12-155667 RS

# Building Permit Application
## City of Portland, Oregon - Bureau of Development Services
1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

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

### 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: 6729 N. Fiske Ave |
| City/State/ZIP: | Portland OR 97203 |
| Suite/bldg./apt. no.: | Project name: |
| Cross street/directions to job site: | Between Willamette + Harvard |
| Subdivision: | Lot no. / Tax map/parcel no. |

### Description of work
Adding two bedrooms to basement of existing SFR

☐ Reference RS / Combination — Permit no.

### ☒ Property owner ☐ Tenant
Name: Maureen A. Kessi
Address: PO Box 452
City/State/ZIP: Scappoose, OR 97056
Phone: 503-543-2914 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: Date:

### ☒ Contractor
Business name: KESSI Const Inc
Address: PO Box 83131
City/State/ZIP: PDX, OR 97283
Phone: 503-320-8631 FAX:
CCB lic. no. 108143
Authorized signature:
Print name: Robert K. Kessi Date: 6/26/12

### ☑ Applicant ☒ Contact Person
Business name: KESSI Const. Inc.
Contact name: Bob Kessi
Address: PO Box 83131
City/State/ZIP: PDX, OR 97283
Phone: 503-320-8631 FAX:
E-mail: bkessi@aol.com
Authorized signature:
Print name: Robert K. Kessi Date: 6/26/12

### Office Use Only
| |
|---|
| Permit no: |
| Date received: |
| By: |

### 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: | 10,000 |
| 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: | |
| Existing building area: | square feet |
| New building area: | square feet |
| Number of stories: | |
| Type of construction: | |
| Occupancy groups | |
| Existing: | |
| New: | |

### 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. If the applicant is exempt from licensing, the following reasons apply.

**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.

### Building Permit Fees*
**Please refer to fee schedule**

| | |
|---|---|
| Fees due upon application | |
| Amount received | |
| Date received | |

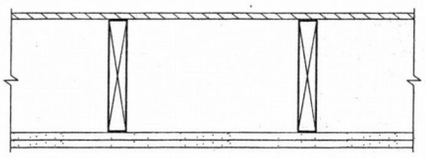
**Sub-contractor information can be faxed to 503-823-7693.**

# FLOOR-CEILING SYSTEMS, WOOD FRAMED

| GA FILE NO. FC 5406 | GENERIC | 1 HOUR FIRE | 35 to 39 STC SOUND |
|---|---|---|---|

**WOOD JOISTS, GYPSUM WALLBOARD**

**Base** layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. **Ceiling provides one hour fire resistance protection for framing, including trusses.**

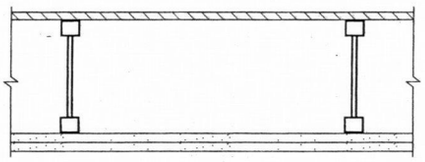


Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98
Sound Test: Estimated

| GA FILE NO. FC 5407 | GENERIC | 1 HOUR FIRE | 35 to 39 STC SOUND |
|---|---|---|---|

**WOOD I-JOISTS, GYPSUM WALLBOARD**

**Base** layer 5/8" type X gypsum wallboard applied at right angles to wood I-joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to I-joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate I-joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood I-joists supporting 1/2" wood structural panels applied at right angles to joists with 8d nails. **Ceiling provides one hour fire resistance protection for I-joists.**



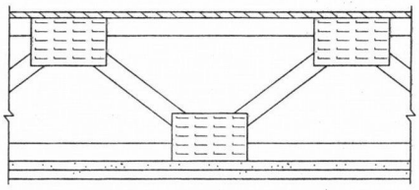
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98
Sound Test: Estimated



| GA FILE NO. FC 5408 | GENERIC | 1 HOUR FIRE | 35 to 39 STC SOUND |
|---|---|---|---|

**WOOD TRUSSES, GYPSUM WALLBOARD**

**Base** layer 5/8" type X gypsum wallboard applied at right angles to parallel chord wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. **Ceiling provides one hour fire resistance protection for trusses.**



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98
Sound Test: Estimated

City of Portland
Development Services Center
1900 SW Fourth Avenue, Suite 1500 Portland, OR 97201
Telephone: (503) 823-7310 Fax: (503) 823-3018



