CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

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

MULTNOMAH COUNTY

LIFE SAFETY CHECKSHEET

Review Date: May 29, 2013

Application #: **13-146206-000-00-CO**
IVR #: **3305916**

To:	APPLICANT	**LAURIE J SIMPSON** **LAURIE J SIMPSON, ARCHITECT** **4072 N WILLIAMS AVE, SUITE A** **PORTLAND, OR 97227**	Cellular: Email:	(503) 367-8057 laurie@mosiarch.com
From:	BDS LIFE SAFETY PLANS EXAMINER	**CONNIE JONES**	Phone: Email:	(503) 823-3958 connie.jones@portlandoregon.gov
cc:	OWNER	**WARDIN INVESTMENT CO** **PO BOX 80885** **PORTLAND, OR 97280-1885**		

PROJECT INFORMATION

Street Address:	**6250 SW CAPITOL HWY**
Description of Work:	**NEW 2820 SF ADDITION TO EXISTING BALLET SCHOOL, EXPAND EXISITNG STUDIO, NEW RESTROOMS AND OFFICES; NEW STORMWATER FACILITY**

The following assumptions were made when reviewing your project:

Code Edition	Occupancy group	Construction Type	Building Area	Stories	Sprinklers	Alarms
2010 OSSC	**B**	**V-B**	**2,820 SF**	**1**	**No**	**No**

PLAN REVIEW

Based on the plans submitted, the items listed below appear to be missing or not in conformance with the Oregon Structural Specialty Code (OSSC), ICC/ANSI A117.1 (ANSI), the Oregon Energy Efficiency Specialty Code (OEESC), and/or other City requirements. ~~Items with strikeout have been resolved~~. **Items in Bold are clarifications of existing items.** *Items in italics are from previous Checksheet, but have not been addressed.*

Item #	Location on plans	Code Section	Clarification / Correction Required
1		~~715.4.3~~	~~Please revise Door Schedule to indicate 20 minute fire door assemblies at all doors opening on to rated corridor.~~
2		~~715.4.3.1~~	~~Indicate on Door Schedule that all fire resistive rated door assemblies shall meet the requirements for smoke and draft control, tested in accordance with UL 1874 and will be labeled S rated when listed or labeled gasketing is also installed, per Section 715.4.6.3. Fire door frames to be labeled showing the names of manufacturer and third party testing agency.~~
3		~~715.5~~	~~Update the plans to require listed and labeled ¾ hour minimum fire window assemblies in corridor relites.~~
4		~~715.5.8.2~~	~~1. Provide calculation illustrating that not more than 25% of common wall between Studio A and corridor is glazed.~~ ~~2. Provide calculation illustrating that not more than 25% of common wall between Office and corridor vestibule is glazed.~~
5		~~Table 716.3.2.1~~	~~Please update mechanical plan to indicate ducts and air transfer openings between corridor and adjoining spaces as having a minimum fire protection~~

			~~rating of 1.5 hours, per Table 716.3.2.1 and are designed to resist the passage of smoke per Section 716.5.4.1.~~
6		1004.1	~~Please update the Life Safety Plan showing the number of occupants from each space exiting through the corridor and through other exits, to clearly illustrate exiting system for all occupants. With 10 occupants exiting through Studio A from Studio B, the design occupant load at each of Studio A's exits is 23.~~ ~~It appears that there are more than 70 occupants exiting through the corridor.~~
7		Table 1004.1.1	1. ~~Please update the number of occupants in the north lobby, using an occupant load factor of 7 sq. ft. per occupant, if there is no moveable furniture in the room, or with an occupant load factor of 15 sq. ft. per occupant if there is moveable furniture in that location.~~ OR 2. ~~Obtain approval from the Administrative Appeals Board to allow use of 50 sq. ft. as the occupant load factor for that space.~~
8		1006.3	~~Please indicate type of back up for emergency egress lighting (battery back up?) on Code Summary Plan.~~
9		1106.7	*Please provide dimension for accessible parking space and accessible aisle per ANSI A1171., Section 502 and chapter 11, figures 2 – 6 and figure 10.*
10		Table 1018.1	1. Please indicate a one hour fire-resistive rated corridor in plans, including vestibule areas that are part of the corridor. a. **Please include a cut sheet of wall details showing listing designation. The GA Manual revises numbers each edition. I have not been able to locate referenced details. b. Please provide listing for walls E and G (try section 720).** 2. Provide wall legend showing rated walls as fire partitions in corridor for Code Summary Plan.
11	12/C4.0	ANSI 117.1, Section 406	*Indicate walkway transition of 36 inches minimum perpendicular to curb ramp with flared sides, per ANSI 117.1, Section 406.3.* **This detail requires a walkway at least 36 inches wide at the top of the curb ramp. If adequate clearance is not available, please revise detail.** Indicate slope of flared curb ramp sides not to exceed 1:10. Show counter slope of surfaces adjacent to curb ramp not to exceed 1:20 per Figures 406.2 and 406.3.
12		~~2406.4 #7, exception 1~~	~~Please indicate on window schedule where protective bar is installed 34 – 38 inches above the floor in place of tempered glazing. (windows in studio C, Office?, Entry/Stretch?, Studio B)~~

End of Checksheet

To respond to this checksheet, come to Permitting Services located at 1900 SW Fourth Ave., 2nd Floor, and update all four sets of the originally submitted drawings. To update the drawings, you may either replace the original sheets with new sheets, or edit the originally submitted sheets. (Specific instructions for updating plans are posted in Document Services.)

Please complete the attached Checksheet Response Form and include it with your re-submittal.

If you have specific questions concerning this Checksheet, please call me at the phone number listed above. To check the status of your project, go to http://www.portlandonline.com/bds/index.cfm?c=34194. Or, you may request the status to be faxed to you by calling 503-823-7000 and selecting option 4.

You may receive separate Checksheets from other City agencies that will require separate responses.

DEVELOPMENT SERVICES CENTER HOURS: The DSC (1st floor) and Permitting Services (2nd floor) are open Tuesday through Friday from 8:00 a.m. to 3:00 p.m. (closed on Mondays). In the DSC, Land Use, Site Development or Building Permit application review, submittal or intake of complete permits/applications will be limited to between 8:00 AM and 12:00 PM. Land Use applications and Building Permit review or intake will not be processed after 12:00 PM. Please visit the BDS website for more information regarding current listing of services available in the Development Services Center.

RECHECK FEE: Please note that plan review fees for Life Safety, Structural, Site Development and Planning and Zoning will cover the initial review and up to two checksheets and the reviews of the applicant's responses to those checksheets. All additional checksheets and reviews of applicant responses will be charged an additional fee per checksheet.

Life Safety Checksheet Response

Permit #: 13-146206-000-00-CO **Date:** June 17, 2013

Customer name and phone number: Laurie Simpson 503.367-8057

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
9.	approved per Comcast Email	A1.0
10.	2. approved per Comcast Email	A0.1
	1. attached detail of wall types	A0.1
11.	approved per ~~Comcast~~ Email See attached	C4.0 detail 12

Plan Bin Location: 06CO

CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

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MULTNOMAH COUNTY

LIFE SAFETY CHECKSHEET

Review Date: May 30, 2013

Application #: **13-146206-000-00-CO**
IVR #: **3305916**

To:	APPLICANT	**LAURIE J SIMPSON** **LAURIE J SIMPSON, ARCHITECT** **4072 N WILLIAMS AVE, SUITE A** **PORTLAND, OR 97227**	Cellular: Email:	(503) 367-8057 laurie@mosiarch.com
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Item #	Location on plans	Code Section	Clarification / Correction Required
1		2010 OEESC	Please provide Comcheck forms for building envelope, interior and exterior lighting and mechanical systems illustrating the building addition meets energy code regulations in the 2010 OEESC

End of Checksheet

To respond to this checksheet, come to Permitting Services located at 1900 SW Fourth Ave., 2nd Floor, and update all four sets of the originally submitted drawings. To update the drawings, you may either replace the original sheets with new sheets, or edit the originally submitted sheets. (Specific instructions for updating plans are posted in Document Services.)

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Life Safety Checksheet Response

Permit #: 13-146206-000-00-CO **Date:** June 20, 2013

Customer name and phone number: Lauri Simpson 503 367 5052

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
	Corrections attached	A0.1 & A1.2

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JUN 20 2013
BDS
DOCUMENT SERVICES

Plan Bin Location: 06CO

BES Plan Check Corrections Response

Permit #: 13-146206-000-00-CO **Date:** June 7 2013

Customer name and phone number: Nick McMurtrey, KPFF 503-542-3853

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, revisions, additions, etc.	Location on plans
1	O&M table updated for consistency	O&M
2	Overflow from Planter C goes into extg. CB in parking lot. O&M	C3.0/O&M
	has added narrative discussing and note added to detail C4.3	
3	Planting plan added to each facility detail	C4.1, C4.2, C4.3

Ed.

Plan Bin Location: 06CO

BES

[redacted]

BRETT H.

BES Source Control Plan Check Corrections Response

Permit #: 13-146206-000-00-CO **Date:** June 10, 2013

Customer name and phone number: Laurie Simpson 503 367 8057

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, revisions, additions, etc.	Location on plans
1.	Dewatering Not required due to construction schedule (outside of timeframe)	
2.	plan revised to show drain	~~A1.1~~

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JUN 12 2013
BDS
DOCUMENT SERVICES

Plan Bin Location: 06CO

FORM 4 Source Control

DEWATERING FORM

Construction will be from June to September

Date: June 11 2013

Building Permit Application # 13-146206-000-00-CO

All building permit applications for new construction, additions, or improvements that will perform below-grade excavation or discharge groundwater, or perform ground-disturbing activities during the winter months (Oct-May) must complete and submit this form with the documents requested within this form.

