

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: 31473	Project Address: 1600 SE 59th Ave
Hearing Date: 4/12/23	Appellant Name: Corey Cliffe
Case No.: B-011	Appellant Phone: 503-231-5631
Appeal Type: Building	Plans Examiner/Inspector: Hend Barghouti
Project Type: residential	Stories: 1 Occupancy: R-3 Construction Type: V
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure, occ Change from attic to habitable space	LUR or Permit Application No.: 23-010686-RS
Plan Submitted Option: pdf [File 1]	Proposed use: single family residence

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	ORSC R305.1 Min. Ceiling Heights + Code Guide Brochure 9: Converting Attics, Basements, and Garages to Living Space – Residential.
Requires	Habitable space and hallways shall have ceiling height of not less than 7 feet. Exception 1: Rooms with sloped ceilings, the required floor area shall have ceiling height of not less than 5 feet, and not less than 50% of the required floor area shall have a ceiling height of not less than 7 feet. Exception 5: Conversion of existing non-habitable attics to habitable space shall provide ceiling height of not less than 6'-8" for the portion of ceiling required in Exception 1.
Code Modification or Alternate Requested	Allow the existing hallway ceiling height to remain and be used with the head height as currently built.
Proposed Design	The proposed design re-builds a new stairway in the generally same location as the existing stair opening adjacent to a portion of the upstairs hallway in an attic renovation. This hallway wraps around (2) sides of the new stair in an 'L' shaped fashion to provide access from the top of the stair to 2 new bedrooms. The existing and proposed portion of the hallway in question is 3'-1" wide. The existing hallway ceiling has a flat portion at 7'-7" and a sloped portion on (1) side sloping down to about 5'-7 3/4" at the sidewall. The sloped ceiling intersects the minimum ceiling height of 6'-8" at approx. 1'-10" from the sidewall, leaving the headroom above this remaining 1'-3" width of the hallway above the 6'-8" minimum. The majority of the hallway is adjacent to a 3' high guardrail overlooking the stair. See exhibits 2/D1 & 2/A1 showing the existing and proposed hallway plans, and 3/A1 showing a cross-section of the east portion of the hallway. 1/A2 shows the proposed main floor stair plan for reference. Clouds are used to highlight the areas in question.
Reason for alternative	The existing hallway provides access around the existing and proposed stair opening which is ideally suited for renovation to add (2) bedrooms on either side of the central stair. All other areas

