

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

Appeal ID: 20708

Project Address: 5215 NE Irving St

Hearing Date: 8/7/19

Appellant Name: Sasha Beckwith

Case No.: B-008

Appellant Phone: 541-231-6318

Appeal Type: Building

Plans Examiner/Inspector: NA

Project Type: residential

Stories: 1 **Occupancy:** R-3 **Construction Type:** Wood Construction

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.:

Plan Submitted Option: pdf [File 1]

Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Brochure 9

Requires

Landings: Are required at the top and bottom of stairs. The landing's length and width must be at least 30" wide and 30" long and have at least 6'-2" headroom.

Proposed Design

Due to the placement of the existing interior stairs the landing is 36" by 25". This is due to the placement of the chimney at the bottom of the stairs (the top of the stairs has sufficient landing space.) We would like to be allowed to reduce the required dimension of the landing from 30" to 25" only in the area in front of the chimney. Where the chimney is not in front of the landing we would build out the landing to be min. of 30". This would leave half the bottom landing at 30" min x 36" and half at 25" x 36"

Under the same brochure the existing exterior stairs does not have a landing at the bottom of the stairs before their is a door. We would like to keep these stairs as they are to retain a reasonable secondary means of egress. The stairs meet code for existing stairs in the rest of the case besides the required landing.

Reason for alternative This is so the home owner can create new living space in the basement.

Due to the fact that to make the landing of the stairs sufficiently big enough it would require removal of the chimney and a new furnace since the current HVAC is venting through the chimney this putting a financial burden on the home owner. Along with inability to move the stairs in the other direction due to the upstairs hallway being 3'-0". For the exterior stairs a new retaining walls would need to be built to accommodate the landing would again put a financial burden to the home owner. Due to the fact that both landings that are not compliant are at the bottom of the stairs and not at the top of the stairs case and that all other aspects of the stairs are compliant with the

existing stairs guidelines for basements. We feel that those reasons and that there are two sets of stairs provided access and egress into and out off the basement help to provide equivalent health and safety exit and entry into the basement.

APPEAL DECISION

Reduction in minimum required landing depth: Denied. Proposal does not provide equivalent Life Safety protection.

Appellant may contact Dave Tebeau (503-823-6802) with questions.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

BUILDING LOCATION

5215 NE IRVING ST
PORTLAND OR 97213

CONTRACTOR

PROJECT INFORMATION

PROJECT LOCATION: PORTLAND, OREGON
2017 OREGON RESIDENTIAL SPECIALTY CODE
CONSTRUCTION TYPE: WOOD FRAMED
OCCUPANCY GROUP: R
PROJECT: BASEMENT APPEAL FOR BASEMENT REMODEL

INDEX OF DRAWINGS

A - 01: COVER & INFORMATION SHEET
A - 02: BASEMENT
A - 03: STAIR SECTION

GENERAL NOTES

- INSULATION:
 - WALL: R-15 OR BETTER
 - FLAT CEILING: R-49 OR BETTER
 - BASEMENT WALLS: R-13 OR BETTER
 - WINDOWS U-VALUE: 0.30
 - EXTERIOR DOORS U-VALUE: 0.20
 - EXTERIOR DOORS WITH >2.5 SQ FT GLAZING: U-0.40
- EXISTING HEADERS USED UNLESS NOTED OTHERWISE

ABBREVIATIONS:

(N): NEW
(E): EXISTING
TYP.: TYPICAL
FTG.: FOOTING
A.F.F.: ABOVE FINISHED FLOOR
SHTG.: SHEATHING
O.C.: ON CENTER
CONC.: CONCRETE
BLK'N: BLOCKING



A- 01

DATE:

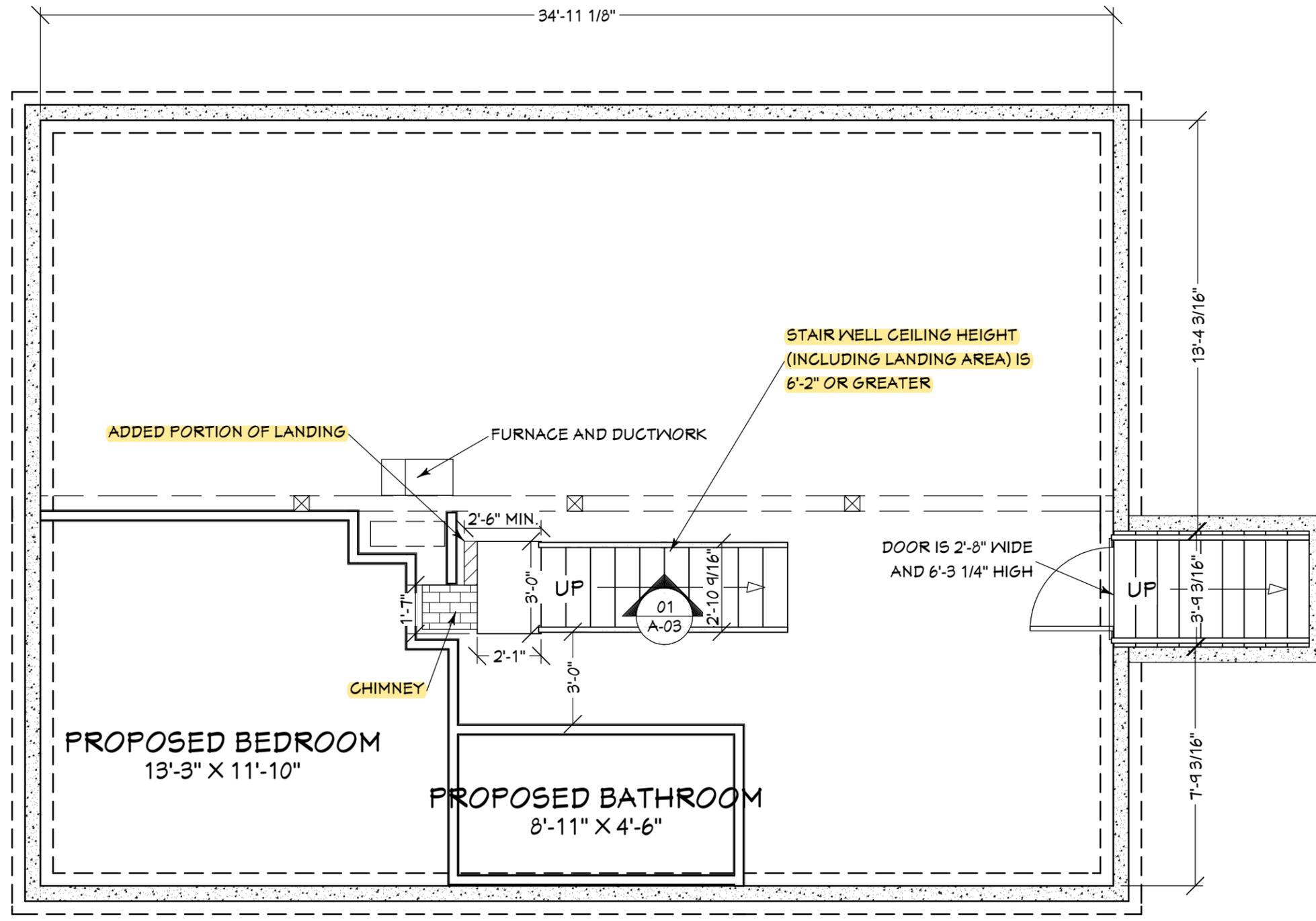
8/4/2019

SCALE:

SHEET TITLE:
COVER AND
INFORMATION

PROJECT DESCRIPTION:
5215 NE IRVING ST
PORTLAND OR 97213

DRAWINGS PROVIDED BY:
SAB DESIGN AND DRAFTING LLC
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541-231-6318



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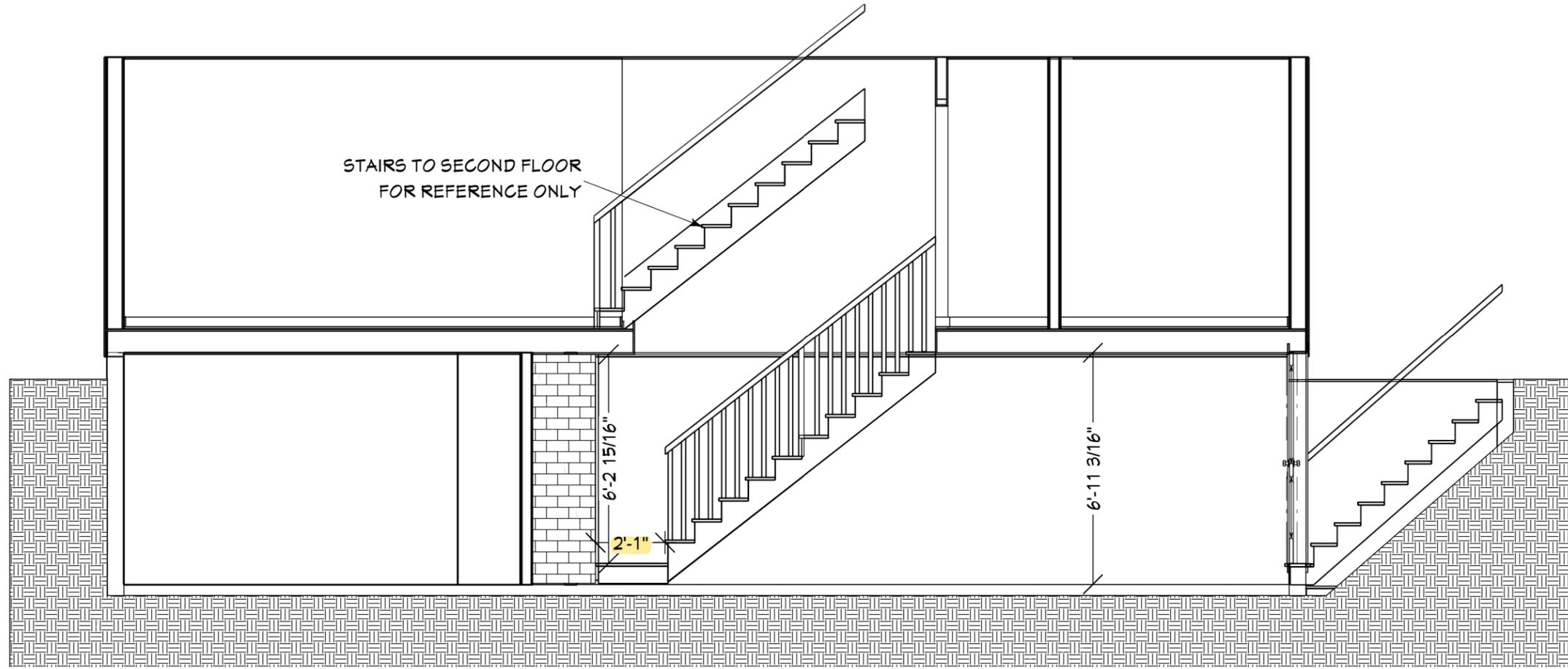
PROJECT DESCRIPTION:
5215 NE IRVING ST
PORTLAND OR 97213

SHEET TITLE:
BASEMENT PLAN

SCALE:
1/4" = 1'-0"

DATE:
8/4/2019

A-02



01 (E) STAIR SECTION
 A-03 SCALE: 1/4" = 1'-0"

A-03

DATE:
8/4/2019

SCALE:
1/4" = 1'-0"

SHEET TITLE:
STAIR SECTION

PROJECT DESCRIPTION:
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