

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: 26334	Project Address: 7206 SE 36th Ave
Hearing Date: 12/8/21	Appellant Name: Jeffrey T Parrish
Case No.: B-007	Appellant Phone: 5036797558
Appeal Type: Building	Plans Examiner/Inspector: David Hakimoglu
Project Type: residential	Stories: 1 Occupancy: R-5 Residential Construction Type: Wood Frame
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure, occ Change from T to	LUR or Permit Application No.: 20-227000-RS
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Basement ADU

APPEAL INFORMATION SHEET

Appeal item 1

Code Section R311.2

Requires Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort

Code Modification or Alternate Requested Install 32"W by 76"H basement ADU egress door

Proposed Design Modify width and maximize height of existing opening to accommodate 32"x76" basement ADU egress door, as shown on original, approved plans.
Affix signage to warn of lower head height.

Reason for alternative Due to existing stair landing above existing door, maximum height only allows for 76" height door. Extremely extensive, cost-prohibitive modifications to roof and upper stairwell and/or exterior concrete walk way, foundation and sewer line prohibit a taller door.
Though an ADU, door will be within parameters of City of Portland exterior basement egress door for converted basements requirements.
Caution signage on both sides of door will warn of potential overhead clearance issues.

***Please note: Stairwell heights shown in provided approved plans section have been brought into compliance of 6'8" minimum height.

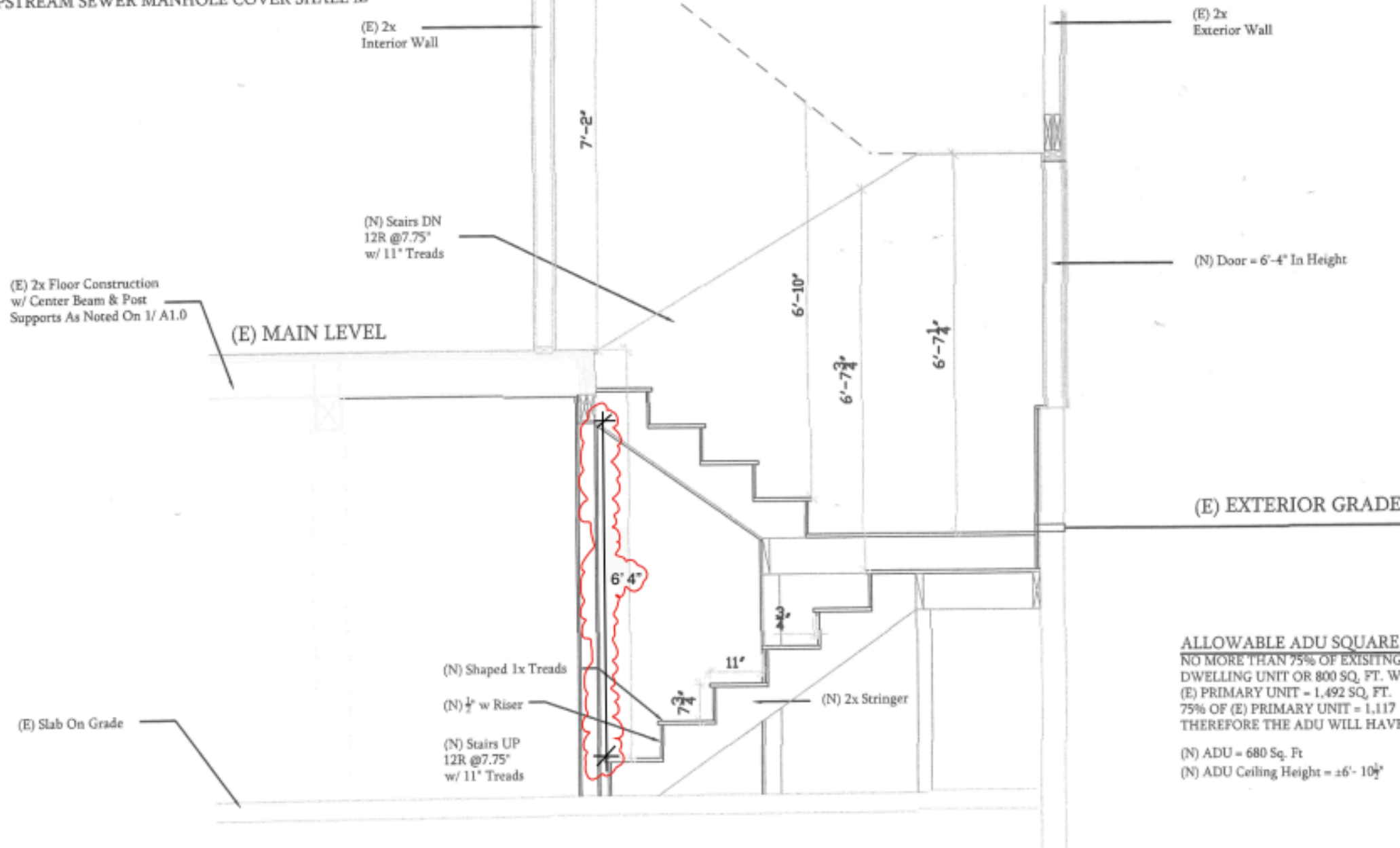
APPEAL DECISION

Basement ADU with reduction in the minimum required height of entry doors from 6 feet 8 inches to 6 feet 4 inches: Denied. Proposal does not provide equivalent Life Safety protection.
Appellant may contact Dave Tebeau (503-823-4072) 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.

NE, A 4" DRAIN PIPE IS REQUIRED.

T UPSTREAM SEWER MANHOLE COVER SHALL BE



ALLOWABLE ADU SQUARE
NO MORE THAN 75% OF EXISTING
DWELLING UNIT OR 800 SQ. FT. WT.
(E) PRIMARY UNIT = 1,492 SQ. FT.
75% OF (E) PRIMARY UNIT = 1,117
THEREFORE THE ADU WILL HAVE

(N) ADU = 680 Sq. Ft
(N) ADU Ceiling Height = ± 6'-10 1/2"

PROPOSED STAIR SECTION

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

