

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 16055	<b>Project Address:</b> 6715 NE 24th Ave
<b>Hearing Date:</b> 11/1/17	<b>Appellant Name:</b> Ed Spencer
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 503-460-9313
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Maureen McCafferty
<b>Project Type:</b> residential	<b>Stories:</b> 2 <b>Occupancy:</b> R-1 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 17-199860-RS
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> SFR

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** R305.1 ceiling height

**Requires** Min. 7' ceiling height....hallways.  
( ' -8" brochure 9)

**Proposed Design** In applying for a Dormer permit the homeowner, Liz Idlewine, eventually realized that before she purchased the home a previous owner had converted the existing attic into living space. Liz insisted on including "legalizing" the converted attic within this permit. When the original unpermitted work was done it appears that the ceiling was furred down to provide additional space for insulation resulting in a slightly lower ceiling height along the stair railing. In the new design the passage distance with the lower ceiling was increased in length by 4'-8" to accommodate a bathroom. Currently, and as with the new design, there is 15" width of minimum 7'-0" ceiling height and 20" width of 6'-8" ceiling height. The lowest ceiling height width at 36" is 5'-8". With the addition of the Dormer the minimum 70 square feet of 6'-8" ceiling height has been greatly increased to 67½6 of floor area. With regard to the additional 4'-8" length of reduced hallway ceiling height the homeowner would argue that she has been using the area with no limitations and also that the addition of insulation material in the furred down area is of greater importance to her.

**Reason for alternative** The only way to absolutely rectify this issue would be to remove the additional framing material and insulation which perhaps would not even then provide full relief but would certainly reduce the Thermal Performance of the area. Therefore, we request that the existing conditions, as shown in the attached plan, be allowed to remain and be approved as shown.

### APPEAL DECISION

**Reduction in 2nd floor ceiling height: Granted provided all conditions of Brochure #9 are met.**

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

The Administrative Appeal Board finds with the conditions noted, 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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## ENDPOINT DESIGN

