

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14732	Project Address: 2859 SE Rodney Ave
Hearing Date: 3/8/17	Appellant Name: Robert Saladoff
Case No.: B-003	Appellant Phone: 541-601-9031
Appeal Type: Building	Plans Examiner/Inspector: Bill Quillin
Project Type: commercial	Stories: 2 Occupancy: B, A Construction Type: V
Building/Business Name: Miracle Revival Church	Fire Sprinklers: No
Appeal Involves: Addition to an existing structure	LUR or Permit Application No.: 16-292740-LU
Plan Submitted Option: mail [File 1]	Proposed use: egress stair

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 705.8, 1009.5, 1026.5

Requires

Section/Table 705.8 - Maximum area of exterior wall openings based on fire separation distance, limits the openings in exterior walls and new exterior exit stairway.

Section 1009.5 - Headroom for stairways

Stairways shall have a minimum headroom clearance of 80 inches (rounded up to 84"), measured vertically from a line connecting the edge of the nosings, and landing.

Section 1026.5 - Location

Exterior exit stairways and ramps shall have a minimum fire separation distance of 10'-0" measured from the exterior edge of the stairway or ramp, including landings, to adjacent lot lines and from other buildings on the same lot.

Proposed Design

The proposed stairway design will consist of:

Continuous concrete footings below walls 2 x 4 PT stud walls @ 16" o.c.

5/8" Type "x" gyp. bd. both sides

1/2" plywood sheathing both sides

4" reveal, Hardi lap siding at all exterior walls 1-hour fire rated, steel, access door

The solid, 1-hour protection will be vertically continuous from the ground plane to 42" above stair nosings and landing above.

The stair will be 9'-3" from the westerly property line at its closest point, and 3'-1 1/2" from the existing church at its closest point. The upper stair landing will be connected to the existing church outside exterior egress door. See plans for details and more information.

Reason for alternative The proposed project consists of a new, required, code-compliant stair located in the west side yard of the property, providing egress for the second story occupancies. The stair will replace both the original open wood stair that was removed several years ago, and the existing, non-compliant wood stair. The new stair will continue to connect the upper egress location to the ground plane in the same general area as the original historical stairway.

The existing site and building conditions pose several competing dimensional, fire-code and historic considerations that limit design options for the client. Several alternative layouts were explored, but the narrow side alley, limited setbacks and the requirements of the Historic Resource Review for the Eliot Conservation eliminated these options. We believe the proposed design is the best, albeit compromised design and layout for the church.

It is important to note that during design development for the project, we met with Building Plans Examiner, Bill Quillin, who informed us of the requirements for the stairway. He directed us to provide a 1-hour fire -assembly for the stair up to 42" above the stair nosings on all sides. Our current design reflects his direction of that meeting on 8/16/16 (his notes are of the record).

Code Considerations:

The following code sections are relevant and have been used to direct the design layout and construction detailing and provide exceptions and mitigating circumstances for approval of the proposed design.

Section 1026.3 Open side - "Exterior Exit stairways and ramps serving as an element of a required means of egress shall be open on at least one side. An open side shall have a minimum of 35 square feet of aggregate open area adjacent to each floor level and the level of each intermediate landing. The required open area shall be located no less than 42 inches above the adjacent floor or landing level."

Section 1026.4 Side yards - "The open areas adjoining exterior exit stairways or ramps shall be either yards, courts or public way ; the remaining sides are permitted to be enclosed by the exterior walls of the building."

Section 1026.6, Exception 1 - "Separation from the interior of the building is not required for occupancies, other than those in Group R-1 and R-2 , in buildings that are no more than two stories above grade plane where the level of exist discharge serving such occupancies is the first story above grade plan."

Section 1026.6, Exception 3/Section 1009.3, Exception 1 - "Separation from the interior of the building is not required for an exterior stairway or ramp located in a building or structure that is permitted to have unenclosed exit access stairways in accordance with• Section 1009.3."

Section 1009.3, Exception 1- "In other than Group 1-2 and 1-3 occupancies, exit access stairways that serve, or atmospherically communicate between only two stories are not required to be enclosed."

