

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: 20510

Project Address: 431 SW Colony Dr

Hearing Date: 6/12/19

Appellant Name: Natasha Carroll

Case No.: B-014

Appellant Phone: 5033097369

Appeal Type: Building

Plans Examiner/Inspector: John Jassman

Project Type: residential

Stories: 1 **Occupancy:** R-3 **Construction Type:** V-B

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Correction of a violation

LUR or Permit Application No.: 17-255981-RS

Plan Submitted Option: pdf [File 1] [File 2]

Proposed use: Occupied basement

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

R311.7.5.1

Requires

The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Proposed Design

The stairs as shown on the permit plans as filed are existing, built as part of the original home construction permit. The treads and risers have been refinished as part of the overall basement renovation project. No modifications have been made to the overall stair structure, joists or stringers.

Reason for alternative

Of the 14 existing steps, only (1) exceeds the smallest step rise by 1/2". This is a variance of 1/8" (0.125") from the allowable 3/8" (0.375"). All other existing (13) steps are in compliance. The existing stair well far exceeds the code minimum requirements. The width is in excess of 40", clear head height of 7'+, adequate lighting, and all tread depths and nosing are also in compliance. Additionally, a code compliant handrail has been added where one had not previously existed to additionally improve the overall safety of the stairway. We would like to request the inspection report from 4/15/19 be reconsidered and the stairs considered within compliance upon final inspection.

APPEAL DECISION

Increase in maximum stair riser variation to 1/2 inch at one location: Granted provided handrails are installed on both sides of the stair.

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.



Building Permit Application

City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7300 • TTY 503-823-6868 • www.portlandoregon.gov/bds

Type of work

- ☐ New construction ☒ Addition/alteration/replacement
☐ Demolition ☐ Other:

Category of construction

- ☒ 1 & 2 family dwelling ☐ Commercial/industrial ☐ Accessory building
☐ Multifamily ☐ Master builder ☐ Other:

Job site information and location

Job no.: Job address: 431 SW Colony Dr

City/State/ZIP: Portland, OR 97219

Suite/bldg./apt. no.: Project name: Eikanas Basement

Cross street/directions to job site: Enter on Colony Dr off of Boones Ferry. There is no access from 4th St.

Subdivision: Hera Franklin Colony Lot no. 55 Tax map/parcel no. R179104

Description of work

Build out unfinished basement space. Convert 1300 sf into (2) bedrooms, (1) laundry/utility room, storage rooms, and family room.

Provide RS Permit no.

☒ Property owner ☐ Tenant

Name: Ian Eikanas and Natasha Carroll E-mail:

Address: 431 SW Colony Dr

City/State/ZIP: Portland, OR 97219

Phone: 503-309-7369 FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: Date: 10/13/17

☒ Contractor

Business name: Owner doing work E-mail:

Address:

City/State/ZIP:

Phone: FAX:

CCB lic. no.

Authorized signature:

Print name: Natasha Eikanas Date: 10/13/17

☒ Applicant ☐ Contact Person

Business name:

Contact name: Natasha Eikanas

Address:

City/State/ZIP:

Phone: FAX:

E-mail: natasha.s.carroll@gmail.com

Authorized signature:

Print name: Natasha Eikanas Date: 10/13/17

Office Use Only

Permit no: 17-265981-RS

Date received: 10/13/17

By: CCA

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	\$60,400
Number of bedrooms:	2
Number of bathrooms:	0
Total number of floors:	1
New dwelling area:	1300 square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Existing building area:	square feet
New building area:	square feet
Number of stories:	
Type of construction:	
Occupancy groups	
Existing:	
New:	

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. If the work is subject to regulations governing asbestos and/or lead-based paint, I will comply with all such regulations. NE (initials)

Building Permit Fees*

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

Property Owner Statement Regarding Construction Responsibilities

Oregon Law requires residential construction permit applicants who are not licensed with the Construction Contractors Board to sign the following statement before a building permit can be issued. (ORS 701.325 (2))

This statement is required for residential building, electrical, mechanical, and plumbing permits. Licensed architect and engineer applicants, exempt from licensing under ORS 701.010 (7), need not submit this statement. This statement will be filed with the permit.

