

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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 - Held over from ID 27629, item #4 (3/30/22) for additional information

<b>Appeal ID:</b> 27664	<b>Project Address:</b> 1616 NW Northrup St
<b>Hearing Date:</b> 4/13/22	<b>Appellant Name:</b> Eli Metcalf
<b>Case No.:</b> B-004	<b>Appellant Phone:</b> 9716782531
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Steven Freeh
<b>Project Type:</b> commercial	<b>Stories:</b> 3 <b>Occupancy:</b> R-3 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> Yes - NFPA 13D throughout
<b>Appeal Involves:</b> Reconsideration of appeal, other: Change of use from residential duplex to (2) residential transient living units with less than 10 occupants each (Unit A = 5occ, Unit B = 9occ).	
<b>LUR or Permit Application No.:</b> 22-103397-CO	
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Residence –Transient Living (R3)

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	1207.2
<b>Requires</b>	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.
<b>Code Modification or Alternate Requested</b>	Requesting lower than 7'-6" ceilings in the basement unit.
<b>Proposed Design</b>	We propose a 6'-9.5" ceiling with 6'4" ceiling at some locations under HVAC ducts.
<b>Reason for alternative</b>	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 its currently R3 use. Excavating the basement slab to add 8.5" represents an unreasonable burden. The HVAC ducts remain above the minimum door height and can be considered a pass through area. The ducts do not obstruct the livable area, only the hallway and portions of the entry space to the living room and bathroom.

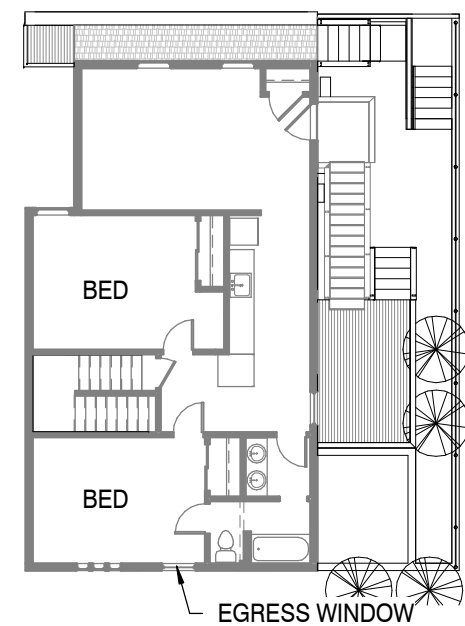
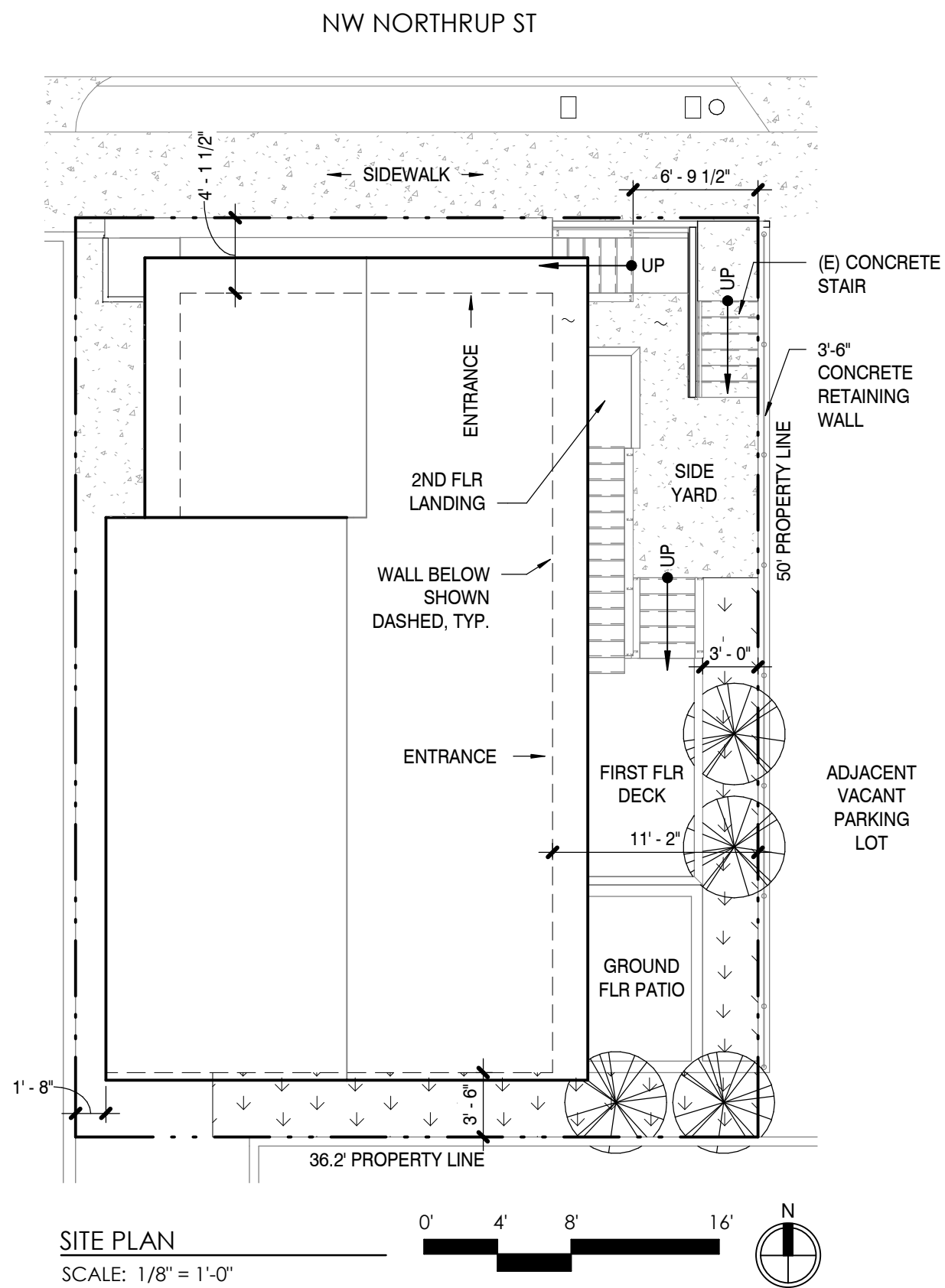
### APPEAL DECISION

