



# 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: 1422 SE MARION ST.

City/State/ZIP: PORTLAND OR 97202

Suite/bldg./apt. no.:      Project name:

Cross street/directions to job site:

Subdivision:      Lot no.      Tax map/parcel no.

**Description of work**

ADU above the existing garage to be built

Provide RS Permit no.

**Property owner**       **Tenant**

Name: ELI CAUDILL      E-mail:

Address: 1422 SE MARION ST

City/State/ZIP: PORTLAND OR 97202

Phone: (503) 888-0902      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: *Eli Caudill*      Date: 6/6/13

**Contractor**

Business name: PACE CONSTRUCTION LLC      E-mail:

Address: 5022 NE GOING ST

City/State/ZIP: PORTLAND OR 97218

Phone: (831) 277-0794      FAX:

CCB lic. no. 180226

Authorized signature: *Chris Guillet*

Print name: CHRIS GUILLET      Date: 06/06/13

**Applicant**       **Contact Person**

Business name: PACE CONSTRUCTION, LLC

Contact name: CHRIS GUILLET

Address: 5022 NE GOING ST.

City/State/ZIP: PORTLAND OR 97218

Phone: 831 277 0794      FAX:

E-mail:

Authorized signature: *Chris Guillet*

Print name: CHRIS GUILLET      Date: 06/06/13

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: **X25,000**

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.

**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. \_\_\_\_\_ (initials)

**Building Permit Fees\***

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

**Residential Combo permit subcontractor submittals only can be faxed to 503-823-7693 or e-mailed to BDSCombInspSec@portlandoregon.gov.**

LOCATION:

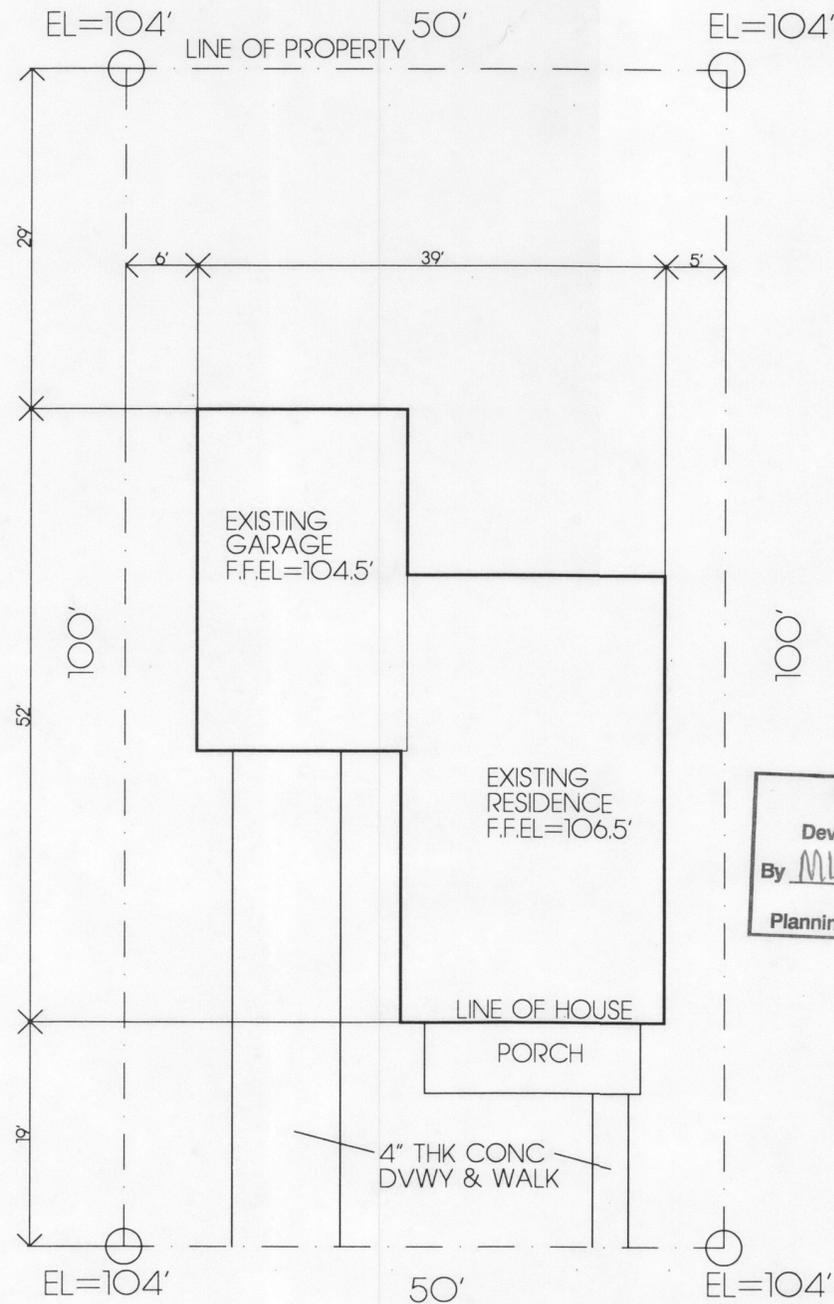
1422 SE MARION ST, PORTLAND  
PROPERTY ID: R261311

SCOPE OF WORK:

ADD DORMER TO REAR OF EXISTING GARAGE.  
ADD KITCHEN AND BATHROOM INTO DORMER.  
REMAINDER OF GARAGE AND SPACE TO BE  
UNTOUCHED.

FOOTPRINT TO REMAIN UNCHANGED.

