

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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 - Held over from ID 16339 (1/17/18) for additional information

Appeal ID: 16566	Project Address: 3326 SE Milwaukie Ave
Hearing Date: 2/28/18	Appellant Name: Kim Encisco
Case No.: B-010	Appellant Phone: 503-235-6270
Appeal Type: Building	Plans Examiner/Inspector: Catherine Heeb
Project Type: commercial	Stories: 2 Occupancy: residential (upstairs) Construction Type: Not given
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 17-203886-CO
Plan Submitted Option: pdf [File 1]	Proposed use: not given

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Section 1026.6
Requires	<p>An exterior exit stair cannot be closer than 10' to a property line without protection.</p> <p>Thread depth, 10 measure from nosing to nosing.</p> <p>The footing for the north stairs are required to be a minimum of 12" below finish grade 1809.4</p>
Proposed Design	<p>Modify existing stair at the north side of building to meet code requirements for residential use. (Of which it serves.)</p> <p>This includes, increasing tread depth to 10 1/4 inch from riser to nosing.</p> <p>Increasing nosing projection not less than 3/4 inch, no more than 1 1/4"</p> <p>Adding solid risers</p> <p>Adding a complying handrail per section 1009.7.2 under exception of OSSC 2014.</p> <p>Since we live in the 2nd floor on this building, the stairs fit under the R-3 occupancy.</p> <p>We are providing a stamped structural engineering document, showing the stair framing is structurally sound and safe.</p>
Reason for alternative	We are proposing to keep the north stair as existing structure; the proposed design will maintain accessibility, it had and will provide safety and fire protection, as well it will protect the health of our family.

Grummel Engineering LLC,. a local company, has certified of the sound and safe state of the stairs,

The fact that our building was built in 1900 makes these structures unique to the building, we will not be able to bring them to code.

As an example; the north stairs was not built with the 10 feet clearance required by present code. The same issue is effective in the south stairs in the back of the house.

Another example is the north side storage/office/future kitchen unit, which was built in the 1980 right at property line.

We will not be able to have 10" tread depth measured from nosing to nosing.

Building a new set of stairs will bring the structure beyond our property limits and the security gate that provides safety against transient and vandals. The cost and impact to our economy would be disastrous.

As described, the proposed design actions will get us closer to the code.

After 28 years of continuous, uneventful and peaceful residence, the above propose designs are by far the most practical/sensible/humane way for us to satisfy the ever-needed ideal of individual well being pursue by city statues.

The following statement is part of our feelings, we understand that they don't belong to these proceedings, but still are present in our emotions: We know of at least 2 individuals highly interested in purchase our property. It's not a surprise that they want to drive us out of this area, after 28 years of continuous, uneventful and peaceful residence.

A city employee stated to us: "We are (neighbor) complaint driven". Good neighbors are happy to see you doing well.

Being singled out, because we are able to obtain a little piece of the AMERICAN DREAM for ourselves and some forces wants to force to give up the dream.

The issue has cost a great deal of emotional and economical distress, we are getting old and sick, our economy has been drained by our health care expenses.

