



CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES



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

Application for New Single Family Residential Construction (One or Two Units)

What type of home(s) are you building?

- Single family residence, Duplex, Townhouses on individual lots, Townhouses on shared lots, Floating home, Manufactured home on its own lot, Detached accessory dwelling unit (ADU), Other:

If your project includes 3 or more structures built to the Oregon Residential Speciality Code or International Residential Code and are either located on a single tax lot or attached to each other, you will apply through the Batch Submittal and Review Process. Please contact Permitting Services at 503-823-7357 for more information.

Applicant Information

Company Name: Easter Permits
Contact Person: Dan Williams
Mailing Address: 14334 NW Eagleridge Ln.
City: PDX State: OR Zip Code: 97229
Office Phone: Cell Phone: (503) 819-7754 FAX:
Email: dan@easterpermits.com
Lot Owner Name: H Hudson Homes Inc.
Mailing Address: 9700 SW Capital Hwy #100
City: Portland State: OR Zip Code: 97219
Contractor Name: H Hudson Homes CCB#: 205514

Project Information

Form with fields for Tax account number, Cross streets, Plat name/number, Living area, Garage/carport, Is there a detached garage..., Is there an existing house..., Land Use Review case numbers, Plan designer/architect name, Has BDS permitted this design..., Do you plan on building the same house..., Is this a Master House Plan?

16-187445,54-RS



# Residential Water Service Application

# W-3

### Why complete this form?

The Portland Water Bureau uses this form to determine size of meter and service branch, installation fees, and meter location. Complete details help expedite your request for water service permit and service installation. You must complete pages 1 and 2.

### Who should use this form?

Applicants upgrading residential plumbing, or building an accessory dwelling unit or new home.

### What do I do with the completed form?

Mail it to:  
Portland Water Bureau  
Development Services  
1120 SW 5<sup>th</sup> Ave, Rm 600  
Portland, OR 97204

Bring it to our office:  
1900 SW 4<sup>th</sup> Avenue  
Development Services  
Center (first floor)

For hours of operation call  
503-823-7310, select  
option 1

Email it to:  
devrev@portlandoregon.gov

### Questions?

Portland Water Bureau  
Development Services  
Phone 503-823-7368

### Sewer Connection Questions

Bureau of Environmental  
Services Sewer Hotline  
Phone 503-823-7761

See the "Water at Your Service" form for information about new and upgraded services, how to complete this form, determine water service size, fees, scheduling and installing water services.

Today's date 6/13/16	Building Permit Number 16-187445/54-R5
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### Service Installation Information

Applicant Name Dan Williams		Daytime Telephone Number (503) 819-7754
Site Address, City, State, ZIP Code 4705 N Congress Ave (Tract 1) / 4711 N Congress Ave (Tract 2)		
Multnomah County legal number R64967-2810 (Tract 1) R64967-2820 (Tract 2)	Legal description (lot & block) Central Albina Add, BLOCK 6, LOT 4	
Dwelling type (check one)	<input type="checkbox"/> Single-family <input checked="" type="checkbox"/> Rowhouse <input type="checkbox"/> Duplex <input type="checkbox"/> Townhouse <input type="checkbox"/> Accessory Dwelling Unit (ADU)	
	If a duplex, townhouse, or ADU, do you want individual meters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does the lot currently have water service?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the service to be installed in a paved street?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Will the service branch cross a stormwater facility - either a landscaped swale or concrete planter?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will you install a fire sprinkler system?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, what are the flow needs (gallons per minute - GPM)?		GPM _____
Will the meter be installed in the driveway area? (Avoid driveway if possible.)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there a Public Works Improvement Project?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If "No" and one is required at a later date you must notify Water Bureau Development Services, 503-823-7368 prior to service installation.		# _____

### Complete the Water Meter Sizing Worksheet (Residential) on page 2.

### Scheduling and Installing Water Services

Call Portland Water Bureau Scheduling Services at 503-823-1526 when you are ready to install the service.

- Provide the address, building permit number or IVR number, and a PDOT-approved Street Improvement Plan number, if known.
- Indicate whether or not the supply line on private property will be metallic or plastic.
- The applicant is responsible for identifying the location for proposed service installation; the applicant is responsible for ensuring the proposed service installation location conforms with the requirements of Title 21, Water and Title 11, Trees.
- Service will be installed within 15 working days from date of scheduling.

**How do I know my water meter is the right size?**

You'll want a water meter and service branch that adequately serves your household water needs. The Portland Water Bureau uses American Water Works Association and Uniform Plumbing Code guidelines to establish meter size.

**How to compute values**  
Column A describes fixture types

**Column B**

Enter the number of fixtures in single family dwelling or housing unit 1.

**Column C**

If a duplex or ADU, enter the number of fixtures in the second housing unit. ADU fixtures must be entered separately in this column.

**Column D**

Add columns B and C. Enter the sum in this column.

**Column E**

Contains the fixture value. This value is based on the volume capacity of typical plumbing fixtures.

**Column F**

Multiply Column D (sum) times the values in Column E (D x E).

Enter the results for each fixture in Column F.

Add numbers in Column F to determine Grand Total Fixture Value (GTF Value).

Refer to the chart for meter size and costs.

\*If your structure requires a fire sprinkler system, it may trigger an additional review for proper meter size.

The applicant is responsible for identifying the location for proposed service installation; the applicant is responsible for ensuring the proposed service installation location conforms with the requirements of Title 21, Water and Title 11, Trees.