**Reduction in minimum required headroom in basement unit from 7 feet 6 inches to 6' 9.5 inches and 6 feet 4 inches below HVAC ducts: 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](mailto:John.Butler@portlandoregon.gov) with questions.**

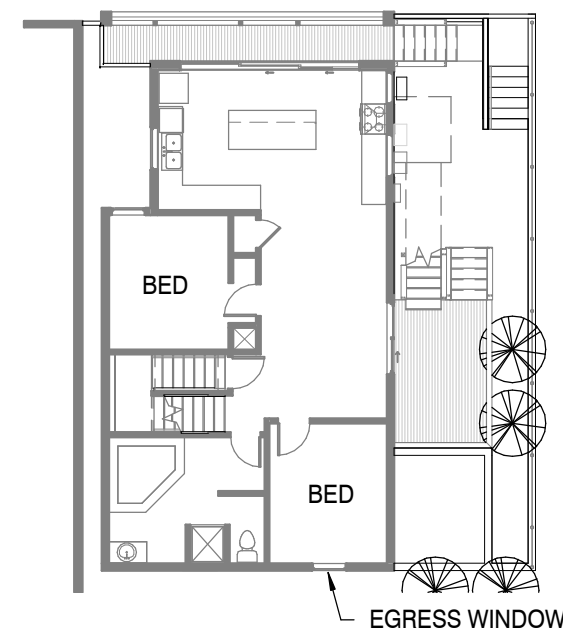
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo),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

---



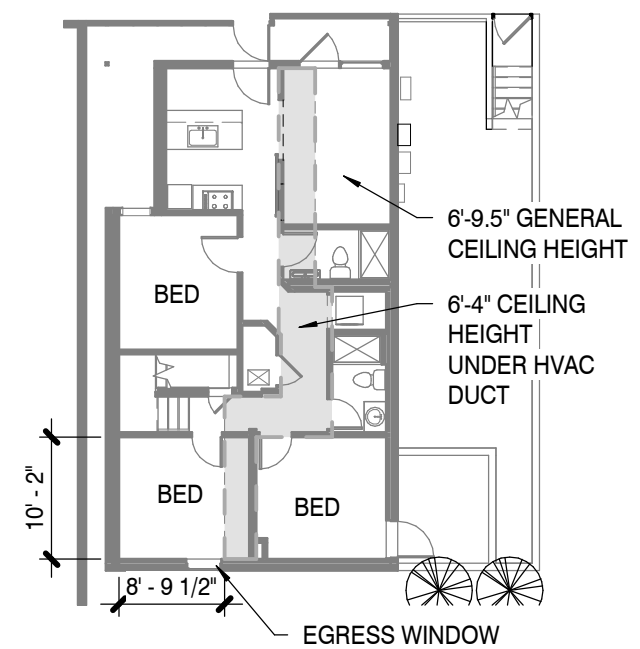
SECOND FLOOR PLAN (UNIT B)

