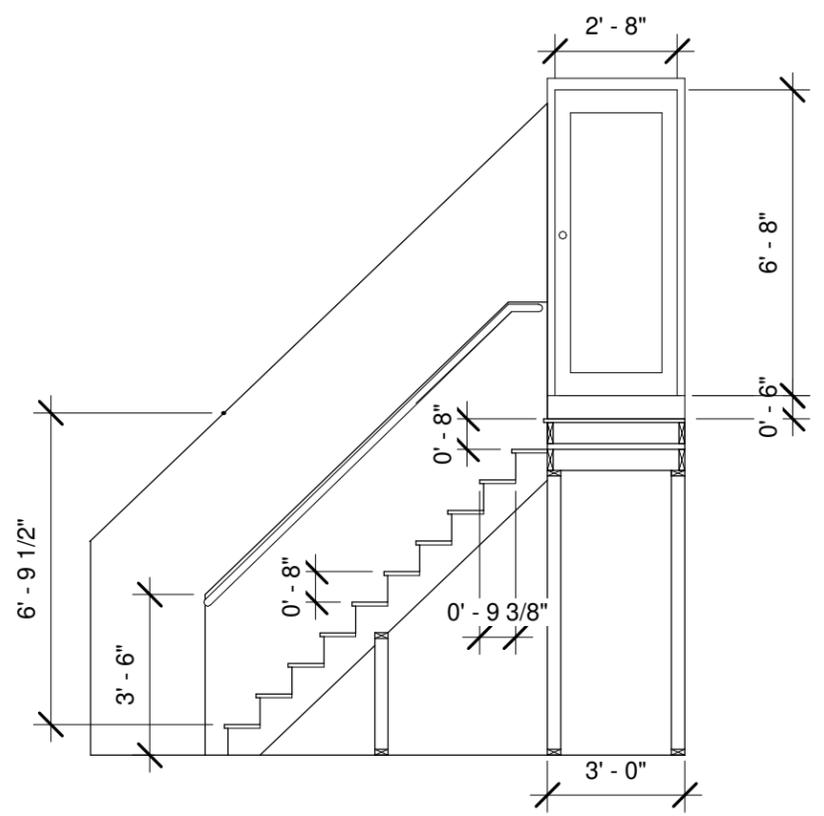
No.	Description	Date
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PROPOSED BASMENT PLAN

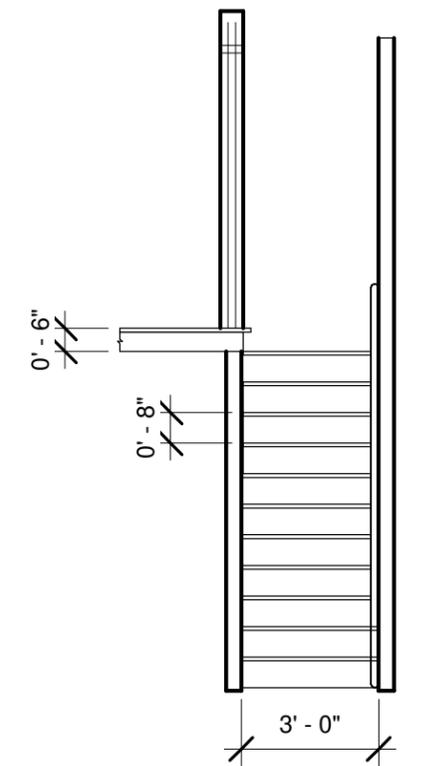
Project number	1	A 4
Date	04/3/2019	
Drawn by	Ross Allen	
Checked by		
Scale		1/8" = 1'-0"



1 Stair Plan view
1/4" = 1'-0"



2 Stair Section
1/4" = 1'-0"



3 Stair Elevation
1/4" = 1'-0"



ANDY SINGER
3932 N Albina

No.	Description	Date
1 2	RevisiBedroom 2 and Bath	101/25/2019
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EXISTING STAIR DETAIL		A 5
Project number	1	
Date	04/3/2019	
Drawn by	Ross Allen	
Checked by		Scale 1/4" = 1'-0"

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5120	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
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WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, two per joist. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 psf. 3 1/2" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels.