Ed Spencer, Designer  
www.endpointdesign.com  
ed@endpointdesign.com

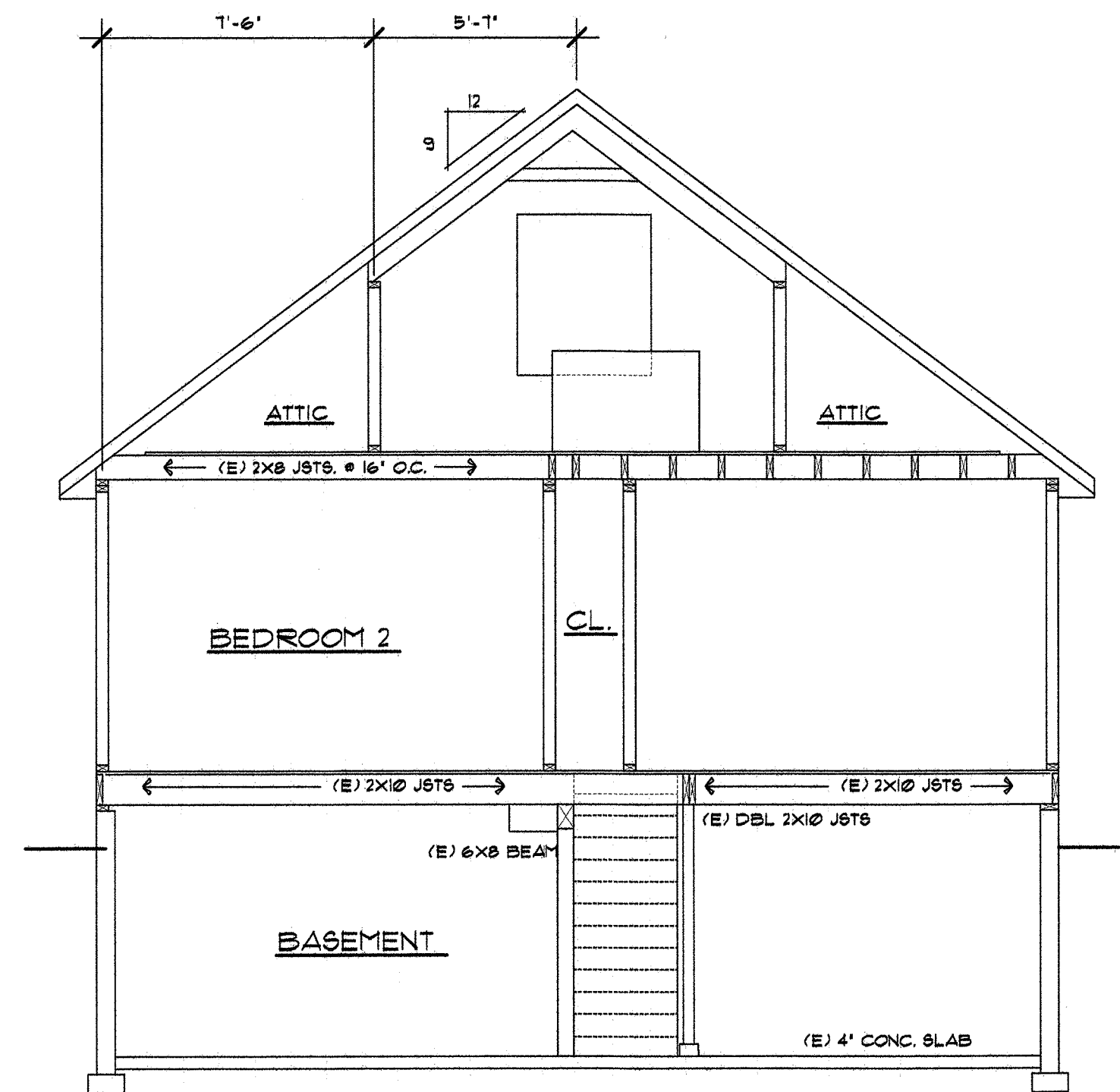
### CUSTOM HOME DESIGN REMODEL PLANNING AND COMMERCIAL T.I.

(503) 460-9313 (office)  
(503) 516-4418 (cell)  
P.O. Box 55333  
Portland, Or. 97238

