

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 - Held over from ID 22159, item #1 (11/27/19) for additional information

Appeal ID: 22240

Project Address: 2255 SE Clinton St

Hearing Date: 12/18/19

Appellant Name: Breese Watson

Case No.: B-010

Appellant Phone: 5037543486

Appeal Type: Building

Plans Examiner/Inspector: Kent Hegsted

Project Type: residential

Stories: 3 **Occupancy:** single family residential

Construction Type: wood frame

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Erection of a new structure,Correction of a violation,Reconsideration of appeal

LUR or Permit Application No.: Reconsideration Appeal ID 22159

Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6]

Proposed use: Accessory Dwelling Unit

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

R311.7.6

Requires

This is a reconsideration of Appeal ID:22159

CODE:

R311.7.6 There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches.

CODE MODIFICATION:

We are requesting an appeal to allow for an irregular shaped landing, that is less then a quarter circle in area, at the top of a circular stair way.

Proposed Design

This is a reconsideration of Appeal ID:22159

PROPOSED DESIGN:

The proposed spiral stairway will be built with an irregular shaped top landing/platform that will be the final step up to the second floor.

Reconsideration text:

The riser height from the landing/platform to the second floor will be identical to the stair riser height (9.43"). Please refer to submitted shop drawing of the circular stair.

Reason for alternative This is a reconsideration of Appeal ID:22159

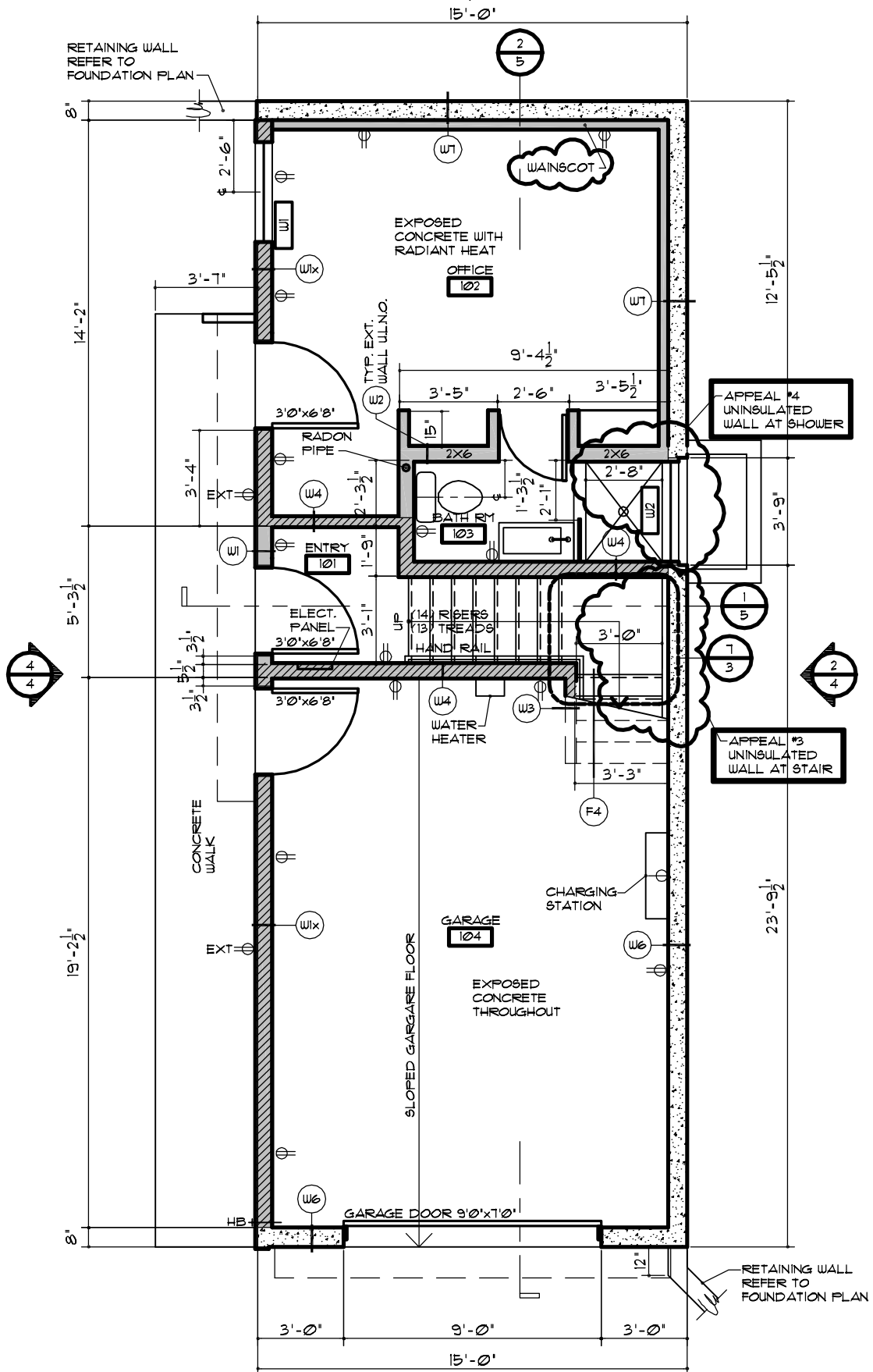
REASON FOR PROPOSED DESIGN:
 Due to structural framing limitations to meet headroom clearances we need our code compliant (custom built and engineered) spiral staircase to stop one riser below the framed upper floor. This will create an irregular shaped landing/platform that will provide the final step to the second floor. The irregular shaped landing/platform will be constructed as a part of the circular stair and will fasten to the face of the second floor framing. In addition this will allow the handrail to be continuous, for the flight of stairs, as required by code. Please refer to submitted shop drawing of the circular stair.

