

January 12, 2023



RE: **BBA22-2004** - 727 East Kingsley
Supplemental Response to City Staff Response to Questions

1. No Change
2. Correction:
 - a. The rise was reduced from 7-1/2" to 6-3/4"
 - b. The existing run was 10" without a nosing and the proposed is a 10" tread with a 1" nosing. The effective tread depth is 11" (10" by code)
3. Correction:
 - a. The 1986 stairs were non-conforming. There was no permit just a reference to a replacement. The new project was an extensive repair under the 2015 Rehabilitation Code.
4. Addition: Correct, the additional verbiage was based on a phone conversation with Jamie Worthington that the existing constraints of the exterior balconies, window, chimneys created a hardship and hence the typical detail noting the variance. The occupant load capacity on the exit access stair is below <10p and therefore a consideration that the intent of 1011.3 exception 3 is allowed based on "*the low occupant load and the high degree of occupant familiarity with the stairways*" 2015 IBC Commentary." met the intent of the exception 3 for R-2 residential.

The drawings indicate 1011.5 as the basis and detail the exception (2/A601) with additional tread plates which minimize the tolerance under 1". Again, the effective tread depth or tread exposure is 11+"

5. Correction: The Handrail extensions were noted in a field punch list to be added.

NOTE:

- A. In review of this relief please consider this stair is under the Rehabilitation code and the replacement/repair was reconfigured from the 1986 to reduce the riser and provide a slip resistance tread on the North side of the building. The tread covers should be installed per the permit drawings. The result is a Tread of 10-3/16" and a 6-3/4" riser.
- B. There was an alternate discussion and consideration to re-classify the North stair as a fire escape and provide 3/4" protective on the window which impacted the stair and hardship. A fire escape requires and treads not less than 8" under the Rehabilitation code. Please consider the existing conditions and improvements documented along with the discussions in plan review, and compliance in comparison to the 1986 stair. The occupant load is approximately 20p of which 50% egress down the Front (street) side.

Sincerely,
Aaron Vermeulen, AIA
O|X Studio