CONSTRUCTION WILL NOT OCCUR DURING THESE MONTHS

IF CONSTRUCTION SCHEDULE EXTENDS INTO OCTOBER THE CITY WILL BE NOTIFIED BY CONTRACTOR

Site and Contact Information:

Property Site Address: 6250 SW Capitol Hwy.

Name of Responsible Party: Wardi Investment CO, LLC

Responsible Party Phone: *(area code required)* 503.525.1925

Responsible Party Mailing Address: 6250 SW Capitol Hwy.

City/State/Zip: Portland, OR 97239

Name of Contractor *(if different than responsible party)*:

Contractor Phone Number: Contractor Email Address:

Discharge Information:

1 **Will there be temporary dewatering and discharges of groundwater** (includes mixed groundwater & stormwater)?
☐ Yes ☒ No *(If yes, applicant must fill out submeter application, and batch discharge application. Submit those applications with this form.)*
Not during Oct-May

2 **Will there be permanent dewatering and discharges of groundwater?** ☐ Yes ☒ No *(If yes, applicant must complete a submeter application and long-term dewatering application, submit a recorded O&M plan, if applicable, and include with this form.)*

3 **Will there be stormwater only dewatering discharges during construction?** *(Applicable only if question 1 & 2 are answered NO)*
☐ Yes ☒ No *(If yes, fill out the batch discharge application and include it with this form. If no, sign this form and submit with building plans.)*
Not during Oct-May

Projected Discharge Rate: *(If the rate will change based on the depth of the excavation, list those depths with the projected rates.)*

Maximum Discharge Rate (gpm): N/A

Duration of Discharge *(dates from and to)*: from to

If site conditions change and a discharge offsite is needed, you must call 503-823-5320 or 503-823-7180.

4 DEWATERING FORM

Intended Receiving System for the Discharge? *(check the following relevant box)*

☐ City storm ☐ City sanitary ☐ City combined ☐ Private storm

☐ Private infiltration ☐ Private UIC (drywell) - City UIC is prohibited

☐ Other: N/A

If proposing discharge to a private system, please ensure that the Department of Environmental Quality (DEQ) has been notified. BES may require correspondence from DEQ stating they have been informed of the proposed discharge.

Statement

By signing this form I acknowledge I am the responsible party for the above address and acknowledge that discharges off this site to a City conveyance system are regulated under City Code Chapters 17.39, 17.38, 17.36 and 17.34. By answering no to all three discharge questions, I certify there will be no channelized or pumped stormwater associated with construction activities or groundwater entering a City conveyance system on a permanent or temporary basis. I am also aware that sewer volume charges or system development charges may apply per chapter 17.36 for this discharge. If it is found there is an offsite discharge of either groundwater or stormwater as defined in this statement and the discharge has not been authorized, I am aware that penalties can be assessed per City Code Chapters 17.39 and 17.34. If site conditions change, and a discharge to a city system is needed, I will contact the city by calling 503-823-7122 or 503-823-7180 to obtain authorization to discharge.

Signature: _____

Printed Name: Laura Simpson

Date Signed: June 11 2013

for official use only

City Staff

Date Received: _____

Received by: _____

Approved Date: _____

Approved by: _____

Approved Receiving System: _____

The site plan information should be located on the erosion/civil sheets of the plan set.

2. The **Dewatering Form 4** must be completely filled out and signed. It must be submitted with the appropriate accompanying application(s) (**Batch Discharge Application Form 5, Submeter Application Form 6, Long-Term Discharge Application Form 7**) as identified on the Dewatering form.

3. **Dewatering Plan**: If Dewatering the site of stormwater or groundwater, the Submittal of the Erosion Control Plan and Dewatering Plan required by the DEQ 1200 C general construction permit is required to accompany the submittal package. If the development is not required to obtain a DEQ 1200C permit, the submittal of a dewatering plan is required to accompany the submittal package.

4. **Analytical data**, if applicable, for groundwater or stormwater. Analytical data is required if the site is contaminated. Please submit the Environmental Phase II, if available. The analytical data must include the chain-of-custody and detection limits.

5. When using a private onsite management facility for groundwater flows, the **O&M Form** (**Appendix D.2**) must be recorded with the appropriate county and submitted. This applies to permanent groundwater dischargers that have vegetated facilities or other permanent dewatering water quality treatment devices.

CONNIE J.

Life Safety Checksheet Response

Permit #: 13-146206-000-00-CO **Date:** June 6 2013

Customer name and phone number: Laura Simpson 503 367-8057

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
1	Revised door schedule + safety plan	A6.0
2	Revised door schedule	A6.0
3	Revised window to conf. room deleted other window	5/A4.0
4.	Noted on Interior elevation	5/A4.0
5.	mech. plan noted	2/A1.1
6.	life safety plan updated panic hardware added to doors (is this required?)	2/A0.2 + code sheet A0.0
7.	No appeal, fire rated hallway ↳ using 15/SF since seating will be provided.	
8	battery packs noted on lighting schedule to code sheet	A1.2 + A0.1
9.	dimensions provided	A1.0
10.	fire rated hallway provided partition types noted parapet detail updated	~~A1.0~~ A0.1, A1.0 A5.0
11.	~~deleted~~ revised detail	C4.0
12.	tempered glazing provided or window deleted	A6.0

Plan Bin Location: 06CO

Connie Jones

13-146206 CO

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

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

Type of work

- [X] New construction
- [ ] Addition/alteration/replacement
- [ ] Demolition
- [ ] Other:

Category of construction

- [ ] 1 & 2 family dwelling
- [X] Commercial/industrial
- [ ] Accessory building
- [ ] Multifamily
- [ ] Master builder
- [ ] Other:

Job site information and location

Job no.:	Job address: 6250 SW Capitol hwy.
City/State/ZIP:	Portland, OR
Suite/bldg./apt. no.:	Project name: The Portland Ballet
Cross street/directions to job site:	Sunset
Subdivision:	Lot no. / Tax map/parcel no.

Description of work

New 2820 GSF addition to existing ballet school, expand existing studio + restrooms.

Provide RS Permit no.

[X] Property owner **[ ] Tenant**

Name:	E-mail:
Address:	
City/State/ZIP:	
Phone:	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: TO BID	E-mail:
Address:	
City/State/ZIP:	
Phone:	FAX:
CCB lic. no.	

Authorized signature: _____

Print name: Date:

[X] Applicant **[ ] Contact Person**

Business name:	Laurie J Simpson, Architect
Contact name:	Laurie Simpson
Address:	4072 N. Williams Ave.
City/State/ZIP:	Portland OR 97227
Phone:	503-367-8057 FAX: —
E-mail:	laurie@mosiarch.com

Authorized signature: _____ May 1, 2013

Print name: Date:

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:	600,000	
Existing building area:	3450	square feet
New building area:	2822	square feet
Number of stories:	1	
Type of construction:	VN	
Occupancy groups	B	
Existing:	B	
New:	B	

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 bdscombinspec@portlandoregon.gov.

COMMERCIAL SEWER COST FORM: Fixture Worksheet and Storm Water Information Form

Please answer the following questions and mail to the attention of BES Development Assistance at 1900 SW 4th Avenue, Rm. 5000, Portland, OR 97201 or fax to 503-823-7692. Completion of this form is necessary in order to continue your plan review. If you have any questions, please contact BES, Development Review Team at 503-823-7761.

Building Application Case: Permit No 13-146206-000-00-CO

Development Description / Name: The Portland Ballet Addition & Remodel New 2655 GSF Addition

Development Address (floor level & suite no. if applicable): 6250 SW Capitol Hwy

Residential / Multiple Dwellings (no. of units): —

Calculation of Plumbing Fixture Units (PFU's) for COMMERCIAL, RETAIL, & OFFICE spaces ONLY!

Fixture Type	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 PFU's
Calculation			*(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	1 sink	1 mop sink	Ø	2.0	
Lavatory (wash basin), single	~~4~~ 5	2	3	1.0	3
Lavatory (wash basin), sets of 2 or 3				2.0	
Shower stall				2.0	
Sink, commercial (food & service)				3.0	
Sink, general				2.0	
Urinal	1	Ø	1	2.0	2
Water closet (Toilet)	~~3~~	2	~~1~~	4.0	~~3~~ 4
Other* **(floor sink / floor drain)**	1			1.0	1
Other*(specify)					
Other*(specify)					
Other*(specify)					
* For Other fixtures, use PFU values from Oregon Plumbing Specialty Code	Total Net Changes in PFU's: *(if negative, enter negative #) (if applicable show negative # for future credit)*				~~10~~

STORM WATER IDENTIFICATION:

Are you increasing the amount of impervious surface? YES ☐ NO ☑

If you answered YES above, 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 the site: _____ sq.ft.