# Water Meter Sizing Worksheet (Residential)

Include existing and planned plumbing fixtures

A	B	C	D	E	F		
Fixture Type	Unit 1 Fixtures	If a Duplex or ADU, Unit 2 Fixtures	Add B+C	Fixture Value	Total Fixture Value	For Office Use	
	Enter Qty	Enter Qty	Sum		D (sum) x E		
Bathroom or Bar Sink IIIII	5	5		1.0	5   5		
Bathtub or Tub/Shower	1	1		4.0	4   4		
Clothes Washer	1	1		4.0	4   4		
Dishwasher	1	1		1.5	1.5   1.5		
Hose Bib, first	1	1		2.5	2.5   2.5		
Hose Bibs, each additional	1	1		1.0	1   1		
Kitchen Sink	1	1		1.5	1.5   1.5		
Laundry or Service Sink	-	-		1.5	-   -		
Shower, Standalone	1	1		2.0	2   2		
Toilet III	3	3		2.5	7.5   7.5		
<b>Grand Total Fixture Value (GTF Value)</b>					<b>29</b>	<b>29</b>	
<b>Meter Size Required*</b>					<b>3/4"</b>	<b>3/4"</b>	

**Applicant's Authorization**

Name of Authorized Signer <i>Dan Williams</i>	Building Permit Number
Signature <i>Dan Williams</i>	
Company Name <i>Faster Permits</i>	Date

**GTF Value, Meter Sizes & Typical Water Service Permit Costs**

July 1, 2015- June 30, 2016

GTF Value	Meter Size	System Development Charge	Installation with Paving	Total
0 - 22	5/8"	\$2,337	\$5,585	\$7,922
22.5 - 37	3/4"	\$3,505		\$9,090
37.5 - 89	1"	\$5,842		\$11,427





# ELECTRICAL PERMIT APPLICATION

## City of Portland, Oregon - Bureau of Development Services

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16-187454-RS  
16-187445-RS

### Type of work

- New construction       Addition/alteration/replacement  
 Demolition       Other:

### Category of construction

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

### Job site information and location

Job no.:      Job address: N Congress N Blandena

City/State/ZIP:

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

Cross street/directions to job site:

Subdivision:      Lot no.      Tax map/parcel no.

Description of work (example: 3 circuits for basement receptacles)

### Provide RS Permit no.

- 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       Subcontractor

Business name: Sunlight Electric Inc

Address: 2804 NE 65th Ave "D"

City/State/ZIP: Vancouver, WA. 98661

Phone: 360-518-7589      FAX: 360-326-9660

Elec. lic. no. C230      CCB lic. no. 172549

Metro or City lic no.      Date: 6-10-2016

Supervising electrician Signature, required: Chester Garrett

Print name: CHESTER GARRETT      License no. 17935

Authorized signature: Chester Garrett

Print name: CHESTER GARRETT      Date: 6-10-2016

- Applicant       Contact Person

Business name:

Contact name:

Address:

City/State/ZIP:

Phone:      FAX:

E-mail:

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

### Plan Review

#### Please check all that apply

- Fire pump       Building over three stories  
 Emergency system       Service or feeder 600 amps or over  
 Addition of new motor load of 100 HP or more       Commercial use agricultural buildings  
 Patient area health care facility       Installation of 150 KVA or larger separately derived system  
 Hazardous locations       'A', 'E', 'I'-2, 'I'-3' occupancies  
 Recreational vehicle parks       Service or feeder 400 amps or more where the available fault current exceeds 10,000 amps at 150 volts or less to ground, or exceeds 14,000 amps for all other installations  
 Marinas and boatyards       Floating buildings  
 Six or more residential units  
 Supply over 600 volts nominal  
 Voluntary plan review
- Submit 2 sets of plans with any of the above.

### Fee Schedule

Description	Qty.	Fee	Total	**
Residential single or multifamily dwelling unit. Includes attached garage.				
1,000 sq. ft. or less		\$266		4
Each added 500 sq. ft. or portion		\$58		
Limited energy, residential		\$58		2
Limited energy, multi-family		\$58		2
Services or feeders installation, alteration, and/or relocation				
200 amps		\$137		2
201 to 400 amps		\$195		2
* 401 to 600 amps		\$255		2
* 601 amps to 1,000 amps		\$385		2
* Over 1,000 amps or volts		\$708		2
Service Reconnect Only		\$124		1
Temporary services or feeders installation, alteration, and/or relocation				
200 amps or less		\$122		2
201 amps to 400 amps		\$184		2
401 amps to 600 amps		\$232		2
Branch circuits - new, alteration, or extension, per panel				
A. Fee for branch circuits with service or feeder fee, each branch circuit		\$13		2
B. Fee for branch circuits without service or feeder fee, first branch circuit		\$112		2
Each additional branch circuit		\$13		
Miscellaneous (service or feeder not included)				
Each manufactured or modular dwelling, service and/or feeder		\$156		2
Pump or irrigation circle		\$99		2
Sign or outline lighting		\$99		2
Signal circuit(s) or limited-energy panel, alteration, or extension.		\$99		2
Describe:				
Hourly rate:		\$142		
Each additional inspection over allowable in any of the above				
Per inspection		\$ 97		
Investigation fee				
Other				
Electrical permit fees*				
		Subtotal		
		Plan review (25% of permit fee)		
		State surcharge (12% of permit fee)		
		<b>TOTAL PERMIT FEE</b>		

RS Combo Permit/No Fees Due

Trade Permit Questions.....503-823-7363

Code Related Questions.....503-823-7388

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

\* Requires Plan Review

\*\* Number of inspections allowed per permit.





# MECHANICAL PERMIT APPLICATION

## City of Portland, Oregon - Bureau of Development Services

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16-187454-RS  
16-187445-RS

### Type of work

New construction       Addition/alteration/replacement  
 Demolition       Other:

### Category of construction

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

### Job site information and location

Job no.:      Job address: N Congress N Bladerna

City/State/ZIP: Portland

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

Cross street/directions to job site:

Subdivision:      Lot no.      Tax map/parcel no.

### Description of work (example: upstairs bath fan/dryer exhaust)

**Mechanical Installation in new SFR Rowhomes**

Rowhomes

Provide RS permit no.

### 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      Subcontractor

Business name: Wolcott Plumbing      E-mail: dennis@wolcottplumbing.com

Address: 1075 W Historic Columbia River Hwy.

City/State/ZIP: Troutdale/OR/97060

Phone: 503-667-1781 Ext. 307      FAX: 503-667-9891

Lic. no.      CCB lic. no. 112220

Authorized signature: Dennis L. Dunning

Print name: Dennis L. Dunning      Date:

### Applicant      Contact Person

Business name:

Contact name:

Address:

City/State/ZIP:

Phone:      FAX:

E-mail:

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

### Commercial Fee Schedule - Use Checklist

Mechanical permit fees\* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar of all mechanical materials, equipment, labor, overhead and profit.

