

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

Appeal ID: 21971	Project Address: 2924 NE 7th Ave
Hearing Date: 10/9/19	Appellant Name: Dave Spitzer
Case No.: B-005	Appellant Phone: 503 307 4644
Appeal Type: Building	Plans Examiner/Inspector: Hend Barghouti
Project Type: residential	Stories: 2 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-222839-RS
Plan Submitted Option: pdf [File 1]	Proposed use: SFR

APPEAL INFORMATION SHEET

Appeal item 1

Code Section R305.1

Requires Hallways 36" in width shall have minimum 7'-0" ceiling height.

Proposed Design We are removing the roof and building a new, slightly taller roof to create habitable living space on the 2nd floor for this house. But - we are in the Irvington Historic District and raising the height of the roof was of serious concern when going through Historic Design Review. The second floor rooms range with typical 6'-0" tall pony walls and the ridge of the ceiling at approximately 9'-0". There is one 'hall' (5' length of reduced width) between two rooms where the 36" 'hall' height ranges from about 8'-6" to 6'-7". There is about 6" in width where the ceiling is not above the 7'-0" height.

Reason for alternative This house is in an historic district so raising the roof more was not an option. We reduced the depth of roof framing, added dormers, etc. to get as much head height as possible on the 2nd floor. The 'hall' that we are discussing is really part of the Library that has compliant ceiling height - it is just the 5'+/- length of connector to the front bedroom that has ceiling height below 7'.

APPEAL DECISION

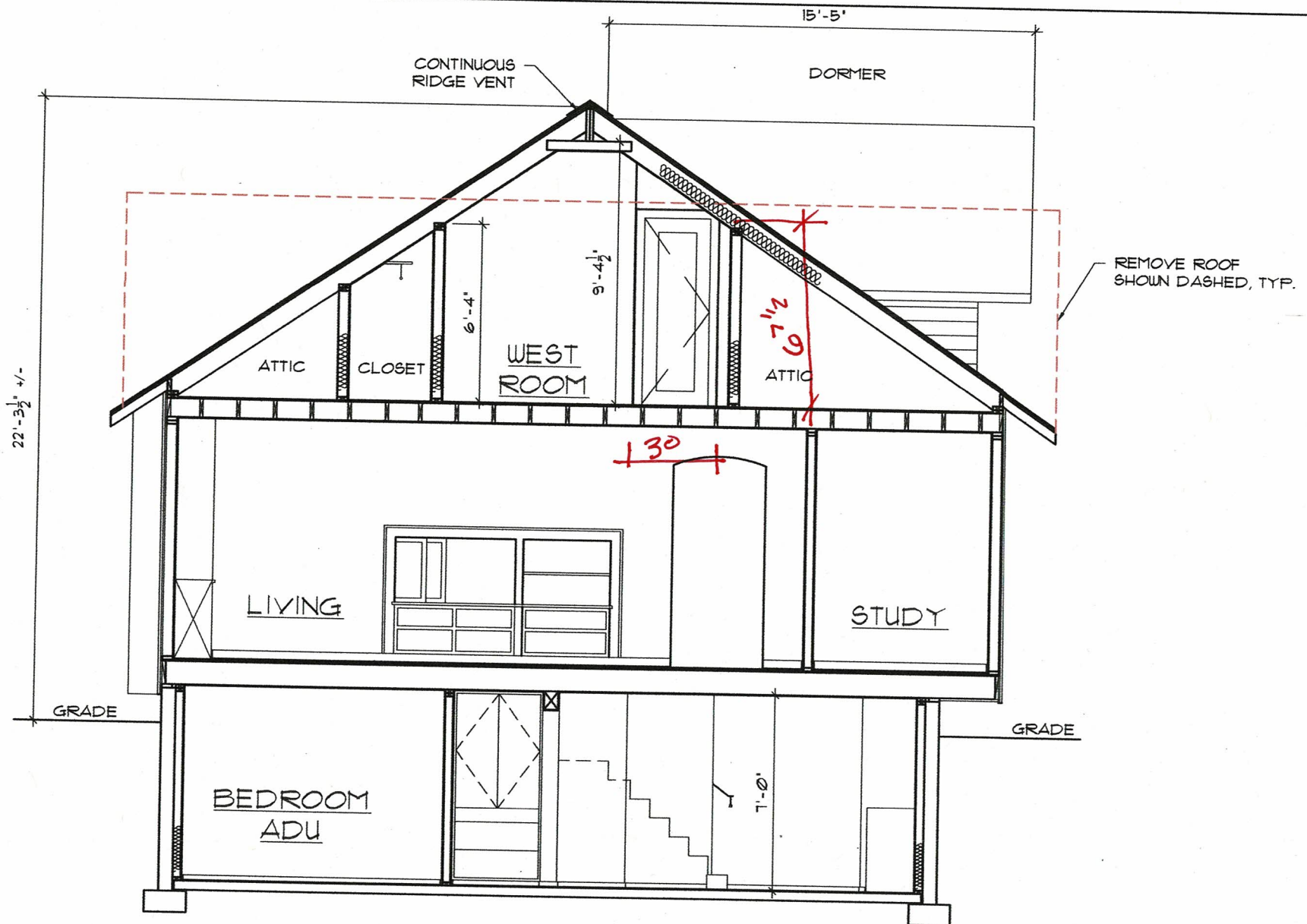
Reduction in minimum ceiling height from 7 feet to 6 feet 7 inches: Granted as proposed.

