

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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

<b>Appeal ID:</b> 21966	<b>Project Address:</b> 12 SE 14th Ave
<b>Hearing Date:</b> 10/9/19	<b>Appellant Name:</b> Dave Spitzer
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 503 335 9040
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Gail Knoll
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> B <b>Construction Type:</b> V-B
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure <b>LUR or Permit Application No.:</b> 19-124624-CO	
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> medical office

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 1012.6

**Requires** Handrails shall extend in the direction of the stair run 12" beyond the bottom and top of the stairs unless rails are continuous between flights of stairs.

**Proposed Design** We have an existing building with two existing stairs that stop directly adjacent to the property line. While the Southern stair is being rebuilt approximately 8' South to accommodate a new accessible ramp - the very substantial top landing of the stairs (5'x25' concrete landing) is fixed and the new stairs will also stop directly adjacent to the property line.

If we extend handrails in the direction of the stairs we will be building in the ROW and also will be extending a metal rail, at waist height, into the sidewalk.

The North stair is existing and we are proposing that the handrail stop flush with the bottom riser and edge of adjacent building - again there is no change proposed to this stair.

The South stair is being rebuilt and the bottom riser will be 3"-4" from the property line. At this stair we are proposing to extend the handrails to the property line and then turn the extension 90 degrees to extend along the sidewalk on the South and return into the ramp landing at the North.

**Reason for alternative** The existing stairs and entire front of this building is of concrete and not easily relocated.

The North stair has been there for 50+/- years - per this permit we are installing a handrail - that handrail needs to work with the constraints of this existing stair. Extending this rail into the ROW will present a hazard at hip level to pedestrians on the sidewalk. If desired - we can wrap the rail around the edge of the adjacent building so it extends 12" parallel with the sidewalk going North - this extension would be in the ROW though.

The South stair has the possibility of extending the handrails - just not in the direction of the stair travel - the South side of the South stair can extend the rail 3"-4" to the property line and then turn 90 degrees to run parallel to the sidewalk. The North rail of the South stair is similar but would turn back 180 degrees into the newly created landing for the top of the ramp. Both of these rails would have extensions - just not in the direction of the stair run.

---

## APPEAL DECISION

### **Reconstruction of existing stair with handrails turned 90 degrees at bottom riser: 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 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.

WALK AND STAIRS AT NORTH  
E OF BLDG - REMOVE EXIST.  
S AND RAILS SHOWN DASHED  
E A3 AND A4 FOR ADD. INFO.

ALL LINEAR STRIP DRAIN IN  
NT OF NEW DOOR - DRAIN TO  
-WELL' STYLE INFILTRATION  
ENTER 10' AWAY FROM BLDG.  
PROX. AS SHOWN

