

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 27576 (3/16/22), item 3

Appeal ID: 27611	Project Address: 2311 SE Cesar Chavez Blvd
Hearing Date: 3/30/22	Appellant Name: Eli Metcalf
Case No.: B-002	Appellant Phone: 5039759471
Appeal Type: Building	Plans Examiner/Inspector: Steven Freeh
Project Type: commercial	Stories: 15 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - - Yes, NFPA 13D throughout
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Residence –Transient Living (R3)

APPEAL INFORMATION SHEET

Appeal item 1

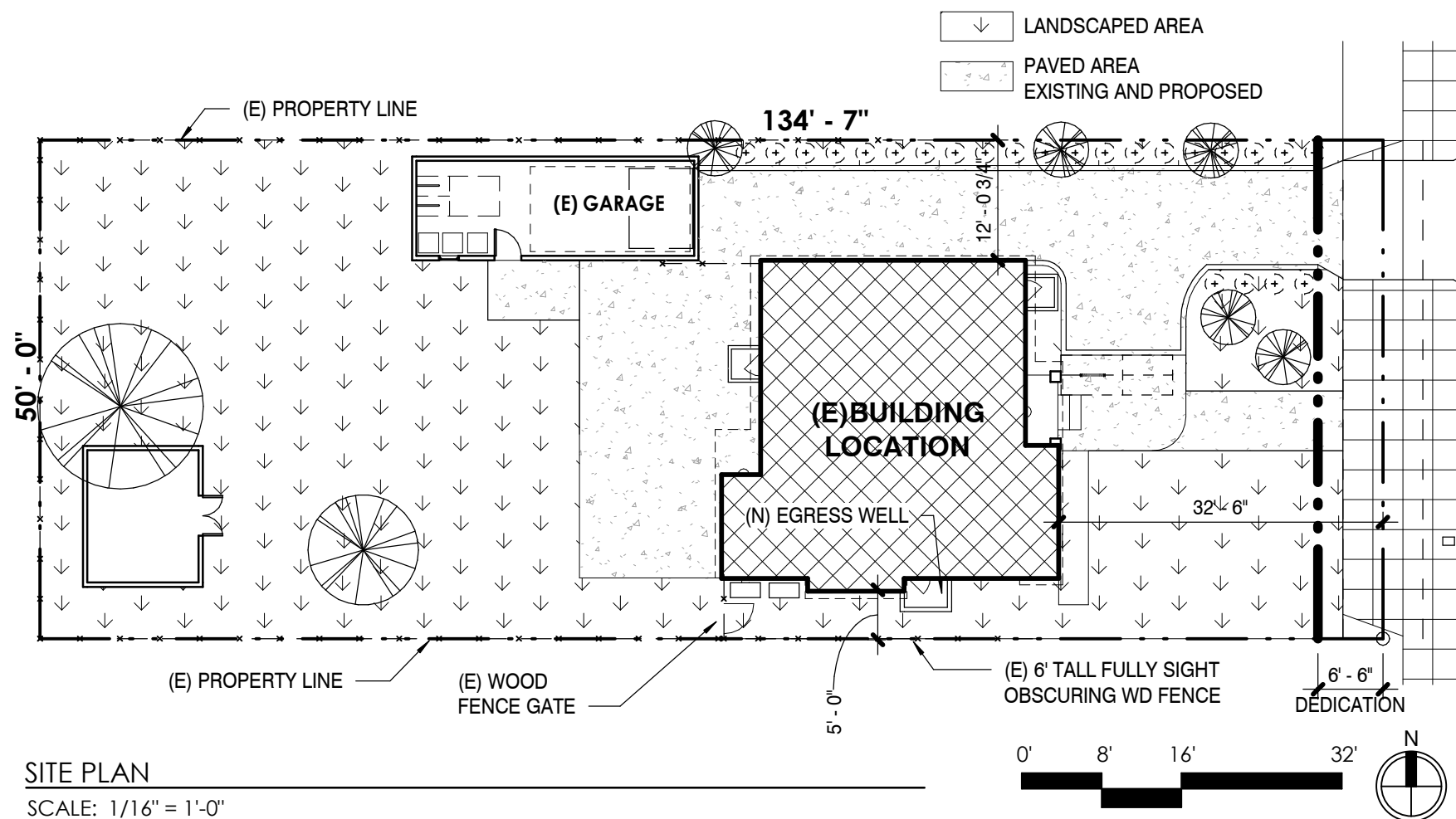
Code Section	1207.2
Requires	Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7'-6" above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet above the finished floor.
Code Modification or Alternate Requested	Requesting lower than 7'-6" ceilings in the basement unit.
Proposed Design	We propose a 6'-8 ¼" ceiling. Add larger than required egress openings: 2.5' x 3.5' egress windows in both of the bedrooms and a 4.5' x 3.5' egress window in the living room.
Reason for alternative	Since a 6'-8" ceiling height is permitted in the Portland code guide for residential basements, we believe that the use of these units matches the intention of the residential ceiling height requirement, rather than the 7'-6" commercial requirement. These are single family dwelling units, intended to be rented to a single group (no more than 5-6 people). The occupancy is R3 and hazard is nearly identical to it's currently R3 use. We are providing larger than required windows which meet the intent of the code for a comfortable living space and safe means of egress. Excavating the basement slab to add 9.75" represents an unreasonable burden.