APPEAL DECISION

Reduction in spiral stair top landing area: Granted as proposed

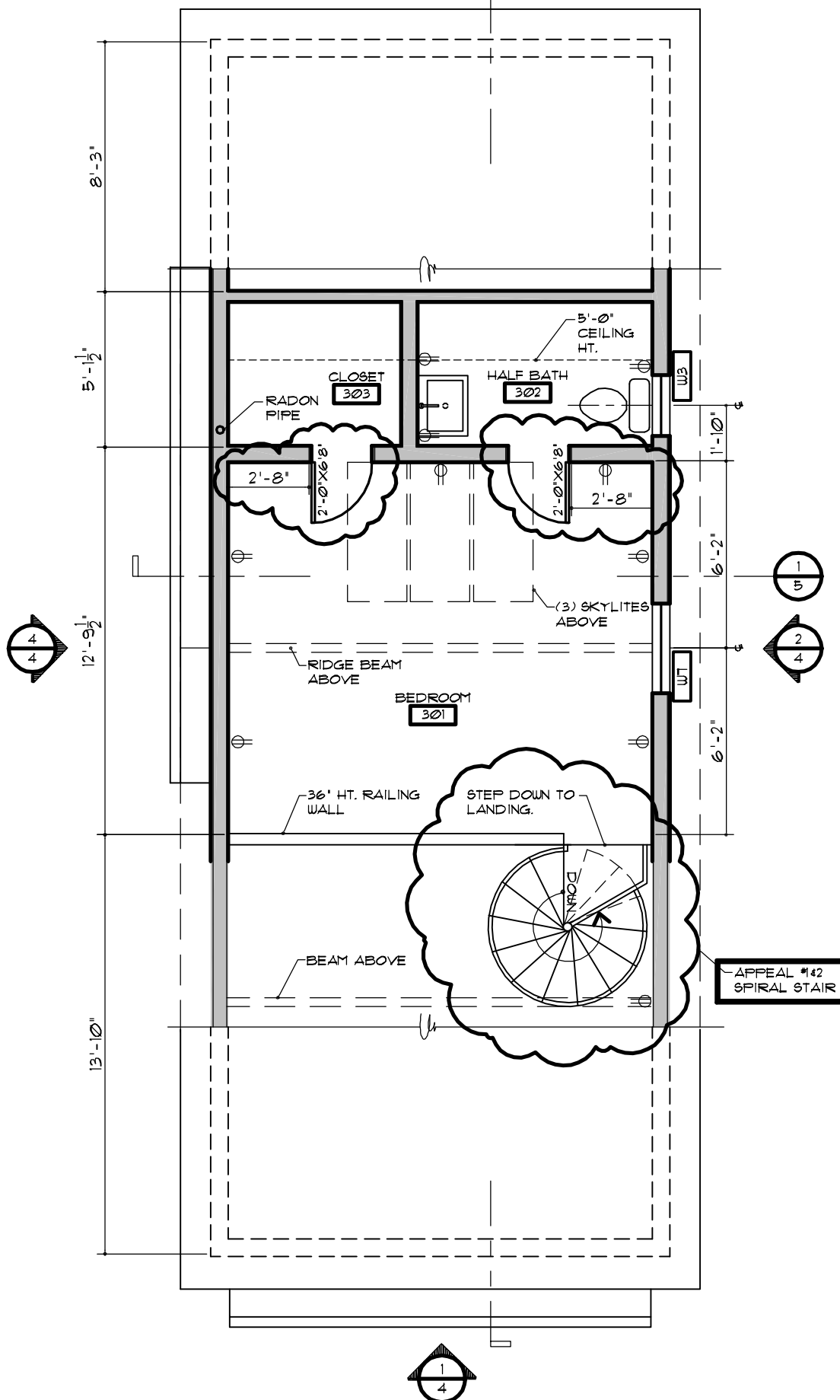
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special 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.



