





CITY OF  
**PORTLAND, OREGON**  
 BUREAU OF DEVELOPMENT SERVICES  
 1900 SW 4th Ave., Suite 5000  
 Portland, OR 97201



<b>STATUS CHECK</b>	Commercial Building Permit	Application # <b>13-177100-000-00-CO</b>
Status Date: <b>July 16, 2013</b>		IVR Number: <b>3337126</b>

<b>APPLICANT</b>	GBD ARCHITECTS *RAY GLUR*	Phone: (503) 224-9656
<b>PROPERTY OWNER</b>	PINE HILL CORP	Phone:
<b>CONTRACTOR</b>	ROBERT HAKES CONSTRUCTION LLC	Phone:

<b>PROJECT INFORMATION</b>	Description of Work: <b>ADD DEMISING WALL TO CREATE TENANT SPACE A; ADD NEW RESTROOMS FOR FUTURE TENANT 1 HR SEPARATION FROM M ON GROUND FLOOR AND A3 ON 2ND</b>		
Street Address	<b>902 SW YAMHILL ST</b>		
Occupancy Group	Construction Type	Sub Type	Work Proposed
<b>M</b>	<b>III-B</b>	<b>Mercantile</b>	<b>Alteration</b>

**This report shows those reviews which have been assigned as of July 16, 2013 at 12:47 pm. Technical reviews may trigger additional review assignments.**

Review Type/Process	Mandatory	Status	Action Date	Reviewer	Phone
2nd Screen App Set-Up	X	Approved	7/9/13	Spencer, Tracy	503-823-7313
P & Z - Property Check	X	Approved	7/9/13	Grenda, Jill	503-823-3580
Life Safety - Application Check	X	Approved	7/9/13	Knoll, Gail	503-823-7362
Intake - DSC	X	Intake	7/9/13	Knoll, Gail	503-823-7362
Assign Plan and File Location		Open		DOCUMENT SERVICES	503-823-7357
Assign Reviews - CO		Closed	7/9/13	Brougham, Tom	503 823-7455
Corrections Received - CO		Closed	7/16/13	Spencer, Tracy	503-823-7313
Process Manager		Open		PROCESS MANAGEMENT	503-823-7357
Point of Contact		Open			
Plans checked out to Applicant		Open			
Send to Scanning- CO		Open		TRIM Scanning Station	
Assign Address	X	Open		ADDRESSING	503-823-7379
Planning and Zoning Review	X	Not Req'd	7/9/13	DSC PLANNING	503-823-7526
Life Safety Review	X	Approved	7/9/13	Knoll, Gail	503-823-7362
Mechanical Required	X	Not Req'd	7/11/13	Karr P.E., Marcia	503-823-1107
Structural Review	X	Approved	7/9/13	Knoll, Gail	503-823-7362
Commercial Plumbing Review	X	Not Req'd	7/9/13	Commercial Plumbing Plan Review	503-823-7302
Fire Plan Review	X	Approved	7/11/13	FIRE	
BES Environmental Review	X	Approved	7/9/13	BES	503-823-7761
Transportation SDC Review	X	Not Req'd	7/9/13	PDOT	503-823-7002
Trans - Street Systems Review	X	Not Req'd	7/9/13	PDOT	503-823-7002
Street Systems - Assign Reviews		Closed	7/9/13	Redeau, Terry	503-823-7570
Water Quality Backflow	X	Corr. Rec'd	7/16/13	McDonnell, Dave	503-823-7336
Water SDC Payment Plan		Open			
Urban Forestry Review	X	Open		Davis, Charley	503-823-4523
Send Letter of intent to expire		Open		PRE-ISSUANCE CO;SD;ZP	503-823-7357
Pre-Issuance Check	X	Open		PRE-ISSUANCE CO;SD;ZP	503-823-7357

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**Permit/Case Report**

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**902 SW YAMHILL ST**

Permit/Case Number	2013-177100-000-00-CO
IVR Number	3337126
Permit/Case Type	Commercial Building Permit Mercantile Alteration
Work/Case Description	ADD DEMISING WALL TO CREATE TENANT SPACE A; ADD NEW RESTROOMS FOR FUTURE TENANT 1 HR SEPARATION FROM M ON GROUND FLOOR AND A3 ON 2ND FLOOR. (1ST FLOOR HAS NO TENANTS AT THIS TIME).See comments
Issue Date	
Final Date	
Latest Activity	7/10/2013
Status	Under Review