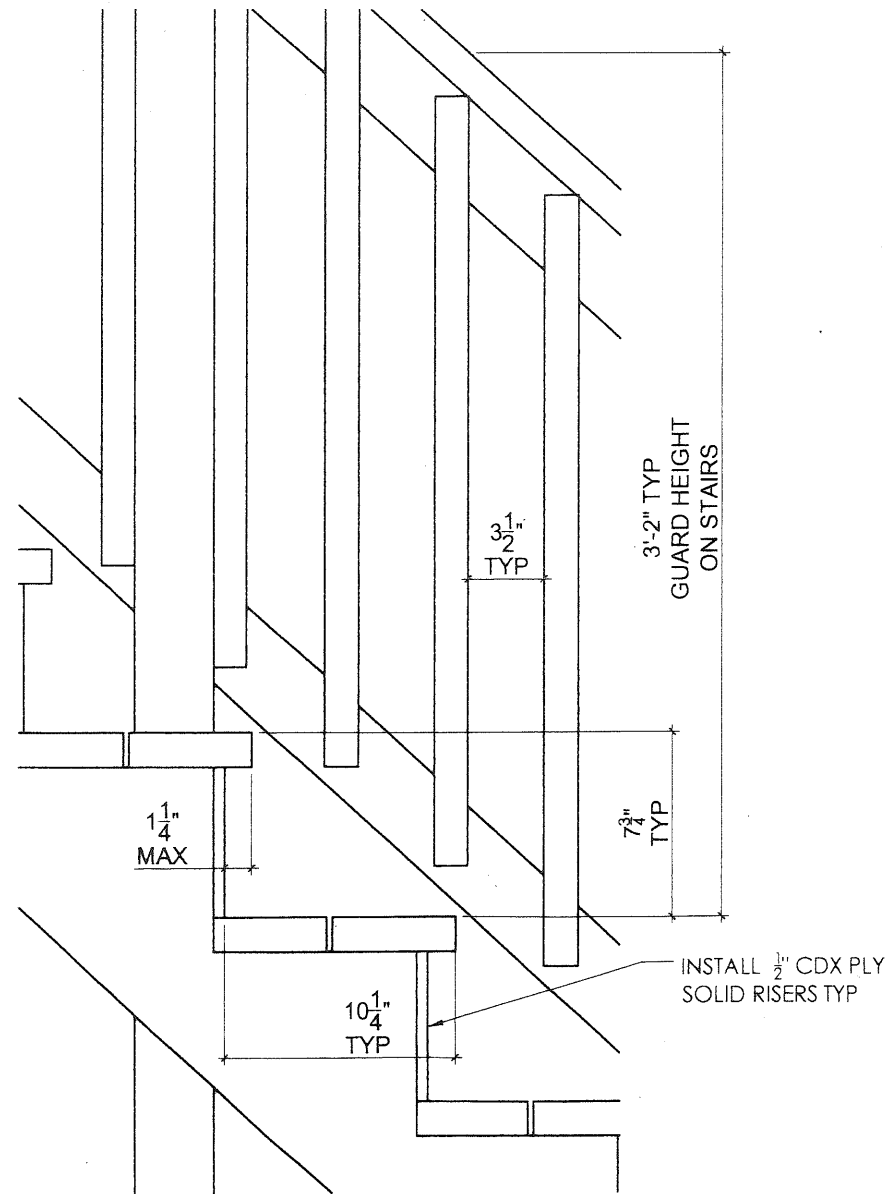
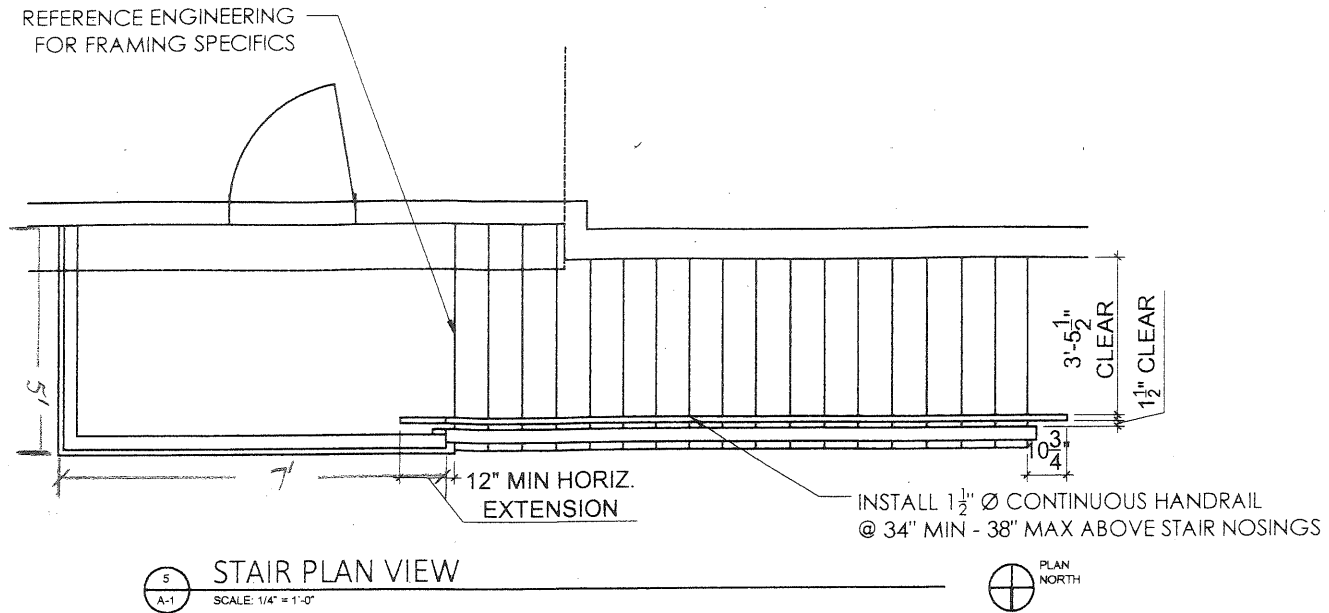
APPEAL DECISION

