

# 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

<b>Appeal ID:</b> 20540	<b>Project Address:</b> 1212 SE Spokane St
<b>Hearing Date:</b> 6/19/19	<b>Appellant Name:</b> Todd Iselin
<b>Case No.:</b> B-011	<b>Appellant Phone:</b> 5036561942
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Renay Radtke-Butts
<b>Project Type:</b> commercial	<b>Stories:</b> 2 <b>Occupancy:</b> B, R-3 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Rohny Law Office	<b>Fire Sprinklers:</b> Yes - residence only NFPA 13R
<b>Appeal Involves:</b> Addition to an existing structure	<b>LUR or Permit Application No.:</b> 18-177531-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> mixed use office- residential

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 705.2

<b>Requires</b>	<p>A minimum distance to the fire separation line of 8" per foot over 3' + 24" is required for overhangs and projections.</p> <p>The wall of the existing home being lawfully converted to an office use is 18' from the property line requiring overhangs extend no closer than 12' to the property line at the east side of the property.</p>
<b>Proposed Design</b>	<p>The proposed design is to allow the existing historic porch with an overhang that extends within 10'-6" from the property line utilizing the solid wall below the porch to be considered the building line.</p> <p>If the screen wall below the porch were to be considered the building wall (in line with the overhang) an overhang would be allowed to project within 84" of the property line. Due to the distance from the property line no fire rating of the porch wall is required at 11'.</p>
<b>Reason for alternative</b>	<p>The alternative is being requested so that the historic portion of the home (ca. 1905) may be preserved in tact.</p> <p>This proposal does not present any increased fire, life safety risk with the change in occupancy from a SFR to a B occupancy since unprotected overhangs and unrated walls are allowed at 11' from the property line.</p>

### APPEAL DECISION

**Combustible porch overhang located where projections are not allowed: Granted as proposed per 2018 IBC which allows minimum 40 inch fire separation distance from property line.**

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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

⌒ VACANT LOT TO SOUTH

EXIST'G ADJACENT  
BLDG TO REMAIN

18'-0"  
11'-0"  
LINE OF  
EXISTING  
OVERHANG  
PROPOSED TO  
REMAIN

EXIST'G  
BUILDING LINE

SITE PLAN

1/16" = 1'-0"



