

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 15321 and 15256

Appeal ID: 15354	Project Address: 2332 NW Westover Rd
Hearing Date: 7/12/17	Appellant Name: Dave Spitzer
Case No.: B-012	Appellant Phone: 503 335 9040
Appeal Type: Building	Plans Examiner/Inspector: Connie Jones
Project Type: commercial	Stories: 3 Occupancy: B,M R3 Construction Type: V-B
Building/Business Name: 2332 NW Westover	Fire Sprinklers: Yes - partial per appeals
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 16-165917-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: B, M and R3

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1021.2.1

Requires

Maximum travel distance to grade to not exceed 125' in an R2 Occupancy

Proposed Design

As stated in the previous appeal - This is an existing building. No change of occupancy and no significant structural changes. We are however, renovating the building as all finishes, plumbing, electrical are outdated and need to be replaced.

The existing 3rd floor has an existing and proposed travel distance of approximately 145'. We are not changing this distance. We are however, dividing the two upper floors of this building from one – two story apartment to two – one story apartments – this change does not alter the exit route for the 3rd floor in question.

Per approved appeal 14930, sprinkler heads will now be added to the Rear exterior stair. And per this appeal - we will sprinkle the 3rd floor to NFPA 13R. This will make the exit route safer than previous.

Reason for alternative

We are not changing the occupancy or adding any significant occupant load, etc. The reason for this appeal is to legalize a pre-existing situation.

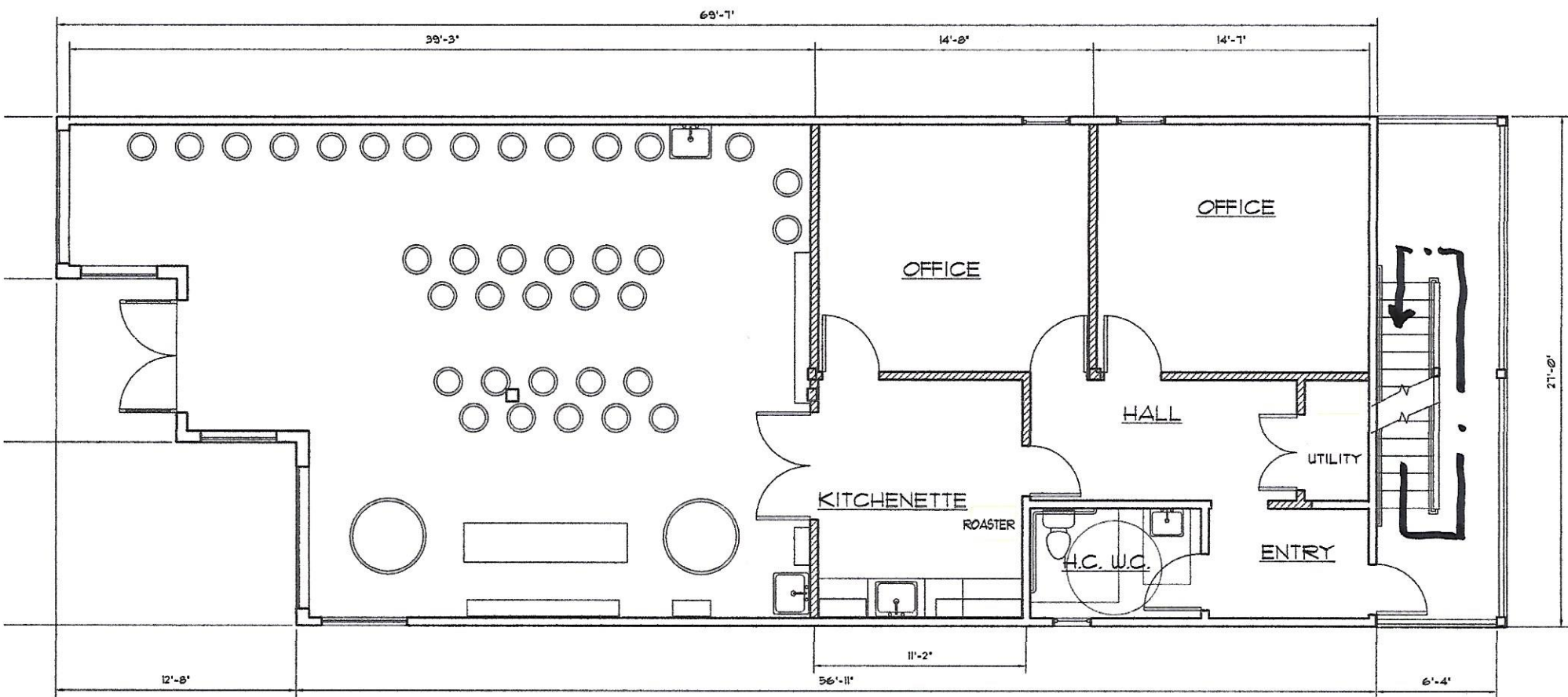
We are making the exit route safer by installing 5/8" type 'x' gypsum board to the inside face of all walls and installing sprinkler heads as described above.