Value: \$

### Residential Equipment / Systems Fees

For special information use checklist

Description	Qty.	Fee	Total
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#### Heating / cooling

Air conditioner (site plan required)		\$26	
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Furnace / burner including duct work / vent / liner		\$55	
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Heat pump (site plan required)		\$51	
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Air handling unit		\$26	
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Hydronic hot water system		\$32	
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Residential boiler (radiator or hydronic) includes piping		\$32	
---	--	------	--

Unit heaters (fuel type, not electric) in-wall, in-duct, suspended, etc.		\$26	
--	--	------	--

Vent for appliance other than furnace		\$22	
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Alteration of existing HVAC system		\$32	
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#### Other fuel appliances

Decorative gas fireplace		\$26	
--------------------------	--	------	--

Flue vent for water heater or gas fireplace		\$22	
---	--	------	--

Wood / pellet stove		\$57	
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Gas or wood fireplace / insert		\$57	
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Chimney / liner / flue / vent		\$22	
-------------------------------	--	------	--

Other:		\$32	
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#### Environmental exhaust and ventilation

Range hood / other kitchen equipment		\$14	
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Clothes dryer exhaust		\$14	
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Single-duct exhaust (bathrooms, toilet compartments, utility rooms)		\$14	
---	--	------	--

Exhaust system apart from Heating or AC		\$22	
---	--	------	--

Other:		\$32	
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#### Gas fuel piping

\$15 for the first four, \$2.70 for each additional. Please indicate number of fuel gas piping outlets below:

Furnace, etc.			
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Gas heat pump			
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Wall / suspended / unit heater			
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Water heater / boiler			
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Fireplace			
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Range			
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Barbecue			
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Clothes dryer			
---------------	--	--	--

Other:			
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#### Other appliances

Including oil tanks, gas and diesel generators, gas and electric kilns, gas appliances / equipment not included above		\$32	
---	--	------	--

#### Mechanical permit fees

Subtotal			
----------	--	--	--

Minimum permit fee (\$95)			
---------------------------	--	--	--

Commercial plan review (60% of permit fee)			
--	--	--	--

State surcharge (12% of permit fee)			
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<b>TOTAL PERMIT FEE</b>			
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# PLUMBING PERMIT APPLICATION

City of Portland, Oregon - Bureau of Development Services

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16-187454  
16-187445-128

**Type of work**

New construction  Addition/alteration/replacement  
 Demolition  Other:

**Category of construction**

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

**Job site information and location**

Job no.: \_\_\_\_\_ Job address: N Congress N Bladock  
 City/State/ZIP: \_\_\_\_\_  
 Suite/bldg./apt. no.: \_\_\_\_\_ Project name: \_\_\_\_\_  
 Cross street/directions to job site: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_ Lot no. \_\_\_\_\_ Tax map/parcel no. \_\_\_\_\_

**Description of work (example: 2 fixtures for kitchen remodel)**

Plumbing in New SFR

Provide RS Permit no. \_\_\_\_\_

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  Subcontractor

Business name: WOLCOTT PLUMBING E-mail: \_\_\_\_\_  
 Address: 1075 W HISTORIC COLUMBIA RIVER HWY  
 City/State/ZIP: TROUTDALE, OR 97060  
 Phone: 503-667-1781 FAX: 503-667-9891  
 Lic. no. 26-824PB CCB lic. no. 112220

Authorized signature: Cliff Bowman  
 Print name: CLIFF BOWMAN Date: 6/10/16

Applicant  Contact Person

Business name: WOLCOTT PLUMBING  
 Contact name: CLIFF BOWMAN  
 Address: 1075 W HISTORIC COLUMBIA RIVER HWY  
 City/State/ZIP: TROUTDALE, OR 97060  
 Phone: 503-667-1781 X 381 FAX: 503-667-1781  
 E-mail: cliffb@wolcottplumbing.com

**Plan Review, please check all that apply**

Med gas/vacuum system for health care facility  Reclaimed wastewater/harvested rainwater system  
 Vacuum drainage waste and vent system  Wastewater pretreatment system  
 Fire sprinkler system  Chemical drainage waste and vent system  
 Commercial booster pump  Grease processing/interception equipment system for food service/food processing  
 Plumbing related site utilities outside building  
 Water service line with inside diameter or nominal pipe size of 2" or more except 2" systems designed/stamped by licensed Oregon engineer  
 Voluntary plan review

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

Fee Schedule			
Description	Qty.	Fee	Total
New 1&2 family dwellings (includes 100 ft. for each utility connection)			
SFR (1) bath		\$520	
SFR (2) bath		\$780	
SFT (3) bath		\$910	
Each additional bath/kitchen		\$218	
Fire sprinkler (_____sq.ft.)		Per fee schedule	
Site utilities			
Catch basin or area drain		\$39	
Manufactured home utilities		\$92	
The following fees for exterior lines are in addition to unit fixture fees. The prices listed below are for the first 100 feet. Each additional 100 feet or portion thereof is \$83.			
Rain drain (_____linear ft.)		\$116	
Installing drywell? <input type="checkbox"/> yes <input type="checkbox"/> no		No fee	
Sanitary sewer (_____linear ft.)		\$116	
Storm sewer (_____linear ft.)		\$116	
Water service (_____linear ft.)		\$116	
Fixture or item			
Backflow preventer		\$39	
Backwater valve		\$39	
Clothes washer		\$39	
Dishwasher		\$39	
Drinking fountain		\$39	
Ejectors/sump		\$39	
Fixture cap		\$39	
Floor drain/floor sink/primer		\$39	
Garbage disposal		\$39	
Hose bib		\$39	
Ice maker		\$39	
Interceptor/grease trap		\$39	
Interior mainline piping			
Water piping - first 100 feet		\$116	
Drainage piping - first 100 feet		\$116	
Each additional 100 feet or portion of		\$87	
Replacing in-building water supply lines			
Residential - first floor		\$83	
each additional floor		\$32	
Commercial - first five branches		\$83	
each fixture branch over five		\$20	
Medical gas (\$_____value.)		Per fee schedule	
Rainwater harvesting (\$_____value)		Per fee schedule	
Roof drain (commercial)		\$39	
Sewer cap		\$103	
Sink/basin/lavatory		\$39	
Stormwater retention/detention tank/facility		\$104	
Tub/shower/shower pan		\$39	
Urinal		\$39	
Water closet		\$39	
Water heater/expansion tank		\$39	
Other		\$39	
Plumbing permit fees			
		Subtotal	
		Minimum permit fee (\$95)	
		Plan review (25% of permit fee)	
		State surcharge (12% of permit fee)	
		<b>TOTAL PERMIT FEE</b>	

RS Combo Permit/No Fees Due   
 Residential Combo permit subcontractor submittals only can be faxed to 503-823-7693 or e-mailed to BDSSublabels@portlandoregon.gov.



