

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: 14917	Project Address: 1500 SE Hawthorne Blvd
Hearing Date: 4/12/17	Appellant Name: ROBERT SALADOFF
Case No.: B-012	Appellant Phone: 5416019031
Appeal Type: Building	Plans Examiner/Inspector: Geoffrey Harker
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-B
Building/Business Name: The Celine Apartments	Fire Sprinklers: No
Appeal Involves: Addition to an existing structure	LUR or Permit Application No.: 17-133296-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7]	Proposed use: Exterior Stair

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 602,705.8,1026.5

Requires

Table 602 - Fire-Resistance rating requirements for exterior walls based on fire separation distance.

Table 705.8 – Maximum area of exterior wall openings based on fire separation distance and degree of opening protection

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:

- Concrete footings and 4 x 4 structural posts
- Cedar, structural wood posts, stringers and beams
- Cedar railing posts, treads and risers, railings

The new stair will connect the existing second floor exit door to the ground at the rear of the building and will provide secondary egress for second floor tenants. The stair will be 9'-3 1/2" from the nearest accessory building property. No other buildings or property lines are within 10'-0". The current accessory building consists of the original storage units that are adjacent to the alley to the south and a small extension (building area in question). The accessory building is used for storage only. It is this building extension that extends 9" into the 10'-0" minimum setback. See plans for details and more information.

Reason for alternative

The proposed project consists of a new, required, code-compliant stair located in the south rear yard of the property, providing a second means of egress for the second story units. The stair will replace the original metal stair that was removed several years ago by a previous owner. 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 small side yard, limited setbacks and the requirements of the Historic Resource Review for the Ladd's Addition eliminated these options. Although the proposed design is 8 1/2" short of the 10' setback, it is the best practical solution given the existing conditions and competing considerations.

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. We are seeking approval of the appeal based on the 1) difficult existing site conditions as stated previously, 2) historic review considerations and approval of the proposed design, 3) the removal of existing openings in the affected wall surface and 4) because the encroachment is less than 9" out of 10'.

Table 602 - Fire-Resistance rating requirements for exterior walls based on fire separation distance. We are seeking an exception to this requirement with the encroachment of less than 9".

The alternative fire protection measure, namely a fire-wall adjacent or part of the perimeter of the stair and landing is not suitable for this situation, as it would block all circulation to and from the two other existing stairs at the rear of the building. These stairs provide a secondary access to the rear apartment and the only access to the shared laundry and basement storage and adequate horizontal and vertical clearances will be maintained with the proposed design.

Table 705.8 – Maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The wall in question has total wall area of 70.5 SF. The existing window has an area of 14 SF, or 20% of the wall area surface, exceeding the maximum allowable area of 10% for buildings less than 10' from proposed stair.

To mitigate this condition, the existing window will be removed and the opening will be framed to match existing wall construction.

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.

We are seeking for an exception to this requirement, as the encroachment into the minimum setback requirement will be less than 9 inches.

Historic Review Considerations:

The project site is located in the Ladd's Addition Historic District and is subject to a Historic Resource Review (approved) 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 building exterior to remain as is while providing a needed secondary, safe egress for tenants. The project received approval from the BDS on 2/14/17.

Alternative layouts and location for the stair were explored with the city during the LU action and review, and were all rejected as they were either more visible from the street or encroached upon the setback with the accessory building in question.

APPEAL DECISION

Replacement stair within 10 feet of adjacent building on same lot: 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.

CONSULTANTS

ARCHITECT	CLIENTS
ROBERT SALADOFF, ARCHITECT 3519 NE 45TH AVENUE PORTLAND, OR 97213 541-601-9031	JOSH SHULMAN SLJ LLC PO BOX 82606 PORTLAND, OR 97282-0606
STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT
MILLER CONSULTING ENGINEERS 9570 SW BARBUR BLVD PORTLAND, OR 97219 503-246-1250	
GENERAL CONTRACTOR	MECHANICAL CONTRACTOR
TBD	

BUILDING CODE

-BUILDING CODE: 2014 OREGON SPECIALTY CODE W/UPDATES

-CONSTRUCTION TYPE: TYPE V- B

-OCCUPANCY TYPE: GROUP R-2

PLANNING SUMMARY

PROJECT NAME/ADDRESS:	THE CELINE 1500 SE HAWTHORNE BLVD. PORTLAND, OR 97214
ZONING DESIGNATION:	RESIDENTIAL R-1
PROPERTY DESCRIPTION:	1500 SE HAWTHORNE BLVD. PORTLAND, OR 97214 PROPERTY ID: R200392 TAX RECORD: LADDs ADD, BLOCK 14, E 20' OF LOT 8 EXC PT IN ST, LOT 11 EXC PT IN ST, W 15' OF LOT 12 EXC PT IN ST
USE:	8-UNIT MULTI-FAMILY

BUILDING SUMMARY

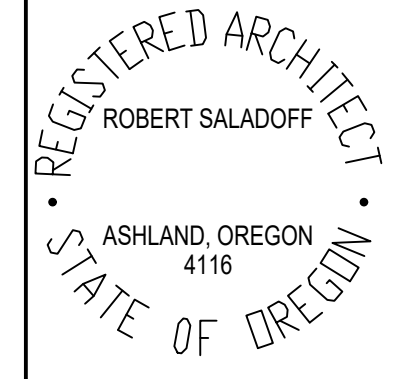
1 NEW EGRESS STAIR	95 S.F.
1 EXISTING FIRE ESCAPE	LOAD TESTING
LOT SIZE:	9,225 S.F. (.21 ACRES)
APT. BLDG. - FINISHED	6,536 S.F
BSMT - UNFINISHED BSMT - FINISHED	622 S.F. 1,017 S.F.
FIRST SECOND ATTIC	1,885 S.F. 2,154 S.F. 1,480 S.F.
DET. GARAGE/STORAGE	634 S.F.
BUILDING COVERAGE:	3,163 S.F. (34%)

DRAWING INDEX

SHEET NO.	SHEET TITLE
A1.0	COVER SHEET
A2.1	SITE PLAN
A3.1	FLOOR PLANS
A3.2	FLOOR PLANS - OCCUPANCY LOADS AND EGRESS PLANS
A4.1	ENLARGED STAIR PLANS
A4.2	STAIR ELEVATIONS
A5.1	DETAILS
	STRUCTURAL DRAWINGS PROVIDED BY ENGINEER STAIR DETAILS
S0.01	STRUCTURAL NOTES
S1.01	FLOOR PLANS
S1.02	PLAN AND ELEVATIONS
S1.03	EAST FIRE ESCAPE PLAN
S3.01	ELEVATIONS AND SECTIONS
S8.01	DETAILS

GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWING: DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK.
- GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT.
- THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS HE OR SHE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL BE APPROVED BY THE ARCHITECT.
- ALL REQUIRED CITY AND / OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
- THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES AS REQUIRED FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- CITY APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL BE RESPONSIBLE THAT ALL CONTRACTORS' CONSTRUCTION SETS REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF STAMPED CITY APPROVED PLANS WITH ALL REVISION, ADDENDUMS AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE UNDER THE CARE OF THE JOB SUPERINTENDENT AND MUST BE MADE AVAILABLE TO BUILDING AND FIRE INSPECTORS FOR REFERENCE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR, WITHIN ONE (1) YEAR (OR AS PROPOSED TO CLIENT) AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
- THE CONTRACTOR IS TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF STAGING AREA, AND TO ENSURE THAT MATERIALS DELIVERY AND STORAGE DOES NOT INTERFERE WITH DAILY OPERATION OF ADJACENT PROPERTIES OR PUBLIC RIGHT OF WAY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.