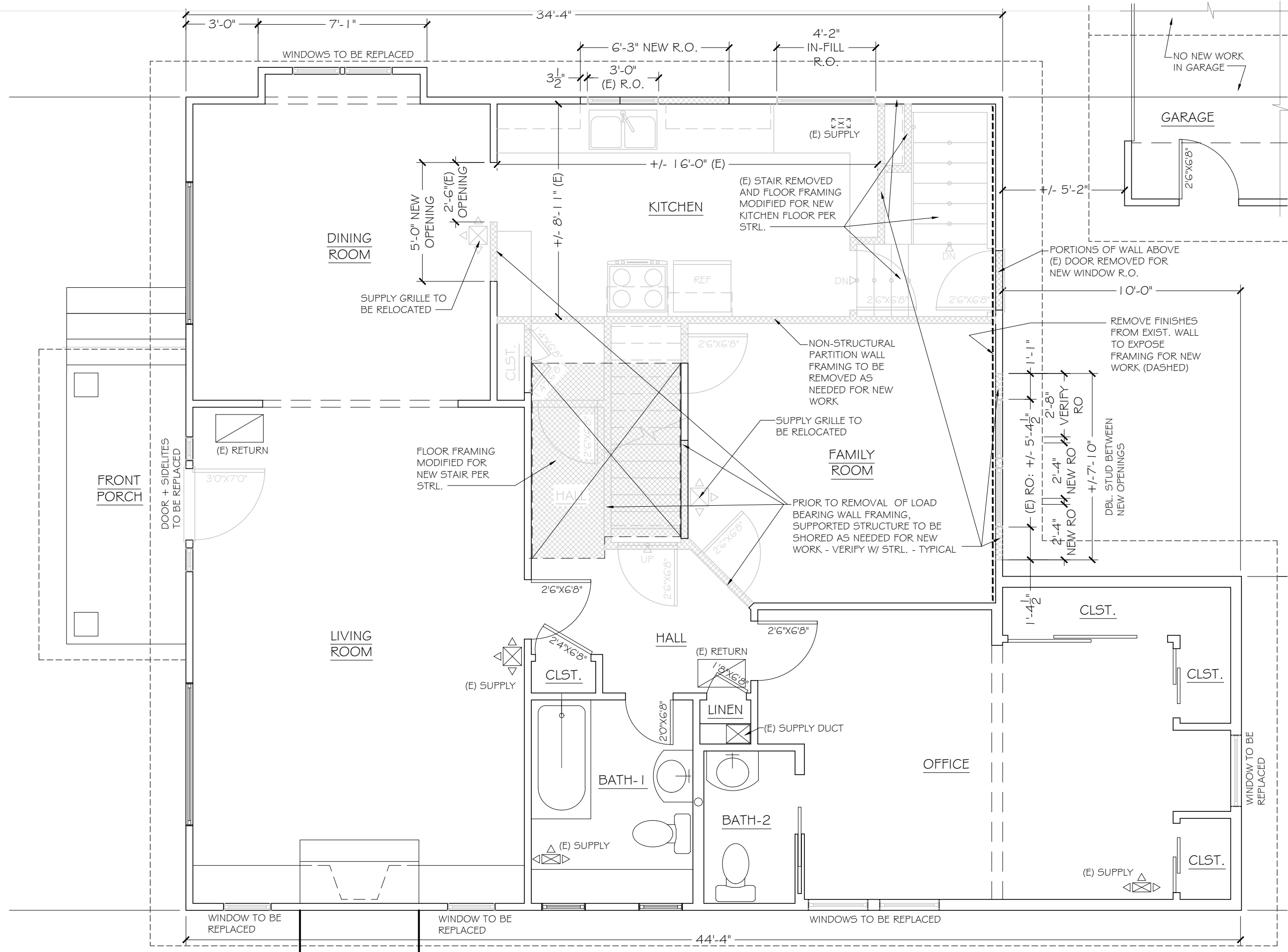
of the attic meet the height requirements with the exception of one portion of the hallway. The entire 'L' shaped hallway exceeds the head height code minimum for 60% of its total area. (See exhibit 2/A1 hallway plan with portion of headroom below 6'-8" with a dark shading for clarity) The hallway does not restrict access and does not present a safety hazard. The sloped ceiling is not a projection into the space (such as a beam or pipe), but more similar to a sloped ceiling in a living space where, per ORSC R305.1 & BDS brochure 9, "no more than half of the minimum required floor area may have a sloped ceiling less than 6'-8" in height with no part of the required floor area less than 5' in height." These requirements are met in the existing and proposed hallway.

APPEAL DECISION

Reduction in the minimum required ceiling height at attic level hallway: Denied. Proposal does not provide an equivalent level of Life Safety protection.

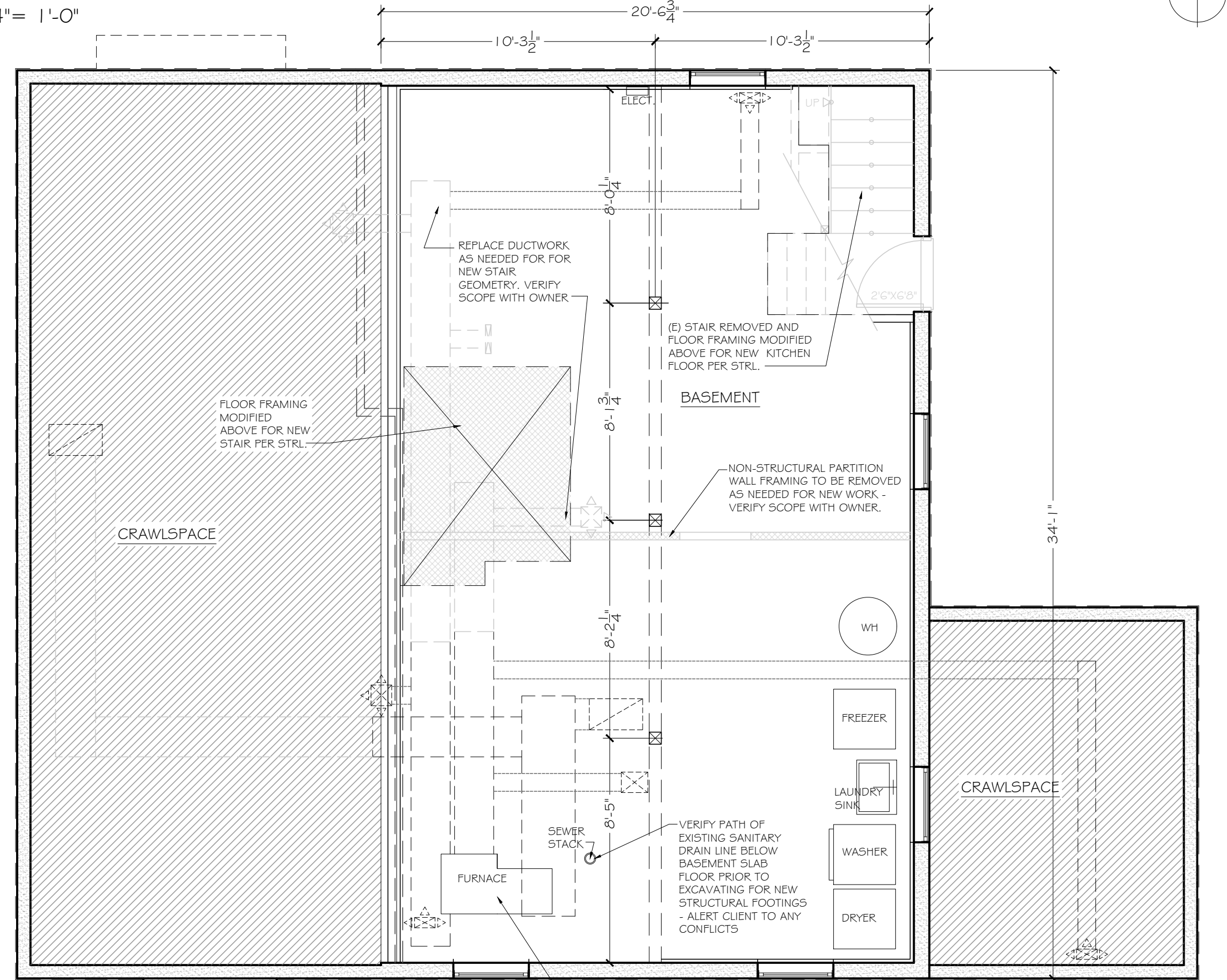
Appellant may contact Joe Disciascio (503-823-4904) for potential site visit.

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) 823-6251 or come in to the Development Services Center.



