

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 - Reconsideration of ID 21931

Appeal ID: 21975	Project Address: 3932 N Albina Ave
Hearing Date: 10/9/19	Appellant Name: Andy Singer
Case No.: B-008	Appellant Phone: 5032017876
Appeal Type: Building	Plans Examiner/Inspector: Elgin Rowland, Josh Weeks
Project Type: commercial	Stories: 3 Occupancy: R2 Construction Type: STICK BUILT
Building/Business Name:	Fire Sprinklers: Yes - BASEMENT LIVING SPACE
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 19-124559-CO
Plan Submitted Option: pdf [File 1]	Proposed use: R-2

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1003
Requires	6'8 ceiling height on the plane going down the stairs.
Proposed Design	Opened up the ceiling and met with Josh Weeks on site and looked at the situation. We ended up getting the maximum amount of head room we could get and have at least 6'6 through out the whole plane of the steps.
Reason for alternative	We could not get more room because there is bathrooms on the main level for unit 3932 and 3938. We reframed as much as we could do with out making bathroom smaller.

APPEAL DECISION

**Reconstruction of existing stairs with decrease in required headroom to minimum 6 feet 6 inches:
Granted as proposed.**

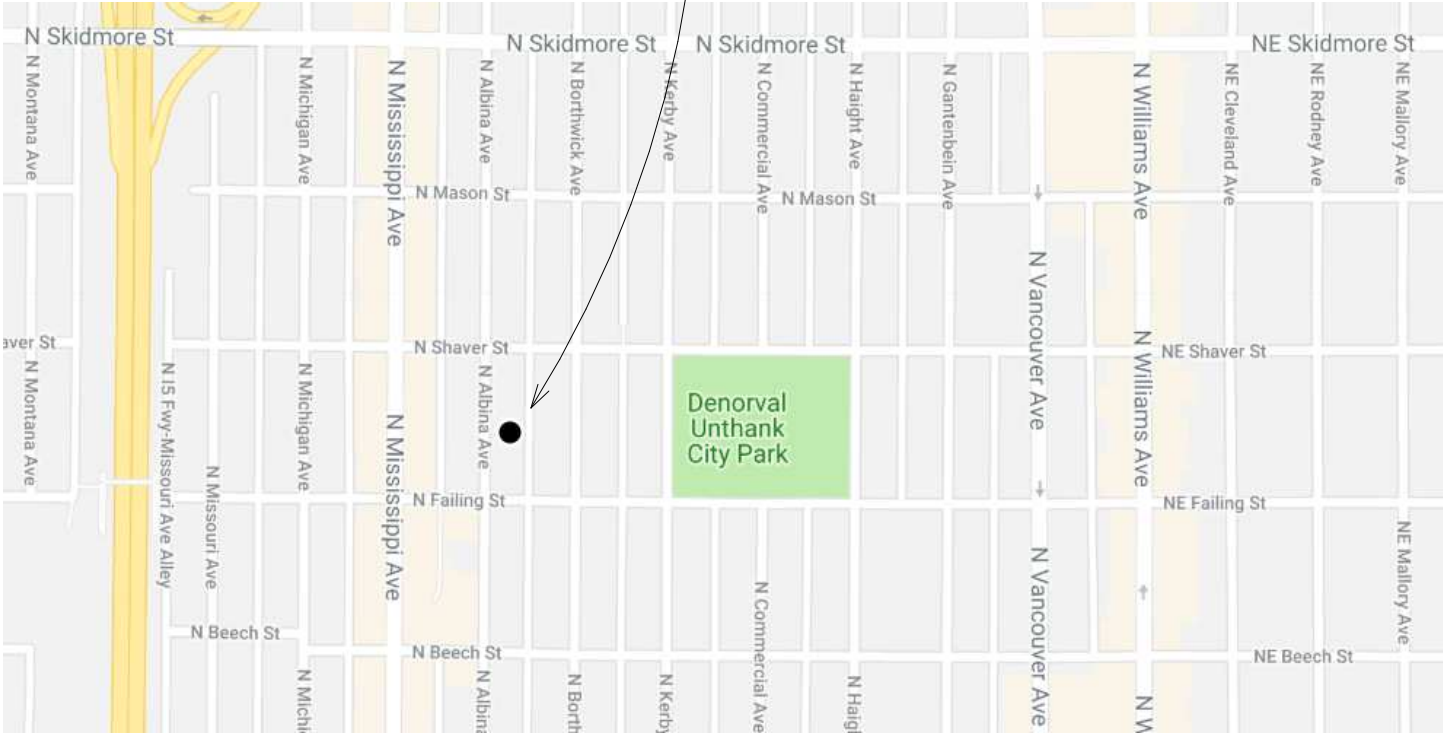
Note: A revision to the City approved permit plans is required.

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.



