



Residential Fixtures Worksheet

Please list the mechanical, electrical and plumbing fixtures you are planning to install for your new single family residential construction project.

Mechanical Fixture	Quantity
Heating and Cooling	
Air conditioner (site plan required)	
Furnace/burner including ductwork/vent/liner	1
Heat pump (site plan required)	
Air handling unit	
Hydronic hot water system	
Residential boiler (radiator or hydronic)	
Unit heaters (fuel type, not electric): in-wall, in-duct, suspended, etc.	
Vent for appliance other than furnace	
Gas fireplace	1
Flue vent for water heater or gas replace	1
Wood/pellet stove	
Chimney/liner/ue/vent	
Range hood/other kitchen equipment	1
Clothes dryer exhaust	1
Single duct exhaust fans (bathrooms, toilet compartments, utility rooms)	4
Attic/crawl space fans	
Other: _____	
Gas Fuel Piping: indicate number of outlets	
Furnace	1
Wall/suspended/unit heater	
Water heater/boiler	1
Fireplace	1
Range	1
Barbecue	
Clothes dryer	
Other:	

Plumbing Fixture	Quantity
Bathrooms (full or partial)	3
Kitchens*	1
Laundry/utility sinks*	1
Bar sinks	
Water heaters/boilers*	1
Clothes washers*	1
Rain drain: # of feet around perimeter of house	125'
Sanitary sewer: # of feet from house to property line	18'
Storm sewer: # of feet from house to property line or disposal system	10'
Water line: # of feet from house to property line	18'
Fire sprinklers: # of sq. ft. of house to be sprinklered (include basement, exclude garage)	N/A
Other:	
* The first kitchen, water heater, clothes washer and laundry/utility sink are included in the basic plumbing package	
Electrical Fixture	Quantity
Area of house in sq. ft. to be wired (including basement and attached garage)	2,641 sq ft
Additional circuits for detached garage	N/A
Limited energy electrical wiring (check yes if you are installing any of the following: telephone, cable TV, security systems, doorbell, computer network cables, thermostat, vacuum system)	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Temporary electrical service	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Other:	



2011 Energy Efficiency Additional Measures Requirements

New dwellings shall meet the envelope requirements of ORSC Table N1101.1(1) and a minimum of 50% of permanently installed lighting fixtures shall have high efficacy lamps. Additionally, new heated buildings and additions of more than 600 SF or more than 40% of the original heated floor area shall have at least two of the Additional Measures from ORSC Table N1101.1(2), one from Envelope Enhancement and one from Conservation (see below). All Energy Efficiency components must be reflected on the plans.

Envelope Enhancement Measure (Select One)

- 1 High efficiency walls & windows:**
 - Exterior walls – R-19+5 (insulation sheathing)/SIPS, and one of the following options:
 - Windows – Max 15% of conditioned area, or
 - Windows – U-0.30
- 2 High efficiency envelope:**
 - Exterior walls – R-21 Intermediate framing, and
 - Vaulted ceilings – R-30 Advanced framing, and
 - Flat ceilings – R-49, and
 - Framed floors – R-38, and
 - Windows – U-0.30, and
 - Doors – All doors U-0.20, or
 - Additional 15% of permanently installed lighting fixtures as high-efficacy lamps or Conservation Measure D and E
- 3 High efficiency ceiling, windows and duct sealing:**
(Cannot be used with Conservation Measure E)
 - Vaulted ceilings – R-30 Advanced framing (not more than 50% of the heated floor area), and
 - Flat ceilings – R-49, and
 - Windows – U-0.30, and
 - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection)
- 4 High efficiency thermal envelope UA:**
 - Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
- 5 Building tightness testing, ventilation and duct sealing:**
 - Mechanical system providing whole-building ventilation per Table N1101.1(3), or ASHRAE 62.2, and
 - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection), and
 - Blower door test report submitted to building inspector prior to final inspection showing ≤ 6.0 air changes per hour, or ≤ 5.0 air changes per hour when used with Conservation Measure E
- 6 Ducted HVAC systems within conditioned space:**
(Cannot be used with Conservation Measure B or C)
 - All ducts and air handler are contained within heated building envelope

