

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

Appeal ID: 25041	Project Address: 4931 NE 33rd Ave
Hearing Date: 8/11/21	Appellant Name: Robert Bochsler
Case No.: B-001	Appellant Phone: 971-803-9533
Appeal Type: Building	Plans Examiner/Inspector: Tara Carlson
Project Type: commercial	Stories: 2 Occupancy: R-3, B-2 Construction Type: V-B
Building/Business Name: 4931 NE 33rd Ave	Fire Sprinklers: No
Appeal Involves: other: Lot Line Adjustment and Confirmation	LUR or Permit Application No.: 21-023109-PR
Plan Submitted Option: pdf [File 1]	Proposed use: R3 and B2

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 602
Requires	Table 602 of OSSC 2019 determines the Fire-Resistance Rating requirement for exterior walls based on fire separation distance. For a VB construction structure and a fire separation distance of 5 to less than 10 feet, a 1 hour rated exterior wall would be required. For a VB construction structure and a separation distance equal to or greater than 10 feet but less than 30 feet, for R3 and B2 occupancies, no fire-resistance rating for the exterior wall is required.
Code Modification or Alternate Requested	The intent of this appeal is to allow a no-build easement be recorded that would ensure 10ft fire separation and allow the existing structure to not need to be upgraded to a 1 hour rated exterior wall.
Proposed Design	An alternate method would be to take apart the entire side of the existing structure nearest this property line and re-build it as a 1 hour rated fire wall including windows and doors.
Reason for alternative	This no build easement will ensure safe distances remain between existing and future structures, without requiring applicant to completely rebuild the side of the historic building that currently exists on the site. The applicant desires to preserve and improve the existing building.

APPEAL DECISION

Lot line adjustment with omission of 1 hour fire rated exterior wall and no build easement on adjacent property: Granted provided the stairs and deck are of heavy timber construction and provided egress is verified at time of plan review and provided the easement is a minimum of 02.25 feet and extends from the North property line on Tract 2 to the South property line. Appellant must contact Nancy Thorington (503-865-6438) for more information prior to writing the no build easement.
The unrecorded easement must be reviewed and approved by BDS prior to recording. A copy of the

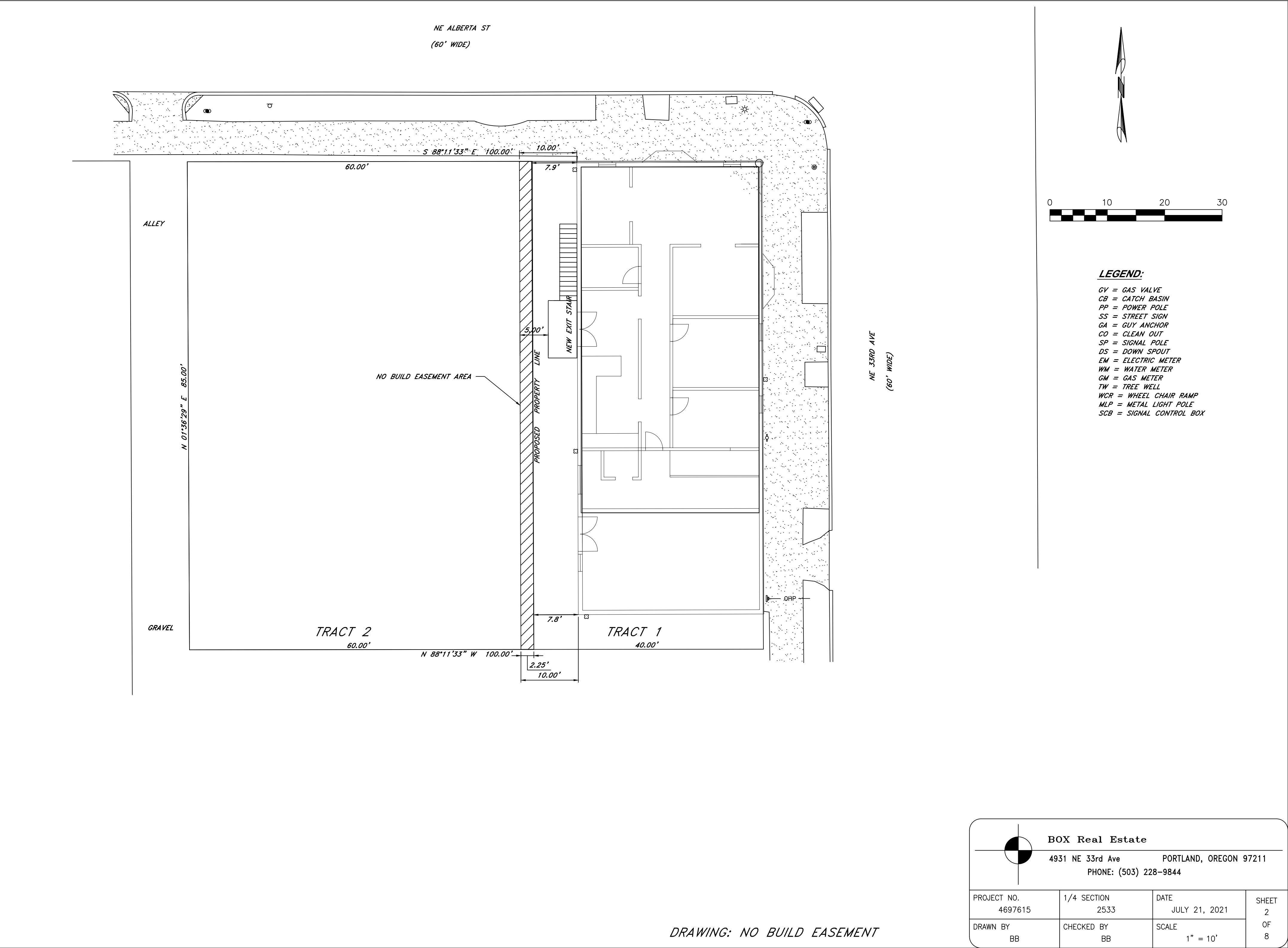
recorded easement must then be provided to BDS prior to plan review approval.

