

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 22241	Project Address: 5769 N Commercial Ave
Hearing Date: 12/18/19	Appellant Name: Kate Piper
Case No.: B-011	Appellant Phone: 5039297678
Appeal Type: Building	Plans Examiner/Inspector: Ken Majors
Project Type: residential	Stories: 3 Occupancy: Single family residential Construction Type: Wood Framed
Building/Business Name:	Fire Sprinklers: Yes -
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-234848-RS
Plan Submitted Option: pdf [File 1]	Proposed use: Basement stairs

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	R311-7-1
Requires	New stairs are required to be 36" wide
Proposed Design	We are modifying an existing basement stair and adding two additional steps at the bottom due to a lowered slab. Our existing basement stair is 33" wide with 8 5/8" treads, 7 3/8" rise, and 1/2" nosing. We propose modifying the existing basement stair to meet 9 1/4" treads (R311.7.5.2), and 3/4" nosing (R311.7.5.3) requirements. The modification will be done by adding new wood treads and furring out the existing risers to modify the stair profile. The two new steps will match the existing modified stairs just described. The handrail will meet R311.7.8.
Reason for alternative	<p>It has been indicated that these modifications, which reduce the slope of the existing stairs to meet current code, trigger the stairs to be considered "new stairs" instead of existing. Additionally, the two new steps required to be added to the stairs are also considered "new stairs".</p> <p>At the existing stair, the wall to the west is the concrete foundation wall and to the north is a structural wall with structural post supporting a kitchen wall above. It would be a prohibitively difficult task to move either wall the 3 inches to create a 36" wide new stair. When modified as I've described above, this revised stair will be meet code for rise and run and will be 3" greater than requirements for the City's basement conversion brochure #9. Our proposed "new" stair will be less steep (safer) than the existing conditions and 3" wider than is required for basement conversion to living space.</p>

Appeal item 2

Code Section	R311.7.2
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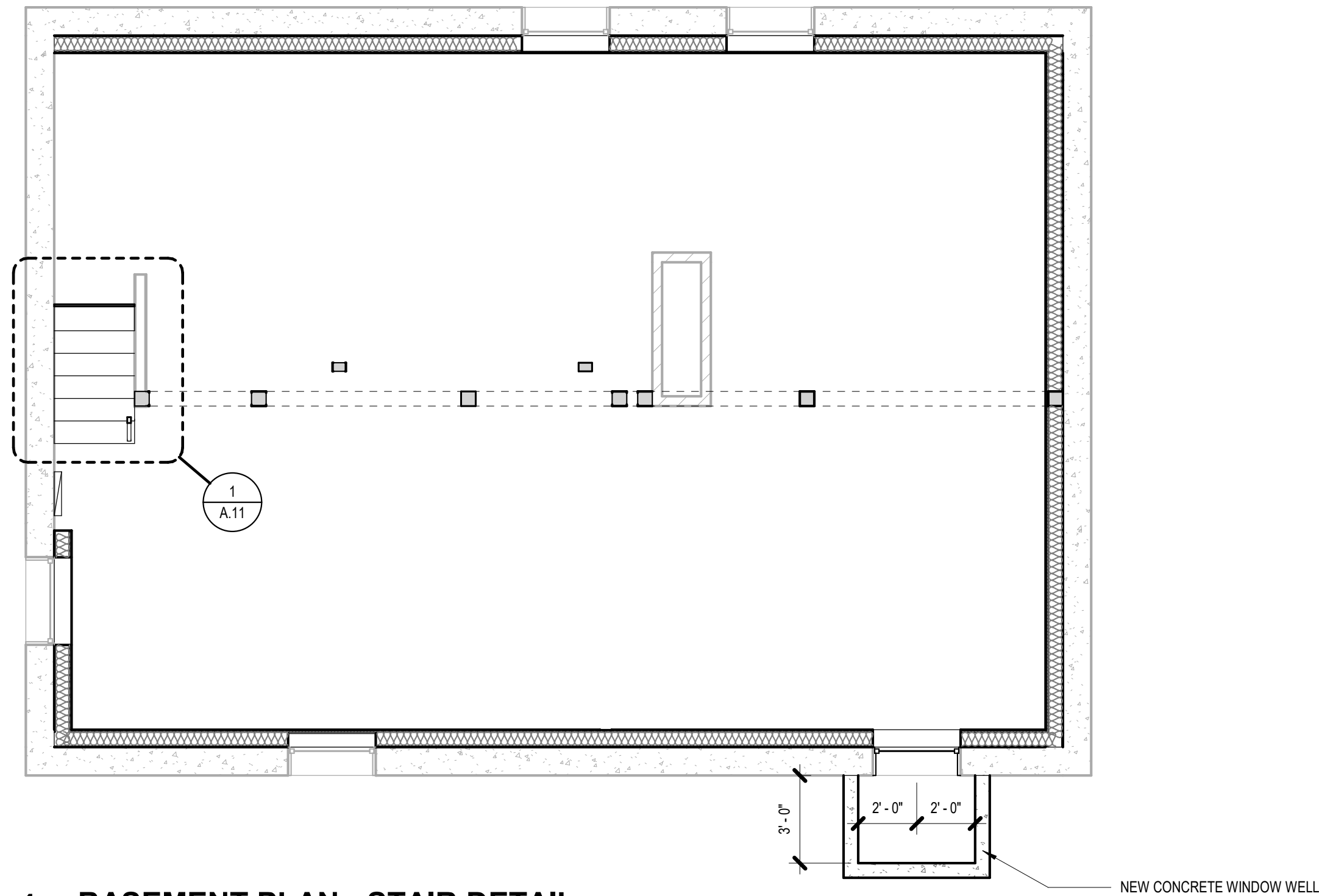
Requires	The headroom in stairways shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
Proposed Design	By cutting/tapering the ends of the joists at the storage enclosure above the stair, we can achieve the 6'-2" head clearance without major restructuring to the wall/enclosure above. This modification meets the standards of Brochure 9 which allows 6'-2" head height at existing conditions.
Reason for alternative	If the modifications of the existing stair (as described in previous appeal item) cause it to be considered a "new" stair, the head height is now required to be 6'-8". Cutting back any more of the joists to achieve 6'-8" head height would require major restructuring of the enclosure above the stair. If 6'-2" was not safe, it would not be allowed in Brochure #9, therefore meeting that minimum standard of 6'-2" provides equivalent safety.