# City of Portland, Oregon - Bureau of Development Services

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## 2014 Energy Efficiency Additional Measures Requirements

All new dwellings and areas that are added to existing dwellings shall meet the envelope requirements of ORSC Table N1101.1(1). Portions of existing dwellings that are affected by new construction shall meet the envelope requirements of ORSC Table N1101.2. In addition, Additional Measure Requirements per ORSC N1101.1 (for new construction) and N1101.3 (for additions) are required as follows:

- Construction of **New Residential Structure**: Complete Sections A and B
  - Construction of **Large Additions** (additions of 600 SF or more, or additions that are more than 40% of the existing heated floor area): Complete Sections A and B
  - Construction of **Small Additions** (additions that are between 400 and 600 SF, or between 15 to 40% of the existing heated floor area): Complete Section C, or either Section A or B (for entire structure).
  - Exempt Additions**: If the added floor area is less than 15% of the existing heated floor area, or less than 200 sf, no additional measures are required.

All Energy Efficiency components must be reflected on the plans. For all structures, a minimum of 50% of permanently installed lighting fixtures shall have high efficacy lamps.

### Section A: Envelope Enhancement Measure, Table N1101.1(2) (Select One)

- 1 High efficiency walls & windows:**
  - Exterior walls – R-19+5 (insulation sheathing)/SIPS, and one of the following options:
    - Windows – Max 15% of conditioned area, or
    - Windows – U-0.30
- 2 High efficiency envelope:**
  - Exterior walls – R-21 Intermediate framing, and
  - Vaulted ceilings – R-30 Advanced framing, and
  - Flat ceilings – R-49, and
  - Framed floors – R-38, and
  - Windows – U-0.30, and
    - Doors – All doors U-0.20, or
    - Additional 15% of permanently installed lighting fixtures as high-efficacy lamps or Conservation Measure D and E
- 3 High efficiency ceiling, windows and duct sealing:**  
(Cannot be used with Section B: Conservation Measure E)
  - Vaulted ceilings – R-30 Advanced framing (not more than 50% of the heated floor area), and
  - Flat ceilings – R-49, and
  - Windows – U-0.30, and
  - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection)

(Continued to page 2)



- 4 High efficiency thermal envelope UA:**
  - Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
- 5 Building tightness testing, ventilation and duct sealing:**
  - Mechanical system providing whole-building ventilation per Table N1101.1(3), or ASHRAE 62.2, and
  - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection), and
  - Blower door test report submitted to building inspector prior to final inspection showing  $\leq 6.0$  air changes per hour.
- 6 Ducted HVAC systems within conditioned space:**  
(Cannot be used with Section B: Conservation Measure B or C)
  - All ducts and air handler are contained within heated building envelope

### Section B: Conservation Measure, Table N1101.1(2) (Select One)

- A High efficiency HVAC system - Select one of the following options:**
  - Gas-fired furnace or boiler with 90% minimum AFUE (sealed combustion air ducted directly from outdoors if furnace or boiler is within conditioned space), or
  - Air-source heat pump 8.5 minimum HSPF, or
  - Closed-loop ground source heat pump with 3.0 minimum COP
- B Ducted HVAC systems within conditioned space:**
  - All ducts and air handlers are within heated building envelope
- C Ductless heat pump:**
  - Replace electric resistance heating in at least the primary zone with at least one ductless mini-split heat pump with 8.5 minimum HSPF
- D High efficiency water heating and lighting:**
  - Natural gas/propane, on-demand water heating with 0.80 minimum EF, and
  - Minimum 75% of permanently installed lighting fixtures as CFL or linear fluorescent or minimum 40 lumens per watt
- E Energy management device & duct sealing:**
  - Whole building energy management device capable of monitoring or controlling energy consumption, and
  - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection), and
  - 75% of permanently installed lighting fixtures as high-efficacy lamps
- F Solar voltaic:**
  - Minimum 1 watt per square foot of conditioned floor space with Total Solar Resource Fraction  $\leq 75\%$
- G Solar water heating:**
  - 40 square feet minimum gross collector area with Total Solar Resource Fraction  $\leq 75\%$

(Continued to page 3)

**City of Portland, Oregon - Bureau of Development Services**

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## Radon Control Methods

### 2011 Oregon Residential Specialty Code, Appendix F

New habitable residential structures shall have radon gas mitigation. Indicate the method(s) of radon gas mitigation to be installed in the structure:

**Crawl space construction:**

- Mechanically ventilated (detailed on plans); or
- Passive sub-membrane depressurization; or
- Permanently open foundation ventilation per R408.1 and a blower-door building tightness test. Test results to be provided to the building inspector prior to final inspection approval.

**Slab-on-grade or basement construction:**

- Passive depressurization system, with 4" thick layer of gas-permeable aggregate below slab.