Please check the appropriate box:

☐

I own, reside in, or will reside in the completed structure and my general contractor is:

Name

CCB#

Expiration Date

☐

I will inform my general contractor that all subcontractors who work on the structure must be licensed with the Construction Contractors Board.

or

☒

I will be performing work on property I own, a residence that I reside in, or a residence that I will reside in. If I hire subcontractors, I will hire only subcontractors licensed with the Construction Contractors Board. If I change my mind and hire a general contractor, I will select a contractor who is licensed with the CCB and will immediately give the name of the contractor to the office issuing this Building Permit.

I have read and understand the Information Notice to Homeowners About Construction Responsibilities, and I hereby certify that the information on this homeowner statement is true and accurate.

Natasha Ekanas
Print Name of Permit Applicant

[Signature]
Signature of Permit Applicant

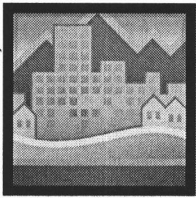
10/13/17
Date

Permit #: 17-265981-RS.

Address: _____

Issued by: _____ Date: _____





City of Portland Development Services Center

1900 SW Fourth Avenue, Suite 1500 Portland, OR 97201
Telephone: (503) 823-7310



RESIDENTIAL ALTERATIONS GENERAL NOTES AND SUPPLEMENTAL INFORMATION 2011 OREGON RESIDENTIAL SPECIALTY CODE

Date : October 13, 2017
Project Address: 431 SW COLONY DR

Permit number: 17-255981-000-00-RS

The following "General Notes and Supplemental Information" are now part of your approved plans.

These standards apply in areas altered or to work performed as part of this permit. These notes do not apply to areas that are not affected by the work being done, except as noted as "In All Alterations"

- It is the responsibility of the builder to comply with these requirements during construction.
- Where there is a conflict between a general note and the plans, the more restrictive shall apply.
- Applicable codes can be viewed online at <http://www.portlandoregon.gov/bds/36808>

IN ALL ALTERATIONS:

- R314** In all alterations: Smoke alarms are required to be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story including basements. Ionization alarms are not allowed near kitchens, bathrooms with tubs/showers, and HVAC supply registers. Photoelectric alarms are suitable for all locations.
- R315** In all alterations: Carbon monoxide alarms shall be installed in each sleeping room or within 15 feet outside each sleeping room door. CO alarms may be hard-wired or battery-powered. CO alarms may be combination smoke/CO alarms when installed as required for smoke alarms.
- Alarms that are both interconnected and connected to the house wiring with battery backup are required where room finishes are removed. Other locations may be battery powered only.

IN AREAS AFFECTED BY ALTERATIONS:

FRAMING

- R302.11** Fireblocking shall be installed in concealed spaces of wood construction: in walls at ceiling and floor levels, and not more than 10' horizontally; at intersections between vertical and horizontal spaces such as at dropped ceilings and soffits; between stair stringers at top and bottom of stair runs. Fireblocking shall consist of 2" nominal lumber, 1/2" gypsum board, mineral wool or glass fiber securely retained, or other approved material.
- R302.12** Draftstopping shall be installed in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 sq. ft.
- R317.3** Fasteners and connectors in contact with preservative-treated wood shall be hot dipped galvanized steel or equivalent.
- R502.8.1** Notches in sawn lumber joists, rafters and beams shall not exceed 1/6 member's depth, not longer than 1/3 member's depth, and not located in the middle 1/3 of the member's span. Notches at ends shall not exceed 1/4 the member's depth. Tension side of members greater than 4" nominal thickness shall not be notched except at the ends. Hole diameters shall not exceed 1/3 member's depth, and not be closer than 2" to the top or bottom, or to any other hole or notch.
- R502.8.2** Cuts, notches or holes are not permitted in engineered wood products, except where permitted by the product manufacturer or where designed by a registered design professional.
- R602.6.1** Top plates of bearing walls notched or drilled more than 50 percent of their width shall have a minimum 16 gauge, 1-1/2" wide galvanized strap installed at the opening. Straps shall extend 6" minimum past the opening with 8 10d nails each side.

