

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 19016

Appeal ID: 19048

Project Address: 3932 N Albina Ave

Hearing Date: 2/20/19

Appellant Name: Andy Singer

Case No.: B-017

Appellant Phone: 5032017876

Appeal Type: Building

Plans Examiner/Inspector: Guy Altman

Project Type: commercial

Stories: 3 **Occupancy:** R-2 **Construction Type:** V-B

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Reconsideration of appeal

LUR or Permit Application No.: appeal 19016

Plan Submitted Option: mail [File 1]

Proposed use: convert basement to living space

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

1003

Requires

7'6 ceiling height

Proposed Design

We propose to have a basement height of 6'8 through out the basement. We are adding beams into the ceiling for door ways and building walls under the remaining beams. 6'8 ceiling height throughout the basement.

Reason for alternative I can only get to 6'8 because of existing conditions.

APPEAL DECISION

Reduction in minimum ceiling height to 6 feet 8 inches: 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.

ENLARGE WINDOW TO BE
MAX OF 42" OFF THE GROUND
TO MEET EGRESS 28"X46"
CASEMENT

1 HOUR FIRE RATED
PARTITION, MIN STG 50,
SEE CALLOUT A6-2.
FOR ALL WALLS ADJACENT
TO THE NO WORK AREA

NEW FIRE DOOR W/ WEATHER
STRIPING AND DEAD BOLT
1 HOUR FIRE RATING

REPLACE W/ TEMPERED
32" X 14" SLIDER

CEILING HEIGHT THROUGHOUT
6' - 8" BASEMENT

REPLACE W/ TEMPERED
32" X 14" SLIDER

WALL NOTES:
INTERIOR WALL 2X4 STUD CONST @ 16" OC, W/ 1/2"
GYPSUM OVER CONN W/ #7 SCREWS @ 6/12, BED
AND TAPED, AND PAINTED. ALL PARTY WALLS AND
CEILING TO BE FIRE RATED

ALL EXTERIOR WALL TO HAVE R-7.5 CONTINUOUS
INSULATION AT INSIDE PARIMETER
AND INCLUDE
ALL PARTY WALLS TO HAVE R-13 BATT INSULATION

BASEMENT CONVERSION: 973 SF

CD - Carbon Monoxide detector w/ battery pack
SD - Smoke detector w/ battery pack

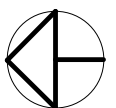
(E) Wall
(N) Wall
(R) Wall

ALL CONC CONTACT TO BE PRESSURE
TREATED, OTHERWISE A 1/4" AIR-SPACE
IS REQUIRED, CONTIN. VERTICAL FIRE STOP
REQUIRED 10' OC.