APPEAL DECISION

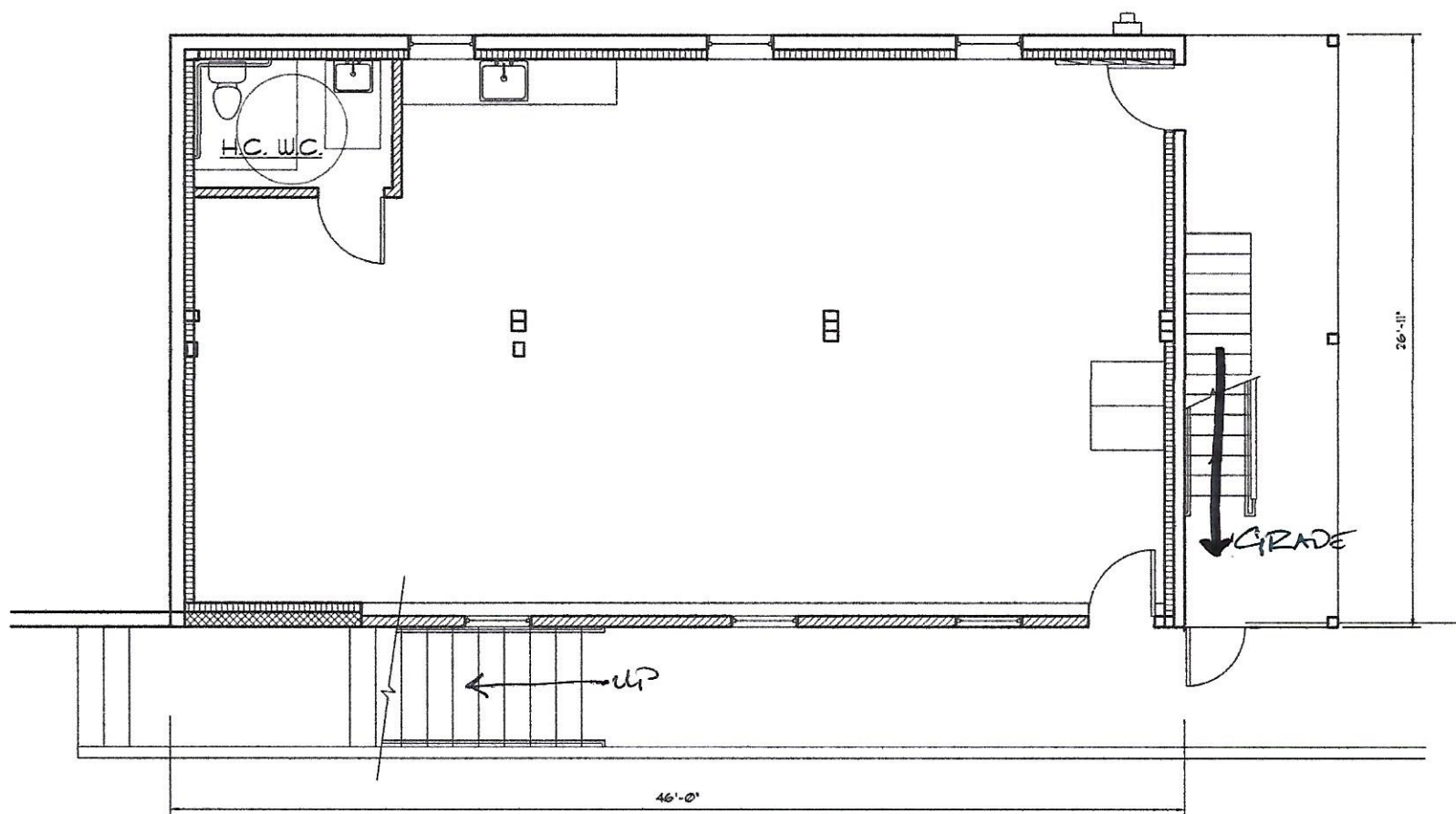
Travel distance of 145 feet from 3rd floor dwelling unit: Granted as proposed with Type 13R sprinklers.