GARAGES

- R302.5.1.1** Provide a 1-3/8" minimum solid core door, a 20-minute fire rated door or a solid or honeycomb steel door not less than 1-3/8" thick between garage and residence.
- R302.5.2** Ducts penetrating the wall or ceiling separating the dwelling from the garage shall be of not less than 26 gauge steel, with no duct openings in the garage.
- R302.11 #4** These penetrations shall be protected by filling the opening around the penetration item with approved material to resist the free passage of flame and products of combustion

R302.6	The garage shall be separated from the residence and attic by minimum ½" gypsum board. 5/8" Type X gypsum board is required at ceilings when habitable space is located above the garage. Supporting walls and structural elements shall be finished with a minimum of 1/2" gypsum board.
M1307.2	Seismic anchorage of water heaters is required.
M1307.3	• Appliances in a garage that generate a glow, spark or flame shall be located at least 18" above the floor.
M1307.3.1	• Furnaces or water heaters in a garage shall be protected from vehicle impact by 2" diameter steel post embedded 12" deep in 6" diameter hole, concrete filled, extending 36" above garage floor.

DWELLING UNIT

R303.1	All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of the room, or shall have permanent artificial illumination providing 6 footcandles average 30 inches above the floor. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.
R303.3	• Rooms with bathing facilities shall have a mechanical ventilation system designed to exhaust a minimum of 80 cfm intermittent or 20 cfm continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control. 4" dia. ducts must be smooth and no more than 20' long, with 3 elbows. Natural ventilation using a window not less than 3 square feet of glazing (one half of which must be openable) is okay for bathrooms <u>without</u> bathing facilities.
M1507.2	• Kitchen cooking appliances shall be equipped with ducted range hoods, down-draft system or wall- or ceiling-mounted fans designed to exhaust a minimum of 150 cfm intermittent or 25 cfm continuous.
M1507.4	• All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space.
M1503.4	• Clothes dryer exhaust duct terminations shall be located at the building exterior and shall have a backdraft damper.
M1503.1	• Clothes dryers installed in closets shall have a makeup air opening not less than 100 sq. in.
M1502.3	
M1502.7	
R308.4	Safety glazing shall be provided at hazardous locations such as: <ul style="list-style-type: none"> • In tub or shower enclosures, or in walls facing and within 60" of these enclosures, where the glazing is less than 60" above any standing surface or the drain. • Within a 24" arc of a door and less than 60" above the floor. • Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor. • Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface. • Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.
R310	Each sleeping room and all basements with habitable space shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall have a net clear opening of 5.7 square feet (5 sf for grade floor windows). Minimum clear opening height 24"; width 20". Sill height above finished floor is 44" max.
R612.2	Windows more than 72" above exterior grade and where the sill is less than 24" above the floor of the room shall not allow passage of a 4" sphere through the window opening or shall provide a fall prevention device. The minimum net clear opening size of required egress windows shall not be reduced.
R311.3	There shall be a floor or landing, not more than 1.5 inches lower than the top of the threshold, on each side of the altered exit door, except an exterior landing may be not more than 8" below the top of the threshold where the door does not swing over the landing (except exterior storm or screen doors.) Landings shall be at least as wide as the door and shall be at least 36" long measured in the direction of travel.
R311.6	Hallways shall be minimum 36" wide.
R807.1	22" x 30" minimum attic access is required to attic areas > 30 SF and with 30" or more clear height.
E35-210.12	Arc-Fault Circuit Interrupting (AFCI) protection is required in altered habitable space where a new circuit originates in a panelboard.
P411.7	Showers shall have a clear area measured at the top of the threshold not less than 1,024 square inches and 30" diameter circle. The clear opening width at shower doors shall be at least 22". Shower ceiling height shall be minimum 6'-4" above the standing surface.
P411.6	
R305.1	

STAIRS & GUARDRAILS

R303.6	All exterior and interior stairways are to be provided with permanently installed illumination. Interior stairs shall have light located in the immediate vicinity of each landing and controlled at the top and bottom of the stairway. Exterior stairways shall have light located in the immediate vicinity of the top landings and controlled from inside.
R302.7	Walls and soffits of enclosed accessible space under stairs shall be protected with ½" gypsum board.