Unprotected egress stairs within ten feet of property line: Denied. Proposal does not provide equivalent Life Safety protection.

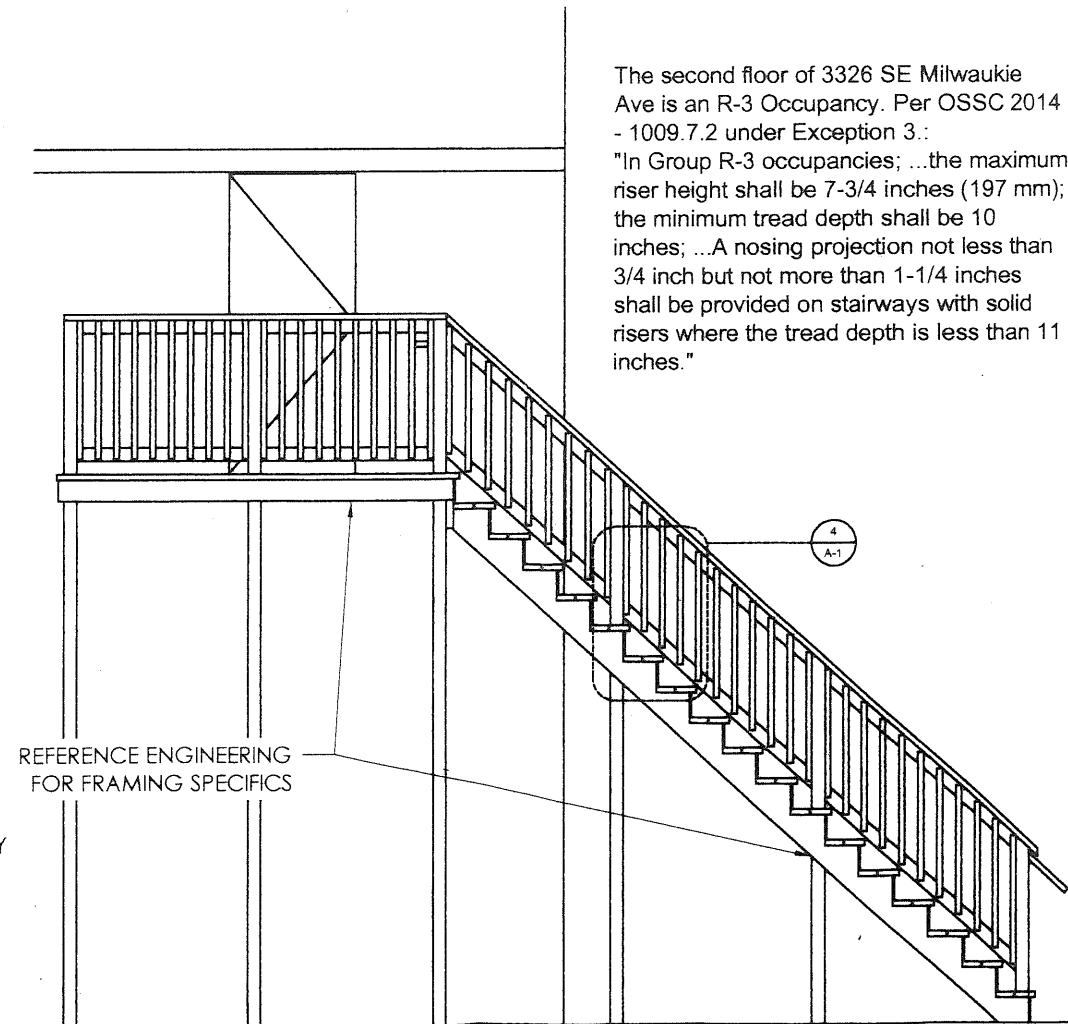
Appellant may contact John Butler (503 823-7339) with questions.