Historic Review Considerations:

The project site is located in the Eliot Historic Conservation District and is subject to a Historic Resource Review (pending simultaneously to this appeal) that includes maintaining the historic character and record of its time, maintaining historic features and materials, and providing architectural compatibility with any changes or additions.

The proposed design allows the existing church exterior to remain as is while providing a needed secondary, safe egress for occupants. The suggested changes by the senior plans examiner, namely heightening the perimeter of the stair to 7'-0" and the enclosing or removing of existing church window openings, would have an adverse affect on the existing historic church and be in

direct conflict with the historic review regarding the continuity of historic character, features and materials for the church.

Submittals:

Building Code Appeal Application A1 - Site and Existing Plans
A2 - Proposed Plans and Exterior Elevations A3 - Construction Details
A4 - Suggested Alternative Design Elevations Site Photographs

APPEAL DECISION

Exterior exit stair within 10' of property line, protected to guardrail height: Granted as proposed.

Omission of rated separation between exterior exit stair and church interior: 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 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



Image capture: Jun 2016 © 2017 Google

Portland, Oregon

Street View - Jun 2016

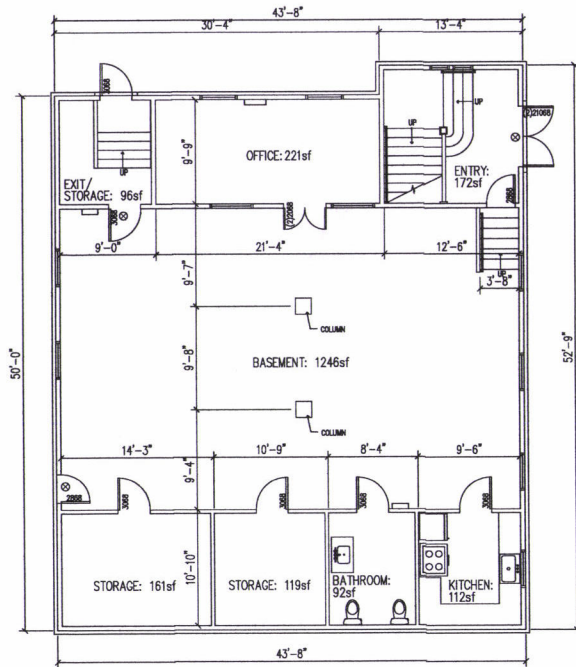


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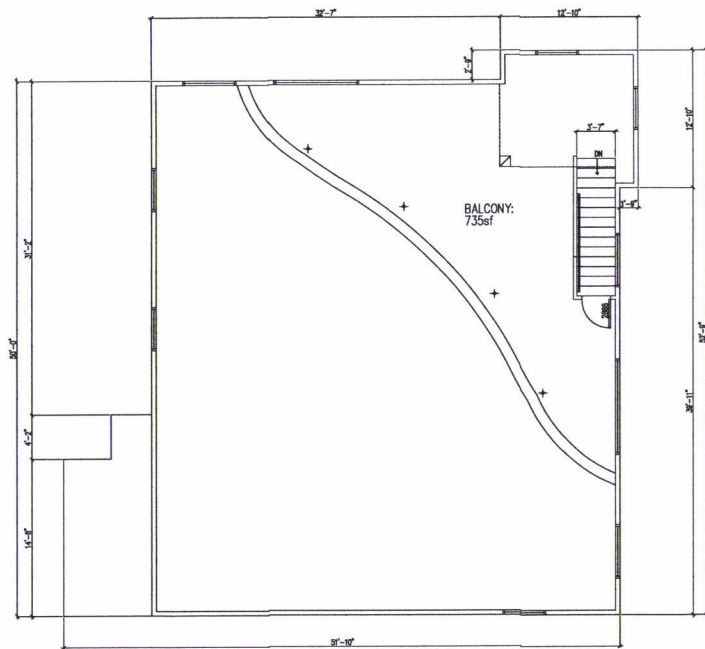
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Street View - Mar 2016

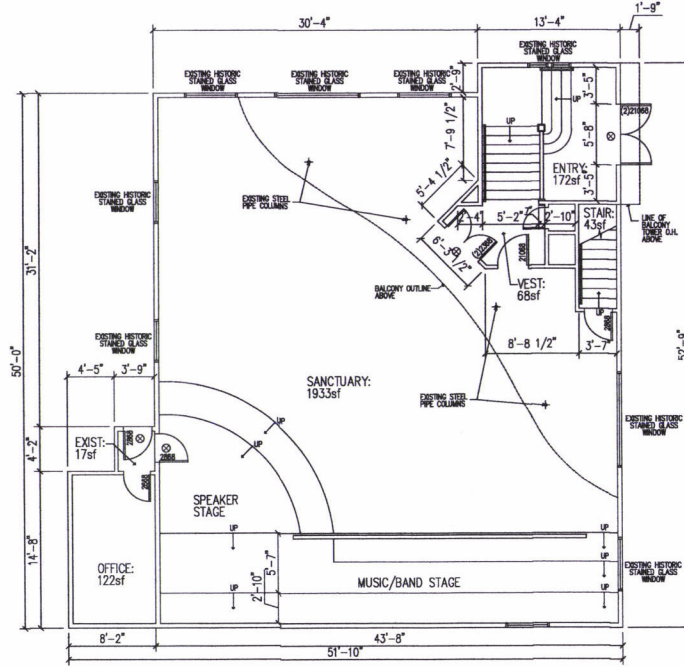




1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 EXISTING BALCONY FLOOR PLAN
SCALE: 1/8" = 1'-0"



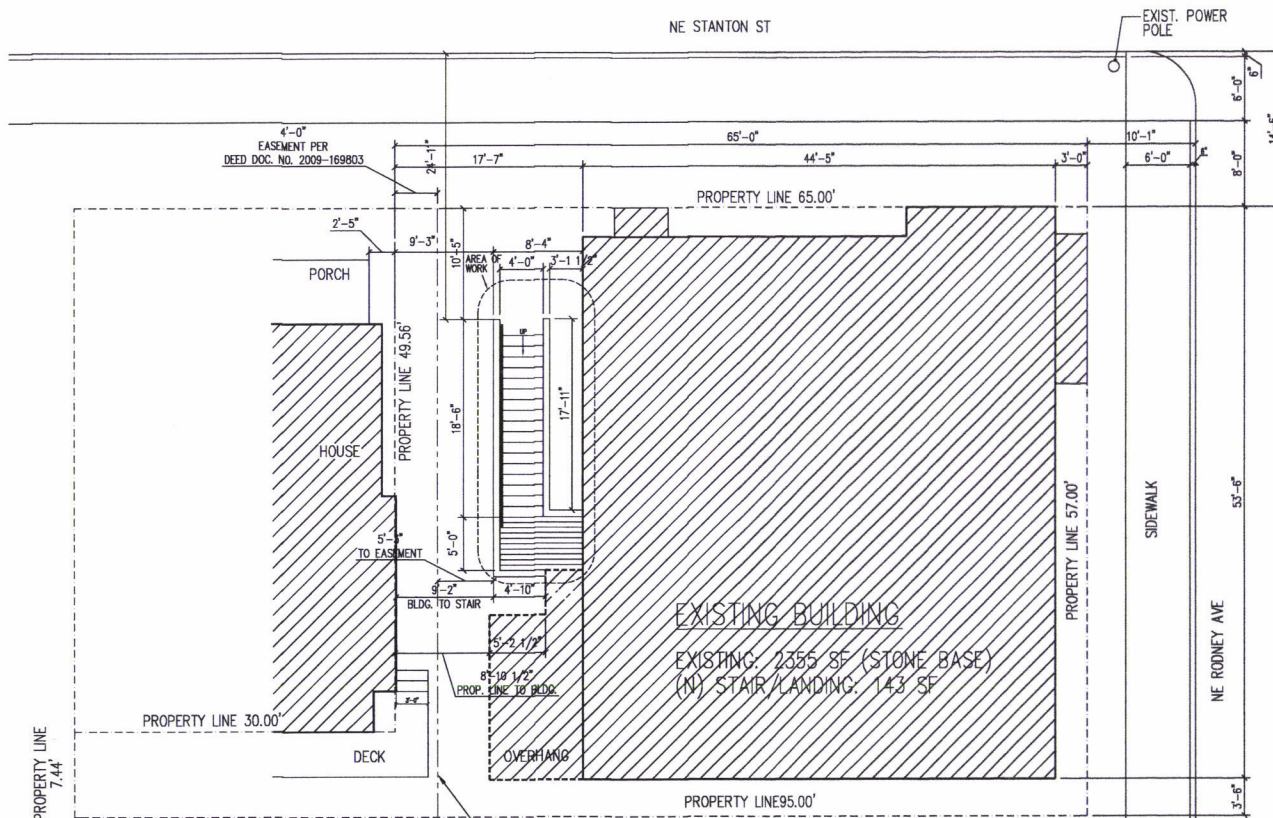
2 EXISTING SANCTUARY FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION:

LOT AREA: 4230 SF
BLDG. FOOTPRINT: 2355 SF +/-
BASEMENT: 2043 SF +/-
ENTRY VESTIBULE: 175 SF +/-
MAIN SANCTUARY/OFFICE: 2181 SF +/-
BALCONY: 735 SF +/-
TOTAL: 5137 SF +/-
OCCUPANCY: A3 (ASSEMBLY)
OCCUPANCY LOAD: 1933/7 = 276 PEOPLE
735/7 = 105 PEOPLE
TOTAL ASSEMBLY AREAS: 381 PEOPLE

General Notes

- All lumber shall be grade #2 Douglas-Fir, Hem-Fir, or better and shall be pressure treated (to resist insect and dry rot) in accordance with American Wood-Preservers' Association Standards (Category). Deck surface and trim material of redwood, cedar, or other wood with a natural resistance to decay does not require pressure treatment. The level of treatment depends on the use as follows:
 - Decking material, railings, joists, and beams must be treated to a Category UC3B (or must be other wood with a natural resistance to decay).
 - Posts and other woods located on, in, or in contact with the ground must be a Category UC4B.
 - Any wood less than six inches above the ground or in contact with concrete must be a Category UC4A.
- All nails shall be *common* or *box* galvanized. It is recommended that *common* nails be used. They have a thicker shank and are stronger than *box* nails.
- New pressure treatment methods use chemicals that will prematurely corrode standard fasteners, hardware, and flashing when in contact with pressure treated lumber; and as a result, fastener and hardware requirements have changed. Note the following:
 - All screws and nails shall be hot-dipped galvanized or stainless steel.
 - All hardware (bolts, nuts and washers, joist hangers, mechanical fasteners, holdowns, tie plates cast-in-place post anchors, etc.) shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel. Look for products such as "Zmax" from Simpson Strong-Tie or "Triple Zinc" from USP.
- All decking material shall be 2x4, 2x6, or five quarter (5/4") boards. Attach decking to each joist with two 10d nails or two #8 screws. Decking may be placed from an angle perpendicular to the joists to an angle of 45 degrees to the joists. Decking must have a span length such that each board bears on a minimum of two joists.
- Headers over existing doors, windows or openings greater than six feet in width that are located below a deck that will be attached to the house must be checked to verify that those headers can support the additional load added by the deck.
- The bottom of all footings for decks that are attached to a house are to be placed a minimum of 18 inches below the surface of the finished grade and must bear on firm, undisturbed native soil. The bottom of footings for free-standing decks may be at any depth on undisturbed native soil. Footings adjacent to the top of a retaining wall must be set back from the wall a distance equal to the height of the wall, or be extend below grade an amount equal to the height of the retaining wall.



