



1. [Horizontal Appeals](#)

APPEAL SUMMARY

Status: DECISION RENDERED

Appeal ID: 32101	Project Address: 621 SE Harrison St
Hearing Date: 1/31/24	Appellant Name: Don Titus
Case No.: B-001	Appellant Phone: 503 621 6085
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: Commercial	Stories: 3 Occupancy: R-3 Construction Type: V-B
Building/Business Name: 621 SE Harrison St, LLC	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 23-112755-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Congregate Living Facility

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 2022 310.4.2
Requires	Owner-occupied lodging houses with five or fewer guest rooms and 10 or fewer total occupants, and are located within a detached one-family dwelling shall be permitted to be constructed in accordance with the Residential Code.
Code Modification or Alternate Requested	We are asking to allow for this residence to serve as a lodging house with 10 or fewer total occupants without being owner-occupied.
Proposed Design	We are proposing to convert this property from a single-family home to a congregate living facility, without being owner-occupied. We are not proposing any building changes to this residence.
Reason for alternative	Based on discussions and requirements for commercial code, to review this type of change of use under the commercial code would create an undue and unnecessary burden. We propose to follow the precedent established by Appeal ID: 24138 - Project Address: 6524 NE Garfield Ave.

APPEAL DECISION

Conversion of an existing single-family home to a transient congregate living facility without complying with the requirements of the OSSC. Denied. Proposal does not provide equivalent fire and life safety.

PLEASE READ THE NOTE BELOW

When providing Board requested Additional Information or when submitting a reconsideration after 1st time appeal Denial.

A reconsideration is submitted online following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required when the Board has requested additional information or for the first reconsideration of a denied appeal if submitted within 6 months of the original appeal. In these two specific instances please ignore the auto-generated request for another fee.

PLEASE NOTE that there will be no auto-generated verification that the appeal is successfully submitted. To verify this by viewing the submitted appeal, go to;

<https://www.portlandoregon.gov/bds/appeals/?action=search> .

Then click on "SEARCH" and you will see the most recent 500 appeals in order that they have been filed. Find your appeal, click on "view" and then on "file". You can also refine the results by filling in a search word such as your name.

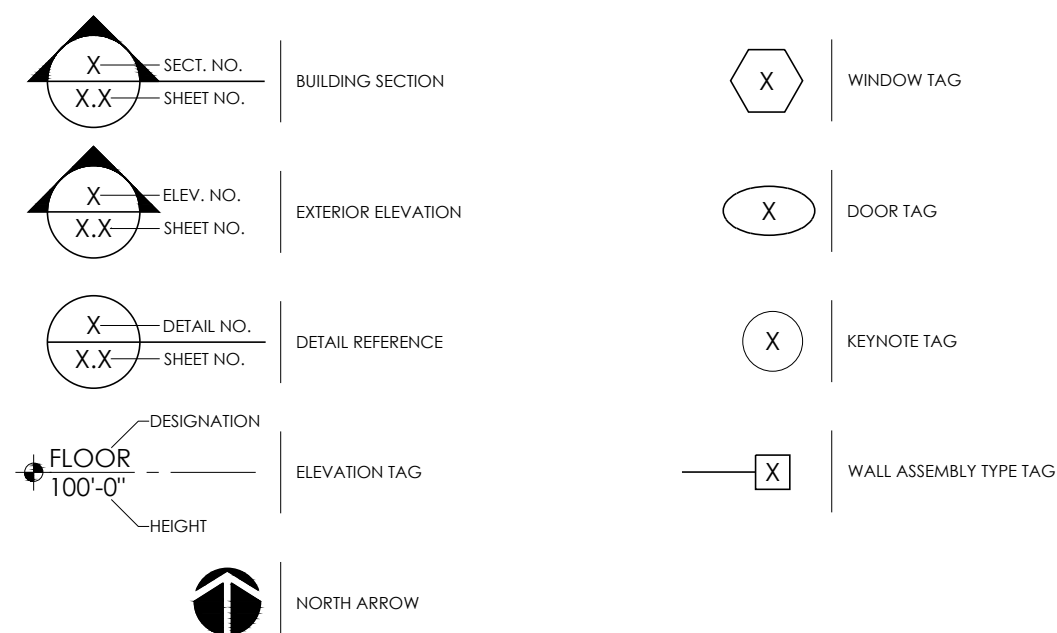
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-6251 or come to the Development Services Center.