ROBERT SALADOFF
ARCHITECT

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PHASE/DATE ISSUED
PLANNING:
DEMOLITION:
SD:
DD:
CD'S/PERMIT: 03.07.17

REVISION 1

THE CELINE APARTMENTS

1500 SE HAWTHORNE BLVD
PORTLAND, OR 97214

DRAWINGS:
COVER SHEET

A1.0

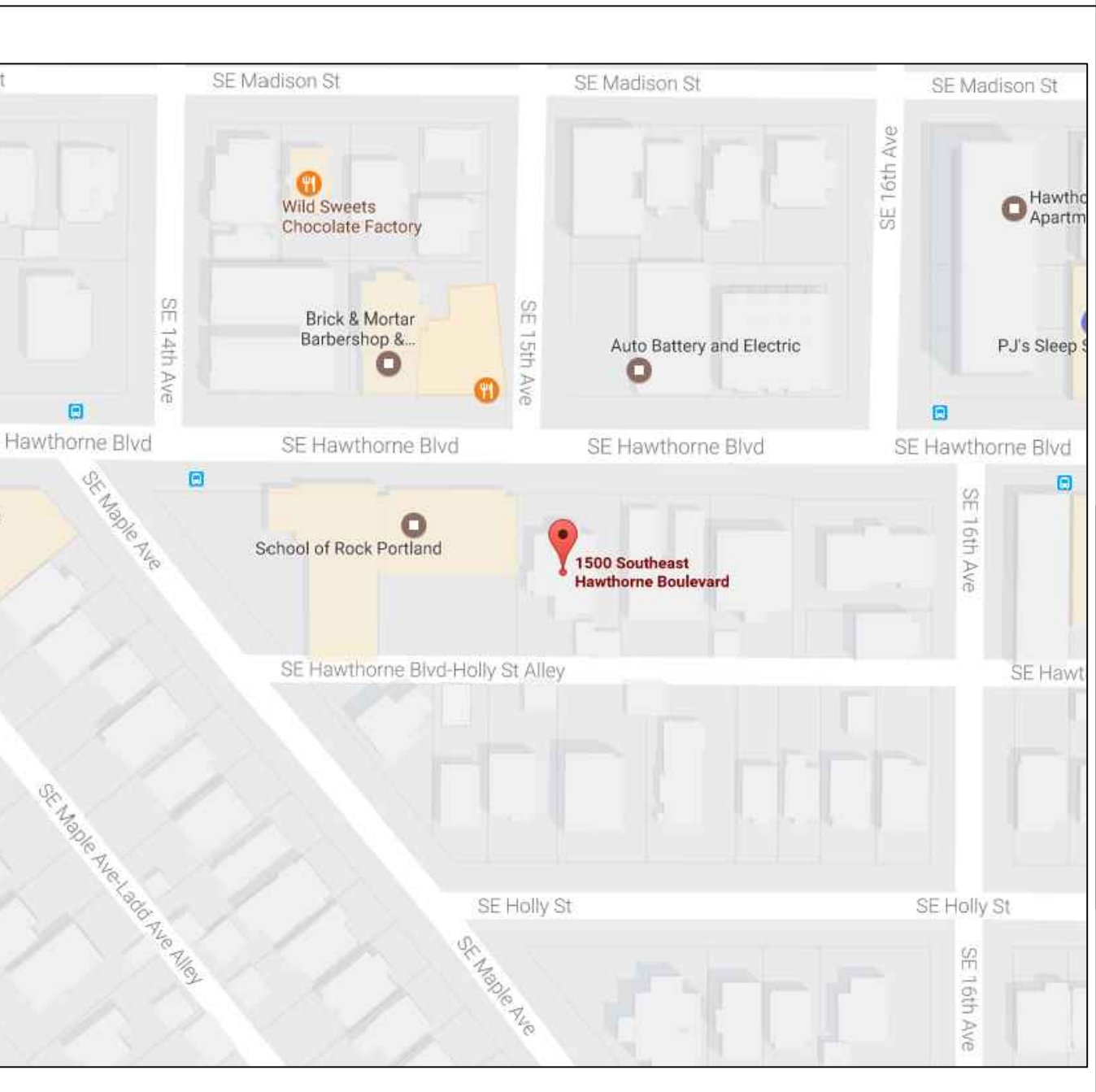
ABBREVIATIONS

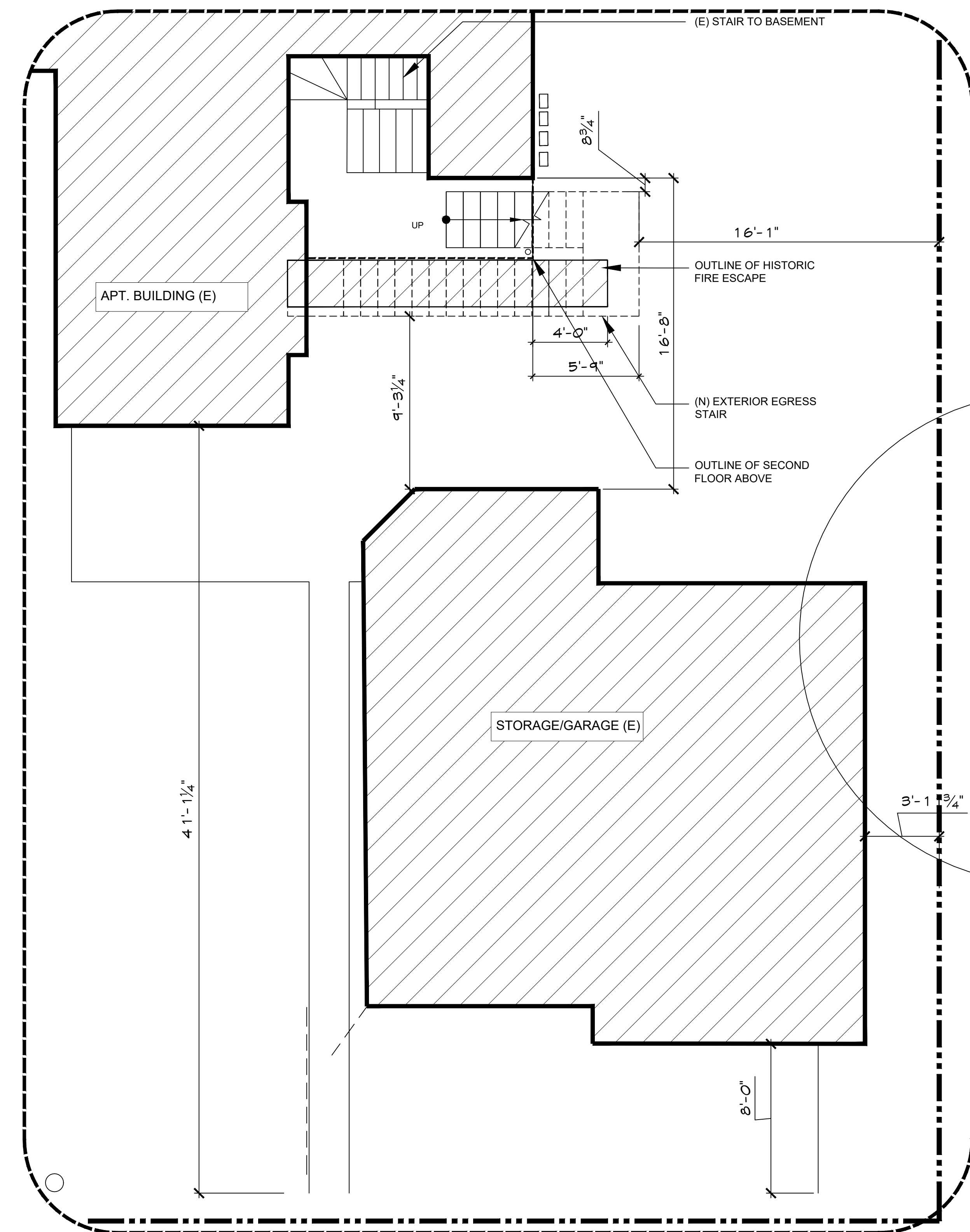
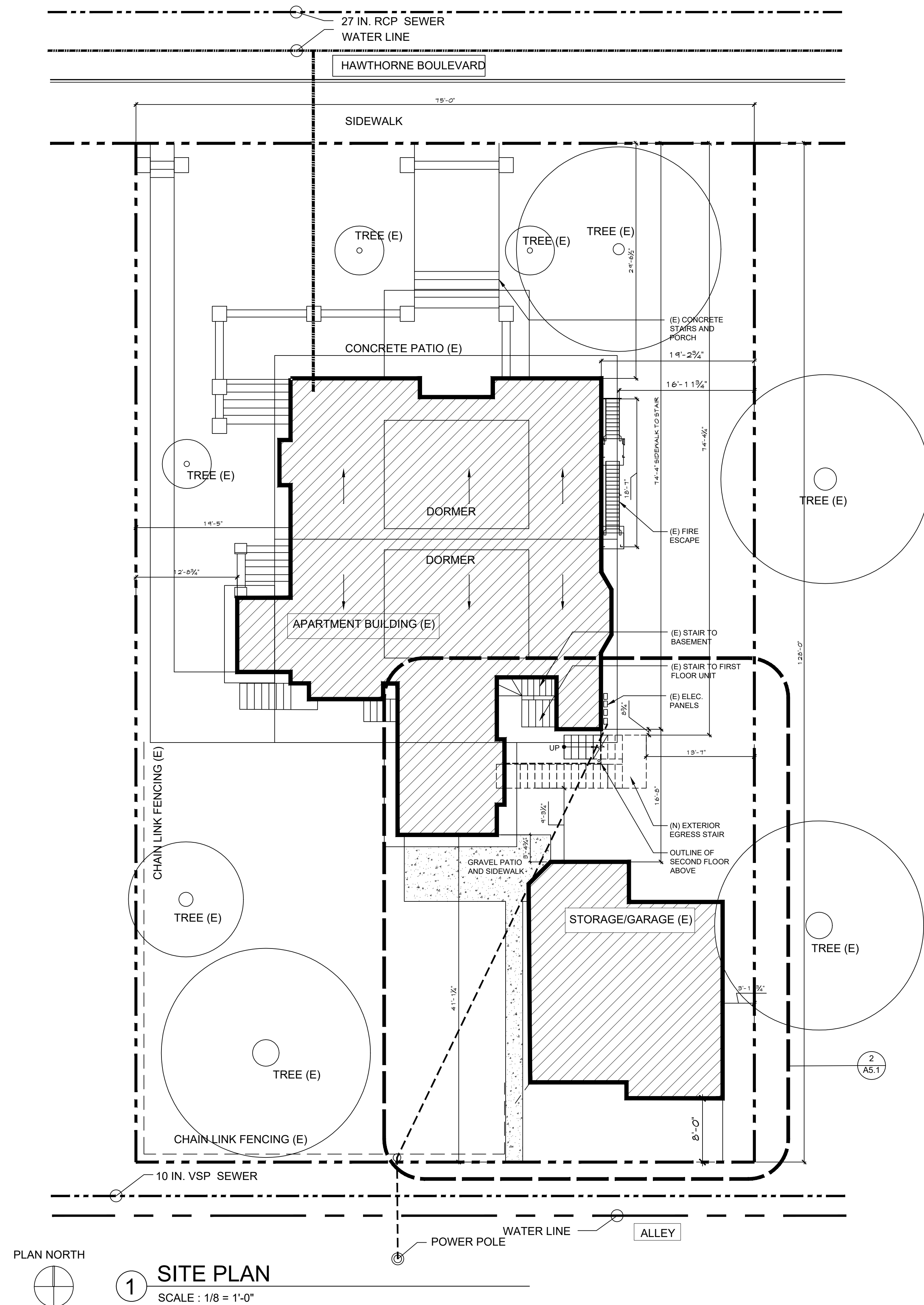
A.B. ACOUST. ADJ. A/C AFF A.H. A.C.	ANCHOR BOLT ACOUSTICAL ADJUSTABLE AIR CONDITIONER ABOVE FINISH FLOOR AIR HANDLER ASPHALT CONCRETE	D.L. DP. DIA. DIM DBL. D.S. DWG. D.F.	DEAD LOAD DEEP DIAMETER DIMENSION DOUBLE DOWN SPOUT DRAWING DRINKING FOUNTAIN	GALV. GA. G.D. G.L. G.L.B. G.B.	GALVANIZED GAUGE GARBAGE DISPOSAL GLASS GLUE LAM BEAM GYPSUM WALL BOARD	(N) NEW NOT IN CONTRACT NOT TO SCALE	OBS. O.C. O/ O.H.	OBSURE ON CENTER OVER OVERHEAD	HDW. HDR. HGT. H.V.A.C.	HARDWARE HEADER HEIGHT HEATING VENTILATING & AIR CONDITIONING HOLLOW CORE HOLLOW METAL HORIZONTAL HOSE BIBB	PR. PTD. PL. P.LAM. PL. WD. P.T. P.L.	PAIR PAINTED PLASTIC OR PLATE PLASTIC LAMINATE PLYWOOD PRESSURE TREATED PROPERTY LINE	K.D.	KILN DRIED	LAM. LT. LL.	LAMINATED LIGHT LIVE LOAD	MFR. MECH. M.I.W. MTL. M.C.	MANUFACTURER MECHANICAL MAKE IT WORK METAL MOISTURE CONTENT	S.J. SECT. SHT. SIM. SL. S.C. SPKR. SPEC. SQ. STN. S.S. STD. STL. STRUCT. SUSP. TEL. TEMP.	SAWN JOINT SECTION SHEET SIMILAR SLIDING SOLID CORE SPEAKER SPECIFICATIONS SQUARE STAINED STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED TELEPHONE TEMPERED OR TEMPORARY TONGUE & GROOVE TOOLED JOINT TOP OF ... TYPICAL	T&G T.J. T.O. TYP.	WATER RESISTANT WEATHER PROOF WELDED WIRE MESH WITH WITHOUT WOOD