Sound tested with carpet and pad and with insulation stapled to joists.

Approx. Ceiling Weight:	2 psf
Fire Test:	FM FC-181, 8-31-72
Sound Test:	G&H OC-3MT, 10-13-71
IIC & Test:	(73 C & P) G&H OC-3MT, 10-13-71

1 Floor-Ceiling Detail
1/4" = 1'-0"

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3241	PROPRIETARY†	1 HOUR FIRE	50 to 54 STC SOUND
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GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

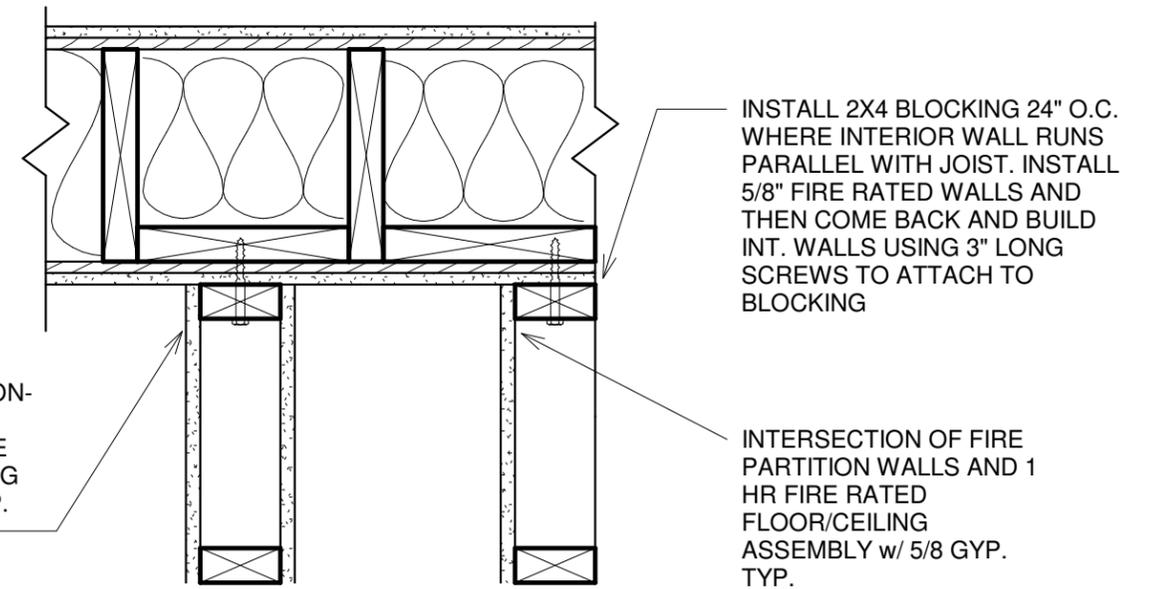
PROPRIETARY GYPSUM BOARD

American Gypsum Company	5/8" FIREBLOC TYPE C
CertainTeed Gypsum, Inc.	5/8" ProRoc™ Type C Gypsum Panels
G-P Gypsum	5/8" ToughRock® Fireguard® C
Lafarge North America Inc.	5/8" Firecheck® Type C
National Gypsum Company	5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard
PABCO Gypsum	1/2" FLAME CURB® Super 'C'
Temple-Inland Forest Products Corporation	5/8" TG-C

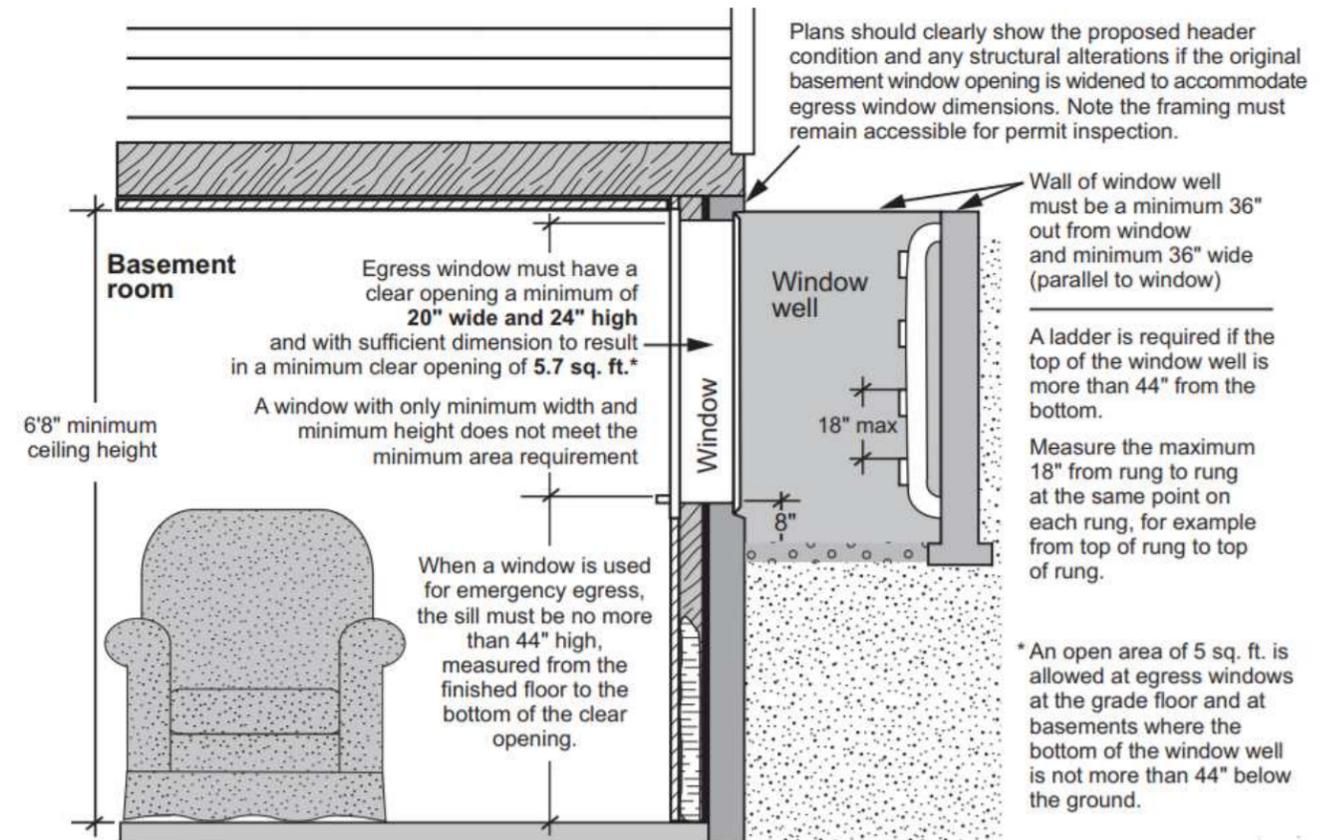
†Contact the manufacturer for more detailed information on proprietary products.

Thickness:	5 3/8"
Approx. Weight:	7 psf
Fire Test:	Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87; UL R7094, 10-24-90; UL Design U311
Sound Test:	Estimated