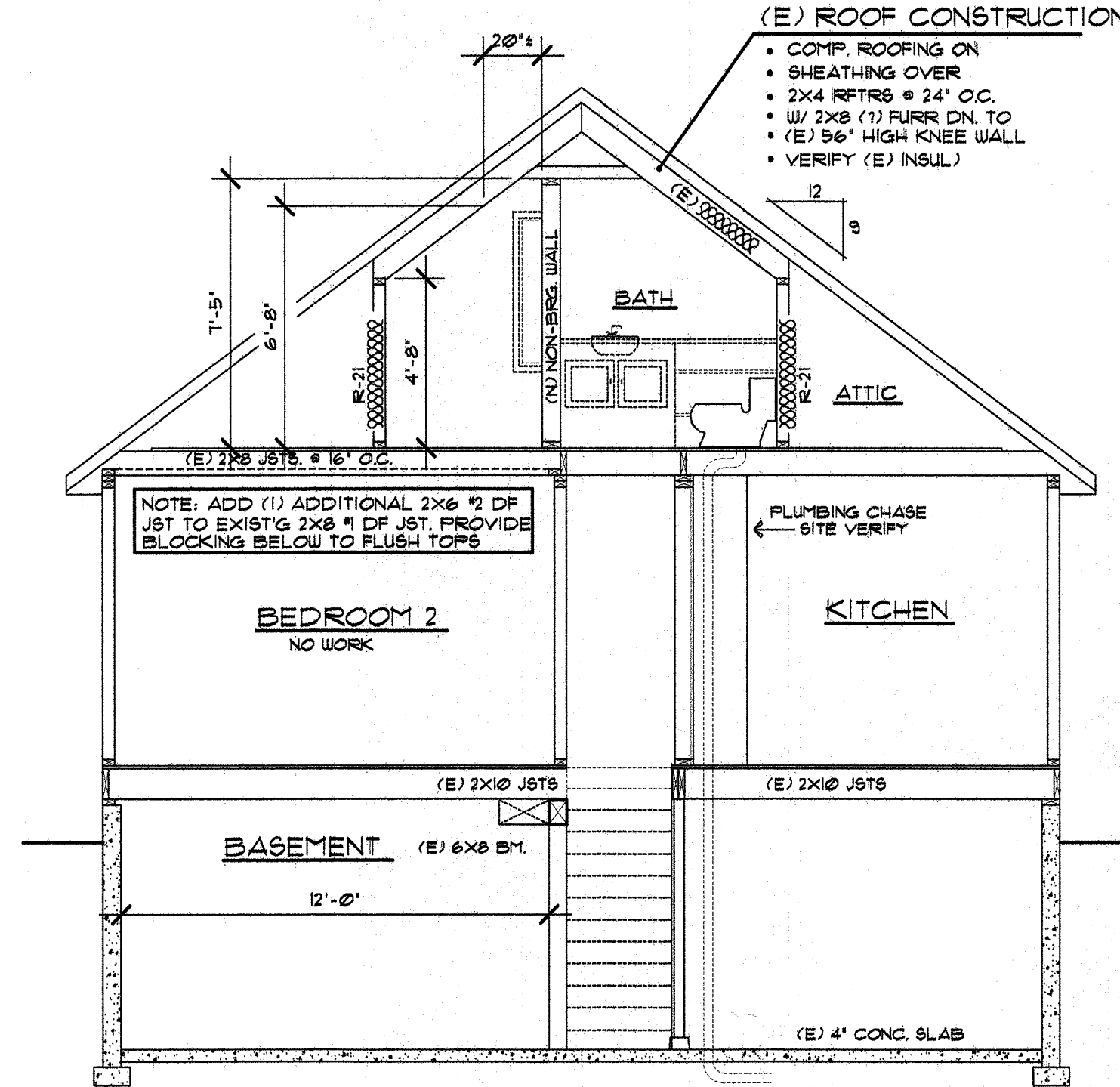
### BUILDING CODE APPEAL 17-199860-RS

Section R305 of the 2014 Oregon Residential Specialty Code required a ceiling height of 7 feet for, among other areas, Hallways, (Brochure #9 "Converting Attics and Basements...." Allow for 6'-8"). In applying for a Dormer permit the homeowner, Liz Idlewine, eventually realized that before she purchased the home a previous owner had converted the existing attic into living space. Liz insisted on including "legalizing" the converted attic within this permit. When the original unpermitted work was done it appears that the ceiling was furred down to provide additional space for insulation resulting in a slightly lower ceiling height along the stair railing. In the new design the passage distance with the lower ceiling was increased in length by 4'-8" to accommodate a bathroom. Currently, and as with the new design, there is 15" width of minimum 7'-0" ceiling height and 20" width of 6'-8" ceiling height. The lowest ceiling height width at 36" is 5'-8". With the addition of the Dormer the minimum 70 square feet of 6'-8" ceiling height has been greatly increased to 67% of floor area. With regard to the additional 4'-8" length of reduced hallway ceiling height the homeowner would argue that she has been using the area with no limitations and also that the addition of insulation material in the furred down area is of greater importance to her. The only way to absolutely rectify this issue would be to remove the additional framing material and insulation which perhaps would not even then provide full relief but would certainly reduce the Thermal Performance of the area. Therefore, we request that the existing conditions, as shown, be allowed to remain and be approved as shown.

