

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20239	Project Address: 7428 N Charleston Ave
Hearing Date: 4/10/19	Appellant Name: Sienna Shiga
Case No.: B-031	Appellant Phone: 5034779165
Appeal Type: Building	Plans Examiner/Inspector: Gail Knoll
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: VA
Building/Business Name: The Union at St Johns	Fire Sprinklers: Yes - throughout
Appeal Involves: Addition to an existing structure	LUR or Permit Application No.: 19-122755-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Residential Live/Work Space

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 505.2.1

Requires Per 2014 Oregon Structural Specialty Code, Section 505.2.1 Mezzanines Area Limitation, the aggregate area of a mezzanine or mezzanines within a room shall not be greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

Proposed Design For the construction of two Live/Work spaces, the proposed design is a mezzanine in each room that will not be greater than one-half of the floor area of that space - as measured per the code section listed. Please see attached proposed plan with areas.

RECONSIDERATION OF APPEAL 20197

ADDED TEXT FOR RECONSIDERATION:

CALCULATED AREA OF MEZZANINE INCLUDES STAIR LANDING. THERE IS NO STORAGE OR USABLE SPACE UNDER STAIR.

PLANS HAVE BEEN REVISED TO NOTE THESE ITEMS FOR RECONSIDERATION. SEE ATTACHED REVISED PLANS.

Reason for alternative Per the 2018 International Building Code (not yet adopted by Oregon), Section 505.2.1 Area Limitation Exception 3: The aggregate area of a mezzanine within a dwelling unit that is located in a building equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 shall not greater than one-half of the floor area of the room, provided that: 3.1 Except for enclosed closets and bathrooms, the mezzanine shall be open to the room in which such a mezzanine is located; 3.2 The opening to the room shall be unobstructed

except for walls not more than 42 inches in height, columns and posts; and 3.3 Exceptions to Section 505.2.3 shall not be permitted.