2 Fire Wall Detail
1/4" = 1'-0"



4 Attachment Wall to Floor/Ceiling Assm.
1 1/2" = 1'-0"



3 Window Box Detail
1/4" = 1'-0"

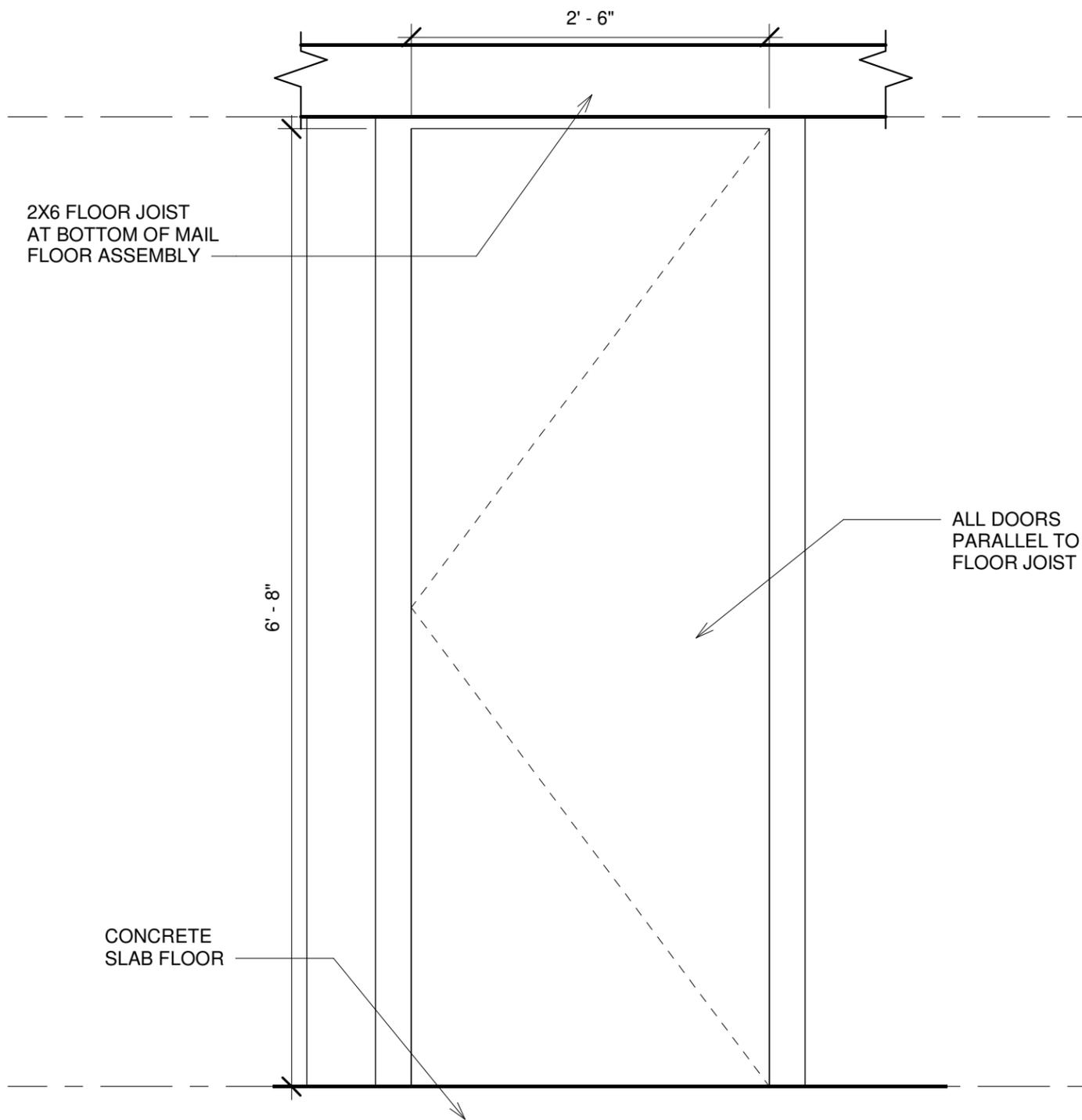


ANDY SINGER
3932 N Albina

