



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

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: 11851 SW 29th
City/State/ZIP: Portland Or 97219
Suite/bldg./apt. no.: _____ Project name: _____
Cross street/directions to job site:
STEPHENSON
Subdivision: _____ Lot no. _____ Tax map/parcel no. _____

Description of work

FAMILY ROOM / BDRM ADDITION

Reference RS / Combination Permit no. _____

Property owner **Tenant**

Name: THAMES NAW
Address: 11851 SW 29th
City/State/ZIP: Portland Or 97219
Phone: 503 307-7154 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: THAMES NAW Date: 12/14/12

Contractor

Business name: _____
Address: _____
City/State/ZIP: _____
Phone: _____ FAX: _____
CCB lic. no. _____
Authorized signature: _____
Print name: _____ Date: _____

Applicant **Contact Person**

Business name: _____
Contact name: _____
Address: _____
City/State/ZIP: _____
Phone: _____ FAX: _____
E-mail: _____
Authorized signature: _____
Print name: _____ Date: _____

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

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:	
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.

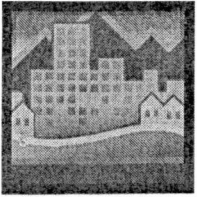
Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well 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.



City of Portland Development Services Center

1900 SW Fourth Avenue, Suite 1500 Portland, OR 97201
Telephone: (503) 823-7310



City of Portland
REVIEWED FOR CODE
COMPLIANCE
NOV 15 2012
Permit Number

GENERAL NOTES AND SUPPLEMENTAL INFORMATION 2011 OREGON RESIDENTIAL SPECIALTY CODE

Date : November 15, 2012

Permit number: 12-204773-000-00-RS

Project Address: 11851 SW 29TH AVE

Prescriptive wall bracing Engineered lateral design Retaining walls > 4' or surcharged

The following "General Notes and Supplemental Information" are now **part of your approved plans**.

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

FOUNDATION/UNDER-FLOOR/ATTIC

- R302.1** Prior to setback inspections, lot lines shall be clearly marked in the field for verification of the setbacks and fire separation distance between the lot lines and new construction.
- R109.1.1** Reinforcing steel and connectors to be embedded in concrete shall be in place and supported at time of foundation inspection.
- R317.1** All wood shall be pressure-preservative-treated or of natural resistance to decay where there is less than 18" clearance to ground under floor joists or 12" under girders, in direct contact with concrete, or exposed and supporting porches and decks.
- R502.6** Provide 3" of bearing at beam pockets and 1/2" air space at sides and ends.
- R401.3** Lots shall be graded to drain surface water away from exterior walls a minimum of 6" vertical in 10' horizontal.
- R403.1.5.1** Bottoms of foundation footings shall extend least 18" below finish grade; except foundations of freestanding accessory structures of light frame construction not more than 600 SF with an eave height not more than 10 feet, and decks not supported by a dwelling may extend not less than 12" below grade.
- | | <i>Number of floors</i> | <i>Wall Thickness</i> | <i>Footing Width</i> | <i>Footing Thickness</i> |
|-----------------|-------------------------|-----------------------|----------------------|--------------------------|
| R403.1.1 | 1 | 6" | 12" | 6" |
| R404.1.1 | 2 | 8" | 15" | 7" |
| R404.1.5 | 3 | 10" | 18" | 8" |
- R403.1.4** When the footing and stem wall are placed in separate concrete pours, one #4 vertical bar shall be placed @ 48" o.c. with each bar having a 6" hook in the footing and extending at least 14" into the stem wall.
- R403.1.4.1** Foundation stem walls shall be provided with a minimum of one #4 bar within 12 inches of the top of the wall and one #4 bar a minimum of 3" clear from the bottom of the footing. Monolithic foundations shall be permitted to have a minimum of two #4 bars placed in the footing.
- R403.1.7** A grounding electrode system shall be installed in foundations: one #4 horizontal bar not less than 3" from the bottom of the footing and not less than 20' long, one #4 vertical bar stubbed up at least 12" above the floor plate with a minimum 12" splice to the horizontal bar.
- R403.1.8** Foundation anchor bolts shall be not less than 1/2" diameter bolts embedded at least 7" into concrete, or masonry, spaced 6'-0" on center maximum, with at least two bolts per plate and within 12" of ends and corners. 1/4" X 3" X 3" washers are required at all anchor bolts the full length of all required braced wall lines
- R602.11.1** Foundation wall shall extend at least 6" above grade.
- R404.1.6** Drains shall be provided around all foundations enclosing habitable or usable space below grade.
- R405.1** Waterproofing is required on the outside surface of below-grade foundation walls enclosing interior space.
- R406.2** Columns shall be anchored at the bottom, except columns less than 48" in height within underfloor areas enclosed by a continuous foundation.
- R407.3** Provide foundation vents at a rate of 1 SF vent area per 150 SF of crawl area within 3' of each corner, and on at least 3 sides.
- R408.1** An 18" x 24" access opening is required to all under-floor spaces.
- R408.3** The underside of floor assemblies shall have 1/2" gypsum wallboard or 5/8" wood structural panel except over a crawl space not used for storage or fuel-fired equipment, or when supported by 2X10 or greater floor joists.
- R501.3** Enclosed attics and rafter spaces shall have vent openings to the exterior with a total net free area of 1 unit per 300 units of attic area with at least 50% but not more than 80% of vents at least 3 feet above the eave and the remaining at the eave. Minimum 1-inch airspace shall be provided between insulation and roof sheathing.
- R806.1** 22" x 30" minimum attic access is required to all attic areas > 30 SF and with 30" or more clear height.
- R807.1**