Activities	Must Check	Activity Status	Last Activity	Completed	Staff Contact
<b>Application</b>					
2nd Screen App Set-Up	Y	Approved	07/09/2013	07/09/2013	<a href="#">Spencer, Tracy 503-823-7313</a>
P & Z - Property Check	Y	Approved	07/09/2013	07/09/2013	<a href="#">Grenda, Jill 503-823-3580</a>
Life Safety - Application Check	Y	Approved	07/09/2013	07/09/2013	<a href="#">Knoll, Gail 503-823-7362</a>
<b>Issuance/Intake</b>					
Intake - DSC	Y	Intake	07/09/2013	07/09/2013	<a href="#">Knoll, Gail 503-823-7362</a>
<b>Process Management</b>					
Assign Reviews - CO	N	Completed	07/09/2013	07/09/2013	<a href="#">Brougham, Tom 503 823-7455</a>
<b>Addressing</b>					
Assign Address	Y	Open	07/10/2013		ADDRESSING 503-823-7379
<b>Planning and Zoning</b>					
Planning and Zoning Review	Y	Not Required	07/09/2013	07/09/2013	<a href="#">Grenda, Jill 503-823-3580</a>
<b>Life Safety</b>					
Life Safety Review	Y	Approved	07/09/2013	07/09/2013	<a href="#">Knoll, Gail 503-823-7362</a>
Mechanical Required	Y	Not Required	07/11/2013	07/11/2013	<a href="#">Karr P.E., Marcia 503-823-1107</a>
<b>Structural</b>					
Structural Review	Y	Approved	07/09/2013	07/09/2013	<a href="#">Knoll, Gail 503-823-7362</a>
<b>Commercial Plumbing</b>					
Commercial Plumbing Review	Y	Not Required	07/10/2013	07/09/2013	<a href="#">Spencer, Tracy 503-823-7313</a>
<b>Fire Bureau</b>					
Fire Plan Review	Y	Approved	07/11/2013	07/11/2013	<a href="#">Schimel, Kari 503-823-3935</a>
<b>Environmental Services</b>					
BES Environmental Review	Y	Approved	07/09/2013	07/09/2013	<a href="#">Matthews, Edward 503-823-7686</a>
<b>Transportation</b>					
Transportation SDC Review	Y	Not Required	07/09/2013	07/09/2013	<a href="#">Redeau, Terry 503-823-7570</a>
Trans - Street Systems Review	Y	Not Required	07/09/2013	07/09/2013	<a href="#">Redeau, Terry 503-823-7570</a>
Street Systems - Assign Reviews	N	Completed	07/09/2013	07/09/2013	<a href="#">Redeau, Terry 503-823-7570</a>
<b>Water Bureau Review</b>					
Water Quality Backflow	Y	Checksheet	07/15/2013		<a href="#">McDonnell, Dave 503-823-7336</a>

**Parks Bureau**

Urban Forestry Review	Y	Open	07/09/2013	<a href="#">Davis,Charley 503-823-4523</a>
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**Issuance**

Pre-Issuance Check	Y	Open	07/09/2013	PRE-ISSUANCE CO;SD;ZP 503-823-7357
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Please note: Permits/Cases created since January 1, 2000. Data updated twice daily. [View disclaimer](#).

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City of Portland, Corporate GIS

7/16/2013

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO [CITY'S METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

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13-177100-CW



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  
 Demolition  
 Addition/alteration/replacement  
 Other:

Category of construction  
 1 & 2 family dwelling  
 Multifamily  
 Commercial/industrial  
 Master builder  
 Accessory building  
 Other:

Job site information and location  
Job no.:  
Job address: 902 SW Yamhill  
City/State/ZIP: Portland, OR. 97205  
Suite/bldg./apt. no.:  
Project name: Pythian Bldg  
Cross street/directions to job site: SW 9th & SW Yamhill  
Subdivision:  
Lot no.  
Tax map/parcel no.

Description of work  
Core and shell, interior improvements

Provide RS Permit no.

Property owner  Tenant  
Name: Norris & Stevens  
Address: 621 SW Morrison St. Ste 800  
City/State/ZIP: Port, OR 97204  
Phone: 503 225-8474  
E-mail:  
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: Robert Haker Const. E-mail: robert@roberthakerconst.com  
Address: \_\_\_\_\_  
City/State/ZIP:  
Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
CCB lic. no. 200289  
Authorized signature: \_\_\_\_\_  
Print name: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant  Contact Person  
Business name: GBD Architects  
Contact name: Ray Glur  
Address: 1120 NW Couch St. Suite 300  
City/State/ZIP: Port, OR 97209  
Phone: 503 224 9656 FAX: \_\_\_\_\_  
E-mail: ray@gbdarchitects.com  
Authorized signature: Ray Glur  
Print name: RAY GLUR Date: 7/9/13

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:	
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:	\$30,000.00
Existing building area:	4400 square feet
New building area:	4400 square feet
Number of stories:	four
Type of construction:	III N
Occupancy groups	
Existing:	M & A
New:	M

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.



# CITY OF PORTLAND, OREGON Development Services Center

Effective July 1, 2010

1900 SW Fourth Avenue, Suite 1500 • Portland, Oregon 97201 • www.portlandoregon.gov/bds

## Systems Development Charge Form, Commercial Projects

**FOR INTAKE, STAFF USE ONLY**

Date Rec \_\_\_\_\_ by \_\_\_\_\_ Address \_\_\_\_\_

Qtr Sec Map(s) 13-177100 CO \_\_\_\_\_

Building Permit # \_\_\_\_\_ Tax Account # \_\_\_\_\_

Systems Development Charges (SDCs) are collected by the bureaus of Environmental Services, Parks and Recreation, Portland Water Bureau and the Portland Office of Transportation to help offset the impact your project will add to the City's infrastructure of storm and sanitary sewer systems, parks and recreation facilities, water and street systems. Commercial SDC fees for Parks went in to effect January 1, 2009, please call 503-823-5105 for details. The Bureau of Development Services does not charge SDCs.

- Complete for:**
- new construction
  - change of use or occupancy
  - adding or removing plumbing fixtures
  - increase of impervious surfaces over 500 sq. ft.
  - building additions or tenant improvements that change the number of units
- (as indicated on pages 2 and 3).

Applicant Name Ray Glur / GBD Architects Inc.

Address 1120 NW Couch St Ste 300

City Port State OR Zip Code 97209

Day Phone 503 224-9656 FAX \_\_\_\_\_ email ray@gbdarchitect.com

**Describe the scope of the project.** If applicable, include detail on the existing use(s) of the structure. If a building has been demolished, provide the demolition permit number. Do not include the previous use information in column 4 in the following table (attach additional sheets as necessary).

Interior improvements in preparation for tenant improvement work.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

What county is your project in?

Multnomah, inside Portland       Clackamas

Multnomah, outside Portland       Washington

**Complete the table below and on the following page**

**Column 3:** Enter the size (number of units) of your proposed development.

**Column 4:** If the project site has existing buildings or structures, enter the size (number of units) of the existing or most recent use.

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
<b>Residential</b>			
Multi Family (number of Units/Buildings)	dwelling		
Senior Housing	dwelling		
Rowhouse	dwelling		
Nursing Home	beds		
Congregate Care/Assisted Living	dwelling		
<input type="checkbox"/> <b>Low-income housing?</b> (attach "Waiver Letter" from Portland Development Commission)			

<b>Commercial Services</b>			
Bank	sq ft/GFA		
Walk-in Bank	sq ft/GFA		
Day Care	students		
Library	sq ft/GFA		
Post Office	sq ft/GFA		
Hotel/Motel	rooms		
Service Station	Vehicle Fueling Position - VFP		
Movie Theater	screen		
Car Wash	wash stall		
Health Club	sq ft/GFA		
Marina	berth		

<b>Commercial Institutional</b>			
School, K-12	student		
University/College	student		
Church	sq ft/GFA		
Hospital	Sq ft/GFA		
Park	acre		

<b>Commercial Restaurant</b>			
Restaurant	sq ft/GFA		
Quick Service Restaurant (drive-through)	sq ft/GFA		

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
<b>Commercial Retail</b>			
Shopping Center	sq ft/GFA		
Supermarket	sq ft/GFA		
Convenience Market	sq ft/GFA		
Discount / Department Store	sq ft/GFA		
Miscellaneous Retail	sq ft/GFA		
Car Sales, New and Used	sq ft/GFA		

**Commercial Office**

Administrative Office	sq ft/GFA		
Medical Office / Clinic	sq ft/GFA		

**Commercial Industrial**

Light Industrial / Manufacturing	sq ft/GFA		
Self-storage	sq ft/GFA		
Warehouse / Storage	sq ft/GFA		
Truck Terminal	acre		

**PRIOR PAYMENT OF SDCs** (This information can be researched at the Records and Resources Counter)

Has the existing use paid a Transportation SDC since October 17, 1997?  yes  no

If yes, specify date paid: \_\_\_\_\_ amount paid: \$ \_\_\_\_\_ permit # on which it was paid: \_\_\_\_\_

**Signature and Date** (to be completed by all development review customers)

I certify that the information presented throughout this document is current and accurate to the best of my knowledge:

Signature Ray R. Glur Date 7/9/13

Print name Ray Glur

Company name and your position GBD Architects Inc., Architect on staff.

# Bureau of Environmental Services (BES)

## Fixture Worksheet and Stormwater Information For

Residential/Multiple Dwellings (number of units): \_\_\_\_\_

NOTE: Residential units for mixed-use developments will be charged 0.8 EDU per unit or \$3,068.00/unit.  
The commercial spaces will be charged by Plumbing Fixture Unit (PFU).

### Part I: Calculation of Plumbing Fixture Units (PFUs) for Commercial, Retail and Office spaces only.

Fixture Type (for Commercial only)	Number of Fixtures to be Added [1]	Number of Fixtures to be Removed [2]	Net Change in Number of Fixtures [3]	Equivalency Factor [4]	Net Change in Number of PFUs
<i>Calculation</i>			[1] - [2]		[3] x [4]
Bathtub or combination bath/shower				2.0	
Clothes washer				6.0	
Dental unit or cuspidor				1.0	
Dishwasher				2.0	
Drinking fountain or water cooler				0.5	
Laundry sink				2.0	
Lavatory (wash basin) single	2	2	0	1.0	
Lavatory (wash basin) sets of 2 or 3				2.0	
Shower stall				2.0	
Sink, commercial, food & service				3.0	
Sink, general	1	1	0	2.0	
Urinal				2.0	
Water closet (toilet) private	2	2	0	4.0	
Other*(floor sink / floor drain)				1.0	
Other*(Specify)					
Other*(Specify)					
Other*(Specify)					
* For Other fixtures, use PFU values from Oregon Plumbing Specialty Code	<b>Total of Net Changes in PFUs</b> (if negative enter negative number) (if applicable show negative number for future credit)				0

### Storm Water Identification:

Are you increasing the impervious surface:  yes  no

If yes, please note the Impervious Surface Area (i.e. hard surface such as roof, asphalt, concrete, building footprint, etc.) as requested below:

Total impervious area on site after completion: \_\_\_\_\_ sq. ft.

Existing impervious area before construction: \_\_\_\_\_ sq. ft.

New impervious area to be added to site: \_\_\_\_\_ sq. ft.

Provide the amount of lineal footage of property fronting all public rights-of-way: \_\_\_\_\_ ft.

# Portland Water Bureau

## Water Meter Sizing Worksheet - Commercial or Mixed Use

Revised: May 2008 According to UPC-2005-Appendix A

Building Permit Number	Service Address
------------------------	-----------------

(1) Type of Fixture	(2) Fixtures in New Structure	+	(3) Fixtures in Existing Structure	--	(4) Fixtures Re- moved	=	(5) Total Fixtures	x	(6) Fixture Value	=	(7) Total Fixture Unit Value
Sink, Clinic	_____	+	_____	--	_____	=	_____	x	3.0	=	_____
Sink, Kitchen	_____	+	_____	--	_____	=	_____	x	1.5	=	_____
Sink, Service or Mop Basin	_____	+	_____	--	_____	=	_____	x	3.0	=	_____
Sink, Laundry	_____	+	_____	--	_____	=	_____	x	1.5	=	_____
Sink, Bar	_____	+	_____	--	_____	=	_____	x	2.0	=	_____
Sink, Lavatory	_____	+	_____	--	_____	=	_____	x	1.0	=	_____
Bathtub or Tub/Shower	_____	+	_____	--	_____	=	_____	x	4.0	=	_____
Shower	_____	+	_____	--	_____	=	_____	x	2.0	=	_____
Urinal, 1.0 GPF	_____	+	_____	--	_____	=	_____	x	4.0	=	_____
Urinal, > 1.0 GPF	_____	+	_____	--	_____	=	_____	x	5.0	=	_____
Water Closet, 1.6 GPF Gravity Tank	_____	+	_____	--	_____	=	_____	x	2.5	=	_____
Water Closet, 1.6 GPF Flushometer Valve	_____	+	_____	--	_____	=	_____	x	5.0	=	_____
Water Closet, >1.6 GPF Flushometer Valve	_____	+	_____	--	_____	=	_____	x	8.0	=	_____
Clothes Washer, domestic	_____	+	_____	--	_____	=	_____	x	4.0	=	_____
Dishwasher	_____	+	_____	--	_____	=	_____	x	1.5	=	_____
Drinking Fountain	_____	+	_____	--	_____	=	_____	x	0.5	=	_____
Hose Bibb	_____	+	_____	--	_____	=	_____	x	2.5	=	_____
Hose Bibb, each additional	_____	+	_____	--	_____	=	_____	x	1.0	=	_____

Note: Fixture units for flushometers are approximate values. Values may be adjusted by Portland Water Bureau Staff on a case by case basis.

**Total Fixture Units =** \_\_\_\_\_

### Instructions

- Column 2: Enter the total number of each fixture type intended for the completed new structure
- Column 3: If the project has an existing structure that will be utilizing the same water meter enter the total number of each fixture type currently in the existing structure.
- Column 4: Enter the number of fixture connections that will be permanently removed from the new structure.
- Column 5: Sum of column 2 and 3 minus column 4
- Column 6: Per unit value of each fixture type
- Column 7: Enter the number of column 5 times Column 6

Fixture Unit Count (column 7 total)	Required Meter Size
0 – 22	5/8" meter
22.5 – 37	3/4" meter
37.5 – 89	1" meter
89.5 – 286	1.5" meter
286.5 – 532	2" meter
532.5 – 1,300	3" meter
1,300.5 – 3,600	4" meter
3,600.5 – 8,200	6" meter

**NOTE:** There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines. Fees are due at time water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.

## Definitions

from Institute of Transportation Engineers Trip Generation Manual

### Gross Floor Area (GFA)

The sum (in square feet) of the area of each floor level in the building, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores and offices, that are within the principal outside faces of exterior walls, not including architectural setbacks or projections. Included are all areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this GFA is considered part of the overall square footage of the building. However, unroofed areas and unenclosed roofed-over spaces, except those contained within the principle outside faces of exterior walls, should be excluded from the area calculations. For purposes of trip generation and parking generation calculations, the GFA of any parking garages within the building should not be included within the GFA of the entire building. The unit of measurement for office buildings is currently GFA; however, it may be desirable to also obtain data related to gross rentable area and net rentable area. With the exception of buildings containing enclosed malls or atriums, GFA is equal to gross leasable area (GLA, explained next) and gross rentable area.

### Gross Leasable Area (GLA)

The total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors, expressed in square feet and measured from the centerline of joint partitions and from outside wall faces. For purposes of trip generation and parking generation calculations, the floor area of any parking garages within the building should not be included within the GLA of the entire building. GLA is the area for which tenants pay rent; it is the area that produces income. In the retail business, GLA lends itself to measurement and comparison; thus, it has been adopted by the shopping center industry as its standard for statistical comparison. Accordingly, GLA is used for shopping centers. For strip centers, discount stores and freestanding retail facilities, GLA usually equals GFA.

### Optional Alternate Rate and Fee Calculation Transportation

If you want us to use trip generation rates other than those used in the City's Transportation SDC Ordinance and Rate Study, you must submit data certified by a professional traffic engineer. Use *Request for Alternate Trip Generation Rate and SDC Calculation Form TSDC-3* to submit such data, and attach it to this application. Institutional development (educational and medical campuses) may elect to base SDC on annual changes in trip generation. Submit *Election by Institutional Development of Special Trip Generation Rate and SDC Calculation Form TSDC-4*.