ON PLANS — STAYS THE SAME

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

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

Name: Laurie Simpson Signature: _____

Name of Company /Firm: Laurie J Simpson, Architect Date: June 12, 2013

Revised: 06/28/07

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JUN 14 2013
PERMIT CENTER

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		(6) Fixture Value		(7) Total Fixture Unit Value
Sink, Clinic		+		--		=		x	3.0	=	
Sink, Kitchen		+		--		=		x	1.5	=	
Sink, Service or Mop Basin		+	1	--	1	=	-1	x	3.0	=	-3
Sink, Laundry	1	+		--		=	1	x	1.5	=	1
Sink, Bar		+		--		=		x	2.0	=	
Sink, Lavatory	4	+	1	--	2	=	2	x	1.0	=	2
Bathtub or Tub/Shower		+		--		=		x	4.0	=	
Shower		+		--		=		x	2.0	=	
Urinal, 1.0 GPF	1	+		--		=	1	x	4.0	=	4
Urinal, > 1.0 GPF		+		--		=		x	5.0	=	
Water Closet, 1.6 GPF Gravity Tank	3	+	1	--	2	=	1	x	2.5	=	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 = 6.5

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 utilitized 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.

JEANNE N.

Site Development Checksheet Response

Permit #: 13-146206-000-00-CO **Date:** June 10, 2013

Customer name and phone number: Kyle Kraxberger 503 242 2448

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	Soil bearing capacity on sheet F-2 is incorrect. Assumed soil bearing capacity is 1500psf per OSSC table 1806.2. A 1/3 increase was utilized for load combinations that include wind or seismic forces. See Structural Plan check response 6-jun-13 for foundation calculations for select shear walls. See attached for foundation calculations for select spread footing calculations.	1

Bureau of Environmental Services (BES)
Fixture Worksheet and Stormwater Information Form

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
Calculation			[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	1	Ø	1	0.5	.5
Laundry sink	—	1	-1	2.0	-2
Lavatory (wash basin) single	2	Ø	2	1.0	2
Lavatory (wash basin) sets of 2 or 3				2.0	
Shower stall				2.0	
Sink, commercial, food & service				3.0	
Sink, general	1	Ø	1	2.0	2
Urinal	1	Ø	1	2.0	2
Water closet (toilet) ~~private~~ public	2 1	Ø	2 1	4.0	4
Other*(floor sink / floor drain)	1	0 1	+1	1.0	+1
Other*(Specify)					
Other*(Specify)					
Other*(Specify)					
* For Other fixtures, use PFU values from Oregon Plumbing Specialty Code	**Total of Net Changes in PFUs** (if negative enter negative number) (if applicable show negative number for future credit)				8.5

13-146200-CO

Storm Water Identification:

Are you increasing the impervious surface: ☐ yes ☒ no Exempt.

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.

Bureau of Development Services FROM CONCEPT TO CONSTRUCTION

I am choosing to bypass preliminary Planning and Life Safety plan reviews prior to submittal of my building permit application, documents and payment of Plan Review Fees. By signing below, I indicate that I understand and agree to the following:

1. The Bureau of Development Services (BDS) has not reviewed the documents for completeness. In the event the documents are incomplete, a checklist will be sent by the individual reviewers listing the missing information required before their plan review will begin.
2. Incomplete building permit applications are subject to the fee rates in effect at the time the permit application documents are deemed complete by BDS staff. Incomplete building permit applications submitted prior to scheduled fee increases will be charged the unpaid additional fee amounts at the time of permit issuance.
3. BDS has not reviewed the proposed development for feasibility, constructability or general compliance with any Codes.
4. BDS has not reviewed the proposed use or structure to determine if it is permissible on the property in question or requires a separate land use review.
5. BDS will not refund plan review fees paid on building permit applications that have bypassed preliminary Planning and Life Safety plan reviews prior to Intake.

Signed _____ Printed Name Laura Simpson Date May 1, 2013

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) _____

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

Applicant Name Laurie Simpson

Address 4072 N. Williams Ave. Suite A

City Portland State OR Zip Code 97227

Day Phone 503.367.8057 FAX _____ email Laurie@mosiarch.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).

Addition to existing ballet school, 2655 GSF
Enlarge restrooms and add new studio and offices.

What county is your project in?

- ☐ Multnomah, inside Portland
- ☐ Multnomah, outside Portland
- ☐ Clackamas
- ☐ Washington

COMcheck Software Version 3.9.2

Mechanical Compliance Certificate

2010 Oregon Energy Efficiency Specialty Code

Section 1: Project Information

Project Type: **Addition**
Envelope Compliance Method: **Simplified Trade-Off**
Project Title : The Portland Ballet Addition

Construction Site:
6250 SW Capitol HWY
Portland, OR 97280
Permit No. 13-146206-000-00-CO
Permit Date: Submited May 2013

Owner/Agent:
Ardys E. Braidwood
Warding Investment Co, LLC
PO box 80885
Portland , OR 97280
503-295-6958

Designer/Contractor:
Laurie Simpson
Laurie J. Simpson, Architect
4072 N Williams Ave.
Portland, OR 97227
503-367-8057
laurie@mollarch.com

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Section 2: General Information

Building Location (for weather data): **Portland, Oregon**
Climate Zone: **4c**

REFER TO A0.1 & A1.2 FOR COMCHECK NOTES

Section 3: Mechanical Systems List

Quantity	System Type & Description
1	HVAC System 1 (Multiple-Zone) : Heating: 1 each - Other, Gas, Capacity = 81 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Rooftop Package Unit, Capacity = 61 kBtu/h, Air-Cooled Condenser, Air Economizer Proposed Efficiency = 13.00 SEER, Required Efficiency = 13.00 SEER Fan System: None
1	Water Heater 1: Electric Storage Water Heater, Capacity: 30 gallons Proposed Efficiency: 90.00 EF, Required Efficiency: 0.89 EF

MECH. Submittals will also have this NO.

Section 4: Requirements Checklist

In the following requirements, blank checkboxes identify requirements that the applicant has not acknowledged as being met. Checkmarks identify requirements that the applicant acknowledges are met or excepted from compliance. 'Plans reference page/section' identifies where in the plans/specs the requirement can be verified as being satisfied.

Requirements Specific To: HVAC System 1 :

☑ 1. Equipment meets minimum efficiency: Rooftop Package Unit: 13.00 SEER

☐ 2. Energy recovery ventilation systems. Individual fan systems that have both a design supply air capacity of 5,000 cfm or greater and a minimum outside air supply of 70 percent or greater of the design supply air quantity have an energy recovery system.

Exception(s):

N/A

- ☐ Where energy recovery systems are prohibited by the International Mechanical Code.
- ☐ Systems serving spaces that are not cooled and are heated to less than 60°F.
- ☐ Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.
- ☐ Type 1 kitchen exhaust hoods.
- ☐ Cooling systems in climates with a 1-percent cooling design wet-bulb temperature less than 64°F (18°C).
- ☐ Systems requiring dehumidification that employ series-style energy recovery coils wrapped around the cooling coil when the evaporative coil is located upstream of the exhaust air stream.
- ☐ Systems exhausting toxic, flammable, paint exhaust, corrosive fumes, or dust.

☐ Laboratory fume hood systems that include qualifying features.

Plans reference page/section: N/A

☐ 3. Complex Systems. Mechanical systems not covered by section 503.3 comply to sections 503.4.1 - 503.4.6.

Plans reference page/section: N/A

Y ☑ 4. Supply air economizers are provided on each cooling system and are capable of providing 100-percent outdoor air, even if additional mechanical cooling is required to meet the cooling load of the building.

Exception(s):

☐ Systems utilizing water economizers that are capable of cooling supply air by direct or indirect evaporation or both and providing 100 percent of the expected system cooling load at outside air temperatures of 50°F dry bulb/45°F wet bulb and below.

☐ Cooling equipment less than 54,000 Btu/hr. total cooling capacity.

☐ Ground-coupled heat pumps with cooling capacity of 54,000 Btu/hr. or less.

☐ Systems where internal/external zone heat recovery is used.

☐ Systems used to cool any dedicated computer server room, electronic equipment room or telecom switch room having a water economizer system capable of cooling air by direct and/or indirect evaporation and providing 100 percent of the expected systems cooling load at outside air temperatures of 45°F dry bulb and 40°F wet bulb and below.

☐ Systems using condenser heat recovery, up to the cooling capacity used to provide condenser heat recovery.

☐ Economizer cooling is not required for new cooling systems serving an existing dedicated computer server room, electronic equipment room or telecom switch room in existing buildings up to a total of 600,000 Btu/hr of new cooling equipment.

☐ Economizer cooling is not required for new cooling systems serving a new dedicated computer server room, electronic equipment room or telecom switch room in existing buildings up to a total of 240,000 Btu/hr of new cooling equipment.

Plans reference page/section: N/A per Jeff Smith's bid on comcheck and deferred submittal

☑ 5. Variable air volume fan control. Individual VAV fans with motors of 10 hp or greater are driven/controlled in the manner specified by this section.

Plans reference page/section: deferred submittal N/A

☐ 6. Hydronic systems controls. The heating of fluids that have been previously mechanically cooled and the cooling of fluids that have been previously mechanically heated are limited in accordance with Sections 503.4.3.1 through 503.4.3.3.

Plans reference page/section: N/A

☐ 7. Three-pipe system. Hydronic systems that use a common return system for both hot water and chilled water are not installed.

Plans reference page/section: N/A

☐ 8. Two-pipe changeover system. Systems that use a common distribution system to supply both heated and chilled water are designed to allow a dead band between changeover from one mode to the other; are provided with controls that will allow operation in one mode for at least 4 hours before changing over to the other mode; and are provided with controls that allow heating and cooling supply temperatures at the changeover point.

