

# 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> 23397	<b>Project Address:</b> 147 NW 19th Ave
<b>Hearing Date:</b> 2/5/20	<b>Appellant Name:</b> Gardner Grice
<b>Case No.:</b> B-001	<b>Appellant Phone:</b> 9712556293
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Cooley
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> A <b>Construction Type:</b> 3-B
<b>Building/Business Name:</b> Trinity Episcopal Cathedral	<b>Fire Sprinklers:</b> Yes - Basement
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 20-106586-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Hospitality Center

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 1010

**Requires** Where the section requires a minimum clear opening width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches (813 mm).

**Code Modification or Alternate Requested** Two door leaves of 30 inches each will both be open anytime the room is in use, giving a 56 inches clear opening.

**Proposed Design** Because this is an historic property, new doorway needs to match existing doorway in the room that is of great historic significance. An existing domestic water line in the wall limits the rough opening of the proposed doorway to 62 inches.

**Reason for alternative** Adding a second means of egress greatly enhances the safety factor of egress from the room. Existing doorway and new doorway are both adjacent to exterior exits. Both leaves of both doors will be open whenever the room is in use.

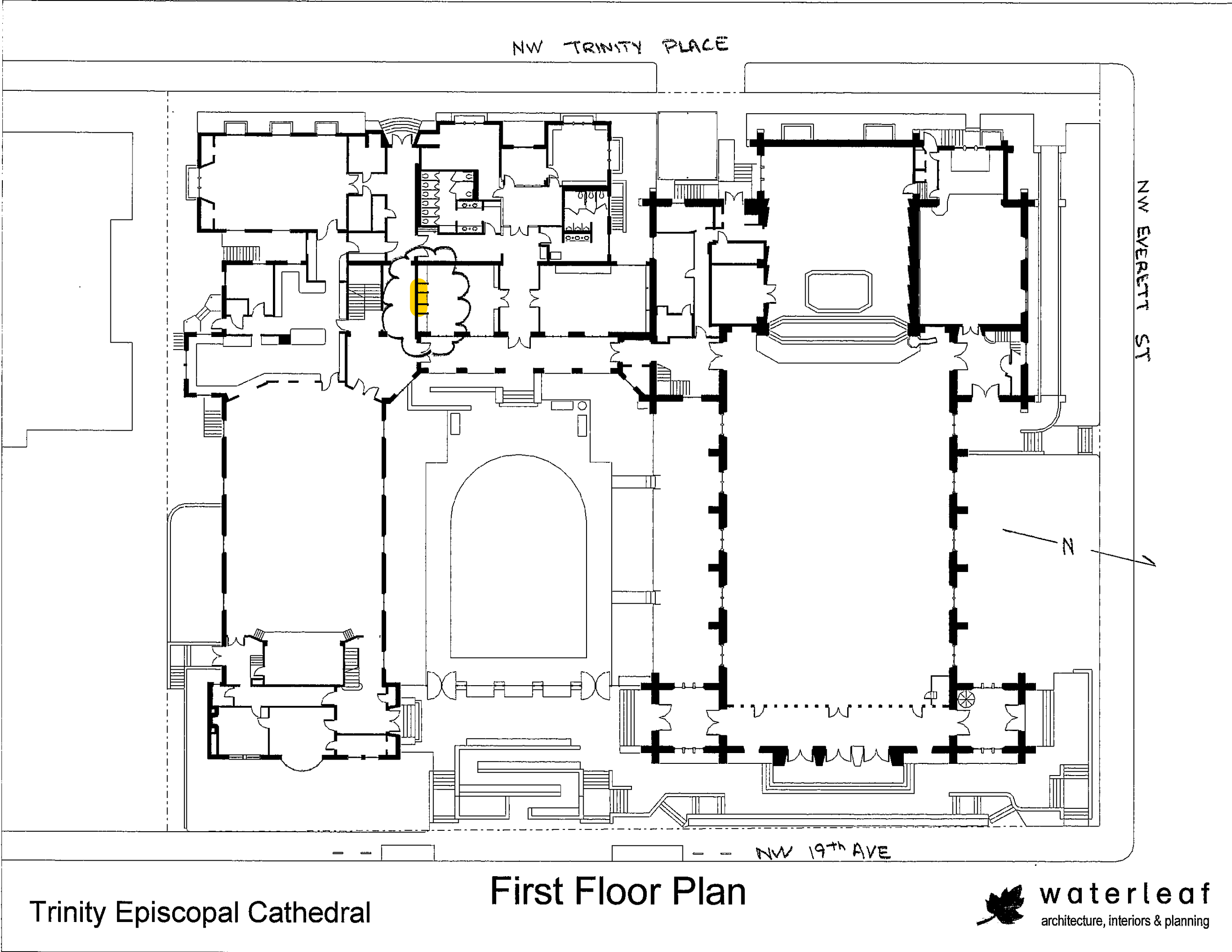
### APPEAL DECISION

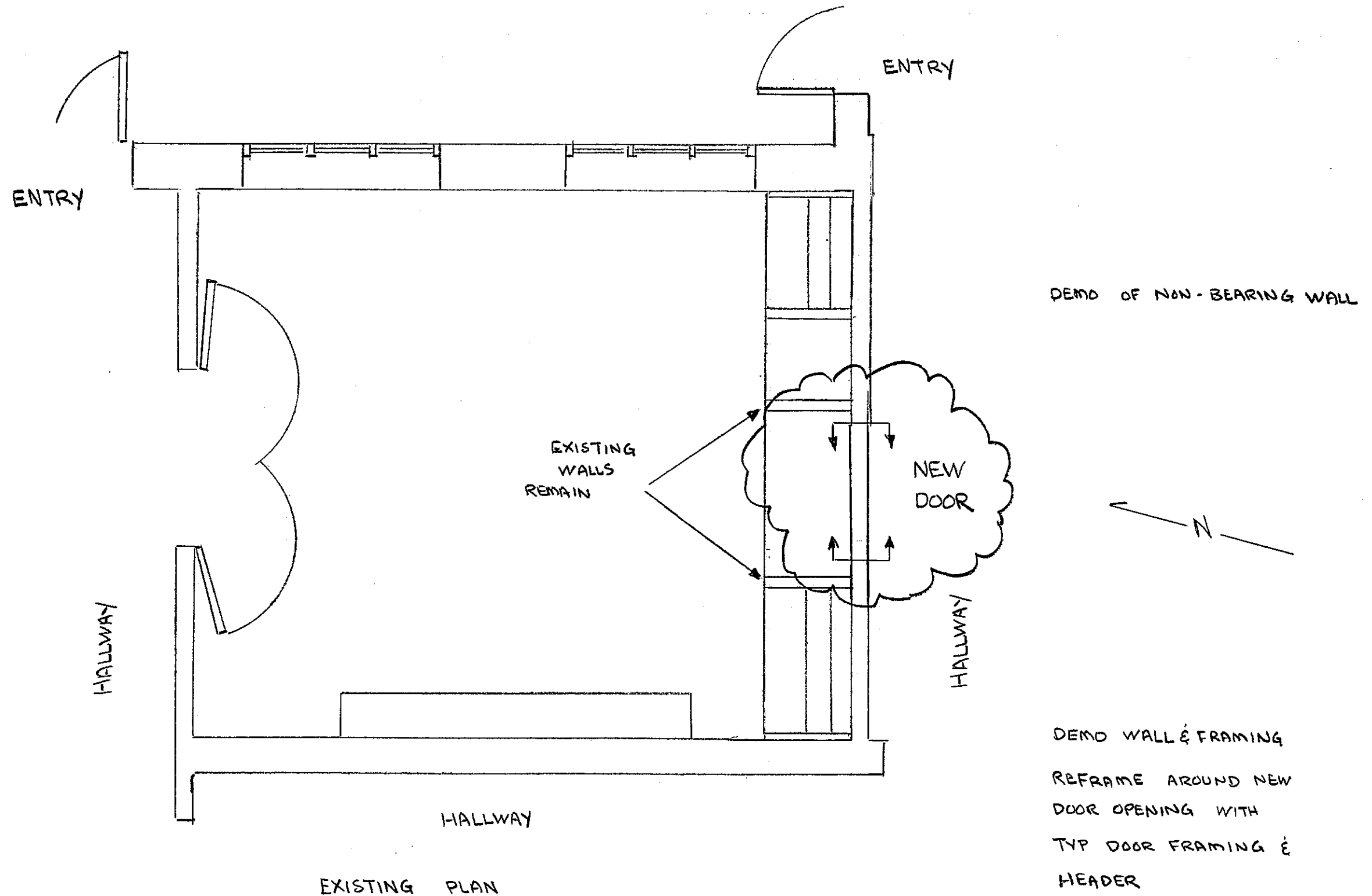
**New double leaf door with neither leaf meeting 32 inch clear opening: Granted as proposed.**

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.