# BUILDING CODE AND CITY OF PORTLAND CODE GUIDE REQUIREMENTS FOR CONVERTING A BASEMENT, ATTIC OR GARAGE TO HABITABLE SPACE

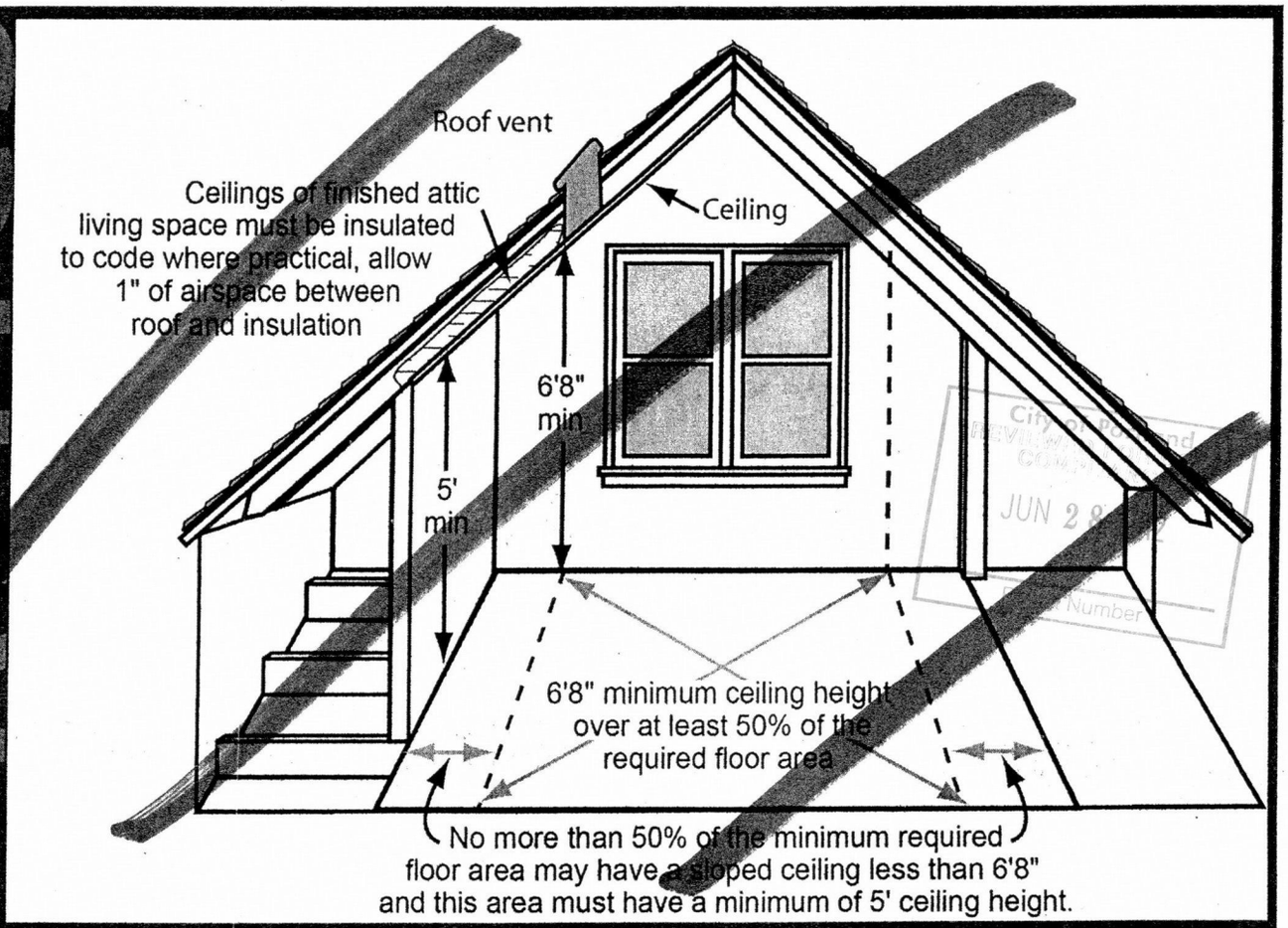
**Date : June 25, 2008** **Folder number: 08-140801-000-00-RS**
**Project Address: 1840 N TERRY ST**

The following "Building Code and City of Portland Code Guide Requirements" are now **part of your approved plans.**

