

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: 20807	Project Address: 3735 NE 73rd Ave
Hearing Date: 8/28/19	Appellant Name: Andrea Cordova
Case No.: B-015	Appellant Phone: 5039158858
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: residential	Stories: 2 Occupancy: R Construction Type: Ordinary
Building/Business Name: Waggener/Cordova	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2] [File 3] Proposed use: Bedroom	

APPEAL INFORMATION SHEET

Appeal item 1

Code Section ORSC/3/#1, 305.1

Requires Habitable Space Standards For Existing Elements within One- and Two-Family Dwellings

A. Ceiling height

"Any ceiling height or projections below 6 feet 8 inches must be located at least 3 feet away from any door leading into the room"

B. Doors:

"The clear opening of doors leading to converted spaces shall be at least 6 feet 2 inches high"

Proposed Design The proposed design is to keep the existing 6"1 clearance at the door frame (within 3' of the door) and door itself within the egressed and the closeted room that meets all other code requirements.

Reason for alternative Note: This is an existing part of the house. An egress window will be met and all other code compliances in this space.

Accessibility is still available due to the door clearance is met at the same height of the projection - the clearance of 6 feet 1 inch will carry through to the entry of the room. Life safety is still upheld from egress window as well as a min 30" clearance. Additionally, since the clearance is constant with the door frame, there is no health concern of someone hitting their head on the 6'1" projection of the ceiling upon entry of the room. (see included photos and plan)