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.

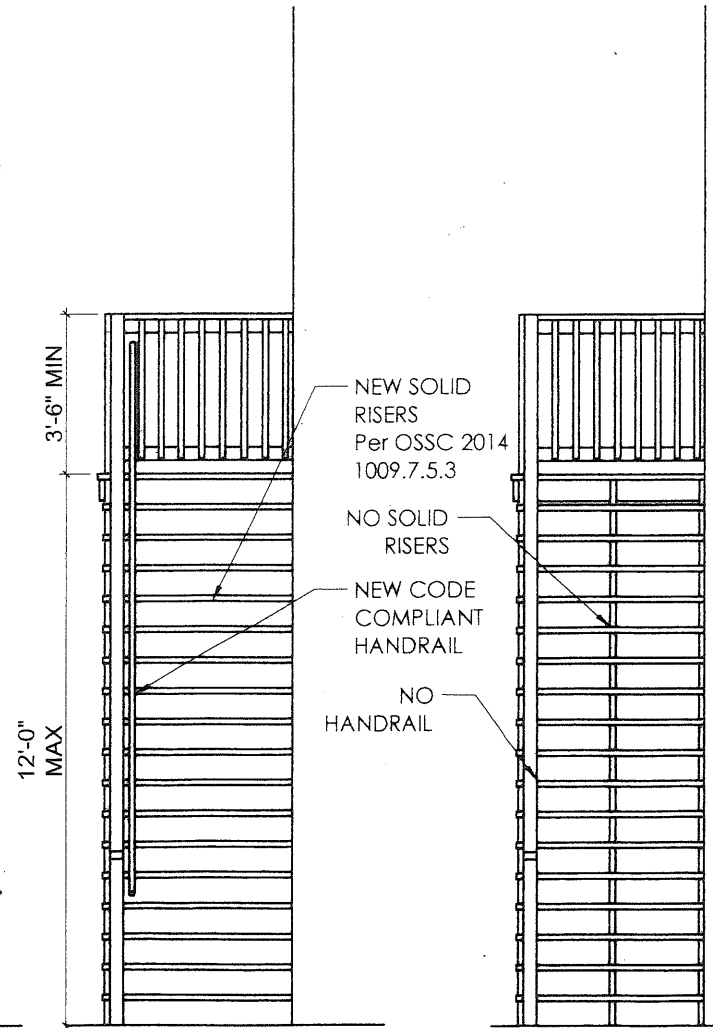
APPEAL ID# 16339



4 PROPOSED NORTH STAIR DETAIL
SCALE: 1/2" = 1'-0"



3 PROPOSED NORTH STAIR ELEVATION
SCALE: 1/4" = 1'-0"



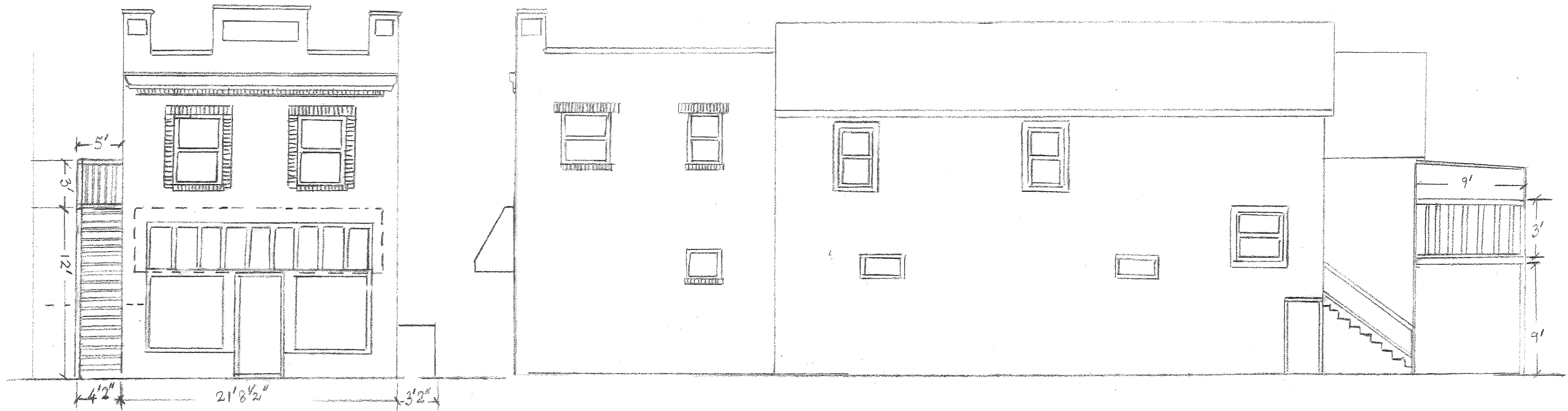
2 PROPOSED N. STAIR WEST ELEVATION
SCALE: 1/4" = 1'-0"

