



**TOPIC: Window Projections Into Public Right-of-Way –
OSSC/32/#1**

CODE: Oregon Structural Specialty Code - 2014 Edition

REVISED: April 1, 2015 [Paul L. Scarlett] , Director

REFERENCE: Chapter 32 – Oregon Structural Specialty Code

SUBJECT: Windows Projections into Public Right-of-Way

QUESTION: 1. Do the provisions for windows specified in Chapter 32 of the Oregon Structural Specialty Code (OSSC) include all windows projecting over the right-of-way including those supported by a cantilevered floor structure or those carried on brackets or corbels (oriel or bay windows)?

RESPONSE: 1. Yes, Chapter 32 is intended to apply to all window types that may project over the public right-of-way including those supported by a cantilevered floor system or those supported on brackets or corbels.

QUESTION: 2. What are the limitations or standards for windows allowed to project into public right-of-way?

RESPONSE: 2. In cooperation with the Bureau of Planning and Sustainability and the Portland Bureau of Transportation, the Bureau of Development Services has adopted the following standards for windows which are allowed to project into public right-of-way including a schedule of all significant characteristics which must be present for a building projection to be considered a window. If a proposed building projection does not comply with this set of requirements, then review falls under the City Encroachment Policy, administered by the Portland Bureau of Transportation.

Standards for windows allowed to project into public right-of-way.

- 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 3202.3.2 of the current Oregon Structural Specialty Code. (The 2014 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 windows which project into public right-of-way on a wall is 40% of the wall's area.
- D. Wall Length.** Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.
- E. Window Area.** Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides, and required side windows must be a minimum of 10% of side walls. When approved through design review, the window requirement for side walls may vary. Side windows must meet the requirements of Table 705.8 of the current Oregon Structural Specialty Code, maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The separation distance is measured from the continuation of the property line. No openings will be allowed within 3 feet of the property line continuation.
- F. Width.** Maximum width of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.
- G. Separation.** Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

Encroachment Review

Proposed developments that include projecting window elements exceeding 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 Bureau of Transportation.

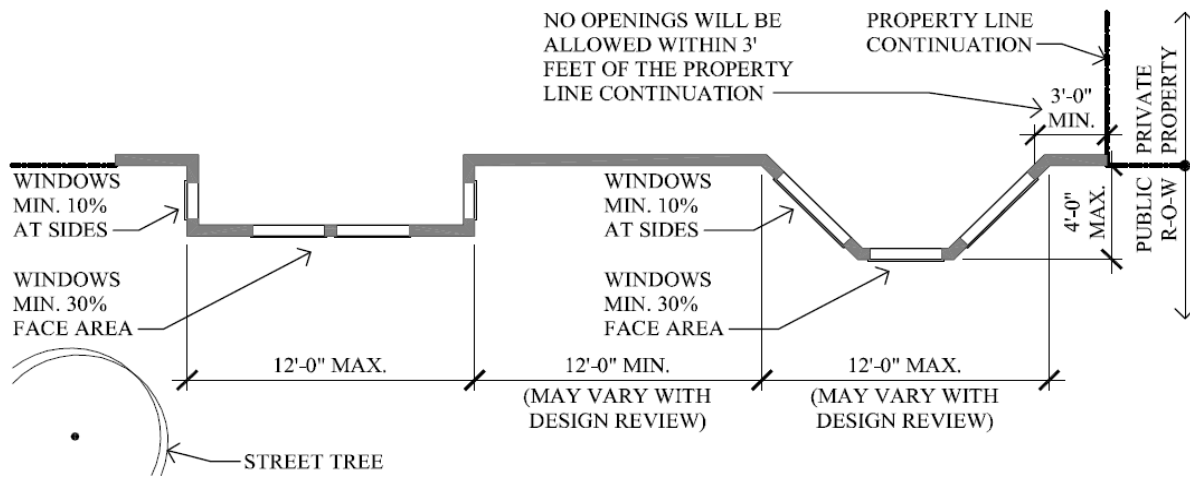


Illustration of Window Projecting Over the Right-of-Way

Updates June 1, 2005 edition IBC/32/#1
Replaces January 1, 1999 edition