EXISTING HOUSE: 1676SF  
NEW SQUARE FOOTAGE: 1408SF  
AS A PERCENTAGE: 140/1676 = 8% INCREASE  
NO ENERGY COMPLIANCE NECESSARY PER N1101.3.2

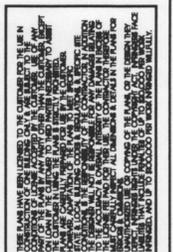


City of Portland  
Bureau of  
Development Services  
By MLW Date 6/6/13  
Approved by  
Planning and Zoning Review

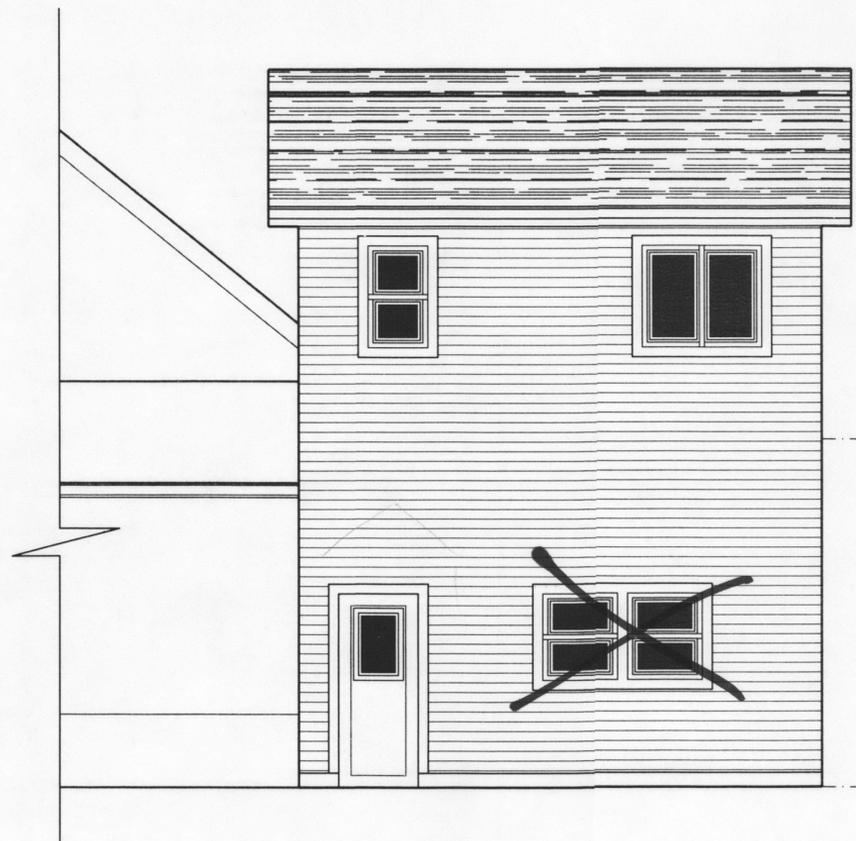
15-164881RS  
SCALE: 1" = 10'

SE MARION ST

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NAME ELI ADU  
SHEET SITE PLAN  
DATE 4/8/13  
SHEET\* **P**



NEW REAR ELEVATION

SCALE: 1/4" = 1'-0"



NEW LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS

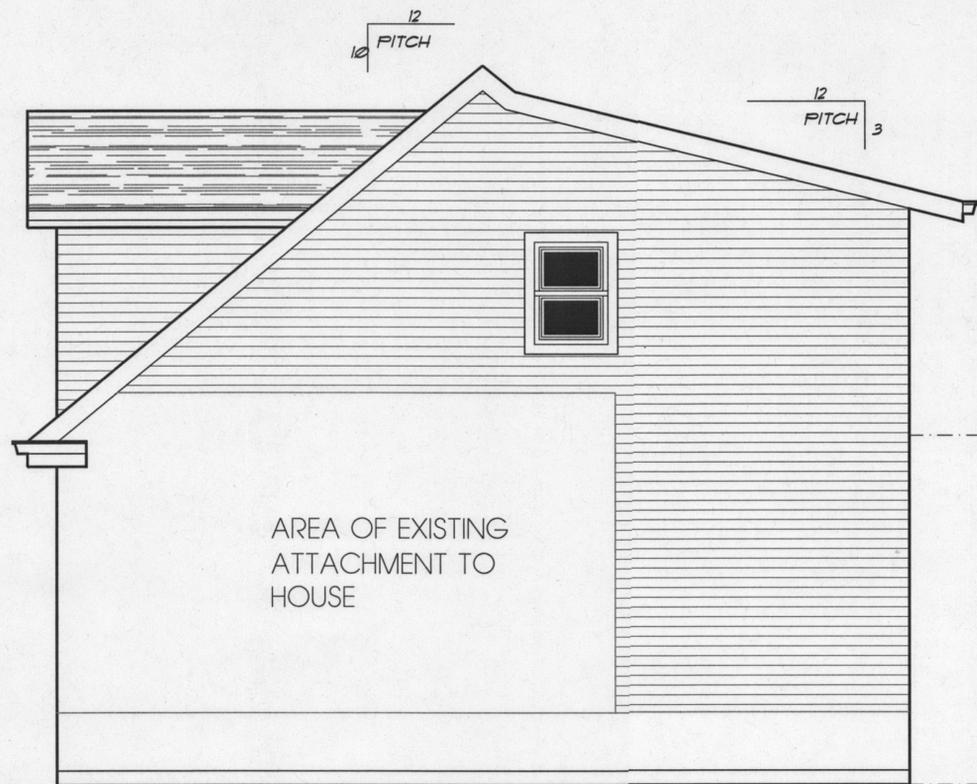
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 SHEET ELEV2  
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 SHEET\* 1



NEW LEFT ELEVATION

SCALE: 1/4" = 1'-0"