1
NTS

BASEMENT FLOOR PLAN



3

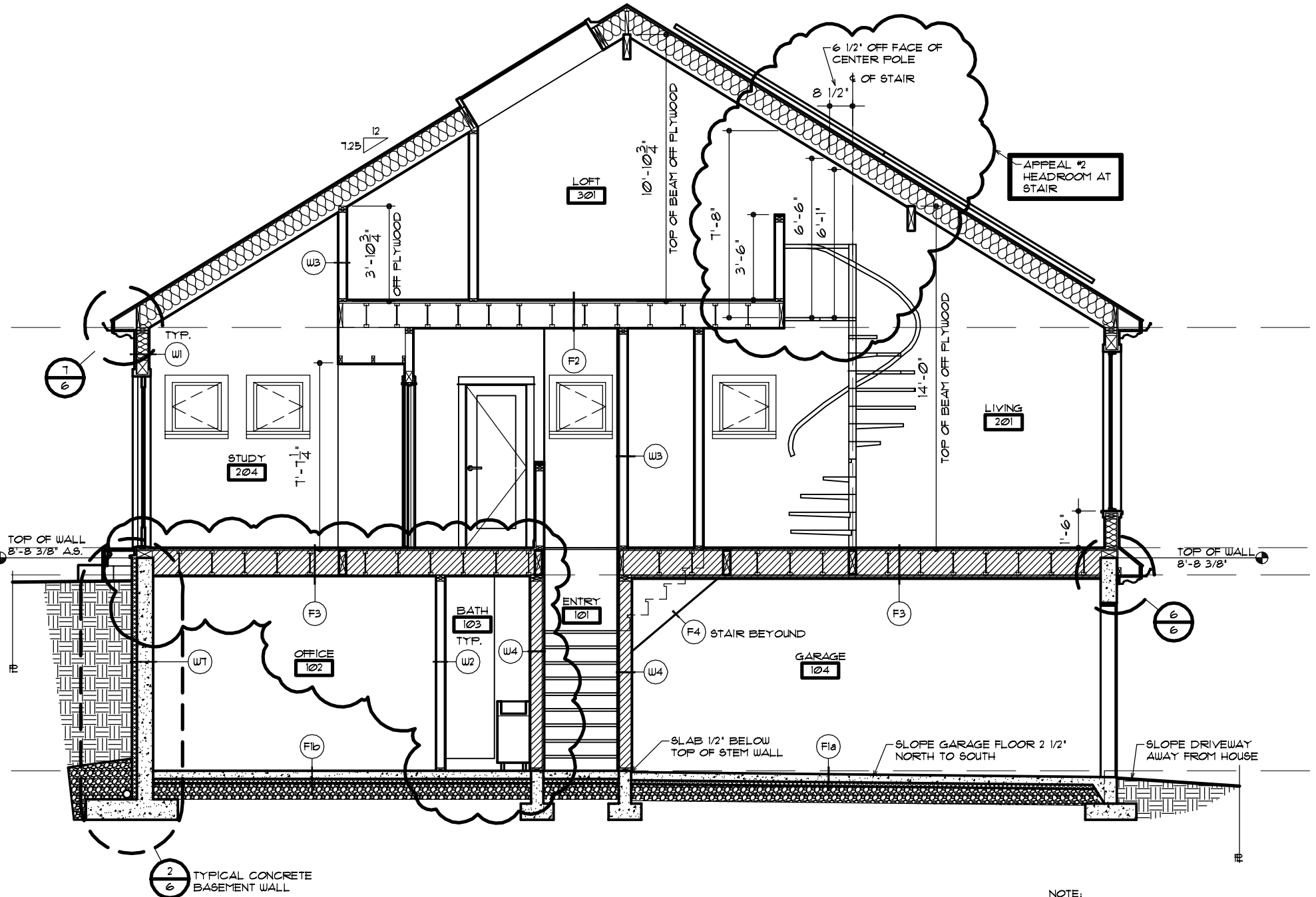
LOFT LEVEL FLOOR PLAN

NTS



2



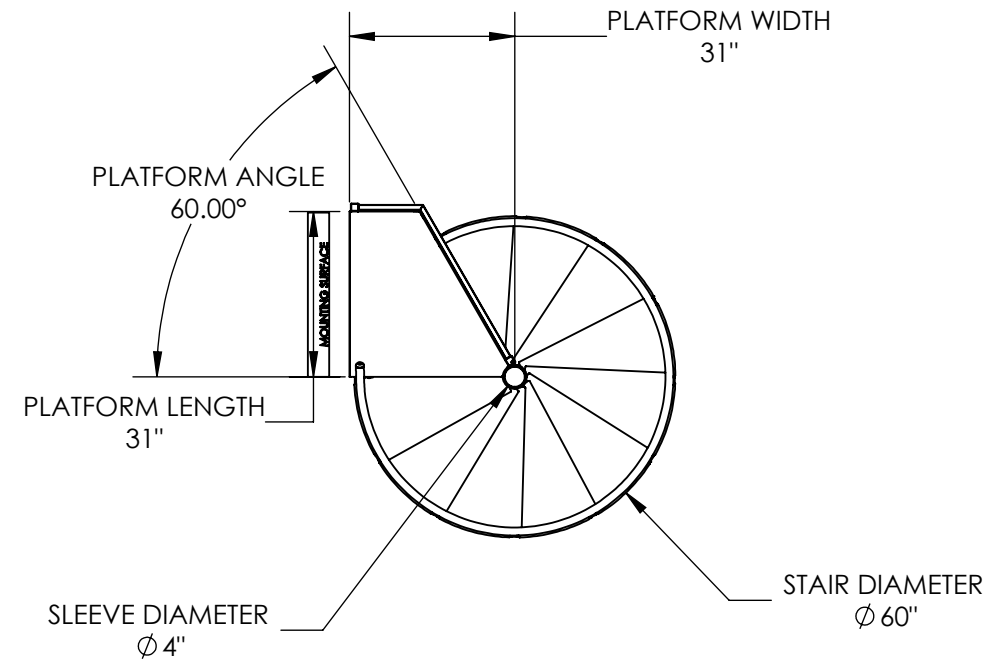


2 TRANSVERSE SECTION
1/4" = 1'-0"

NOTE:
REFER TO SHEET 5 FOR WALL (Wx)
AND FLOOR (Fx) TYPE CALLOUTS

1/2"
TAIL

A diagram of a circular sector with a central pivot point. A curved arrow indicates a counter-clockwise rotation. The sector is divided into several smaller segments by radial lines.



Technical drawing of a spiral staircase showing dimensions:

- TOTAL HEIGHT OF STAIR: $153\frac{3}{16}"$
- FLOOR TO FLOOR HEIGHT: $122\frac{5}{8}"$
- PLATFORM HEIGHT: $113\frac{3}{16}"$
- PLATFORM RAIL HEIGHT: $36"$
- COLUMN EXTENSION LENGTH: $40"$

A detailed illustration of a spiral staircase. The staircase features a central black metal column and a black metal handrail with vertical balusters. The treads are made of light-colored wood. The staircase is shown from a side-on perspective, curving upwards. The background is white. In the top right corner, there is a red rectangular box containing the text "su", "sa", "ris", and "th" stacked vertically.

STAIR DETAILS:
MODEL: CLASSIC STEEL
DIAMETER (IN.): 60
FLOOR TO FLOOR (IN.): 122.6
COLOR: PRIMED
RISER HEIGHT (IN.): 9.43
TREAD DEGREE: 30
HEADROOM (IN.): 89.31

CLIENT: Todd Roy

PROJECT:

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[illegible]

PLAN DATE: 11/5/19
SCALE: 1:39
DRAWN:
DESIGNED BY: —
APPROVED BY: —
SHEET #: 1 OF 1

TITLE: 213583- 273456

 105 G.P. CLEMENT DRIVE
COLLEGEVILLE, PA 19426
1-800-368-8280

JOB No:
P-213583

REV 4

SIGNATURE OF APPROVAL: