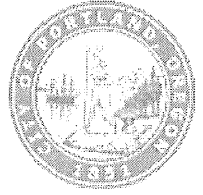


Development Services

From Concept to Construction

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

APPEAL SUMMARY

Status: Decision Rendered**Appeal ID:** 15819**Project Address:** 2206 NE 42nd Ave**Hearing Date:** 9/13/17**Appellant Name:** Ajitkumar Aserappa**Case No.:** B-011**Appellant Phone:** 5039221223**Appeal Type:** Building**Plans Examiner/Inspector:** Preliminary**Project Type:** residential**Stories:** 2 **Occupancy:** R-3 **Construction Type:** V-B**Building/Business Name:****Fire Sprinklers:** No**Appeal Involves:** Alteration of an existing structure**LUR or Permit Application No.:****Plan Submitted Option:** pdf [File 1] [File 2] [File 3]
[File 4]**Proposed use:** Basement Stairs

APPEAL INFORMATION SHEET

Appeal item 1

Code Section R311.7.1**Requires** Code R311.7.1 Requirement - minimum 3'-0" width for stairs and landings.

Proposed Design The proposed design relocates the stairs from the first floor to the basement. The existing stairwell from the first floor to the basement does not meet current code. The first row of existing stairs are 33" wide with 8 1/2" treads and 7 1/2" risers and the second (bottom) row of stairs are 30" wide with 9" treads and 7 1/2" risers. The current existing stairs are steeper than the new proposed stairs.

The main scope of work is to remodel the kitchen after a flood which occurred from a leak from the waterline to the ice maker. Rebuilding the stairs will allow for the best use of the first floor/kitchen space space.

The existing stairs from the 1st floor to the basement are west facing. The relocated stairs from the 1st floor to the basement will be rebuilt with an entrance from the North. There is an existing door at grade level opening to the driveway to the north. The new stairwell will meet all ORSC R311.7 requirements except for two points - R311.7.1 - 36" Wide from Wall to Wall and R311.7.2 - Headroom requirements.

The upper run and lower run of stairs will have a minimum width of 30". The lower landing will be 30" by 30" to match the width of the steps. The new landing will be lowered approximately 12" to achieve a clearance of 6'2" at the base of the stairs. The new stairs will have a 9" treads and an 8" risers.

The project involves rebuilding existing stairs to allow the homeowner safer access to the basement (not habitable space). The rebuilt stairs will remain located in the existing space of the current stairwell.

Reason for alternative The proposed stairwell improves access between the basement and the first floor at the most reasonable cost. The existing stairwell has less headroom, irregular risers and shallower treads than the proposed stairs. The existing risers and treads vary in height and depth, making the stair well very uncomfortable and unsafe to use as one tries to navigate the unpredictable sequence of treads, risers and low headroom areas. Additionally, the current headroom at the lowest point is 5'2", and the existing landing has inadequate structural support in one corner. The proposed stairwell utilizes the space available in a much more logical, streamlined and safe manner.

The proposed stairs make significant gains in all areas over the existing stairs. The proposed stairs meet or exceed almost all current code requirements; missing only in the stair width and headroom. The proposed stairs will not have a negative impact on life safety over fully code compliant stairs and will have a dramatic positive impact on life safety over the existing conditions.

The proposed design relocates the stairs from the first floor to the basement. The existing stairwell from the first floor to the basement does not meet current code.

Appeal item 2

Code Section R311.7.2

Requires

Code Requirement – Headroom

- Headroom is the distance, measured vertically (plumb, straight up and down), between the ceiling or any projection from the ceiling, such as a beam, and a sloped line formed by placing a straight-edge along the nose of the stair treads.
- New stairs must have headroom of at least 6 feet 8 inches (except spiral stairs which may have headroom of 6 feet 6 inches).

Proposed Design

The proposed design relocates the stairs from the first floor to the basement. The existing stairwell from the first floor to the basement does not meet current code. The first row of existing stairs are 33" wide with 8 1/2" treads and 7 1/2" risers and the second (bottom) row of stairs are 30" wide with 9" treads and 7 1/2" risers. The current existing stairs are steeper than the new proposed stairs.

The main scope of work is to remodel the kitchen after a flood which occurred from a leak from the waterline to the ice maker. Rebuilding the stairs will allow for the best use of the first floor/kitchen space space.

The existing stairs from the 1st floor to the basement are west facing. The relocated stairs from the 1st floor to the basement will be rebuilt with an entrance from the North. There is an existing door at grade level to the driveway to the north. The new stairwell will meet all ORSC R311.7 requirements except for two points - R311.7.1 - 36" Wide from Wall to Wall and R311.7.2 - Headroom requirements.