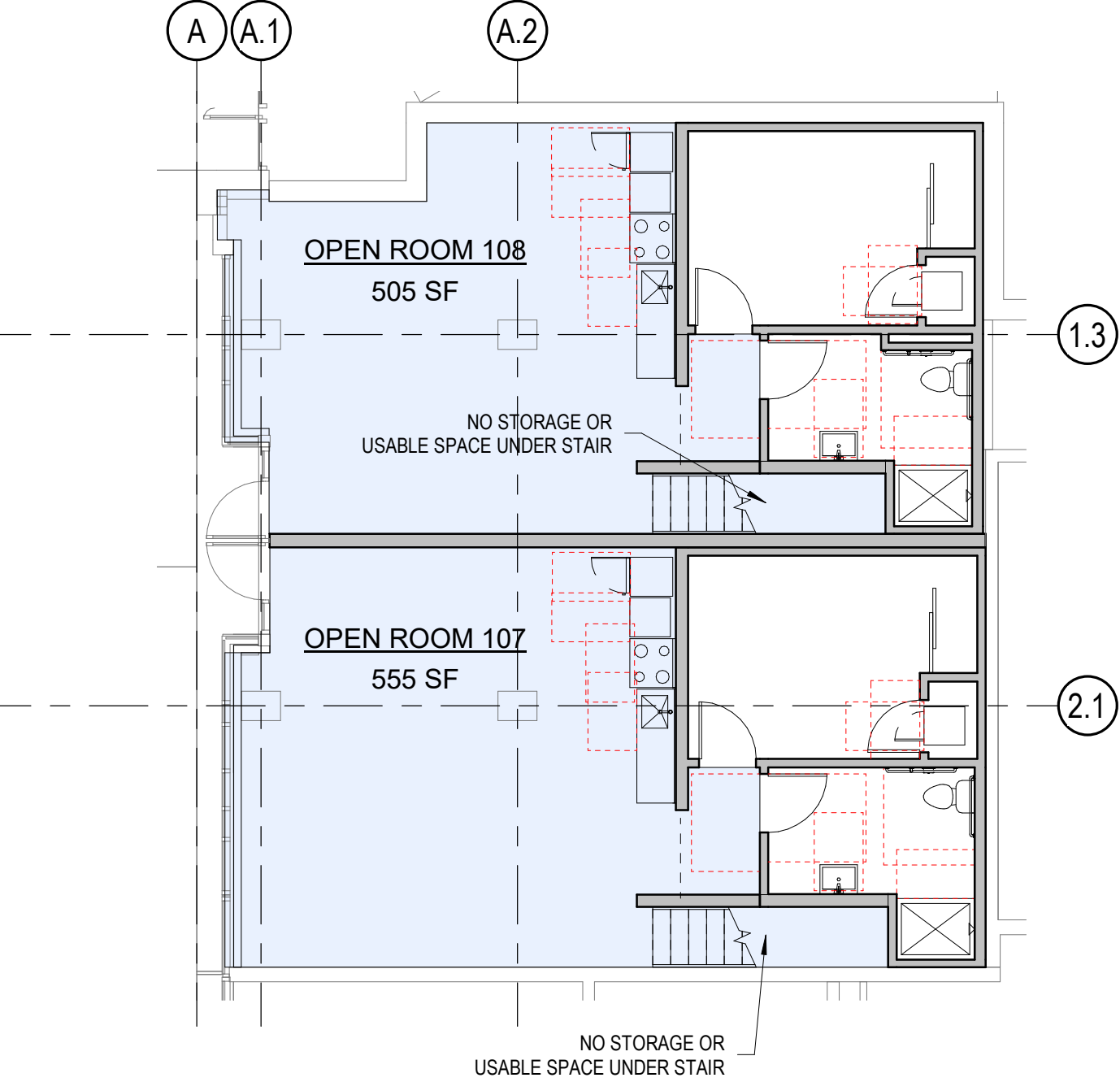
APPEAL DECISION

Increase in allowable mezzanine area to 1/2 the area of room it is open to per 2018 IBC: Granted provided mezzanine remains open to the floor below and granted for this use and occupancy.

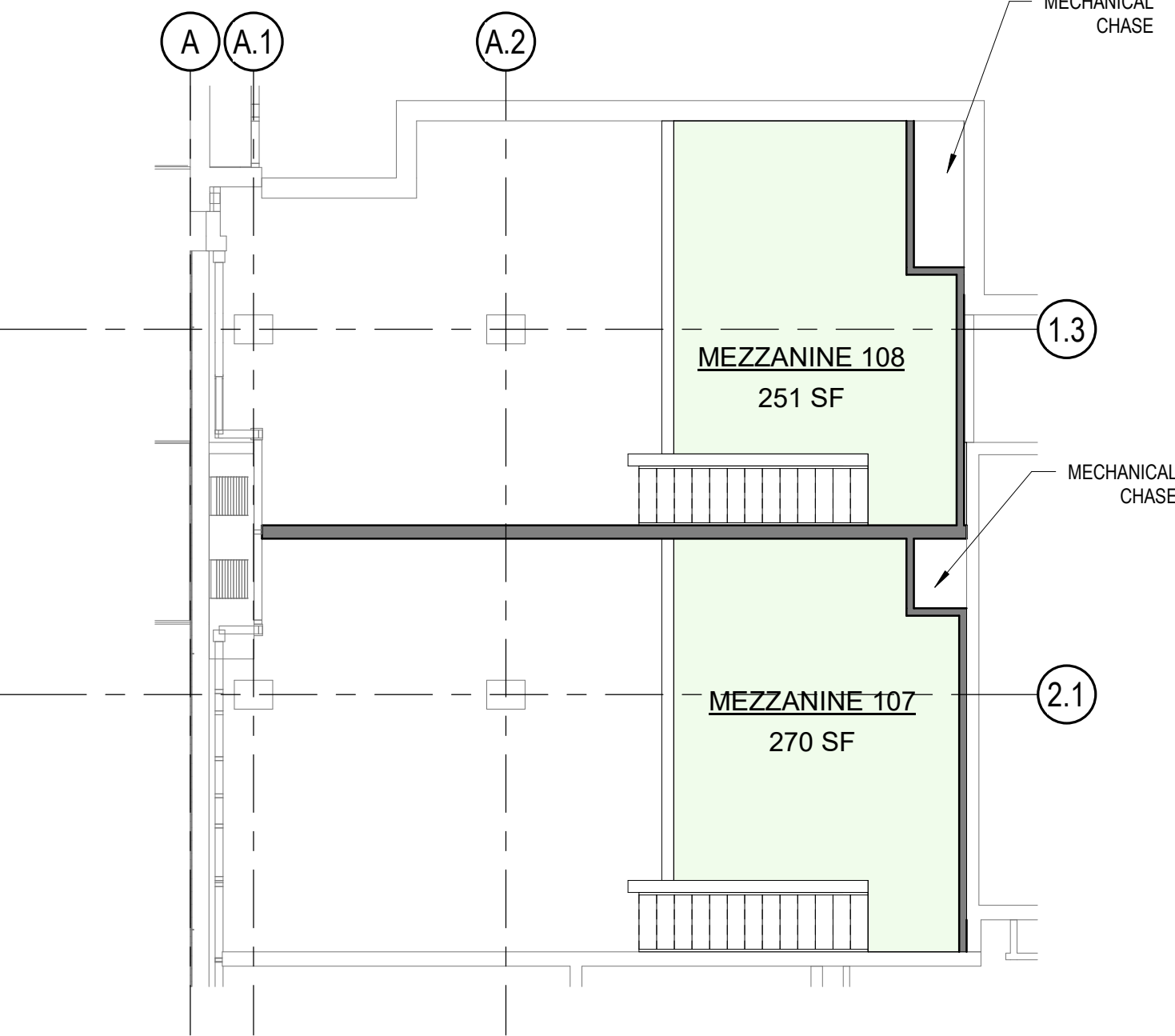
Appellant may contact John Butler (503 823-7339) with questions.

The Administrative Appeal Board finds with the conditions noted, 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.



LOWER LEVEL PLAN
1/8" = 1'-0"



MEZZANINE PLAN
1/8" = 1'-0"