THROUGH HOUSE



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOT AFFECTED

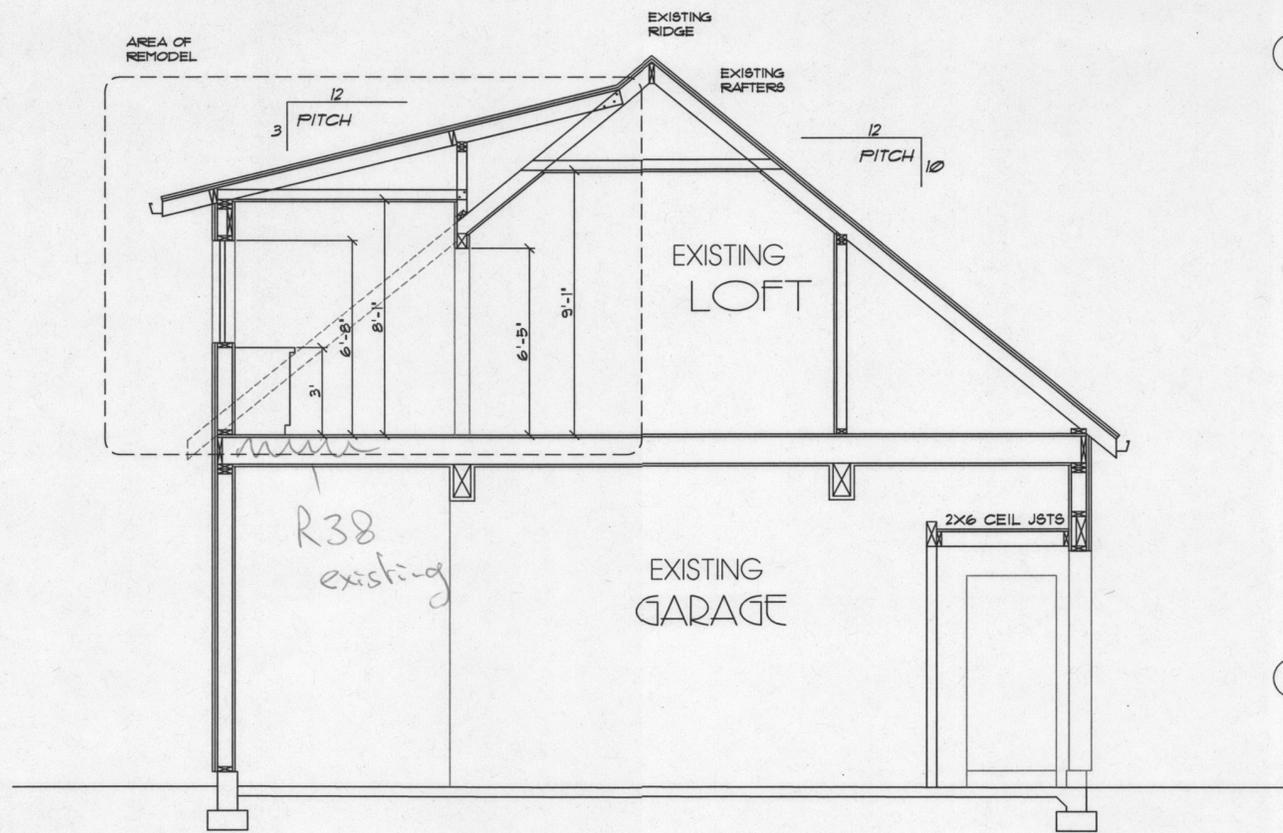
ELEVATIONS

SCALE: 1/4" = 1'-0"

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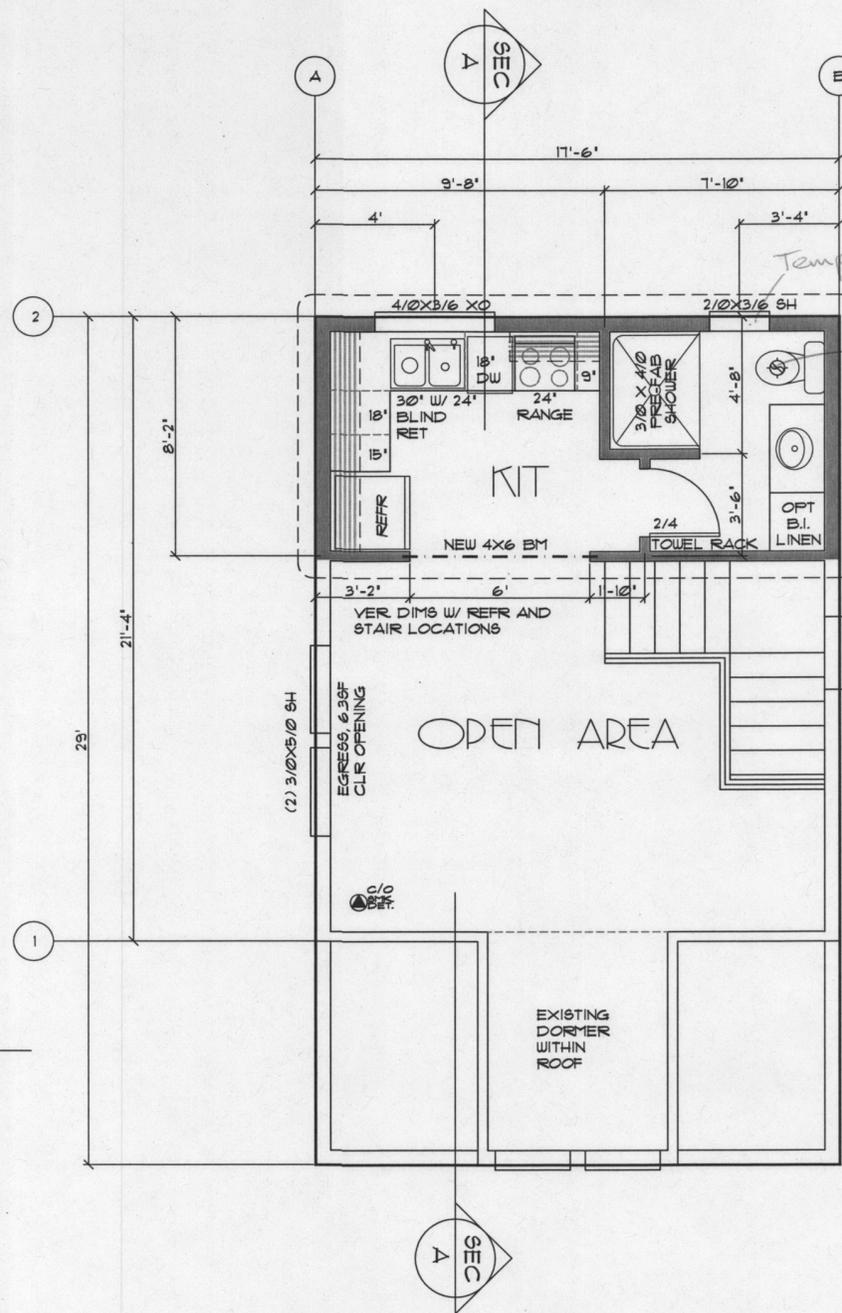
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 DATE 6/10/13  
 SHEET\* 1.2