B.O.F. BM. BLDG. B.U.	BOTTOM OF FOOTING BEAM BUILDING BUILT-UP	EA. ES. E.W. ELEC. ELEV.	EACH EACH SIDE EACH WAY ELECTRIC ELEVATION	HC H.M. HORIZ. H.B.	HOLLOW CORE HOLLOW METAL HORIZONTAL HOSE BIBB	PL. P.LAM. PL. WD. P.T. P.L.	PAIR PAINTED PLASTIC OR PLATE PLASTIC LAMINATE PLYWOOD PRESSURE TREATED PROPERTY LINE	PR. PTD. PL. P.LAM. PL. WD. P.T. P.L.	PAIR PAINTED PLASTIC OR PLATE PLASTIC LAMINATE PLYWOOD PRESSURE TREATED PROPERTY LINE	K.D.	KILN DRIED	LAM. LT. LL.	LAMINATED LIGHT LIVE LOAD	MFR. MECH. M.I.W. MTL. M.C.	MANUFACTURER MECHANICAL MAKE IT WORK METAL MOISTURE CONTENT	S.J. SECT. SHT. SIM. SL. S.C. SPKR. SPEC. SQ. STN. S.S. STD. STL. STRUCT. SUSP. TEL. TEMP.	SAWN JOINT SECTION SHEET SIMILAR SLIDING SOLID CORE SPEAKER SPECIFICATIONS SQUARE STAINED STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED TELEPHONE TEMPERED OR TEMPORARY TONGUE & GROOVE TOOLED JOINT TOP OF ... TYPICAL	T&G T.J. T.O. TYP.	WATER RESISTANT WEATHER PROOF WELDED WIRE MESH WITH WITHOUT WOOD			
CAB. CLG. CTR. CL. COL. CONC. C.M.U. CONT. C.J. CSK.	CABINET CEILING CENTER CENTERLINE COLUMN CONCRETE CONCRETE MASONRY UNIT CONTINUOUS CONTROL JOINT COUNTERSINK	ENCL. E.N. EQ. EXH. EXIST. EXP. E.J. EXT. F.G. FIN. F.F. F.O. FLR.	ENCLOSURE EDGE NAILING EQUAL EXHAUST EXISTING EXPANSION EXPANSION JOINT EXTERIOR FIBERGLASS FINISH FINISH FLOOR FACE OF ... FLOOR	HC H.M. HORIZ. H.B.	HOLLOW CORE HOLLOW METAL HORIZONTAL HOSE BIBB	PL. P.LAM. PL. WD. P.T. P.L.	PAIR PAINTED PLASTIC OR PLATE PLASTIC LAMINATE PLYWOOD PRESSURE TREATED PROPERTY LINE	PR. PTD. PL. P.LAM. PL. WD. P.T. P.L.	PAIR PAINTED PLASTIC OR PLATE PLASTIC LAMINATE PLYWOOD PRESSURE TREATED PROPERTY LINE	K.D.	KILN DRIED	LAM. LT. LL.	LAMINATED LIGHT LIVE LOAD	MFR. MECH. M.I.W. MTL. M.C.	MANUFACTURER MECHANICAL MAKE IT WORK METAL MOISTURE CONTENT	S.J. SECT. SHT. SIM. SL. S.C. SPKR. SPEC. SQ. STN. S.S. STD. STL. STRUCT. SUSP. TEL. TEMP.	SAWN JOINT SECTION SHEET SIMILAR SLIDING SOLID CORE SPEAKER SPECIFICATIONS SQUARE STAINED STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED TELEPHONE TEMPERED OR TEMPORARY TONGUE & GROOVE TOOLED JOINT TOP OF ... TYPICAL	T&G T.J. T.O. TYP.	WATER RESISTANT WEATHER PROOF WELDED WIRE MESH WITH WITHOUT WOOD			

