

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: 15343

Project Address: 2829 SE Clinton St

Hearing Date: 7/12/17

Appellant Name: Bonnie Wilson Harold

Case No.: B-002

Appellant Phone: 5037892770

Appeal Type: Building

Plans Examiner/Inspector: Dave Tebeau

Project Type: residential

Stories: 3 **Occupancy:** family **Construction Type:** framed

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: personal family home and residence.

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Stairs brochure

Requires Code requires new stairs be 36" wide (We will meet head height requirements, as well as rise and run code requirements.)

Proposed Design We are proposing to create new "friendlier" basement stairs (in the same basic location) 30" wide. They will meet head height and rise and run requirements by code. We are also proposing to rebuild the existing stairs to the second floor in the same location they are currently. However, they will become wider, along the west wall, to directly align over the new basement stairs. Our new proposed design is due to a new 8" thick structural, full-perimeter concrete basement wall. The existing sets of stairs, piggy back and run along an existing exterior wall, Now both stairwell's must shift 8".

Reason for alternative Currently the existing stairs to the second floor are a "C" configuration with two winder corners. The main run of the stairs, along the west wall, are 31" wide. After the second winder, the stairs continue 32" wide between two existing second floor walls. The basement underwent a dig out to gain more head height, and engineering of a new 8" thick structural wall inside the perimeter of the existing basement wall. This wall meets current earthquake and structural code and gives them a sound foundation. The existing basement stairs piggy back under the second story stairs. However, with the new 8" concrete wall, the existing 30" basement stairs can only be 22" wide in the existing stairwell. Therefore, we need to shift the two sets of stairs over 8".

In order to preserve existing floor space, we are proposing to rebuild 30" wide stairs to the basement, which will meet code requirements for rise and run, and head height. We are also proposing to rebuild the existing second floor stairs, wider and in direct alignment over the new 30" wide basement stairs. This will give them new 39" wide stairs along the west wall and no winder in the upper corner. However, as part of our appeal we are requesting to leave the two existing walls

on the second floor in place. The last five treads would remain in the 32" existing width. Both sets of stairs will piggy back in a "C" formation.

The basement has a 36" wide man door from the garage, as well as an egress window. The basement consists of a family room, combined laundry and bathroom, hobby space and storage. A 30" stairwell does not create a hardship in getting in or out of the basement.

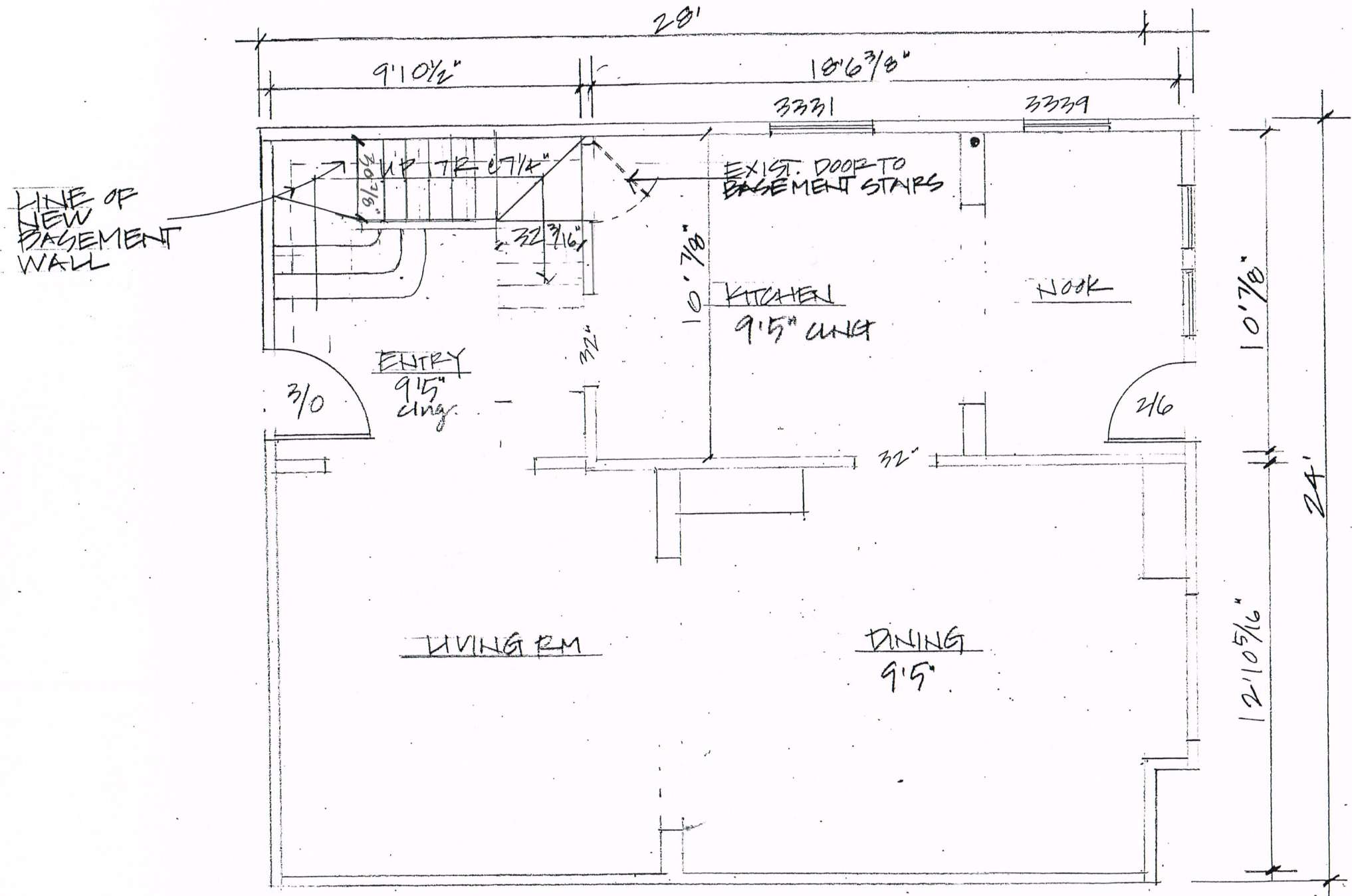
APPEAL DECISION

1a. Reconstruction of stairway to converted basement with 30 inch width: Granted as proposed.

1b. Reconstruction of stairway to 2nd level with stair 39 inches wide except five treads 32 inches wide: 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.



LINE OF NEW BASEMENT WALL

LIVING RM

DINING
9'5"

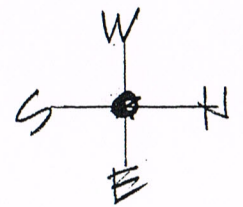
KITCHEN
9'5" x 10'7/8"

NOOK

ENTRY
9'5" x 10'7/8"

EXIST. DOOR TO BASEMENT STAIRS

EXISTING MAIN FLOOR PLAN
1/4" = 1'0"



DATE: 19 JULY 2017

REVISIONS:

CLIENT: Dave & Jessica Vanderploeg
2829 SE Clinton Street
Portland OR 97202

SHEET: MAIN FLOOR (EXISTING)