# City of Portland, Oregon - Bureau of Development Services

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



## Simple Site Erosion Control Requirements Form

Project or Permit Number 16-187445/54-RS  
 Project Address N Congress N Blandena  
 Name of Responsible Party (print) Lou Pacino  
 Day Phone 971-217-5143 FAX \_\_\_\_\_ email LPacino@woodhillhomes.net

**Erosion control inspections are required and it is your responsibility to request these inspections.**

Erosion control measures are required on this site. Because of the size and slope, a drawn plan is not required. Erosion Control Measures and inspections are required prior to beginning foundation excavation. This form may only be used for simple sites:

1. Flat (less than 10% slope before development)
2. More than 50 feet from a wetland or waterbody
3. Outside an environmental or greenway zone
4. Less than 10,000 sq. ft. of ground disturbance
5. Not a land division of 10,000 sq. ft. or more

This is an agreement that the applicant and/or responsible parties will use erosion control during this project as required. The applicant and/or responsible party must sign this form to comply with Section 10.40.020 of the Code. Details for the measures outlined below are located in the City of Portland Erosion Control Manual, available at either the Development Services Center or on our Web site at [www.portlandonline.com/bds](http://www.portlandonline.com/bds)

Minimum Erosion Control Requirements	Additional Requirements
1. Temporary sediment control (silt fences, bio-filter bags or fiber rolls, storm drain inlet protection).	Prevent the transport of sediment from the site (Manual Sections 2-2 and 4-2) Call for #200 inspection. These items must be provided even with undisturbed vegetative buffers as allowed by manual.
2. Stabilize access points by installing a gravel construction entrance. Do not use rock or dirt ramps in the gutter, use a wood ramp if needed to get over curb.	Limit construction vehicle access, whenever possible, to one route. Stabilize access points. Provide street cleaning by sweeping or shoveling any sediment that may have been tracked out. Place sediment in a suitable disposal area where it will not erode again. (Manual Sections 2-2 and 4-1)
3. Stabilize all soils, including stockpiles that are temporarily exposed. Use one or more of the temporary soil stabilization Best Management Practices (BMP's): temporary grasses, mulch applications, erosion blankets, plastic sheeting, plus dust control measures.	Soil Stabilization (Manual Sections 2-2 and 4-4)
4. Maintain erosion controls identified in requirements 1 through 3 above according to specifications prescribed in manual.	Inspect and maintain required erosion and sediment controls to ensure continued performance of their intended function. (Manual Chapters 4 and 5)
5. Comply with the necessary development activity controls, including controls for fuel spill control, waste removal, concrete waste management or painting preparation.	During construction, prevent the introduction of pollutants in addition to sediment into stormwater. (Manual Section 5)
6. Use one or more of the following to permanently stabilize soils before final building inspection: Permanent vegetative cover, mulch applications or application of sod.	After construction but before project completion, permanently stabilize all exposed soils that have been disturbed during construction. (Manual Sections 4-4)
7. Prevent sediment from entering all storm drains, including ditches, which receive runoff from the disturbed area	Remove temporary drain inlet protection measures after final site clean-up. Call for #210 inspection.
8. Post signage on-site that identifies the City's Erosion Control complaint number	The sign will be provided upon approval of the pre-construction inspection. It must be maintained on-site until the final inspection.

**You must request a preconstruction erosion control inspection prior to construction. Call 503-823-7000 and request a #200 inspection using your IVR number.**

I agree to meet each requirement and use appropriate erosion control measures as outlined above to prevent erosion and sedimentation from leaving the site of project/permit number referenced. I understand that all inspections are still required, and that failure to install or maintain adequate measures may result in a re-inspection fees or additional fines. A permanent erosion control inspection #210 will be required prior to a final building inspection.

Signature of Responsible Party Don Wilk Date 6/13/16  
 Property Owner or Owner's Agent \_\_\_\_\_





# Disclaimer for Existing On-site Sewage Disposal System

To Our Valued Customers:

Development Services records indicate there may be an abandoned cesspool or septic tank on your property. There are inherent risks associated with building near or over these features. Cesspools or septic tanks may collapse, settle and/or cause subsidence of the ground which may damage structures or otherwise result in hazardous conditions. It is your responsibility as the property owner to protect yourself and your property against the potential adverse effects these features may cause.

As the property owner, it is your responsibility to obtain a permit and properly decommission known and suspected cesspools and septic tanks on your property. A properly decommissioned cesspool or septic tank should be filled with ¾ inch minus gravel, angular pea gravel or masonry sand and be watered down or compacted in lifts. Common soil or dirt is not an approved fill material. If you encounter or determine that a cesspool or septic tank has not been properly decommissioned, you must obtain a permit and decommission it in accordance with the instructions below.

If you have any questions regarding this matter or other matters regarding onsite sewage disposal systems, you may contact the Site Development section at 503-823-6892.

Project or Permit Number 16-187445/54-RS

Project Address N Congress N Blandena

I understand the above. I am the owner of the property or am authorized to act for the property owner(s)

Date 6/13/18 Check one  Property Owner  Other Agent of

Signature Dan Wilson Name H Hudson Homes

Street Address 9700 SW Capital Hwy #100

City Portland State OR Zip Code 97219

Day Phone 971-217-5143 FAX \_\_\_\_\_ email LPacino@woodhillhomes.net

## OAR 340-71-185 Decommissioning of System Procedures:

1. Obtain a Decommissioning permit
2. Pump sewage out of system (as applicable)
3. Fill using suitable material after pumping to top, leaving material type exposed

Suitable Materials are:

- ¾" minus gravel or angular pea gravel (with fines) – compacted
  - Masonry or playground sand fill in lifts of 1-5 ft and water down and/or tamp for proper settling and compaction
  - Concrete slurry (if UIC or commercial property)
4. After system has been pumped and filled but not covered, call 503-823-7000 for inspection (IVR #842)
  5. Provide copy of pump receipt at time of inspection
  6. The system building sewer shall be permanently capped as applicable

### THIS IS NOT A WAIVER

Information is subject to change.