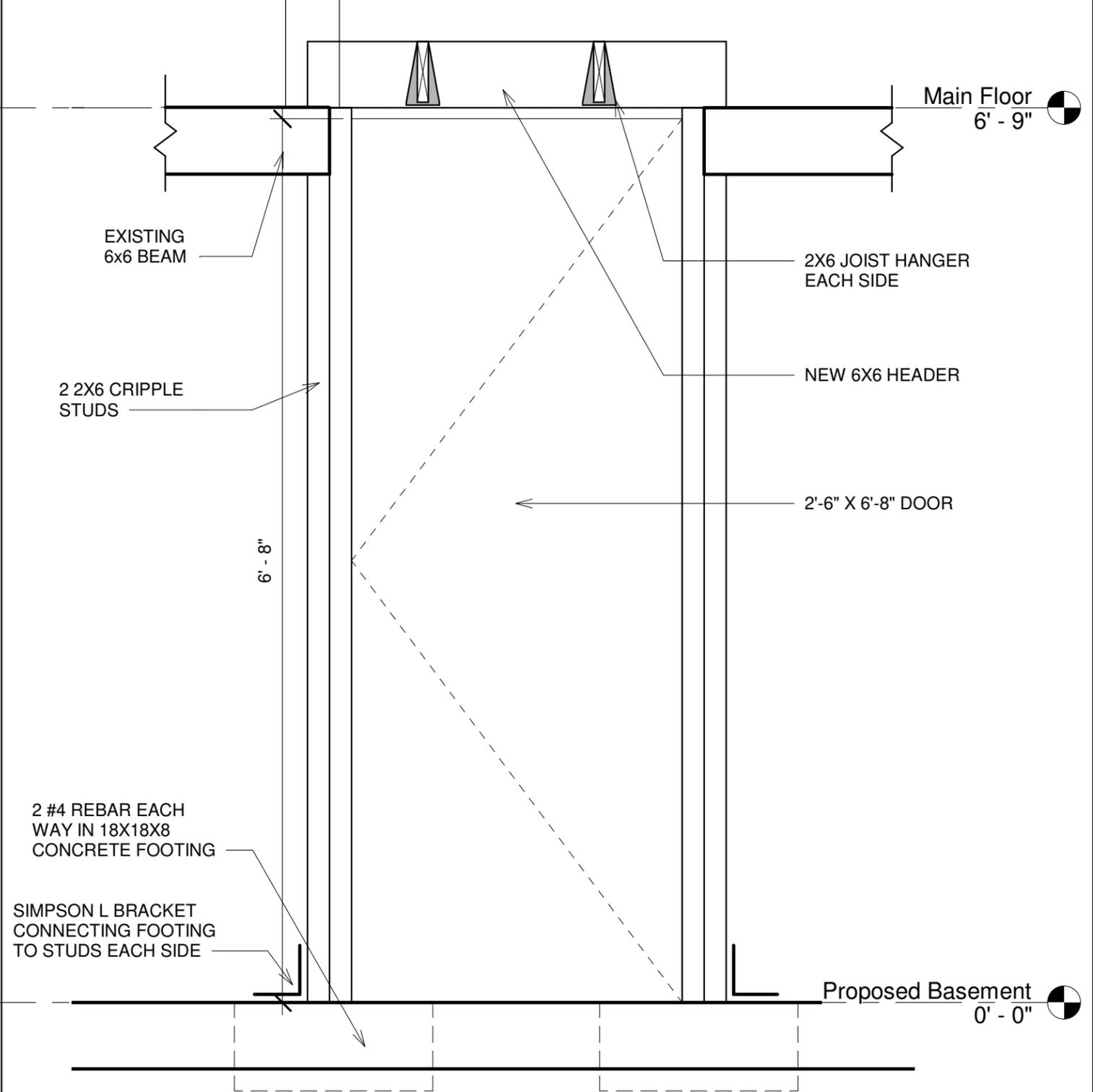
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DETAILS

Project number	1	A 6
Date	04/3/2019	
Drawn by	Ross Allen	
Checked by		
		Scale As indicated