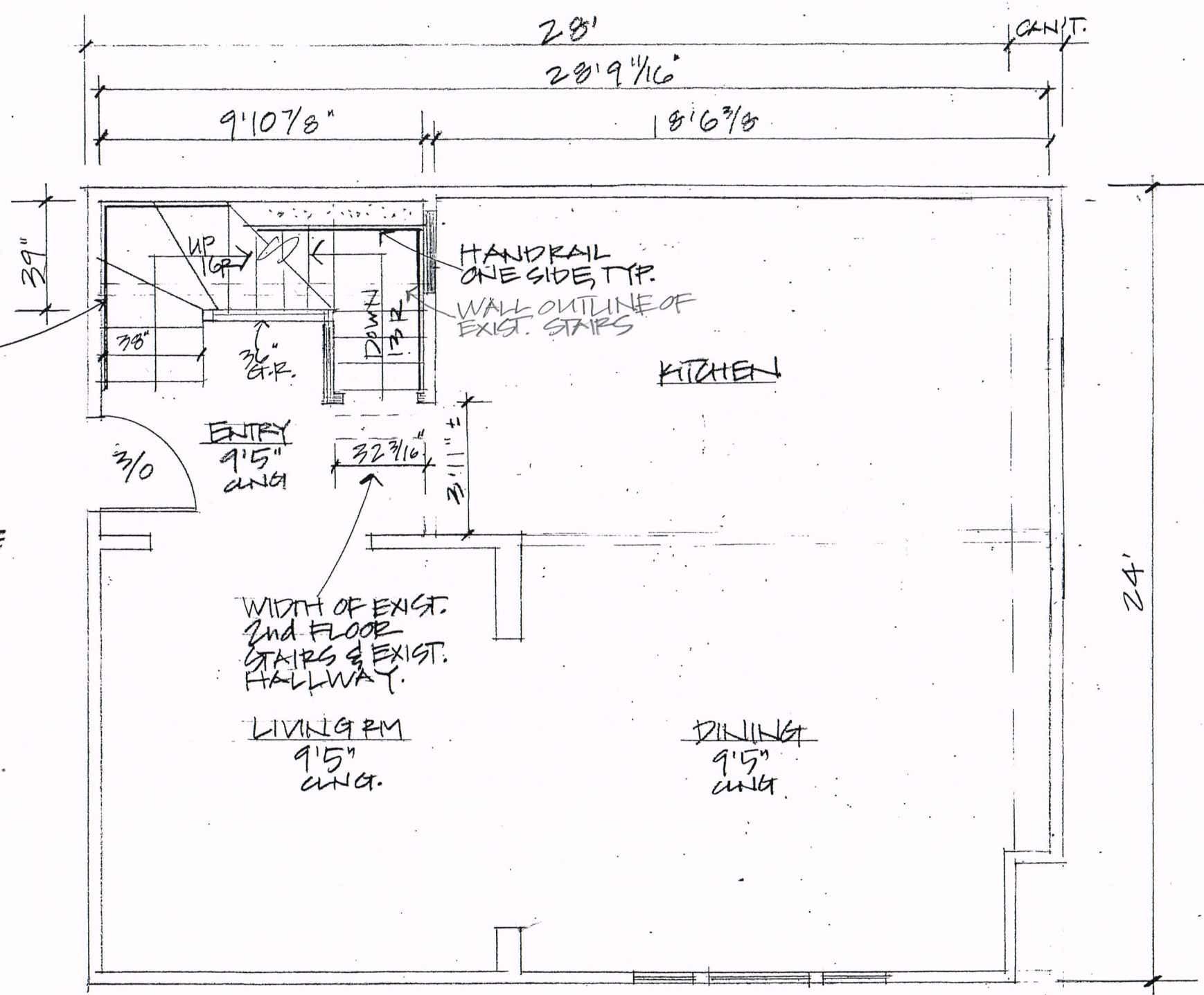
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BONNIE WILSON HAROLD
1705 FERN PLACE
LAKE OSWEGO OR 97034
503-789-2770

SHEET
1/4

HANDRAIL, ONE SIDE, TYP.

UP: 16 RISERS @ 7.59" EACH +
WINDER STAIRS TO MEET BRCTURE #8 GUIDELINES
OTHER TREADS 10" MIN (FIN)

NOTE: NEW 2nd FLOOR STAIRS ALIGN & PICK UP BACK OVER NEW 30" WIDE BASEMENT STAIRS.



PROPOSED MAIN FLOOR WITH NEW STAIRS
1/4" = 1'0"

DATE: 17 JULY 2017

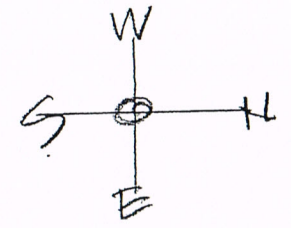
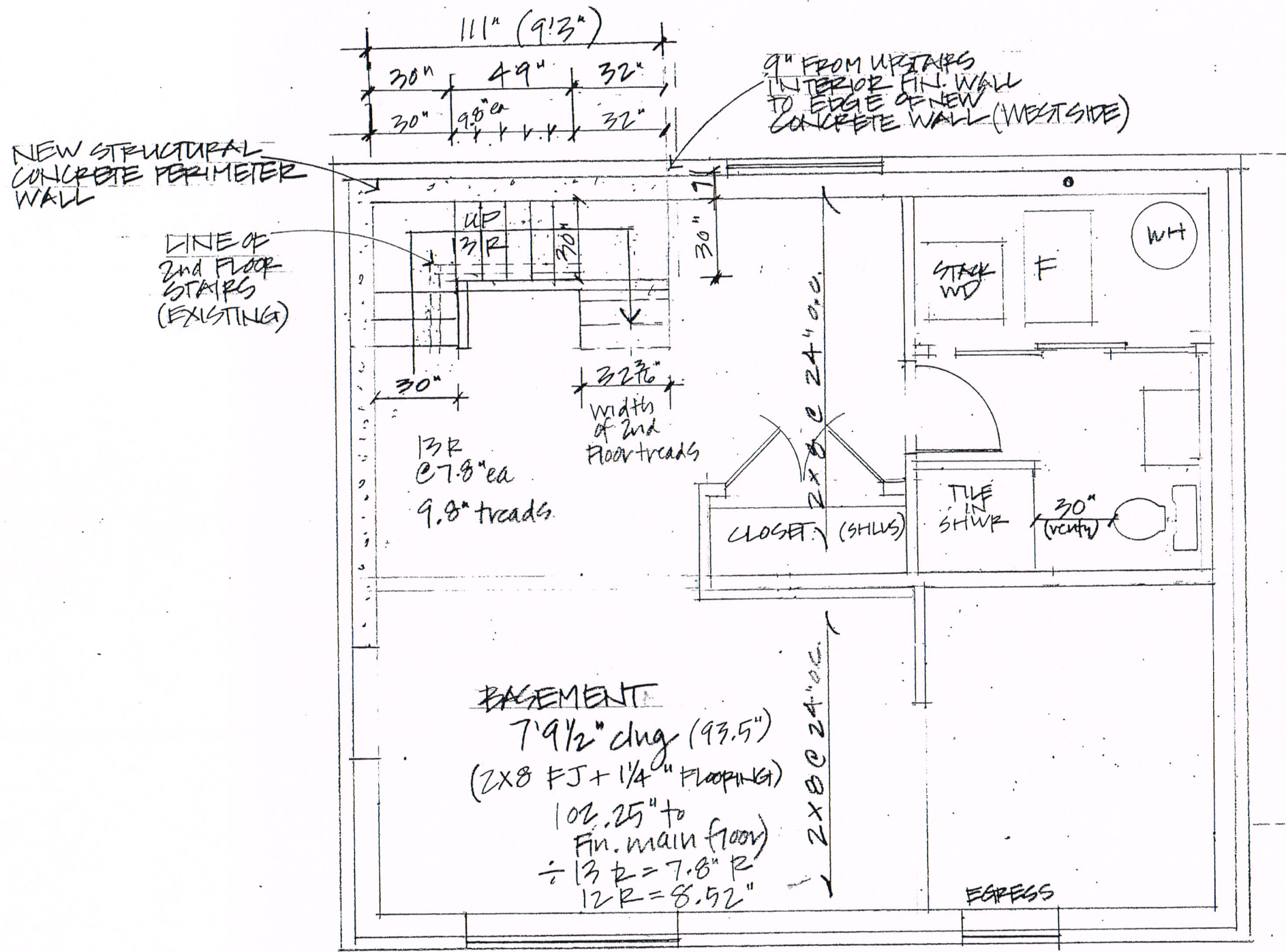
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SHEET: MAIN FLOOR (PROPOSED)

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SHEET
24



BASEMENT FLOOR PLAN
 (PROPOSED NEW STAIRS)
 1/4" = 1'0"