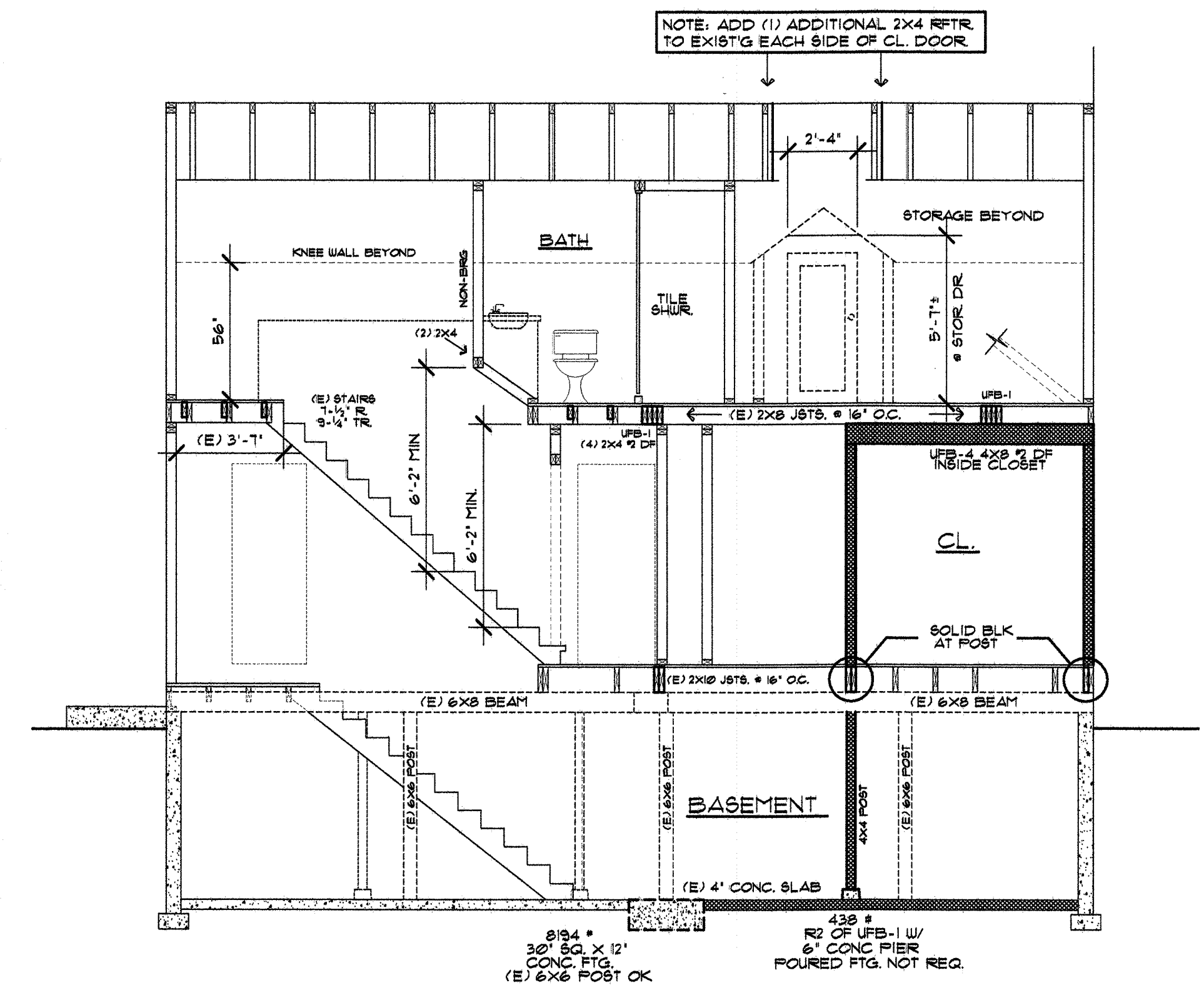




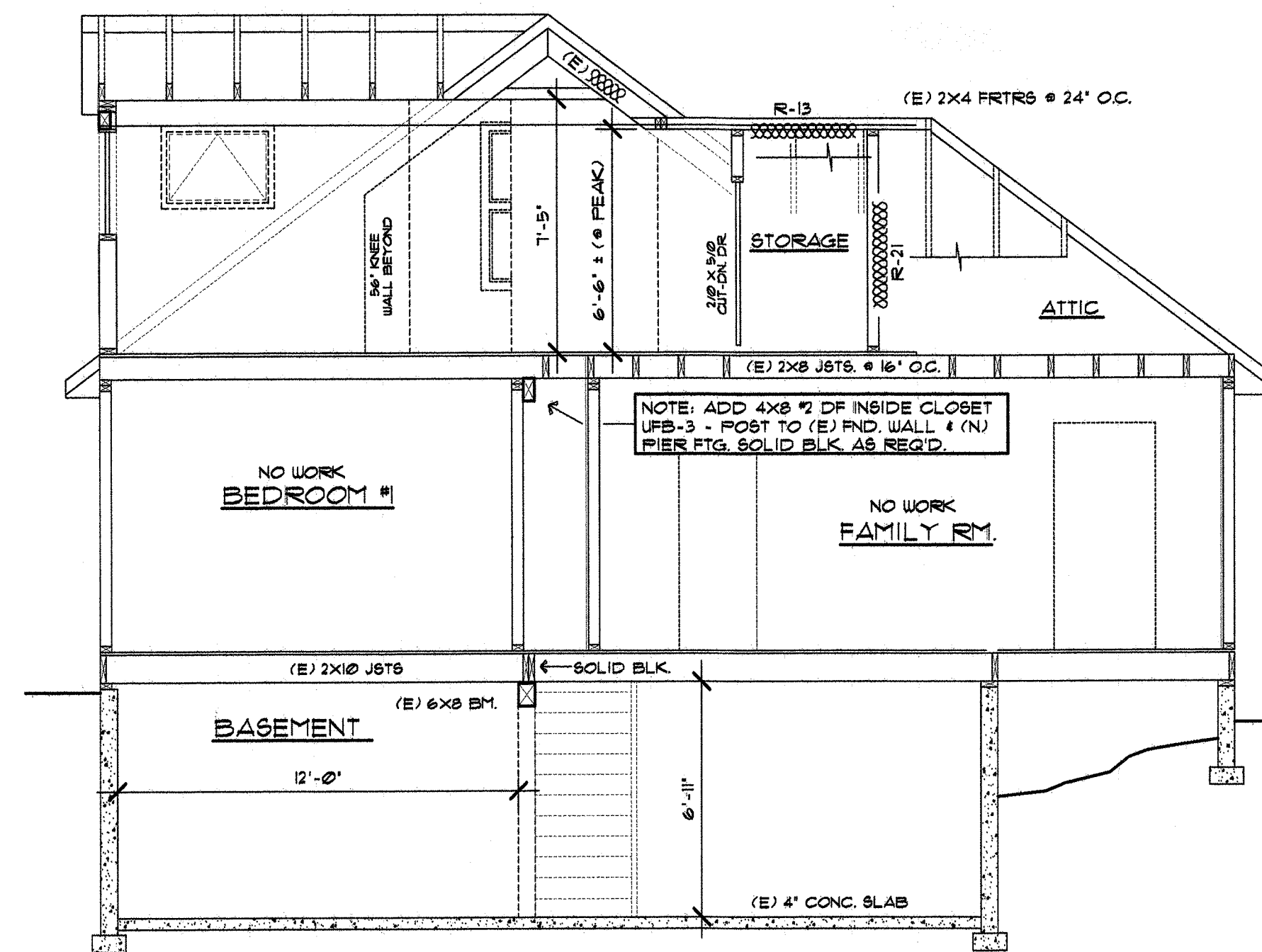
