

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 20798, item #2 (8/28/19) for additional information

Appeal ID: 21948

Project Address: 3547-3561 SE Milwaukie Ave

Hearing Date: 10/2/19

Appellant Name: Chris Chilberg

Case No.: B-009

Appellant Phone: 5036384245

Appeal Type: Building

Plans Examiner/Inspector: Stephanie Hansen, Peter Drake, Steve Mortensen

Project Type: commercial

Stories: 2 **Occupancy:** R-2 **Construction Type:** V-B

Building/Business Name: Mesa Properties AZ LLLP

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure, Reconsideration of appeal

LUR or Permit Application No.: 19-171148-CO

Plan Submitted Option: pdf [File 1] [File 2] [File 3]

Proposed use: Multi Family (8 unit apt)

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

OSSC 1012.6 and OSSC 1012.1

Requires

Hand rails and hand rail extensions.

Proposed Design

We propose the original guardrail be re-used, without adding a new handrail (no handrail existed on the existing stairs). The existing guardrail and its attachments will be upgraded as required for structural purposes (to withstand code level loading requirements), as well as safety requirements (additional elements added to prevent the passage of a 4" diameter sphere).

Reconsideration Text:

We propose the original guardrail be re-used, adding a new handrail that complies with code where possible. The existing guardrail and its attachments will be upgraded as required for structural purposes (to withstand code level loading requirements), as well as safety requirements (additional elements added to prevent the passage of a 4" diameter sphere).

Reason for alternative

The addition of a hand rail will require a major revision to the existing egress pathways. Per current code requirements, the top of a handrail must be horizontal, and extend 12" beyond the top riser. Furthermore, a handrail must extend beyond the bottom riser by at least a tread length. This would result in revisions to the framing of the upper floor landings, mid height landing (at south stair), and the existing egress pathways for the lower floor. As noted previously, the intent is maintain or increase the level of safety, while repairing the degraded elements of the balcony. The proposed design significantly increases the level of safety (guardrail and attachments to meet current code standards).

Reconsideration Text:

The added hand rail will comply with code, except where the code required extensions at the top and bottom interfere with the egress pathway. Certain extensions of the hand rail will require a major revision to the existing egress pathways. Per current code requirements, the top of a handrail must be horizontal, and extend 12" beyond the top riser. Furthermore, a handrail must extend beyond the bottom riser by at least a tread length. This would result in revisions to the framing of the upper floor landings, mid height landing (at south stair), and the existing egress pathways for the lower floor. We request the following extensions be waived: North stair - Bottom extensions, and top inboard extension. South Stair - Inboard extensions at intermediate landing, and top of stair extensions. As noted previously, the intent is maintain or increase the level of safety, while repairing the degraded elements of the balcony. The proposed design significantly increases the level of safety (guardrail and attachments to meet current code standards).

APPEAL DECISION

Omission of handrail extensions with re-use of original handrail: Granted as proposed.

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 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.

Original Site Plan for Information Only

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Original Site Plan for Information Only

JOB SITE ORIGIN 24115 E. WILLOW AVE. DENVER, CO.		AREA 2.4115 SEE WILLOW AVE.
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PERMIT TO EXCAVATE
 5150
 JUL 10, 1944
 DALE B. HALLER