Appendix F

All new buildings shall have radon gas mitigation by one of the following methods:

Crawl space: 1. Mechanically ventilated; or 2. Passive sub-membrane depressurization; or 3. Permanently open foundation ventilation per R408.1 and a blower-door building tightness test.

Slab-on-grade: Passive depressurization system with 4" gas-permeable layer of aggregate under slab. A 6-mil polyethylene membrane shall be installed over under-slab aggregate or crawl space soil, lapped 12" and closely fit around penetrations.

A minimum 3" diameter vent pipe for depressurization with a plumbing tee shall be installed beneath the membrane and extend up through the building floors and terminate at least 12" above the roof, 10' away from openings less than 2' below termination.

Potential radon entry routes into the building shall be properly sealed.

An electrical box with power shall be installed in the attic for potential future installation of a fan for active depressurization where passive depressurization is installed.

FRAMING

- R302.11 Fireblocking shall be installed in concealed spaces of wood construction: in walls at ceiling and floor levels, and not more than 10' horizontally; at intersections between vertical and horizontal spaces such as at dropped ceilings and soffits; between stair stringers at top and bottom of stair runs. Fireblocking shall consist of 2" nominal lumber, 1/2" gypsum board, mineral wool or glass fiber securely retained, or other approved material.
- R302.12 Draftstopping shall be installed in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 sq. ft.
- R317.3 Fasteners and connectors in contact with preservative-treated wood shall be hot dipped galvanized steel or equivalent.
- R502.8.1 Notches in sawn lumber joists, rafters and beams shall not exceed 1/6 member's depth, not longer than 1/3 member's depth, and not located in the middle 1/3 of the member's span. Notches at ends shall not exceed 1/4 the member's depth. Tension side of members greater than 4" nominal thickness shall not be notched except at the ends.
Hole diameters shall not exceed 1/3 member's depth, and not be closer than 2" to the top or bottom, or to any other hole or notch.
- R502.8.2 Cuts, notches or holes are not permitted in engineered wood products, except where permitted by the product manufacturer or where designed by a registered design professional.
- R602.6.1 Top plates of bearing walls notched or drilled more than 50 percent of their width shall have a minimum 16 gauge, 1-1/2" wide galvanized strap installed at the opening. Straps shall extend 6" minimum past the opening with 8 10d nails each side.
- R802.10.1 Engineered trusses design drawings shall be submitted for review and approval prior to erection. Trusses shall be braced.
- R802.11 Tie-downs shall be installed to provide a continuous load path from the truss to the foundation.

GARAGES

- R302.5.1.1 Provide a 1-3/8" minimum solid core door, a 20-minute fire rated door or a solid or honeycomb steel door not less than 1-3/8" thick between garage and residence.
- R302.5.2 Ducts penetrating the wall or ceiling separating the dwelling from the garage shall be of not less than 26 gauge steel, with no duct openings in the garage.
- R302.11 #4 These penetrations shall be protected by filling the opening around the penetration item with approved material to resist the free passage of flame and products of combustion
- R302.6 The garage shall be separated from the residence and attic by minimum 1/2" gypsum board. 5/8" Type X gypsum board is required at ceilings when habitable space is located above the garage. Supporting walls and structural elements shall be a minimum of 1/2" gypsum board.
- M1307.2 Seismic anchorage of water heaters is required.
- M1307.3
- M1307.3.1
- Appliances in a garage that generate a glow, spark or flame shall be located at least 18" above the floor.
 - Furnaces or water heaters in a garage shall be protected from vehicle impact by 2" diameter steel post embedded 12" deep in 6" diameter hole, concrete filled, extending 36" above garage floor.

DWELLING UNIT

R303.1	All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of the room, or shall have permanent artificial illumination providing 6 footcandles average 30 inches above the floor. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.
R303.3	• Rooms with bathing facilities shall have a mechanical ventilation system designed to exhaust a minimum of 80 cfm intermittent or 20 cfm continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control. 4" dia. ducts must be smooth and no more than 20' long with 3 elbows. Natural ventilation is okay for bathrooms without bathing facilities.
M1507.2	
M1507.4	
M1503.4	• Kitchen cooking appliances shall be equipped with ducted range hoods, down-draft system or wall- or ceiling-mounted fans designed to exhaust a minimum of 150 cfm intermittent or 25 cfm continuous.
M1503.1	• All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space.
M1502.3	
M1502.7	• Clothes dryer exhaust duct terminations shall be located at the building exterior and shall have a backdraft damper.
R308.4	• Clothes dryer installed in closets shall have a makeup air opening not less than 100 sq. in.
R308.4	Safety glazing shall be provided at hazardous locations such as: <ul style="list-style-type: none">• Tub or shower enclosures where the glazing is less than 60" above any standing surface or the drain.• Within 24" of a door and less than 60" above the floor.• Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor.• Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface.• Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.
R310	All basements and each sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall have a net clear opening of 5.7 square feet (5 for grade floor windows). Minimum clear opening height 24"; width 20". Sill height above finished floor is 44" max
R612.2	Windows more than 72" above exterior grade or surface below and less than 24" above the floor of the room shall not allow passage of a 4" sphere through the window opening or fall prevention device. The minimum net clear opening size of required egress windows shall not be reduced.
R311.4.3	There shall be a floor or landing, not more than 1.5 inches lower than the top of the threshold, on each side of the required exit door, except an exterior landing may be not more than 8" below the top of the threshold where the door does not swing over the landing (except exterior storm or screen doors.) Landings shall be at least as wide as the door and shall be at least 36" long measured in the direction of travel.
E35-210.12	Arc-Fault Circuit Interrupter circuits are required in all sleeping areas. When existing wall covering is left in place and the wiring is "fished" in the wall, an AFCI circuit breaker is not required.
R313	Smoke alarms with battery backup that are interconnected and connected to the house wiring are required in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story including basements. Ionization alarms are not allowed near kitchens, bathrooms with tubs/showers, and HVAC supply registers. Photoelectric alarms are suitable for all locations.
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.
P411.7	Showers shall have a clear area measured at the top of the threshold not less than 1,024 square inches and 30" diameter circle. The clear opening width at shower doors shall be at least 22".
P411.6	
R703.1.1	The exterior wall envelope shall be installed in a manner to allow water that enters the assembly to drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier, a minimum 1/8" space between the water-resistive barrier and the exterior veneer, and integrated flashings. The 1/8" space is not required where the exterior veneer or water-resistive barrier complies with ASTM E2273, or the drawings include details of window sill pan flashing which drains through the veneer to the exterior surface.
	delete this row