The upper run of stairs will be completely code compliant with the two exception of R311.7.2 and R311.7.1. The stairs will have 9" tread and 8" risers accordingly. The headroom at the bottom of the stairs will be 6'2".

Reason for alternative

The proposed stairwell improves access between the basement and the first floor at the most reasonable cost. The existing stairwell has less headroom, irregular risers and shallower treads than the proposed stairs. The existing risers and treads vary in height and depth, making the stair well very uncomfortable and unsafe to use as one tries to navigate the unpredictable sequence of treads, risers and low headroom areas. Additionally, the current headroom at the lowest point is 5'2", and the existing landing has inadequate structural support in one corner. The proposed stairwell utilizes the space available in a much more logical, streamlined and safe manner. The proposed stairs make significant gains in all areas over the existing stairs.

The proposed stairs meet or exceed almost all current code requirements; missing only in the headroom and stair width. The proposed stairs will not have a negative impact on life safety over fully code compliant stairs and will have a dramatic positive impact on life safety over the existing conditions.

The new stairs will have 9" tread and 8" risers accordingly. The headroom at the foot of the basements stairs will be 6'2". All other areas provide for headroom of well over 6'8"s.

APPEAL DECISION

1. Reconstruction of stairway to basement, with reduction of allowed landing / stair width to minimum 30": No appeal required.

Appellant may contact John Butler (503-823-7339) with questions.

2. Reconstruction of stairway to basement, with reduction of allowed headroom to minimum 6'-2": Granted as proposed.

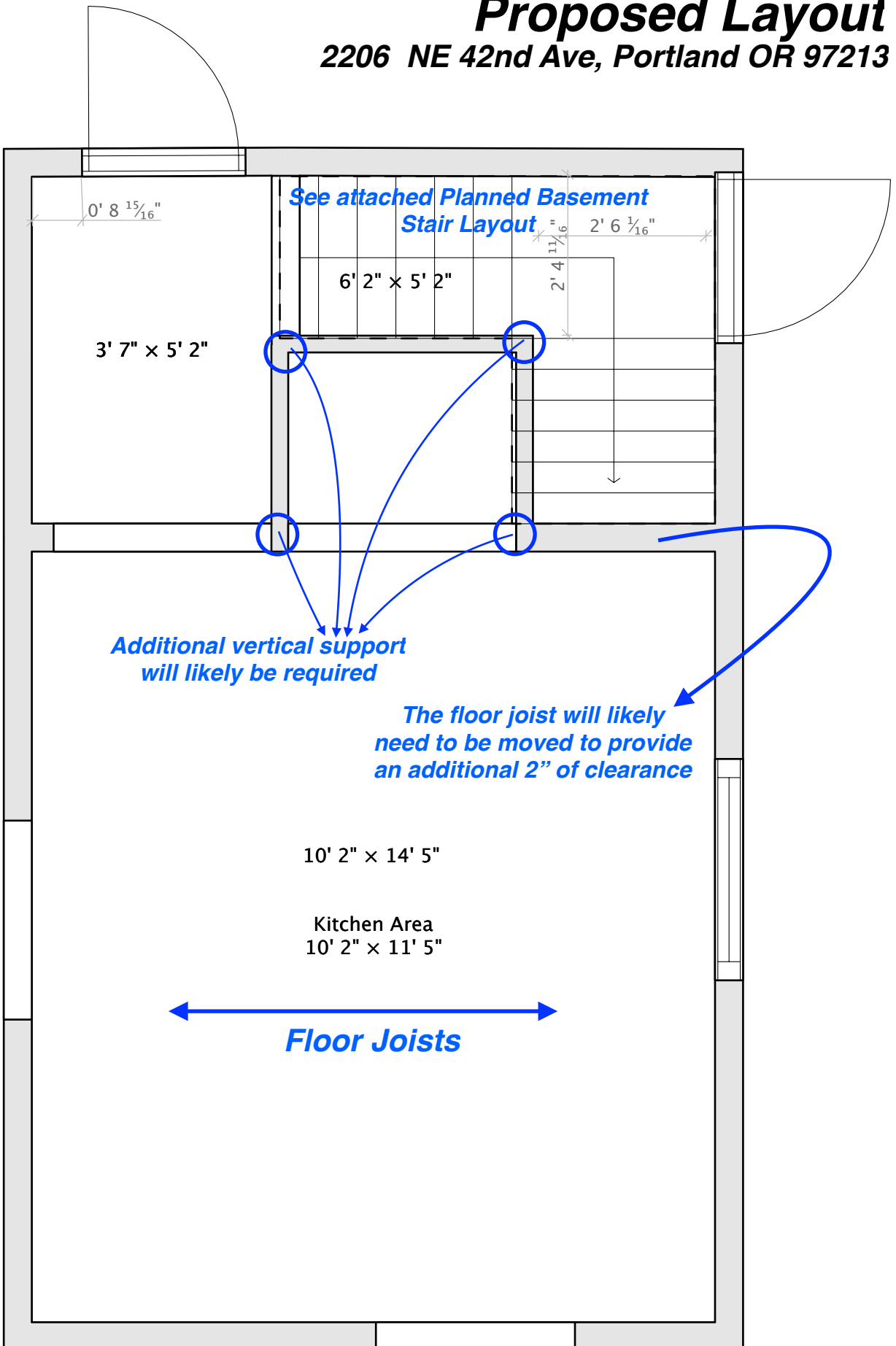
Note: the board approves minimum headroom of 6'-2" measured vertically from the lowest overhead element to a line that is tangent to the stair nosings.