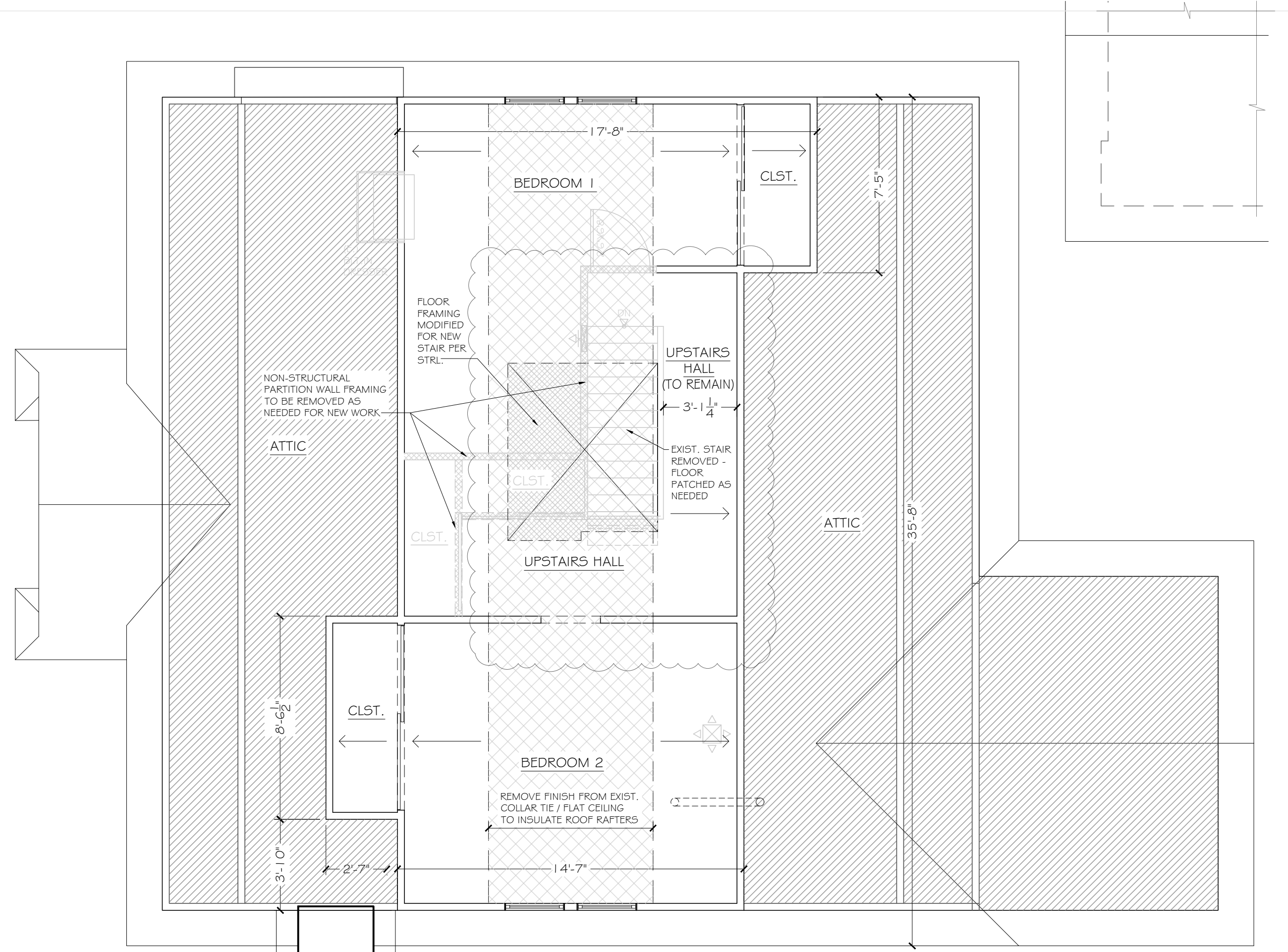
AS-BUILT MAIN FLOOR / DEMO PLAN

1/4" = 1'-0"