# TAMMY BAREN-KING

## Zoning Plan Examination Checksheet Response

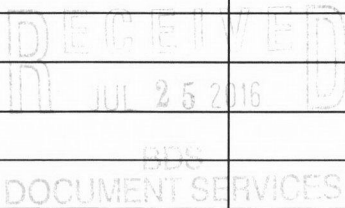
Permit #: 16-187454-000-00-RS

Date: 7/25/16

Customer name and phone number: Dan Williams 503-819-7754

**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	Okay	
2	Additional trees have been added per density requirements. Pavers have been removed around tree base.	A1.1



(for office use only)

# TAMMY BOREN-KING

## Zoning Plan Examination Checksheet Response

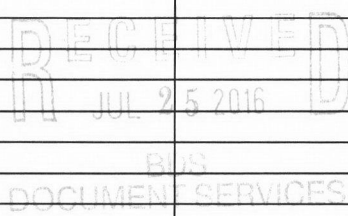
Permit #: 16-187445-000-00-RS

Date: 7/25/16

Customer name and phone number: Dan Williams 503-819-7754

**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.	Cheetsheet and item #
1	Okay	
2	The awnings from the interior courtyard have been removed to meet the coverage caculations.	A2.2
3	Additional trees have been added per density requirements. Pavers have been removed around tree base.	A1.1



(for office use only)





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

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

**BDS Checksheet Response**

Permit #: 16-187445/54-RS Date: 7/25/16

Customer name and phone number: Dan Williams 503-819-7754

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

- |                                      |   |                                     |   |                                    |
|--------------------------------------|---|-------------------------------------|---|------------------------------------|
| <input type="checkbox"/> Planning    | <input type="checkbox"/> Structural               | <input type="checkbox"/> PBOT       | <input type="checkbox"/> Fire               | <input type="checkbox"/> Plumbing  |
| <input type="checkbox"/> Life Safety | <input type="checkbox"/> BES Pollution Prevention | <input type="checkbox"/> BES        | <input checked="" type="checkbox"/> Water   | <input type="checkbox"/> Site Dev. |
| <input type="checkbox"/> Electrical  | <input type="checkbox"/> Urban Forestry           | <input type="checkbox"/> Addressing | <input type="checkbox"/> Parks & Recreation |                                    |

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
	location of water meter changed to provide separation from the sewer line	

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# TARA CARLSON

## Life Safety Checklist Response

Permit #: 16-187454-000-00-RS

Date: 7/25/16

Customer name and phone number: Dan Williams 503 - 819 - 7754

Note: In the spaces below, please provide specific information concerning the changes that you have made in response to the checklist. Note the checklist 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 checklist, write **"Applicant"** in the column labeled "Checksheet item number."

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
1	BY OTHER	ATTACHMENT
2	CORRECT, AS NOTED IN THE WALL TYPES SHEET A0.1. IN THE LOCATIONS MENTIONED, PLUMBING SUPPLY & WASTE LINES ARE TO RUN UP FROM THE FLOOR AND VENT LINES TO BE IN THE SIDEWALLS. ADDITIONAL NOTES HAVE BEEN ADDED TO THE PLANS NOTING THAT.	A0.1, A2.1, A2.2
3	R302.2.7.2 ITEM #3 ALLOWS FOR CANTILEVERED LIVING AREA WITHOUT AN ADJACENT CANTILEVER PROVIDED A 1-HOUR WALL EXTEND TO THE FURTHEST POINT OF THE CANTILEVER. THAT IS THE CASE, AS DESIGNED.	A2.1, A2.2
4	A PLAN NOTE HAS BEEN ADDED TO THE TWO DETAIL CUTS 11/S7 WHICH OCCUR ON S3 TO INDICATE A SIM. CONDITION. A NOTE HAS ALSO BEEN ADDED TO DETAIL 11/S7 TO INDICATE THAT JOISTS ARE PERPENDICULAR AT SIM. AND THAT THE HDU HOLDOWN SHOULD BE NAILED TO THE FACE OF JOISTS.	S3 AND S7

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**CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES**

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**LIFE SAFETY & STRUCTURAL CHECKSHEET**

Review Date: July 5, 2016

Application #: 16-187454-000-00-RS  
IVR #: 16-187445-000-00-RS  
3837131

<b>To:</b>	<b>APPLICANT</b>	<b>DAN WILLIAMS FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229</b>	Work: (503) 819-7754 Fax: (503) 296-2630 Email: dan@fasterpermits.com
<b>From:</b>	<b>RESIDENTIAL PLANS EXAMINER</b>	<b>TARA CARLSON</b>	Phone: (503) 823-7782 Email: Tara.Carlson@portlandoregon.gov
<b>cc:</b>	<b>OWNER</b>	<b>H HUDSON HOMES INC 9700 SW CAPITAL HWY #100 PORTLAND, OR 97219-5274</b>	

**PROJECT INFORMATION**

Street Address:	<b>4711 N CONGRESS AVE</b>	
Description of Work:	<b>UNIT 2 OF 2-UNIT TOWNHOUSE on individual tax lot 2-STORY/ATTACHED GARAGE/FLAT LOT/COMPLEX***DFS ROOF TRUSSES***W/16-187445-RS***</b>	
The following assumptions were made when reviewing your project:		
Building Area	Stories	Sprinklers
<b>1,789 SF</b>	<b>2</b>	