1 EXISTING N. STAIR WEST ELEVATION
SCALE: 1/4" = 1'-0"

3326 SE MILWAUKIE AVE
PORTLAND, OR 97202
NORTH STAIR DETAILS

DATE: 11/02/17
DRAWN BY: DDW
CHECKED BY: —

A-1



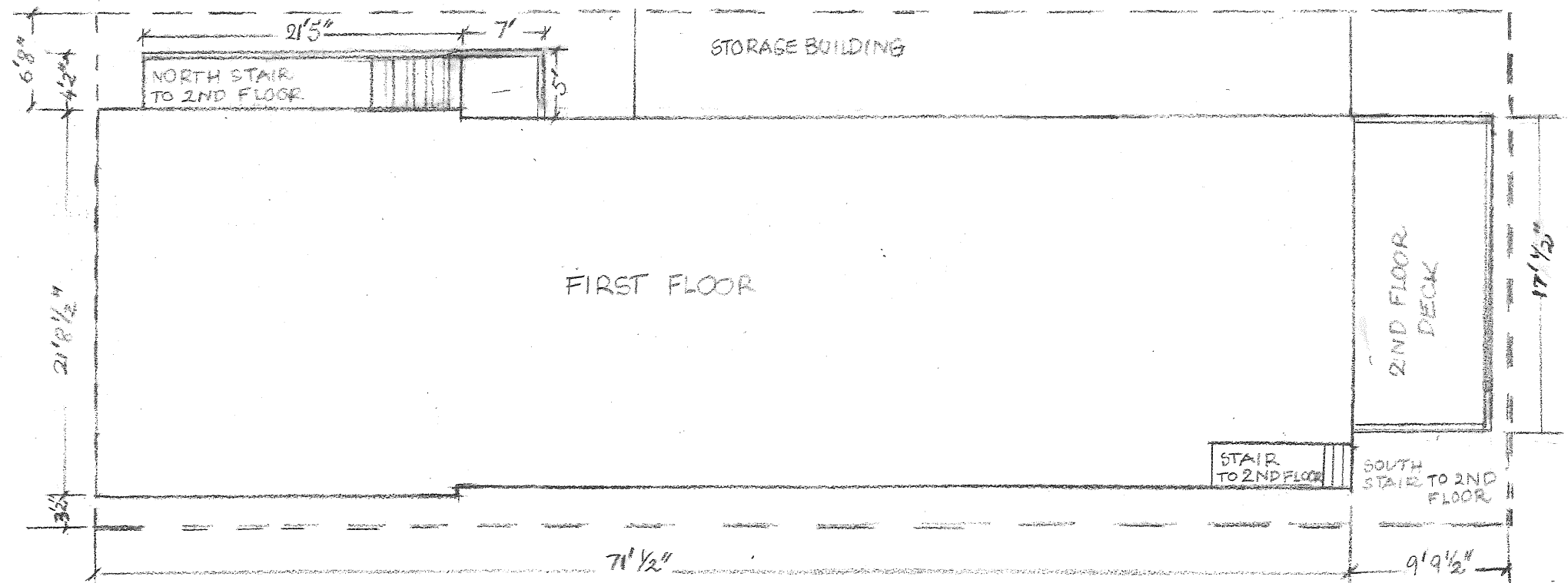
EAST ELEVATION