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TRINITY EPISCOPAL CATHEDRAL  
HOSPITALITY CENTER REMODEL  
NEW DOORWAY

147 NW 19<sup>th</sup> AVE  
PORTLAND OR

NEW DOOR FRAMING

HEADER = DBL 2"x8" w/ 1/2" SPACER

\*1 NEW KING - RIGHT SIDE  
(KING ON LEFT IS EXISTING)

\*2 NEW TRIMMERS - BOTH SIDES

EXISTING WALL TO REMAIN

DOUBLE 2x8 w/ 1/2" SPACER

EXISTING WALL TO REMAIN

3x12 JOIST

Existing Domestic  
Water Line

NEW DOOR  
ELEV RO

1A

Existing domestic water line limits  
rough opening to 62"

TRINITY EPISCOPAL CATHEDRAL  
HOSPITALITY CENTER REMODEL

NEW DOOR OPENING FRAMING

147 NW 19th AVE  
PORTLAND OR

SCALE = 3/32

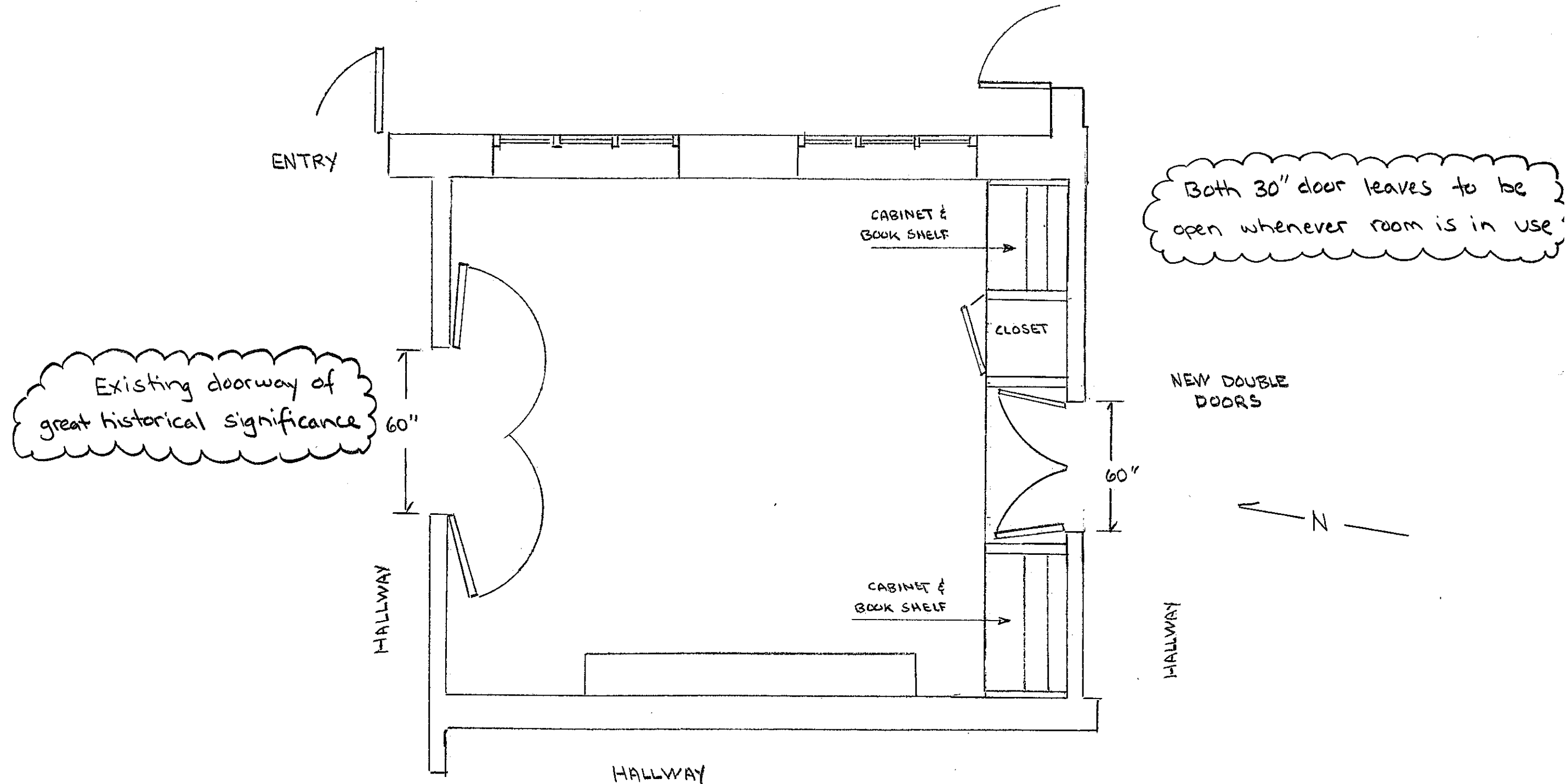
81"

R.O. 31"  
77"

38 1/2"

NEW DOOR OPENING

3/4" NEW FLOORING  
SUBFLOOR



TRINITY EPISCOPAL CATHEDRAL  
HOSPITALITY CENTER REMODEL  
NEW DOORWAY

147 NW 19th AVE  
PORTLAND OR