

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: 27617	Project Address: 204 NW 22nd Pl
Hearing Date: 3/30/22	Appellant Name: Chris Davis
Case No.: B-008	Appellant Phone: 503-281-5282
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: residential	Stories: 3 Occupancy: SFR Construction Type: Wood Frame
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: single family residence

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	R311.7.5.1 Risers
Requires	The riser height shall not be more than 8".
Code Modification or Alternate Requested	A riser height of 8 3/4" is proposed.
Proposed Design	A riser height of 8 3/4" is proposed.
Reason for alternative	The existing stairway leading up from the exterior side door landing to the main floor is currently dangerous and not to code. The existing headroom is 5'-8 1/4" at its lowest point, and the existing treads are 7 3/4" deep. By shifting the stairway to the south and removing one riser, we are able to increase the headroom to 6'-2", and increase the tread depth to 9". Due to the stair running between the fixed elevations at the existing exterior door and the main finished floor level of the house, we will need to increase the riser height to 8 3/4" in order to make these improvements possible. The stair will lose headroom beneath the main stairway of the house if it expands to the north, and will encroach upon a hallway if it increases to the south. The proposed design provides an equivalent life-safety to what code requires because it is less than the maximum 9" riser height allowed by brochure #9.

Appeal item 2

Code Section	R311.7.2 Headroom
Requires	The headroom in stairways shall be not 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.

Code Modification or A headroom clearance of 6'-2" minimum is proposed.

Alternate Requested

Proposed Design A headroom clearance of 6'-2" minimum is proposed.

Reason for alternative As mentioned above, the existing stairway leading up from the exterior side door landing to the main floor is currently dangerous and not to code. The existing headroom is 5'-8 1/4" at its lowest point, and the existing treads are 7 3/4" deep. By shifting the stairway to the south and removing one riser, we are able to increase the headroom to 6'-2", and increase the tread depth to 9". The proposed design provides an equivalent life-safety to what code requires because it is equivalent to the headroom clearance allowed by brochure #9.