SCALE: 1/16" = 1'-0"



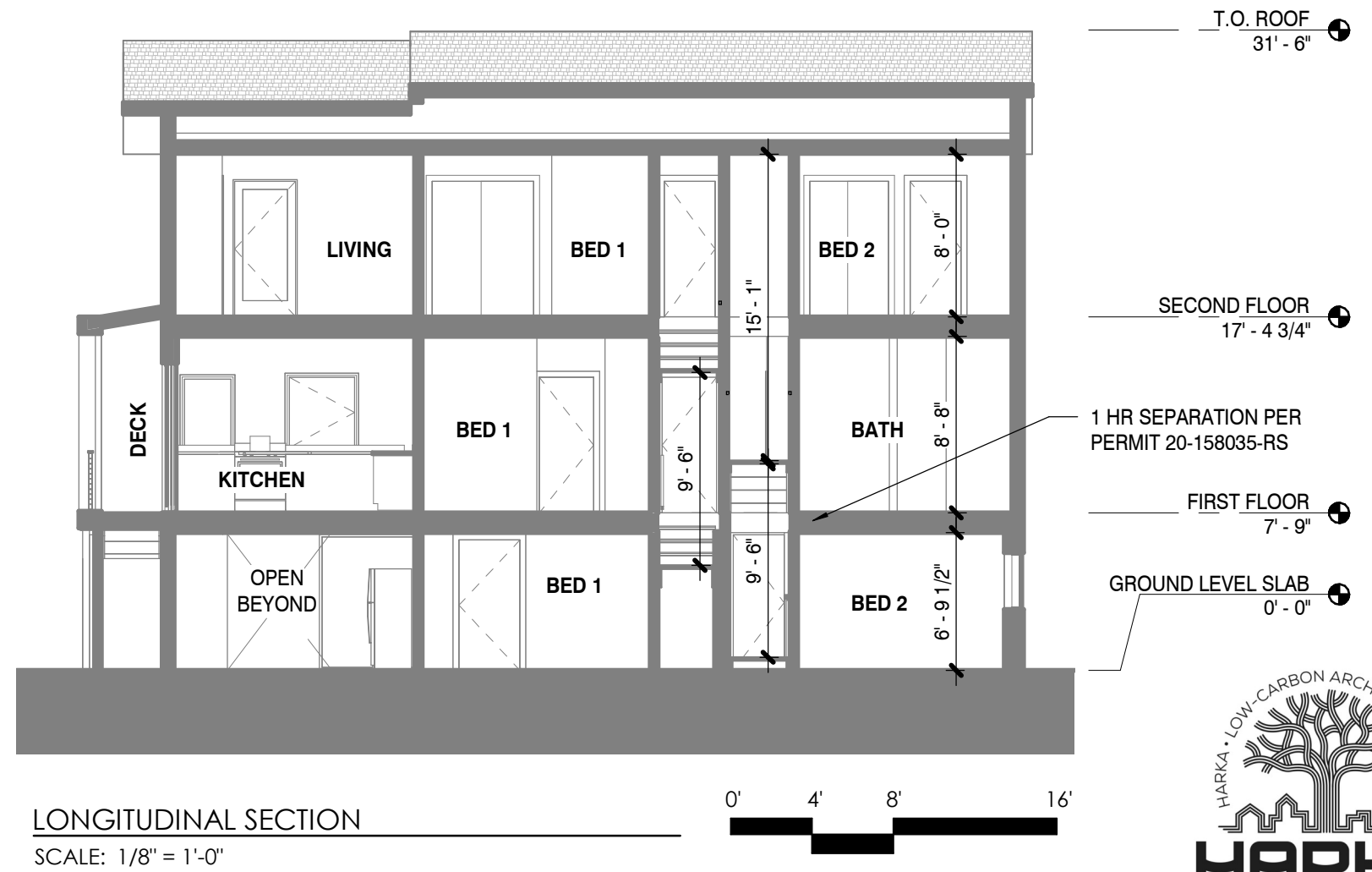
FIRST FLOOR PLAN (UNIT B)

SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN (UNIT A)

SCALE: 1/16" = 1'-0"



107 SE WASHINGTON STREET, SUITE 740  
PORTLAND, OR 97214 - HARKAHQ.COM