3932 N Albina



Vicinity Map

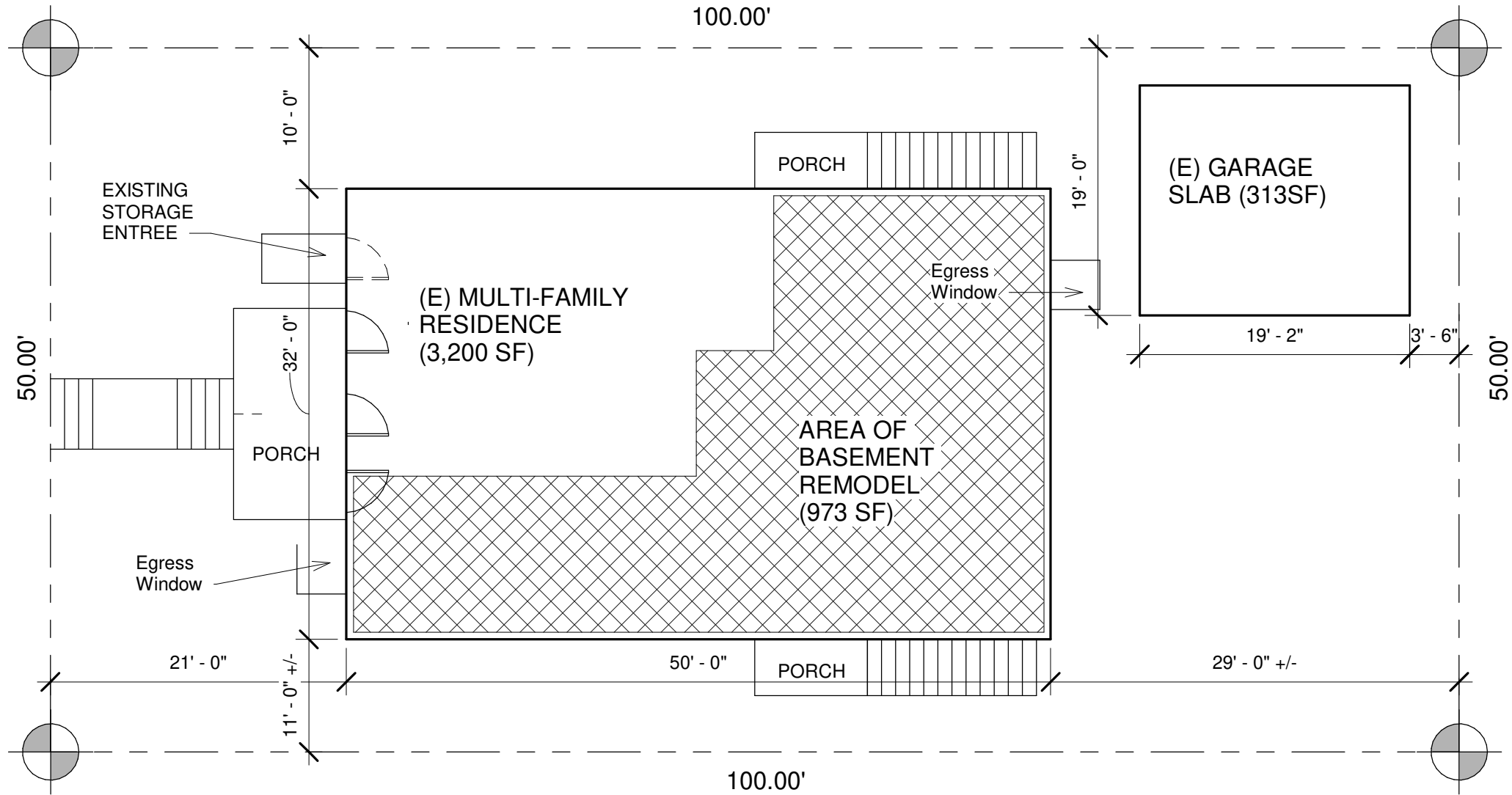


ANDY SINGER
3932 N Albina

No.	Description	Date
2	Bedroom 2 and Bath	01/25/2019
3	Wall Added w/ Door	02/18/2019

COVER SHEET		
Project number	1	A 0
Date	02/21/2019	
Drawn by	Author	
Checked by	Checker	Scale

N ALBINA AVE.



PROJECT LEGAL:
CENTRAL ALBINA, BLK 19, LOT 12

PROJECT ADDRESS:
3932-3938 N ALBINA AVE
PORTLAND, OR 97227

LOT AREA:
5,000 SF

BUILDING COVERAGE:
3,512 SF (BLDG FOOTPRINT)

IMPERVIOUS AREA:
DRIVEWAY: N/A
GARAGE: (E) 313 SF
PATIO: (E)
WALK: (E)
ROOF AREA: (E)