R311.7	New or altered stairs must comply with the following dimensions: <ul style="list-style-type: none"> • 36" minimum width. • 6'-8" minimum headroom height measured vertically from the plane of the nosings of the treads. • Minimum 4" to maximum 8" riser height and a minimum 9" tread depth, with 3/8" maximum variation between the smallest and largest treads and risers.
R311.7.5	A landing shall be provided at the top and bottom of each stairway except the landing is not required at the top of an interior stairway if the door does not swing over the stairs. The width of the landing shall not be less than the width of the stairway served. The landing shall have a minimum dimension of 36" measured in the direction of travel.
R311.7.7	<ul style="list-style-type: none"> • Stairways with 4 or more risers shall have a handrail on one side that is not less than 30" and not more than 38" above the tread nosing, is continuous for the full length of the flight, and is returned to a wall or terminated at a newel post.
R311.7.7.3	<ul style="list-style-type: none"> • Round handrails shall be circular with an outside diameter not less than 1-1/4" and not more than 2". • Rectangular handrails shall be at least 1-1/4" and not more than 2-3/4" wide, with finger recesses on both sides of the rail starting not more than 3/4" below the top of the rail and at least 5/16" deep.
R312 R301.5	Floor surfaces, ramps, balconies or porches located more than 30" above the adjacent floor or grade shall have guards not less than 36" in height. Open sides of stairs more than 30" above the floor or grade below shall have guards at least 34" in height measured vertically from the tread nosing. Guards shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through, except at the open sides of stairs where the intermediate rails may be spaced such that a sphere 5" in diameter cannot pass through. Guardrails must be strong enough to resist a 200 lb. point load on the top rail.
R301.5	Stair handrail and newel posts shall extend the full depth of, and be anchored to, the floor structure.

ENERGY EFFICIENCY

N1107.2	50% of the permanently installed lighting fixtures shall have high-efficiency lamps. Screw-in compact fluorescent lamps are ok.
Table N1101.2	<p>Component Requirements in altered areas, or in areas converted from unheated to heated space: Wall: R-15; Flat ceiling: R-49; Vaulted ceiling: >10" nominal rafter depth R-25, Vaulted ceiling: >8" nominal rafter depth R-21; Under-floor: >10" nominal joist depth R-30, >8" nominal joist depth R-25; Slab-edge perimeter: R-15; Windows U= 0.35; Skylights: U-0.60; Exterior door, max. 28 sf, U=0.54 or less, other exterior doors U=0.20; Forced air ducts: R-8.</p> <p>See the City of Portland's Brochure number 9, "Converting Attics, Basements and Garages to Living Space" for alternative standards for these situations.</p>

- | DOOR SCHEDULE | | |
|---------------|--------------------|--------------|
| MARK | SIZE | NOTES |
| K1 | 2'-6"x7'-0"x1 3/4" | SWINGS RIGHT |
| K2 | 2'-6"x7'-0"x1 3/4" | SWINGS LEFT |
| J1 | -- | SLIDER |



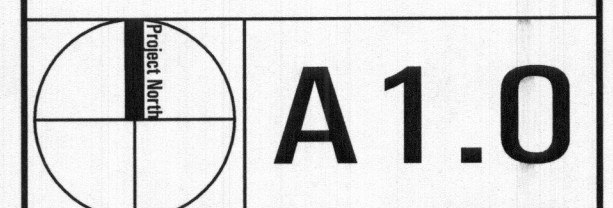
PLAN NOTES

KEY PLAN

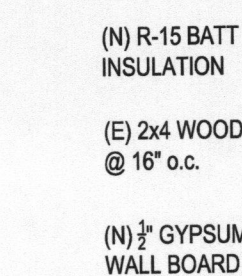
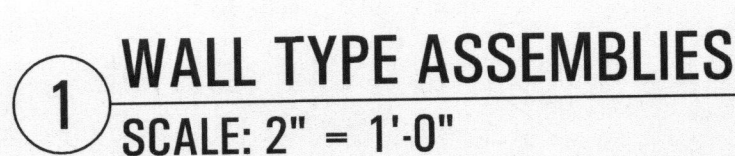
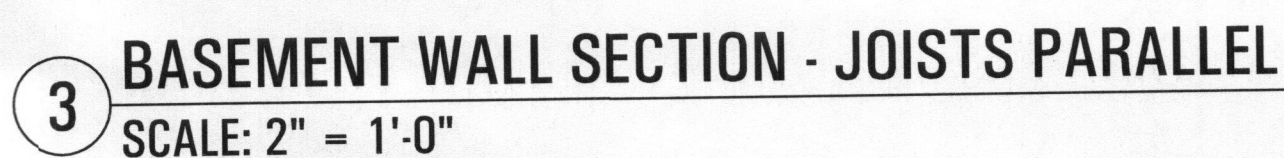
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BASEMENT FLOOR PLAN



17-255981-Rs



Project North
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