APPEAL DECISION

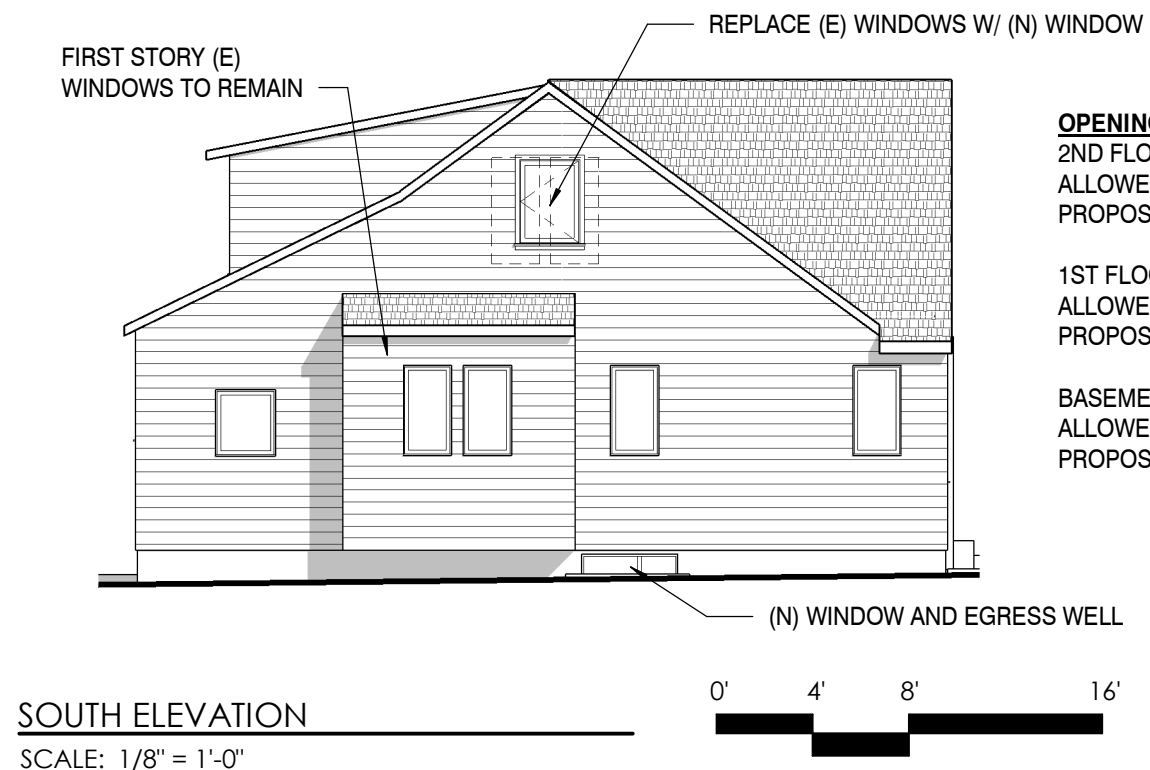
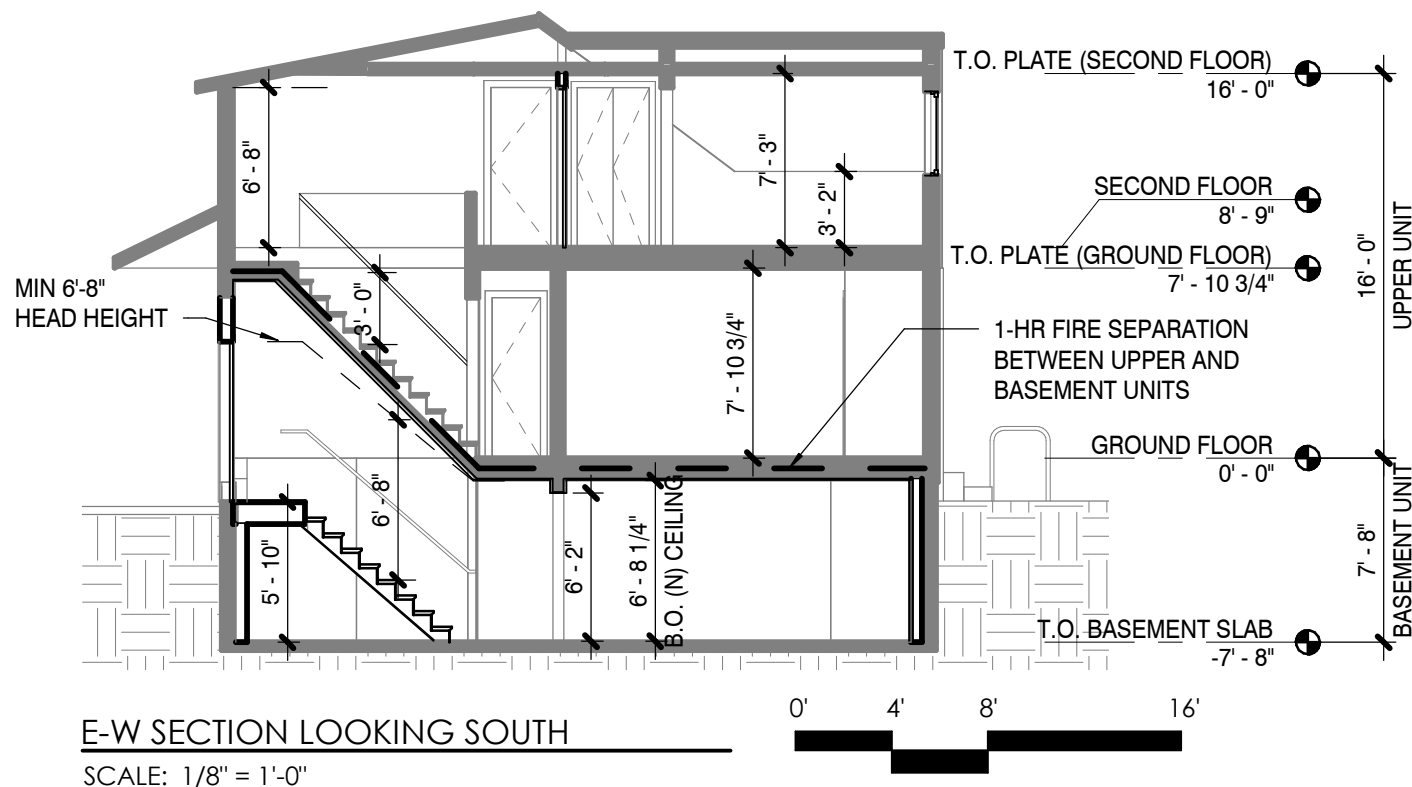
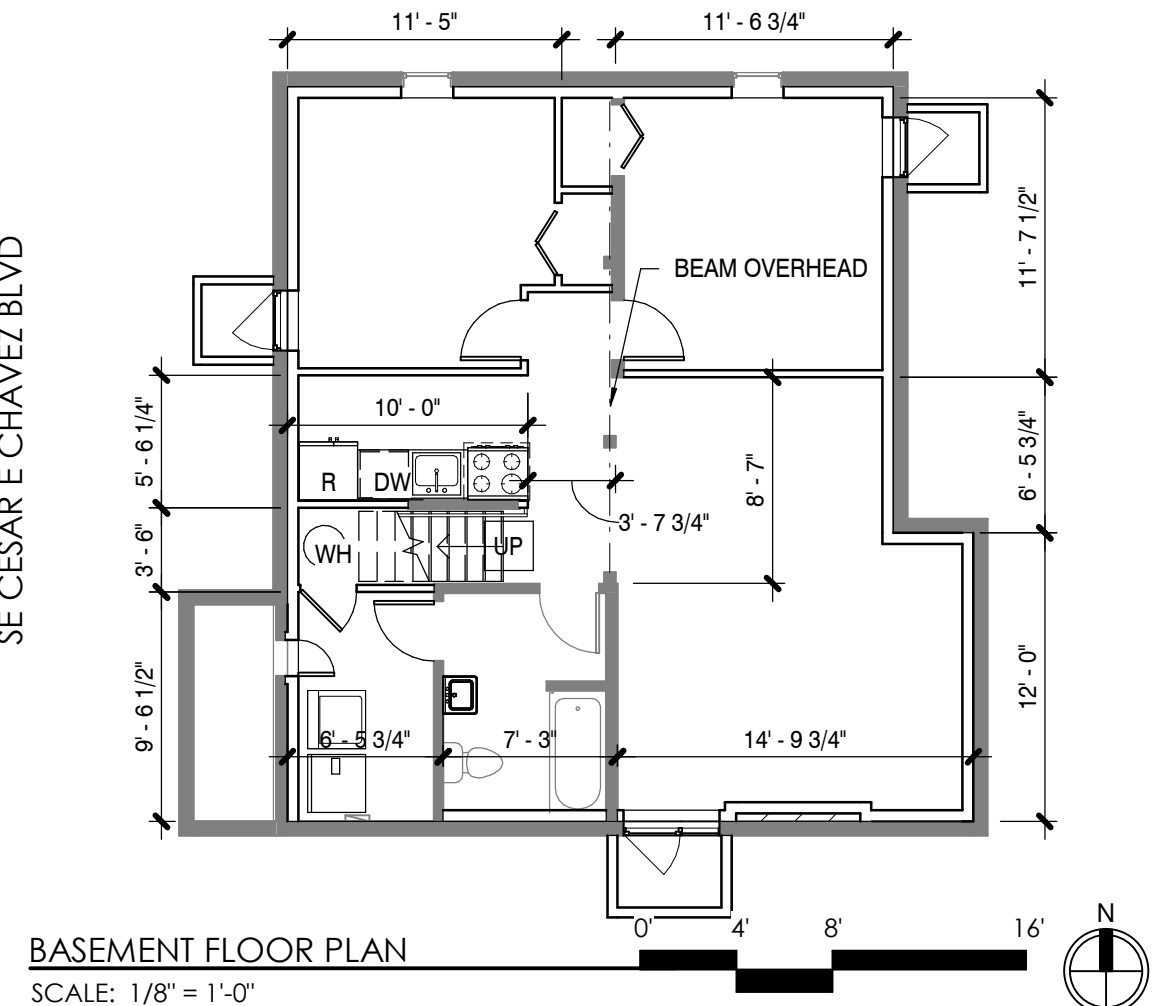
Reduction in the minimum required ceiling height in the basement unit from 7 foot 6 inches to 6 feet 2 inches: Denied proposal does not provide equivalent Life Safety protection.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov 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.



SE CESAR E CHAVEZ BLVD



OPENING PERCENTAGES
2ND FLOOR = 144 SF
ALLOWED (10%) = 14.4 SF
PROPOSED = 8.8 SF

1ST FLOOR = 309 SF
ALLOWED (10%) = 30.9 SF
PROPOSED = 36.8 SF

BASEMENT = 43.2 SF
ALLOWED (10%) = 4.3 SF
PROPOSED = 4.2 SF



Cesar Chavez 2: Transient Living

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