

Submitter: Doug Klotz
On Behalf Of: Portland
Committee: Senate Committee On Housing and Development
Measure: SB847

I support all of the language of SB 847, but I want to comment especially on the -4 amendments regarding allowed stair configurations in multi-family buildings.

While a fair number of multifamily buildings (apartments or condos) are getting built in Oregon, most of them have an internal layout that results in less daylight and fresh air access than is possible. Because these homes are accessed from a central corridor (a "double-loaded corridor") most of them have windows only on one side of the unit, and worse, there are often "bedrooms" that have NO windows at all! The reason for this layout is partly the two-stairway requirement for even small buildings in Oregon's code. The stairs are often accessed down a 50' long windowless corridor, driving the limited number of windows.

A healthier, more pleasant, and equally safe arrangement, is to allow housing units in up to six story buildings to be accessed by a single stairway, with fire sprinklering and also a pressurized stair well to exclude smoke. The stairwell is no further than 20' from the unit door. This type of construction is allowed in Seattle, and the proposal in this amendment is modeled on that successful code. Homes in these buildings can easily have windows on two sides. Bedrooms can all have windows, and multiple-bedroom apartments or condos can be built more easily.

Please pass SB 847 with the -4 amendments! Thank you.