

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: Hold for Additional Information - Held over from ID 19010, item #1 (2/13/19) for additional information

Appeal ID: 19035	Project Address: 7700 SE Mitchell St
Hearing Date: 2/20/19	Appellant Name: Bob Schatz
Case No.: B-009	Appellant Phone:
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-A
Building/Business Name:	Fire Sprinklers: Yes - NFPA 13
Appeal Involves: Erection of a new structure, Reconsideration of appeal	LUR or Permit Application No.: PLANNING PREAPPLICAITON B-010
Plan Submitted Option: pdf [File 1]	Proposed use: R-2 (apartments)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1019 EGRESS BALCONY
Requires	MINIMUM FIRE SEPARATION DISTANCE OF 10' TO ADJACENT LOT LINES AND FROM OTHER BUILDINGS ON THE SAME LOT UNLESS PROTECTED PER 705
Proposed Design	<p>ORIGINAL TEXT:</p> <p>TO PROVIDE A 5'-0" NO BUILD EASEMENT ON THE ADJACENT NEIGHBORS PROPERTY TO ALLOW FOR A 10' FIRE SEPARATION DISTANCE.</p> <p>RECONSIDERATION TEXT:</p> <p>TO PROVIDE A 4'-6" NO BUILD EASEMENT ON THE ADJACENT NEIGHBORS PROPERTY TO ALLOW FOR A 10' FIRE SEPARATION DISTANCE WHILE CREATING AN ASSUMED PROPERTY LINE. THE WALL OF THE ADJACENT EXISTING SINGLE FAMILY RESIDENCE WILL BE APPROXIMATELY 3'-2" FROM THE ASSUMED PROPERTY LINE. PER THE 2011 ORSC TABLE R302.1, "NOT FIRE-RESISTANCE RATED" WALLS MAY BE MORE THAN OR EQUAL TO 3'-0" FIRE SEPARATION DISTANCE WITH UNLIMITED OPENINGS. THE WALL IS OVER 3' FROM THE PROPOSED ASSUMED PROPERTY LINE, THEREFORE THE WALL MEETS THE RESIDENTIAL CODE.</p>
Reason for alternative	<p>ORIGINAL TEXT:</p> <p>THIS IS A TIGHT SITE AND WOULD BE VIRTUALLY UNBUILDABLE WITHOUT A FEW APPEALS. THE CODE ALLOWS FOR 10' SEPARATION FROM BUILDINGS ON THE SAME PROPERTY. IN THIS CASE, THE BUILDING ON THE NEIGHBORING PROPERTY IS OVER 13'-0" AWAY FROM THE EGRESS BALCONY. WE BELIEVE THAT BY PROVIDING THE 5' NO BUILD EASEMENT, THIS CREATES AN EQUIVALENT FIRE LIFE SAFETY APPROACH.</p>

FYI: THERE WILL BE AN ADJUSTMENT TO THE EXISTING LOT LINE, IT IS IN THE WORKS.

RECONSIDERATION TEXT:

REASON FOR ALTERNATE:

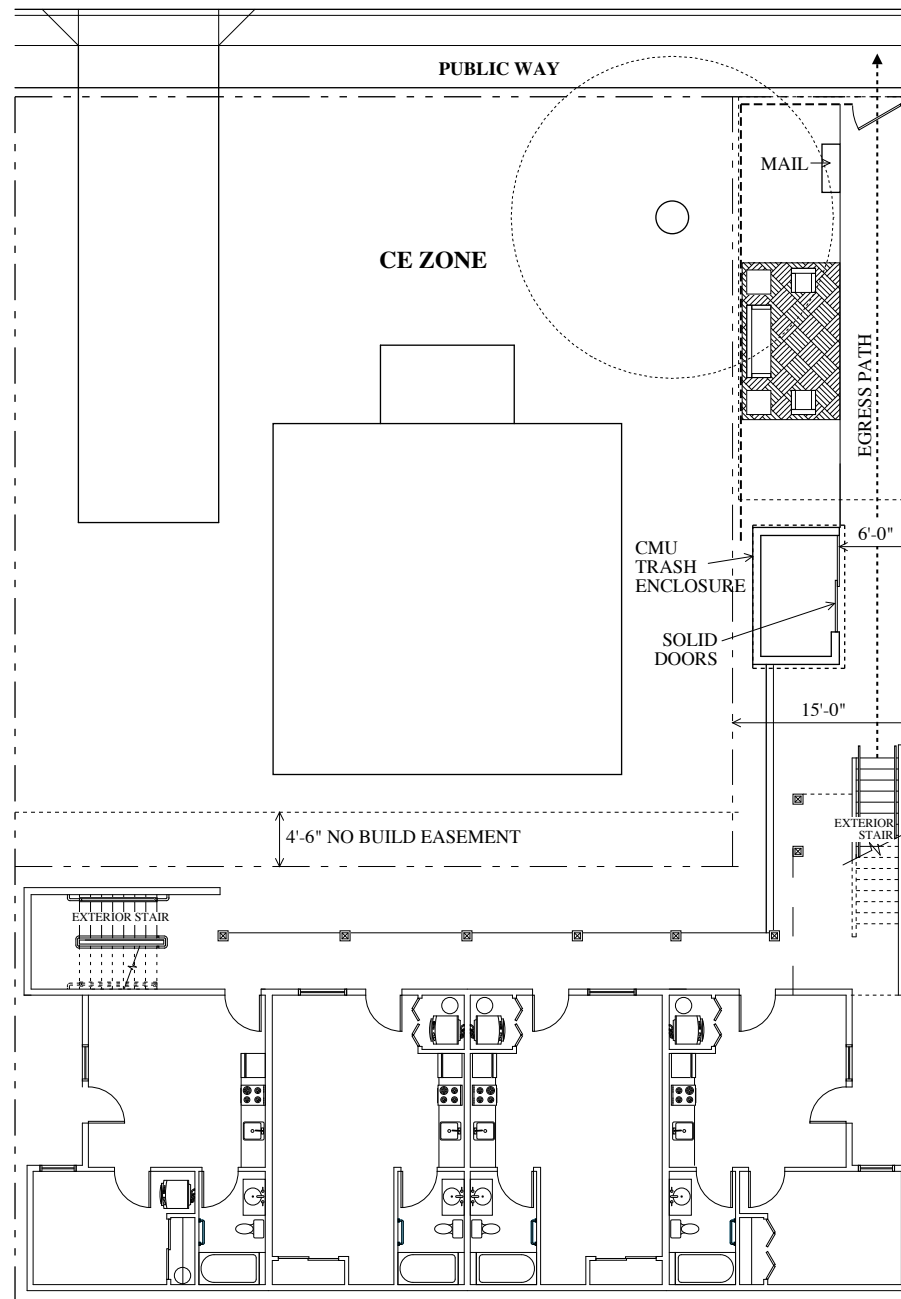
THIS IS A TIGHT SITE AND WOULD BE VIRTUALLY UNBUILDABLE WITHOUT A FEW APPEALS. THE CODE ALLOWS FOR 10' SEPARATION FROM BUILDINGS ON THE SAME PROPERTY. IN THIS CASE, THE BUILDING ON THE NEIGHBORING PROPERTY IS OVER 13'-0" AWAY FROM THE EGRESS BALCONY. WE BELIEVE THAT BY PROVIDING THE 4-6' NO BUILD EASEMENT, THIS CREATES AN EQUIVALENT FIRE LIFE SAFETY APPROACH.

FYI: THERE WILL BE AN ADJUSTMENT TO THE EXISTING LOT LINE, IT IS IN THE WORKS.

APPEAL DECISION

Egress balcony with 4.5 foot no build easement on adjacent property: Hold for additional information. Appellant may contact John Butler (503 823-7339) with questions.

