

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 16555	Project Address: 4926 SE Division St
Hearing Date: 2/28/18	Appellant Name: David Mullens
Case No.: B-008	Appellant Phone: 360-518-6985
Appeal Type: Building	Plans Examiner/Inspector: Natalie Davis
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: V-B Over I-A
Building/Business Name: Division Five-0	Fire Sprinklers: Yes - NFB13 Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 16-196161-CO
Plan Submitted Option: pdf [File 1]	Proposed use: multifamily dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1106.5

Requires Van Spaces. Exception: In Group R-2 and R-3 occupancies, van-accessible spaces located within private garages shall be permitted to have vehicular routes, entrances, parking spaces and access aisles with a minimum vertical clearance of 7 feet.

Related:

OSSC 201 Definition of Public Use. Interior or exterior rooms or spaces that are made available to the general public. Public Use may be provided at a building or facility that is privately or publicly owned.

406.3.1 Related to Private Garages and Carports. Classification. Any building or portion thereof that exceeds the limitations specified in this section shall be classified in the occupancy group other than Group U that it most nearly resembles.

Proposed Design The proposed design includes a 16,993 SF private parking garage for residents of the apartment building only. The garage is not open to the general public or guests. Separate guest parking is provided outside of the parking garage.

See FLS plan sheet for permitted garage

Reason for alternative The appeal is required to confirm that there is no area limit associated with private garages (there are only restrictions on maximum size for Group U occupancies) and therefore the 7'-0" vertical clearance in the proposed garage is allowed. The appeal is requested because the realities of sprinkler and mechanical routing in the field makes achieving an 8'-2" vertical clearance extremely problematic.

It is our understanding that providing 7'-0" in a private R-2 parking garage is allowed by code regardless of the size of the garage based on the 1106.5 Exception

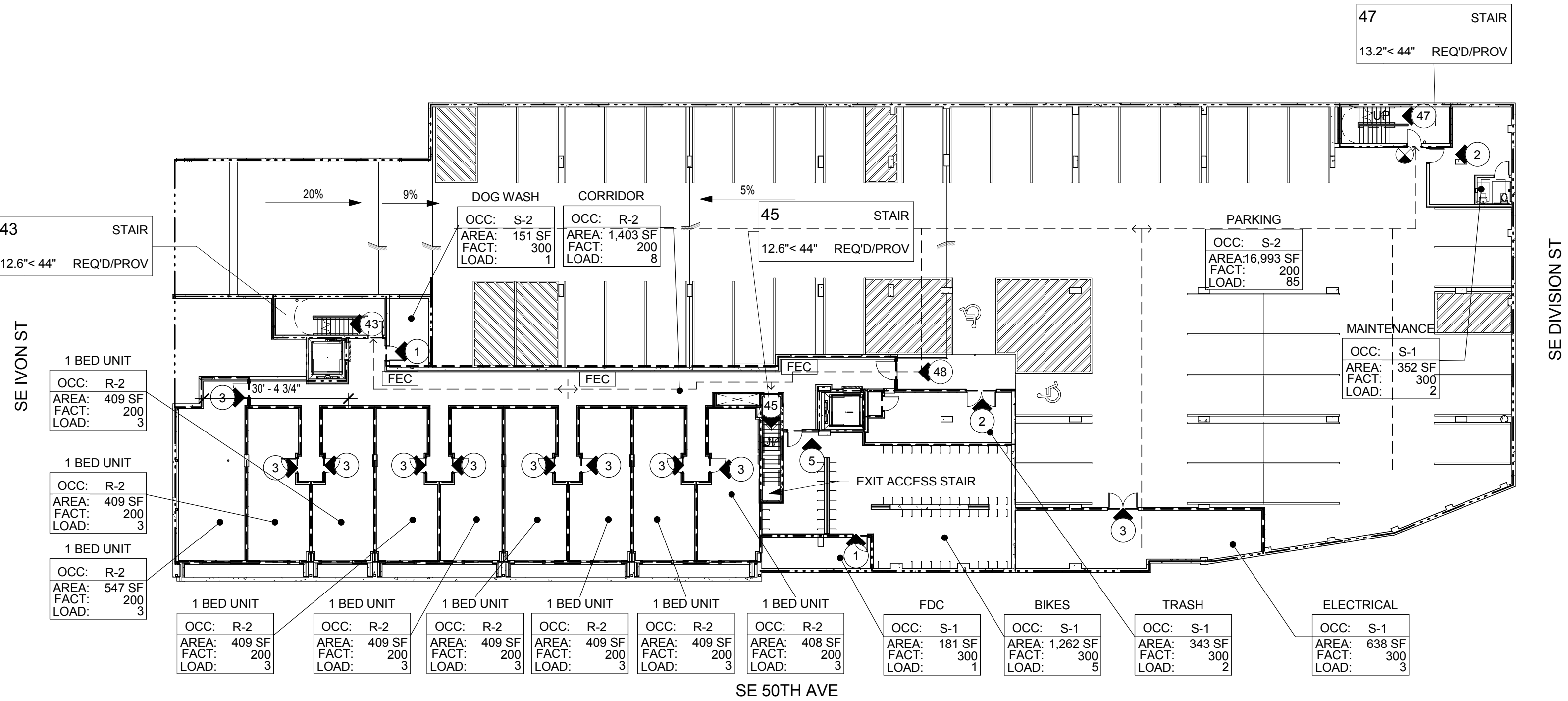
APPEAL DECISION

Minimum seven foot clear height for accessible parking in R2 resident only parking garage: 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.

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FLS PLAN - BASEMENT

SCALE: 1" = 20'-0"