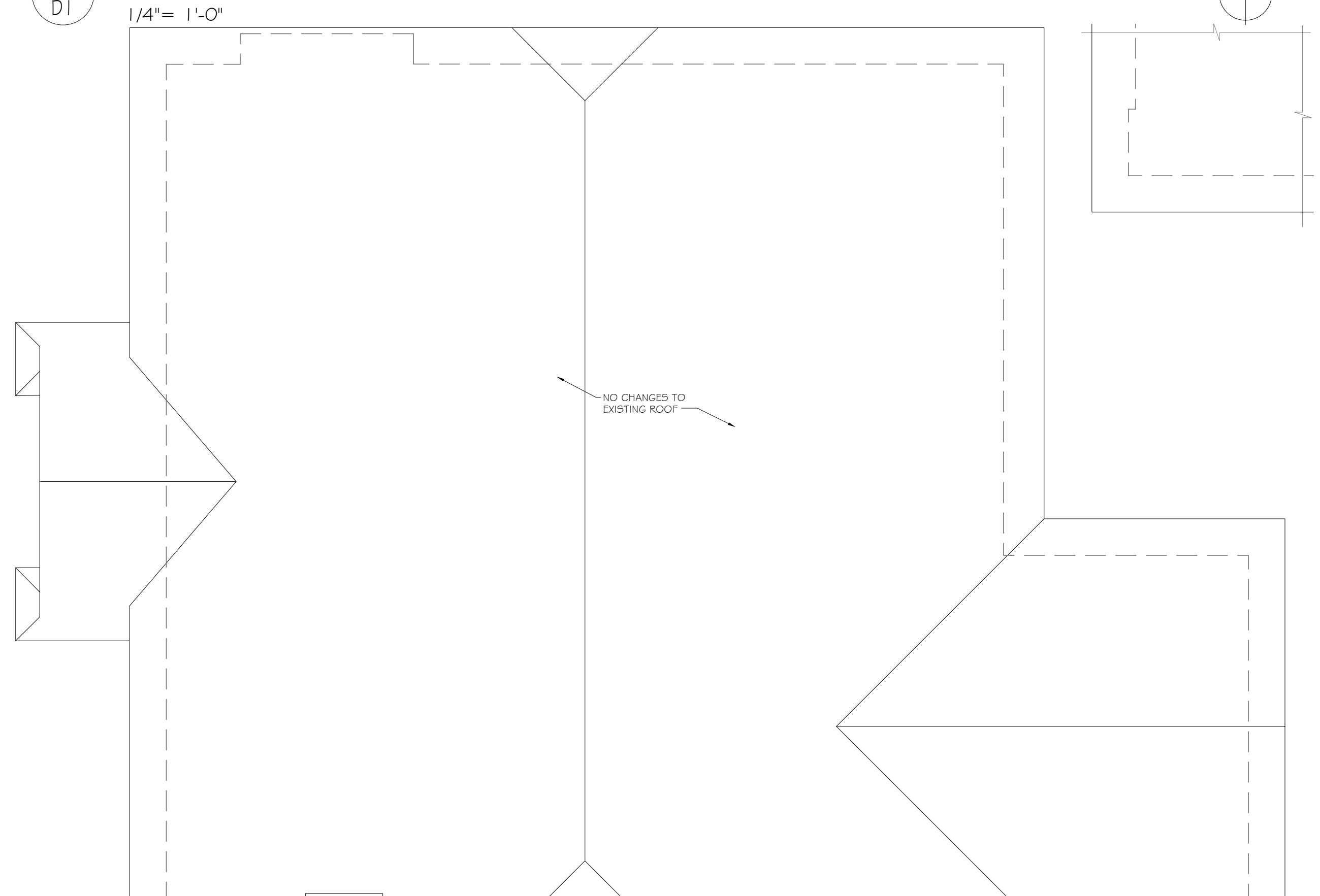
AS-BUILT BASEMENT FLOOR / DEMO PLAN

1/4" = 1'-0"



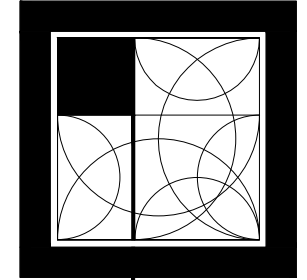
AS-BUILT SECOND FLOOR / DEMO PLAN

1/4" = 1'-0"



AS-BUILT ROOF / DEMO PLAN

1/4" = 1'-0"



limitless blue
architecture & sustainable design

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www.limitlessblue.com



stirnkorb Remodel
1600 SE 59th Ave. Portland, Oregon

drawn by: NT & CMC
date: 07/12/2023
revision date(s): APPEAL 04/05/2023

sheet #
D1



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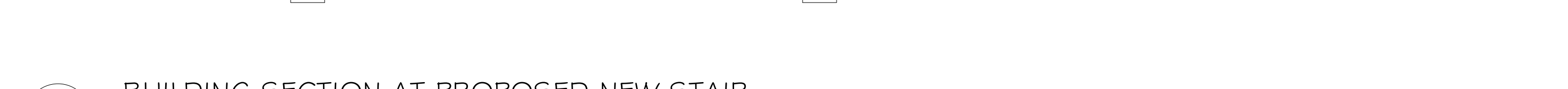
Stirnkorb Remodel