SE MITCHELL STREET



SITE PLAN

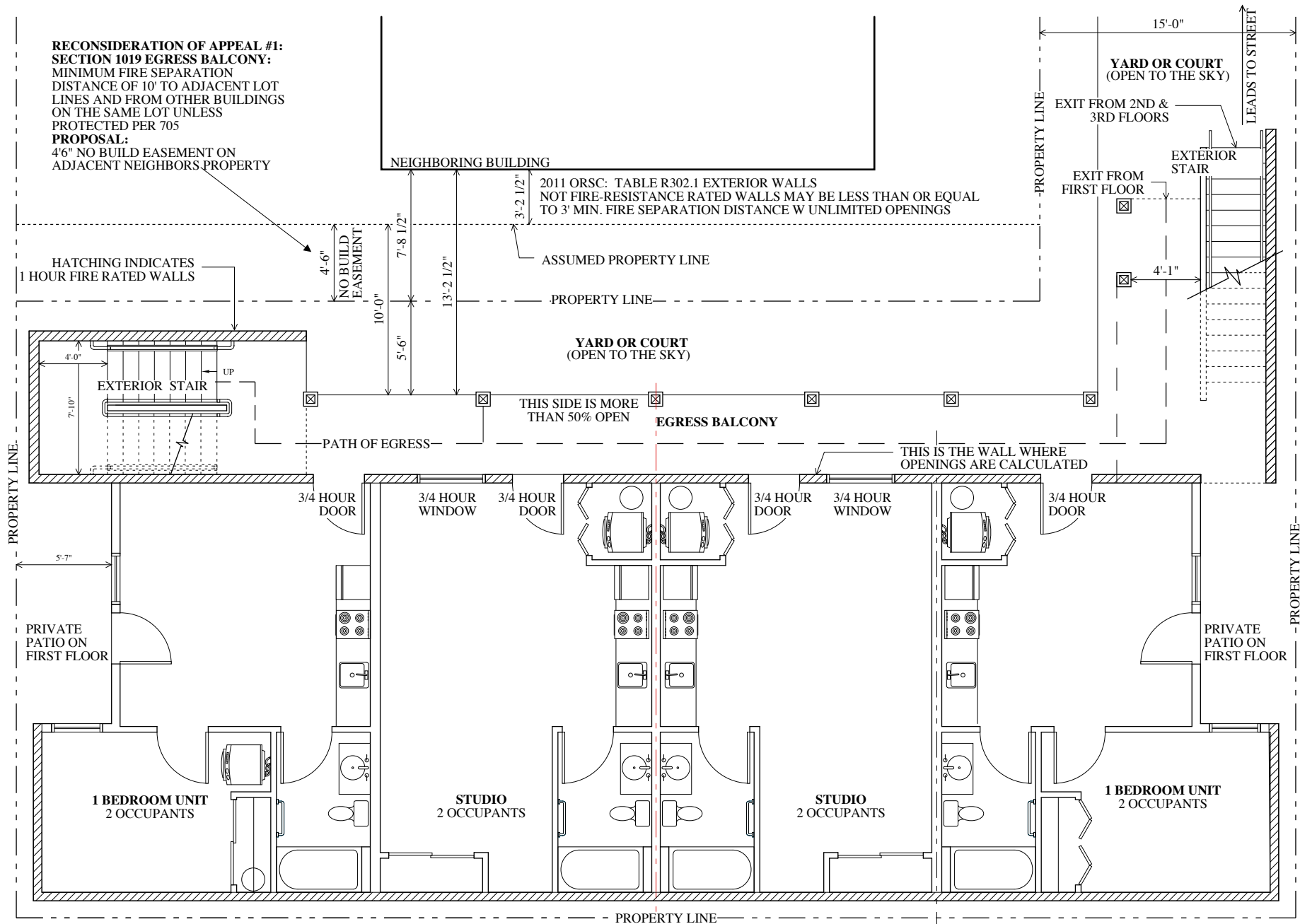


1/32" = 1'-0"



