



TOPIC: Projections - OSSC/7/#7 & ORSC/3/#3

**CODE: Oregon Structural Specialty Code - 2014 Edition
Oregon Residential Specialty Code - 2014 Edition**

REVISED: March 16, 2015 [Paul L. Scarlett], Director

**REFERENCE: Oregon Structural Specialty Code Chapter 7
Oregon Residential Specialty Code Chapter 3**

**SUBJECT: Building Projections Into Commonly – Owned Private
Rights-of-Ways**

QUESTION: Are projections beyond the exterior wall of buildings allowed to project into private rights-of-ways that are held in common ownership by multiple parties?

RESPONSE: Projections such as, but not necessarily limited to eaves, cornices, exterior balconies, bay windows or similar architectural appendages will be allowed to project into a private right-of-way that is held in common ownership by multiple parties under the following conditions.

1. The area is a private right-of-way as defined in PCC Title 33, Zoning Code.
2. The private right-of-way has been legally established through a land division process that complies with the Zoning Code. Refer to the Private Rights-of-Ways Permanent Rule for standards for creating and constructing private rights-of-way.
3. The private right-of-way and abutting development shall meet fire department aerial access requirements as determined by the Fire Marshal's Office.
4. The minimum width of the private right-of-way shall be as follows:

- a. Private rights-of-way that are required for fire department vehicle access, as determined by the Fire Marshal's Office shall have a minimum 20-foot wide driving surface.
 - b. Private rights-of way that are not required for fire department vehicle access, as determined by the Fire Marshal's Office shall be a minimum of 15-feet wide.
5. Vertical clearance of 13' - 6" shall be provided above all private rights-of-way that are required for fire department vehicle access, as determined by The Fire Marshal's Office.
6. Projecting elements encroaching into a private right-of-way from opposite sides shall not reduce the clear width of the private right-of-way that is open to the sky to less than 10- feet.
7. It shall be the responsibility of the developer to insure that adequate clearance is provided between projecting elements to allow for access by garbage trucks or other service vehicles that will be required to access the private right-of-way.
8. Projecting elements encroaching into a private right-of-way shall comply with the requirements of Section 3202 of the Oregon Structural Specialty Code and with the requirements of Bureau of Development Services Code Guide OSSC/32/#1 (Window Projections Into Public Right-of-Way).
9. The center line of the private right-of-way shall be considered an assumed property line for determining the fire separation distance for the application of the exterior wall and opening protection requirements of Chapters 6 and 7 of the Oregon Structural Specialty Code for the projecting elements.