1 Door Assemble A
1" = 1'-0"



2 Door Assembly B
1" = 1'-0"



ANDY SINGER
3932 N Albina

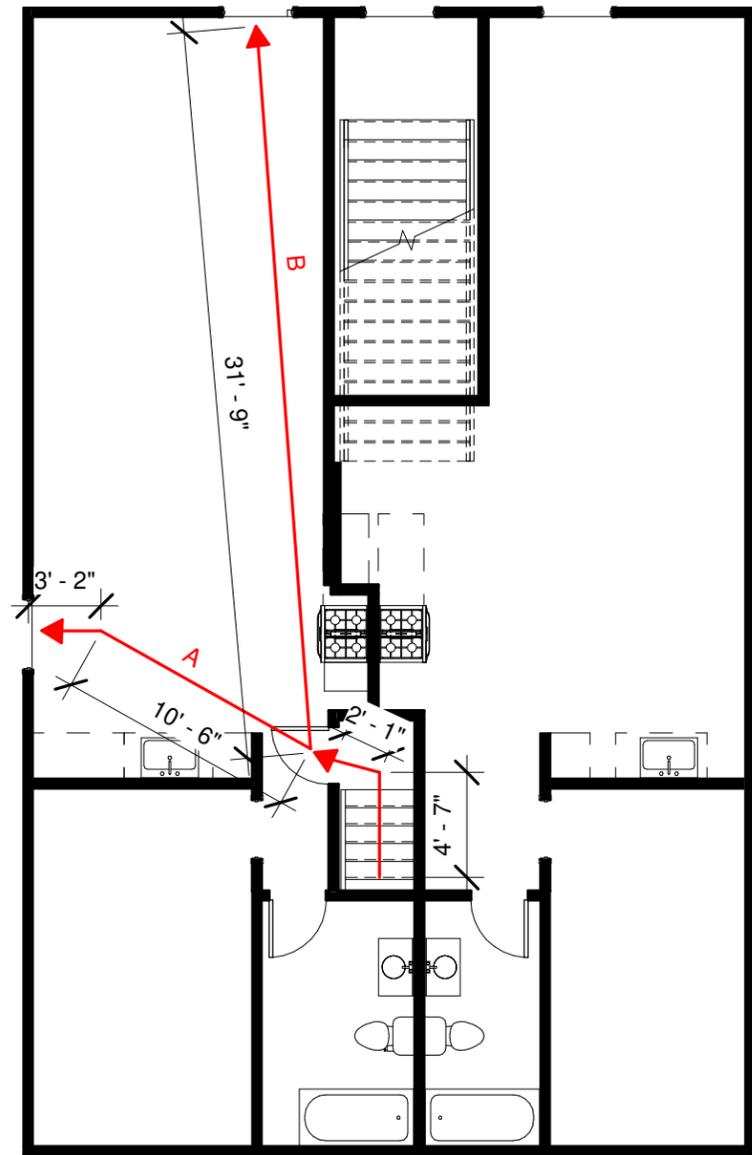
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DOOR ELEVATIONS

Project number 1
Date 04/3/2019
Drawn by Ross Allen
Checked by

A 7

Scale 1" = 1'-0"