SCOPE SUMMARY:
CONST. TYPE: VB
OCCUPANCY GROUP: R-2
NON-SPRINKLER
SMOKE ALARMS PROVIDED



1 Site
1" = 10'-0"



ANDY SINGER
3932 N Albina

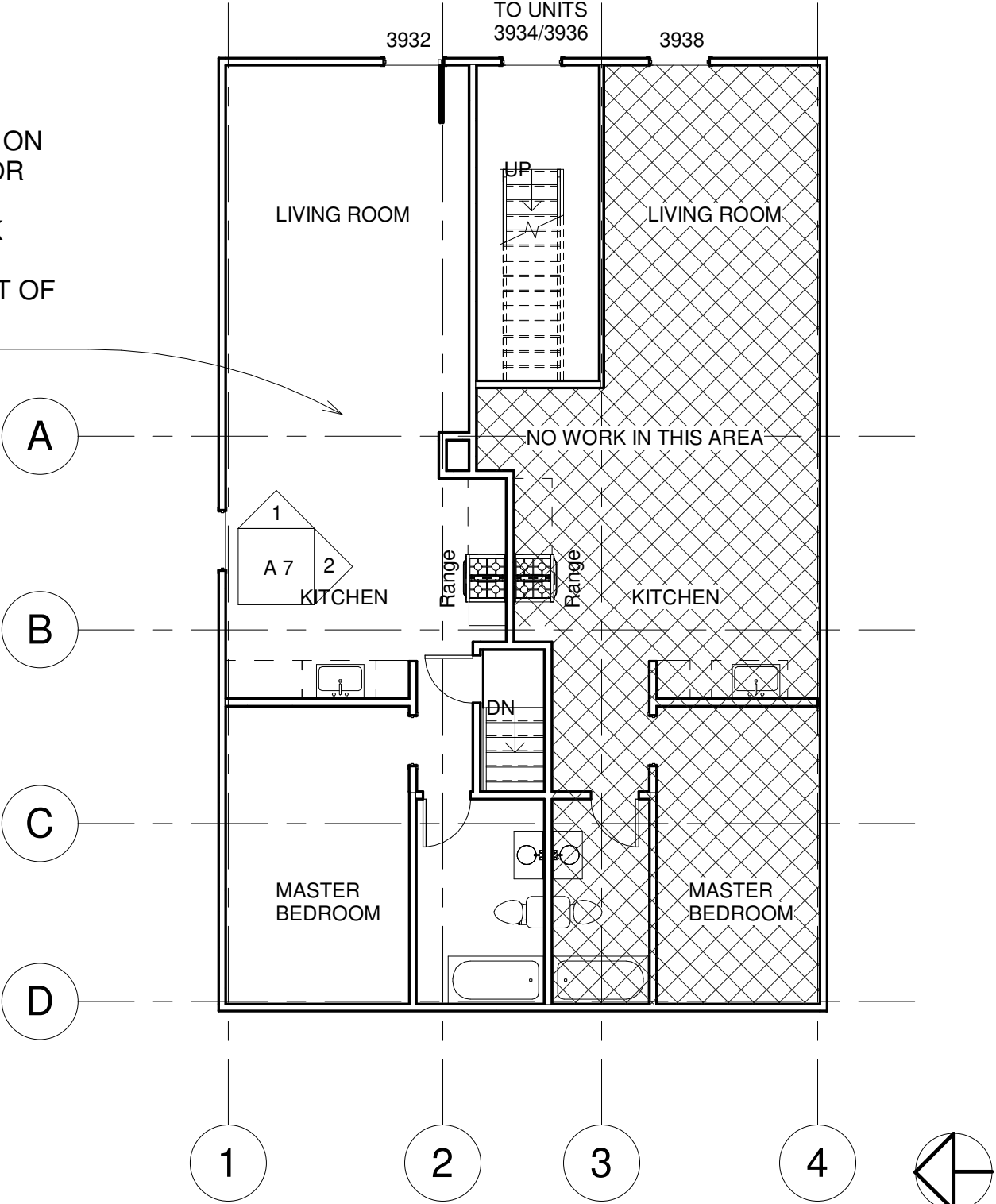
No.	Description	Date
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SITE PLAN

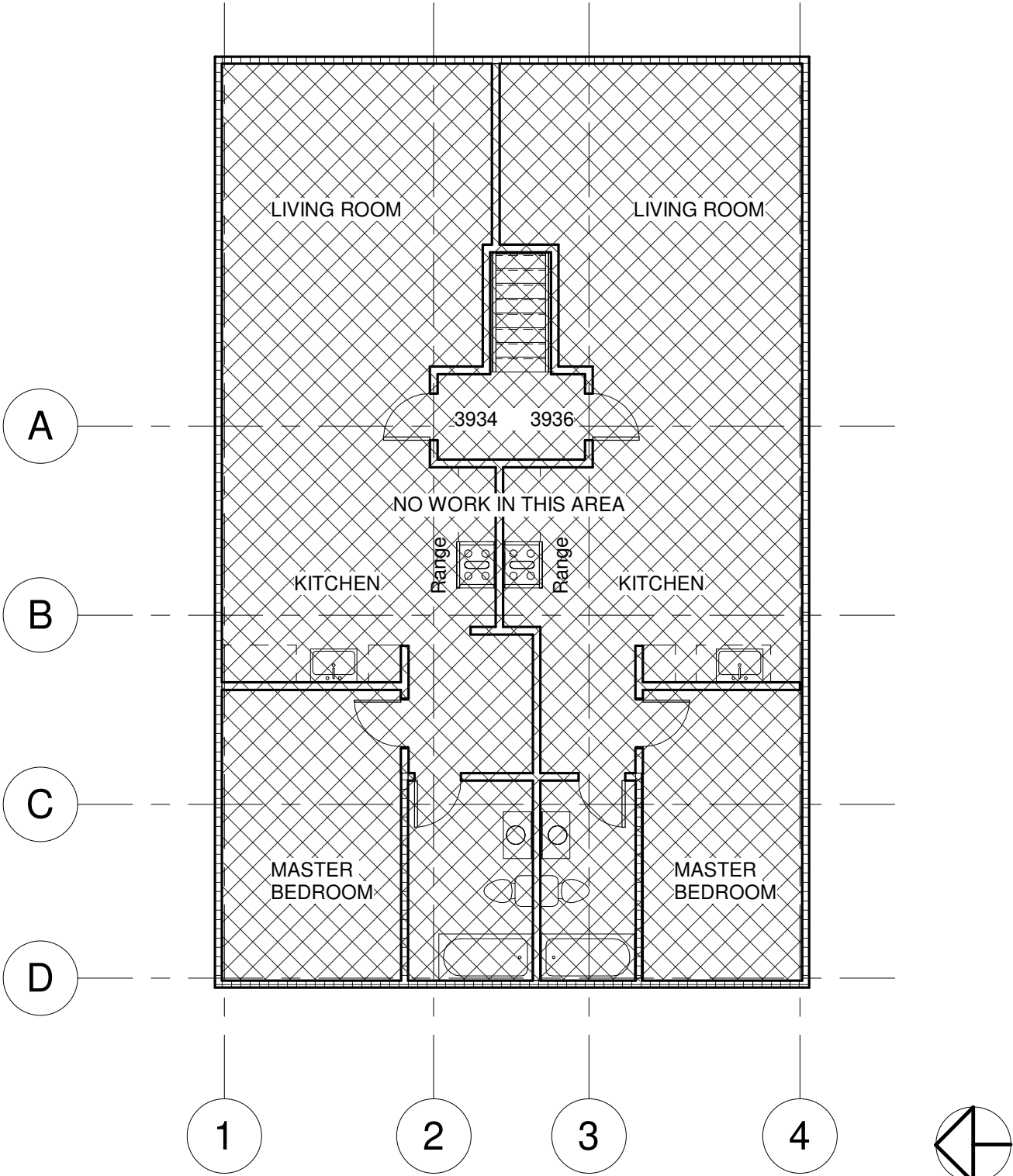
Project number	1	A 1
Date	02/21/2019	
Drawn by	ROSS ALLEN	
Checked by		
Scale		1" = 10'-0"

EXISTING:
NO WORK ON
THIS FLOOR

ALL WORK
DONE IN
BASEMENT OF
THIS UNIT



1 Main Floor
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"



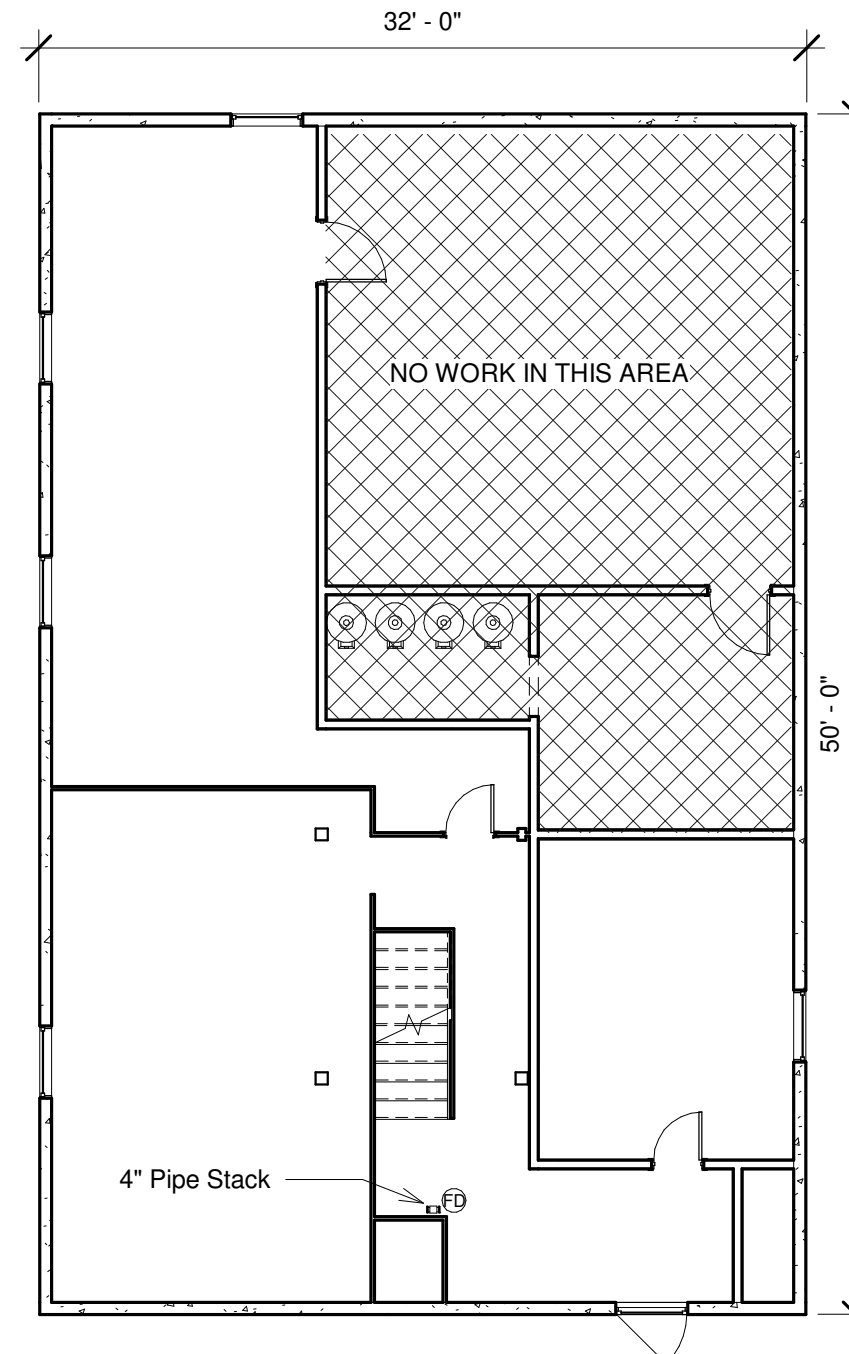
ANDY SINGER
3932 N Albina

No.	Description	Date
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EXISTING FLOOR PLAN

Project number 1
Date 02/21/2019
Drawn by ROSS ALLEN
Checked by

A 2
Scale 1/8" = 1'-0"



NORTH

① Existing Basement
1/8" = 1'-0"



ANDY SINGER
3932 N Albina

No.	Description	Date
2	Bedroom 2 and Bath	01/25/2019
3	Wall Added w/ Door	02/18/2019

EXISTING BASEMENT PLAN

Project number 1
Date 02/21/2019
Drawn by Ross Allen
Checked by

A 3

Scale 1/8" = 1'-0"