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.

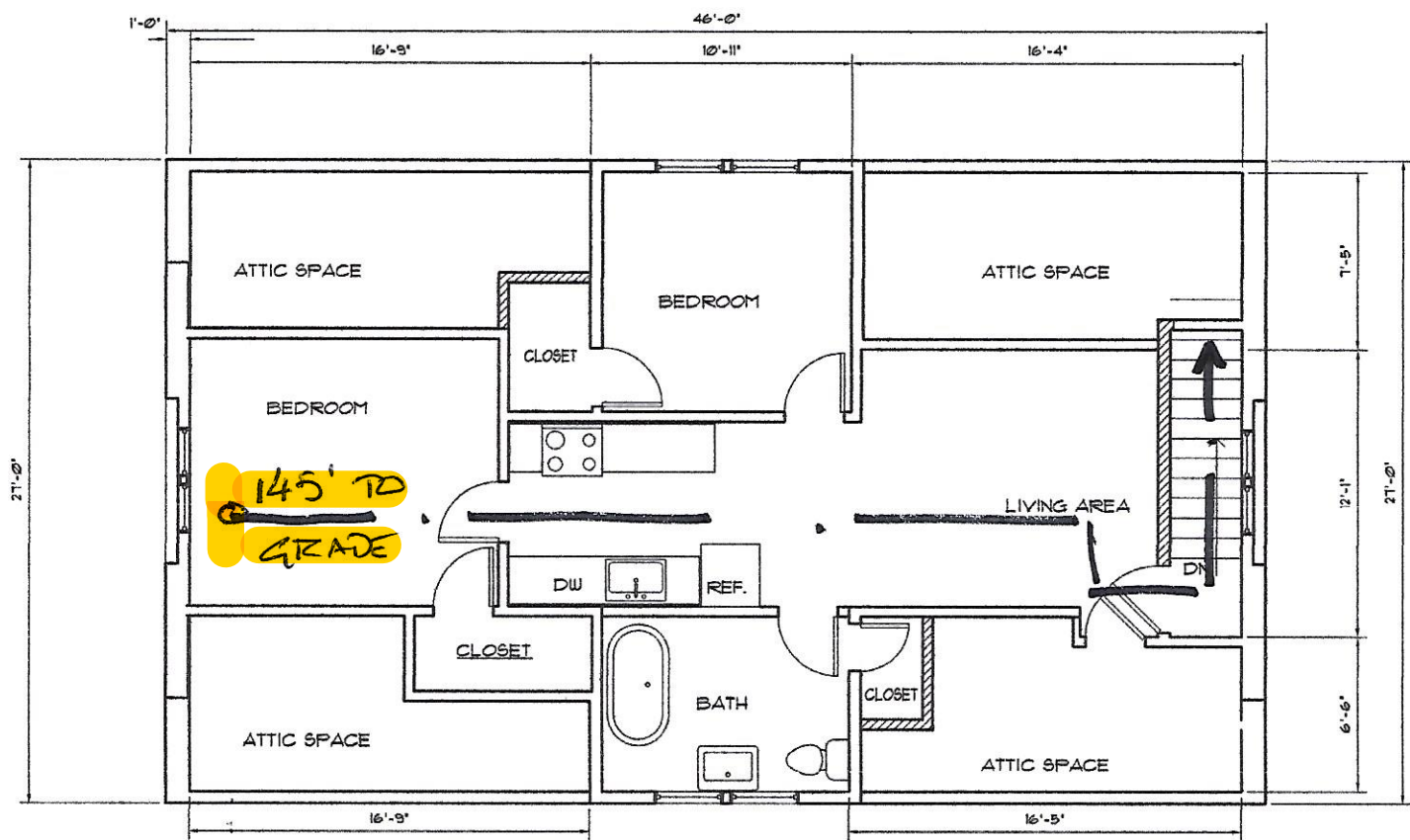
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