Plans reference page/section: N/A

☐ 9. Hydronic (water loop) heat pump systems. Hydronic heat pump systems comply with Sections 503.4.3.3.1 through 503.4.3.3.3.

Plans reference page/section: N/A

☐ 10. Temperature dead band. Hydronic heat pumps connected to a common heat pump water loop with central devices for heat rejection and heat addition have controls that are capable of providing a heat pump water supply temperature dead band of at least 20°F between initiation of heat rejection and heat addition by the central devices.

Exception(s):

☐ Where a system loop temperature optimization controller is installed and can determine the most efficient operating temperature based on realtime conditions of demand and capacity, dead bands of less than 20°F shall be permitted.

Plans reference page/section: N/A

☐ 11. Heating and Cooling Water Pump Control. Water circulation systems serving heating coil(s) or cooling coil(s) have controls that lock out pump operation when there is no demand. The pumps will shut off based on the outside air lock out temperatures.

Exception(s):

☐ Industrial process and humidity control process.

Plans reference page/section: N/A

☐ 12. Heat rejection equipment fan speed control. Each fan powered by a motor of 7.5 hp or larger has the capability to operate that fan at two-thirds of full speed or less, and has controls that automatically change the fan speed.

N/A

Plans reference page/section: _____

☑ 13. Requirements For Complex Mechanical Systems Serving Multiple Zones.

Complex systems serving multiple zones comply with Sections 503.4.5.1 through 503.4.5.4 Additionally, supply air systems serving multiple zones are VAV systems which are designed and capable of being controlled to reduce primary air supply to each zone, the volume of air that is reheated/recooled/mixed in peak heating demand, and modulate airflow between deadband and full heating/cooling.

Exception(s):

- ☐ Zones where special pressurization relationships or cross-contamination requirements are such that VAV systems are impractical.
- ☐ Zones or supply air systems where at least 75 percent of the energy for reheating or for providing warm air in mixing systems is provided from a site-recovered or site-solar energy source.
- ☐ Zones where special humidity levels are required to satisfy process needs.
- ☐ Zones with a peak supply air quantity of 300 cfm or less and where the flow rate is less than 10 percent of the total fan system supply airflow rate.
- ☐ Zones where the volume of air to be reheated, recooled or mixed is no greater than the volume of outside air required to meet requirements of IMC.
- ☐ Zones or supply air systems with thermostatic and humidistatic controls capable of operating in sequence the supply of heating and cooling energy to the zone(s) and which are capable of preventing reheating, recooling, mixing or simultaneous supply of air that has been previously cooled.

Plans reference page/section: A0.1

☐ 14. Single duct variable air volume (VAV) systems, terminal devices. Single duct VAV systems use terminal devices capable of reducing the supply of primary supply air before reheating or recooling takes place.

Plans reference page/section: N/A

☑ 15. Supply-air temperature reset controls. HVAC systems serving multiple zones, including Dedicated Outside Air Systems include controls that automatically reset the supply-air temperature in response to representative building loads, or to outdoor air temperature.

Exception(s):

- ☑ Systems that prevent reheating, recooling or mixing of heated and cooled supply air. N/A
- ☐ 75 percent of the energy for reheating is from site-recovered or site solar energy sources.

Plans reference page/section: _____

☐ 16. Heat Recovery For Pool/Spa/Hottubs. Heated indoor swimming pools, spas, or hot tubs with water surface area greater than 200 sf provide for energy conservation by an exhaust air heat recovery system that heats ventilation air, pool water, or domestic hot water per requirement details. N/A

Exception(s):

- ☐ Pools, spas, or Hot tubs that include system(s) that provide equivalent recovered energy on an annual basis through one of the following methods: (1) heated by renewable energy, (2) dehumidification heat recovery, (3) waste heat recovery, or (4) a combination of these system(s) sources meeting requirement details.

Plans reference page/section: _____

Requirements Specific To: Water Heater 1 : may reuse existing REUSE (E) WATER HEATER

☑ 1. Newly purchased equipment meets the efficiency requirements. Electric Water Heater efficiency: 0.89 EF (211 SL, Btu/h (if > 12 kW))

☐ 2. Service water-heating equipment performance efficiency. Water heating equipment efficiency has been verified through data furnished by the manufacturer or through certification under an approved certification program.

☐ 3. Temperature controls. Service water-heating equipment have controls to allow a setpoint of 110°F for equipment serving dwelling units and 90°F for equipment serving other occupancies. The outlet temperature of lavatories in public facility rest rooms is limited to 110°F.

Plans reference page/section: _____

☐ 4. Heat traps. Water-heating equipment not supplied with integral heat traps and serving noncirculating systems have heat traps on the supply and discharge piping associated with the equipment.

Plans reference page/section: N/A

☐ 5. Pipe Insulation. For automatic-circulating hot water and externally heated (such as heat trace or impedance heating) systems, piping is insulated in accordance with the specifications of this section. N/A

☐ 6. Hot Water System Controls. Systems designed to maintain usage temperatures in hot water pipes is turned off automatically when the hot water system is not in operation and has demand sensing controls that turn off the system when there is no demand when the system is operational. A check valve or similar device is installed per requirement details. N/A

Exception(s):

- ☐ Where public health standards require 24 hours per day operation of pumps for uses such as swimming pools, spas and hospitals.

☐ Service water heating systems used to provide multiple functions as part of an integrated system.

☐ Where coupled with water heating capacity less than 100 kBtu/h.

Plans reference page/section: _____

Generic Requirements: Must be met by all systems to which the requirement is applicable:

☑ 1. Calculation of heating and cooling loads. Design loads are determined in accordance with the procedures described in the ASHRAE/ACCA Standard 183. Alternatively, design loads have been determined by an approved equivalent computation procedure. A0.1

☑ 2. Packaged Electric Equipment. Specified packaged electrical equipment has a heat pump as the primary heating source.

Exception(s):

☐ Unstaffed equipment shelters or cabinets used solely for personal wireless service facilities.

☑ Requirement is not applicable.

Plans reference page/section: deferred submittal for mech. & N/A

☑ 3. Equipment and system sizing. Heating and cooling equipment and systems capacity do not exceed the loads calculated in accordance with Section 503.2.1.

Exception(s):

☐ Required standby equipment and systems provided with controls and devices that allow such systems or equipment to operate automatically only when the primary equipment is not operating.

☐ Multiple units of the same equipment type with combined capacities exceeding the design load and provided with controls that have the capability to sequence the operation of each unit based on load.

Plans reference page/section: A0.1 submittals

☑ 4. HVAC Equipment Performance Requirements. Reported efficiencies have been tested and rated in accordance with the applicable test procedure. The efficiency has been verified through certification under an approved certification program or, if no certification program exists, the equipment efficiency ratings are supported by data furnished by the manufacturer.

☑ 5. Thermostatic Controls. The supply of heating and cooling energy to each zone is controlled by individual thermostatic controls that respond to temperature within the zone.

Plans reference page/section: A0.1

☐ 6. Heat pump supplementary heat. Heat pumps having supplementary electric resistance heat have controls that, except during defrost, prevent supplementary heat operation when the heat pump can meet the heating load.

Plans reference page/section: N/A

☑ 7. Set point overlap restriction. Where used to control both heating and cooling, zone thermostatic controls provide a temperature range or deadband of at least 5°F (2.8°C) within which the supply of heating and cooling energy to the zone is capable of being shut off or reduced to a minimum.

Exception(s):

☐ Thermostats requiring manual change over between heating and cooling modes.

Plans reference page/section: A0.1 submittals

☑ 8. Optimum Start Controls. Each HVAC system has controls that vary the start-up time of the system to just meet the temperature set point at time of occupancy. one VAV

Plans reference page/section: A0.1 "

☑ 9. Off-hour controls. Each zone is provided with thermostatic setback controls that are controlled by either an automatic time clock or programmable control system.

Exception(s):

☐ Zones that will be operated continuously.

☐ Zones with a full HVAC load demand not exceeding 6,800 Btu/h (2 kW) and having a readily accessible manual shutoff switch.

Plans reference page/section: A0.1

☑ 10. Shutoff damper controls. Both outdoor air supply and exhaust are equipped with not less than Class I motorized dampers.

Exception(s):

☐ Gravity dampers shall be permitted for outside air intake or exhaust airflows of 300 cfm or less.

Plans reference page/section: A0.1

☐ 11. Freeze Protection and Snow melt system controls. Freeze protection systems, such as heat tracing of outdoor piping and heat exchangers, including self-regulating heat tracing, include automatic controls capable of shutting off the systems when outdoor air temperatures meet code criteria.

N/A

Plans reference page/section: _____

☐ 12. Separate air distribution systems. Zones with special process temperature requirements and/or humidity requirements are served by separate air distribution systems from those serving zones requiring only comfort conditions; or shall include supplementary control provisions so that the primary systems may be specifically controlled for comfort purposes only.

Exception(s):

☐ [503.2.4.8 +] Zones requiring only comfort heating or comfort cooling that are served by a system primarily used for process temperature and humidity control.

Plans reference page/section: N/A

☐ 13. Humidity control. If a system is equipped with a means to add or remove moisture to maintain specific humidity levels in a zone or zones, a humidity control device is provided.

Plans reference page/section: N/A

☐ 14. Humidity control. Where a humidity control device exists it is set to prevent the use of fossil fuel or electricity to produce relative humidity in excess of 30 percent. Where a humidity control device is used for dehumidification, it is set to prevent the use of fossil fuel or electricity to reduce relative humidity below 60 percent.

