Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 1	18906 (1/23/19) for additional information
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Appeal ID: 18958	Project Address: 1818 SW 4th Ave
Hearing Date: 2/6/19	Appellant Name: Jillian Agdern
Case No.: B-010	Appellant Phone: 3122264488
Appeal Type: Building	Plans Examiner/Inspector: Brian McCall
Project Type: lur	Stories: 15 Occupancy: A-2, B, M, R-2, S-2 Construction Type: 1-A
Building/Business Name: Collective on 4th	Fire Sprinklers: Yes - All
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 17-159356-MT
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4]	Proposed use: Mixed-use residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1009.7.2 Exception 5, 1009.12	
Requires	1009.7.2 Exception 5	
	Within dwelling units in Group R-2 occupancies; the maximum riser height shall be 7.75"; the	
	minimum tread depth shall be 10"; the minimum winder tread depth at the walkline shall be 10";	
	and the minimum winder tread depth shall be 6".	
	1009.12 Spiral Stairways	
	Spiral stairways are permitted to be used as a component in the means of egress only within	
	dwelling units or from a space not more than 250 square feet in area and serving not more than	
	five occupants. A spiral stairway shall have 7.5" minimum clear tread depth at a point 12" from the	
	narrow edge. The risers shall be sufficient to provide a headroom of 78" minimum, but riser heigh	
	shall not be more than 9.5". The minimum stairway clear width at and below the handrail shall be	
	26"	
Proposed Design	The proposed design is for staircases contained within duplex dwelling units located on the	
	second floor that reach the third floor. There are 13 duplex dwelling units in this project. The	
	occupancy type is R-2. This appeal is requesting the winders in the staircase be evaluated as	
	meeting the intent of spiral stairways, which are permitted in this occupancy type.	
Reason for alternative	In designing these duplex units, it was desired to provide a built-in staircase for better functionality	
	and ease of use, even though a spiral stairway would be allowable by code. To fit within the units	
	spatially, the winder treads return to a central point, similar to a spiral stair. The winder treads	
	comply with 1009.12 by maintaining at least 7.5" clear tread depth at 12" from the narrowest point	
	This is demonstrated in plan in each of the duplex units as shown in CSK-057A-C. The stairs as	

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designed are 3'-5" wide, with riser heights of 7-5/16" typical. Clear headroom on all stairs exceeds 7'-10". These stair dimensions are significantly more gracious than the spiral stair minimum width of 2'-2", maximum riser height of 9-1/2", and 6'-6" clear headroom. Outside of the winders, the balance of each staircase consists of straight runs with 10" tread depths. The stairs as designed demonstrate not just code equivalence, but an improvement to the path of egress compared to a spiral stairway.

RECONSIDERATION TEXT:

It was conveyed to the design team from an appeals board representative after the initial appeal that they are willing to consider the design approach contained in the original appeal, but requested a wider dimension at the inside winder tread than was presented previously. The stair geometry has been modified to accommodate this request. Please refer to CSK-057A-C Rev1 drawings. The clear width was reduced to 3'-0", which increased the clear tread depth measured 12" from the narrowest point. Moreover, the 3'-0" clear width stair provides 2-1/2" minimum winder tread depth at the narrowest point. The design team believes that the increased tread depth combined with a 2-1/2" minimum winder tread provides a safe and navigable stair that meets the intent of the code while maintaining a functional and comfortable width for occupants.

APPEAL DECISION

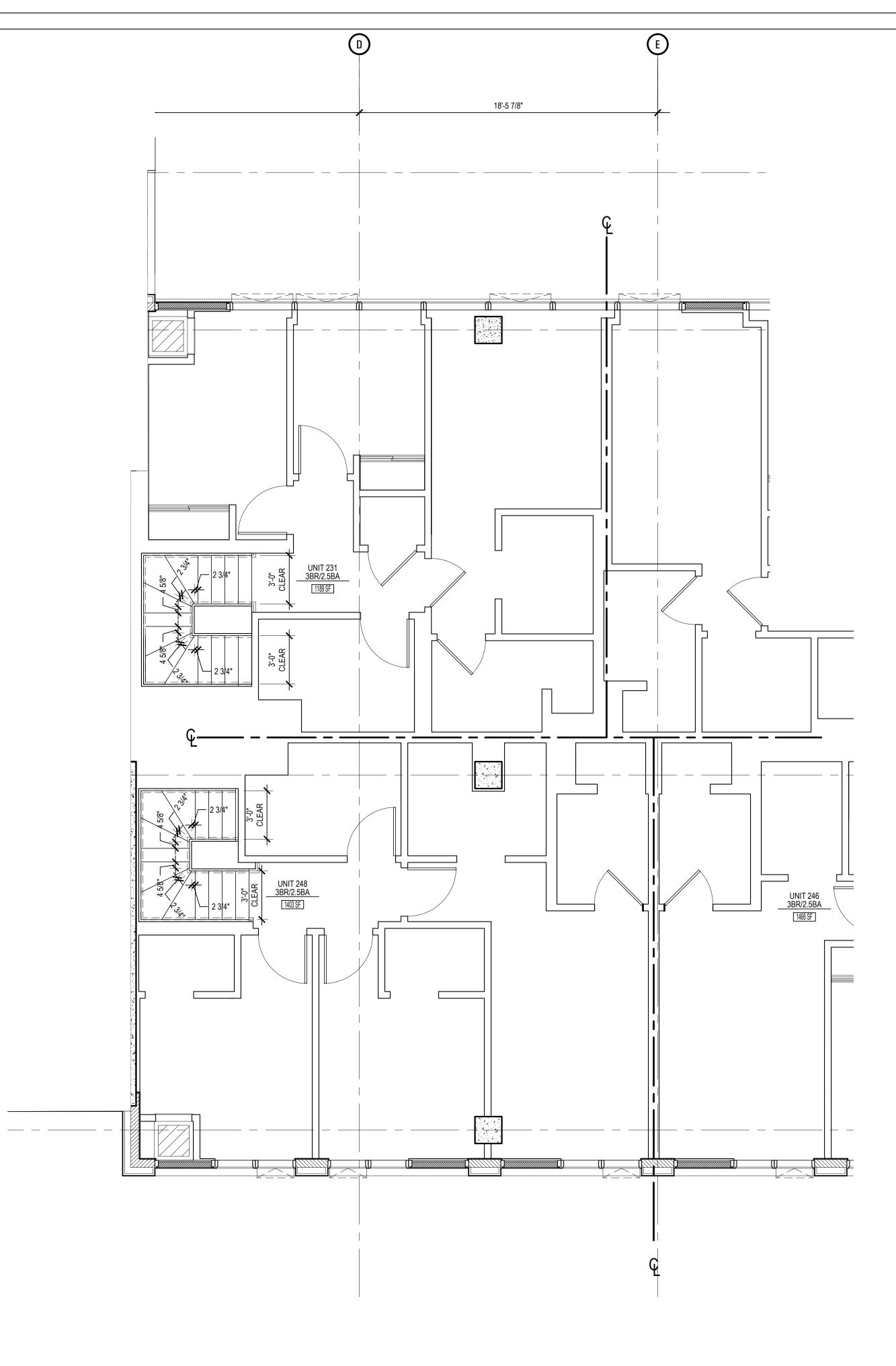
1a. Use of winder stairs within R2 occupancy with less than 10 inch tread depth at walkline: Granted as proposed.

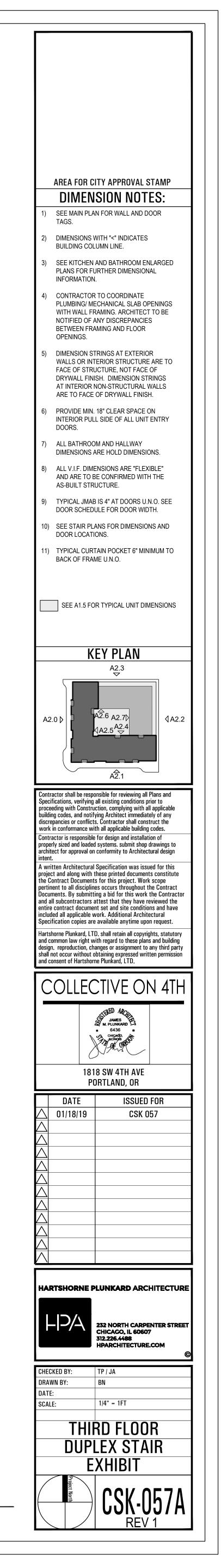
1b. Use of winder stairs within R2 occupancy with less than 6 inch tread depth at narrowest point: Granted as proposed.

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.

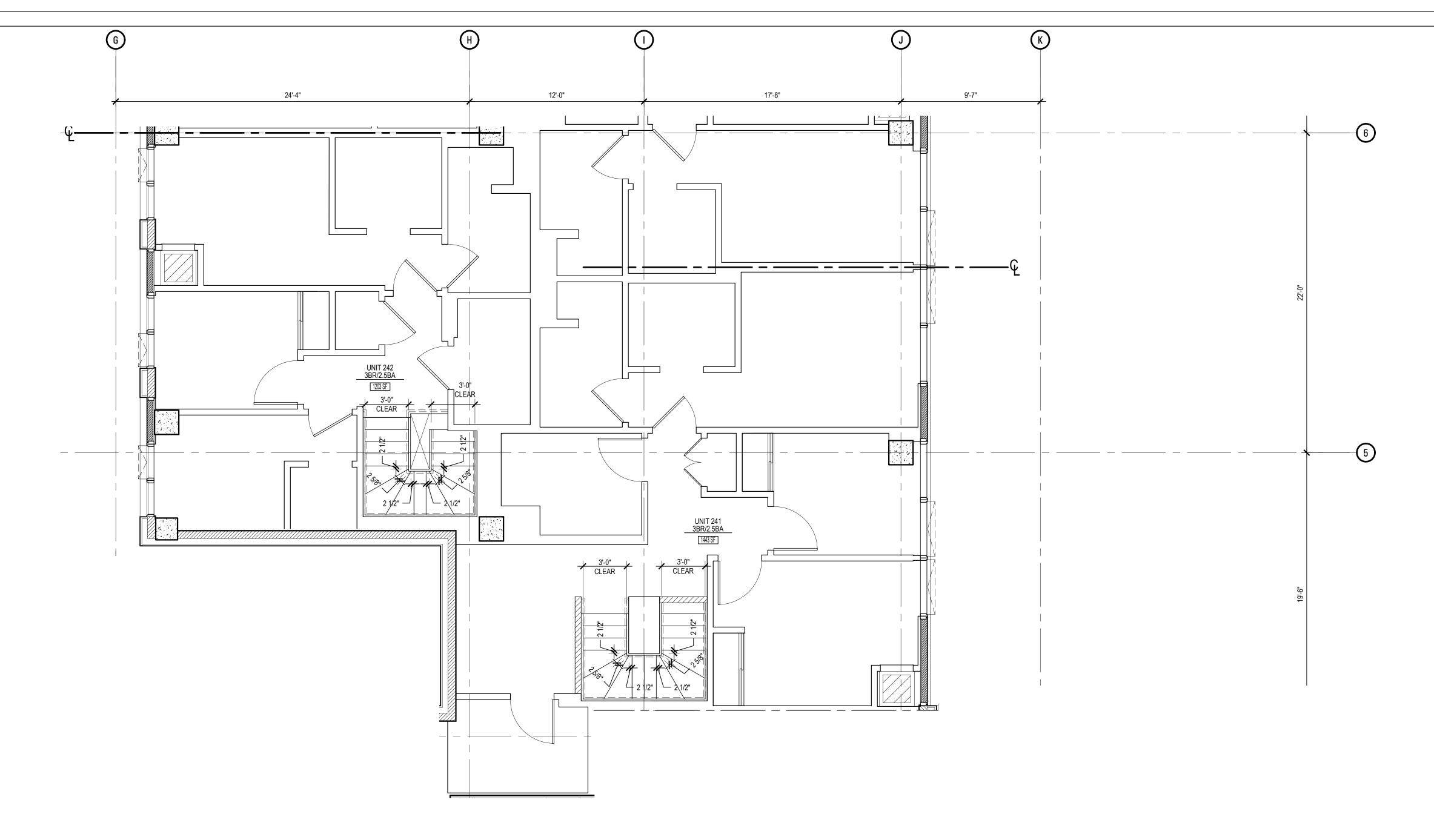
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo,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