SECTION A A

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

Tempered glass  
 exhaust  
 80 cfm min.  
 w/timer or  
 dehumidstat.

PLAN / SECTION

SCALE: 1/4" = 1'-0"

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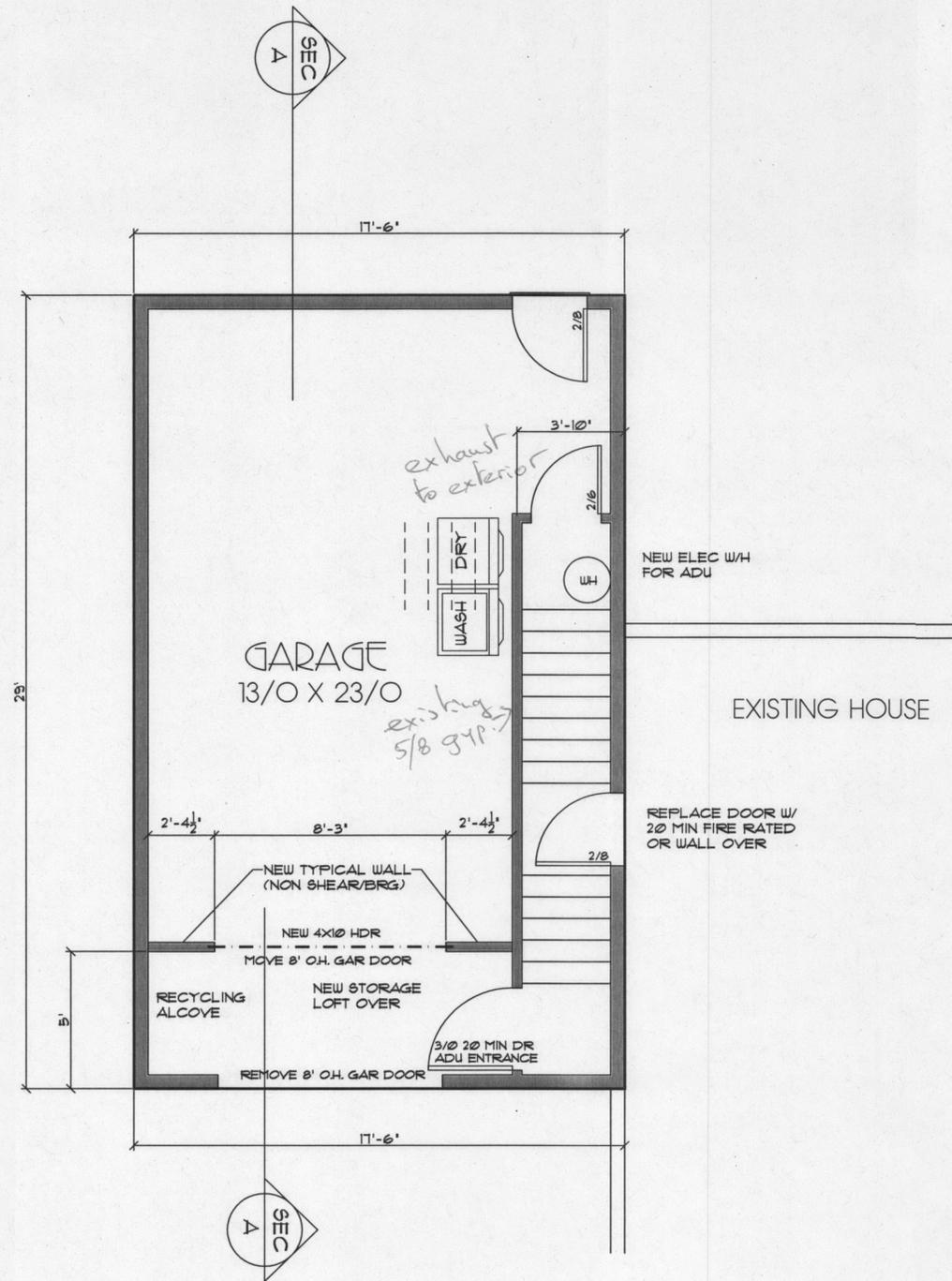
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MAIN / FLOOR PLAN

SCALE: 1/4" = 1'-0"