621 SE HARRISON ST, LLC
621 SE HARRISON ST PORTLAND OR 97214

ABBREVIATIONS

Ø	DIAMETER
AB	ANCHOR BOLT
ALT	ALTERNATE
APPROX	APPROXIMATE
B.O.	BOTTOM OF
B.R.	BRIQUET PANEL
C.L.	CENTER LINE
CLEAR	CLEAR
CMU	CONCRETE MASONRY UNIT
CON	CONCRETE
CONC	CONCRETE
CONF	CONFIDENTIAL
CP	CORNER
D	DENY
DEMO	DEMOLISH/REMOVE
DOUGLAS FIR	DOUGLAS FIR
[E]	EXISTING
[EQ]	EQUAL
EXT	EXTERIOR
F.O.	FACE OF
INSUL	INSULATION
INT	INTERIOR
MAX	MAXIMUM
MECH	MECHANICAL
MANUFACT	MANUFACTURER
MIN	MINIMUM
MTL	METAL
[N]	NEW
NO	NUMBER
NOT TO SCALE	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
PLP	POURED IN PLACE
PT	PRESSURE TREATED
QTY	QUANTITY
REQ	REQUIRED
ROUGH	ROUGH OPENING
SI	SIMILAR
SQ	SQUARE
STR	STRONG
TBD	TO BE DETERMINED
T.O.P.	TOP OF
UF	UNUSUAL
UNF	UNLESS OTHERWISE NOTED
w/	WITH
w/o	WITHOUT
WTR	WEATHER-RESISTANT BARRIER

SYMBOLS



VICINITY MAP



INDEX OF DRAWINGS

A0.2	COVER & SITE PLAN
A2.1	BASEMENT, FIRST FLOOR, & SECOND FLOOR PLANS
A4.0	BUILDING SECTIONS
A5.0	EXTERIOR ELEVATIONS

CODE SUMMARY

APPLICABLE CODES 2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

BUILDING SUMMARY

SCOPE OF WORK: CONVERT SINGLE-FAMILY RESIDENCE TO CONGREGATE LIVING FACILITY (TRANSIENT) WITH TEN OR FEWER OCCUPANTS.
YEAR BUILT: 1892
CURRENT USE TYPE: SINGLE-FAMILY RESIDENCE
PROPOSED USE TYPE: CONGREGATE LIVING FACILITY (TRANSIENT) WITH TEN OR FEWER OCCUPANTS.
CURRENT OCCUPANCY CLASSIFICATION: R-3
PROPOSED OCCUPANCY CLASSIFICATION: R-3
OCCUPANCY SEPARATION: NONE REQUIRED
NUMBER OF STORIES: 3
FLOOR AREAS:
UNFINISHED GARAGE: 666 GSF
FIRST FLOOR: 696 GSF
SECOND FLOOR: 702 GSF
TOTAL: 2,064 GSF
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS PROVIDED: NO
FIRE ALARM PULL STATIONS & NOTIFICATION PROVIDED: NO
NUMBER OF STANDARD PARKING SPACES REQUIRED: 0
NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED: 0
NUMBER OF STANDARD PARKING SPACES PROVIDED: 1
NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED: 0

OCCUPANT LOAD

	EXISTING AREA	OCCUPANTS
UNFINISHED GARAGE	666 GSF	0
FIRST FLOOR	696 GSF	/ 200 = 3.48
SECOND FLOOR	702 GSF	/ 200 = 3.51
TOTALS	2,064 GSF	6.99 = 7 OCCUPANTS

SITE PLAN NOTES

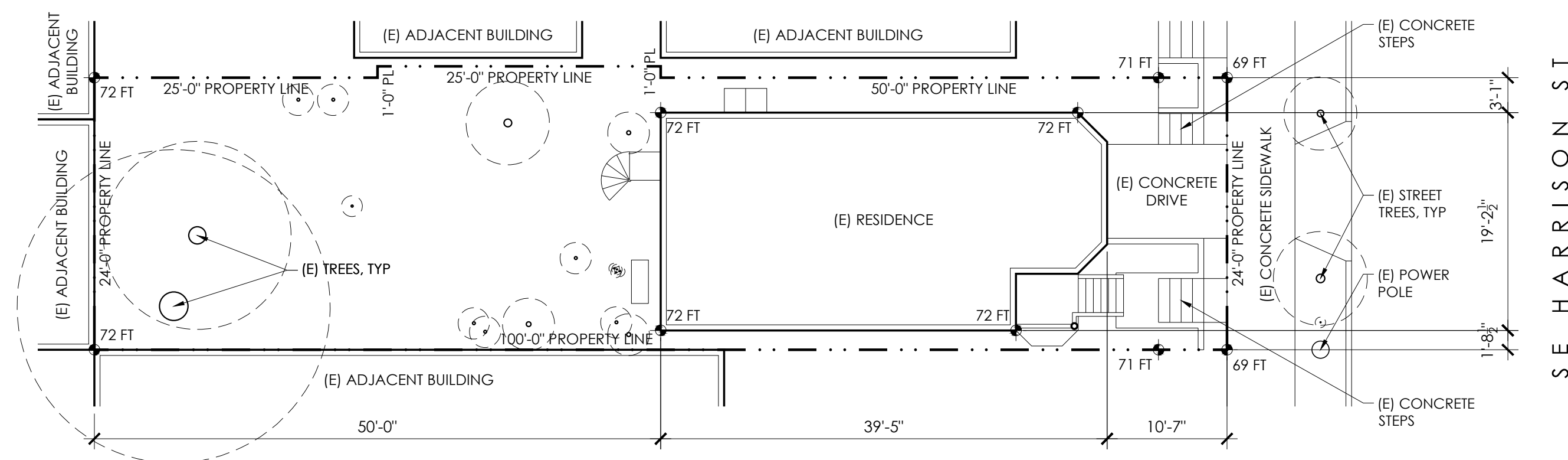
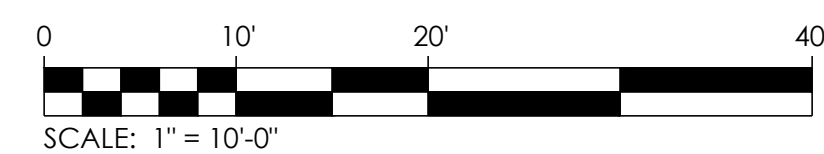
- A. FIELD-VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY DESIGNER IN WRITING IMMEDIATELY.
- B. ALL DIMENSIONS ARE TO FACE OF FRAMING, FACE/EDGE OF CONCRETE, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- C. SITE DIMENSIONS ARE APPROXIMATE, BASED ON FIELD MEASUREMENTS.

SITE LEGEND

— . . — PROPERTY LINE
- - - - - SETBACK LINE

SITE INFORMATION

ADDRESS 621 SE HARRISON ST
PORTLAND OR 97214
PROPERTY ID R275893
STATE ID 1S1E02CB 7500
LOT SIZE 0.06 ACRE (2,425 SF)
ZONING IG1



SITE PLAN

1
A0.2

SCALE: 1"=10'-0"



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REVISIONS

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PROJECT NO: 23-029

DATE: 24 JANUARY 2024

A0.2

**COVER &
SITE PLAN**



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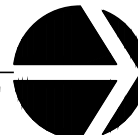
1
A2.1

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



2
A2.1

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



1. (E) POST, TYPE
2. (E) BEAM OVERHEAD SHOWN DASHED
3. (E) CHIMNEY
4. (E) HANDRAIL 39"-43" ABOVE TREAD NOSINGS
5. (E) HANDRAIL 28" ABOVE TREAD NOSINGS
6. (E) HANDRAIL 34"-37" ABOVE TREAD NOSINGS
7. (E) VENT OVERHEAD SHOWN DASHED
8. (E) VAULTED CEILINGS OVERHEAD SHOWN DASHED, TYPE
9. (E) ROOF EDGE OVERHEAD SHOWN DASHED, TYPE
10. (E) ROOF BELOW
11. (E) METAL PREFAB SPIRAL STAIR
 - a. WINDER TREADS 28" WIDE, 1" DEEP AT INSIDE, 14" DEEP AT OUTSIDE, TYPE
 - b. RISER HEIGHTS 8 1/2" TYPE
 - c. LANDING 30" W x 33" D
 - d. HANDRAIL 36" H

1 3'-0" W x 7'-0" H EXTERIOR
HALF-LITE SWING DOOR

2 2'-8" W x 6'-8" H EXTERIOR
FULL-LITE SWING DOOR

1	1'-3" W x 3'-0" H AWNING WINDOW
2	3'-7" W x 6'-5" H FIXED WINDOW
3	2'-3" W x 6'-5" H SINGLE-HUNG WINDOW
4	1'-10" W x 4'-1" H SINGLE-HUNG WINDOW
5	3'-7" W x 1'-10" H AWNING WINDOW
6	2'-8" W x 1'-10" H AWNING WINDOW
7	2'-2" W x 5'-5" H FIXED WINDOW
8	1'-10" W x 3'-4" H SINGLE-HUNG WINDOW
9	3'-11" W x 3'-4" H FIXED WINDOW
10	2'-1" W x 5'-9" H SINGLE-HUNG WINDOW
11	2'-3" W x 5'-9" H SINGLE-HUNG WINDOW
12	2'-4" W x 3'-6" H SINGLE-HUNG WINDOW
13	1'-10" W x 2'-2" H SINGLE-HUNG WINDOW
14	2'-3" W x 2'-10" H SINGLE-HUNG WINDOW
15	2'-3" W x 5'-8" H SINGLE-HUNG WINDOW

621 SE HARRISON ST, LLC
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REVISIONS

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A

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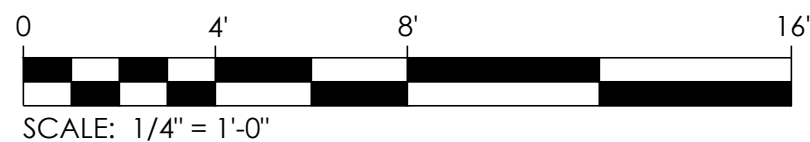
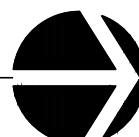
A2.1

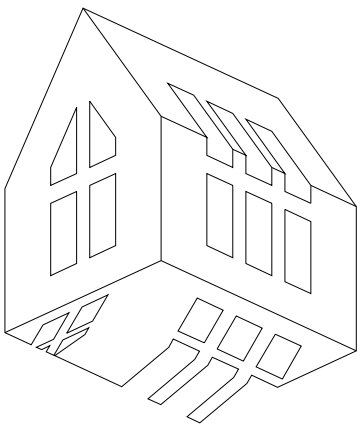
FIRST FLOOR PLAN

SHEET SIZE 22x3

3
A2.1

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





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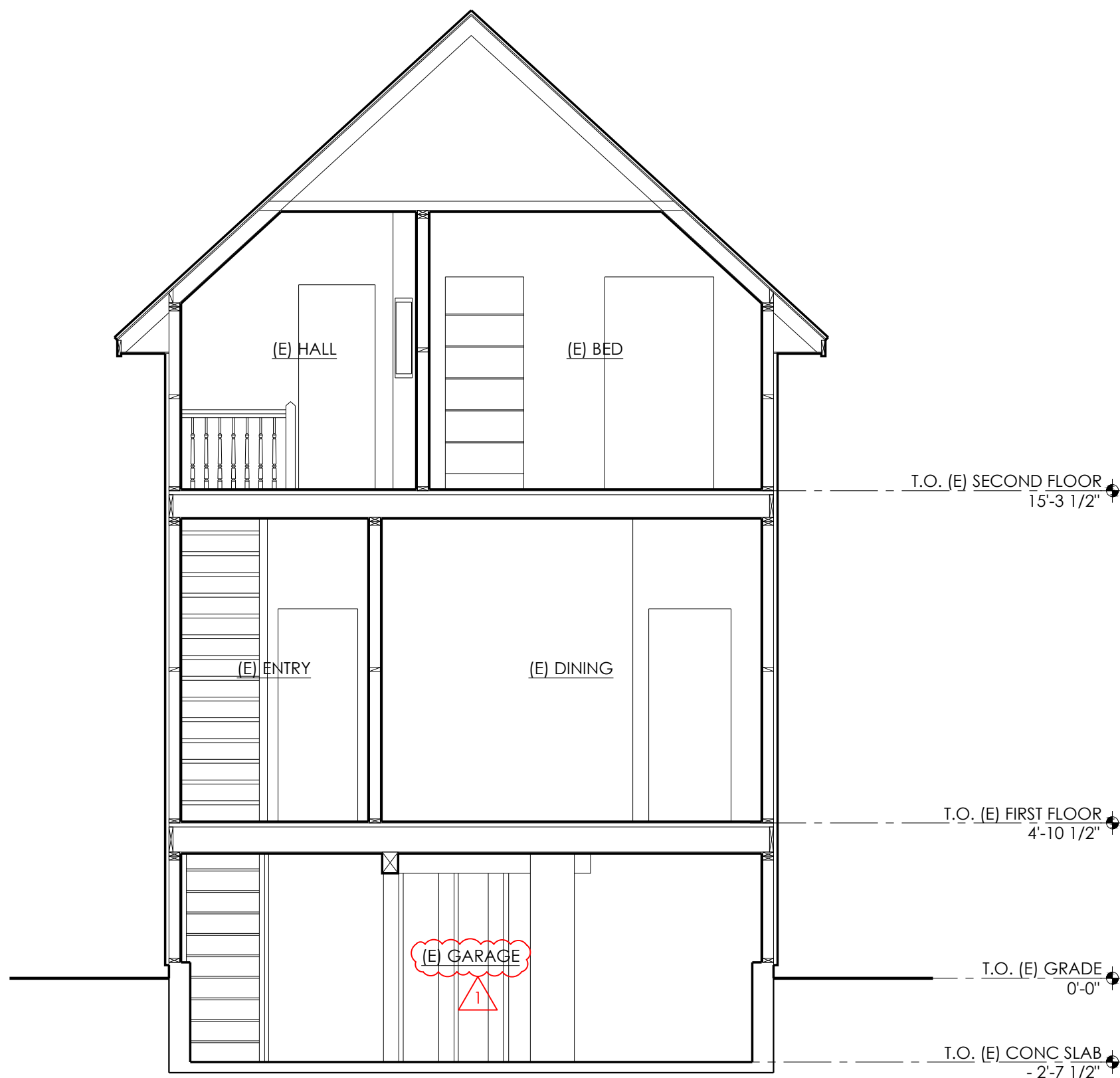
A4.0