STAIRS & GUARDRAILS

R303.6	All exterior and interior stairways are to be provided with illumination. Interior stairs shall have light located in the immediate vicinity of each landing and controlled at the top and bottom of the stairway. Exterior stairways shall have light located in the immediate vicinity of the top landings and controlled from inside.
R302.7	Walls and soffits of enclosed accessible space under stairs shall be protected with 1/2" gypsum board
R311.7	Stairs must comply with the following dimensions: <ul style="list-style-type: none">• 36" minimum width.• 6'-8" minimum headroom height measured vertically from the plane of the nosings of the treads.• Minimum 4" to maximum 8" riser height and a minimum 9" tread depth, with 3/8" maximum variation between the smallest and largest treads and risers.

- R311.7.7 • Stairways with 4 or more risers shall have a handrail on one side that is not less than 30" and not more than 38" above the tread nosing, is continuous for the full length of the flight, and is returned to a wall or terminated at a newel post.
- R311.7.7.3 • Type I handrails shall be circular with an outside diameter not less than 1-1/4" and not more than 2".
• Type II handrails shall be at least 1-1/4" and not more than 2-3/4" wide, with finger recesses on both sides of the rail starting not more than 3/4" below the top of the rail and at least 5/16" deep.
- R312 Floor surfaces, ramps, balconies or porches located more than 30" above the adjacent floor or grade shall have guards not less than 36" in height. Open sides of stairs more than 30" above the floor or grade below shall have guards at least 34" in height measured vertically from the tread nosing. Guards shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through, except at the open sides of stairs where the intermediate rails may be spaced such that a sphere 5" in diameter cannot pass through.
- R301.5 Stair handrail and newel posts shall extend the full depth of, and be anchored to, the floor structure.

ENERGY EFFICIENCY

- N1107.2 50% of the permanently installed lighting fixtures shall have high-efficiency lamps. Screw-in compact fluorescent lamps are ok.
- Table N1101.1(1) Prescriptive Envelope Requirements: Above grade wall: R-21; Below grade wall: R-15; Flat ceiling: R-38; Vaulted ceiling: R-30 (max. 50% of heated floor area); Under-floor: R-30; Slab-edge perimeter: R-15; Heated slab R-10; Windows U= 0.35; Skylights: U-0.60 (max. 2% of floor area); Exterior door, max. 28 sf, U=0.54 or less, other exterior doors U=0.20; Forced air ducts: R-8.

Table N1101.1(2) New heated buildings and additions more than 600 SF or more than 40% of the original heated floor area shall have at least two of the Additional Measures in the structure, one from Envelope and one from Conservation:

Envelope Enhancement Measure (select one):

- | | |
|--|--|
| <input type="checkbox"/> 1. High efficiency walls and windows | <input type="checkbox"/> 2. High efficiency envelope |
| <input type="checkbox"/> 3. High efficiency ceiling, windows & duct sealing | <input type="checkbox"/> 4. High efficiency thermal envelope UA |
| <input type="checkbox"/> 5. Building tightness testing, ventilation & duct sealing | <input type="checkbox"/> 6. Ducted HVAC systems within conditioned space |

Conservation Measure (select one):

- | | |
|---|--|
| <input type="checkbox"/> A. High efficiency HVAC system | <input type="checkbox"/> B. Ducted HVAC systems within conditioned space (cannot be used if measure 6 is used) |
| <input type="checkbox"/> C. Ductless heat pump | <input type="checkbox"/> D. High efficiency water heating & lighting |
| <input type="checkbox"/> E. Energy management device & duct sealing | <input type="checkbox"/> F. Solar photovoltaic |
| <input type="checkbox"/> G. Solar water heating | |