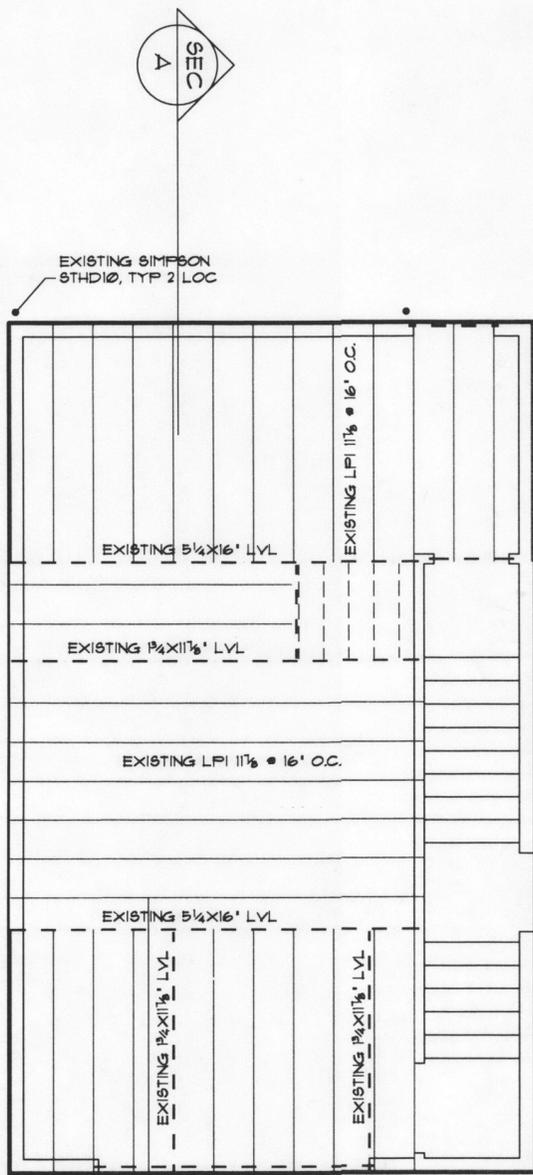
EXISTING MAIN FLOOR

SCALE: 1/4" = 1'-0"

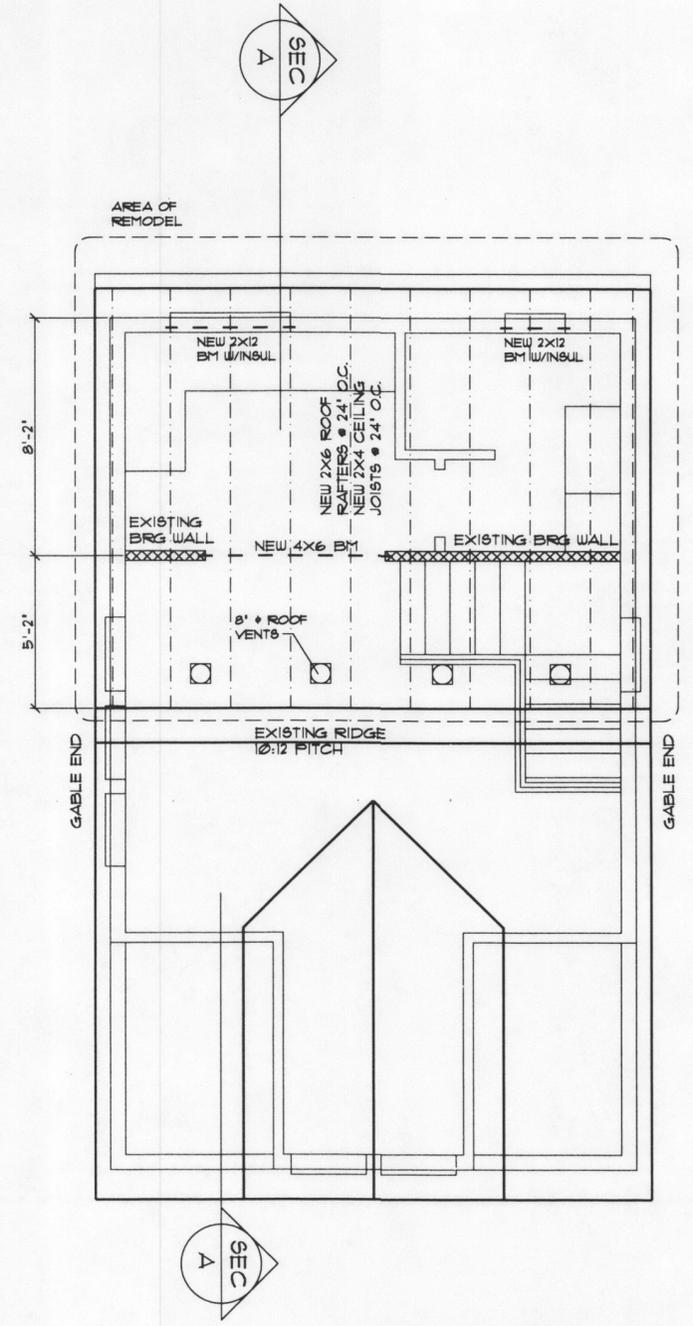
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CEILING FRAMING  
SCALE: 1/4" = 1'-0"

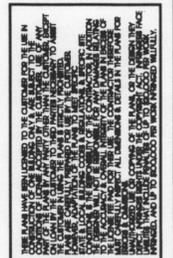


ROOF PLAN  
SCALE: 1/4" = 1'-0"

NEW RAFTERS TO BE SISTER NAILED TO EXISTING RAFTERS

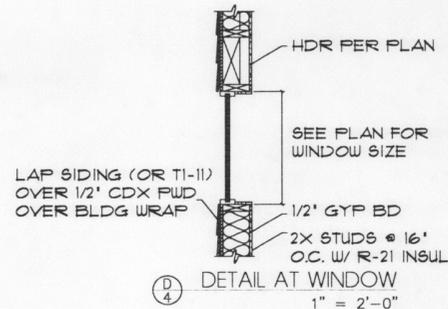
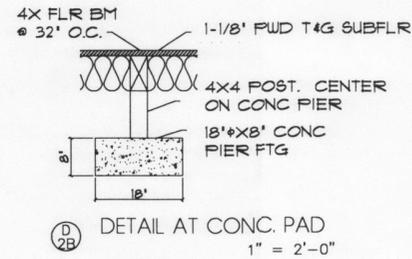
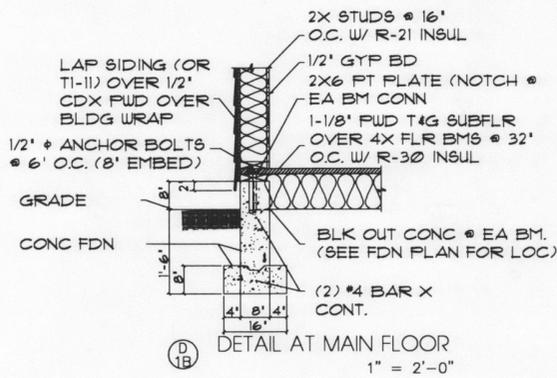
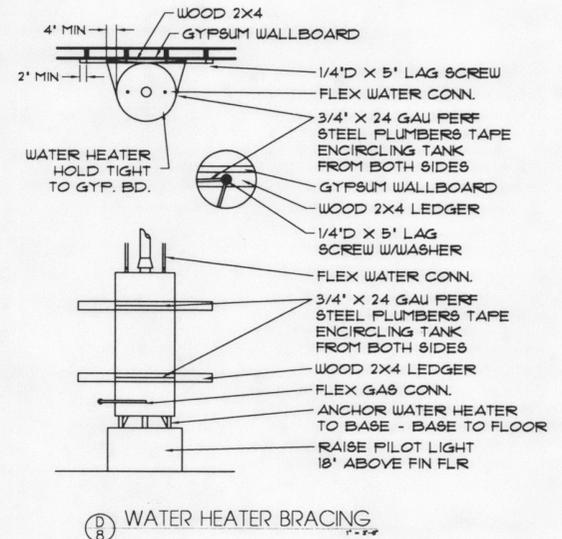
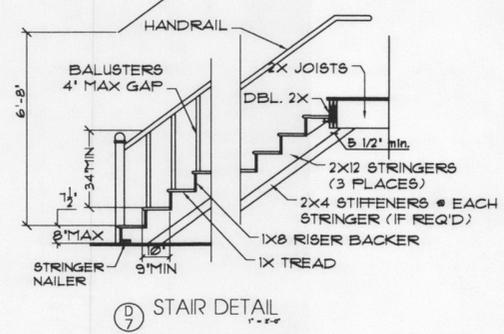
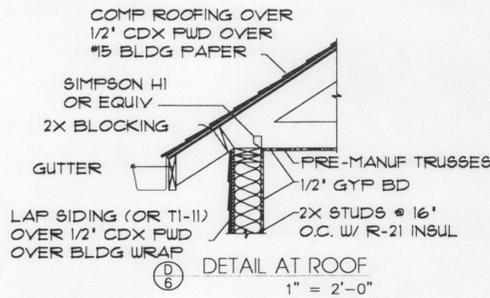
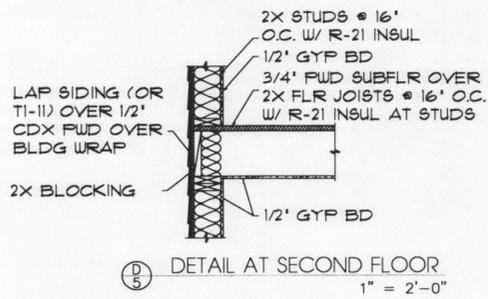
CEILING / ROOF PLANS

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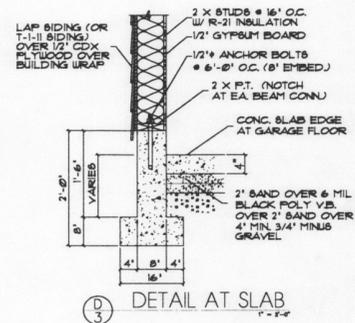
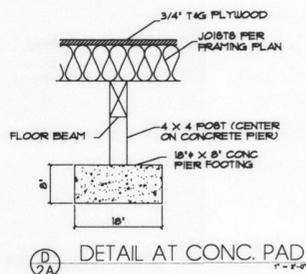
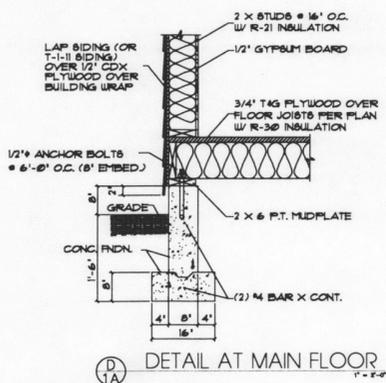


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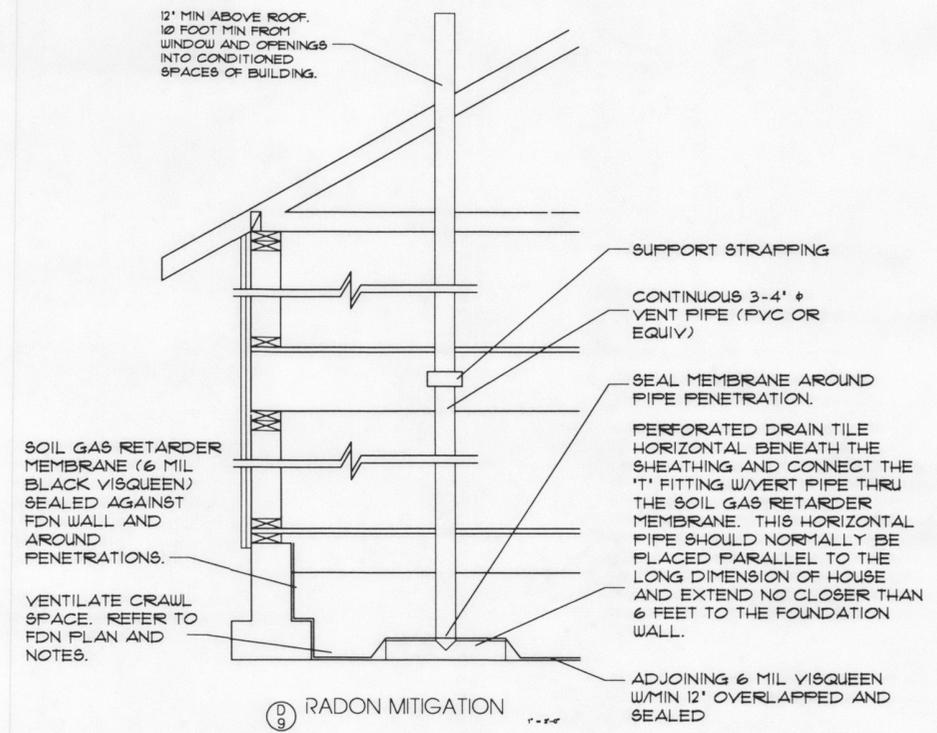
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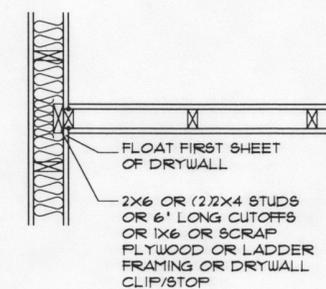
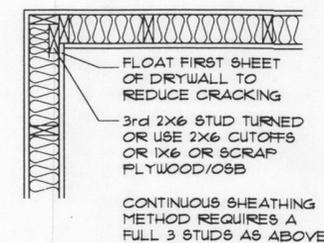
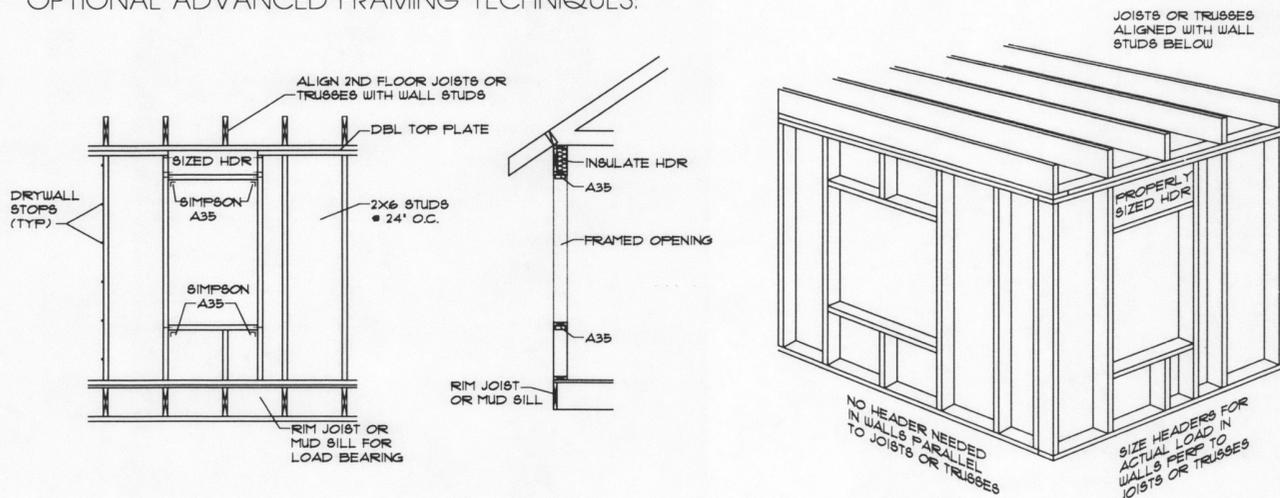
POST & BEAM FLOOR DETAILS



JOISTED FLOOR DETAILS



OPTIONAL ADVANCED FRAMING TECHNIQUES:



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## GENERAL NOTES

### 1. DESIGN LOADS:

ROOF	25 PSF (LIVE LOAD)
FLOOR	40 PSF
STAIRS	100 PSF
GARAGE FLOOR	50 PSF
DECKS	60 PSF

### 2. INSULATION:

- A) CEILINGS (VAULTED) R-30
- B) CEILINGS (FLAT) R-38
- C) WALLS R-21
- D) FLOOR (OVER UNHEATED AREA) R-30

THE ABOVE VALUES ARE MINIMUM AND MAY BE INCREASED IF DESIRED, ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DESTINY RATING OF LESS THAN 450. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

### 3. WINDOWS:

- A) EACH BEDROOM TO HAVE A MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20", A MIN. HEIGHT OF 22" AND A SILL LESS THAN 44" ABOVE FIN. FLR.
- B) ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED. U=0.32
- C) ALL WINDOWS WITHIN 18' OF THE FLOOR AND WITHIN 12' OF ANY DOOR TO BE TEMPERED.
- 4. ALL ELECTRICAL OUTLETS IN GARAGES, BATHROOMS, AND KITCHENS TO BE G.F.I. PER ELECTRICAL CODE STANDARDS.
- 5. ALL BATHROOMS AND UTILITY ROOMS TO BE PROVIDED WITH A FAN VENTED TO THE OUTSIDE, WITH A MIN. OF 5 AIR CHANGES PER HOUR. THIS ALSO INCLUDES RANGE HOODS.