SYMBOLS

ELEVATION	T.O. CONCRETE ELEV. +1860.75'	EXISTING WALL	=====
BUILDING SECTION	SECTION NO. SHEET NO.	WALL, ASSEMBLY, FIXTURE TO BE DEMOLISHED	=====
DETAIL REFERENCE	DETAIL NO. SHEET NO.	NEW PARTITION OR BEARING WALL	=====
EXTERIOR ELEVATIONS	ELEVATION NO. SHEET NO.	CONC. MASONRY WALL	=====
INTERIOR ELEVATIONS	ELEV. NO.	CONCRETE	=====
DOOR TYPE	TYPE NO.		
WINDOW TYPE	TYPE NO.		
REVISION	REVISION NO.		
INT. PARTITIONS & WALL ASSY'S	ASSEMBLY NO.		

VICINITY MAP



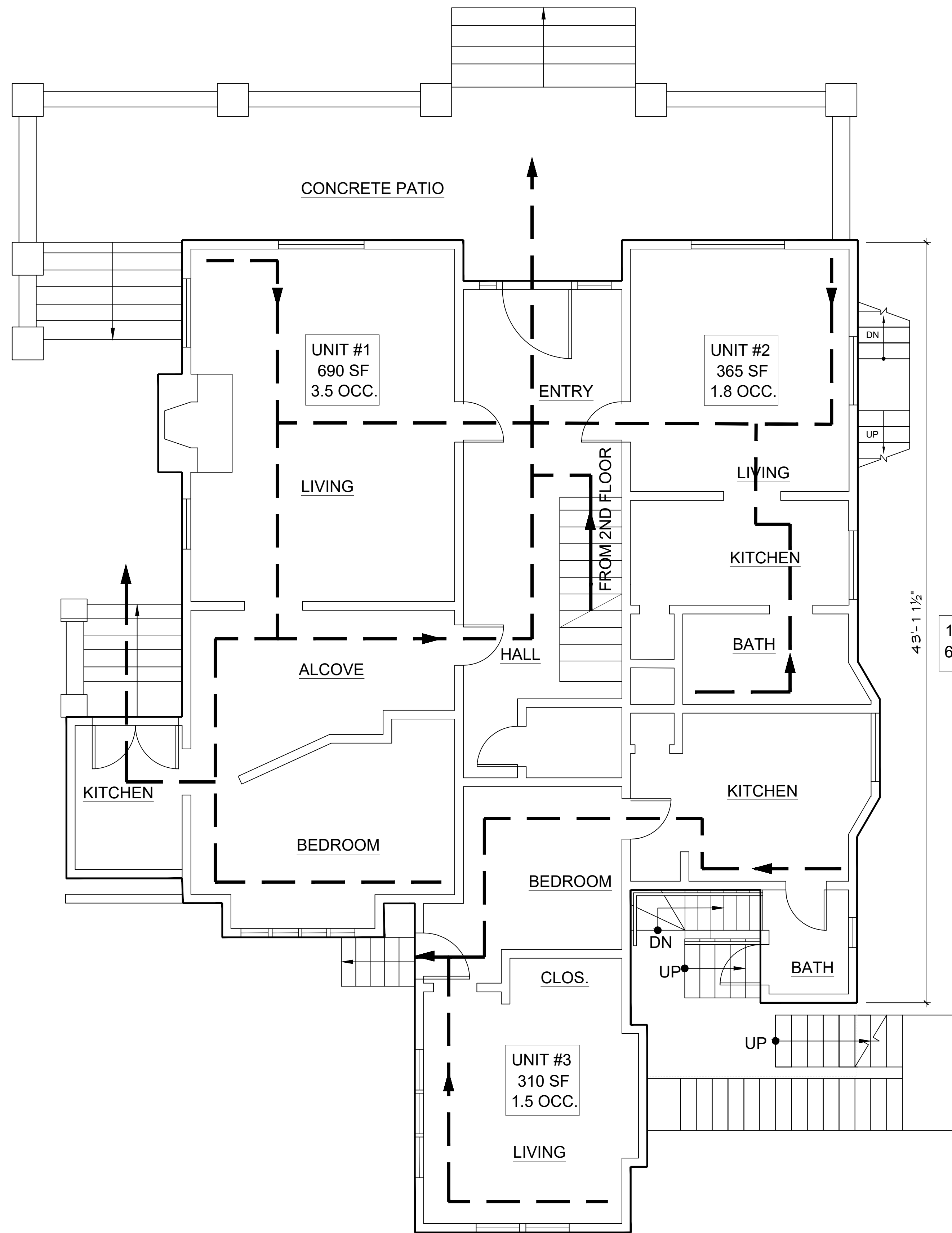


SCALE : 1/4" = 1'-0"

SCALE : 1/4" = 1'-0"

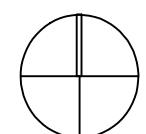
STAIR DETAILS:

24 RISERS @ 6 $\frac{7}{8}$ " EA. - VIF
22 TREADS @ 11" DEEP
UPPER AND MID LANDINGS



1ST FLOOR
6.8 OCCUPANTS

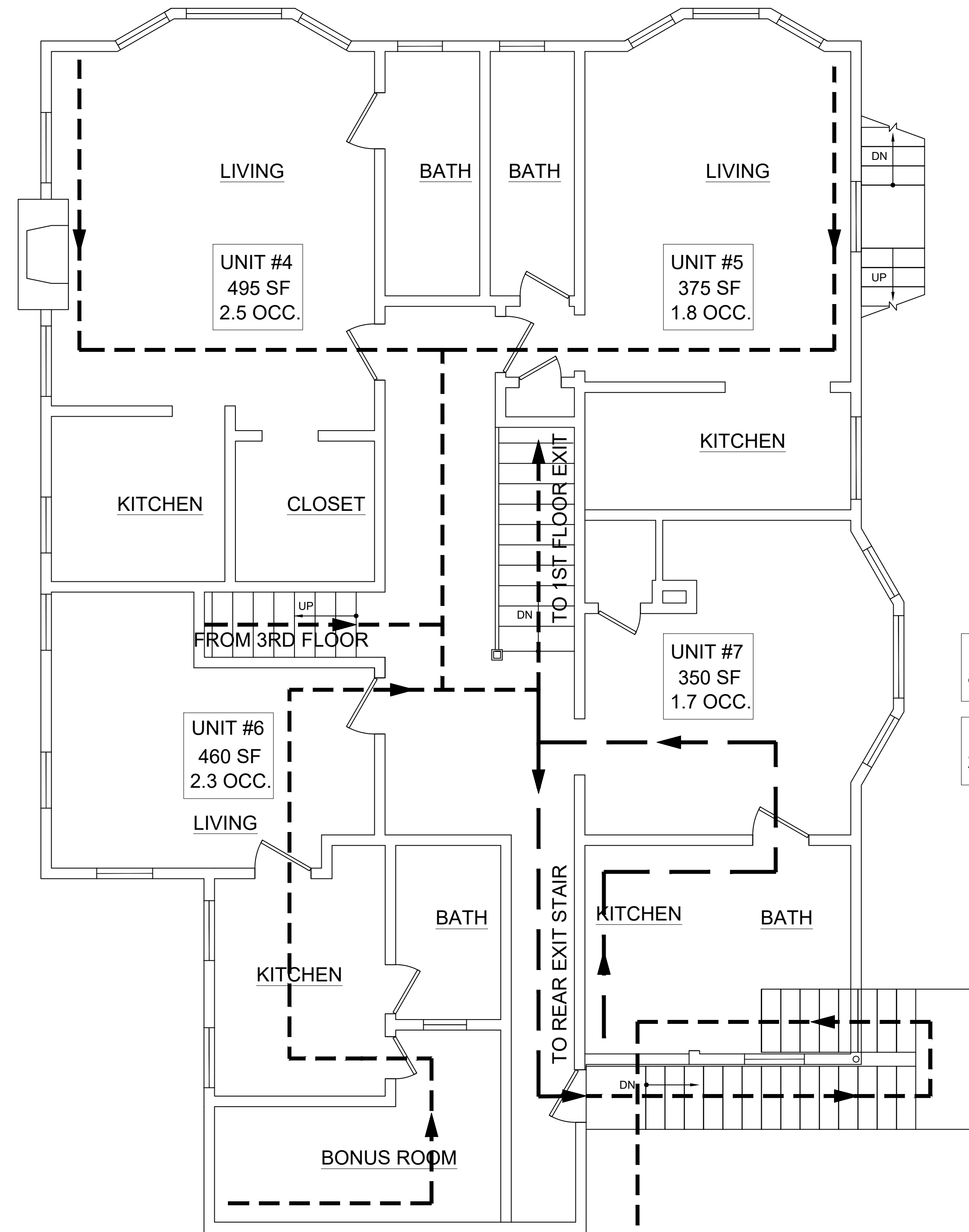
PLAN NORTH



1

FIRST FLOOR PLAN: OCCUPANCY LOADS AND EGRESS

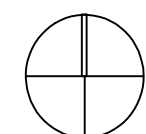
SCALE : 1/4" = 1'-0"



2ND FLOOR
8.3 OCCUPANTS

3RD FLOOR
2.0 OCCUPANTS

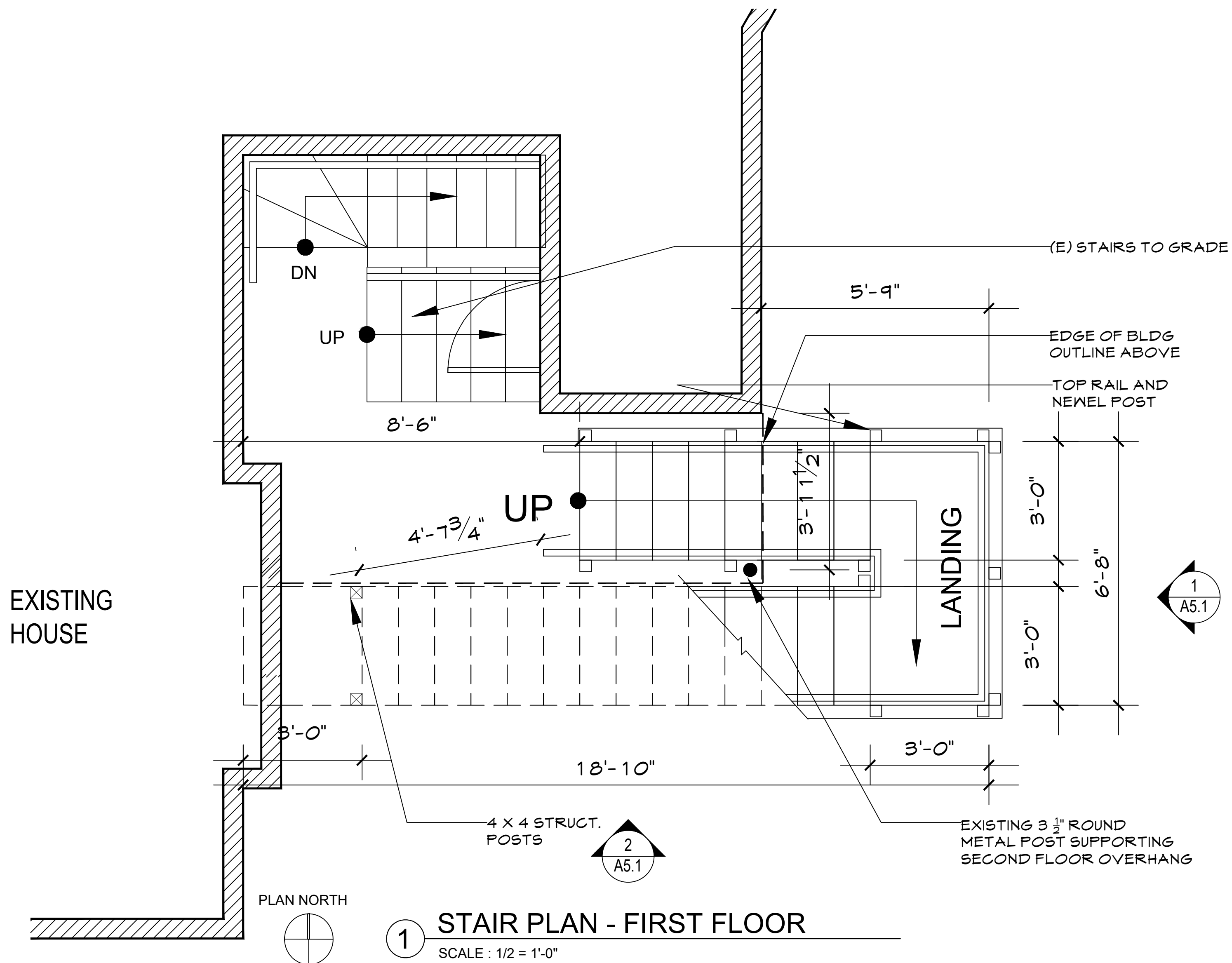
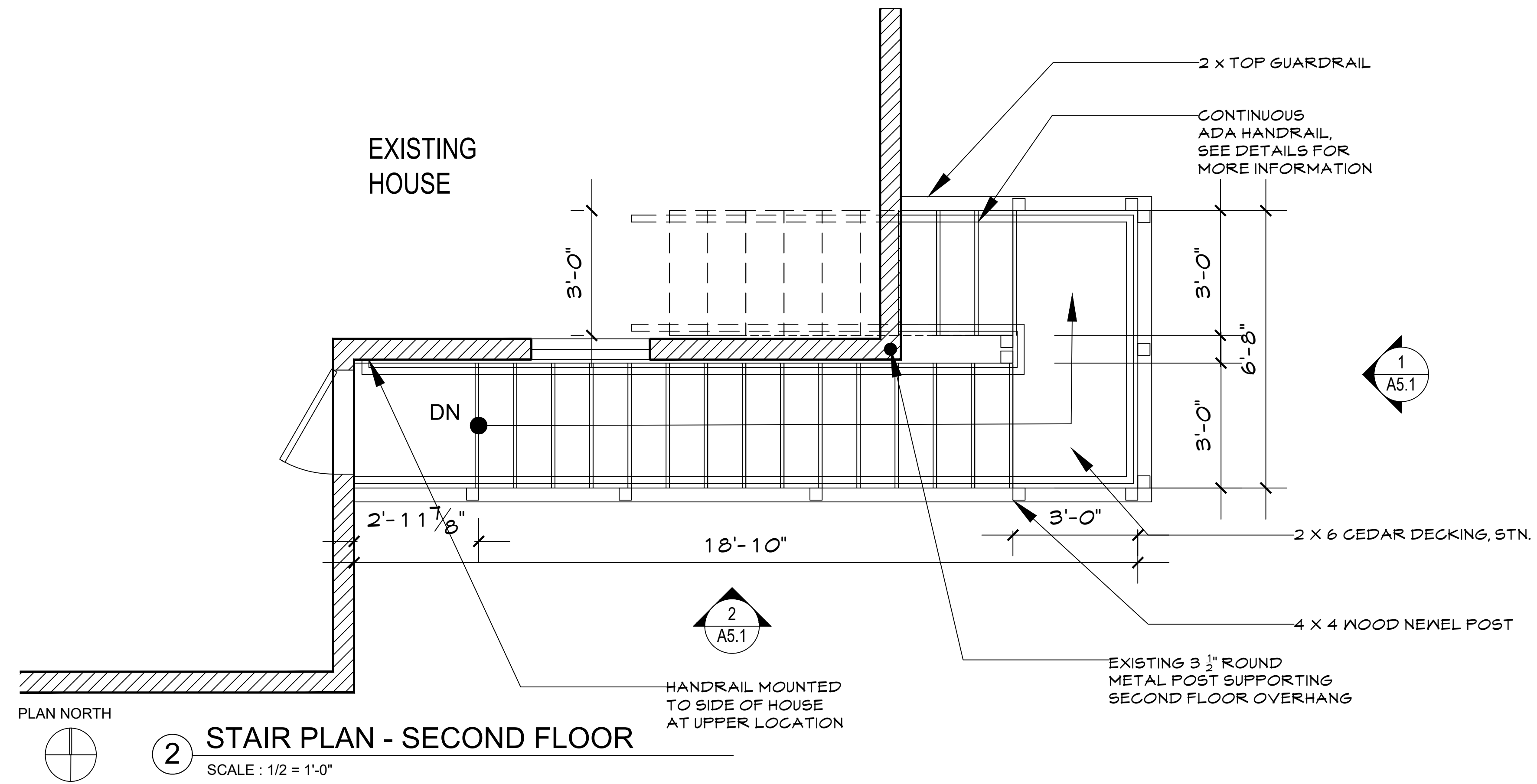
PLAN NORTH

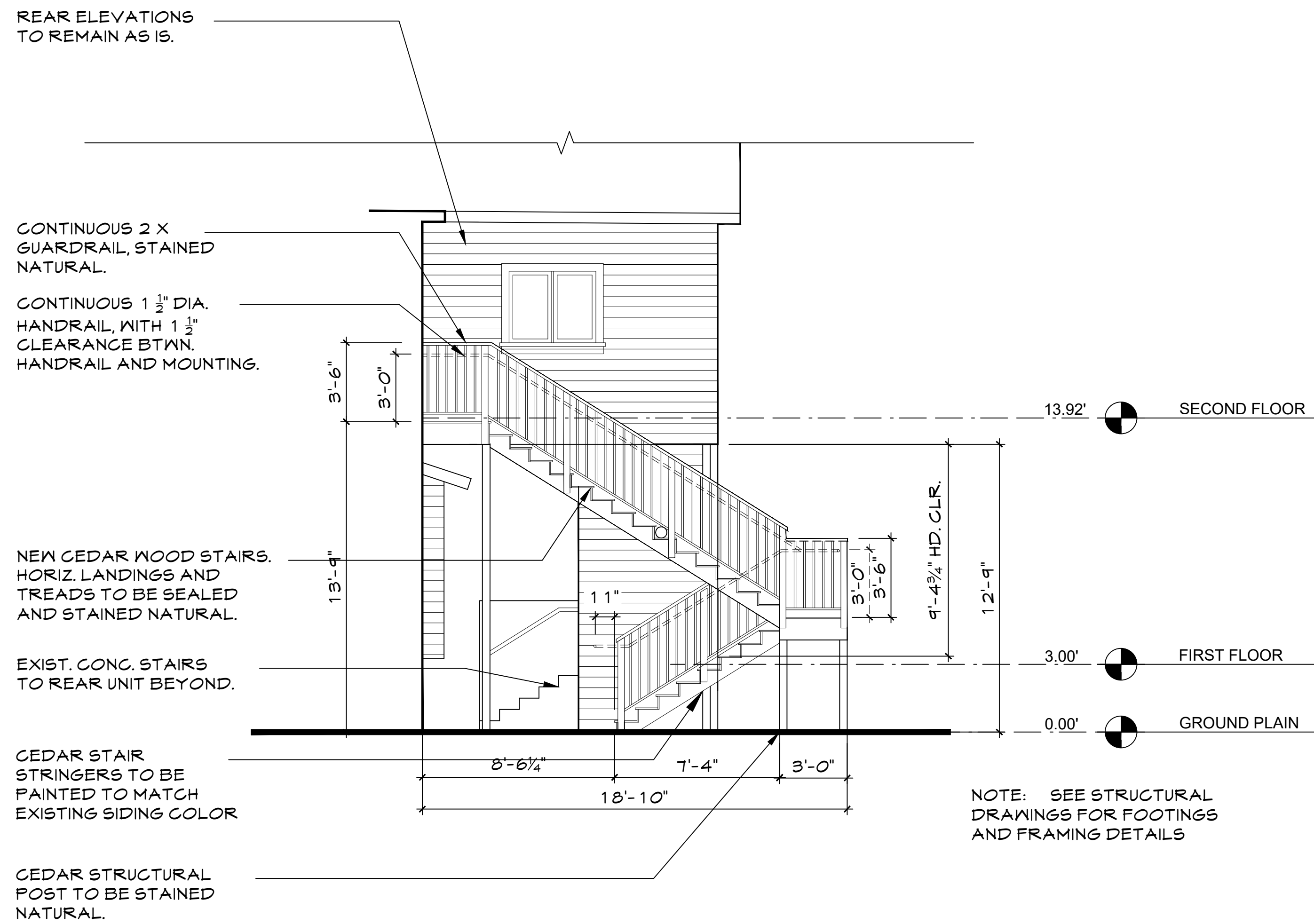


2

SECOND FLOOR PLAN: OCCUPANCY LOADS AND EGRESS

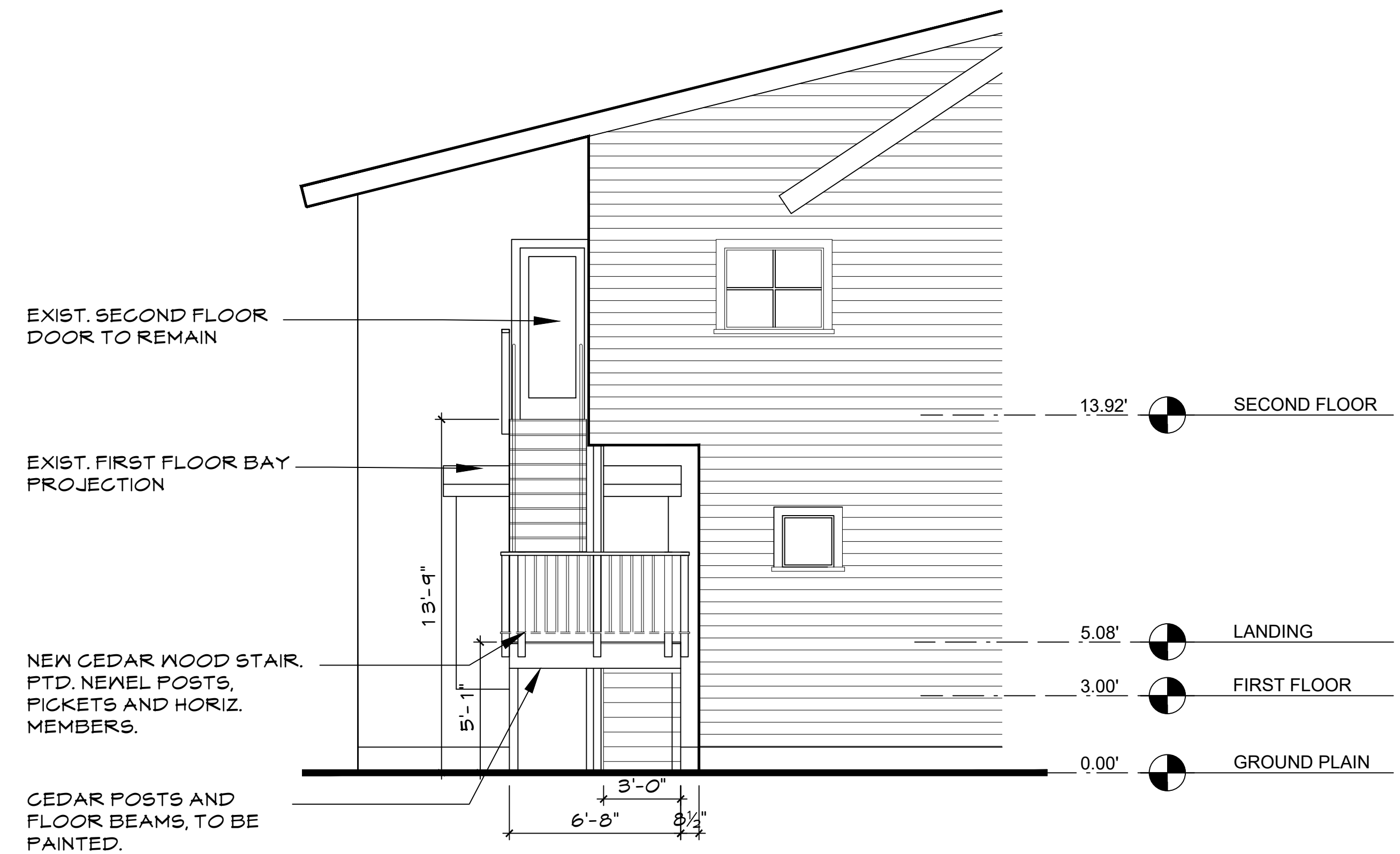
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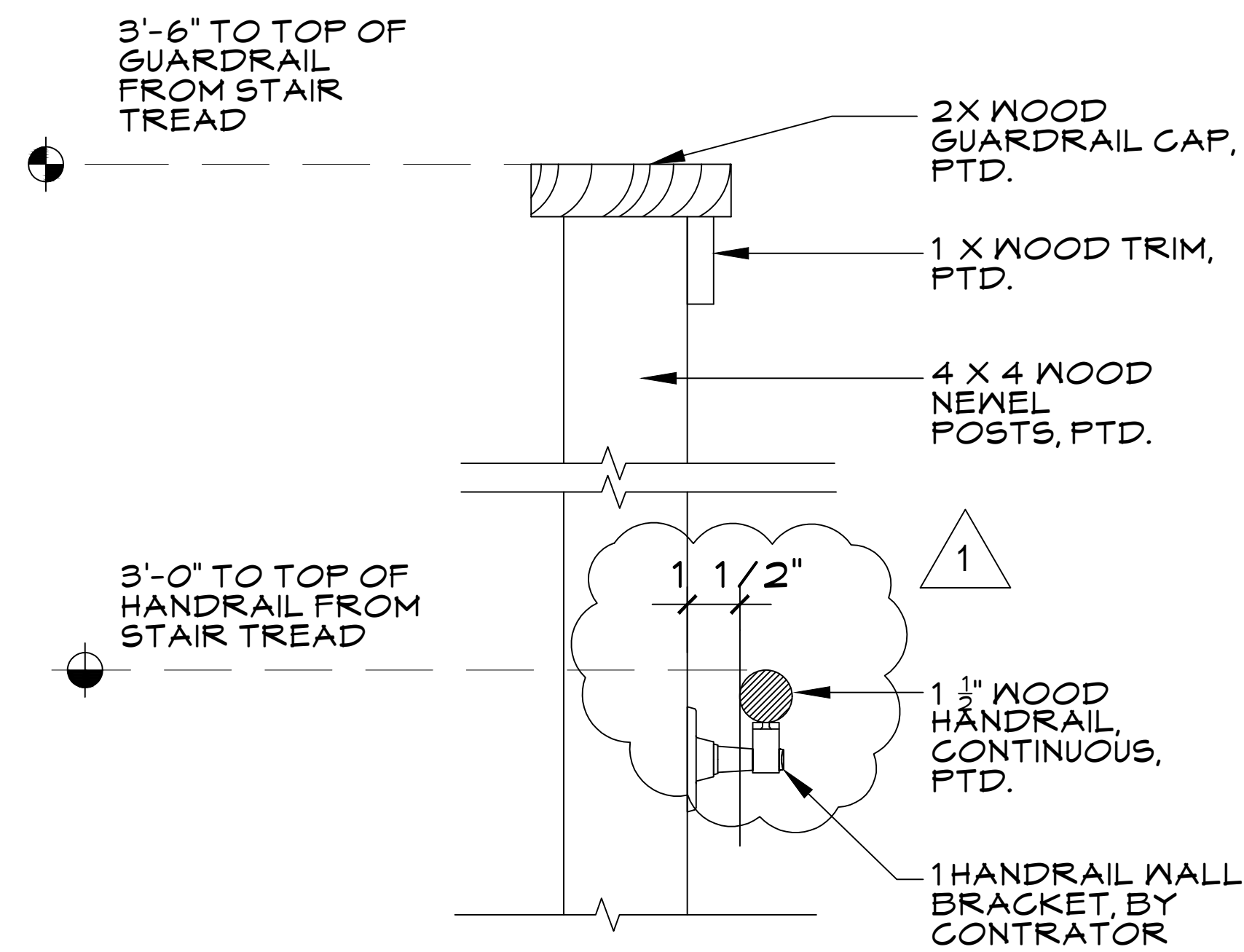
1 STAIR ELEVATION - SOUTH

SCALE : 1/4" = 1'-0"

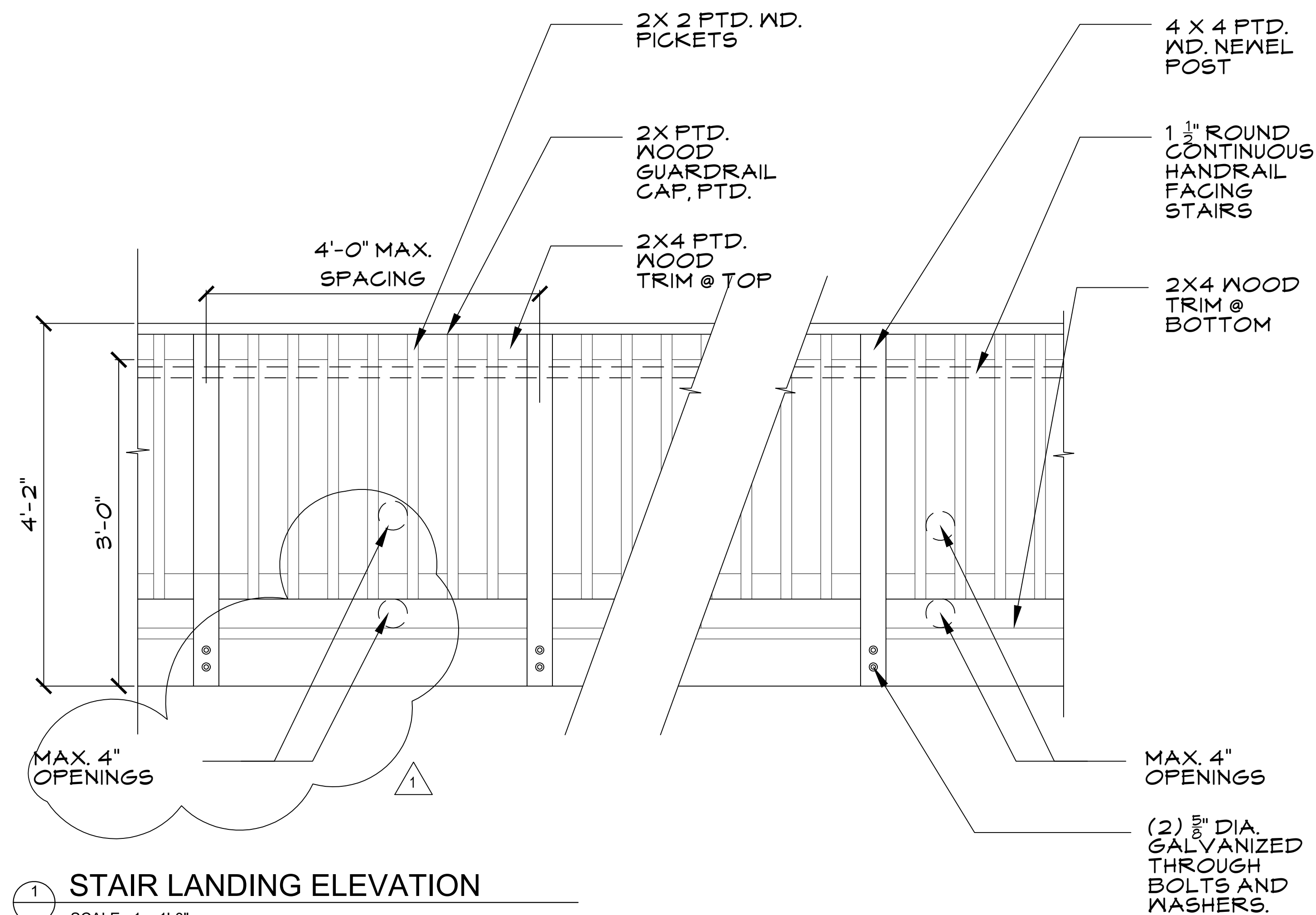


2 STAIR ELEVATION - EAST

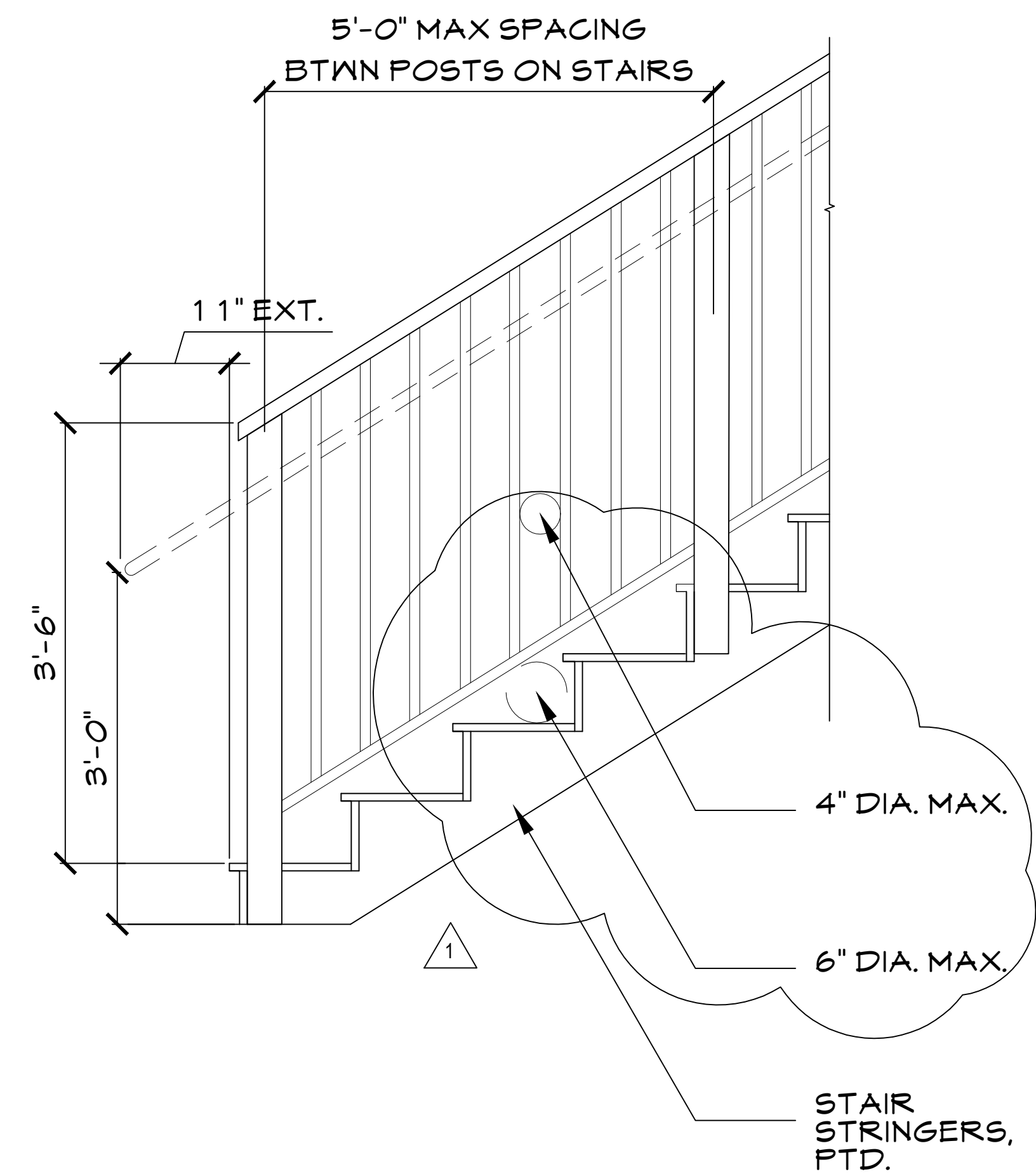
SCALE : 1/8" = 1'-0"



3 HANDRAIL ELEVATION
SCALE : 3 = 1'-0"



1 STAIR LANDING ELEVATION
SCALE : 1 = 1'-0"



2 STAIR ELEVATION
SCALE : 1 = 1'-0"