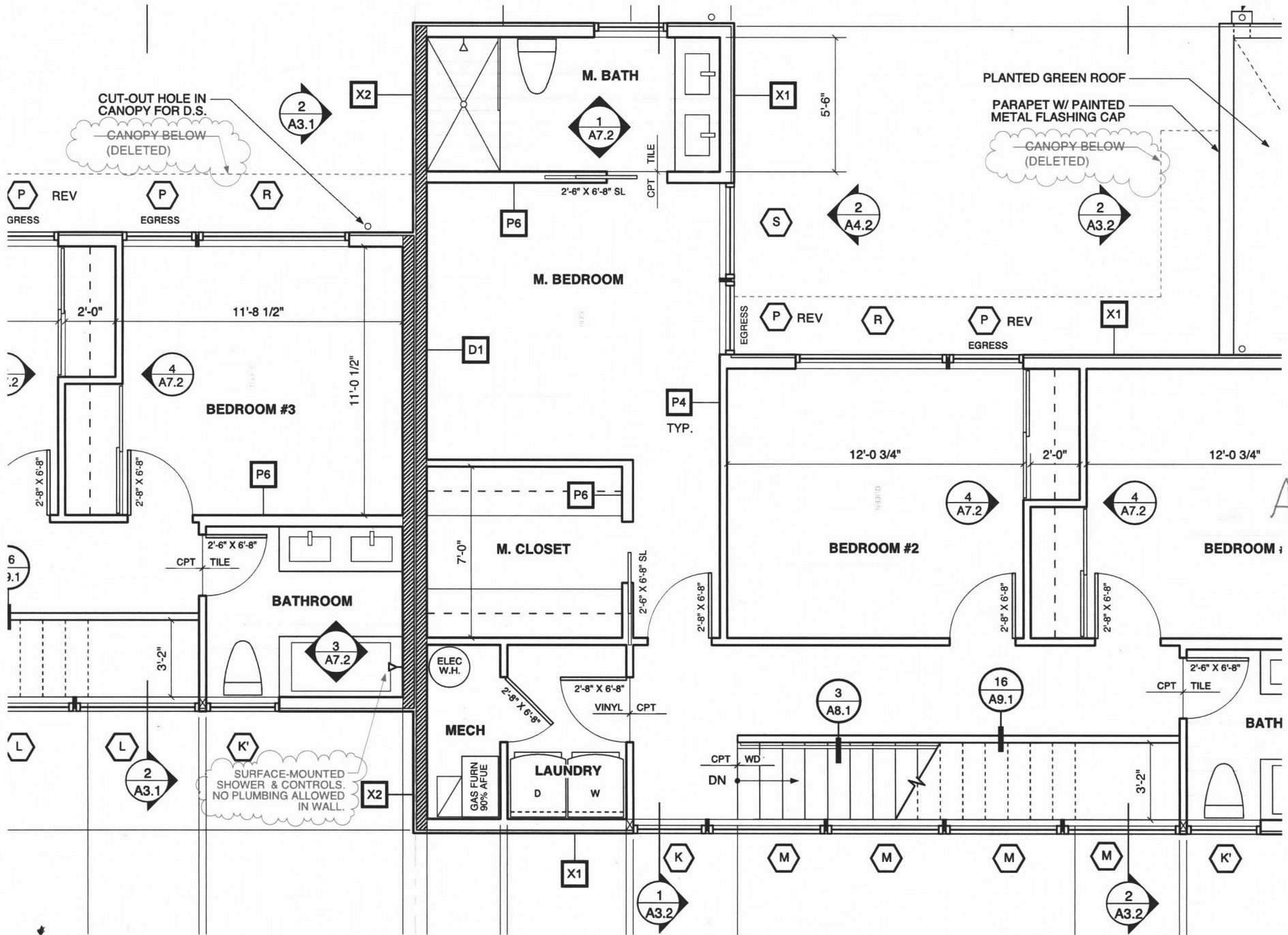
**PLAN REVIEW**

Based on the plans submitted, the items listed below appear to be missing or not in conformance with the Oregon Residential Specialty Code and/or other City requirements.

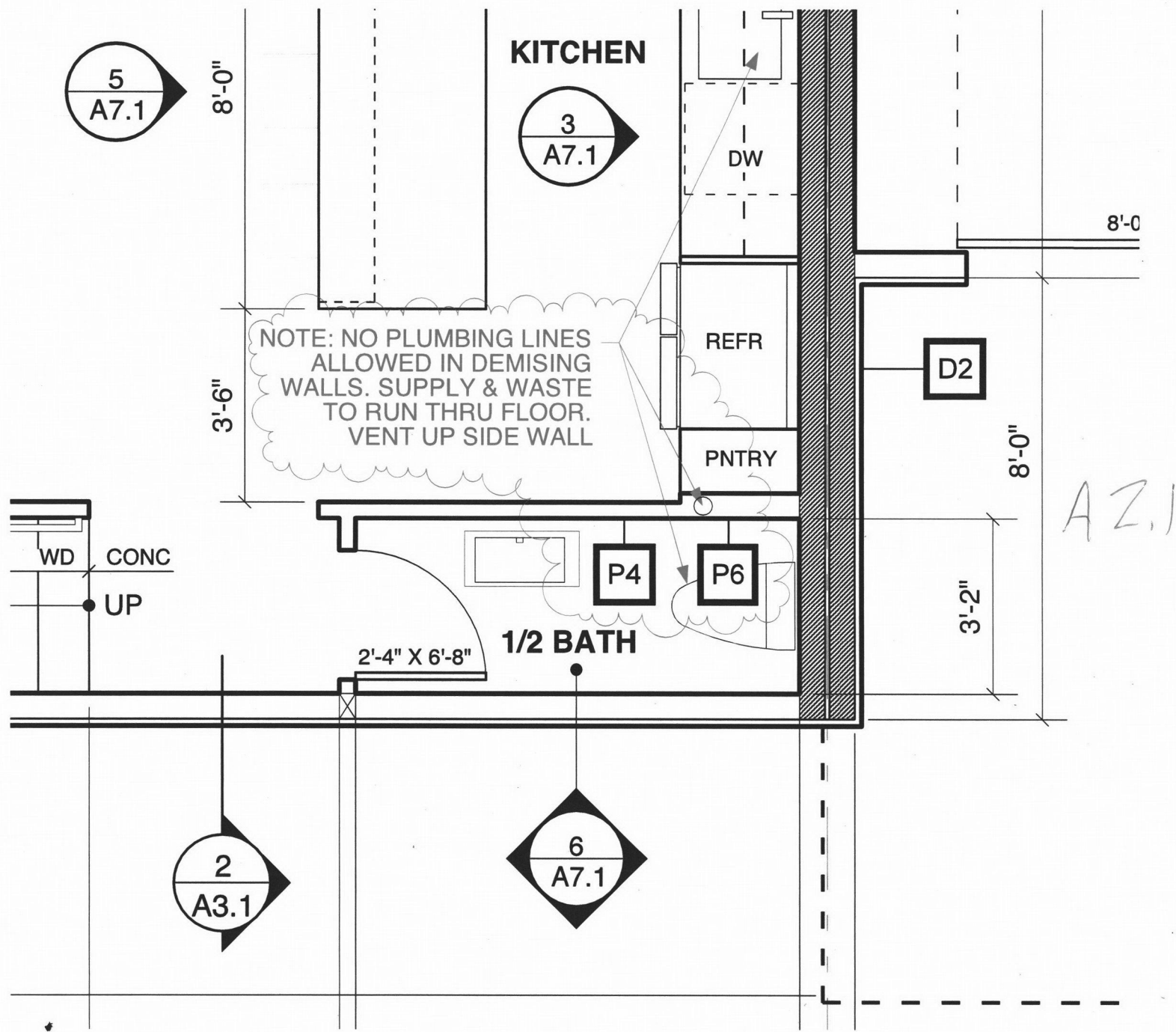
Item #	Location on plans	Code Section	Clarification / Correction Required
1	Attachment	R302.2.1.1.1	Edit the attached Maintenance Agreement to reflect the properties for permits #16-187454 & #16-187445. You may return the draft via email to me for review. Do not sign/notarize the document until I have reviewed and accepted the draft. A signed copy of the draft will then be available to you at the 5 <sup>th</sup> floor reception at which point you will notarize, and then email the notarized copy back to me to be recorded and on file for these properties.
2	A2.1 A2.2	R302.2 (2)	Plumbing and mechanical ducts/vents are not permitted in a "modified" 2-hour fire-resistance rated firewall at the property line is not permitted. Either fire the walls to accommodate the plumbing at both the Bathrooms & Kitchen in Unit 2, or reconfigure the Bathrooms and Kitchen to avoid penetration.
3	A2.1	R302.2.7.2	(3) There is not an adjacent cantilever in Unit 2, therefore 1-3 of this code requires fire-resistive-rated walls to be continuous from the foundation to the roof sheathing. Extend the wall from above to an approved footing below, or provide a fire suppression system in accordance with NFPA 13D.
4	S7	R106.1.1	The orientation of floor joists on S3 in Unit 1 does not match the detail in regard to the floor joist direction for attachment of the seismic tie between the two units. See detail 8 for correct orientation.