4 SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT:

MIRACLE REVIVALS, INC CHURCH STAIR
2859 NE RODNEY AVE
PORTLAND, OREGON 97212

SITE INFORMATION

ZONE: R2
OVERLAY ZONE: NAEZTAD 6600
STATE ID: IN 127AD 6600
COUNTY: CLATSOP
PROPERTY ID: N 7.56 OF LOT 15
TAX ROLL: EXC PT IN ST, E 70 OF LOT 16 EXC PT IN ST

SAKURA
THE SAKURA GROUP

ROBERT SALADOFF,
ARCHITECT
3435 NE 45TH AVENUE
PORTLAND, OR. 97213

REGISTERED ARCHITECT
ROBERT SALADOFF
ASHLAND, OREGON
4116
STATE OF OREGON

Drawing File Name:
Site Plan, Floor Plans
Date:
FEBRUARY 27, 2017

EXISTING FLOOR PLANS,
SITE PLAN, GENERAL NOTES

A1

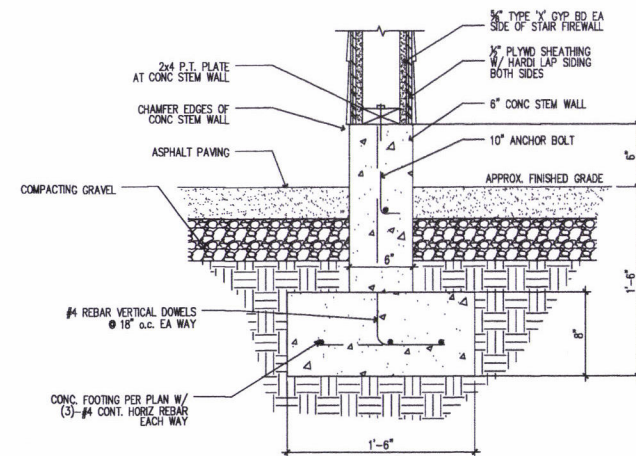
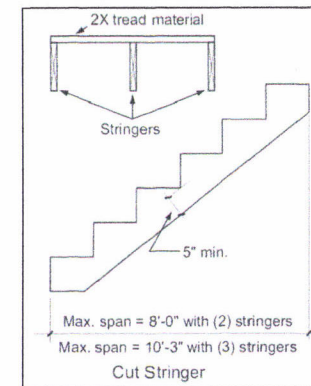
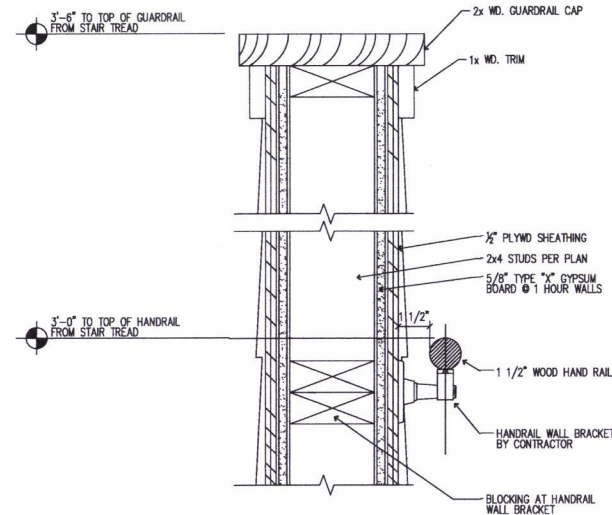
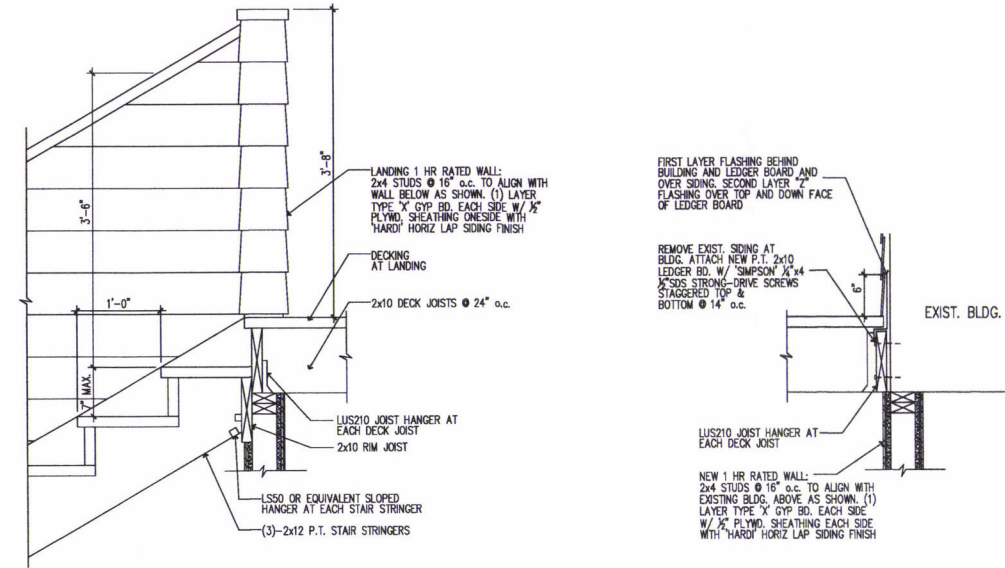