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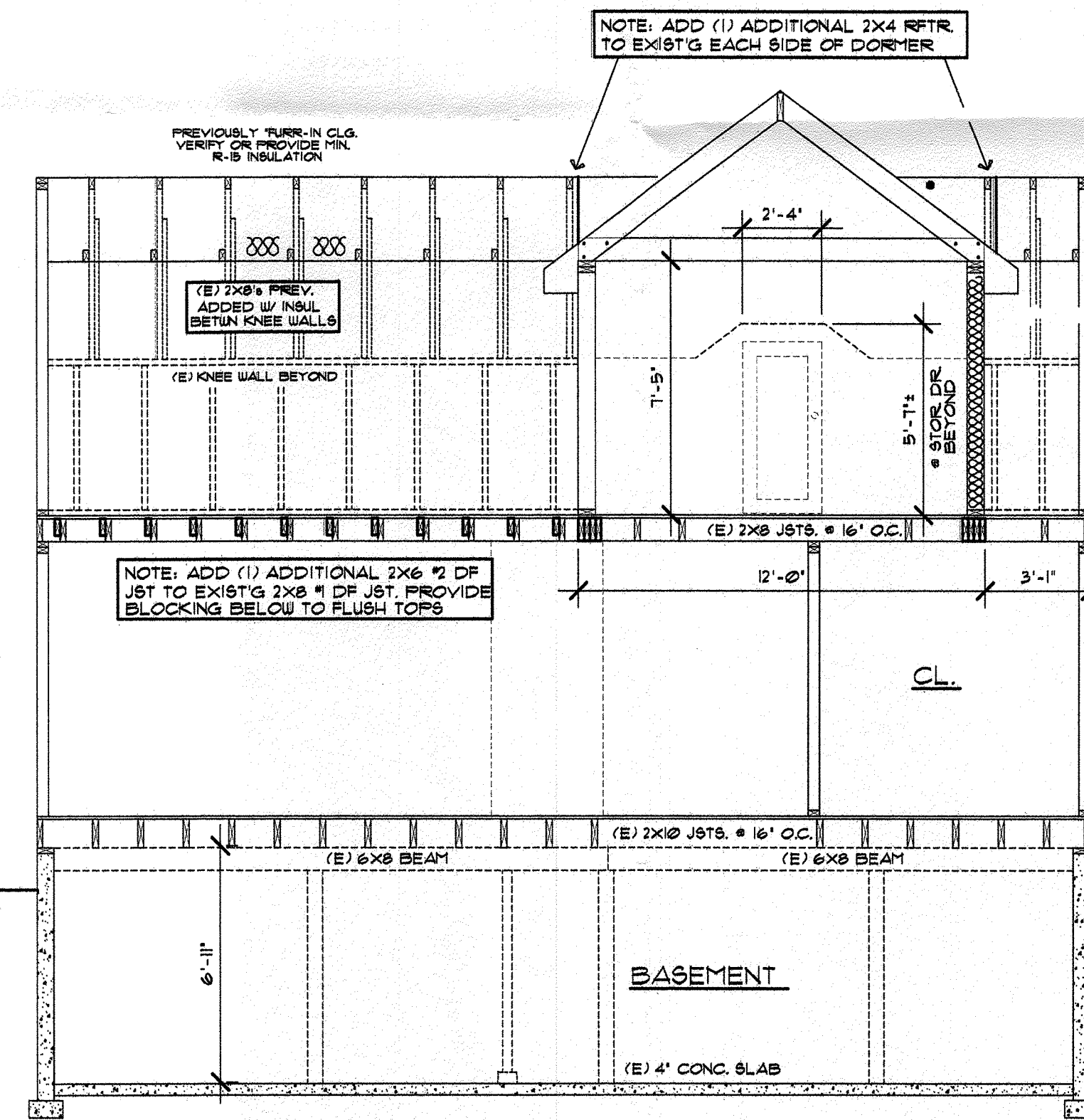
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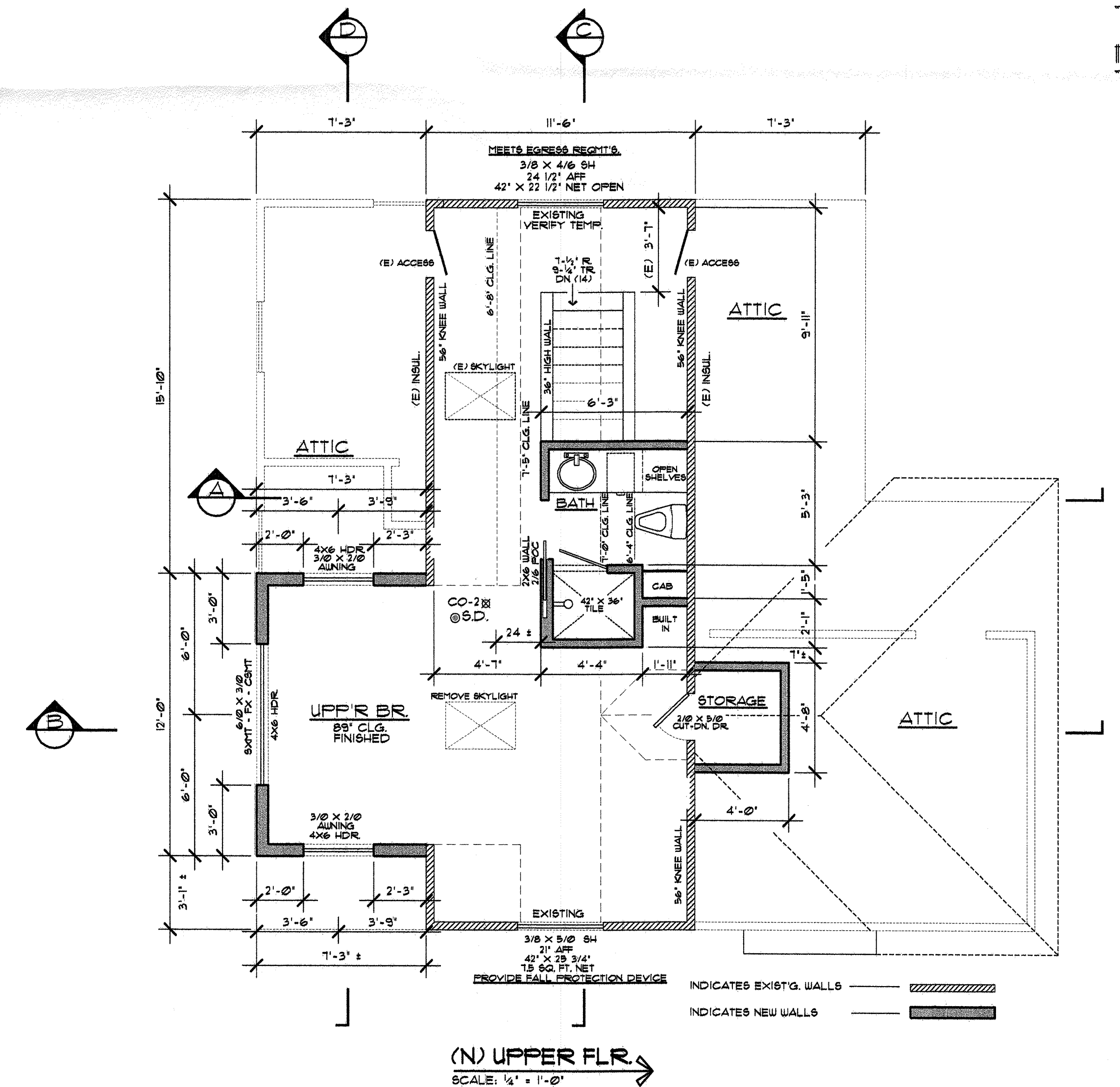
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SECTION B/3  
SCALE: 1/4" = 1'-0"



SECTION D/3  
SCALE: 1/4" = 1'-0"



(N) UPPER FLR.  
SCALE: 1/4" = 1'-0"