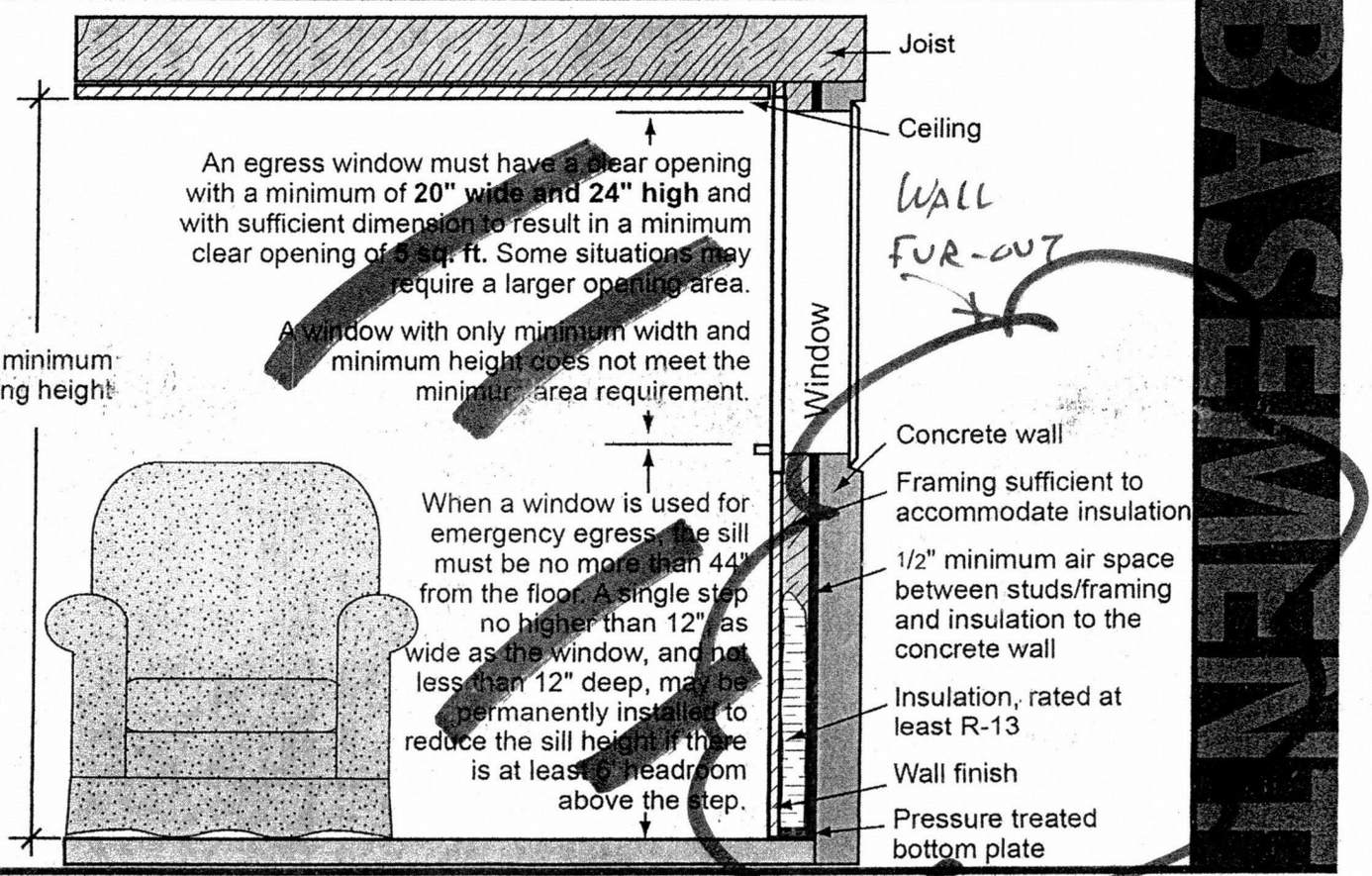
- It is the **responsibility of the contractor to comply** with these requirements during construction.
- Where there is a conflict between these requirements and the plans, **the more restrictive shall apply.**

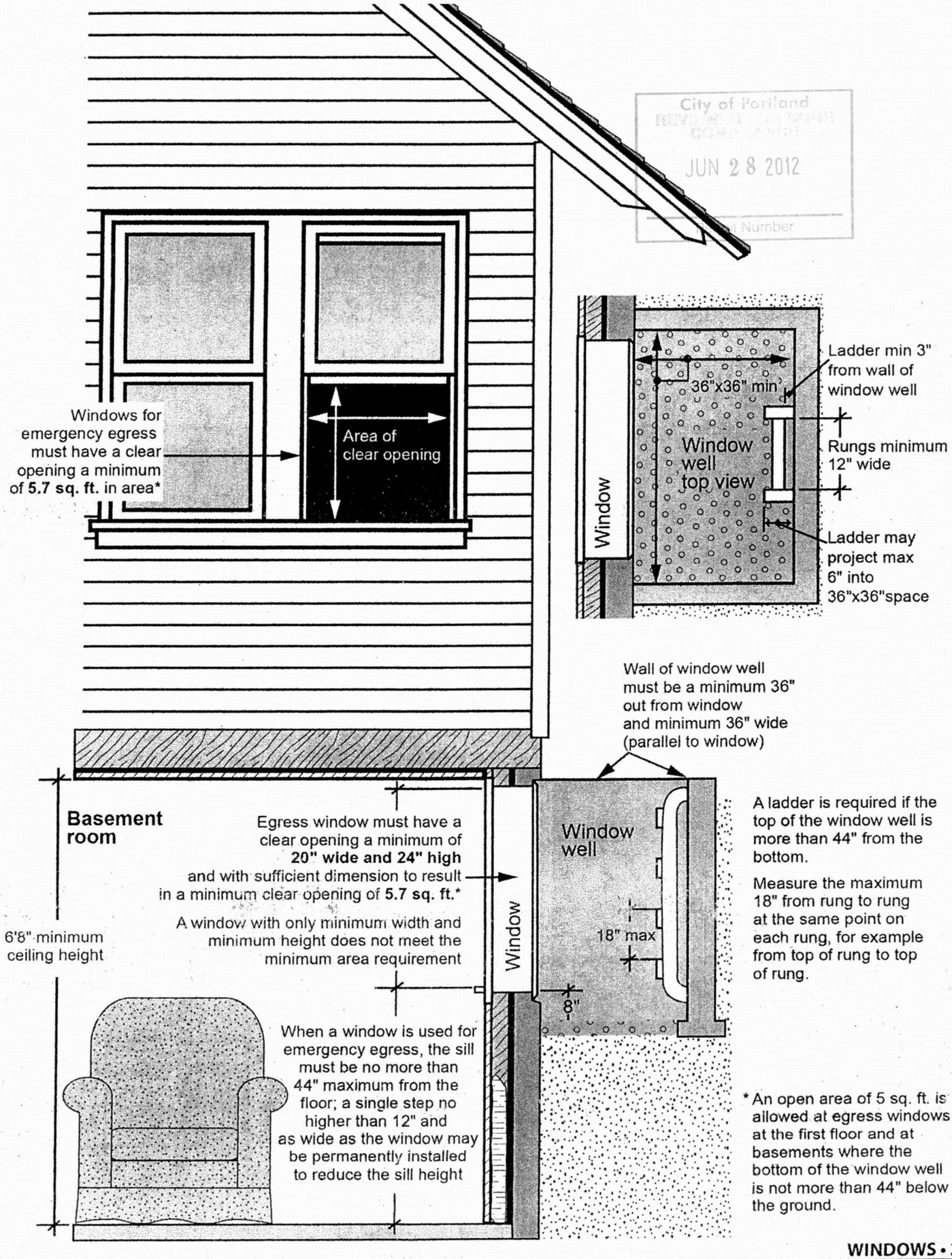
| | |
|---|---|
| **Code Guide (CG)** | Minimum ceiling height shall be 6'-8". Ceiling projections may be as low as 6'-0" where they are located within 2 feet from the wall; or ceiling projections may be as low as 6'-2" where they do not take up more than 10% of the floor area in the room that they are located. Doors must be at least 2'-6" wide and 6'-2" tall. |
| **CG** | The perimeter of the heated space must be insulated with R-13, with double-glazed windows and/or storm windows. |
| **R319.1.1** | All wood in direct contact with concrete is to be preservative-treated for ground contact or of natural resistance to decay. |
| **R303.1 CG** | Every habitable room must have glass area equal to not less than 6.8% of the floor area, or be provided with permanent artificial light (average of 6 footcandles over the area of the room). Natural ventilation equivalent to 2.5% of the room's floor area or mechanical ventilation (.35 air changes per hour) is required. |
| **R310.1 CG** | Emergency Egress: Basements with living space shall have at least one egress opening. All sleeping rooms shall have at least one egress opening. An egress opening is an openable window or door with a net clear opening of 5.7 square feet (5 for grade floor windows), with a minimum clear opening height of 24" OR minimum opening width of 20". Maximum sill height above finished floor is 44", except that a step no higher than 12" may be installed under an existing window with a sill not more than 56" high, as long as headroom is at least 6' from the top of the step. Sill height is not limited for an exterior door for egress that is at least 2'-6" wide and 6'-2" tall. Window wells shall be at least 3' wide and at least 3' clear from the wall of the house. Window wells deeper than 44" require a fixed ladder. |
| **CG** | New or replaced stairs must comply with current code requirements. Existing stairs may comply with the following:<br>• 30" minimum width. 6'-2" headroom height measured vertically from the plane of the nosings of the treads.<br>• Maximum 9" rise and minimum 9" run, with no variation greater than 3/8" between risers or between treads.<br>• Existing triangular-shaped winder stairs are allowed. |
| **R311.5.6 R311.5.6.3** | • Stair handrail height shall be not less than 30" and not more than 38" above the tread nosing.<br>• Handrails must comply with either Type I or Type II requirements. Type I: circular cross section with minimum outside diameter of 11/4" and a maximum cross section dimension of 2 1/4". Type II: handrails are shaped and shall provide a graspable finger recess area on both side of the profile. The minimum width of the handrail above the recess shall be 1 ¼" to a maximum of 2 ¾". |
| **R312** | Open sides of landings more than 30" above the adjacent floor shall have guards not less than 36" in height. Open sides of stairs shall have guards 34" in height measured vertically from the tread nosing. Guards at landings and open sides of stairs shall have intermediate rails spaced such that a sphere, 4" and 5" respectively, cannot pass through. |
| **ELECTRICAL** | |
| **R303.6** | Interior stairways shall have permanent lighting near the top and bottom landings, controlled from the top and bottom. |
| **R313.1 R313.2** | Smoke alarms are required in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story. These shall be 110V interconnected alarms with battery backup, although battery powered alarms are allowed in rooms where finishes are not removed during construction. |
| **R326** | Carbon monoxide alarms shall be installed in each sleeping room or within 15 feet outside each sleeping room door. CO alarms may be hard-wired or battery-powered. CO alarms may be combination smoke/CO alarms when installed as required for smoke alarms. |
| **E35-210.12** | Arc-Fault Circuit Interrupter circuits are required at all sleeping areas. When an existing dwelling unit bedroom circuit is extended and the AFCI circuit breakers are not available for the existing panelboard, the use of an AFCI receptacle installed in the first receptacle location on the branch circuit shall be permitted. |
| **MECHANICAL** | |
| **R303.3 M1507.4** | All rooms with bathing or spa facilities shall be provided with a mechanical ventilation system controlled by a dehumidistat or timer and shall exhaust a minimum of 80 cfm intermittent or 20 cfm continuous, directly to the outside. |
| **M1701.1** | Fuel burning appliances shall be provided with combustion air as specified by the appliance manufacturer. Combustion air cannot be drawn from a sleeping room or bathroom. |
| **PLUMBING** | |
| **R602.8** | Wood or mineral wool fireblocking in furred walls shall be provided at the top and horizontally at 10' maximum intervals. |
| **P3003.1** | If added plumbing brings the toilet count to 4 or more on a single line, a 4" drain pipe is required. |
| **P3010.1** | Drainage piping serving fixtures below the elevation of the next upstream sewer manhole cover shall be protected by a backwater valve. |