BUILDING SECTION -
PROPOSED

SHEET SIZE 22x34

BUILDING SECTION
KEYNOTES

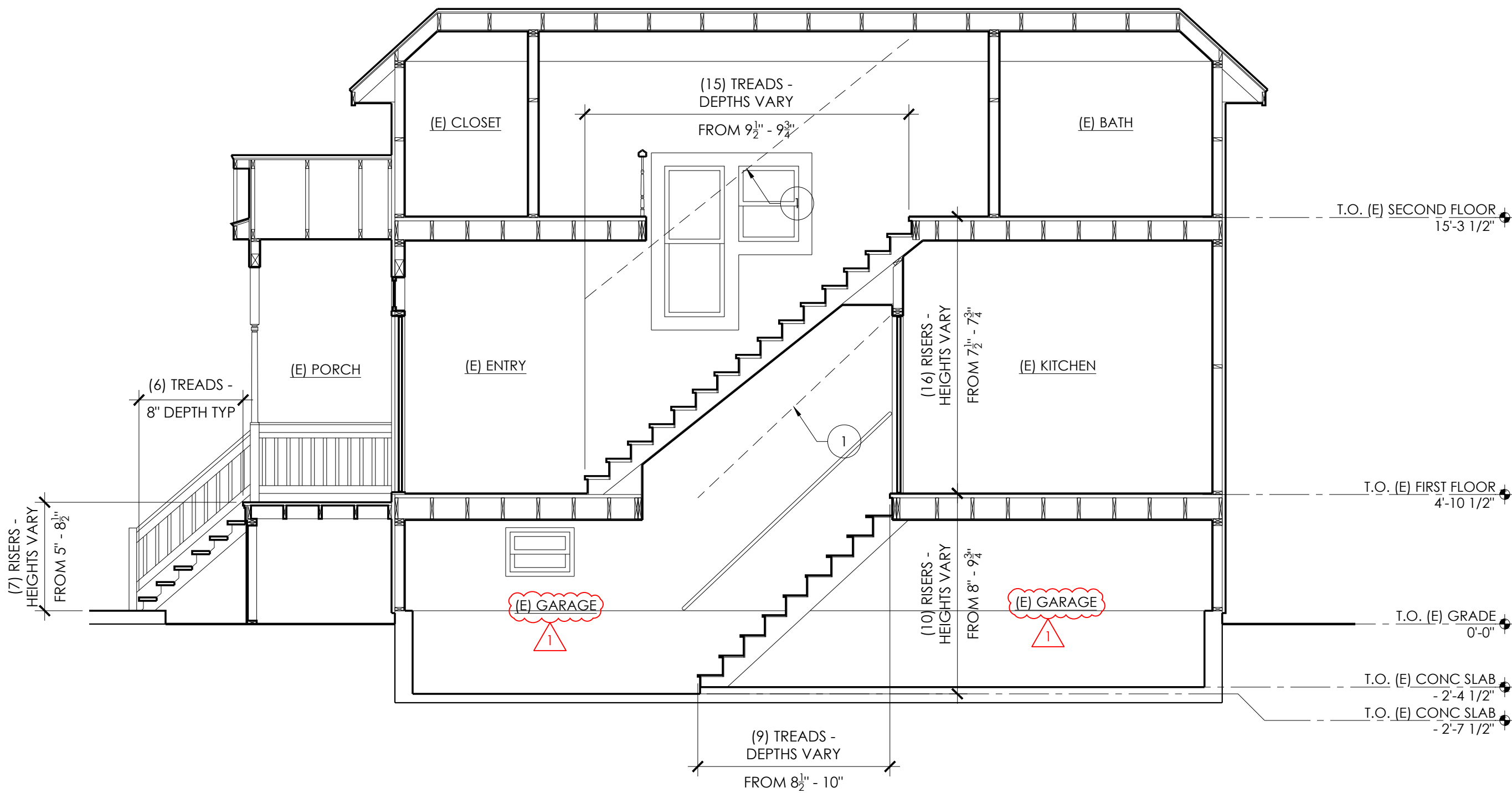
1. 80" CLEAR HEIGHT, MEASURED FROM EDGES OF STAIR NOSINGS, SHOWN DASHED



1 BUILDING SECTION

A4.0

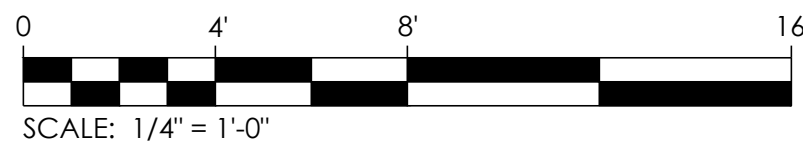
SCALE: 1/4"=1'-0"



2 BUILDING SECTION

A4.0

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





1 SOUTH ELEVATION
A5.0 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A5.0 SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
A5.0 SCALE: 1/4"=1'-0"



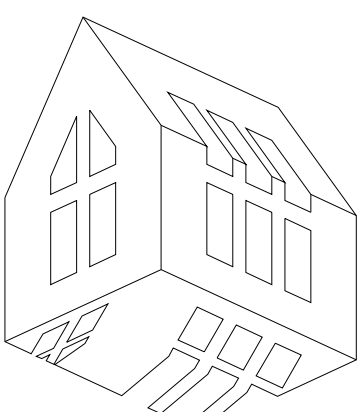
4 WEST ELEVATION
A5.0 SCALE: 1/4"=1'-0"

DOOR SCHEDULE

- | | |
|---|---|
| 1 | 3'-0" W x 7'-0" H EXTERIOR HALF-LITE SWING DOOR |
| 2 | 2'-8" W x 6'-8" H EXTERIOR FULL-LITE SWING DOOR |

WINDOW SCHEDULE

- | | |
|----|---------------------------------------|
| 1 | 1'-3" W x 3'-0" H AWNING WINDOW |
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| 14 | 2'-3" W x 2'-10" H SINGLE-HUNG WINDOW |
| 15 | 2'-3" W x 5'-8" H SINGLE-HUNG WINDOW |



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A5.0
EXTERIOR ELEVATIONS

SHEET SIZE 22x34