ENLARGE WINDOW TO BE
MAX OF 42" OFF THE GROUND
TO MEET EGRESS 28"X46"
CASEMENT

1 HOUR FIRE RATED
PARTITION, MIN STG 50,
SEE CALLOUT A6-2.
FOR ALL WALLS ADJACENT
TO THE NO WORK AREA

NEW FIRE DOOR W/ WEATHER
STRIPING AND DEAD BOLT
1 HOUR FIRE RATING

REPLACE W/ TEMPERED
32" X 14" SLIDER

CEILING HEIGHT THROUGHOUT
6' - 8" BASEMENT

REPLACE W/ TEMPERED
32" X 14" SLIDER

WALL NOTES:
INTERIOR WALL 2X4 STUD CONST @ 16" OC, W/ 1/2"
GYPSUM OVER CONN W/ #7 SCREWS @ 6/12, BED
AND TAPED, AND PAINTED. ALL PARTY WALLS AND
CEILING TO BE FIRE RATED

ALL EXTERIOR WALL TO HAVE R-7.5 CONTINUOUS
INSULATION AT INSIDE PARIMETER
AND INCLUDE
ALL PARTY WALLS TO HAVE R-13 BATT INSULATION

BASEMENT CONVERSION: 973 SF

CD - Carbon Monoxide detector w/ battery pack
SD - Smoke detector w/ battery pack

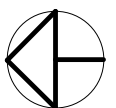
(E) Wall
(N) Wall
(R) Wall

ALL CONC CONTACT TO BE PRESSURE
TREATED, OTHERWISE A 1/4" AIR-SPACE
IS REQUIRED, CONTIN. VERTICAL FIRE STOP
REQUIRED 10' OC.