(N) RECYCLED CONCRETE  
PATIO AT LOWER LEVEL  
GRADE - SLOPE 1:50 TO  
LINEAR STRIP DRAIN

FLO-WELL' CONNECTED TO (N)  
LINEAR STRIP DRAIN & CATCH  
& DRAIN AT N. SIDE WALKWAY

ADJACENT BUILDING

4  
NEW GUARD AND  
HANDRAILS @ (E)  
STAIRS

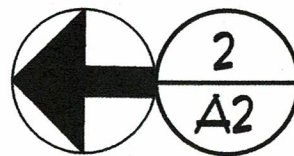
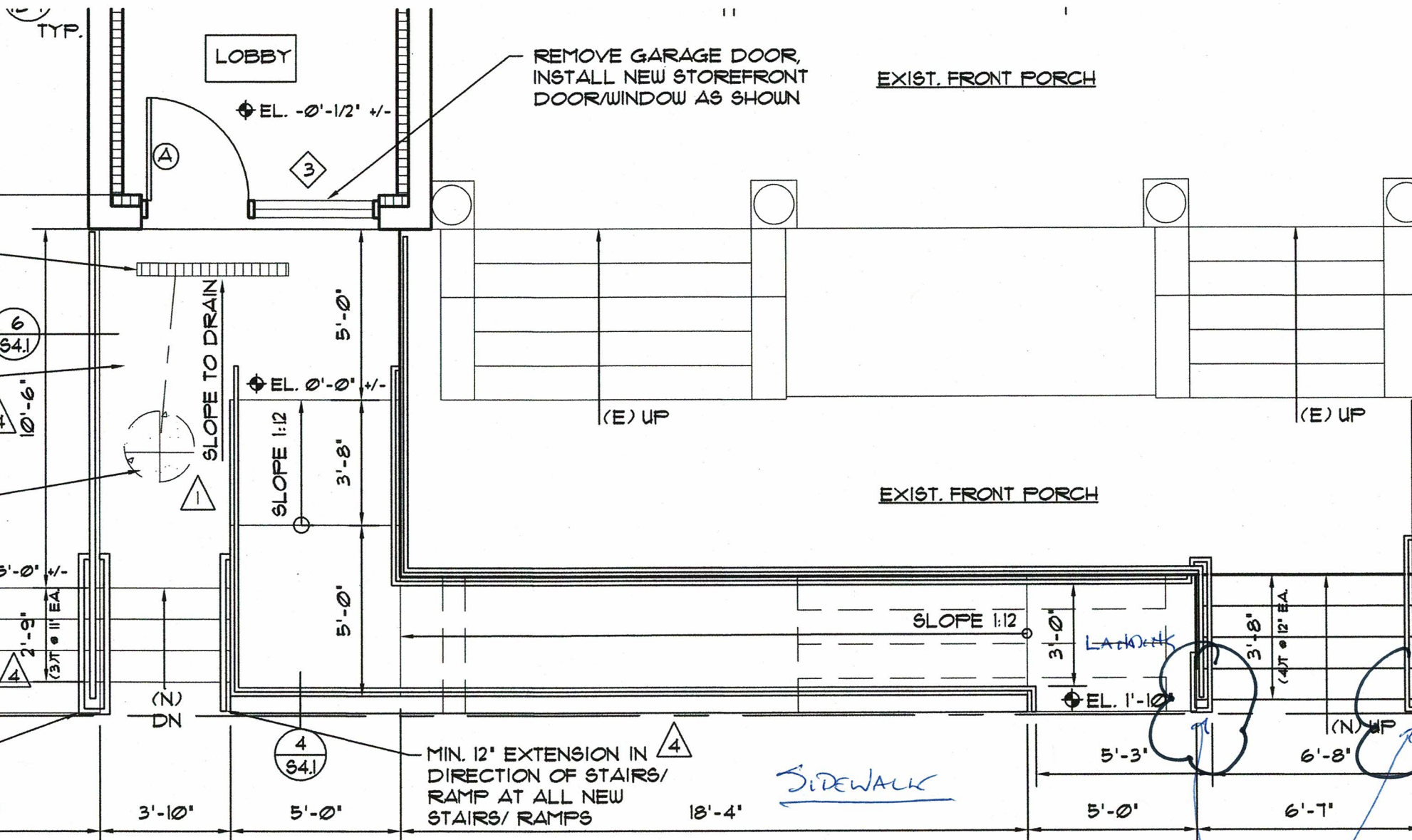
4  
CONT. HANDRAIL  
BETWEEN FLIGHTS OF  
STAIRS

EXIST. STAIRS STOP

FLUSH W/ ADJ. BLDG

PROP. LINE. NO HANDRAIL

EXTENSION PROPOSED



## 2 BASEMENT FLOOR PLAN

SCOPE OF WORK LOWER LEVEL: WORK INCLUDES MODIFYING EXISTING BASEMENT AREA FOR NEW OFFICES. THIS INCLUDES ADDING AN ACCESSIBLE TOILET ROOM, FURRING ALL EXTERIOR WALLS, CREATING NEW INTERIOR WALLS, ADDING WINDOWS AT NORTH ELEVATION, REMOVING DRIVEWAY AND GARAGE DOOR, INSTALL NEW ACCESSIBLE RAMP, ENTRY DOOR AND LOWER PATIO AT REMOVED DRIVEWAY AREA. SCOPE ALSO INCLUDES LOWERING GRADE AT NORTH OF BUILDING TO ALLOW DAYLIGHT WINDOWS ALONG NORTH WALL.

ROBUST STAIRS STOP  
3"-4" FROM PROP.  
LINE - HANDRAIL  
EXTENSIONS AS PROPOSED





new rails req'd at  
this exist. stair

property line and  
face of existing stairs  
and bldg. to north all  
align

this stair to be  
moved 8'+/- south to  
accommodate new  
ramp