DATE: 19 JULY 2017

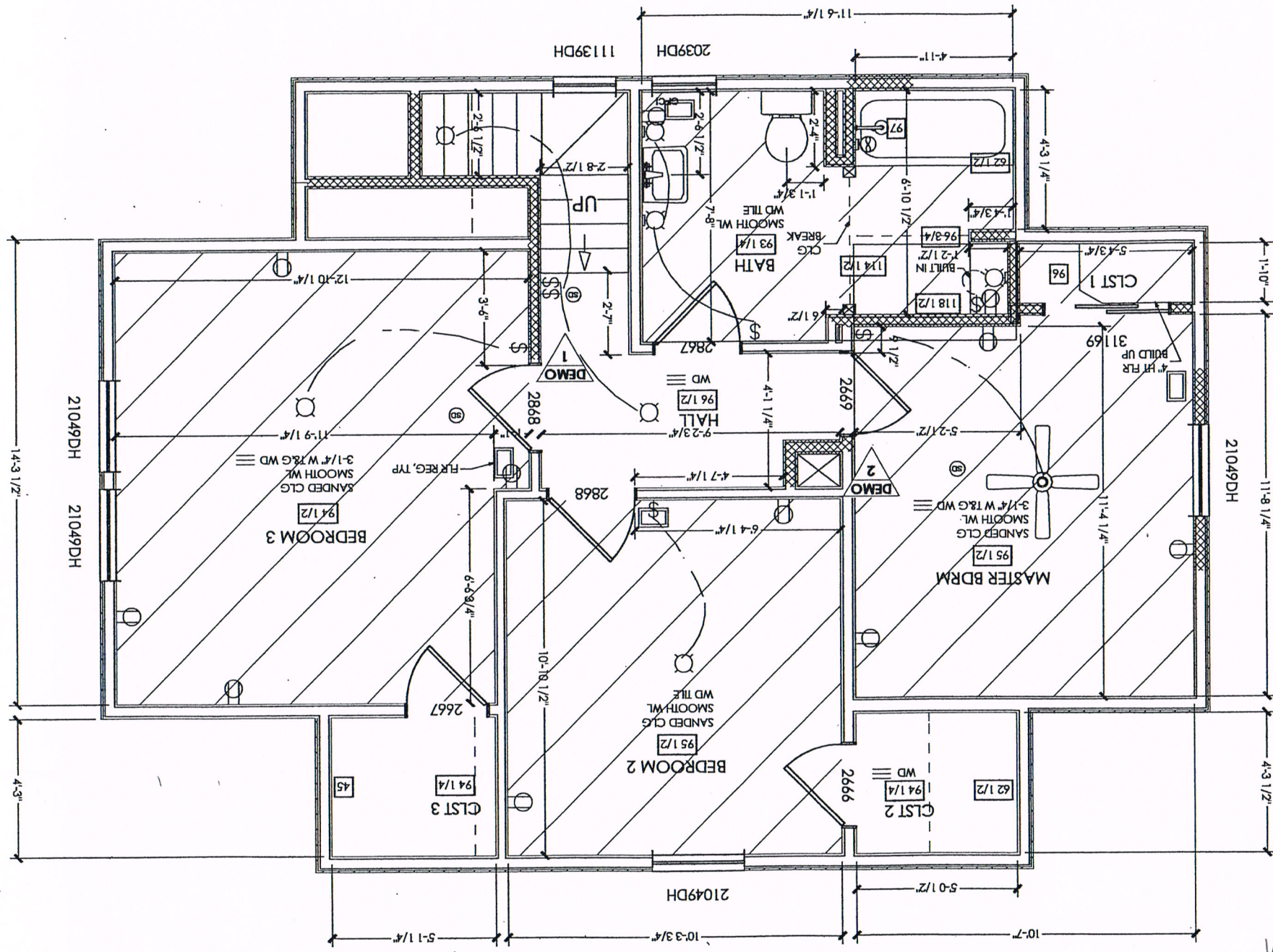
CLIENT: Dave & Jessica Vanderploeg
 2829 SE Clinton Street
 Portland OR 97202

SHEET: BASEMENT FLOOR PLAN (PROPOSED W/ NEW STAIRS)

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 BONNIE WILSON HAROLD
 1705 FERN PLACE
 LAKE OSWEGO OR 97034
 503-789-2770

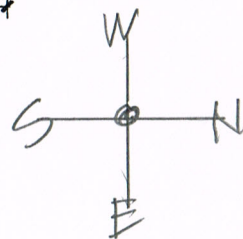
SHEET
 3/4

REVISIONS:



EXISTING SECOND FLOOR

1/4" = 1'0"



*Vanderpool
Dwgs & Co. Inc.*