

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: 23705	Project Address: 3334 NE 67th Ave
Hearing Date: 5/13/20	Appellant Name: Brinton R Riggs
Case No.: B-002	Appellant Phone: 5037014494
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: residential	Stories: 2 Occupancy: Residential Construction Type: Wood Frame
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: Single-family dwelling

APPEAL INFORMATION SHEET

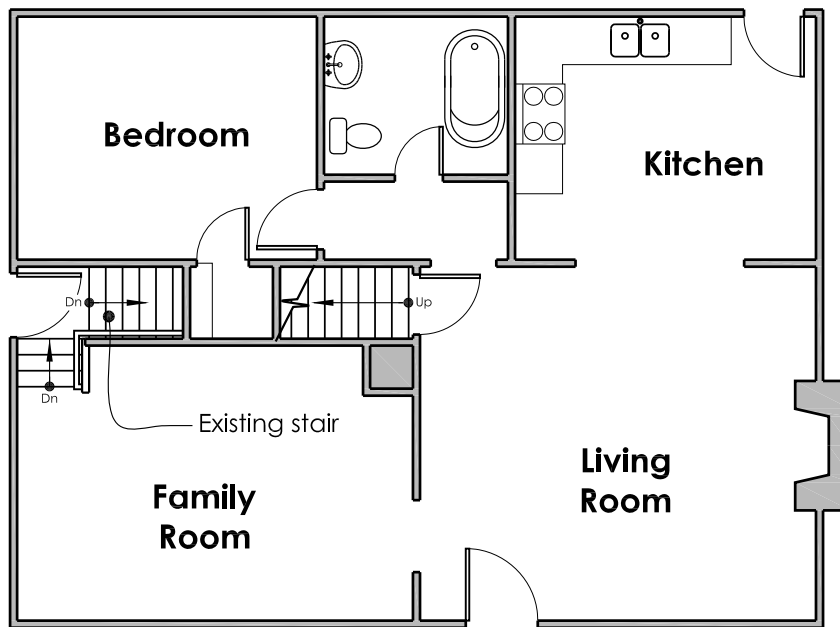
Appeal item 1

Code Section	R311.7.1 Width; R311.7.2 Headroom; R311.7.4 Stair treads and risers; & Brochure 9 - Converting Attics, Basements and Garages to Living Space – Residential
Requires	Existing stairways: An existing stairway leading to new living space may be steeper, narrower and have lower headroom than the current code allows: <ul style="list-style-type: none"> • Rise and run: The stairway must have treads (runs) no smaller than nine inches and risers no higher than nine inches. • Width: Must be at least 30 inches. • Headroom: Must be at least 6'2" measured vertically from the slope of the stair nosings to the lowest overhead projection or ceiling.
Code Modification or Alternate Requested	Retain the existing stair which has dimensions as illustrated in attached plans, for the purposes of accessing the existing basement. The existing basement will be renovated and finished to become habitable space.
Proposed Design	The existing stair meets all structural code requirements, but does not meet the rise and run minimum requirements specified in BDS's Brochure #9
Reason for alternative	The stair is original to the 1925 house and serves the basement. The existing stair does not meet current regulations and altering or replacing it to meet BDS's Brochure #9 requirements would require extensive renovations to the 1st floor framing and wall layout. The stair currently functions very adequately for accessing the basement and the current owner does not see it as a safety hazard. The stair runs are relatively short in length, will have a new code compliant handrails, adequate head room, and have otherwise been in service to the basement throughout the life of the house.

APPEAL DECISION

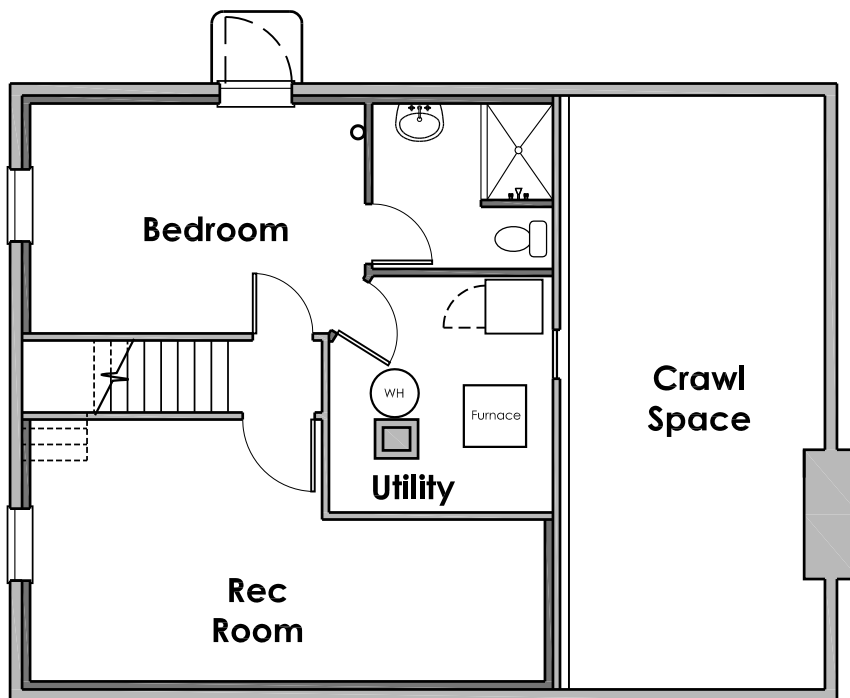
Existing stairs to remain in basement conversion to living space with reduction in minimum required tread depth to 8 inches: Denied. Proposal does not provide equivalent Life Safety protection. Appellant may contact Dave Tebeau (503-823-6802) with questions.

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.





1st Floor Plan

Scale: 1/8" = 1'-0"



Basement Floor Plan

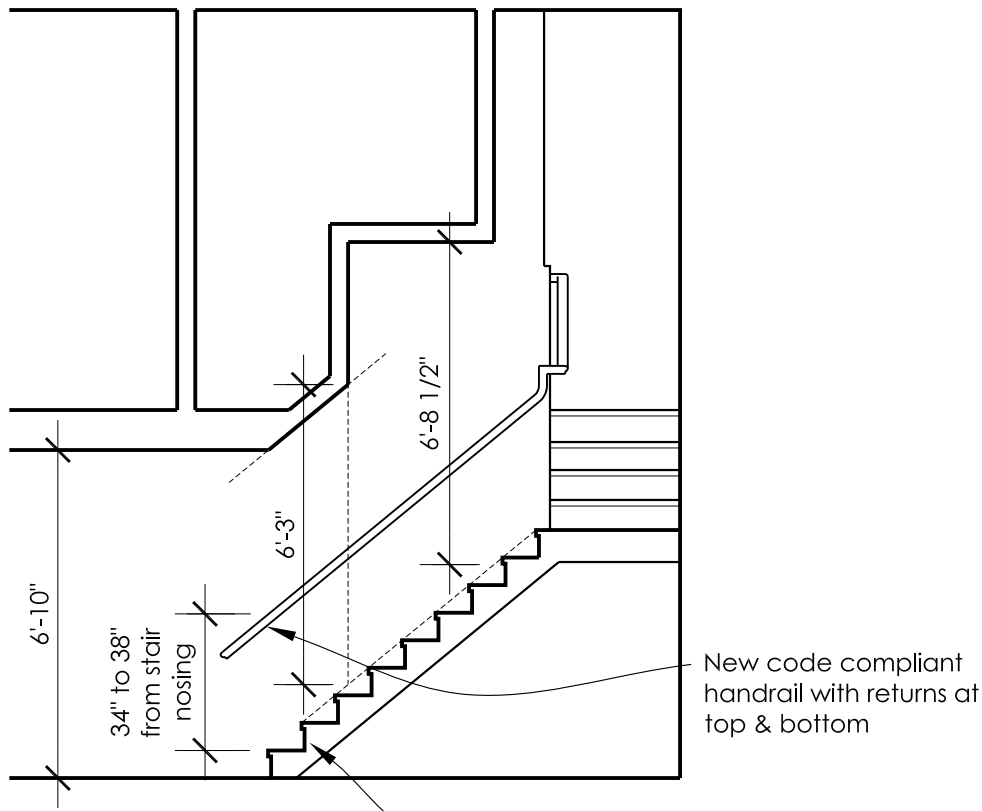
Scale: 1/8" = 1'-0"

New walls = 
Existing walls = 

Mart Basement Stair Appeal

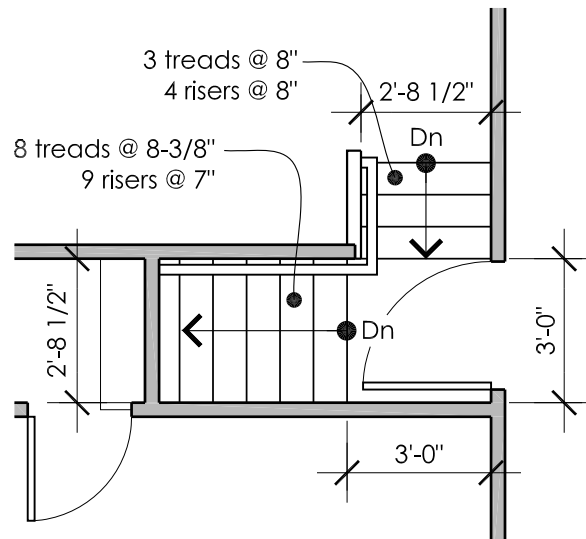
Design 1a ♦ 2020.05.03

3334 NE 67th Avenue, Portland



Section at Existing Stair

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



1st Floor Stair Plan

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

Mart Basement Stair Appeal

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