Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201 More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

Status: Decision Rendered

Appeal ID: 14924	Project Address: 7710 N Jersey St Appellant Name: Mason Marsh	
Hearing Date: 4/12/17		
Case No.: B-015	Appellant Phone: 5033809327	
Appeal Type: Building	Plans Examiner/Inspector: Geoffrey Harker	
Project Type: residential	Stories: 2 Occupancy: R-5 Construction Type: Wood Frame	
Building/Business Name: R264057	Fire Sprinklers: No	
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 17-139120-RS	
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Residential	

APPEAL INFORMATION SHEET

Appeal item 1

Cada Castian	
Code Section	IRC/3/#1
Requires	STAIRS
	General. Existing stairways providing access to new habitable spaces must
	meet the following conditions:
	a. Stairwaysmustbeatleast30incheswide;and
	b. Stairway headroom must be at least 6 feet 2 inches; and
	c. Treadrunmustbe9inchesminimum;and
	d. Riser height must be 9 inches maximum; and
	e. Stairlandingsattopandbottommustbeatleast30incheswideand30
	inches long, with at least 6 feet 2 inches headroom.
	A maximum variation of 3/8 inch will be allowed between the largest and smallest riser height or
	tread run.
Proposed Design	The existing staircase in the structure does not meet current code for stair tread run. The existing staircase has a tread run of 8 inches. In all other measures, the staircase meets code requirements.
Reason for alternative	As the existing staircase serves the basement of the structure, which is used for storage and utilit and not for living, sleeping, eating or cooking, I am requesting an appeal to the staircase code to allow for the existing staircase to remain.
	Reference 29.10.020 for definition of Habitable Space. The residence in question does not includ Habitable Space in the basement.



Appeals | The City of Portland, Oregon

APPEAL DECISION

Existing basement stairs with 8 inch tread depth for access to new habitable space: Denied.

Appellant may contact Dave Tebeau (503-823-6802) for additional information.

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.

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KEYNOTES:

0 year Arch. Comp. Roofing Typ. Over #15 felt, over 7/16" osb sheathing
x10 S.P.F. Facia Boards (Sealed & Painted)
"x4" Chamfered Corbels Typ.
A* x 4" Corner Trim Typ. (Verify S.P.F. or Composite) lardiePlank⊛ Lap Siding-7" Exposure
ardiePlank® Lap Siding-7" Exposure
/4" x 10" "Belly Band" Trim Typ. (Verify S.P.F. or Composite) "W Straight/Square-Posts/Columns (Sealed & painted)
W Straight/Square-Posts/Columns (Sealed & painted)
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AREA CALCULATIONS

ADU LIVING AREA:	sa.ft.
1ST FLOOR LIVING AREA:	sq.ft.
2ND FLOOR LIVING AREA:	sq.ft.
TOTAL LIVING AREA (MDU):	sq.ft.
BUILDING TOTAL:	sq.ft.
GARAGE AREA:	sq.ft.

GENERAL NOTES:

THE FLAN REF. COMMEND INTELLIB RULEING CONTRACT, PROVIDES RULEING DEFLUIS FOR THE REIDENTIAL PROJECT. THE CONTRACTOR SHALL VERST TAILS SHE CONDITIONS ARE CONSISTING WITH THESE PLANS BENCES FARTING WORK WORK NOT SPECIFICALLY DEFLAILED SHALL RECONSTRUCTION CONSISTING WITH THESE PLANS BENCES FARTING WORK WORK NOT SPECIFICALLY DEFLAILED SHALL RECONSTRUCTED TO THE SAME QUALITY AS SMULAR WORK THAT E DEFLAIDED ALL WORK SHALL BE DONE THAT ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES CONTRACTOR SHALL BE RESPONSELE AND BEAR ANY FINIS OR PRIVATIES FOR CODE, ORDINANCE, REGULATION OR BUILDING, PROCESS VICLATIONS, NUSRANCES SHALL BE IN FORCE THREFORE ORDER OF THAT ON OTHER UNDER GROUPE.

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PLEAS ESE ADDITIONAL NOTISE CALLED OUT ION OFHER SHEETS. To he best of my knowledge these glans are drawn to comply with owner's and or builder specifications and up changes made on them after prints are made will be done at the owner's and of subjects of the start of the start



E FRONT ELEVATION







EPT ELEVATION

REAR ELEVATION

RIGHT ELEVATION
1/8"=1'
Convrint © 2016 by: Caser Lorenza, All Binhts B

Project Address 7710 N. JERSEY ST. PORTLAND OR. 97203

Elevations

Exterior

June .

A-3

DATE: 1/20/2017 SCALE: 1/4"=1' PLAN #1 PLAN- CUSTO SHEET:







