Structural Checksheet Response

Permit #: 13-102830-000-00-RS **Date:** 3-6-13

Customer name and phone number: Jared Fischer 503-329-1242

Note: *Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write* **customer** *in the last column.*

#	Description of changes, revisions, additions, etc.	Checksheet and item #
3	Calculation for 2FJ1 has been revised/attached. Plan callout is correct.	Checksheet Item #3
8	Channel callout has been added/revised on plan and is attached.	Checksheet Item #8

(for office use only)

LISA B. STR

City of Portland, Oregon
Bureau of Development Services
Plan Review / Permitting Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7310
Fax: (503) 823-4172
TTY: (503) 823-6868
www.portlandoregon.gov/bds

BDS Checksheet Response

Permit #: 13-102830-RS **Date:** 2/27/15

Customer name and phone number: JEFF LUSIN 503-226-3617

Note: Check which review you are responding to. Please provide specific information concerning the changes you have made in response to the checksheet. Note the checksheet item number. Describe the change, revision, or correction. Identify the location on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checksheet, write **"Applicant"** in the column labeled "Checksheet item number."*

☐ **Planning**	☐ **Structural**	☐ **PDOT**	☐ **Fire**	☐ **Plumbing**
☐ **Life Safety**	☐ **BES Pollution Prevention**	☐ **BES**	☐ **Water**	☒ **Site Dev.**
☐ **Electrical**	☐ **Urban Forestry**	☐ **Addressing**	☐ **Parks & Recreation**	

Please use this sheet to submit your response to only one of the above review groups. If you need to respond to more than one review group, you will need a separate Checksheet Response Form for each group.

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
1	SEE SOILS REPORT ATTACHED	SOILS REPORT

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LISA B

Structural Checksheet Response

Permit #: 13-102830-000-00-RS **Date:** __2-14-13_____

Customer name and phone number: __Logan Miller (503)6418311_____

Note: *Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write* **customer** *in the last column.*

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	Completed Special Inspection Form is attached	Structural Checksheet Item #1
2	Noted	Structural Checksheet Item #2
3	Some joists were over-designed, see attached Calculation Addendum. 2FB4 appears to be the correct calc.	Structural Checksheet Item #3
4	Wind direction has been corrected, see attached Calculation Addendum. This did not have any effect on lateral design	Structural Checksheet Item #4
5	This shearwall is a 2-story balloon framed wall, a note has been added to the attached Rev 1 plans to reference the plan below for shearwall requirements.	Structural Checksheet Item #5
6	Drag member and strap notes have been added to the attached Rev 1 plans	Structural Checksheet Item #6
7	Note 25 does not reference a roof diaphragm, it is for the floor diaphragm	Structural Checksheet Item #7
8	Stringer connection has been added to the attached Rev 1 plans	Structural Checksheet Item #8
9	Calcs have been provided for the canopy, see attached Calculation Addendum	Structural Checksheet Item #9

(for office use only)

GAIL K

Life Safety Checksheet Response

Permit #: 13-102830-000-00-RS **Date:** 2-14-13

Customer name and phone number: JEFF LUSIN 503.226.3617

Note: In the spaces below, please provide specific information concerning the changes that you have made in response to the checksheet. Note the checksheet item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checksheet, write* ***"Applicant"*** *in the column labeled "Checksheet item number."*

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
ok 3/11/2013 ok	SEE REVISED DETAIL TO SHOW CORRECTED NOSING TO 1" WHICH IS LESS THAN 1¼".	3/A1.1
2 ok	SEE INCLUDED DETAILS FOR INTERIOR STAIRS.	A.15, 17, 21 / A9.1
3 ok	SEE REVISED NOTE #1.	A2.4
4 ok	SEE ADDED NOTE #10	A2.4
5 ok	SEE WINDOW AND DOOR SCHEDULE FOR LOCATIONS OF SAFETY GLASS	A6.1 + A6.2
6 ok	WINDOW SCHEDULE IS NOTED FOR U-.30 NOTE #7 AS WELL AS LIGHTING NOTE ADDED FOR 65% OF LIGHTS TO BE HIGH-EFFICIENCY	A6.2 / A2.4
7 ok	PER DESCRIPTION OF FALL PROTECTION FOR WINDOWS ALL OPERABLE WINDOWS ARE ABOVE 24 IN. FROM FINISHED FLOOR, SEE EXTERIOR ELEVATIONS.	A3.1 / A3.2
8 ok	ALL WOOD FRAMED WALLS AND CEILING WILL HAVE 5/8" TYPE X GYPSUM FACING THE GARAGE. THE OTHER WALLTYPE IS A NON COMBUSTIBLE CONCRETE.	A6.1 A2.1

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Plan Bin Location: 30 RS 1/23 @ 12:15PM

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CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

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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)	1
Furnace/burner including ductwork/vent/liner	2
Heat pump (site plan required)	Ø
Air handling unit	Ø
Hydronic hot water system	Ø
Residential boiler (radiator or hydronic)	Ø
Unit heaters (fuel type, not electric): in-wall, in-duct, suspended, etc.	Ø
Vent for appliance other than furnace	Ø
Gas fireplace	Ø
Flue vent for water heater or gas fireplace	2
Wood/pellet stove	Ø
Chimney/liner/flue/vent	Ø
Range hood/other kitchen equipment	2
Clothes dryer exhaust	1
Single duct exhaust fans (bathrooms, toilet compartments, utility rooms)	6
Attic/crawl space fans	Ø
Other:_____	
Gas Fuel Piping: indicate number of outlets	
Furnace	2
Wall/suspended/unit heater	Ø
Water heater/boiler	2
Fireplace	Ø
Range	1
Barbecue	1
Clothes dryer	1
Other:	

Plumbing Fixture	Quantity
Bathrooms (full or partial)	2.5
Kitchens*	1
Laundry/utility sinks*	1
Bar sinks	Ø
Water heaters/boilers*	2
Clothes washers*	1
Rain drain: # of feet around perimeter of house	1800'
Sanitary sewer: # of feet from house to property line	26'
Storm sewer: # of feet from house to property line or disposal system	26'
Water line: # of feet from house to property line	26'
Fire sprinklers: # of sq. ft. of house to be sprinklered (include basement, exclude garage)	Ø
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)	4124
Additional circuits for detached garage	Ø
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)	☒ yes ☐ no
Temporary electrical service	☒ yes ☐ no
Other:	

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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 one of the following:**
  - ☐ 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 on 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 ≤ 75%

☐ **G Solar water heating:**

- ☐ 40 square feet minimum gross collector area with Total Solar Resource Fraction ≤ 75%

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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.

Print Form

CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

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Simple Site Erosion Control Requirements Form

Project or Permit Number 1239

Project Address 1930 SE 20TH AVE, PORTLAND, OR 97214

Name of Responsible Party (print) JEFFREY LUSIN

Day Phone 503.226.3617 **FAX** 503 226.3715 **email** JLUSIN@SEALLP.COM

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-filter bags or fiber 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
Property Owner or Owner's Agent Jeff Lusin Date 1.8.13