APPEAL DECISION

- 1. Alteration of existing storage basement stairs with reduction in minimum required width to 33 inches: Granted as proposed.**
- 2. Alteration of existing storage basement stairs with reduction in minimum required headroom to 6 feet 2 inches: Granted as proposed.**

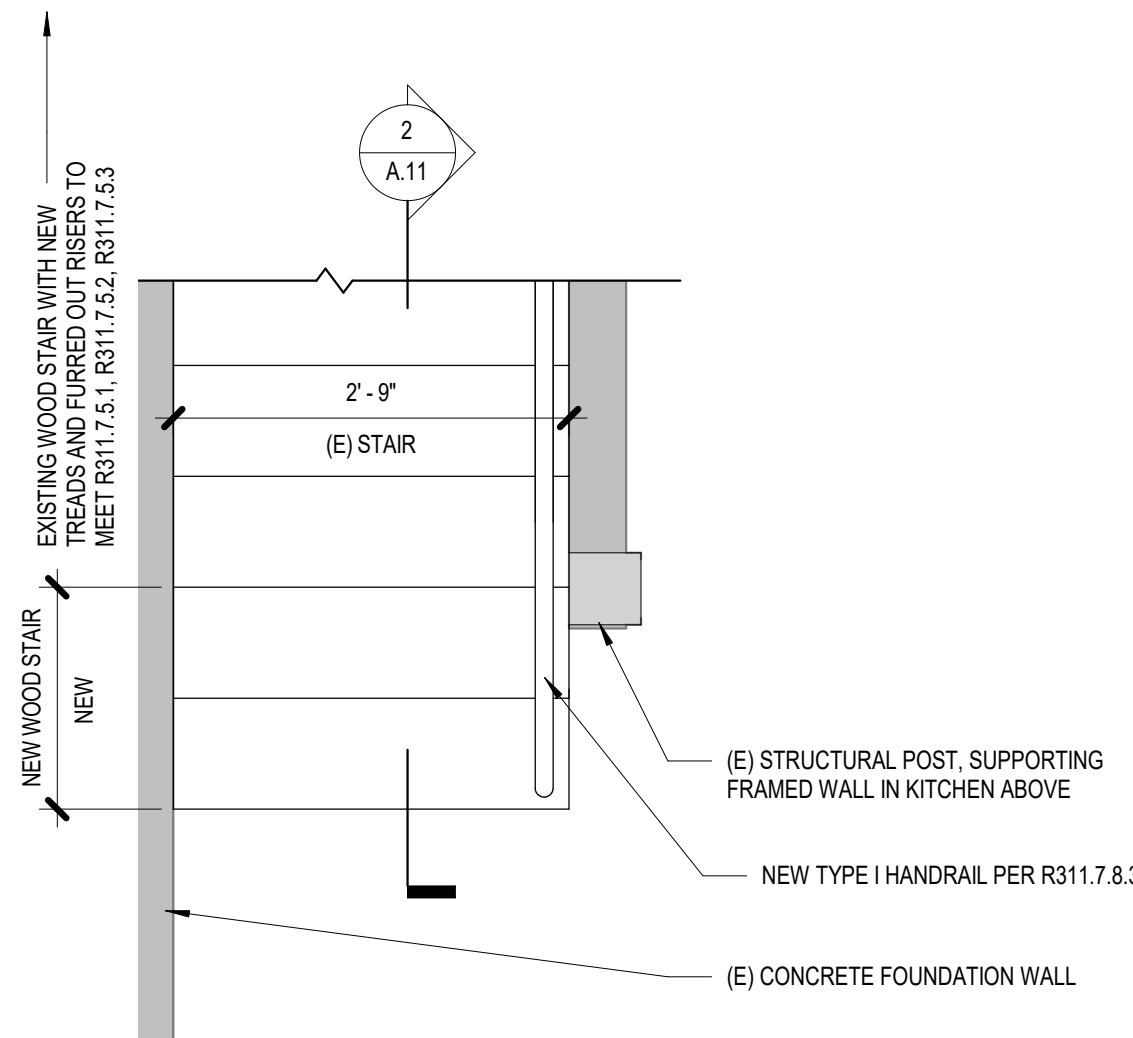
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special 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, call (503) 823-7300 or come in to the Development Services Center.