 NEW WALL

 NEW 1 HOUR WALL



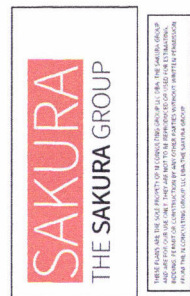
A2



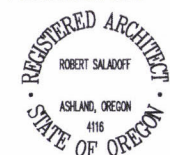
PROJECT:

MIRACLE REVIVALS, INC CHURCH STAIR
 10350 NE PENNINGTON AVE
 PORTLAND, OREGON 97212

SITE INFORMATION
 ZONE R2
 PLAT 1
 SUBDIVISION 1
 LOT 15
 LOT SIZE 10.00 AC / 3,940 SF
 PROPERTY I.D. R102487
 TAX ROLL ALBINA, BLOCK 29,
 N. 7.56' OF LOT 15
 EXC PT IN ST. E 70'
 OF LOT 16 EXC PT
 IN ST



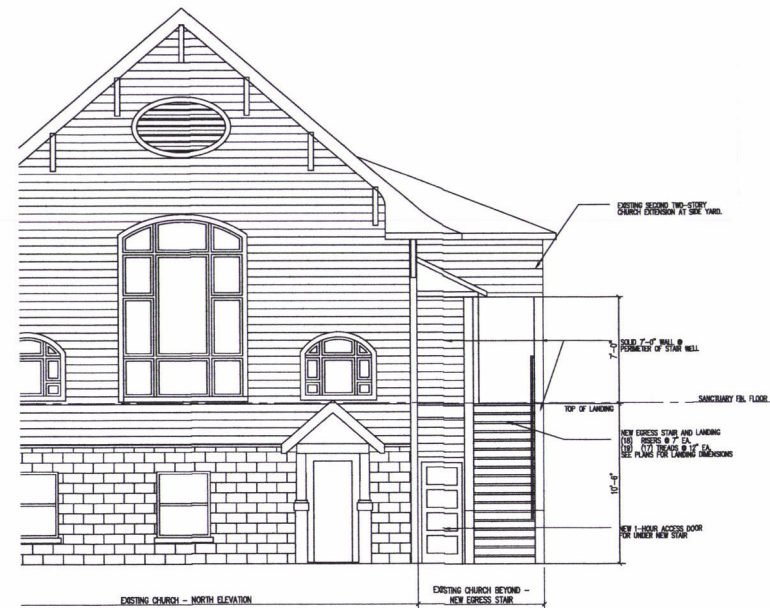
ROBERT SALADOFF,
 ARCHITECT
 3435 NE 45TH AVENUE
 PORTLAND, OR. 97213



Drawing File Name:
 Site Plan, Floor Plans
 Date:
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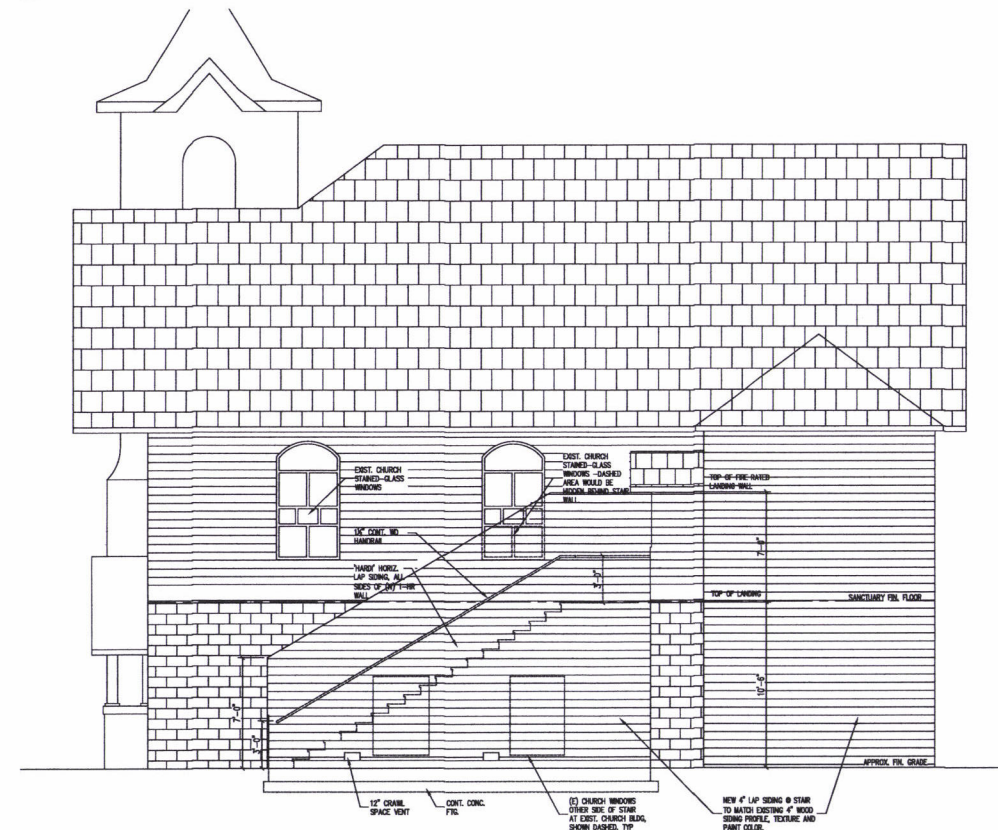
DETAILS

A3



STAIR ELEVATION - NORTH
(ALT. WITH 7'-0" WALL @ STAIR)

2 SCALE: 3/16" = 1'-0"



STAIR ELEVATION - WEST
(ALT. WITH 7'-0" HIGH WALL @ STAIR)

2 SCALE: 3/16" = 1'-0"

PROJECT:

MIRACLE REVIVALS, INC CHURCH STAIR
2859 NE RODNEY AVE
PORTLAND, OREGON 97212

SITE INFORMATION
ZONE R2
OVERLAY ZONE N/A
STATE ID. 1N1E27AD 6600
LOT SIZE .09 AC / 3,940 SF
PROPERTY I.D. R102487
TAX ROLL ALBINA BLOCK 29,
N 7.56' OF LOT 15
EXC PT IN ST. E 70'
OF LOT 16 EXC PT
IN ST

SAKURA
THE SAKURA GROUP

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ROBERT SALADOFF,
ARCHITECT
3435 NE 45TH AVENUE
PORTLAND, OR. 97213

REGISTERED ARCHITECT
ROBERT SALADOFF
ASHLAND, OREGON
4116
STATE OF OREGON

Drawing File Name:

Date:
FEBRUARY 27, 2017

STAIR SECTION/ELEVATION, STAIR PLAN,
STAIR FRAMING PLAN

A4