1 HOUR FLOOR/CEILING ASSMBLY
w/ SCG 50. BEDROOM 1 ONLY, SEE
CALLOUT A6-1

ENLARGE WINDOW TO BE
MAX OF 42" OFF THE GROUND
TO MEET EGRESS 33"X40"
CASEMENT

1 Proposed Basement
1/8" = 1'-0"



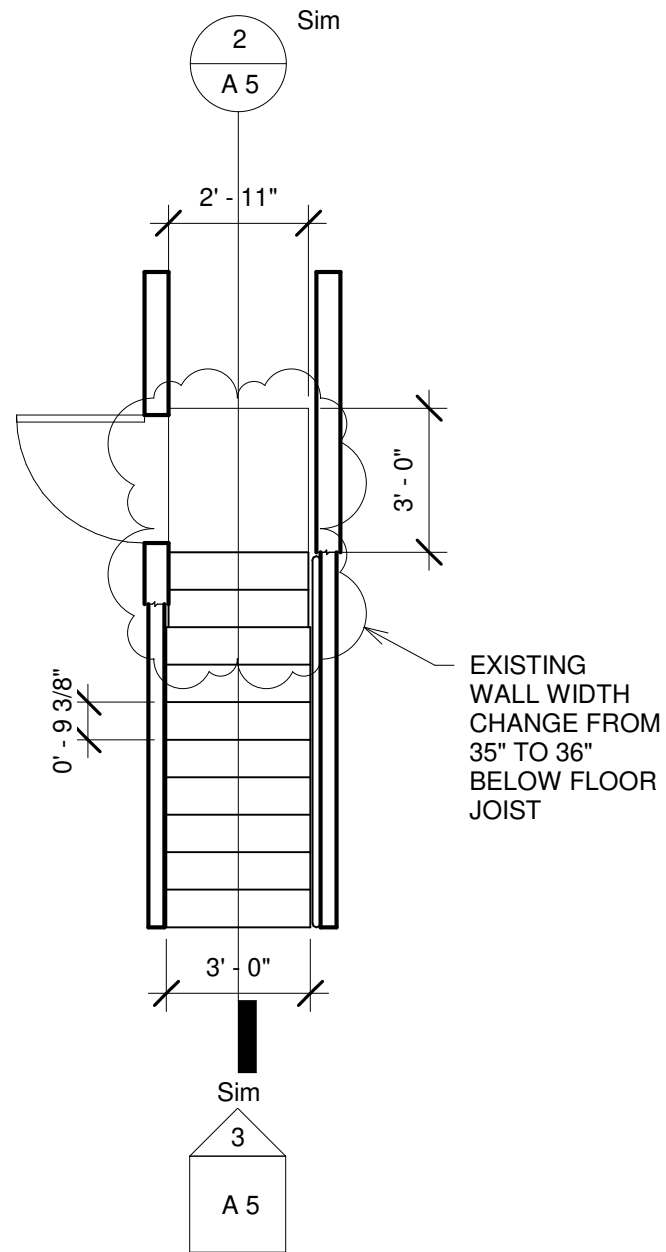
NORTH



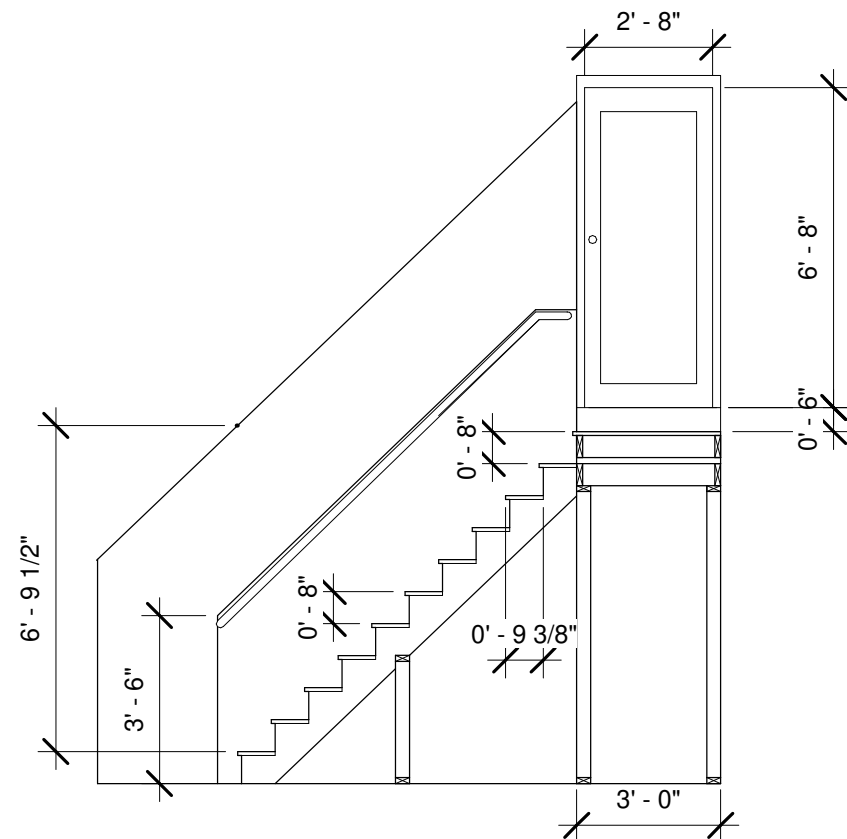
ANDY SINGER
3932 N Albina

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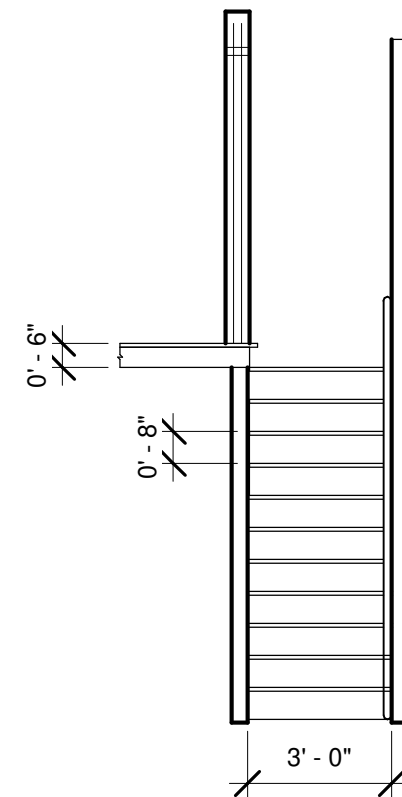
PROPOSED BASMENT PLAN		
Project number	1	A 4
Date	02/21/2019	
Drawn by	Ross Allen	
Checked by		
Scale 1/8" = 1'-0"		



1 Stair Plan view
1/4" = 1'-0"



2 Stair Section
1/4" = 1'-0"



3 Stair Elevation
1/4" = 1'-0"



ANDY SINGER
3932 N Albina

No.	Description	Date
1 2	RevisiBedroom 2 and Bath	01/25/2019
3	Wall Added w/ Door	02/18/2019

EXISTING STAIR DETAIL

Project number 1
Date 02/21/2019
Drawn by Ross Allen
Checked by

A 5

Scale 1/4" = 1'-0"

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

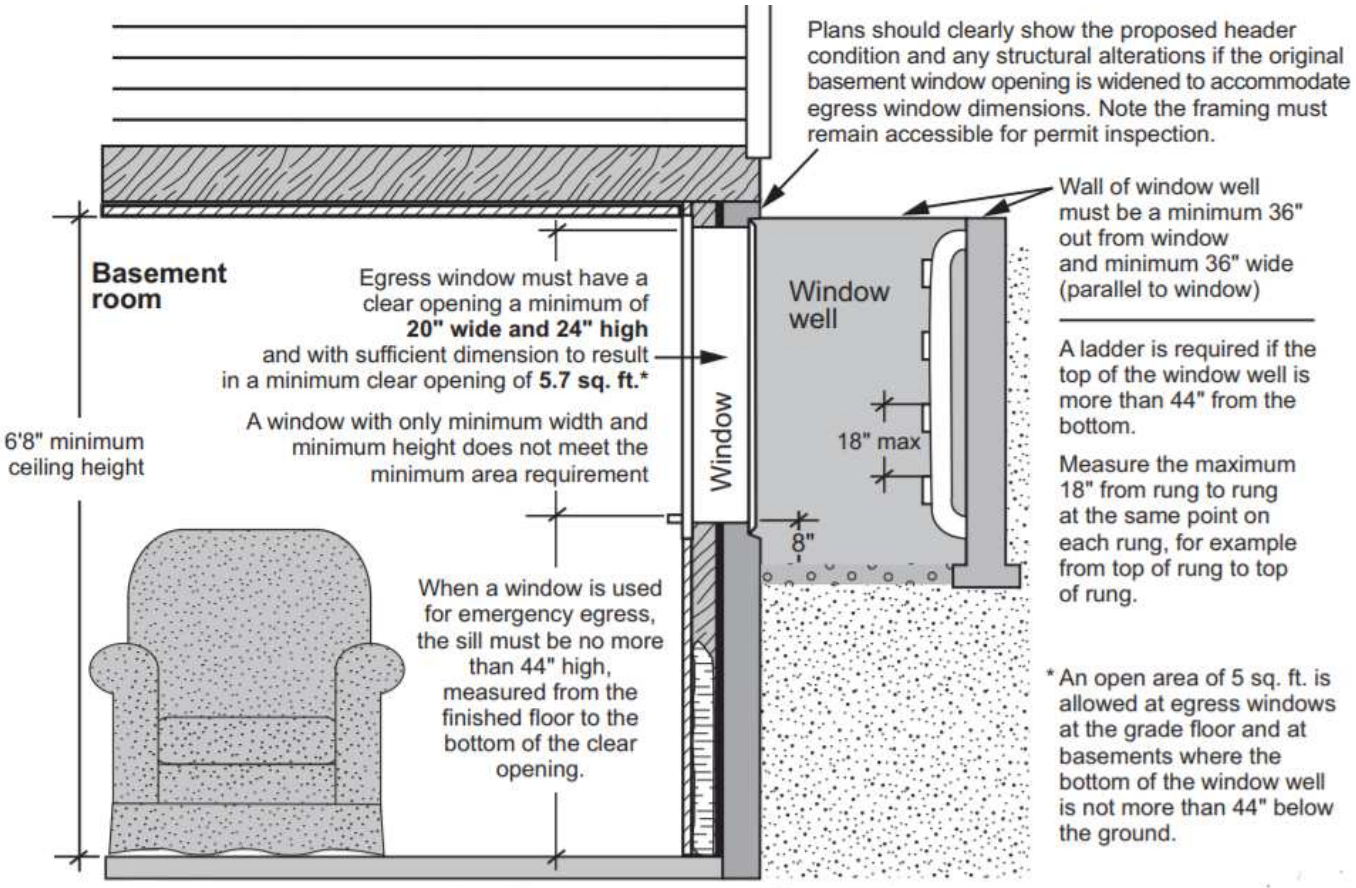
GA FILE NO. FC 5120	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, two per joist. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 psf. 3 1/2" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels.			
Sound tested with carpet and pad and with insulation stapled to joists.			
Approx. Ceiling Weight: 2 psf		Fire Test: FM FC-181, 8-31-72	
		Sound Test: G&H OC-3MT, 10-13-71	
		IIC & Test: (73 C & P)	
		G&H OC-3MT, 10-13-71	