Revision date(s): APPFAL: 04-05-2023





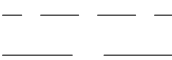




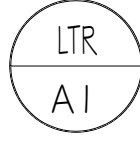

Drawn by: NT + CWC

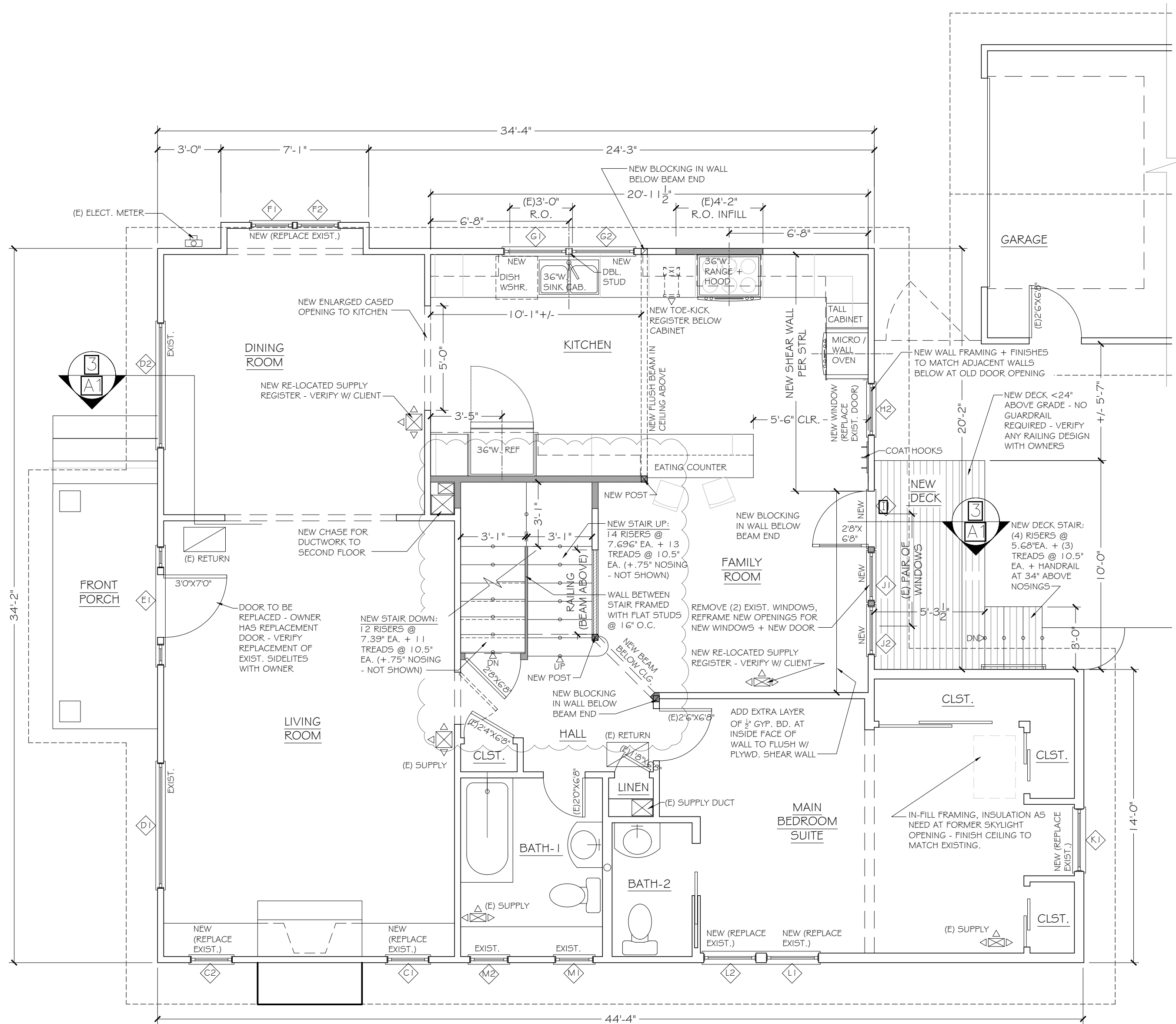
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A1



PLAN KEY

NEW WALL FRAMING - TYP. 2X4 @ 16" O.C. UNLESS NOTED OTHERWISE	
(E) WALL FRAMING	
(E) CONC. FOUNDATION WALL W/ (E) FILL FURRING	
(E) FRAMED WALL OR ELEMENT TO BE REMOVED	
ELEMENT BELOW CEILING ABOVE	
DETAILED ELEMENT ABOVE	
SUPPLY HVAC REGISTER ABOVE OR BELOW	
RETURN AIR HVAC REGISTER ABOVE OR BELOW	
HVAC DUCT BETWEEN CEILING JOISTS ABOVE	
REFERENCE TO SECTION NOTE ON SECTION 3/A1	
REFERENCE TO WINDOW SCHEDULE ON SHEET A2	



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REFERENCE TO ASSEMBLY NOTE ON SECTION 3/A1	
REFERENCE TO WINDOW SCHEDULE ON SHEET A2	