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.

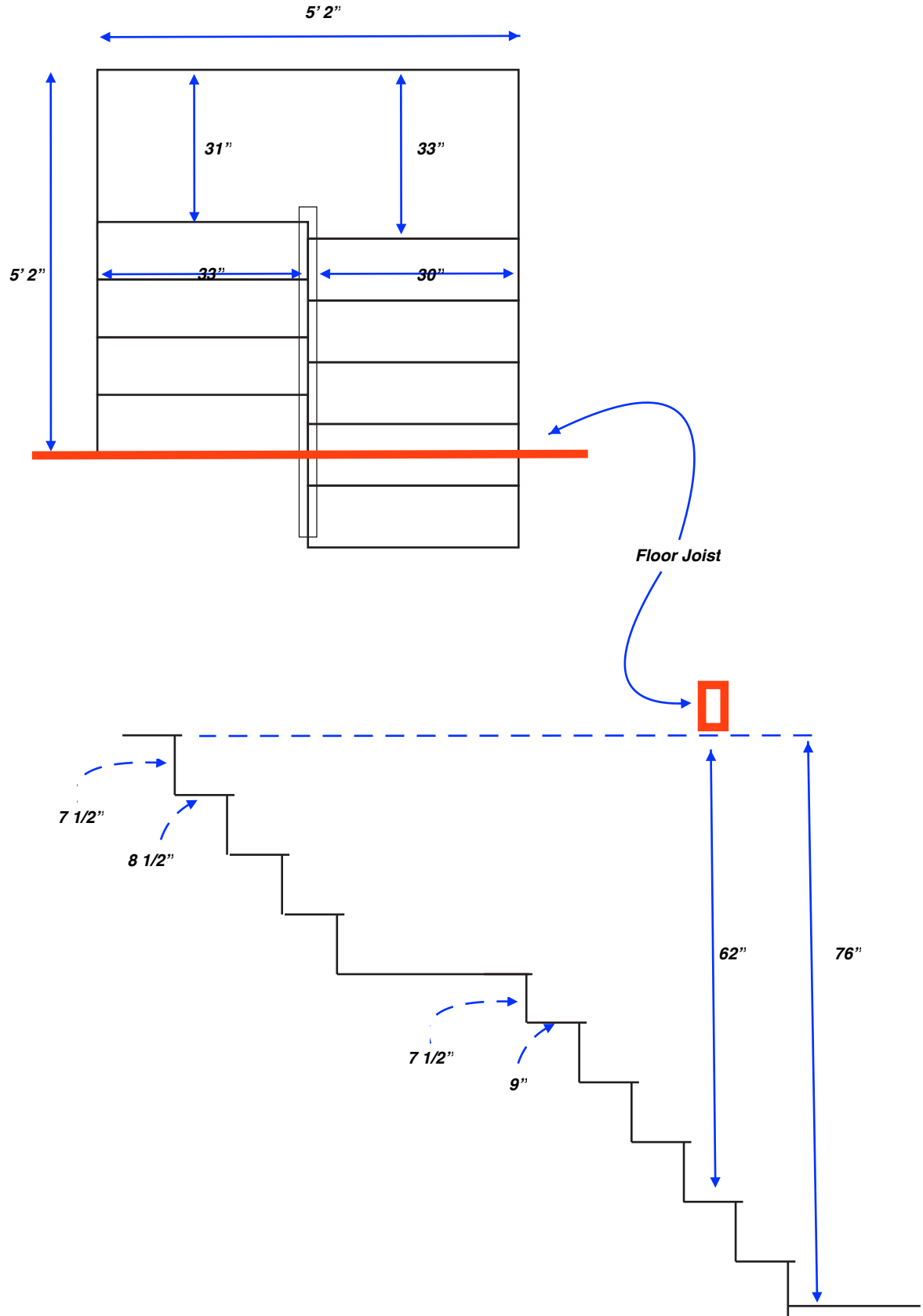
Proposed Layout

2206 NE 42nd Ave, Portland OR 97213



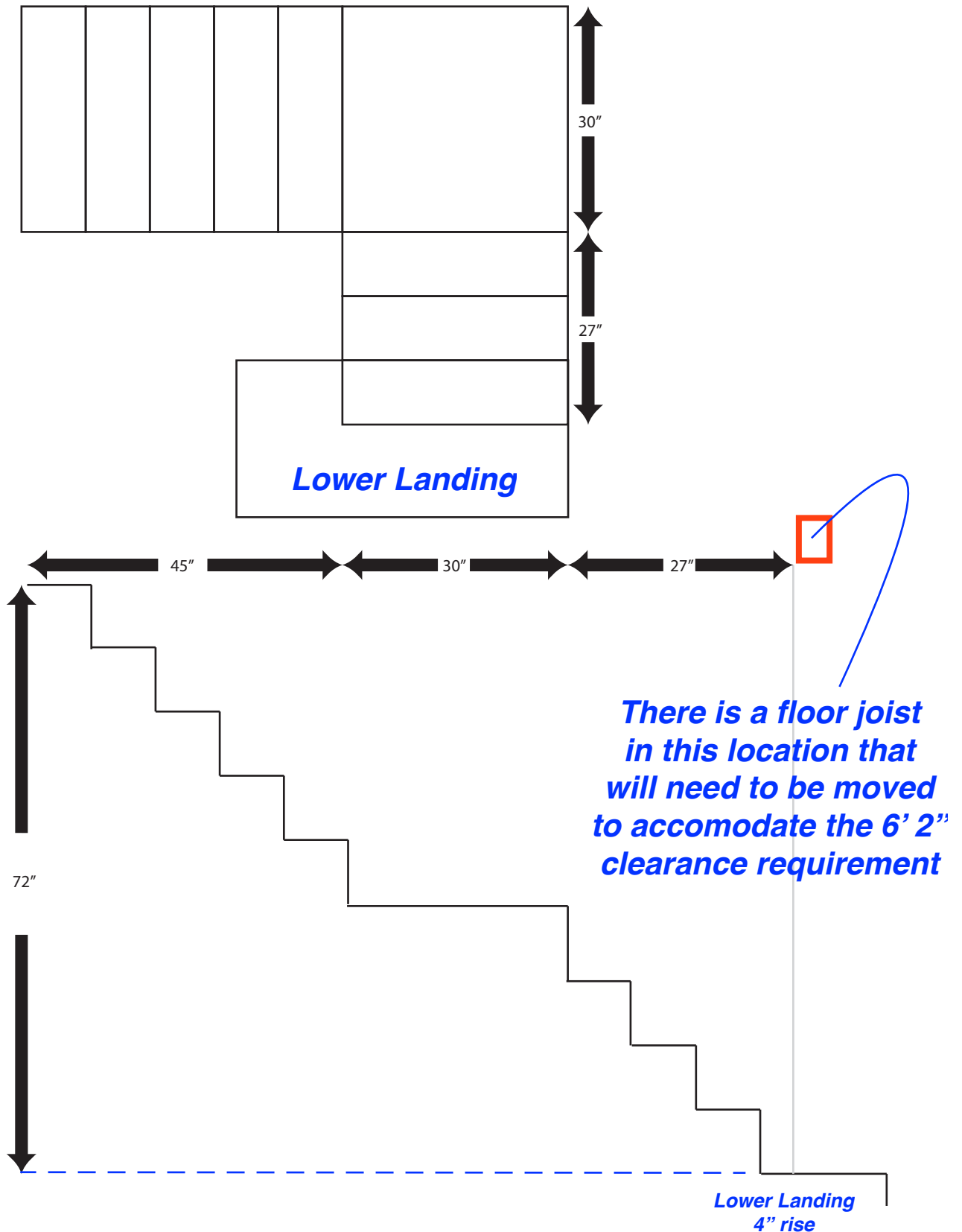
Existing Basement Stair Layout

2206 NE 42nd Ave, Portland OR 97213



Basement Stair Layout Plan

2206 NE 42nd Ave, Portland OR 97213



Current Layout

2206 NE 42nd Ave, Portland OR 97213