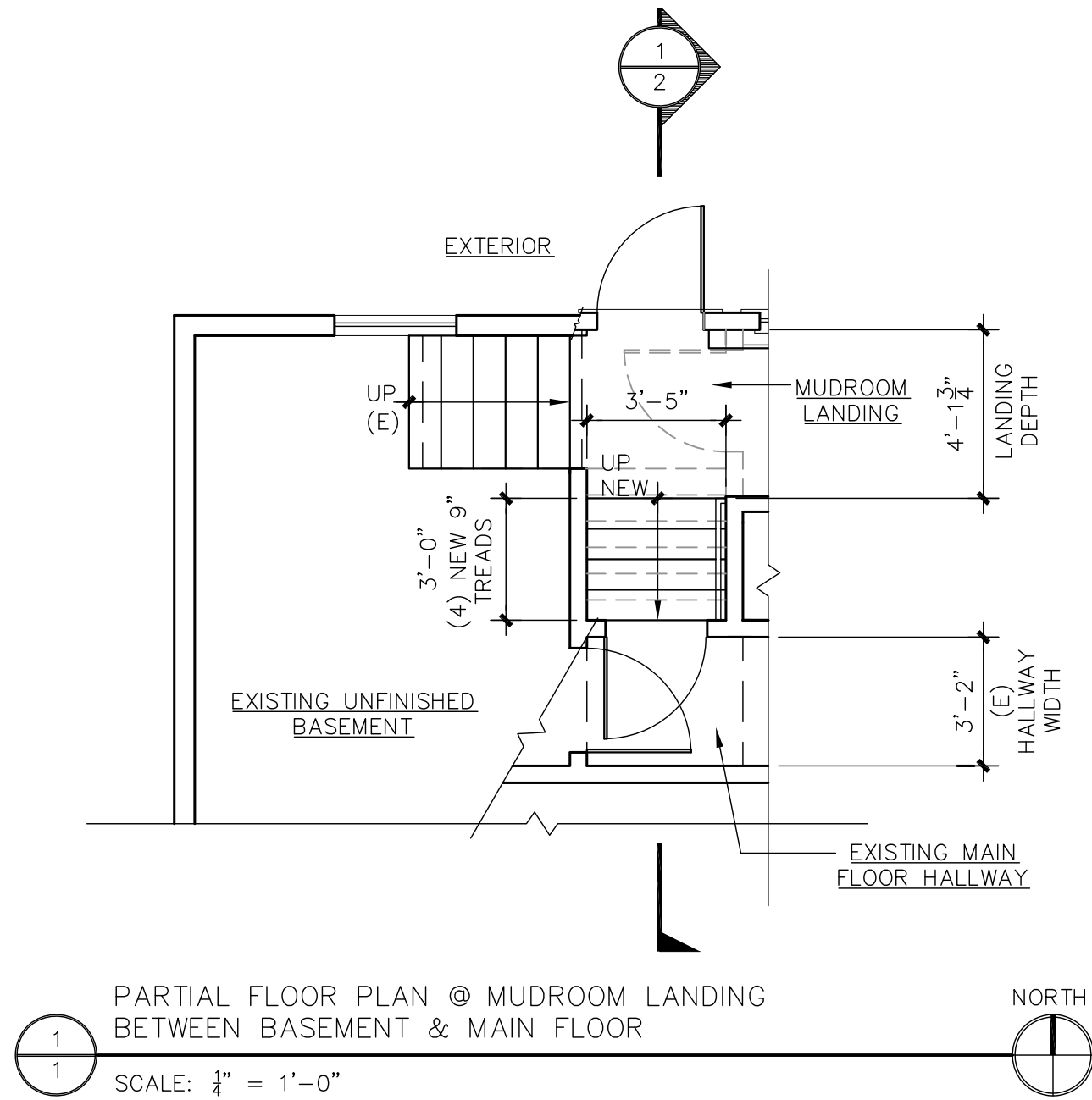
APPEAL DECISION

1. Increase in maximum allowable riser height from 8 inches to 8.75 inches: Granted as proposed.

2. Decrease in minimum allowable headroom from 6 feet 8 inches 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.



- KEY:
- EXISTING WALL TO REMAIN
 - CONSTRUCTION TO BE REMOVED
 - DRAWING NUMBER
 - SHEET NUMBER
 - CENTERLINE
 - OBJECTS ABOVE
 - EXISTING

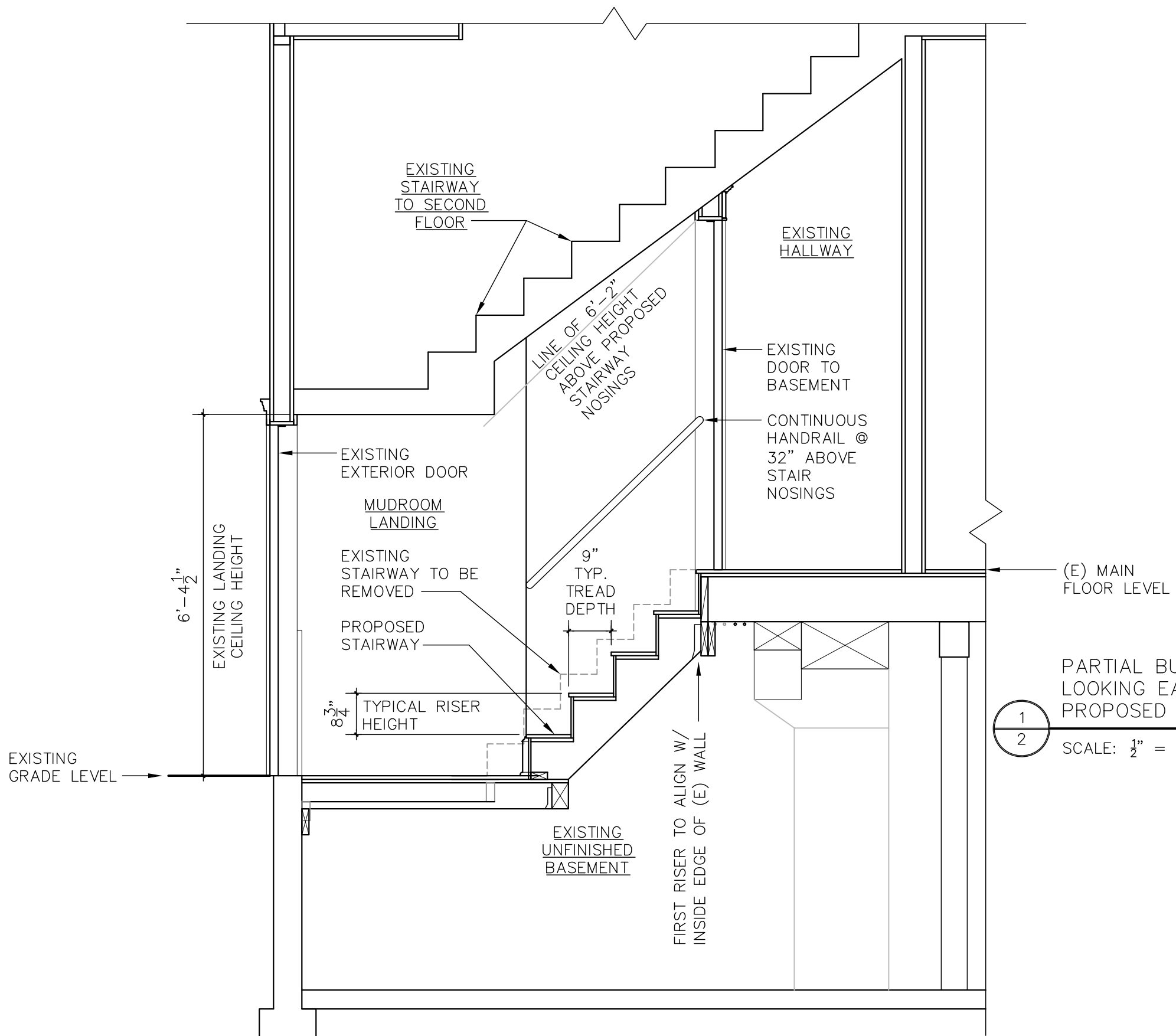
STAIRWAY APPEAL FOR THE
BROWN AND SCHMEICHEL RESIDENCE
204 NW 22ND PLACE
PORTLAND, OR 97210

CHRIS DAVIS DESIGN
ARCHITECTURE + INTERIORS
812 NW 17TH AVE. PORTLAND, OREGON 97209 503-281-5282



Date: 3-18-22

SHEET NUMBER
1



1
2
PARTIAL BUILDING SECTION
LOOKING EAST THROUGH
PROPOSED STAIRWAY REBUILD
SCALE: $\frac{1}{2}$ " = 1'-0"

STAIRWAY APPEAL FOR THE
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Date: 3-18-22

SHEET NUMBER
2