1 HOUR FLOOR/CEILING ASSMBLY
w/ SCG 50. BEDROOM 1 ONLY, SEE
CALLOUT A6-1

ENLARGE WINDOW TO BE
MAX OF 42" OFF THE GROUND
TO MEET EGRESS 33"X40"
CASEMENT

1 Proposed Basement
1/8" = 1'-0"



NORTH

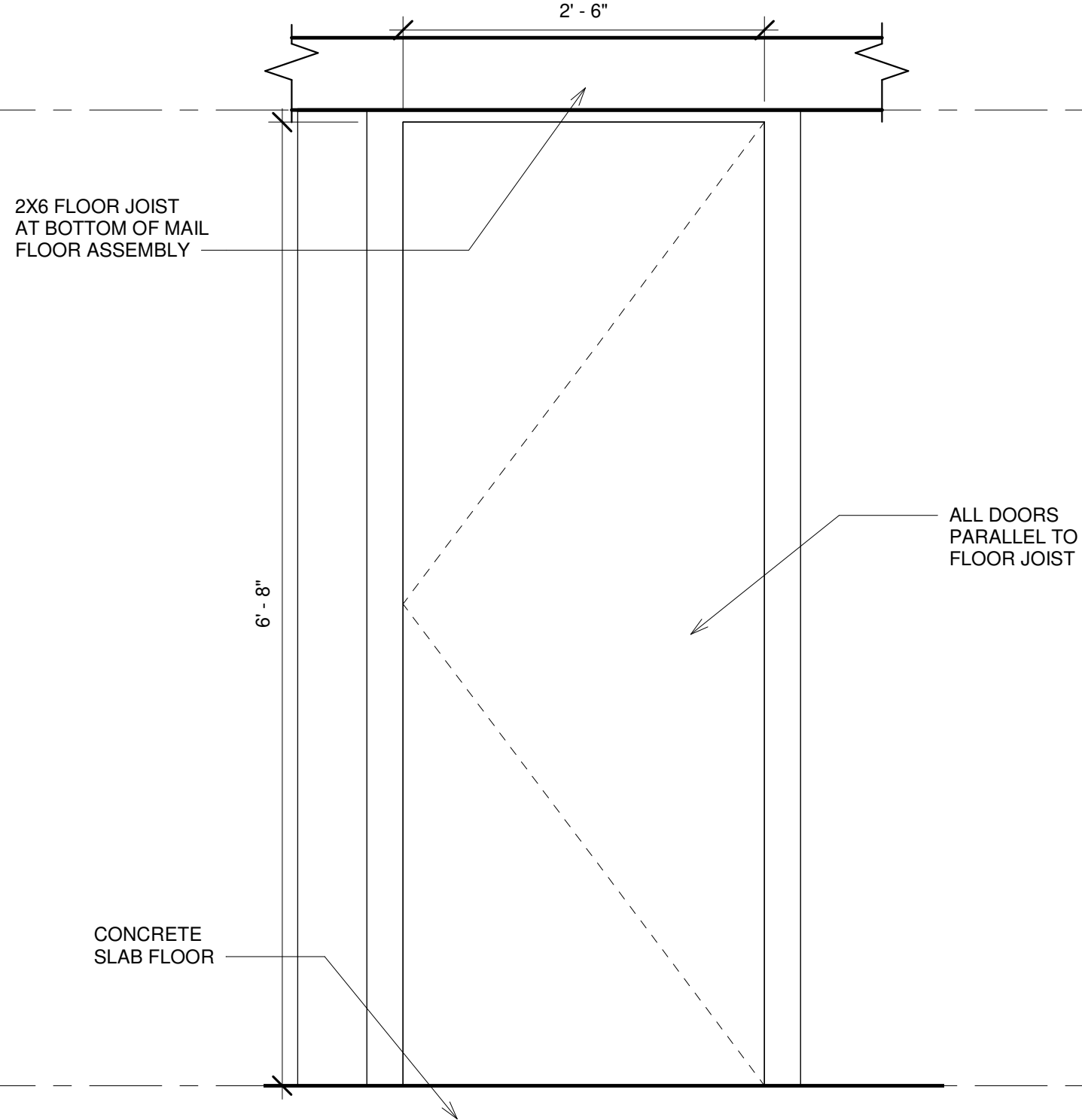


ANDY SINGER
3932 N Albina

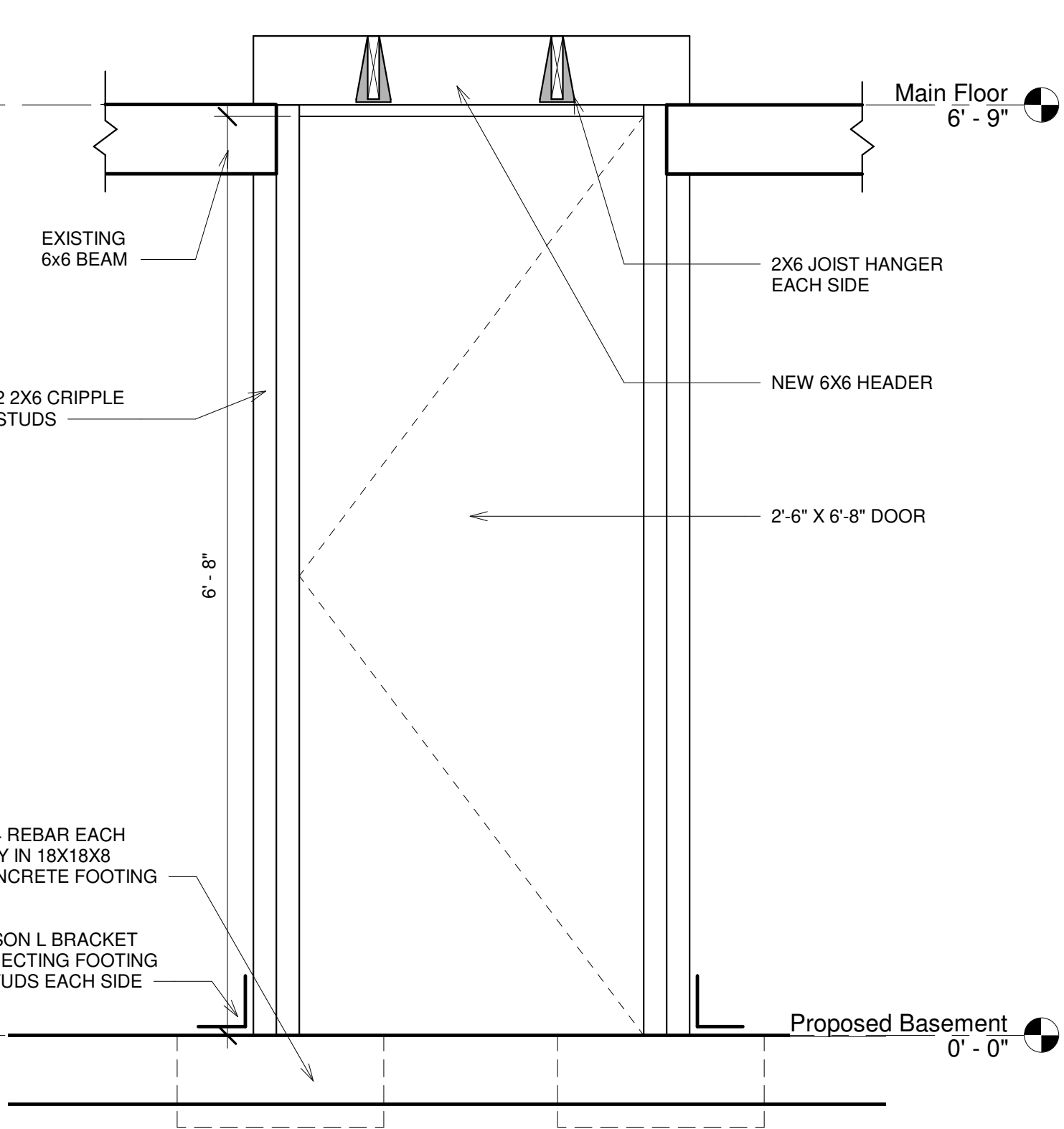
No.	Description	Date
2	Bedroom 2 and Bath	01/25/2019
3	Wall Added w/ Door	02/18/2019

PROPOSED BASMENT PLAN

Project number	1	A 4
Date	02/18/2019	
Drawn by	Ross Allen	
Checked by		
Scale 1/8" = 1'-0"		



1 Door Assemble A
1" = 1'-0"



2 Door Assembly B
1" = 1'-0"



ANDY SINGER
3932 N Albina

No.	Description	Date
2	Bedroom 2 and Bath	01/25/2019
3	Wall Added w/ Door	02/18/2019

DOOR ELEVATIONS		
Project number	1	A 7
Date	02/18/2019	
Drawn by	Ross Allen	
Checked by		
		Scale 1" = 1'-0"