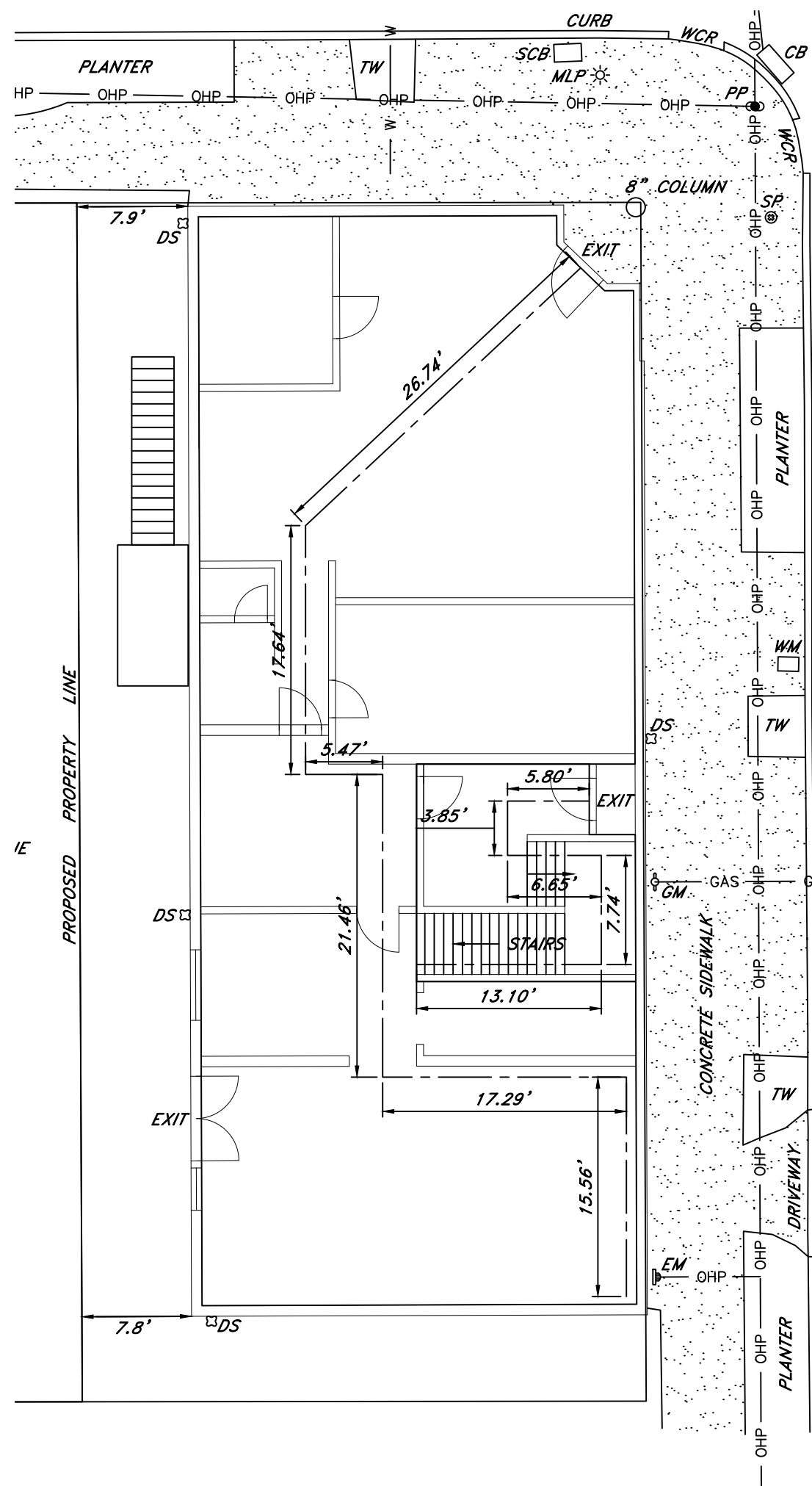
The easement must include language that prohibits the construction of fences and eaves in the easement.

For non-easement questions appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov 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.

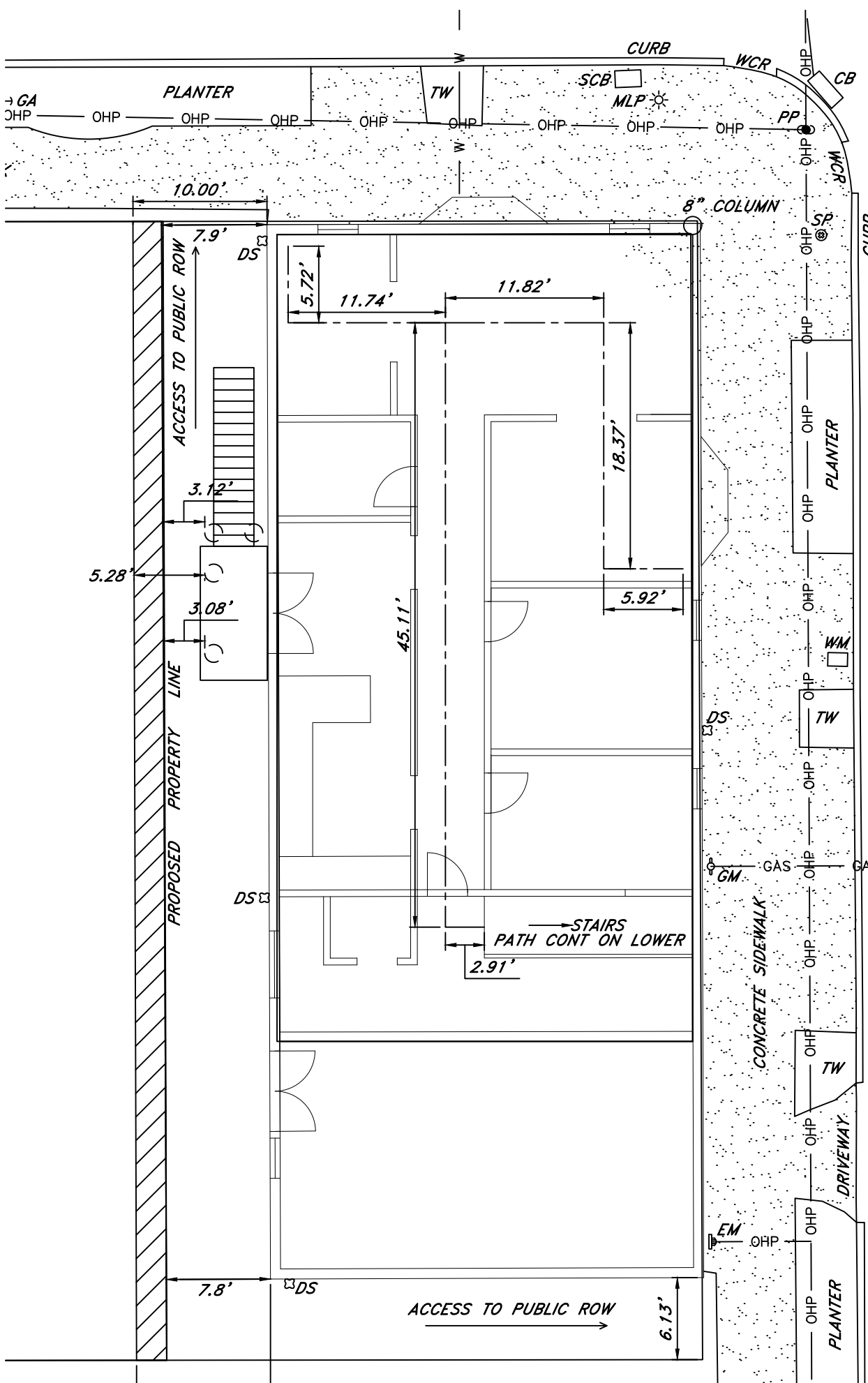
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.





LOWER LEVEL EXIT TRAVEL DISTANCE

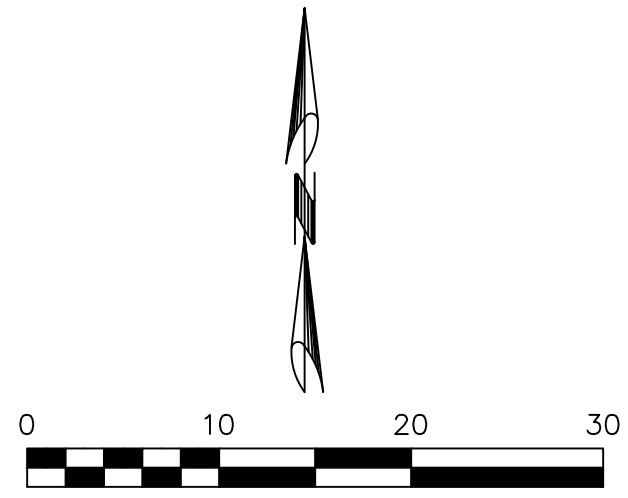
WORST CASE TRAVEL DIST B3 OCC = 104FT < 200FT, OK PER TABLE 1017.2



LOWER LEVEL EXIT TRAVEL DISTANCE

WORST CASE TRAVEL DIST R3 OCC = 121 FT < 200FT, OK PER TABLE 1017.2

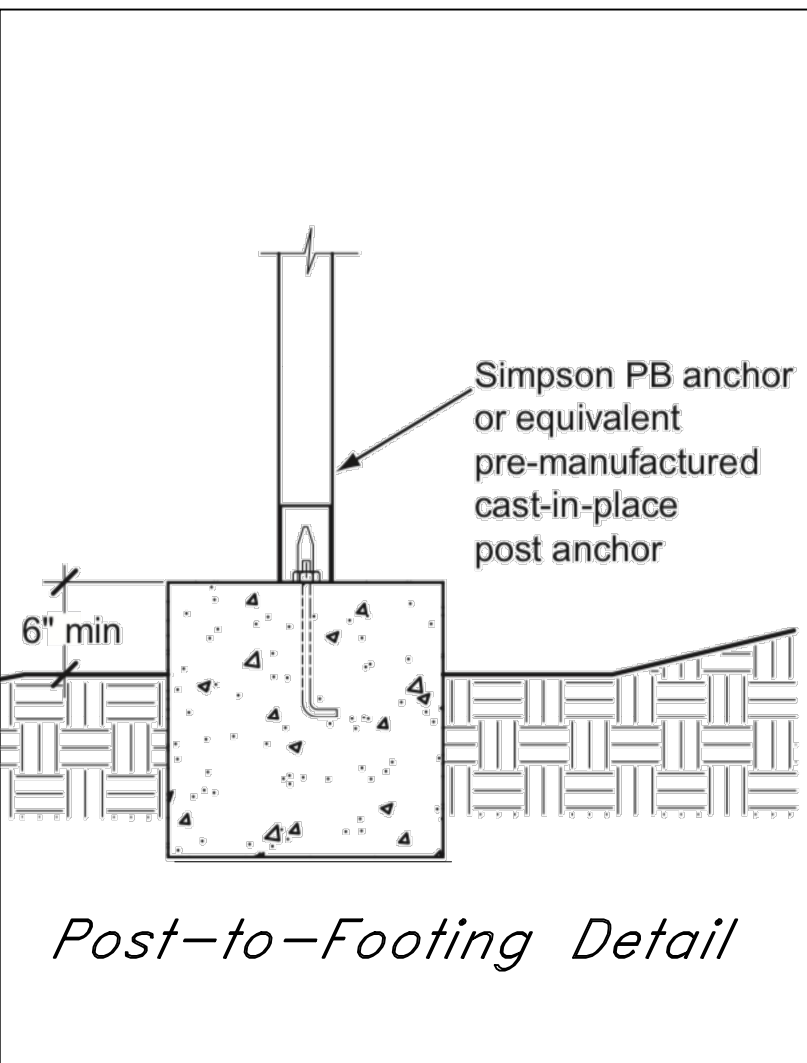
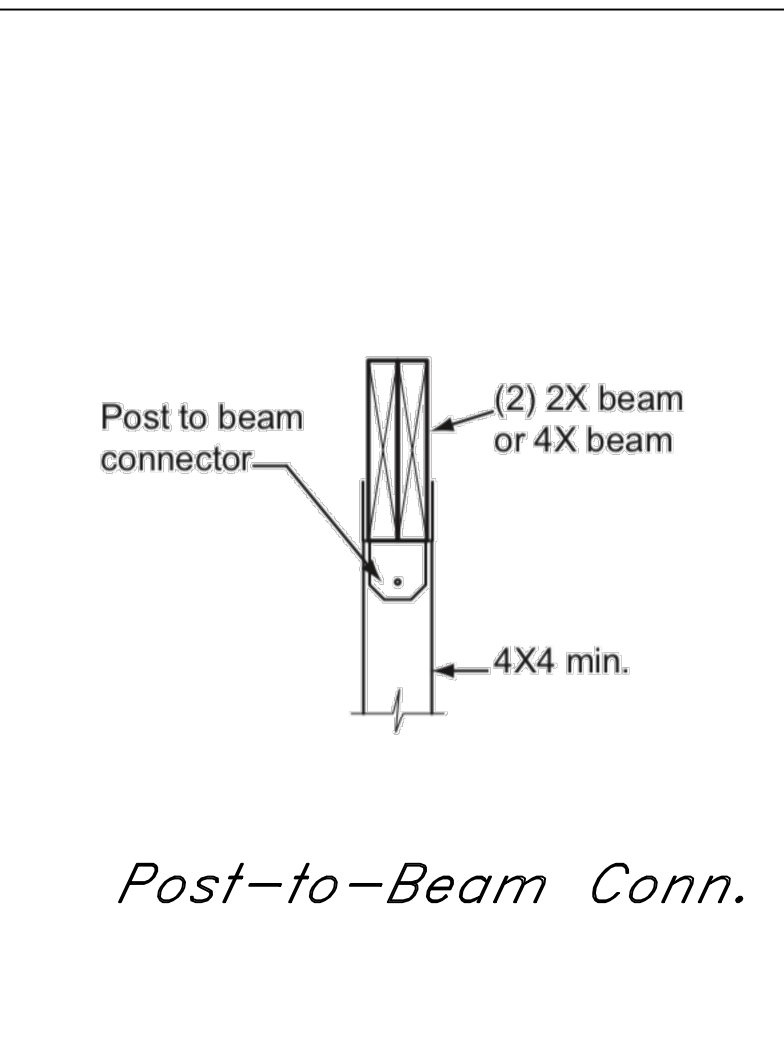
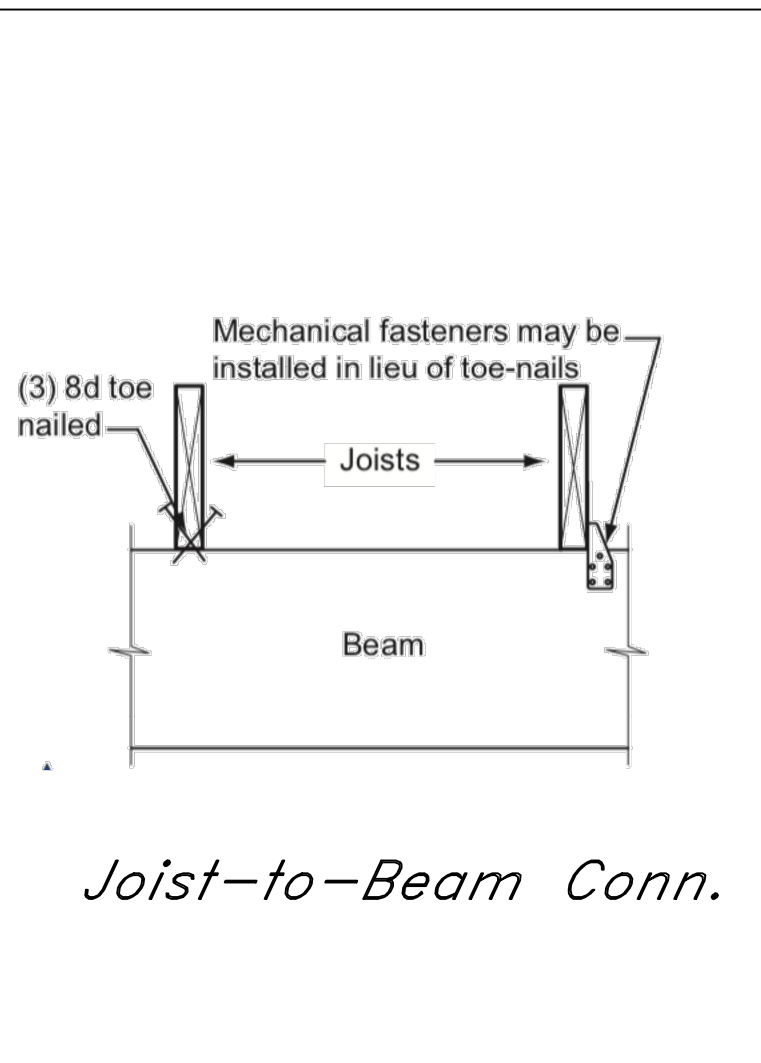
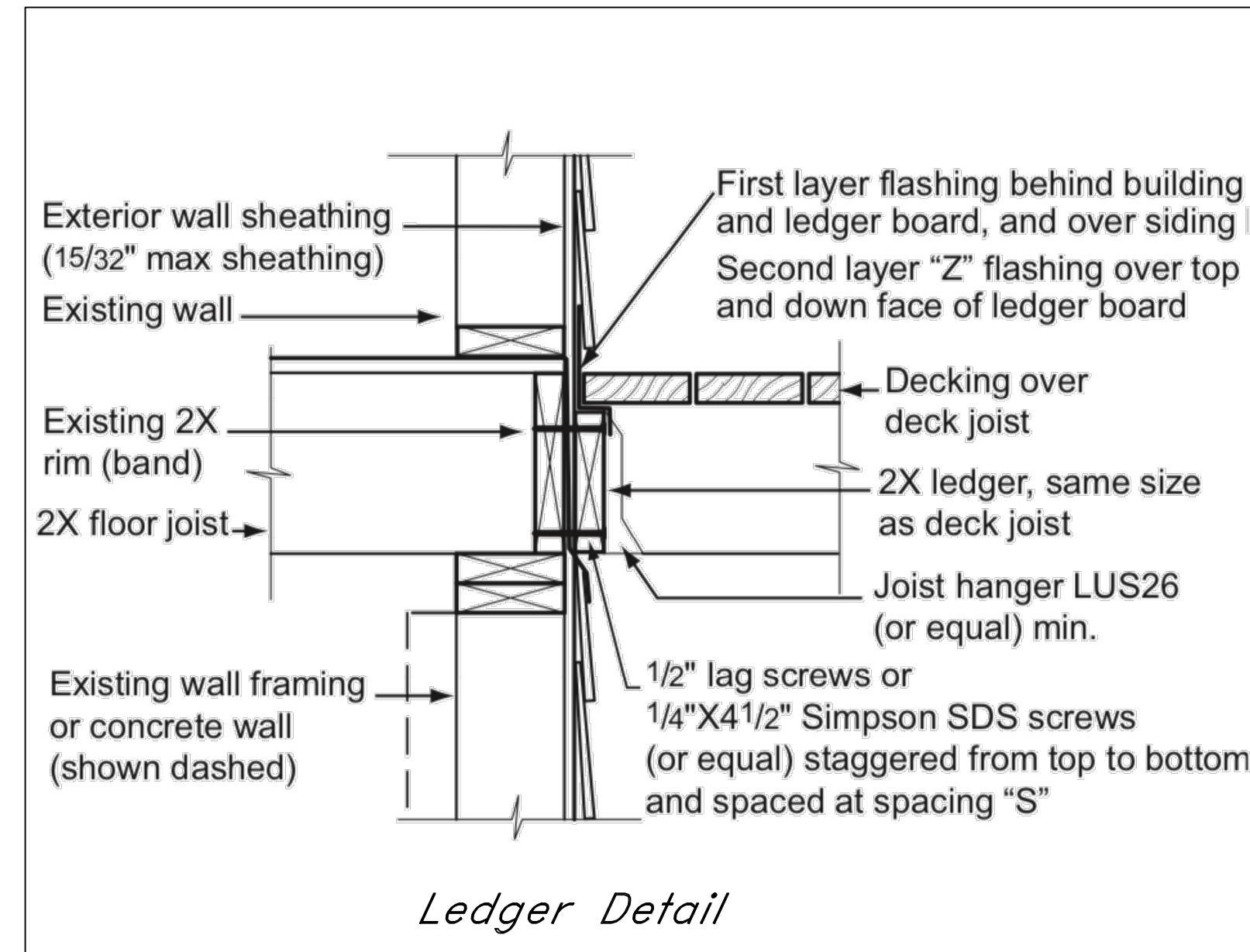
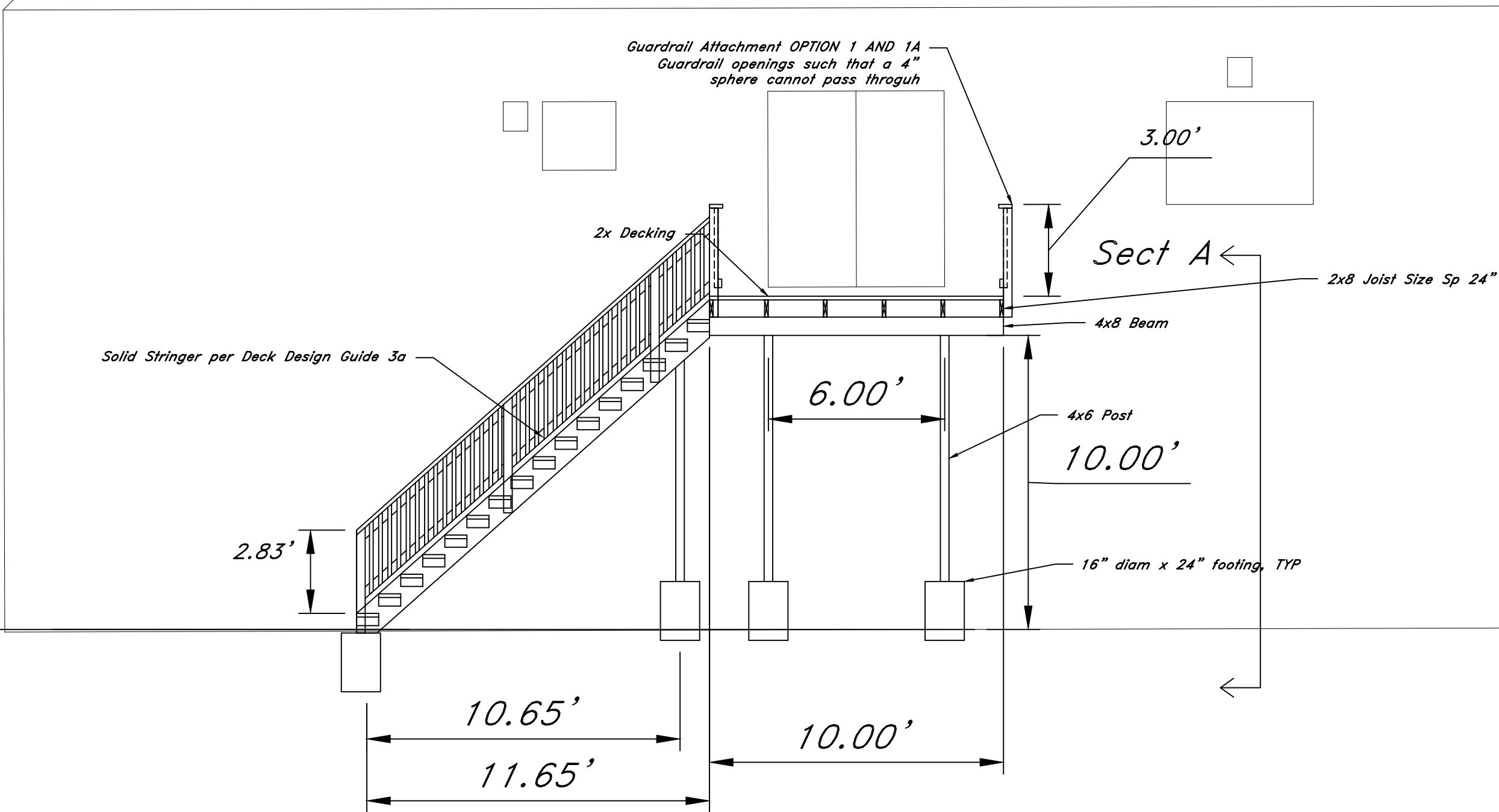
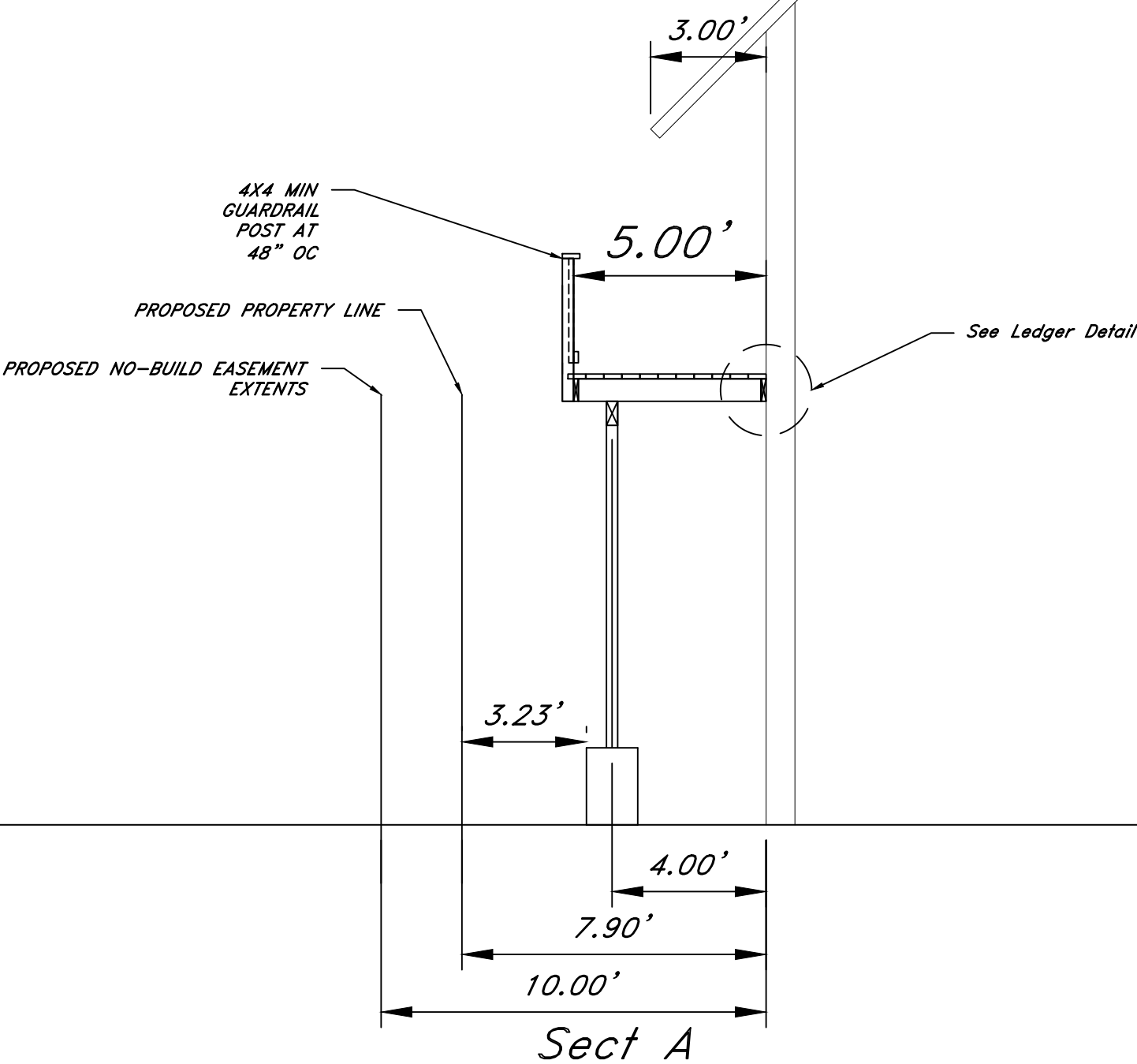
DRAWING: EXIT DIST



 BOX Real Estate 4931 NE 33rd Ave PORTLAND, OREGON 97211 PHONE: (503) 228-9844			
PROJECT NO. 15908	1/4 SECTION 2533	DATE JANUARY 28, 2021	SHEET 8 OF 8
DRAWN BY BB	CHECKED BY	SCALE 1" = 10'	

FEBRUARY 5, 2021

4931 NE 33RD AVE NEW EXIT STAIR ELEVATIONS



NOTES:
ALL CONSTRUCTION MATERIALS
AND CONNECTIONS AS PER
PORTLAND BDS DECK DESIGN
GUIDE 3a

Joist Hangers shall have a
min capacity of 1,000 pounds.
Joist hangers used shall be
manufactured for their
intended lumber size.

DRAWING: DECK DETAILS 1



BOX Real Estate
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