

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

Appeal ID: 18967	Project Address: 7411 SE 36th Ave
Hearing Date: 2/6/19	Appellant Name: KC Puppo
Case No.: B-020	Appellant Phone: 503-770-0144
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: residential	Stories: 1 Occupancy: R-3(?) Construction Type: Wood frame
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]	Proposed use: Single family dwelling

APPEAL INFORMATION SHEET

Appeal item 1

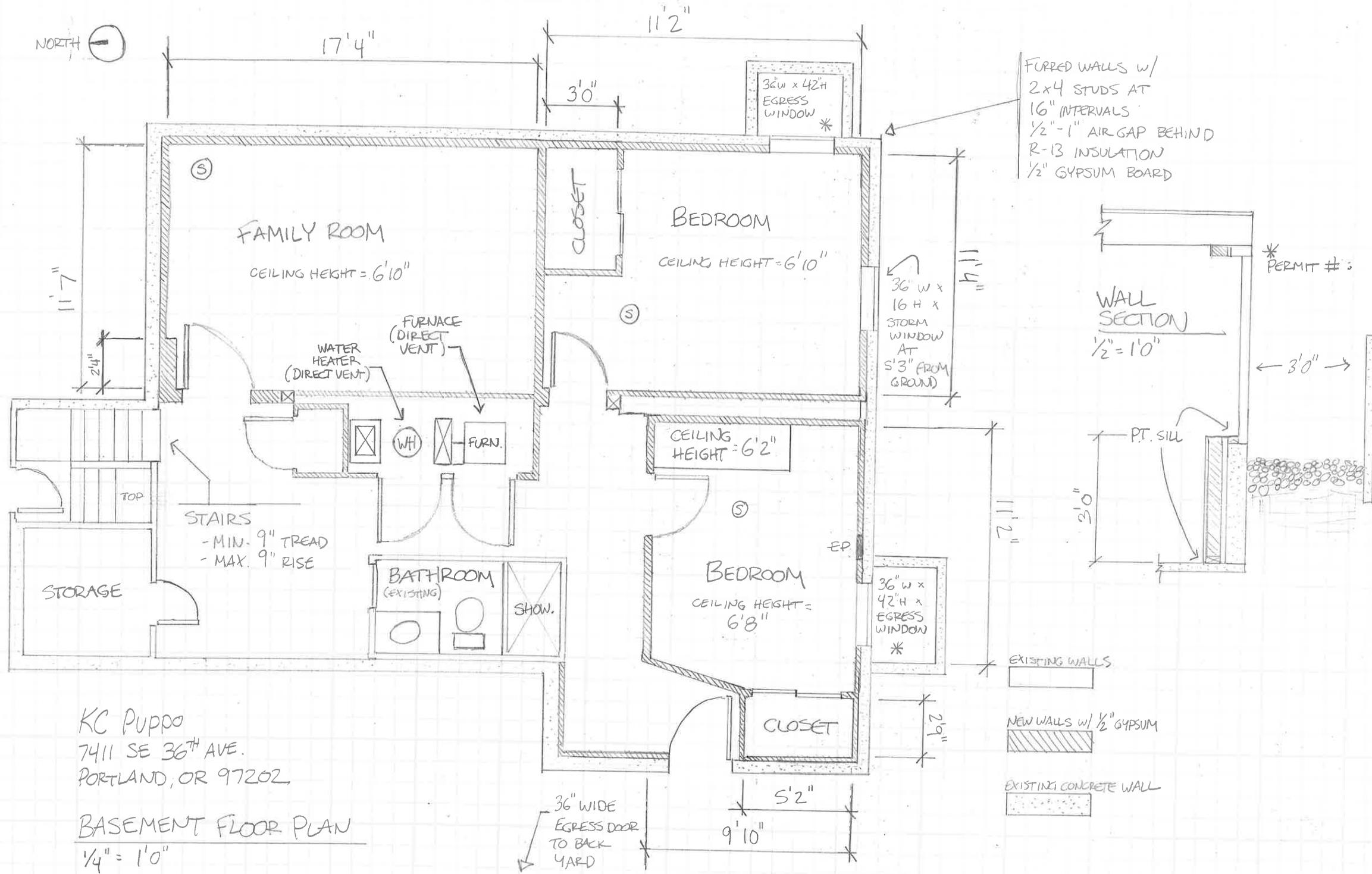
Code Section	R311.7.1 / Brochure 9
Requires	<p>Per Brochure 9:</p> <p>"An existing stairway leading to new living space may be steeper, narrower and have lower headroom than the current code allows"</p> <p>"Width: Must be at least 30 inches."</p>
Proposed Design	<p>The design of the new staircase meets all other requirements for rise (8 1/8") run (9 1/2"), nosing (3/8"), variation (less than 1/8"), landing, and headroom measured vertically from the lowest overhead element to a line that is tangent to the stair nosings (6' 2").</p> <p>The maximum possible width (reasons stated below) of 28" for the lower section is utilized.</p>
Reason for alternative	<p>The width of this staircase to the basement is currently 28", and cannot be widened. The east side of the stairs is the concrete wall (that also acts as the foundation for the house). The west side of the staircase supports for the upper run of the steps (and railing) leading to the main floor.</p> <p>However, there is an existing 36" wide egress door already on the basement level that exits directly to the ground level of the back yard. In addition, two egress windows that meet code were added to the basement level in 2017.</p> <p>All other requirements for the stairs (as detailed above) for an existing structure have been met.</p>

APPEAL DECISION

Basement conversion with reduction in minimum required existing stair width: Denied. Proposal does not provide equivalent Life Safety protection.

