

ENB-15.51 - Use of Oriel Windows UBC/32/#1

USE OF ORIEL WINDOWS

Administrative Rule Adopted by Bureau Pursuant to Rule-Making Authority

ARB-ENB-15.51

TOPIC: Oriel (Bay) Windows UBC/32/#1

CODE: Structural Specialty Code: 1998 Edition

APPROVED: January 1, 1999

REFERENCE: Section 3204 Structural Specialty Code

SUBJECT: Use of Oriel Windows

QUESTIONS: Does the definition of oriel window, also known as a bay window, include windows supported by a cantilevered floor structure in addition to windows carried on brackets or corbels? Are oriel windows allowed to project into the public right of way?

RESPONSE: In cooperation with the Bureau of Planning and the Office of Transportation, the Bureau is adopting the following definition for oriel windows and a schedule of all significant characteristics which must be present for a building projection to be called an oriel window. If a proposed building projection does not comply with this definition and set of requirements, then review falls under the City Encroachment Policy, administered by the Portland Office of Transportation.

Definition: An oriel window is a window which projects from the main line of an enclosing wall of a building, carried on brackets or corbels, or supported by cantilevered floor structure.

Standards for Oriel Windows

A. Projection:

Maximum projection of 4 feet into the right of way including trim, eaves and ornament.

B. Clearance:

Clearance above grade as defined in Chapter 32, Section 3204 of the current Oregon Structural Specialty Code. (The 1998 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)

C. Area:

Maximum wall area of all oriels on a wall is 40% of the wall's area.

D. Wall Length:

Maximum width of any single oriel is 50% of its building wall length.

E. Windows:

Minimum of 30% window area at the oriel's face. Projections greater than 2 feet

6 inches must have windows at all sides. Required side windows must be a minimum of 10% of side walls.

F. Width:

Maximum width of 12 feet for each oriel window. When approved through design review, the width may vary provided the area of all oriels on a wall does not exceed 40% of the wall's area and the width of any single oriel does not exceed 50% of its building wall's length.

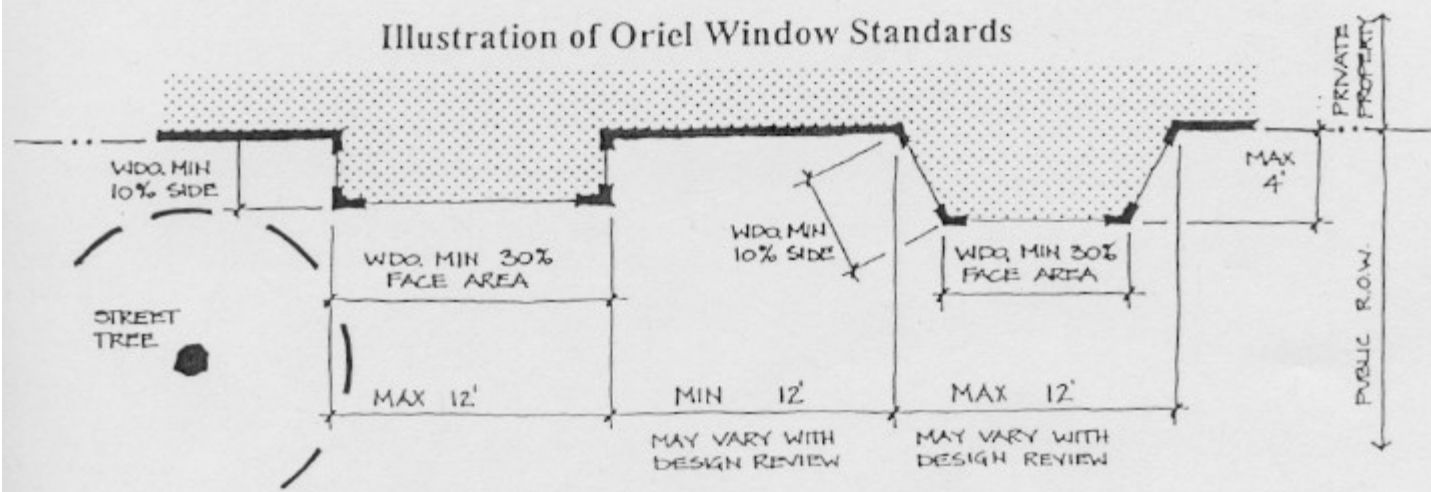
G. Separation:

Minimum separation of 12 feet measured from other oriel windows on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all oriels on a wall does not exceed 40% of the wall's area and the width of any single oriel does not exceed 50% of its building wall's length.

Encroachment Review

Proposed developments which include oriels that exceed the standards listed above are subject to review under the City of Portland Encroachments in the Public Right-of-way policy, administered by the Portland Office of Transportation.

Illustration of Oriel Window Standards



New – January 1, 1999

HISTORY

New “ January 1, 1999

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