Note: Does not apply to ceiling height at stairs.

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.

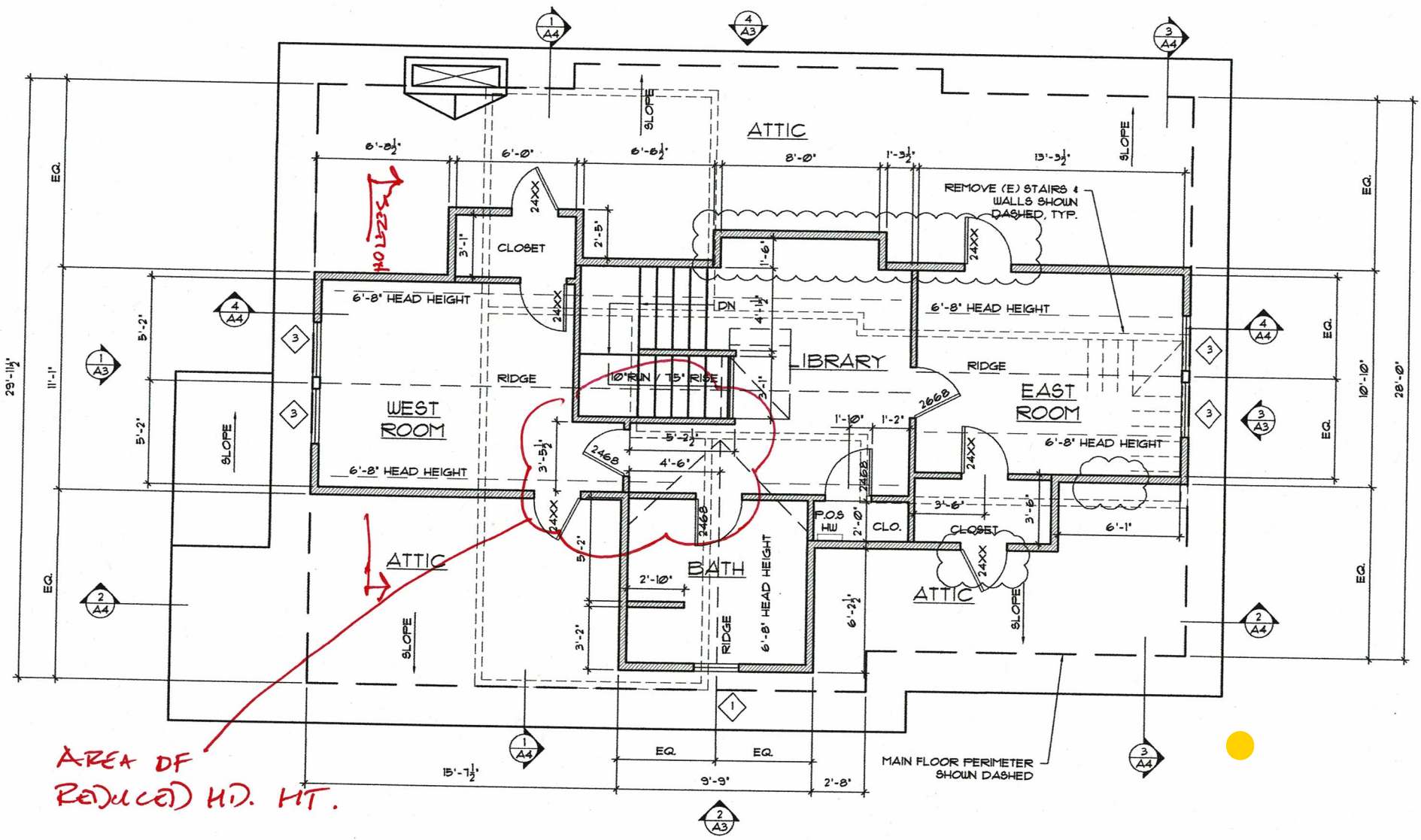
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



1
A4

SECTION

1/4" = 1'-0"



AREA OF
REDUCED H.D. HT.



SECOND FLOOR PLAN