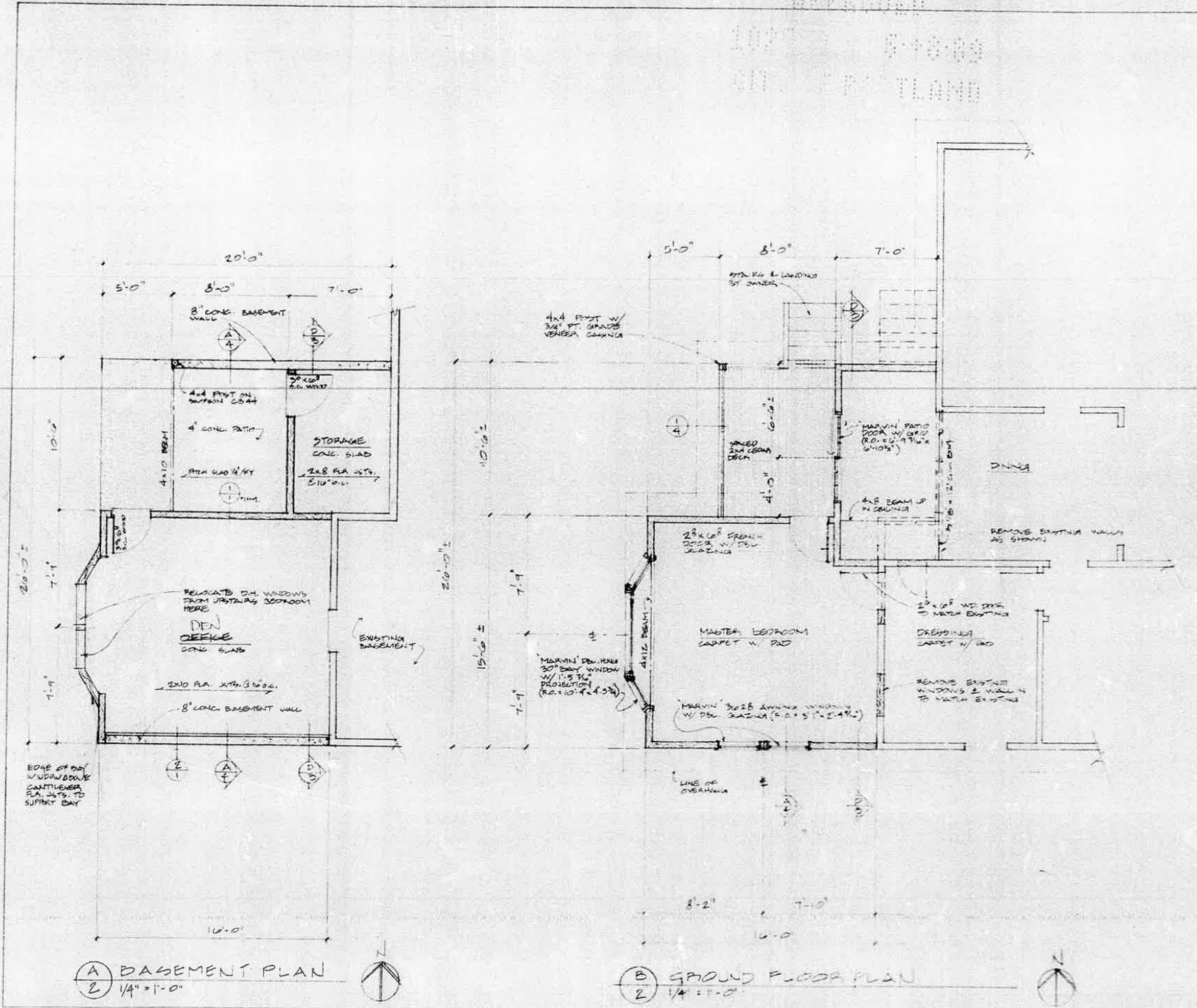
Appellant may contact Dave Tebeau (503-823-6802) with questions.

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.



KC Puppo
 7411 SE 36th AVE.
 PORTLAND, OR 97202

BASEMENT FLOOR PLAN
 1/4" = 1'0"



(A) BASEMENT PLAN
 1/4" = 1'-0"

(B) GROUND FLOOR PLAN
 1/4" = 1'-0"

Gilbert/Hosenberg Architects
 Portland, Oregon
 1736 NE Broadway
 282-9335

HEUSLER RESIDENCE ADDITION
 741 NE 25th St.
 PORTLAND, OREGON

NO. 2000
 100 5-2-3
 100 5-2-3