SOUTH ELEVATION

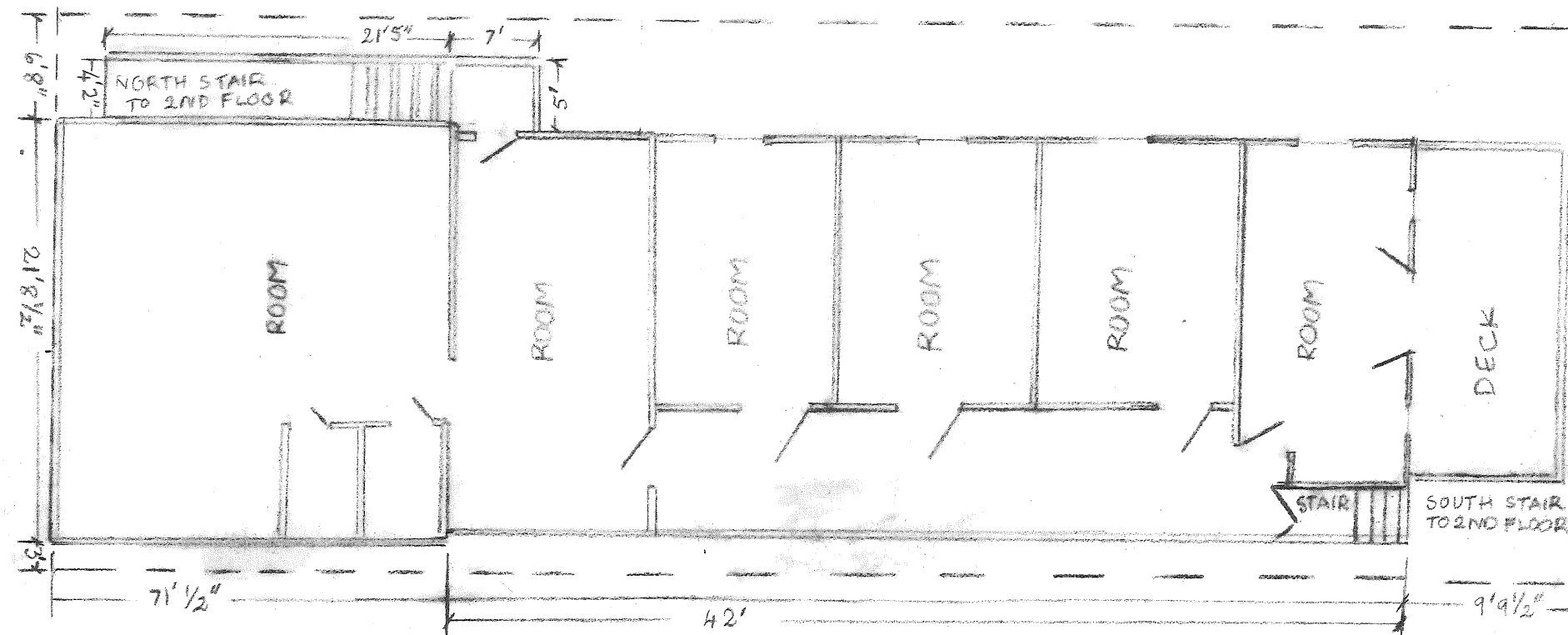
3326 SE MILWAUKIE AVE

ORIGINAL SCALE 1/16" = 1'-0"

0' 5' 10' 20'



2ND FLOOR PLAN



3326 SE MILWAUKIE AVE

ORIGINAL SCALE 1/16" = 1'-0"

0' 5' 10' 20'