1
A2
PROPOSED FIRST FLOOR PLAN
1/4"= 1'-0"



WINDOW & DOOR NOTES:

- CONTRACTOR TO VERIFY WINDOW SIZES FOR ALL REPLACEMENT WINDOWS TO CONFIRM EXIST. WINDOW DIMENSIONS. ARCHITECT HAS NOT VERIFIED EXIST. WINDOW SIZES AND RELIED ON SIZES NOTED ON DRAWINGS PRODUCED IN 2008.
- VERIFY WINDOW & DOOR MANUFACTURER, FINISHES, HARDWARE & ACCESSORIES, WITH OWNER PRIOR TO ORDERING.
- SEE ENERGY EFFICIENCY NOTES ON COVER SHEET FOR WINDOW & DOOR PERFORMANCE REQUIREMENTS. CONFIRM WITH OWNERS THE SELECTION OF WINDOWS & DOORS MEETING OR EXCEEDING CODE MIN. REQUIREMENTS.
- VERIFY SIZES & OPERATIONS WITH WINDOW MANUFACTURER STANDARD SIZES. SPECIFICALLY VERIFY REPLACEMENT WINDOW K.I MEETS EGRESS CODE REQUIREMENTS.
- VERIFY REPLACEMENT WINDOW SIZES AND DETAILS WITH OWNER. CONFIRM NEW WINDOW SIZES RELATIVE TO EXIST. OPENINGS TO PROVIDE CONSISTENT EXTERIOR WINDOW TRIM SIZING AROUND HOUSE.
- PROVIDE SLOPED SILL IN WINDOW ROUGH OPENINGS (R.O.) WITH BEVELED CEDAR SIDING - CONFIRM WINDOW FRAMED R.O. HEIGHT INCLUDES BEVELED SIDING.
- WRAP EXIST. + NEW R.O. WITH SELF-ADHERED, FLEXIBLE FLASHING - SHINGLE LAPPED WITH EXIST. WRB.
- PROVIDE CAULK OR LOW-EXPANDING FOAM AROUND INSIDE PERIMETER OF ALL WINDOWS & EXTERIOR DOORS TO REDUCE AIR LEAKAGE.

WINDOW + EXTERIOR DOOR SCHEDULE					
FLOOR	ROOM	PLAN TAG	SIZE WIDTH X HEIGHT	FUNCTION	NOTES
BASEMENT	BASEMENT	A1-4	2'-4" X 1'-0"	AWNING	EXIST. TO REMAIN
	BASEMENT	B1	2'-6" X 1'-0"	AWNING	NEW SIM TO EXIST. (VINYL OR FIBERGLASS)
MAIN FLOOR	LIV. / DIN. RM.	C1-2	2'-0" X 2'-0"	CASEMENT	NEW - REPLACE EXIST.
	LIV. / DIN. RM.	D1-2	6'-0" X 5'-0"	FIXED	EXIST. TO REMAIN
	LIV. / DIN. RM.	E1	3'-0" X 6'-8"	LH	REPLACE EXIST. DOOR + SIDELIGHTS
	LIV. / DIN. RM.	F1-2	2'-0" X 2'-0"	CASEMENT	NEW - REPLACE EXIST.
	KITCHEN	G1-2	3'-0" X 3'-3"	SNGL. HNG.	NEW
	KITCHEN	H1	2'-6" X 4'-6"	SNGL. HNG.	NEW
	FAMILY ROOM	I1	2'-8" X 6'-8"	LH	NEW FULL LITE DOOR
	FAMILY ROOM	J1-2	2'-4" X 4'-6"	SNGL. HNG.	NEW
	MAIN BEDROOM	K1	3'-0" X 4'-10"	DBL. HNG.	NEW - REPLACE EXIST. (EGRESS)
	MAIN BEDROOM	L1-2	2'-6" X 3'-10"	DBL. HNG.	NEW - REPLACE EXIST.
	BATHROOM	M1-2	1'-10" X 3'-6"	DBL. HNG.	NEW - REPLACE EXIST.
	SECOND FLOOR				
SECOND FLOOR	NORTH BD. RM.	N1-2	2'-6" X 4'-5"	DBL. HNG.	EXIST. TO REMAIN
	SOUTH BD. RM.	O1-2	2'-6" X 4'-5"	DBL. HNG.	EXIST. TO REMAIN