## ATTICS




## BASEMENTS






A ladder is required if the top of the window well is more than 44" from the bottom.

Measure the maximum 18" from rung to rung at the same point on each rung, for example from top of rung to top of rung.

* An open area of 5 sq. ft. is allowed at egress windows at the first floor and at basements where the bottom of the window well is not more than 44" below the ground.



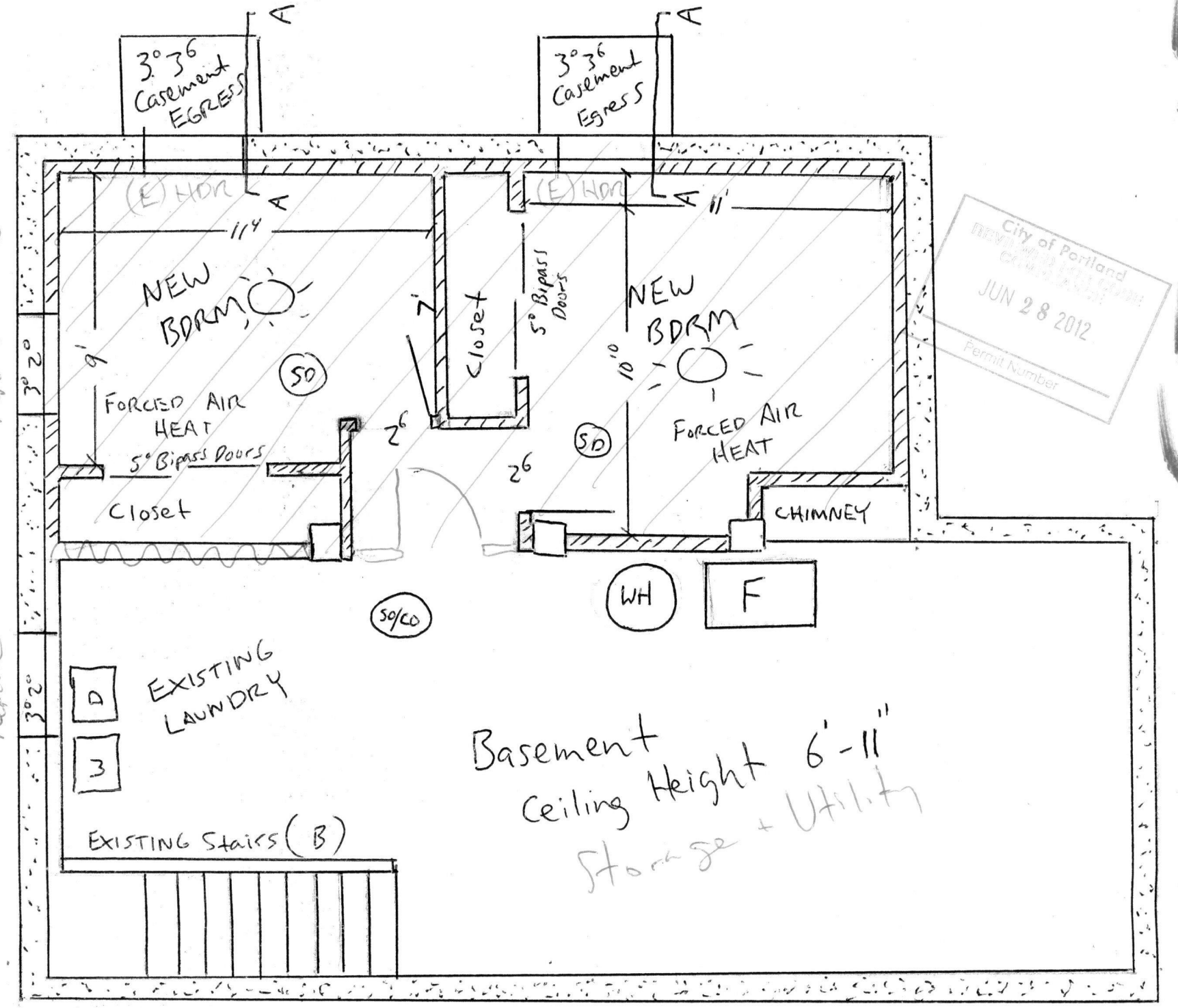
SECT A-A

KESSI Const, Inc
Bob Kessi
PO Box 83131
Portland, OR 97283

3

12-155966-21

= 1 HR CEILING LID - SEE DETAIL ATTACHED




City of Portland
REVIEWED FOR CODE COMPLIANCE
JUN 28 2012
Permit Number

EXISTING Concrete Wall
NEW WALLS W R13 Insulatin
EXISTING Walls

Refer to General Notes

(B) Stairs

MIN 30" WIDE
MIN 9" Tread
MAX 9" RISER
MIN 6'-2" Height Room

# 6729 N. FISKE AVE FLOOR PLAN

Scale 1/4" = 1'

CIG Height @ BMS + Ductwork = MIN 6'-2"
U Value @ New Windows = .35 MAX