



Building Permit Application

City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7300 • TTY 503-823-6868 • www.portlandoregon.gov/bds

Type of work

- ☐ New construction ☒ Addition/alteration/replacement
☐ Demolition ☐ Other:

Category of construction

- ☐ 1 & 2 family dwelling ☒ Commercial/industrial ☐ Accessory building
☐ Multifamily ☐ Master builder ☐ Other:

Job site information and location

Job no.:
 Job address: 122 SW 3rd Ave.
 City/State/ZIP: Portland, OR 97204
 Suite/bldg./apt. no.:
 Project name: Trivet Building - Window Infill
 Cross street/directions to job site: SW 3rd Ave + SW Ash St
 Subdivision:
 Lot no. Block 31, North 1/2 of Lot 6 Tax map/parcel no. R246040

Description of work

REMOVAL OF EXISTING WINDOWS IN THE NORTH FACING
 EXTERIOR WALL AND FILLING OF THE OPENINGS WITH NEW
 1-HOUR EXTERIOR MASONRY WALL CONSTRUCTION.

Provide RS Permit no.

- ☒ Property owner ☐ Tenant

Name: Tim McMann E-mail: tim@tmcman.com
 Address: 1500 SW 5th Ave #1602
 City/State/ZIP: Portland, OR 97201
 Phone: 503-719-3260 FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: Tim McMann Date: 6.14.2018

- ☒ Contractor

Business name: Lease Crutcher Lewis LLC E-mail: CESAR.AVILES@LEWISBUILDS.COM
 Address: 550 SW 12th Ave.
 City/State/ZIP: Portland, OR 97205
 Phone: 503-223-0500 FAX: 503-223-2874
 CCB lic. no. 92919

Authorized signature: Cesar Aviles
 Print name: Cesar Aviles Date: 6.14.2018

- ☒ Applicant ☐ Contact Person

Business name: GBD Architects Inc.
 Contact name: Omid Naseri
 Address: 1120 NW Couch Street, Suite 300
 City/State/ZIP: Portland Or 97209
 Phone: 503.224.9656 FAX:
 E-mail: Omid@gbdachitects.com

Authorized signature: Omid Naseri
 Print name: Omid Naseri Date: 06.14.2018

Office Use Only

Permit no: 18187821 Co
 Date received: 6/15/18
 By: Co

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:
 Number of bedrooms:
 Number of bathrooms:
 Total number of floors:
 New dwelling area: square feet
 Garage/carport area: square feet
 Covered porch area: square feet
 Deck area: square feet
 Other structure area: square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation: \$13,413
 Existing building area: 5,000 SF above + 2,500 SF below square feet
 New building area: N/A square feet
 Number of stories: 2 above + 1 below
 Type of construction: V-B
 Occupancy groups
 Existing: B, S-2
 New: B, S-2

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. If the work is subject to regulations governing asbestos and/or lead-based paint, I will comply with all such regulations. DN (initials)

Building Permit Fees*

Please refer to fee schedule

Fees due upon application
 Amount received
 Date received

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.



CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandoregon.gov/bds



18-187821

LIFE SAFETY – COMPLETENESS CHECKLIST

Commercial Building Permit

Application #:

Date: 06/14/2018

Applicant:	Omid Naseri - GBD Architects Incorporated 1120 NW Couch St, Suite 300 Portland, OR 97209	Work:	503-224-9656
		E-Mail:	omid@gbdarchitects.com

PROJECT INFORMATION

Street Address:	122 SW 3rd Ave Portland, OR 97204							
Description of Work:	REMOVAL OF EXISTING WINDOWS IN THE NORTH FACING EXTERIOR WALL AND FILLING OF THE OPENINGS WITH NEW 1-HOUR EXTERIOR MASONRY WALL CONSTRUCTION.							
Type of Permit:	<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Building Addition	<input type="checkbox"/>	Tenant Improvement – Space Expansion	<input type="checkbox"/>	Tenant Improvement – Space Reduction
	<input type="checkbox"/>	Tenant Improvement (Interior Alterations Only)	<input type="checkbox"/>	Change of Occupancy	<input type="checkbox"/>	Change of Tenant (No change of occupancy)	<input checked="" type="checkbox"/>	Other: Demo & Infill
			<input type="checkbox"/>	Partial	<input type="checkbox"/>	Full		

PLEASE NOTE:

- Section 107.2.1 of the Oregon Structural Specialty Code (OSSC) requires that, “construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”
- It is the responsibility of the applicant to verify the completeness of the permit submittal. Please complete the columns on the left side of this checklist (under the area noted, “Applicant to complete this section”) prior to permit submittal.
- Initial life safety review will only verify completeness. Completing these checklist items will not guarantee life safety plan review approval. A complete code plan review will be performed once a complete set of coordinated documents has been submitted.
- It is the responsibility of the applicant to thoroughly research historic permit record to insure information presented in the permit documents is accurate.
- If a preliminary life safety meeting has taken place, please note the life safety plans examiner’s name below:
 - Life safety plans examiner name:

Applicant to complete this section			Code Section	Information Required	COP Staff	
NA	Prov'd	Sheet			Prov'd	Req'd
General Information (required on all projects)						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA	107.2.1	Building permit application	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All	107.3.4, ORS 671, ORS 672	Registered design professional Work may be considered "exempt" from the requirement, when it meets the conditions listed below, and where the building official has determined that the work is not of a highly technical nature or there is no unreasonable potential risk to life and/or safety of the structure. <ul style="list-style-type: none"> The erection, enlargement, or alteration of any building with a ground floor area of 4,000 square feet or less. The erection, enlargement, or alteration of any building with a height of 20 feet or less, measured from the top surface of the lowest floor (including a basement) to the highest interior overhead finish. A single family dwelling, or an accessory structure to this type of building. An agricultural building (per ORS 455.315) or an accessory structure to this type of building. Alterations or repairs that do not involve the structural parts of the building. Alterations that do not involve the change of the occupancy classification of any part of the building. 	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All	107.2.1	Drawings are legible and archivable <ul style="list-style-type: none"> Minimum text size 3/32", or size 10 font Drawings to scale, fully dimensioned and labeled Line quality and contrast must be easy to read and strong (dark) enough to scan. Black lines and lettering on white paper works best. Please note that photographs, gray-scale drawings and renderings do not scan well. Copyright law protects the duplication of drawings without the owner's consent. Re-use of architectural drawings without a copyright release is prohibited. 	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan (required for all projects)						
<input type="checkbox"/>	<input checked="" type="checkbox"/>		107.2.5	Site Plan <ul style="list-style-type: none"> North arrow Property address Property lines Footprint of structure with dimension to property lines and other structures Label all exterior built features (landings, walkways, stairs, ramps, exterior doors and door swing, etc) Street names 	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		1003.5	Building finish floor and finish grade elevations	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		107.2.5	Easement types and locations (water, sewer, power, access, etc)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1106.1	Site and parking layout including accessible spaces and aisles, accessible routes and entrances, etc	<input type="checkbox"/>	<input type="checkbox"/>
Building Code Summary (required for all projects)						
<input type="checkbox"/>	<input checked="" type="checkbox"/>		101.1	Building code edition utilized listed on drawings	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		107.2.1	Description of scope of work, including building location, tenant location, suite number and business name	<input type="checkbox"/>	<input type="checkbox"/>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>		107.3.4.2	List of deferred submittals (this could include canopies, railings, trusses, etc)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		107.3.3, ORS 455	List of separate permits (this could include fire sprinkler system/modifications, fire alarm system/modifications, mechanical, plumbing, electrical, etc)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		107.2.1	List approved building code appeals (include the appeal number and description of appeal language, and approval date). Include a copy of the approved appeal with permit submittal documents.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		602.1	Building construction type (IA, IB, IIA, etc)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		302.1	Occupancy classification (A, B, M, etc)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1003.1	Building code diagram, including the following: <ul style="list-style-type: none"> Floor area of work (new, altered or added) Exit sign location (1011.1) Room/space use and occupant load (1004.1) 	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		503.1	Building height and area <ul style="list-style-type: none"> Calculation of allowable per code Calculation of proposed or existing building 	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		107.2.1	Existing floor plan reflecting last approved permitted layout; provide permit number for reference.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		508.1	Mixed use (state whether a mixed occupancy building is non-separated, separated and/or contains accessory occupancies)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		701.1	Fire-resistance rated construction features (construction type, fire separation distance, occupancy separation, corridors, exit enclosures, etc) <ul style="list-style-type: none"> List the fire-resistance wall types (fire wall, fire barrier, etc) List the fire-resistance rating (1-hour, 2-hour, etc) Provide details of construction of each type of wall 	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		903.2 + 907.2 + 906.1	List fire protection types and coverage; if none is required, please note this accordingly. Note a separate permit may be required through Portland Fire and Rescue Fire Marshall's office: <ul style="list-style-type: none"> Fire sprinkler type (NFPA 13, NFPA 13R, NFPA 13D or none) and sprinkler coverage (throughout building or just a portion). Fire alarm and smoke alarm coverage as required. Smoke detection system location as required. Fire extinguisher types and location as required. 	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1001.1	Means of egress system description and code requirements (exit access, exit, exit discharge, exit distance, travel distance, common path of travel, exit separation, etc), including path of egress to the public right of way.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1006.1	Means of egress illumination <ul style="list-style-type: none"> Note emergency power system provided Note lighting level and coverage Provide a reflected ceiling plan as needed 	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		3411.6	Itemized list of accessible improvements and improvement costs for changes to existing buildings (25% rule)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1301.1 + OEESC	Energy efficient design and construction <ul style="list-style-type: none"> ComCheck forms, included, or Prescriptive components listed 	<input type="checkbox"/>	<input type="checkbox"/>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>		2901.1	Plumbing fixtures <ul style="list-style-type: none"> Required number of fixtures Proposed number of fixtures Location of plumbing fixtures 	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		COP Title 24.85	Seismic upgrade requirements (for change of occupancies and/or building additions) <ul style="list-style-type: none"> Occupancy chart establishing occupancy, occupant load, square footage based on legal occupancy as of October 1, 2004 versus the proposed current occupant load 	<input type="checkbox"/>	<input type="checkbox"/>