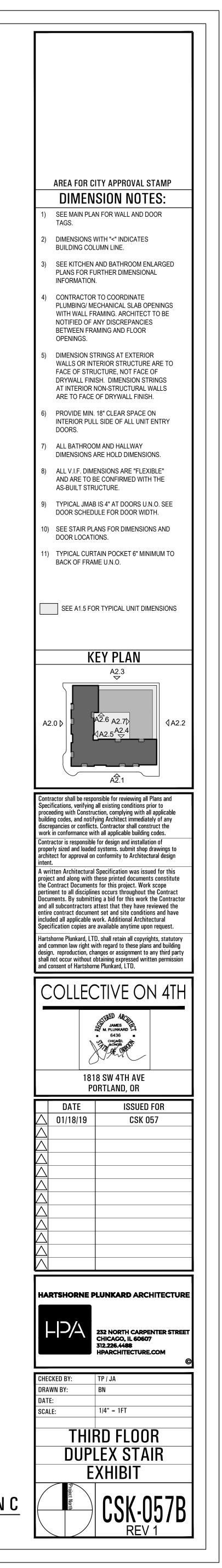


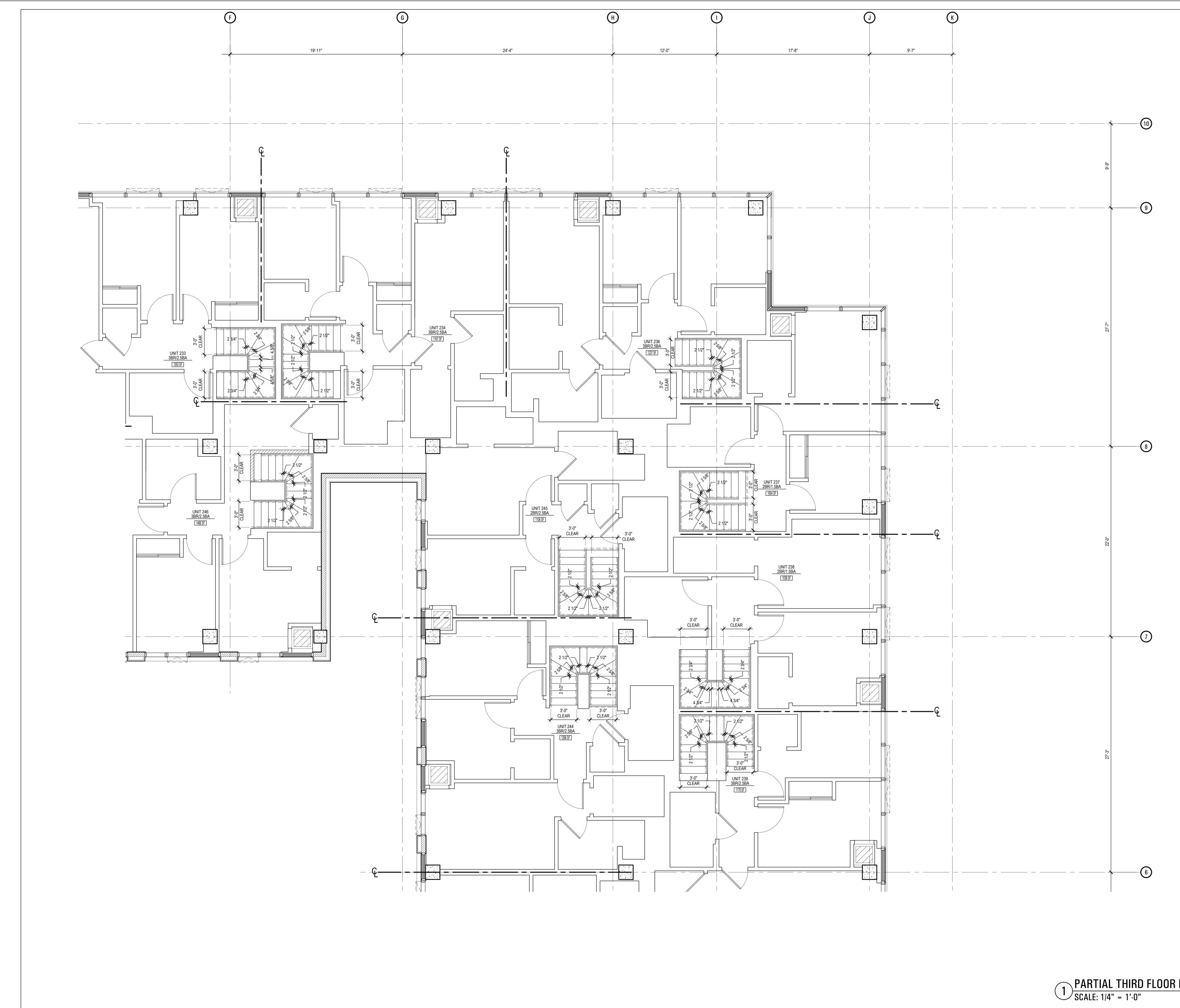












 $\underbrace{1}_{\text{SCALE: }1/4" = 1'-0"}^{\text{PARTIAL THIRD FLOOR DIM PLAN D}}$