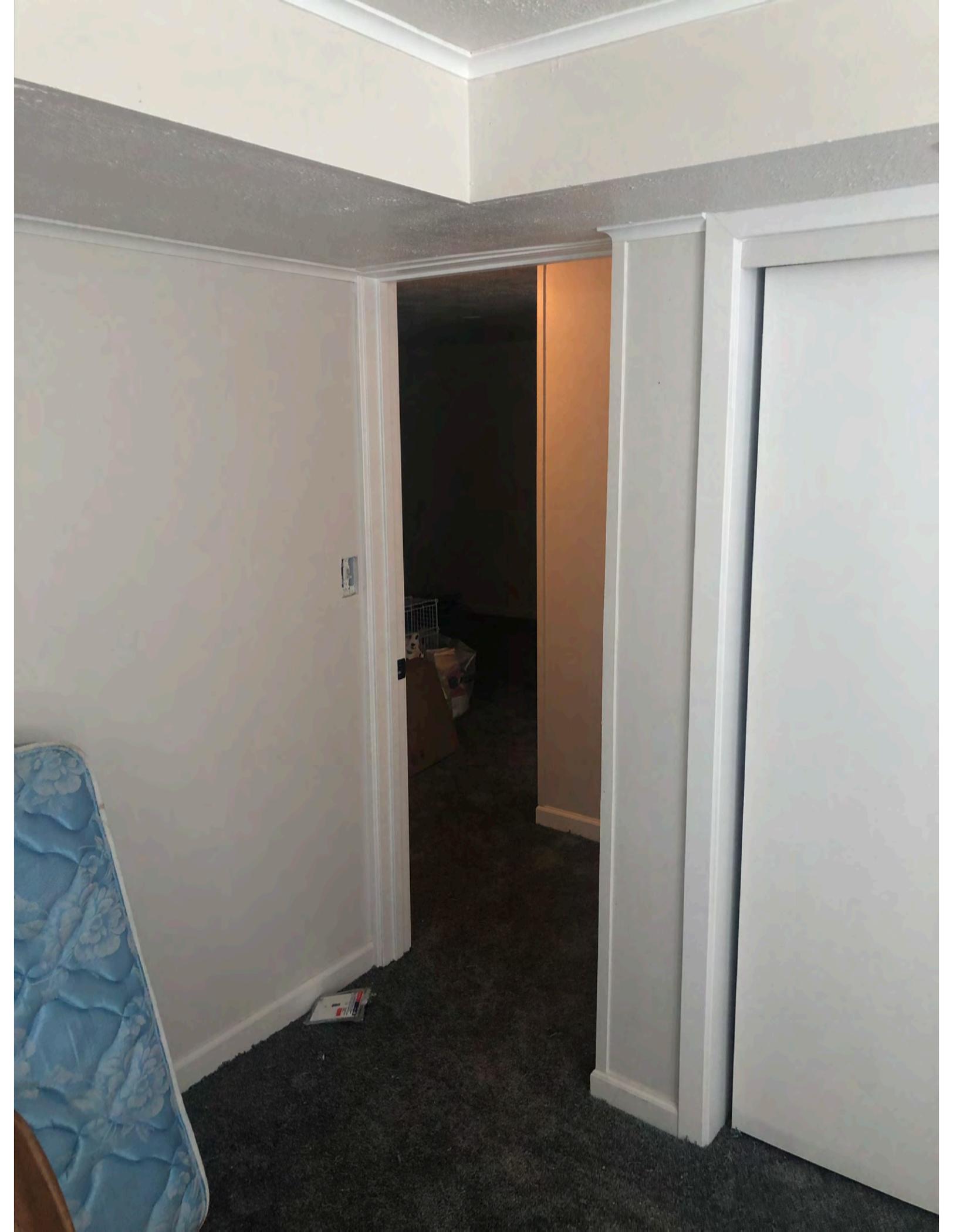
APPEAL DECISION

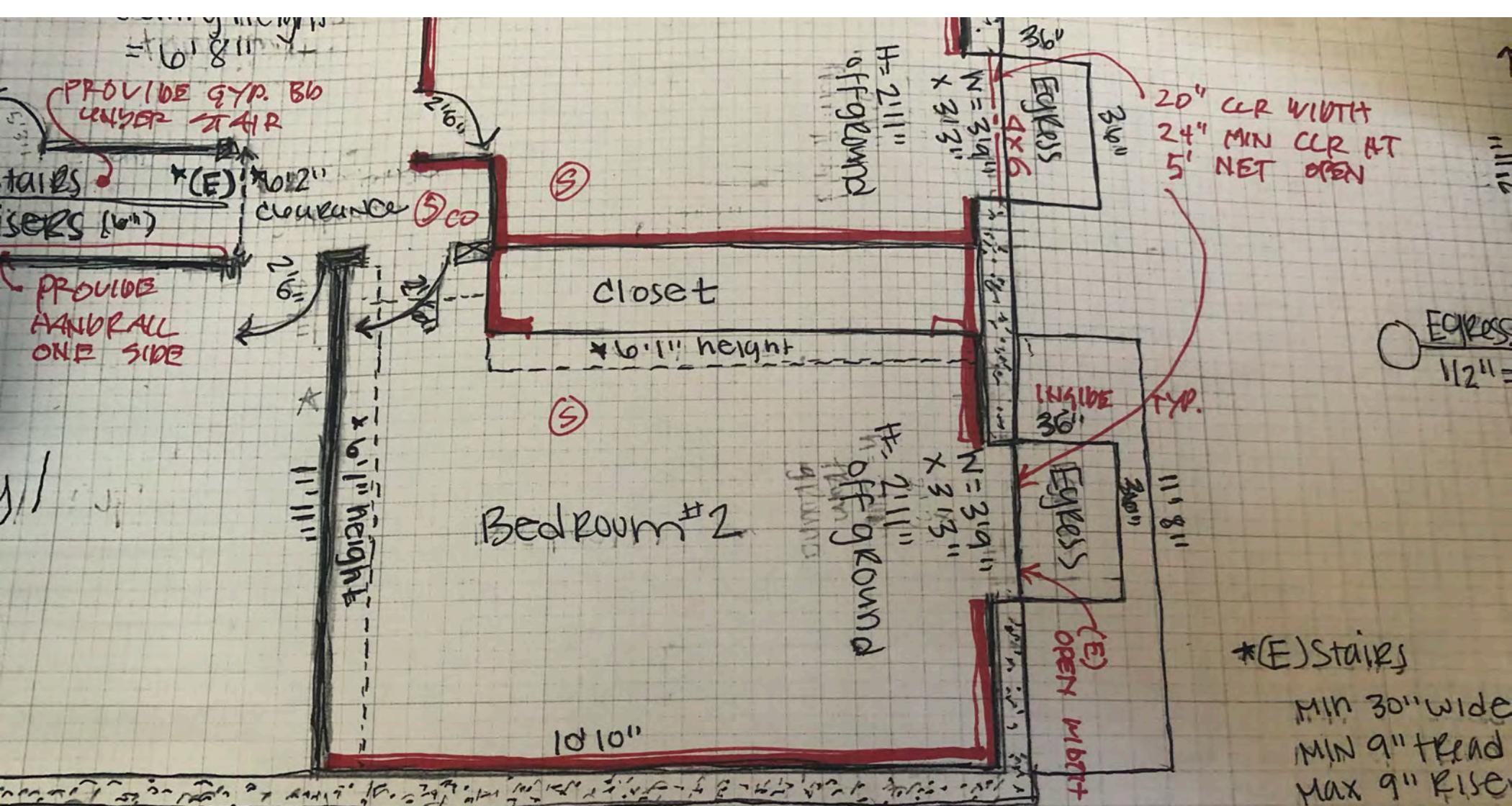
Reduction in minimum required headroom at bedroom door to 6 feet 1 inch: Granted provided appellant provides a copy of a ceiling height covenant recorded at Multnomah County as part of building permit

submittal documents.**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 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.





20" CLR WIDTH
24" MIN CLR HT
5' NET OPEN

* (E) Stairs

MIN 30" wide
MIN 9" tread
MAX 9" rise
MIN 6'2" head

- = change in ceiling height (Not 6'8")
- █ = Existing wall PROVIDE R-15 INS. @ EXPOSED STUD BAYS
- ▒ = Existing concrete wall
- * = Note
- W = Window
- (S) = SMOKE DETECTOR
- CO W/ CARBON MONOXIDE

City of Portland
Bureau of
Development Services
By [Signature] Date
Approved
Planning and Zoning