Architectural Drawings

Floor Plans (required for all projects)

<input type="checkbox"/>	<input checked="" type="checkbox"/>		107.2.1	Floor plans: <ul style="list-style-type: none"> Architectural features clearly shown and labeled – doors with swing direction, windows, stairs, etc Clearly differentiate existing walls from proposed walls and walls to be removed Reference call outs for sections and details 	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1016.3	Fixture and furniture layout as required for exiting purposes	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		ANSI A117.1 401.1	Maneuvering clearances at doors, fixtures and equipment	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1603.1	Structural framing plans, details and calculations as required <ul style="list-style-type: none"> Foundation and footings Floor framing for each floor Roof framing 	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Building Elevations (required for exterior remodels)

<input type="checkbox"/>	<input checked="" type="checkbox"/>		1404.1	Finish materials	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		705.8	Wall opening locations. Calculate the maximum allowable openings per story based on fire separation distance.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		504.1	Building height from grade plane dimensioned	<input type="checkbox"/>	<input type="checkbox"/>

Roof Plan (required for any work on roof, including new or replacement mechanical equipment and re-roofing permits)

<input checked="" type="checkbox"/>	<input type="checkbox"/>		1501.1	Roof plan including the following: <ul style="list-style-type: none"> Roof slope (direction and pitch) Roof drains Roof material 	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1009.16	Roof access, specifications and details	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1603.1.2	Roof-top equipment with weights and attachment details	<input type="checkbox"/>	<input type="checkbox"/>

Building Section (required on multilevel structures or as needed to accurately describe scope of work)

<input type="checkbox"/>	<input checked="" type="checkbox"/>		107.2.1	Floor to floor height (including mezzanines) dimensioned on multistory buildings	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		OEESC 502.1.1	Insulation locations noted	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		701.1	Fire-rated assembly locations noted	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1207.1	Sound transmission assembly locations noted, as required	<input type="checkbox"/>	<input type="checkbox"/>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>		1203.1	Ventilation strategy and locations <ul style="list-style-type: none"> • Attic • Underfloor • Mechanical 	<input type="checkbox"/>	<input type="checkbox"/>
Door Schedule (required for projects with new or replaced doors)						
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1008.1	Door schedule to include the following information: <ul style="list-style-type: none"> • Size • Type/operation • Fire rating, as required (716.1) • Glazing, as required (2406.4) 	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1008.1.9	Door hardware and door hardware schedule	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		OEESC 502.3	Energy efficiency values for new + replacement doors (U-value, SHGC, etc)	<input type="checkbox"/>	<input type="checkbox"/>
Window Schedule (required for projects with new or replaced windows)						
<input checked="" type="checkbox"/>	<input type="checkbox"/>		107.2.1	Window schedule to include the following information: <ul style="list-style-type: none"> • Size • Type/operation • Fire rating, as required (716.1) • Safety Glazing, as required (2406.4) 	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		OEESC 502.3	Energy efficiency values for new + replacement windows (U-value, SHGC, etc)	<input type="checkbox"/>	<input type="checkbox"/>
Details						
<input type="checkbox"/>	<input checked="" type="checkbox"/>		703.2	Fire rated assembly details with approved tested assembly number	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		703.2	Continuity of fire rated walls (sill and head details at walls, joints and penetrations)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1207.1	Sound transmission details with approved tested assembly number	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		1403.2	Weatherproofing details	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1009.1, 1012.1, 1013.1	Stair construction details <ul style="list-style-type: none"> • Dimensions of rise, run and width of stairway • Connections details (handrail connection, guardrail connections, connections at top and bottom of stair) • Handrail locations with proper extensions and returns • Guard location where req'd with design meeting opening limitation requirements 	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1101.1	Accessibility Details <ul style="list-style-type: none"> • List accessible dwelling units as required • Provide details and configurations specific to proposed work 	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous						
<input checked="" type="checkbox"/>	<input type="checkbox"/>		107.2.1	Project manual specific to project and scope of work	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>			Other:	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>			Other:	<input type="checkbox"/>	<input type="checkbox"/>