Exception(s):

☐ Hospitals, process needs, archives, museums, critical equipment, and other non-comfort situations with specific humidity requirements outside this range.

Plans reference page/section: N/A

☐ 15. Humidity control. Where a humidity control device exists it is set to maintain a deadband of at least 10% relative humidity where no active humidification or dehumidification takes place.

Exception(s):

☐ Heating for dehumidification is provided with heat recovery or heat pumping and the mechanical cooling system efficiency is 10 percent higher than required in section 503.2.3, HVAC equipment performance requirements.

Plans reference page/section: N/A

☑ 16. Ventilation. Ventilation, either natural or mechanical, is provided in accordance with Chapter 4 of the International Mechanical Code. Where mechanical ventilation is provided, the system has the capability to reduce the outdoor air supply to the minimum required by Chapter 4 of the International Mechanical Code.

Plans reference page/section: A0.1 S.

☑ 17. Demand controlled ventilation (DCV). DCV is required for spaces larger than 500 ft2 for simple systems and spaces larger than 150 ft2 for multiple zone systems.

Exception(s):

☐ Systems with energy recovery complying with Section 503.2.6

☑ Spaces less than 750 ft2 (69.7 m2) where an occupancy sensor turns the fan off, closes the ventilation damper, or closes the zone damper when the space is unoccupied.

Plans reference page/section: N/A

☐ 18. Kitchen hoods. Kitchen makeup is provided as required by the Oregon Mechanical Specialty Code.

Exception(s):

☐ Where hoods are used to exhaust ventilation air that would otherwise be exhausted by other fan systems.

☐ Kitchen exhaust systems that include exhaust air energy recovery complying with section 503.2.6.

Plans reference page/section: N/A

☐ 19. Enclosed parking garage ventilation controls. In Group S-2, enclosed parking garages used for storing or handling automobiles employs automatic carbon monoxide sensing devices.

Plans reference page/section: N/A

☑ 20. Duct and plenum insulation and sealing. All supply and return air ducts and plenums are insulated with the specified insulation. When located within a building envelope assembly, the duct or plenum is separated from the building exterior or unconditioned or exempt spaces by a minimum of R-8 insulation. All ducts, air handlers and filter boxes are sealed. Joints and seams comply with Section 603.9 of the International Mechanical Code.

Exception(s):

☐ When located within equipment.

☐ When the design temperature difference between the interior and exterior of the duct or plenum does not exceed 15°F (8°C).

☑ 21. Low-pressure duct systems. All longitudinal and transverse joints, seams and connections of low-pressure supply and return ducts are securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems or tapes installed in accordance with the manufacturer's installation instructions.

Exception(s):

☐ Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification.

Plans reference page/section: A0.1

☐ 22. Piping Insulation. All pipes serving space-conditioning systems (hot water piping for heat systems, chilled water, refrigerant, and brine piping systems, and steam piping) are insulated as specified by this section. N/A

☑ 23. Air system balancing. Each supply air outlet and zone terminal device is equipped with means for air balancing in accordance with the requirements of IMC 603.17. Discharge dampers intended to modulate airflow are prohibited on constant volume fans and variable volume fans with motors 10 horsepower.

Plans reference page/section: A0.1

☐ 24. Hydronic system balancing. Individual hydronic heating and cooling coils are equipped with means for balancing and pressure test connections.

Plans reference page/section: N/A

☑ 25. Manuals. The construction documents require that an operating and maintenance manual be provided to the building owner by the mechanical contractor. See long description for specifications.

Plans reference page/section: A0.1

☐ 26. Air System Design and Control. Each HVAC system having a total fan system motor nameplate hp exceeding 5 hp meets the provisions of Sections 503.2.10.1 through 503.2.10.2.

Plans reference page/section: N/A

☑ 27. Allowable fan floor horsepower. Each HVAC system at fan system design conditions does not exceed the allowable fan system motor nameplate hp (Option 1) or fan system bhp (Option 2) as shown and calulated in requirement details.

Exception(s):

☐ Hospital and laboratory systems that utilize flow control devices on exhaust and/or return to maintain space pressure relationships necessary for occupant health and safety or environmental control shall be permitted to use variable volume fan power limitation.

☐ Individual exhaust fans with motor nameplate horsepower of 1 hp or less.

Plans reference page/section: A0.1

☑ 28. Motor nameplate horsepower. For each fan, the selected fan motor is no larger than the first available motor size greater than the brake horsepower (bhp).

Exception(s):

☐ For fans less than 6 bhp, where the first available motor larger than the brake horsepower has a nameplate rating within 50 percent of the bhp, selection of the next larger nameplate motor size is allowed.

☐ For fans 6 bhp and larger, where the first available motor larger than the bhp has a nameplate rating within 30 percent of the bhp, selection of the next larger nameplate motor size is allowed.

Plans reference page/section: A0.1

☐ 29. Large Volume Fan Systems. Fan systems over 8,000 (7 m3/s) cfm without direct expansion cooling coils that serve single zones reduce airflow based on space thermostat heating and cooling demand. A two-speed motor or variable frequency drive reduces airflow to a maximum 60 percent of peak airflow or minimum ventilation air requirement as required by Chapter 4 of the International Mechanical Code, whichever is greater.

Exception(s):

☐ Systems where the function of the supply air is for purposes other than temperature control, such as maintaining specific humidity levels or supplying an exhaust system.

Plans reference page/section: N/A

☑ 30. All air-conditioning equipment and air-handling units with direct expansion cooling and a cooling capacity at ARI conditions greater than or equal to 110,000 Btu/h that serve single zones have their supply fan operation controlled according to code specific requirements.

Exception(s):

☐ Systems where the function of the supply air is for purposes other than temperature control, such as maintaining specific humidity levels or supplying an exhaust system.

Plans reference page/section: A0.1

☐ 31. Series fan-powered terminal unit fan motors. Fan motors for series fan-powered terminal units are electronically-commutated motors and have a minimum motor efficiency of 70 percent when rated in accordance with NEMA Standard MG 1-2006 at full load rating conditions. N/A

Plans reference page/section: _____

☐ 32. Heating outside a building. Systems installed to provide heat outside a building are radiant systems. Such heating systems are controlled by an occupancy sensing device or a timer switch, so that the system is automatically deenergized when no occupants are present.

Plans reference page/section: N/A

☐ 33. Hot Gas Bypass Limitation. For cooling systems <= 240 kBtu/h, maximum hot gas bypass capacity is no more than 50% total cooling capacity.

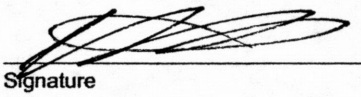
Plans reference page/section: N/A

☐ 34. All service water heating requirements are listed in requirements section specific to the system. N/A

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2010 Oregon Energy Efficiency Specialty Code requirements in COM*check* Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

Laurie Simpson, Architect — Name - Title

 — Signature

June 19 2013 — Date

Section 6: Post Construction Compliance Statement

☐ HVAC record drawings of the actual installation, system capacities, calibration information, and performance data for each equipment provided to the owner.

☐ HVAC O&M documents for all mechanical equipment and system provided to the owner by the mechanical contractor.

☐ Written HVAC balancing and operations report provided to the owner.

The above post construction requirements have been completed.

Vertex Mechanical — Principal Mechanical Designer-Name

_____ — Signature

_____ — Date

Jeff Guy

13-146206-CO

COMcheck Software Version 3.9.2

Envelope Compliance Certificate

2010 Oregon Energy Efficiency Specialty Code

Section 1: Project Information

Project Type: **Addition**
Envelope Compliance Method: **Simplified Trade-Off**
Project Title : The Portland Ballet Addition

Construction Site:
6250 SW Capitol HWY
Portland, OR 97280
Permit No. 13-146206-000-00-CO
Permit Date: Submited May 2013

Owner/Agent:
Ardys E. Braidwood
Warding Investment Co, LLC
PO box 80885
Portland , OR 97280
503-295-6958

Designer/Contractor:
Laurie Simpson
Laurie J. Simpson, Architect
4072 N Williams Ave.
Portland, OR 97227
503-367-8057
laurie@mosiarch.com

Section 2: General Information

Building Location (for weather data):	**Portland, Oregon**
Climate Zone:	**4c**
Building Space Conditioning Type(s):	**Nonresidential**
Vertical Glazing / Wall Area Pct.:	**35%**

Activity Type(s)	Floor Area
ballet studio (Common Space Types:Classroom/Lecture/Training)	1190
hall and entry (Common Space Types:Corridor/Transition)	920
dressing rooms (Common Space Types:Dressing/Locker Room)	237
offices (Common Space Types:Office - Enclosed)	254
restrooms & storage (Common Space Types:Restrooms)	190
storage (Common Space Types:Inactive Storage)	194

Section 3: Requirements Checklist

Envelope PASSES: Design 1% better than code

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Insulation Entirely Above Deck	2700	—	21.0	0.046	0.048
Exterior Wall 1: Steel-Framed, 16" o.c.	2042	19.0	5.0	0.071	0.064
Window 1: Metal Frame Curtain Wall/Storefront:Double Pane with Low-E, Clear, SHGC 0.34	660	—	—	0.377	0.450
Door 1: Glass (> 50% glazing):Metal Frame, Entrance Door, SHGC 0.37	48	—	—	0.470	0.800
Floor 1: Slab-On-Grade:Unheated, Vertical 2 ft.	184	—	10.0	—	—

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

In the following requirements, blank checkboxes identify requirements that the applicant has not acknowledged as being met. Checkmarks identify requirements that the applicant acknowledges are met or excepted from compliance. 'Plans reference page/section' identifies where in the plans/specs the requirement can be verified as being satisfied.

Fenestration Product Rating:

✓ 1. U-factors of fenestration products (windows, doors and skylights) are determined in accordance with NFRC 100 by an accredited, independent laboratory, and labeled and certified by the manufacturer or are determined using the commercial size category values

listed in Chapter 15 of the 2009 ASHRAE Handbook of Fundamentals, Table No.4 and shall include the effects of the window frame. The temporary label afixed to the fenestration products must not be removed prior to inspection.

Plans reference page/section: _____

✓ 2. Solar heat gain coefficient (SHGC) of glazed fenestration products (windows, glazed doors and skylights) shall be determined in accordance with NFRC 200 by an accredited, independent laboratory, and labeled and certified by the manufacturer or be determined using the Solar Heat Gain Coefficients (SHGC) in Chapter 15 of the 2009 ASHRAE Handbook of Fundamentals, Table No.10. The overall values must consider type of frame material and operator for the SHGC at normal incidence.

Plans reference page/section: _____

Air Leakage, Insulation, and Component Certification:

✓ 3. Sealing of the building envelope. Openings and penetrations in the building envelope are sealed with caulking materials or closed with gasketing systems compatible with the construction materials and location. Joints and seams are sealed in the same manner or taped or covered with a moisture vapor-permeable wrapping material. Sealing materials spanning joints between construction materials allow for expansion and contraction of the construction materials.

Plans reference page/section: *ENERGY NOTES, A0.1*

✓ 4. Window and door assemblies. The air leakage of window and sliding or swinging door assemblies that are part of the building envelope are determined in accordance with AAMA/WDMA/CSA 101/I.S.2/A440, or NFRC 400 by an accredited, independent laboratory, and labeled and certified by the manufacturer.

Plans reference page/section: *general notes, sheet A1.2*

✓ 5. Curtain wall, storefront glazing and commercial entrance doors. Curtain wall, storefront glazing and commercial-glazed swinging entrance doors and revolving doors are tested for air leakage in accordance with ASTM E 283. For curtain walls and storefront glazing, the maximum air leakage rate is 0.3 cubic foot per minute per square foot of fenestration area. For commercial glazed swinging entrance doors and revolving doors, the maximum air leakage rate is 1.00 cfm/ft2 of door area.

Plans reference page/section: *general notes, sheet A1.2*

✓ 6. Building thermal envelope insulation. An R-value identification mark is applied (by manufacturer) to each piece of insulation 12 inches or greater in width. Alternately, the insulation installers have provided a signed, dated and posted certification listing the type, manufacturer and R-value of insulation installed. Refer to code section for blown or sprayed insulation installation/settling depths and marker requirements.

✓ 7. Insulation mark installation. Insulating materials are installed such that the manufacturer's R-value mark is readily observable upon inspection.

✓ 8. Insulation product rating. The thermal resistance (R-value) of insulation has been determined in accordance with the U.S. FTC R-value rule.

✓ 9. Installation. All material, systems and equipment are installed in accordance with the manufacturer's installation instructions and the International Building Code.

✓ 10. Outdoor air intakes and exhaust openings. Stair and elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be equipped with not less than a Class I motorized, leakage-rated damper with a maximum leakage rate of 4 cfm per square foot at 1.0 inch water gauge when tested in accordance with AMCA 500D. Stair and shaft vent dampers shall be capable of being automatically closed during normal building operation and interlocked to open as required by fire and smoke detection systems.

Plans reference page/section: *General Notes, Sheet A1.2*

✓ 11. Loading dock weatherseals. Cargo doors and loading dock doors are equipped with weather seals to restrict infiltration when vehicles are parked in the doorway.

Requirement is not applicable.

Plans reference page/section: _____

✓ 12. Recessed lighting. Recessed luminaires installed in the building thermal envelope are sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires are IC-rated and labeled as meeting ASTM E 283. All recessed luminaires are sealed with a gasket or caulk between the housing and interior wall or ceiling covering.

Requirement is not applicable.

Plans reference page/section: _____

✓ 13. Vestibules. Doors that separate conditioned space from the exterior are protected with an enclosed vestibule, with all doors of the vestibule equipped with self-closing devices. Vestibules are designed so interior and exterior doors to not operate simultaneously.

Requirement is not applicable.

Plans reference page/section: _____

✓ 14. 'Other' components have supporting documentation for proposed U-Factors.

Requirement is not applicable.

Plans reference page/section: _____

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2010 Oregon Energy Efficiency Specialty Code requirements in COM*check* Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

Laurie Simpson — Name - Title

 — Signature

June 19, 2013 — Date

COMcheck Software Version 3.9.2

Interior Lighting Compliance Certificate

2010 Oregon Energy Efficiency Specialty Code

Section 1: Project Information

Project Type: **Addition**
Envelope Compliance Method: **Simplified Trade-Off**
Project Title : The Portland Ballet Addition

Construction Site:
6250 SW Capitol HWY
Portland, OR 97280
Permit No. 13-146206-000-00-CO
Permit Date: Submited May 2013

Owner/Agent:
Ardys E. Braidwood
Warding Investment Co, LLC
PO box 80885
Portland , OR 97280
503-295-6958

Designer/Contractor:
Laurie Simpson
Laurie J. Simpson, Architect
4072 N Williams Ave.
Portland, OR 97227
503-367-8057
laurie@mosiarch.com

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B x C)
ballet studio (Common Space Types:Classroom/Lecture/Training) (Ceiling Height 12 ft.)	1190	1.23	1464
hall and entry (Common Space Types:Corridor/Transition) (Ceiling Height 12 ft.)	920	0.41	377
dressing rooms (Common Space Types:Dressing/Locker Room) (Ceiling Height 8 ft.)	237	0.52	123
offices (Common Space Types:Office - Enclosed) (Ceiling Height 8 ft.)	254	0.97	246
restrooms & storage (Common Space Types:Restrooms) (Ceiling Height 8 ft.)	190	0.82	156
storage (Common Space Types:Inactive Storage) (Ceiling Height 8 ft.)	194	0.26	50
		Total Allowed Watts =	2417

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
ballet studio (Common Space Types:Classroom/Lecture/Training 1190 sq.ft.)				
Linear Fluorescent 2: type B: suspended flourescent slot: 48" T8 32W (Super T8): Electronic:	2	16	35	560
hall and entry (Common Space Types:Corridor/Transition 920 sq.ft.)				
Linear Fluorescent 1: type A and B: flourescent slot light 2xf32T8: 48" T8 32W (Super T8): Electronic:	2	20	45	900
dressing rooms (Common Space Types:Dressing/Locker Room 237 sq.ft.)				
Linear Fluorescent 1: type A and B: flourescent slot light 2xf32T8: 48" T8 32W (Super T8): Electronic:	1	6	35	210
offices (Common Space Types:Office - Enclosed 254 sq.ft.)				
Linear Fluorescent 1: type A and B: flourescent slot light 2xf32T8: 48" T8 32W (Super T8): Electronic:	1	4	62	248
restrooms & storage (Common Space Types:Restrooms 190 sq.ft.)				
Compact Fluorescent 1: type C: recessed CFL downlight: Triple 4-pin 32W: Magnetic:	1	4	35	140
storage (Common Space Types:Inactive Storage 194 sq.ft.)				
Compact Fluorescent 1: type C: recessed CFL downlight: Triple 4-pin 32W: Magnetic:	1	5	35	175
			Total Proposed Watts =	2233

Section 4: Requirements Checklist

In the following requirements, blank checkboxes identify requirements that the applicant has not acknowledged as being met. Checkmarks identify requirements that the applicant acknowledges are met or excepted from compliance. 'Plans reference page/section' identifies where in the plans/specs the requirement can be verified as being satisfied.

Lighting Wattage:

☑ 1. Total proposed watts must be less than or equal to total allowed watts.
Allowed Wattage: 2417 Proposed Wattage: 2233
Complies: YES

Mandatory Requirements:

☑ 2. Exit signs. Internally illuminated exit signs shall not exceed 5 watts per side.

Plans reference page/section: A1.2 general notes

☑ 3. Daylight zone control. All daylight zones are provided with individual controls that control the lights independent of general area lighting in the non-daylight zone. In all individual daylight zones larger than 350 sq.ft., automatic daylight controls is provided. Automatic daylight sensing controls reduce the light output of the controlled luminaires at least 50 percent, and provide an automatic OFF control, while maintaining a uniform level of illumination. Contiguous daylight zones adjacent to vertical fenestration may be controlled by a single controlling device provided that they do not include zones facing more than two adjacent cardinal orientations (i.e., north, east, south, west). Daylight zones under skylights shall be controlled separately from daylight zones adjacent to vertical fenestration.

Exception(s):

- ☐ Retail spaces adjacent to vertical glazing (retail spaces under overhead glazing are not exempt).
- ☐ Display, exhibition and specialty lighting
- ☐ HID lamps 150 watts or less.
- ☐ Spaces required to have occupancy sensors.