(Continued on back)

Conservation Measure (Select One)

A High efficiency HVAC system:

- Gas-fired furnace or boiler with 90% minimum AFUE (sealed combustion air ducted directly from outdoors if furnace or boiler is within conditioned space), **or**
- Air-source heat pump 8.5 minimum HSPF, **or**
- Closed-loop ground source heat pump with 3.0 minimum COP

B Ducted HVAC systems within conditioned space:

- All ducts and air handlers are within heated building envelope

C Ductless heat pump:

- Replace electric resistance heating in at least the primary zone with at least one ductless mini-split heat pump with 8.5 minimum HSPF

D High efficiency water heating and lighting:

- Natural gas/propane, on-demand water heating with 0.80 minimum EF, **and**
- Minimum 75% of permanently installed lighting fixtures as CFL or linear fluorescent or minimum 40 lumens per watt

E Energy management device & duct sealing:

- Whole building energy management device capable of monitoring or controlling energy consumption, **and**
- Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection), **and**
- 75% of permanently installed lighting fixtures as high-efficacy lamps

F Solar voltaic:

- Minimum 1 watt per square foot of conditioned floor space with Total Solar Resource Fraction \leq 75%

G Solar water heating:

- 40 square feet minimum gross collector area with Total Solar Resource Fraction \leq 75%



Radon Control Methods 2011 Oregon Residential Specialty Code, Appendix F

New habitable residential structures shall have radon gas mitigation. Indicate the method(s) of radon gas mitigation to be installed in the structure:

Crawl space construction:

- Mechanically ventilated (detailed on plans); or
- Passive sub-membrane depressurization; or
- Permanently open foundation ventilation per R408.1 and a blower-door building tightness test. Test results to be provided to the building inspector prior to final inspection approval.

Slab-on-grade or basement construction:

- Passive depressurization system, with 4" thick layer of gas-permeable aggregate below slab.

Set up 9/13/12

Renaissance
Woodward



CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.portlandonline.com/bds



**Application for New Single Family Residential Construction
(One or Two Units)**

9/26 @ 1:00

What type of home(s) are you building?

- Single family residence
- Duplex
- 2-unit rowhouse
- 2-unit townhouse
- Floating home
- Manufactured home on its own lot
- Detached accessory dwelling unit (ADU)
- Other: _____

If your project includes 3 or more structures built to the Oregon Residential Speciality Code or International Residential Code and are either located on a single tax lot or attached to each other, you will apply through the Batch Submittal and Review Process. Please contact Permitting Services at 503-823-7357 for more information.

Applicant Information

Company Name Urban Visions

Contact Person Kevin Partain

Mailing Address 223 NE 56th Ave

City Portland State Or Zip Code 97213

Office Phone 503-421-2967 Cell Phone _____ FAX _____

email kevinp@gorge.net

Lot Owner Name Delores Bonome Trust

Mailing Address 839 NE 90th Ave

City Portland State Or. Zip Code 97226

Contractor Name Renaissance Custom Homes CCB# 130449

Project Information

Tax account number: R <u>283274</u>		If you do not know the tax account number, call Multnomah County at 503-988-3326	
Cross streets: <u>SE Ash St & 60th Ave</u>		Tax lot number: <u>8400</u>	
Plat name/number <u>Taberdele</u>	Block/lot: <u>4 / Lot 1</u>	Qtr section #: <u>3036</u>	
Living area: <u>2,267</u> sq.ft.	Basement: _____ sq.ft.	Garage/carport: <u>374</u> sq.ft.	
Is there a detached garage/carport or other accessory structure being built?		<input checked="" type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Is there an existing house on the lot that will be demolished?		<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Land Use Review case numbers: <u>12-182058-PR</u>			
Plan designer/architect name: <u>Renaissance Homes</u>		Plan # <u>Woodward</u>	
Has BDS permitted this design previously? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Permit # <u>12-156702-RS</u>	
Do you plan on building the same house plan again? <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> not sure			
Is this a Master House Plan? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no MHP # _____			

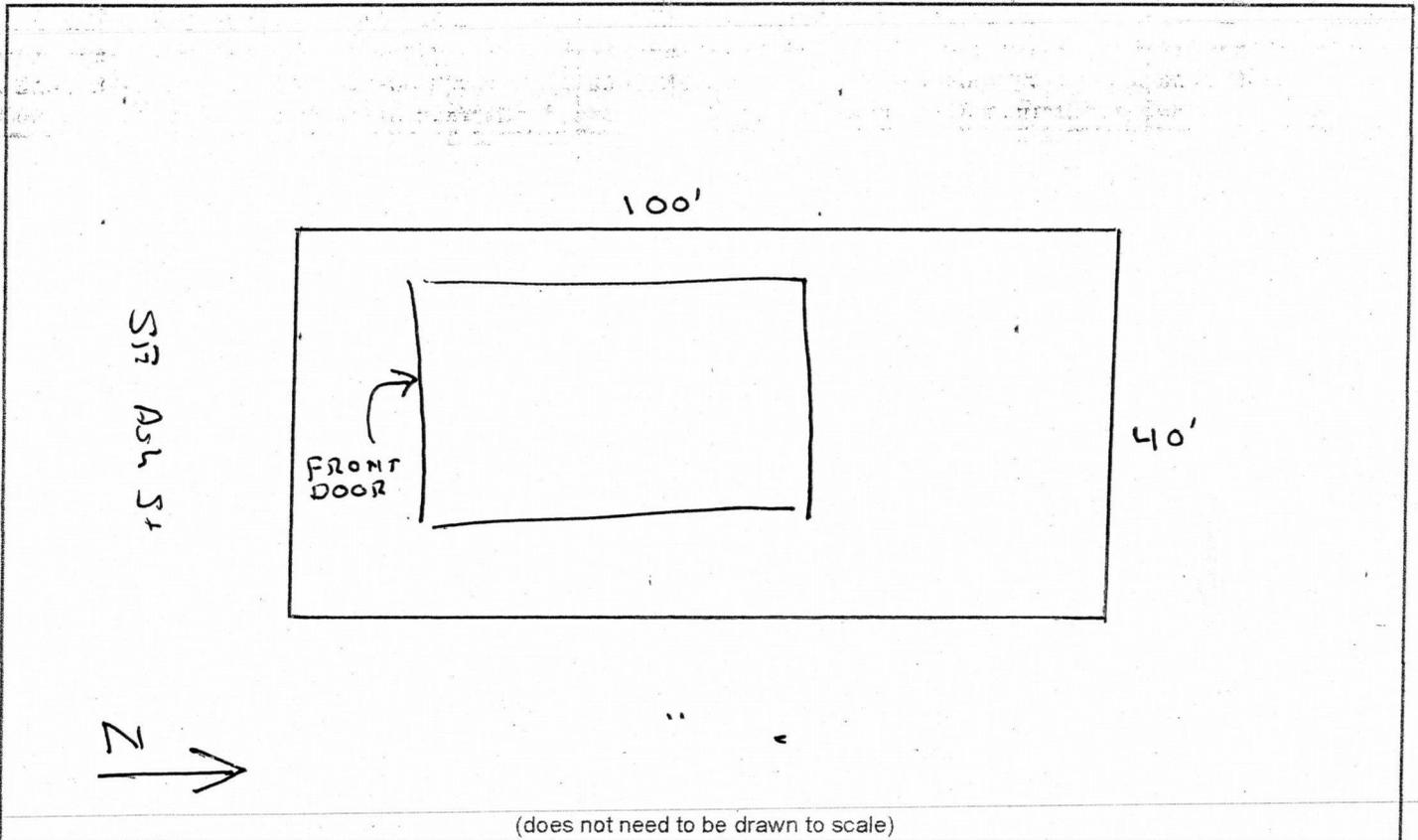
12-182164-RS

Application for New Single Family Residential Construction (One or Two Units)

In the box below, draw a diagram of your lot and all existing and proposed structures (including detached garages). This will be used to assign the street address for your project.

Indicate each of the following

- Lot dimensions
- Street locations and names for all streets adjoining your lot
- Front door entrance
- North arrow



Full legal description

If lot division is in progress, please provide the LUR or partition plat number and the parcel number

Tabor Dale, Blk 41, Lot 1 & 2



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandonline.com/bds



Simple Site Erosion Control Requirements Form

Project or Permit Number 12-182104

Project Address 512 Ash St

Name of Responsible Party (print) Bruce Howard

Day Phone 503-853-5045 FAX _____ email _____

Erosion control inspections are required and it is your responsibility to request these inspections.

Erosion control measures are required on this site. Because of the size and slope, a drawn plan is not required. Erosion Control Measures and inspections are required prior to beginning foundation excavation. This form may only be used for simple sites:

1. Flat (less than 10% slope before development)
2. More than 50 feet from a wetland or waterbody
3. Outside an environmental or greenway zone
4. Less than 10,000 sq. ft. of ground disturbance
5. Not a land division of 10,000 sq. ft. or more

This is an agreement that the applicant and/or responsible parties will use erosion control during this project as required. The applicant and/or responsible party must sign this form to comply with Section 10.40.020 of the Code. Details for the measures outlined below are located in the City of Portland Erosion Control Manual, available at either the Development Services Center or on our Web site at www.portlandonline.com/bds

	Minimum Erosion Control Requirements	Additional Requirements
1.	Temporary sediment control (silt fences, bio-liter bags or ber rolls, storm drain inlet protection).	Prevent the transport of sediment from the site (Manual Sections 2-2 and 4-2) Call for #200 inspection. These items must be provided even with undisturbed vegetative buffers as allowed by manual.
2.	Stabilize access points by installing a gravel construction entrance. Do not use rock or dirt ramps in the gutter, use a wood ramp if needed to get over curb.	Limit construction vehicle access, whenever possible, to one route. Stabilize access points. Provide street cleaning by sweeping or shoveling any sediment that may have been tracked out. Place sediment in a suitable disposal area where it will not erode again. (Manual Sections 2-2 and 4-1)
3.	Stabilize all soils, including stockpiles that are temporarily exposed. Use one or more of the temporary soil stabilization Best Management Practices (BMP's): temporary grasses, mulch applications, erosion blankets, plastic sheeting, plus dust control measures.	Soil Stabilization (Manual Sections 2-2 and 4-4)
4.	Maintain erosion controls identified in requirements 1 through 3 above according to specifications prescribed in manual.	Inspect and maintain required erosion and sediment controls to ensure continued performance of their intended function. (Manual Chapters 4 and 5)
5.	Comply with the necessary development activity controls, including controls for fuel spill control, waste removal, concrete waste management or painting preparation.	During construction, prevent the introduction of pollutants in addition to sediment into stormwater. (Manual Section 5)
6.	Use one or more of the following to permanently stabilize soils before final building inspection: Permanent vegetative cover, mulch applications or application of sod.	After construction but before project completion, permanently stabilize all exposed soils that have been disturbed during construction. (Manual Sections 4-4)
7.	Prevent sediment from entering all storm drains, including ditches, which receive runoff from the disturbed area	Remove temporary drain inlet protection measures after final site clean-up. Call for #210 inspection.
8.	Post signage on-site that identifies the City's Erosion Control complaint number	The sign will be provided upon approval of the pre-construction inspection. It must be maintained on-site until the final inspection.

You must request a preconstruction erosion control inspection prior to construction. Call 503-823-7000 and request a #200 inspection using your IVR number.

I agree to meet each requirement and use appropriate erosion control measures as outlined above to prevent erosion and sedimentation from leaving the site of project/permit number referenced. I understand that all inspections are still required, and that failure to install or maintain adequate measures may result in a re-inspection fees or additional fines. A permanent erosion control inspection #210 will be required prior to a final building inspection.

Signature of Responsible Party [Signature] Date 9-12-12

Property Owner or Owner's Agent _____