1 Floor-Ceiling Detail
1/4" = 1'-0"

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3241	PROPRIETARY†	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS			
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.			
OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.			
Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)			
PROPRIETARY GYPSUM BOARD			
American Gypsum Company		5/8" FIREBLOC TYPE C	
CertainTeed Gypsum, Inc.		5/8" ProRoc™ Type C Gypsum Panels	
G-P Gypsum		5/8" ToughRock® Fireguard® C	
Lafarge North America Inc.		5/8" Firecheck® Type C	
National Gypsum Company		5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard	
PABCO Gypsum		1/2" FLAME CURB® Super 'C'	
Temple-Inland Forest Products Corporation		5/8" TG-C	
†Contact the manufacturer for more detailed information on proprietary products.			
Thickness: 5 3/8"		Approx. Weight: 7 psf	
Fire Test:		Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87; UL R7094, 10-24-90; UL Design U311	
Sound Test:		Estimated	

2 Fire Wall Detail
1/4" = 1'-0"



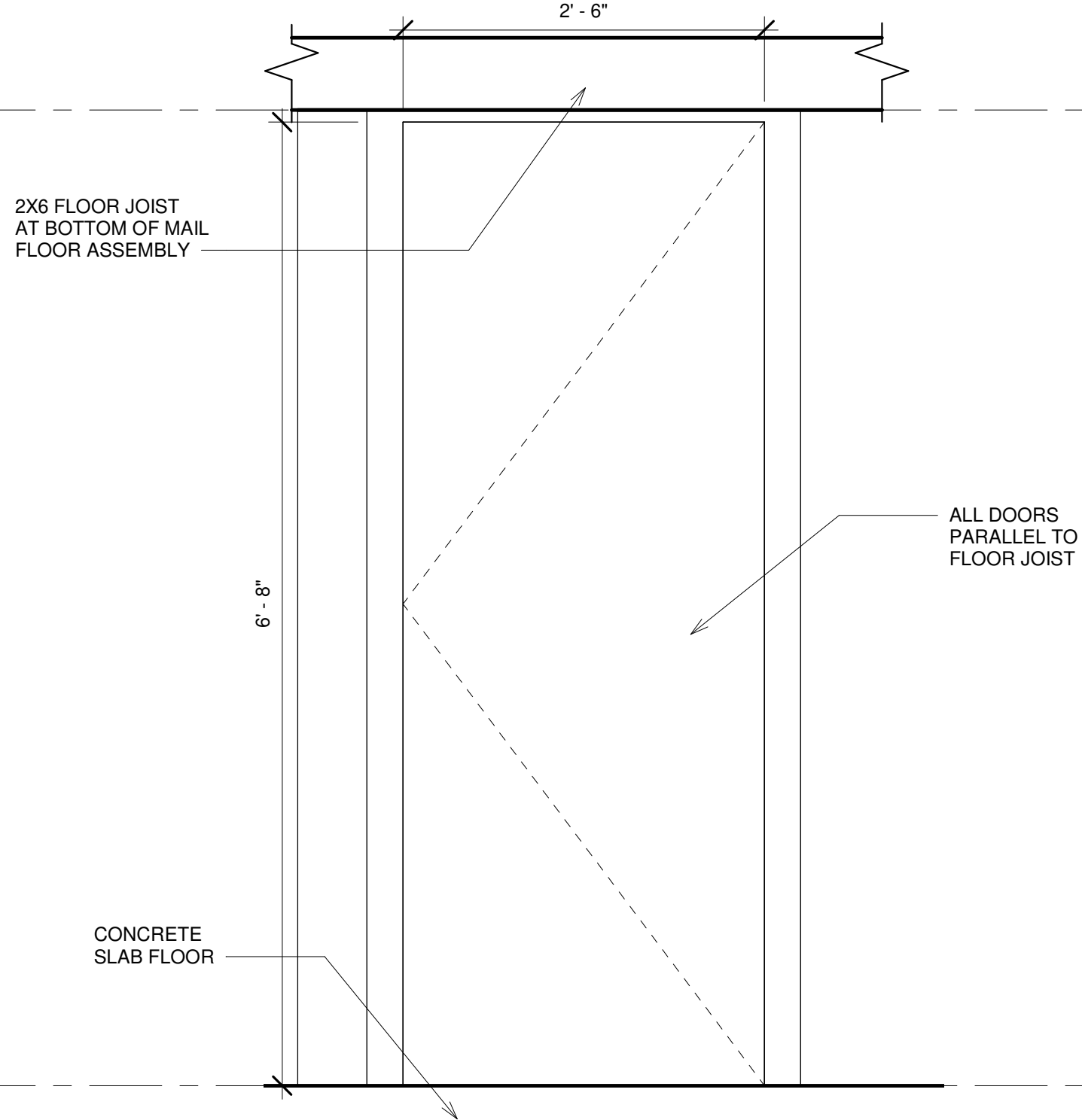
3 Window Box Detail
1/4" = 1'-0"