## FRAMING NOTES

### 1. LUMBER SPECIES:

- A) POSTS, BEAMS, HEADERS, RAFTERS, AND JOISTS - NO. 2 DFL.
- B) STUDS - STUD GRADE DFL.
- C) SILLS, PLATES, BLOCKING, BRIDGING, ETC. - NO. 3 DFL.
- D) POST AND BEAM DECKING TO BE UTILITY GRADE DFL.
- E) SHEATHING - 1/2" CDX PWD 32/16 OR 1/16" O.S.B.  
NAILING: 8d 6" O.C. EDGES, 12" O.C. FIELD
- 2. ALL EXTERIOR HEADERS LESS THAN 5'-0" ARE TO BE 4 X 8. ALL HEADERS 5'-0" TO 8'-0" ARE TO BE 4 X 12. GARAGE HEADER TO BE 4 X 12. HEADERS MAY ALSO BE DESIGNED.

- 3. PROVIDE DOUBLE JOIST UNDER ALL PARTITION WALLS ABOVE RUNNING PARALLEL TO JOIST.
- 4. ATTIC ACCESS MUST BE 22" x 30" MIN. WITH 30" OF HEADROOM DIRECTLY ABOVE OPENING. ATTIC VENTS TO BE A MIN. OF 1/600 OF ATTIC AREA, 1/2 TO BE ROOF VENT OTHERS TO BE EAVE VENTS. EAVE VENTS TO BE COVERED WITH MIN. 1/4" CORROSION PROOF WIRE MESH.
- 5. ALL EXTERIOR POST AND BEAMS WILL BE PROVIDED WITH APPROVED PAINTED STEEL ANCHORS AND/OR CONNECTORS.
- 6. ALL STAIRS SHALL BE FURNISHED WITH RAILINGS OR BARRIERS WHICH ARE CONSTRUCTED SO THAT A 4" Ø OBJECT CAN NOT PASS THROUGH AND ARE TO BE A MIN. OF 34" HIGH (36" AT LANDINGS). ALL DECKS 30" ABOVE GRADE MUST ALSO MEET THESE REQUIREMENTS.

## FOUNDATION NOTES

- 1. EXCAVATE TO PROVIDE A MIN. OF 18" BEAM TO GRADE CLEARANCE.
- 2. FOOTINGS ARE TO BE ON ONLY UNDISTURBED SOIL.
- 3. ANY FILL UNDER SLABS TO BE A MIN. OF 4" GRANULAR FILL COMPACTED TO A MIN. OF 95%.
- 4. CONCRETE TO MEET FOLLOWING SPECS.:
  - A) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO EXTERIOR (2500 PSI)
  - B) INTERIOR SLABS ON GRADE (2500 PSI)
  - C) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO INTERIOR (3000 PSI)
  - D) PORCHES, STEPS, AND GRADE SLABS (3500 PSI)
- 5. CONCRETE SLABS TO HAVE CONTROL JOINTS NO MORE THAN 25' IN SPAN ANY DIRECTION.
- 6. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLK. POLY. VAPOR BARRIER.
- 7. PROVIDE CRAWLSPACE DRAINS PER I.R.C. SECTION R405
- 8. REINFORCING STEEL IN FOUNDATION WALLS, FOOTINGS, RETAINING WALLS, AND PIERS WILL BE PROVIDED WHEN JOB SITE CONDITIONS AND OR CITY/COUNTY REQUIREMENTS WARRANT IT'S USE.
- 9. BEAM POCKETS TO HAVE 1/2" AIRSPACE AT ALL SIDES AND BEAM MUST HAVE A MIN. OF 3" BEARING.
- 10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- 11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWLSPACE. VENT TO BE CLOSEABLE WITH A CORROSION PROOF MESH COVERING.

## OPTIONAL ADVANCED NOTES

- 1. FRAME ALL WALLS WITH 2X6 @ 24" O.C. FRAME CORNERS WITH 2 STUDS AND USE DRYWALL STOPS TO INSULATE ENTIRE CORNER.
- 2. SIZE HEADERS PER LOADING - FILL REMAINDER OF HEADER CAVITY WITH RIGID INSULATION. HEADERS PARALLEL TO TRUSSES AND JOISTS MAY BE OMITTED UNLESS OTHERWISE NOTED.
- 3. LINE NON-CENTERED WINDOWS AND DOORS UP TO NEAREST STUD. OMIT JACK AND TRIMMER STUDS. HEADERS AND SILLS MAY BE SUPPORTED WITH SIMPSON A35 OR EQUAL. USE REQ'D FASTENERS AND CLINCH AS NECESSARY.
- 3. NAIL 1/2" OSB SHEATHING WITH 8d NAILS @ 4" O.C. EDGES, 12" O.C. FIELD.
- 4. COVER OSB SHEATHING WITH MIN. 1/2" RIGID INSULATION TO INCREASE R-VALUE AND ELIMINATE COLD BRIDGES AT STUDS. (VERIFY WITH REQUIREMENTS OF SIDING MFR)
- 5. SPECIFY 12" BOTTOM CHORD OR 12" HEEL ON TRUSSES TO ALLOW FOR FULL ATTIC INSULATION AT END OF TRUSSES
- 6. ALIGN ALL JOISTS AND TRUSSES WITH STUDS FOR IN-LINE LOADING.
- 7. USE CERTIFIED HEAT PUMP FOR HVAC REQUIREMENTS.
- 8. USE CERTIFIED ENERGY SAVING WATER HEATER, OR INSTANT HOT WATER DEVICES. THESE SYSTEMS MAY BE COMBINED WITH SOLAR OR OTHER PRE-HEATERS FOR REDUCED ENERGY USAGE.

## DISCLAIMER

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE OR APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND TO NOTIFY THE DESIGNER OF ANY ERRORS IN THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER CAN NOT BE HELD RESPONSIBLE FOR MISINTERPRETATION OR MISUSE OF INFORMATION HEREIN, OR USE BY PEOPLE NOT KNOWLEDGEABLE OF BUILDING CONSTRUCTION AND IT'S DERIVATION AND IMPLEMENTATION.

NOTES

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