Plans reference page/section: A1.2

☑ 4. Interior lighting controls. At least one local shutoff lighting control has been provided for every 2,000 square feet of lit floor area and each area enclosed by walls or floor-to-ceiling partitions. The required controls are located within the area served by the controls or are a remote switch that identifies the lights served and indicates their status.

Exception(s):

- ☑ Lighting systems serving areas designated as security or emergency areas that must be continuously lighted.
- ☑ Lighting in public areas such as concourses, stairways or corridors that are elements of the means of egress with switches that are accessible only to authorized personnel.
- ☐ Lighting for warehouses, parking garages or spaces using less than 0.5 watts per square foot.
- ☐ Lighting for contiguous, single-tenant retail spaces.

Plans reference page/section: A1.2

☑ 5. Sleeping unit controls. Master switch at entry to hotel/motel guest room.

Plans reference page/section: N/A

☑ 6. Egress lighting. Egress illumination is controlled by a combination of listed emergency relay and occupancy sensors to shut off during periods that the building space served by the means of egress is unoccupied.

Exception(s):

- ☒ Building exits as defined in Section 1002 of the Oregon Structural Specialty Code.

Plans reference page/section:

☐ 7. Additional controls. Each area that is required to have a manual control shall have additional controls that meet the requirements of Sections 505.2.2.1 and 505.2.2.2.

Plans reference page/section: N/A

☐ 8. Light reduction controls. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either

1) controlling (dimming or multi-level switching) all luminaires; or
2) dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps; or
3) switching the middle lamp luminaires independently of other lamps; or
4) switching each luminaire or each lamp.

Exception(s):

- ☐ Only one luminaire in space.
- ☐ An occupant-sensing device controls the area.
- ☐ The area is a corridor, storeroom, restroom, public lobby or sleeping unit.

☐ Electrical and mechanical room.

☐ Areas that use less than 0.6 Watts/sq.ft.

Plans reference page/section: A1.2

☑ 9. Buildings larger than 2,000 square feet are equipped with an automatic control device to shut off lighting in those areas. This automatic control device shall function on either:
1) a scheduled basis, using time-of-day, with an independent program schedule that controls the interior lighting in areas that do not exceed 10,000 square feet and are not more than one floor; or
2) an occupant sensor that shall turn lighting off within 30 minutes of an occupant leaving a space; or
3) a signal from another control or alarm system that indicates the area is unoccupied.

Exception(s):

☐ Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.

Plans reference page/section: A1.2

☐ 10. Occupancy sensors in rooms that include daylight zones are required to have Manual ON activation.

Plans reference page/section: N/A

☐ 11. An occupant sensor control device is installed that automatically turns lighting off within 30 minutes of all occupants leaving a space.
Exception(s):

☑ Classrooms and lecture halls.

☑ Conference, meeting and training rooms.

☑ Employee lunch and break rooms.

☑ Rooms used for document copying and printing.

☑ Office spaces up to 300 square feet.

☑ Restrooms.

☑ Dressing, fitting and locker rooms.

N/A

Plans reference page/section: _____

☐ 12. Additional controls. An occupant sensor control device that automatically turns lighting off within 30 minutes of all occupants leaving a space or a locally activated switch that automatically turns lighting off within 30 minutes of being activated is installed in all storage and supply rooms up to 1000 square feet.

N/A

Plans reference page/section: _____

☐ 13. Occupant override. Automatic lighting shutoff operating on a time-of-day scheduled basis incorporates an override switching device that: 1) is readily accessible, 2) is located so that a person using the device can see the lights or the area controlled by that switch, or so that the area being lit is annunciated, 3) is manually operated, 4) allows the lighting to remain on for no more than 2 hours when an override is initiated, and 5) controls an area not exceeding 2,000 square feet.
Exception(s):

☐ In malls and arcades, auditoriums, single-tenant retail spaces, industrial facilities and arenas, where captive-key override is utilized, override time is permitted to exceed 2 hours.

☐ In malls and arcades, auditoriums, single-tenant retail spaces, industrial facilities and arenas, the area controlled shall not exceed 20,000 square feet.

N/A

Plans reference page/section: _____

☐ 14. Holiday scheduling. Automatic lighting shutoff operating on a time-of-day scheduled basis has an automatic holiday scheduling feature that turns off all loads for at least 24 hours, then resumes the normally scheduled operation.
Exception(s):

☐ Retail stores and associated malls, restaurants, grocery stores, places of religious worship, theaters and exterior lighting zones.

☐ Single zone electronic time control devices and self-contained wall box preset lighting controls.

N/A

Plans reference page/section: _____

☐ 15. Exterior lighting controls. Lighting not designated for dusk-to-dawn operation shall be controlled by either a combination of a photosensor and a time switch, or an astronomical time switch. Lighting designated for dusk-to-dawn operation shall be controlled by an astronomical time switch or photosensor.

N/A

Plans reference page/section: _____

☐ 16. Tandem wiring. The following luminaires located within the same area shall be tandem wired:
1. Fluorescent luminaires equipped with one, three or odd-numbered lamp configurations, that are recess-mounted within 10 feet center-to-center of each other.

2. Fluorescent luminaires equipped with one, three or any odd-numbered lamp configuration, that are pendant- or surface-mounted within 1 foot edge- to-edge of each other.

Exception(s):

- ☐ Where electronic high-frequency ballasts are used.
- ☐ Luminaires on emergency circuits.
- ☐ Luminaires with no available pair in the same area.

Plans reference page/section: A1.2

☐ 17. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.

Plans reference page/section: N/A

☐ 18. Each dwelling unit in a building is metered separately.

Plans reference page/section: M A

Interior Lighting PASSES Design 8% better than code

Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2010 Oregon Energy Efficiency Specialty Code requirements in COM*check* Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

Laurie Simpson, Architect		June 19, 2013
Name - Title	Signature	Date

COMcheck Software Version 3.9.2

Exterior Lighting Compliance Certificate

2010 Oregon Energy Efficiency Specialty Code

Section 1: Project Information

Project Type: **Addition**
Envelope Compliance Method: **Simplified Trade-Off**
Project Title : The Portland Ballet Addition
Exterior Lighting Zone: **2 (Neighborhood business district)**

Construction Site:
6250 SW Capitol HWY
Portland, OR 97280
Permit No. 13-146206-000-00-CO
Permit Date: Submited May 2013

Owner/Agent:
Ardys E. Braidwood
Warding Investment Co, LLC
PO box 80885.
Portland , OR 97280
503-295-6958

Designer/Contractor:
Laurie Simpson
Laurie J. Simpson, Architect
4072 N Williams Ave.
Portland, OR 97227
503-367-8057
laurie@mosiarch.com

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
54 (Entry canopy)	2 ft2	0.25	Yes	1	70
			Total Tradable Watts* =	1	70
			Total Allowed Watts =	1	
			Total Allowed Supplemental Watts** =	600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
54 (Entry canopy 2 ft2): Tradable Wattage				
Compact Fluorescent 1: type C: recessed CFL downlight: Triple 4-pin 32W: Magnetic:	1	2	35	70
			Total Tradable Proposed Watts =	70

Section 4: Requirements Checklist

In the following requirements, blank checkboxes identify requirements that the applicant has not acknowledged as being met. Checkmarks identify requirements that the applicant acknowledges are met or excepted from compliance. 'Plans reference page/section' identifies where in the plans/specs the requirement can be verified as being satisfied.

Controls, Switching, and Wiring:

☐ 1. Lighting designated to operate more than 2000 hours per year for Uncovered Parking Areas shall be equipped with motion sensors that will reduce the luminaire power by thirty-three percent or turn off one-third the luminaires when no activity is detected.

Plans reference page/section: N/A

Exterior Lighting Restrictions and Exceptions:

☐ 2. Mercury vapor and incandescent lighting is not permitted for use as exterior lighting.
Exception(s):

☐ Incandescent lighting controlled by motion sensors and having total power less than 150 watts.

☐ Incandescent lighting used in or around swimming pools, water features, or other locations subject to the requirements of Article 680 of the National Electric Code.

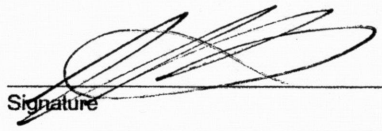
☑ 3. Exempt lighting fixtures are equipped with a control device independent of the control of the nonexempt lighting and are identified in Section 3 table above.

Plans reference page/section: _____

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2010 Oregon Energy Efficiency Specialty Code requirements in COM*check* Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

Laurie Simpson, Architect — Name - Title

 — Signature

June 19, 2013 — Date

City of Portland, Oregon - Bureau of Development Services

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

REQUEST FOR "APPLICANT PAID OVERTIME" *EFFECTIVE JULY 1, 2012*

The Bureau of Development Services reviews plans based on project "due dates" that are determined by project type, scope and the date that the plans were taken in for review.

Some review groups will accept requests for "Applicant Paid Overtime" (APOT) to review projects earlier than the projected due date. However, it is important to be aware that ALL ASSIGNED REVIEWS MUST BE APPROVED BEFORE A PERMIT CAN BE ISSUED AND WORK CAN BEGIN. This may mean that although APOT was paid to expedite the review done by a specific group, there may still be other reviews that must be completed before a permit can be issued. Applicant paid overtime for one section does NOT guarantee that a permit will receive priority processing by any other section, nor does it guarantee that the permit will be issued sooner than scheduled.

The hourly rate for each group is noted below. Time is billed in 1/4 hr increments with a 1/2 hr minimum. Applicant paid overtime requests are currently accepted by the following groups:

- Engineering $163.28/hr
- Site Development $163.28/hr
- Life Safety $125.75/hr
- Permitting Services (Preissuance) $107.34/hr

Please note that requesting Applicant Paid Overtime does not guarantee that an overtime review will be performed, as not all reviewers are available to work overtime hours. Overtime fees will only be billed for those reviews performed by staff working beyond their normally scheduled hours.

By signing below, the permit applicant or authorized representative agrees to pay additional plan review fees for the following sections: (Please mark below the groups you are requesting applicant paid overtime from)

- ☐ Engineering
- ☒ Life Safety
- ☐ Site Development
- ☐ Permitting Services (Preissuance)

Please mark below if you would like an estimate of the amount of time needed for each of the above reviews PRIOR to authorizing the work

☒ Yes, please call with estimate ph: 503 747 8057 ☒ No, I do not require an estimate prior to the start of the overtime review

_____ June 20, 2013

Signature of Permit Applicant or Authorized Representative — Date

Laurie Simpson

Print Name

Permit Number: 13 - 146206 - 000 - 00 - CO

CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

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

MULTNOMAH COUNTY

STRUCTURAL CHECKSHEET

Commercial Building Permit

Application # : 13-146206-000-00-CO

Review Date : May 30, 2013

To:	APPLICANT	LAURIE J SIMPSON LAURIE J SIMPSON, ARCHITECT 4072 N WILLIAMS AVE, SUITE A PORTLAND, OR 97227	Cellular: e-Mail:	503 367-8057 laurie@mosiarch.com
From:	Structural Engineer	Jacob Balderas	Phone:	503-823-7360
cc:	OWNER	WARDIN INVESTMENT CO PO BOX 80885 PORTLAND, OR 97280-1885		

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the Oregon Structural Specialty Code and / or other city, state, or federal requirements.

Item #	Location on plans	Code Section	Clarification / Correction Required
1.		OSSC 110.3.9	Complete and return the attached Special Inspection form prior to issuance of the permit. The completed form can be fax returned to Special Inspections at (503) 823-4172, to 2nd Floor Document Services, or by email to specialinspectionschecksheets@portlandoregon.gov. The special inspection items noted on the form should also be clearly listed on the drawings. The project owner shall provide a copy of this special inspection form to the special inspection agency and engineer of record.
2.		OSSC 107.3.4.2	Wood Joist, Skylights, Arch wood panels are deferred submittals and not included in this building permit. The drawings and calculations for these are required to be stamped by an Engineer registered in Oregon, and approved by the Engineer of Record prior to submitting to the Bureau of Development Services for review.
3.	S2.1, calcs		Shear wall at gridline C: provide calculations for the foundation to resist overturning forces. Ensure that there is sufficient mass to resist the uplift force with appropriate factor of safety per the load combinations. Provide calculations for the foundation strength. Revise the drawings as needed.
4.	S2.1		Shear wall at gridline B: provide calculations for the foundation to resist overturning forces. See Item #3 for additional requirements.
5.	S2.2		Glulam beam support at gridlines B0.5/3 and D/3: provide calculations a detail as necessary for the glb support at the ledger.
6.	Dwgs		Provide an elevation for the location of blocking or other framing which may be necessary for the support of the exterior wood panels.
7.	A5.5		Detail 7/A5.5: there does not appear to be a direct connection of the window system deflection head to the structural beam above. Please revise the detail to show the steel track is connected to the beam above.
8.	S2.2, S5.3		Detail 5/S5 is referenced on the plan but does not appear to be included on the detail sheet. Please update the sheet.
9.	S2.2		Gridline B0.5: detail 7/S5.2 does not appear to be the correct detail reference. Please update the sheet.
10.	S5.1		Detail 1: how is the diaphragm connected to the wall sheathing for the transfer of in-plane lateral forces? It appears that the 8" track requires fastening to the blocking. Please specify.

CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

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

Structural Special Inspection and Observation Program Checksheet

registered design professional in responsible charge shall prepare and submit a special inspection and structural ervation program in accordance with IBC Sections 1704.1.1, 1705.2, and 106.3.4.1, and confirm that the special inspection structural observations noted below are indicated on the drawings.

~ Please Note that separate Soils and Life Safety Inspection Checksheets may also be required ~

Instructions – Parts D and E of this Checksheet must be fully completed by the Owner (or Architect or Engineer acting as the owner's agent) in order to obtain your permit.

hen complete, return this form to BDS Permitting Services. You may return it in person at 1900 SW 4th Ave, by fax to (503) 823-4172, or by email to specialinspectionsforms@portlandoregon.gov.

plication #	13-146206-000-00-CO	**Date:**	May 30, 2013
ject Name:	THE PORTLAND BALLET		
e Address:	6250 SW CAPITOL HWY		
chitect of Record (Firm)	Laurie Simpson	**Phone #**	(503) 287-2300
gineer of Record (Firm)	DCI	**Phone #**	(503) 242-2448

e following special inspections and structural observations shall be performed according to the State Building Code and City of tland Special Inspection Program Administrative Rules unless a program of inspections is submitted by the Engineer of cord and approved by Bureau of Development Services.

A. REQUIRED SPECIAL INSPECTIONS FOR ALL BUILDING TYPES

[X] Steel Construction	[ ] Concrete Construction	[X] Anchors – Adhesive	[X] Wood Construction
[ ] Curtainwall	[ ] Prestressed Concrete	[ ] Anchors – Cast-in-place	[ ] Masonry
[ ] Structural Silicone Glazing	[ ] Shotcrete	[X] Anchors – Expansion/Screw	[X] Cold Formed Steel Framing
Special Cases: [ ]		[ ]	[ ]

B. REQUIRED SPECIAL INSPECTIONS FOR CATEGORY III AND IV BUILDINGS (In addition to those noted above.)

[ ] Seismic Force Resist. System	[ ] Storage Racks	[ ] Access Floors	[ ] Suspended Ceilings
[ ] Mechanical Components	[ ] Electrical Components	[ ] Cladding	[ ] Veneer
[ ] Nonbearing Walls	[ ] Seismic Isolation System		
Special Cases: [ ]		[ ]	[ ]

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C. TRUCTURAL OBSERVATION

[X] Required (The stages of construction at which structural observation is to occur shall be indicated on the drawings.)

D. APPROVED SPECIAL INSPECTOR OR INSPECTION AGENCY (To be completed by the applicant.)

ıdicate the City approved special inspector or special inspection agency to perform the required special inspections noted parts A. and B. above:

[ ] ACS (503) 443-3799	[ ] FEI Testing (541) 757-4698	[ ] Mayes Testing, Inc. (503) 281-7515
[ ] Carlson Testing (503) 684-3460	[ ] Kleinfelder, Inc. (503) 644-9447	[ ] Northwest Geotech (503) 682-1880
[ ] Clair Company (541) 758-1302	[ ] KPFF SIG (503) 227-3251	[ ] PSI (503) 289-1778
[ ] Columbia West Eng (360) 823-2900	[ ] Materials Testing/Insp (208) 376-4748	[ ] Other:

E. o be completed by the applicant.

y completing Part E the project owner (or the Architect or Engineer acting as the Owner's Agent) hereby agrees to employ the pecial inspector or inspection agency and/or engineer of record for the above noted special inspections and/or structural bservations. (***Contractors are NOT authorized to agree for the Owner.***)

he project owner shall provide a copy of this checksheet to the special inspection agency and engineer of record.

rint Name _____ Date _____
(Project Owner or the Architect or Engineer acting as the Owner's Agent)

irm _____ Phone _____

APPLICANT – COMPLETE PARTS D & E

SCAN

Structural Checksheet Response

Permit #: 13-146206-000-00-CO **Date: June 5, 2013**__

Customer name and phone number: _____Kyle Kraxberger 503 242 2448____

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	Special inspection form to be filled out by Owner or Arch	1
2	Wood Joist, Skylights, and Arch wood panels are on the differed submittals list per S1.1. Structural general notes provide instructions under "General Contractor's prior review" to submit drawing to the SER for approval.	2
3	Calculations for the foundation under the shear wall along grid C have been provided. The current foundation has been shown to be adequate.	3
4	Calculations for the foundation under the shear wall along grid B have been provided. The current foundation has been shown to be adequate.	4
5	Calculation have been provided for ledger capacity. Titan HD's have been modified to ¾" dia x 6" at 24"oc	5
6	Detail 8/S5.3 has been added to the drawings. Detail is called on S3.1	6
7	Revised detail 7/A5.5	
8	Detail 5/S5.3 has been included in the drawings.	8
9	Detail cut has been modified to 7/S5.3	9
10	Detail has been modified to include steel stud blocking that will be 2" wider then the stud. Boundary nailing will be called out on both the shear wall and the diaphragm.	10
11	South entrance has been removed. Sheets S2.1 and S2.2 will be modified to reflect change. The HSS canopy will be relocated to grid D. The transfer column and components at 5/D shown in detail 4/s5.3 is no longer need and will be removed. Elevation 4/s3.1 is no longer valid and will be removed. The existing door to the existing structure shown on S2.1 will remain so the 8"CMU infill is no longer needed.	Customer
12	The Drag strut shown on S2.2 and in detail 12/S5.2 will be removed. The original moment frame in the existing structure will remain to provide the lateral system for the existing structure. The shear wall along C will be constructed as a typical shear wall. The nailing and foundation will remain for possible future removal of the existing structure moment frame.	Customer