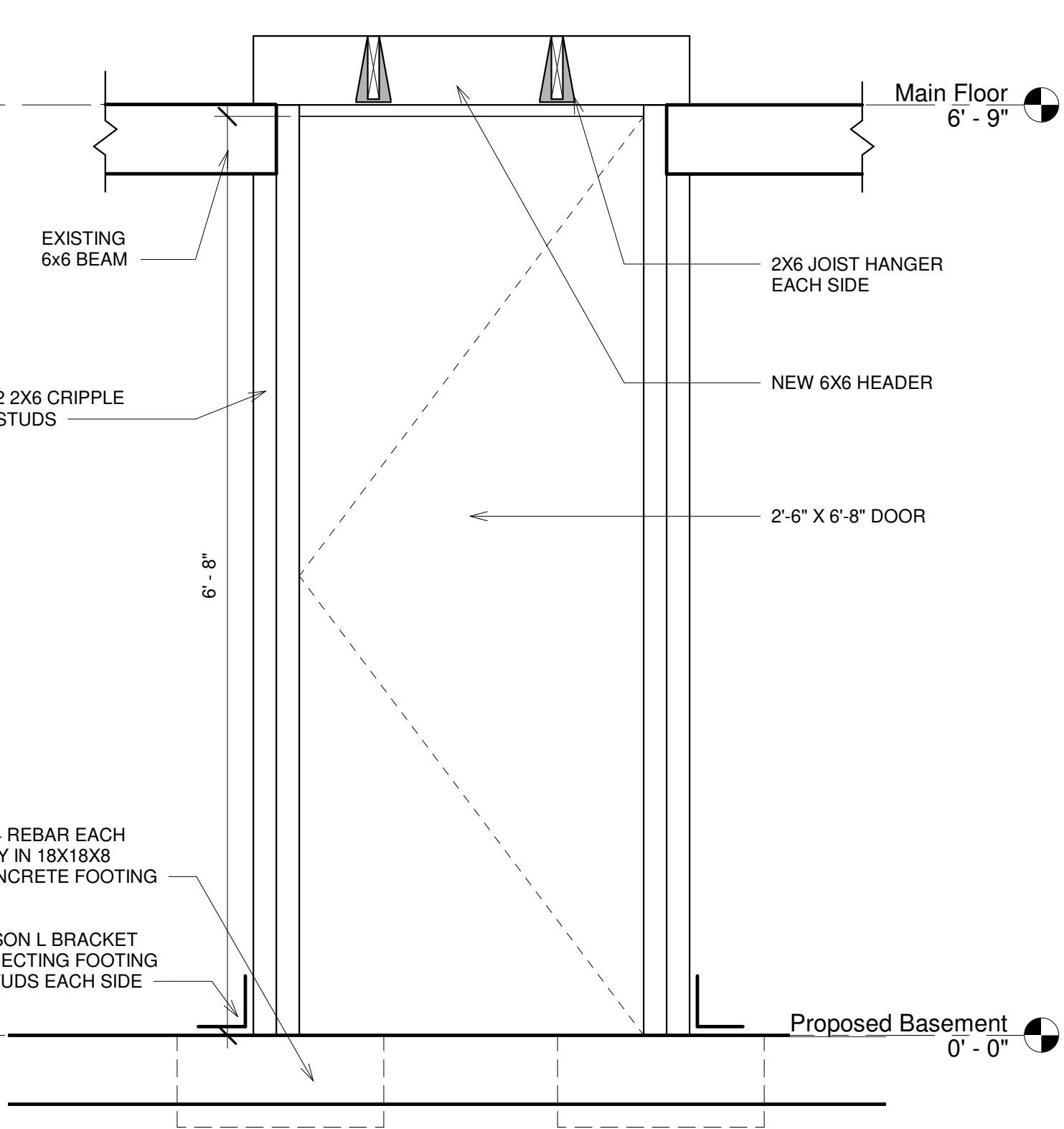
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DETAILS		
Project number	1	A 6
Date	02/21/2019	
Drawn by	Ross Allen	
Checked by		
		Scale 1/4" = 1'-0"



① Door Assemble A
1" = 1'-0"



② Door Assembly B
1" = 1'-0"



ANDY SINGER
3932 N Albina

No.	Description	Date
2	Bedroom 2 and Bath	01/25/2019
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DOOR ELEVATIONS	
Project number 1	A 7
Date 02/21/2019	
Drawn by Ross Allen	
Checked by	Scale 1" = 1'-0"