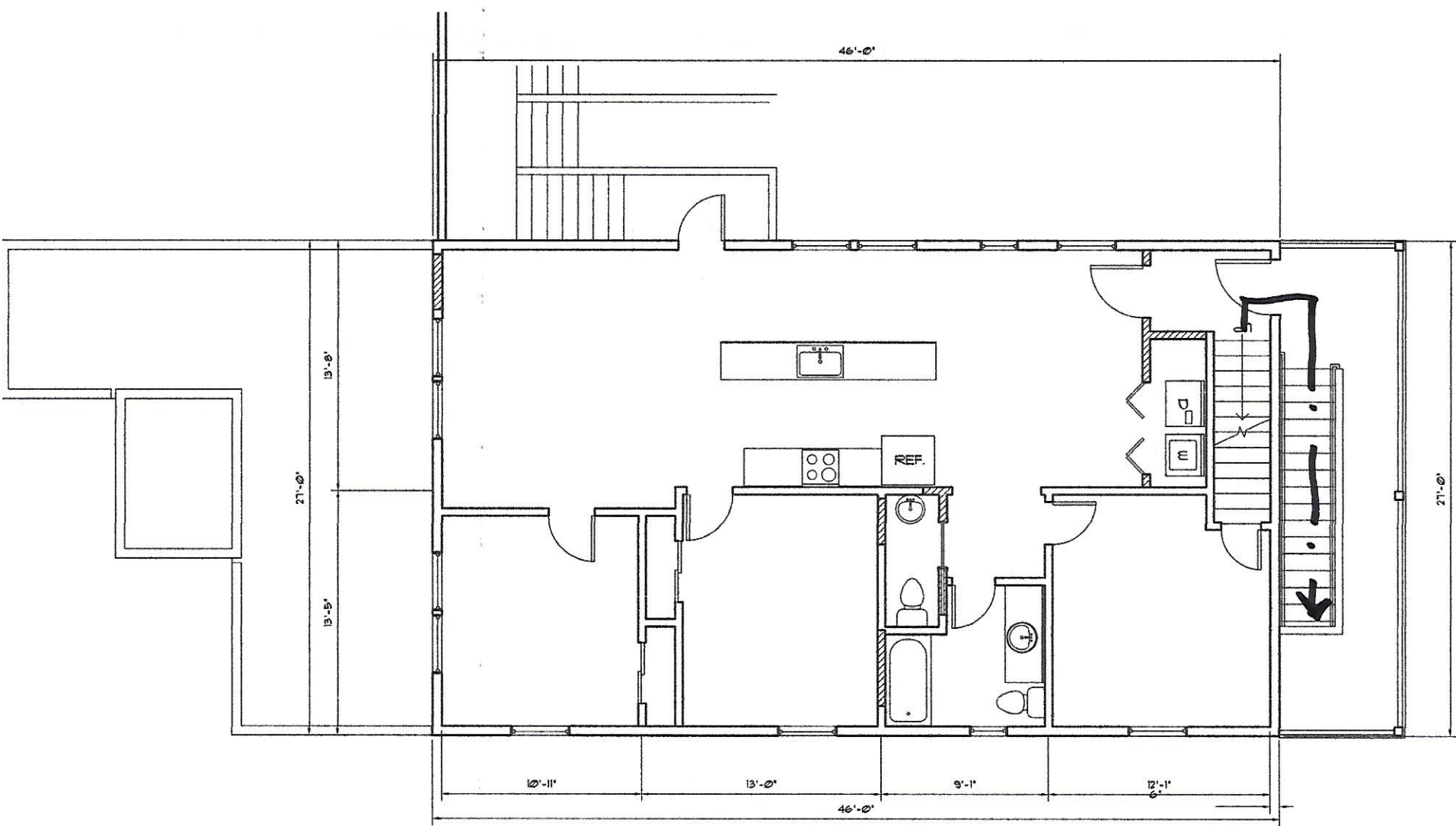
GROUND FLOOR



BASEMENT LEVEL



3RD FLOOR



2ND FLOOR