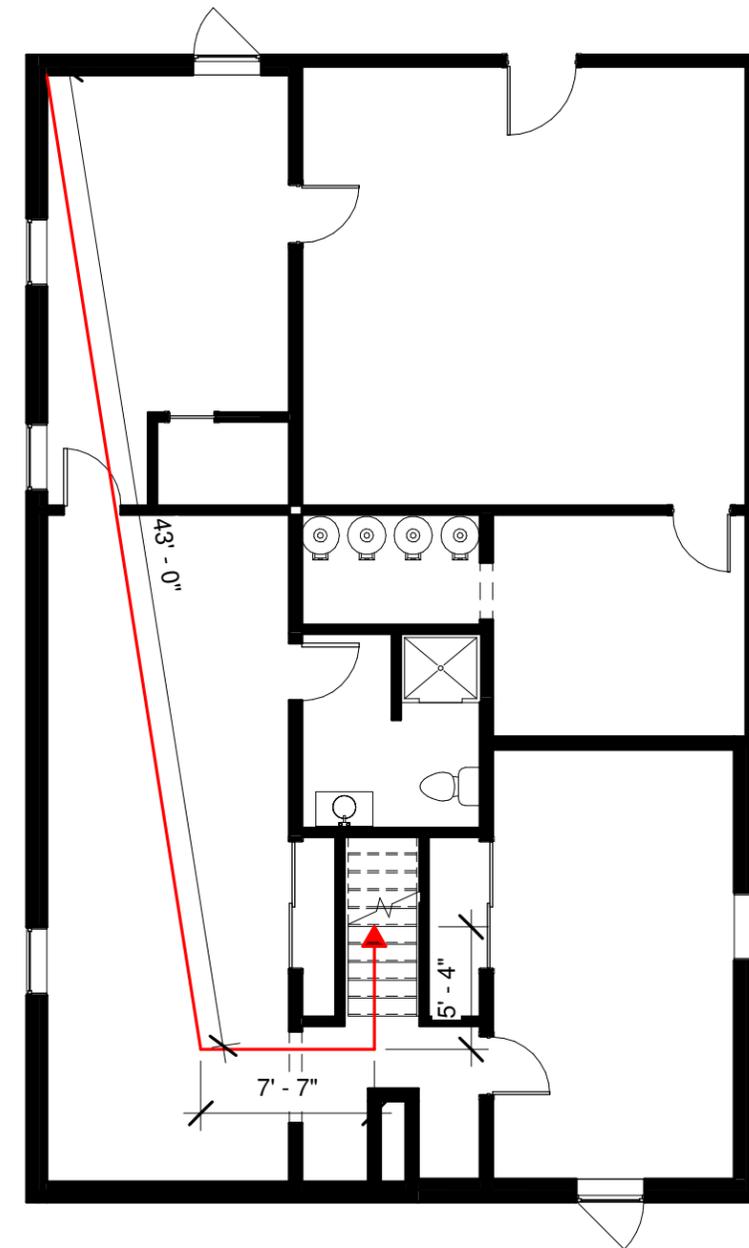


① Exit Plan Main Floor
1/8" = 1'-0"

EXIT DISTANCES
TO TOP OF STAIR:
62' - 7"

OPTION A:
76' - 3"

OPTION B:
94' - 6"



② Exit Plan Proposed Basement
1/8" = 1'-0"



ANDY SINGER
3932 N Albina

No.	Description	Date

EXIT MAPS

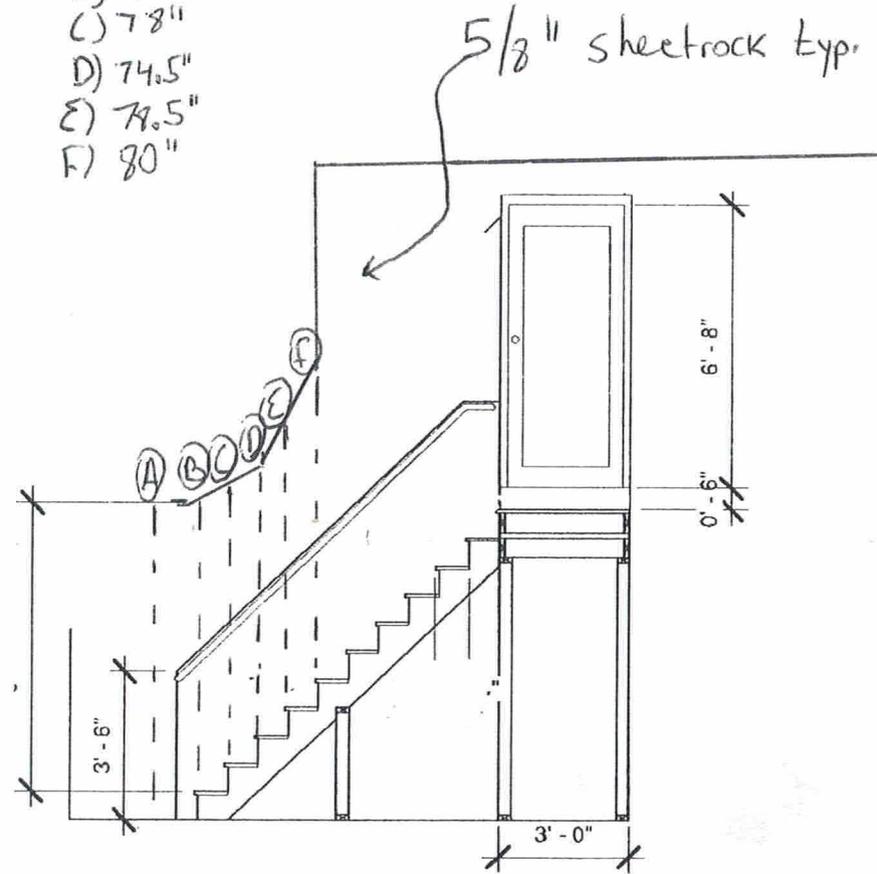
Project number 1
Date 04/3/2019
Drawn by Ross Allen
Checked by

A 8

Scale 1/8" = 1'-0"

Step

- Height at
- A) 80.5"
 - B) 79"
 - C) 78"
 - D) 74.5"
 - E) 74.5"
 - F) 80"



② Stair Section
1/4" = 1'-0"

Due to framing in unit 3938, At point (d), flooring can not be cut up any more. Part of the framing in the stairs is under