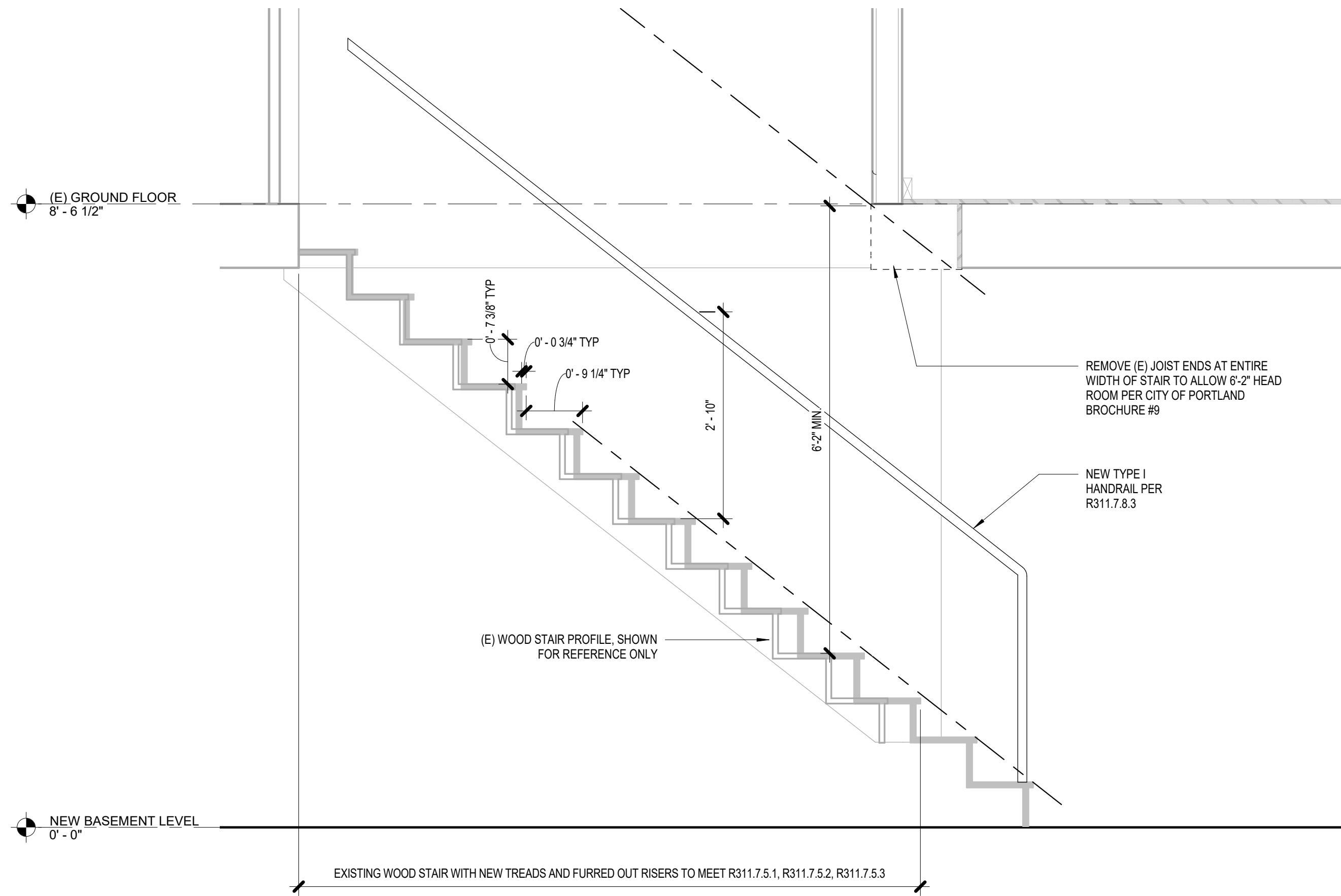
4 | BASEMENT PLAN - STAIR DETAIL

A.11 1/4" = 1'-0"



1 | ENLARGED STAIR PLAN

A.11 3/4" = 1'-0"



2 | CONCRETE STAIR SECTION

A.11 3/4" = 1'-0"

Project Address:
5769 N. COMMERCIAL



Revisions to Sheet		
No.	Revision	Date

Status:

Date: 12/12/2019

Sheet Title

STAIR DETAILS

Sheet No.

A.11

Job No.

5769 N. COMMERCIAL