

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 31479	Project Address: 2445 NE 46th Ave
Hearing Date: 4/12/23	Appellant Name: Keith Stokke
Case No.: B-016	Appellant Phone: 4046947671
Appeal Type: Building	Plans Examiner/Inspector: Tim Manson
Project Type: residential	Stories: 3 Occupancy: R-5 Construction Type: Single Family Home
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 23-015712-RS
Plan Submitted Option: pdf [File 1]	Proposed use: Stair access to proposed new bathroom

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Brochure 9
Requires	<p>Existing stairways: An existing stairway leading to new living space may be steeper, narrower, and have lower headroom than the current code allows:</p> <p>Width: Must be at least 30 inches.</p>
Code Modification or Alternate Requested	<p>Seeking appeal of minimum width of existing staircase to basement as identified in Simple Bathroom Permit consultation - width of upper half of existing stairway to basement is constrained by kitchen and bedroom on main floor of residence and currently measures just under the 30" requirement. Lower half of the staircase exceeds 30" width requirement.</p>
Proposed Design	<p>Widening the existing staircase is not possible without major renovations/reconfiguration of the existing kitchen and/or bedroom on the main floor of the residence. Currently, the staircase is greater than 30" on the upper landing but narrows to 28.5" just at the kitchen doorframe at top of stairs. Staircase then widens to 29.5" for the first 3 stairs. For the next 3 stairs, it narrows again to 28.5" for wall transition panels to the basement area below the main floor. The remaining 4 stairs and the landing at the bottom are all wider than 30". All measurements are taken above the handrail as specified in Brochure 9.</p> <p>In addition, the basement has a separate, external exit/entrance that can be used as an alternative to the internal staircase for basement access. The external stairway exceeds 30".</p> <p>Attached document is existing basement floorplan showing location of stairs and exit. Proposed bathroom would be in SE corner.</p>
Reason for alternative	<p>Current width is only slightly under requirement, and only for a section of the stairway, and work required to widen the staircase to meet the 30" requirement is prohibitively more significant than</p>

the bathroom project itself. Without approval of the appeal, the bathroom project will likely have to be abandoned.

The external exit and stairway provide a viable alternative for providing an additional escape route for any potential safety issues or moving in larger fixtures, furniture, or service equipment.

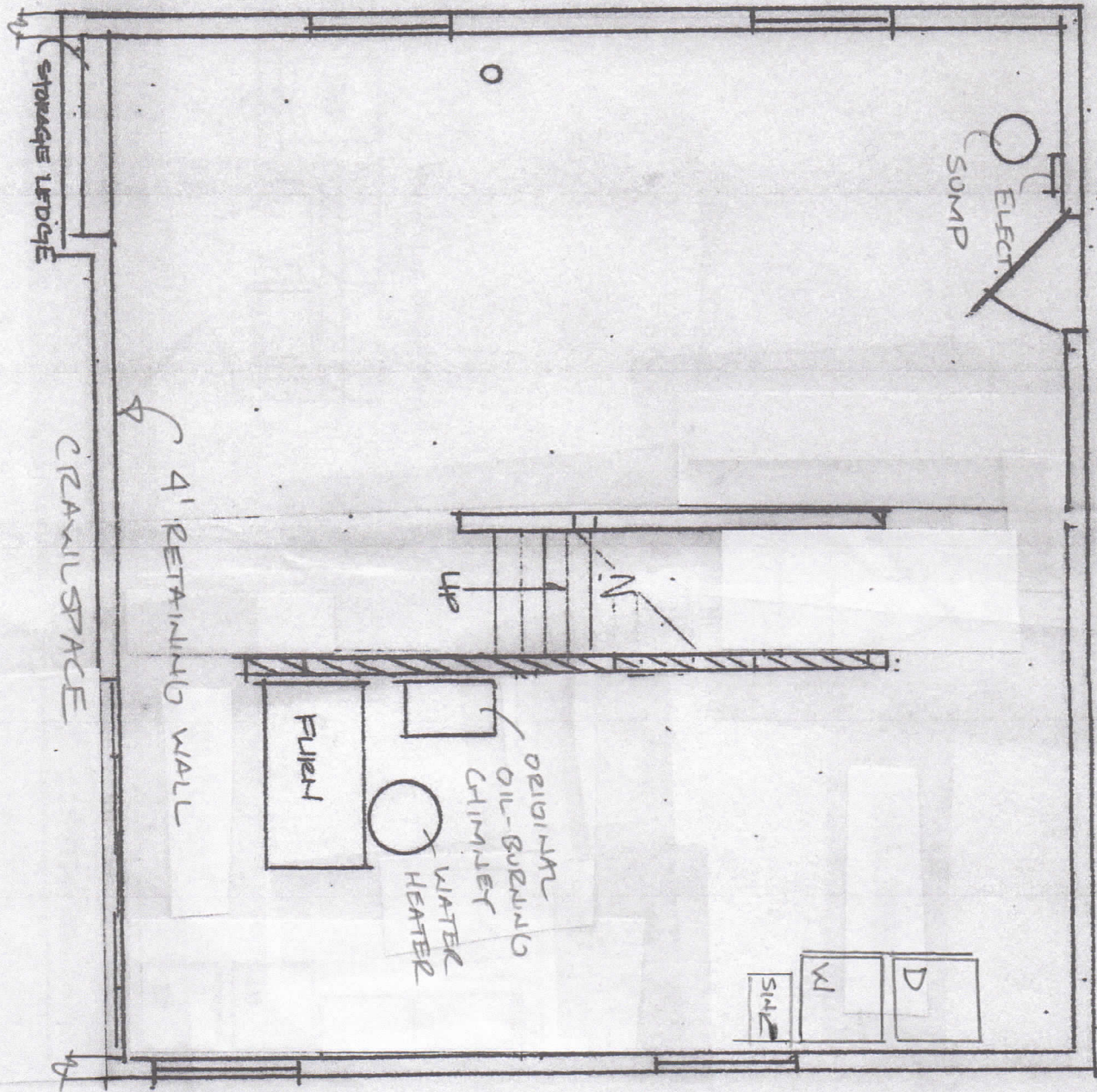
APPEAL DECISION

Reduction in the minimum required basement stair width from 36 inches to 28 inches: Granted as proposed.

The Administrative Appeal Board finds 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) 823-6251 or come in to the Development Services Center.

ORIGINAL BASEMENT



STOCKE BASEMENT

1/4" = 1'-0"

(A)