### Parks

If you want us to use an alternate number of persons per Dwelling Unit than those used in the City's Parks SDC Methodology Study, you need to submit documentation, analyzed and certified by a suitable and competent

professional. Alternative SDC rate calculations must be based on analysis of occupancy of classes of structures, not on the intended occupancy of a particular New Development. Use Request for Alternative occupancy and SDC Calculation (Form PSDC-6) to submit such data, and attach it to this application.

### Optional Credit for Providing Qualified Public Improvements Transportation

If you want to reduce the amount of your Transportation SDC, you may make improvements to specific transportation facilities in the City of Portland. Use "Request for Credit for Qualified Public Improvement" Form TSDC-5 to submit such data, and attach it to this application.

### Parks

To reduce the amount of your Parks SDC, you may donate property or improvements to certain qualified park facilities in the City of Portland. Use "Request for Parks SDC Credit for Qualified Public Improvement" (Form PSDC-7) to submit a request, and attach it to this application.

### Timing and Method of Payment

The City will give you a Notification of SDC Fees if you are required to pay any charges for your development. At this point you will decide when and how to pay for the SDCs.

### For all SDCs...

- Pay by cash, check, money order or credit card at the time the City issues a building permit.
- Water SDCs are due when water services are purchased. Pay by check, money order or credit card.
- Request a City loan by completing and signing an installment contract to pay the SDCs in monthly installments over a number of years.\*
- Defer payment for 6, 9, or 12 months, depending on the project valuation.
- Transfer SDC credits (contact respective bureaus for more information).

\* **SPECIAL NOTE:** The City secures a loan or deferral by recording a lien on the benefited property. The lien remains in effect until the SDCs are paid in full. The City charges a non-refundable processing fee to cover the expense of setting up a loan or deferral. The installment contract must be signed by the property owner of record before the City authorizes a loan for the SDCs.

### If you need help:

If you need help with this form or have questions about your Systems Development Charge (SDC) please call:  
Portland Office of Transportation..... 503-823-7002  
Bureau of Parks and Recreation ..... 503-823-5105  
Bureau of Environmental Services ..... 503-823-7761  
Bureau of Water Works ..... 503-823-7368

### Portland Housing Bureau (PHB) administers an SDC exemption program for housing projects:

Website: [www.portlandonline.com/phb/sdc](http://www.portlandonline.com/phb/sdc)

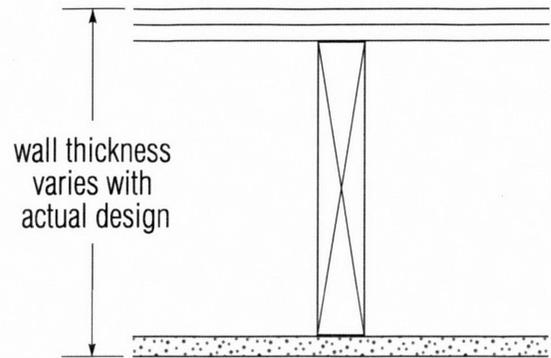
E-mail: [indirect@portlandoregon.gov](mailto:indirect@portlandoregon.gov) | 503-823-3270

Location: 421 SW 6th Ave, STE 500, Portland, OR 97204

PHB Contact: Marilyn Hurlley and Sharon Johnson, SDC Exemption Program Administrators

**Wood Floor/  
Ceilings**

**1-hr. Rating  
UL Design L501 or L512  
Drywall System**



Floor:	1" nom. wood sub and finished floor.
Joists:	Wood 2 x 10 cross bridged with 1 x 3 lumber.
Joist spacing:	16" o.c.
Gypsum panel:	5/8" SHEETROCK brand gypsum panel, FIRECODE Core (L501), or 1/2" SHEETROCK brand gypsum panel, FIRECODE C Core (L512).
Panel orientation:	Perpendicular to joists.
Attachment:	1-7/8" cement-coated nails spaced 6" o.c.
Joints:	Taped and treated.

**Veneer Plaster System**

Floor:	1" nom. wood sub and finished floor.
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