

# 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

<b>Appeal ID:</b> 15168	<b>Project Address:</b> 1885 NW Quimby St
<b>Hearing Date:</b> 5/31/17	<b>Appellant Name:</b> Ben Rippe
<b>Case No.:</b> E-001	<b>Appellant Phone:</b> (503)847-2105
<b>Appeal Type:</b> Electrical	<b>Plans Examiner/Inspector:</b> Brian McCall, Brett Welland
<b>Project Type:</b> commercial	<b>Stories:</b> 6 <b>Occupancy:</b> I-A, III-B
<b>Building/Business Name:</b> Slabtown Flats	<b>Fire Sprinklers:</b> Yes - throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 15-218269-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Multi-Family Residential

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2014 Oregon Electrical Specialty Code - Section 210.52(E)3

**Requires** 210.52(E) Outdoor Outlets, (3) Balconies, Decks, and Porches: Balconies, decks and porches that are attached to the dwelling unit and are accessible from inside the dwelling unit shall have at least one receptacle outlet accessible from the balcony, deck, or porch. The receptacle outlet shall not be located more than 6.5 feet above the balcony, deck, or porch walking surface.

**Proposed Design** The approved six story multifamily building includes both balconies and "Juliet railings". The balconies have approximately 3'-6" x 10'-0" of outdoor area that is accessible from the dwelling unit. Each of the sixteen balconies will have a weatherproof receptacle outlet located to serve the outdoor balcony area within the extents of the railing.

There are also sixteen Juliet railings which do not include an outdoor area. The Juliet railings have no exterior floor to stand on or space between the rail and the face of the building that can be accessed or occupied. The Juliet railing design consists of a guardrail attached to the exterior wall across the face of an inward-opening pair of casement panels. There is less than 3" of clearance between the railing and the exterior building wall and there are full height windows above and to both sides of the railings.

**Reason for alternative** Juliet railings do not fit the definition of a balcony, deck, or porch in the code section cited above therefore receptacles are not required. The Juliet railings are not associated with an outdoor space and do not contain a walking deck or surface like a balcony, deck, or porch. Additionally, there are no locations to place an exterior receptacle due to floor-to-ceiling windows on both sides and above the railing.

Finally, attachment of electrical items to the Juliet railing presents a safety hazard for occupants reaching out over the railing and for items potentially not being securely attached falling off.

Occupants will not be allowed to attach items including holiday lighting to their railings and an exterior outlet would only encourage this behavior.

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## APPEAL DECISION

**Omission of exterior electrical outlet(s) at (16) Juliet balconies: Denied. Proposal does not provide equivalent electrical hazard protection.**

**Appellant may contact Brett Welland (503-823-7289) with questions.**

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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.





EXTERIOR BALCONY WITH  
EXTERIOR OUTLETS

JULIET RAILING WITHOUT  
EXTERIOR OUTLETS