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FIRST FLOOR PLAN

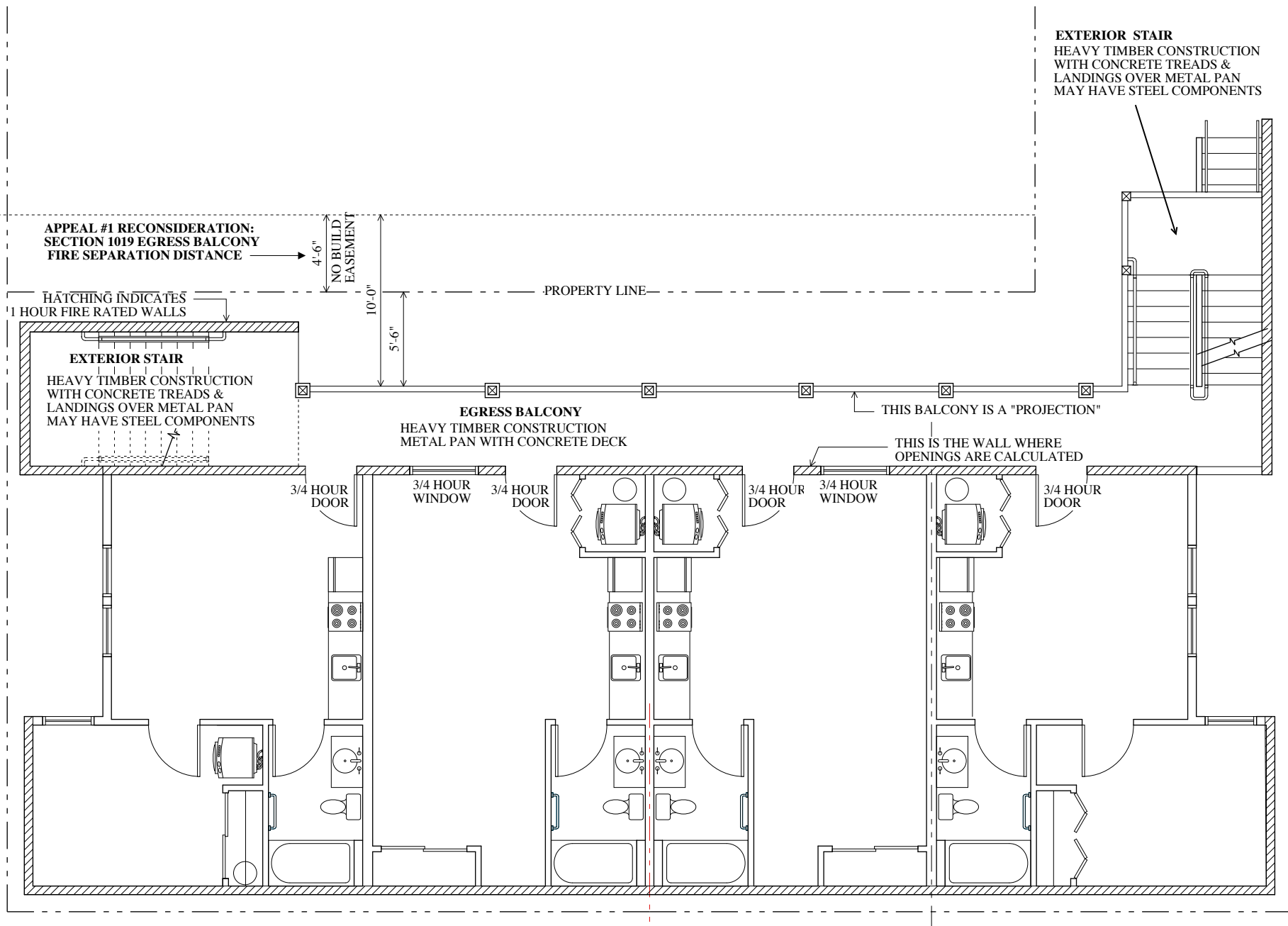
1/8" = 1'-0"



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EXTERIOR STAIR
HEAVY TIMBER CONSTRUCTION
WITH CONCRETE TREADS &
LANDINGS OVER METAL PAN
MAY HAVE STEEL COMPONENTS

SECOND & THIRD FLOOR FLOOR PLANS

1/8" = 1'-0"



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