End of Checksheet

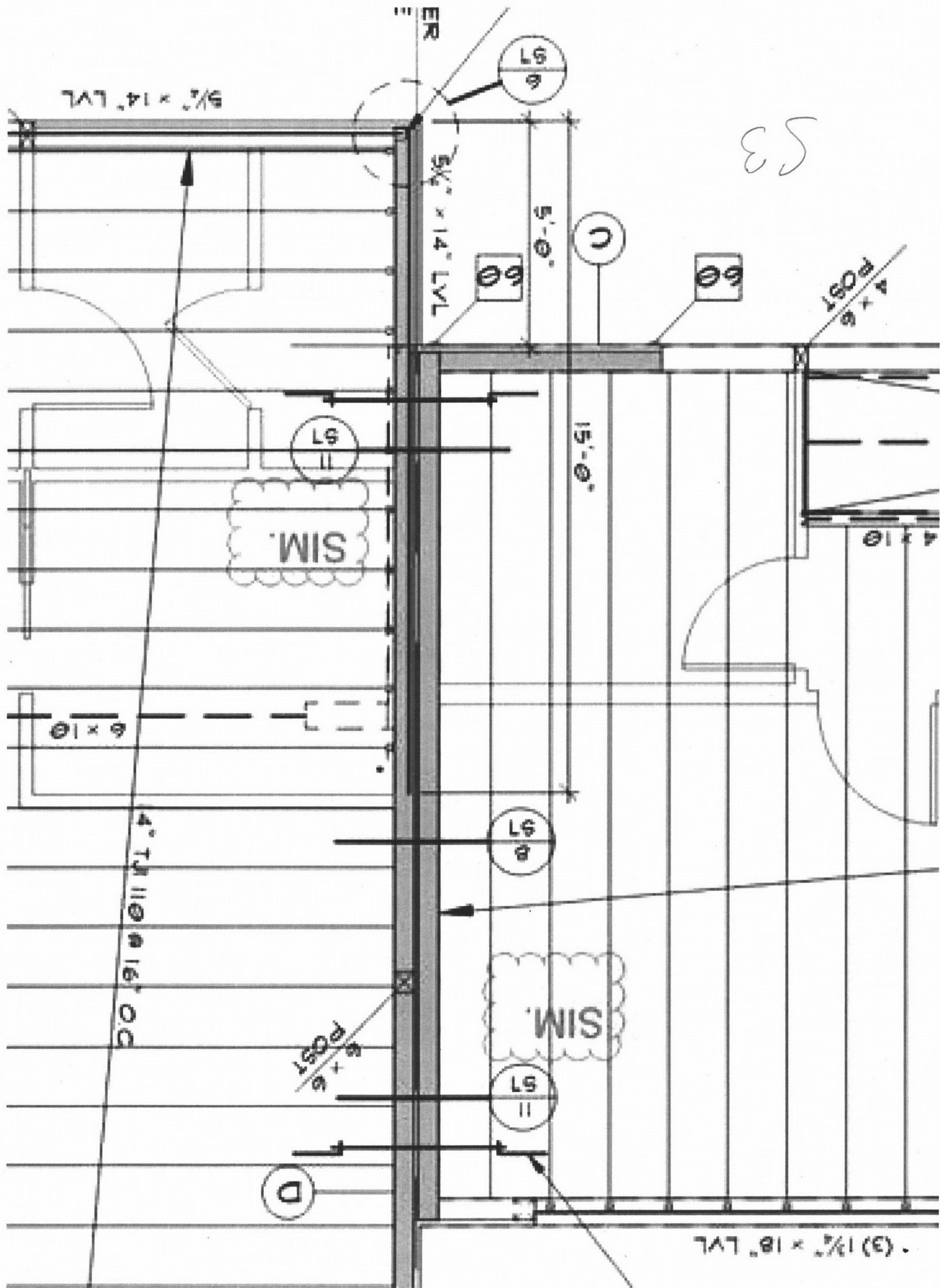




A2.2



ES



5/8" x 14" LVL

5/8" x 14" LVL

5'-0"

15'-0"

4" x 6  
POST

4" x 10

6" x 10

4" TJI @ 16" O.C.

4" x 6  
POST

(3) 1 1/2" x 18" LVL

ER

LS 11

LS 12

LS 11

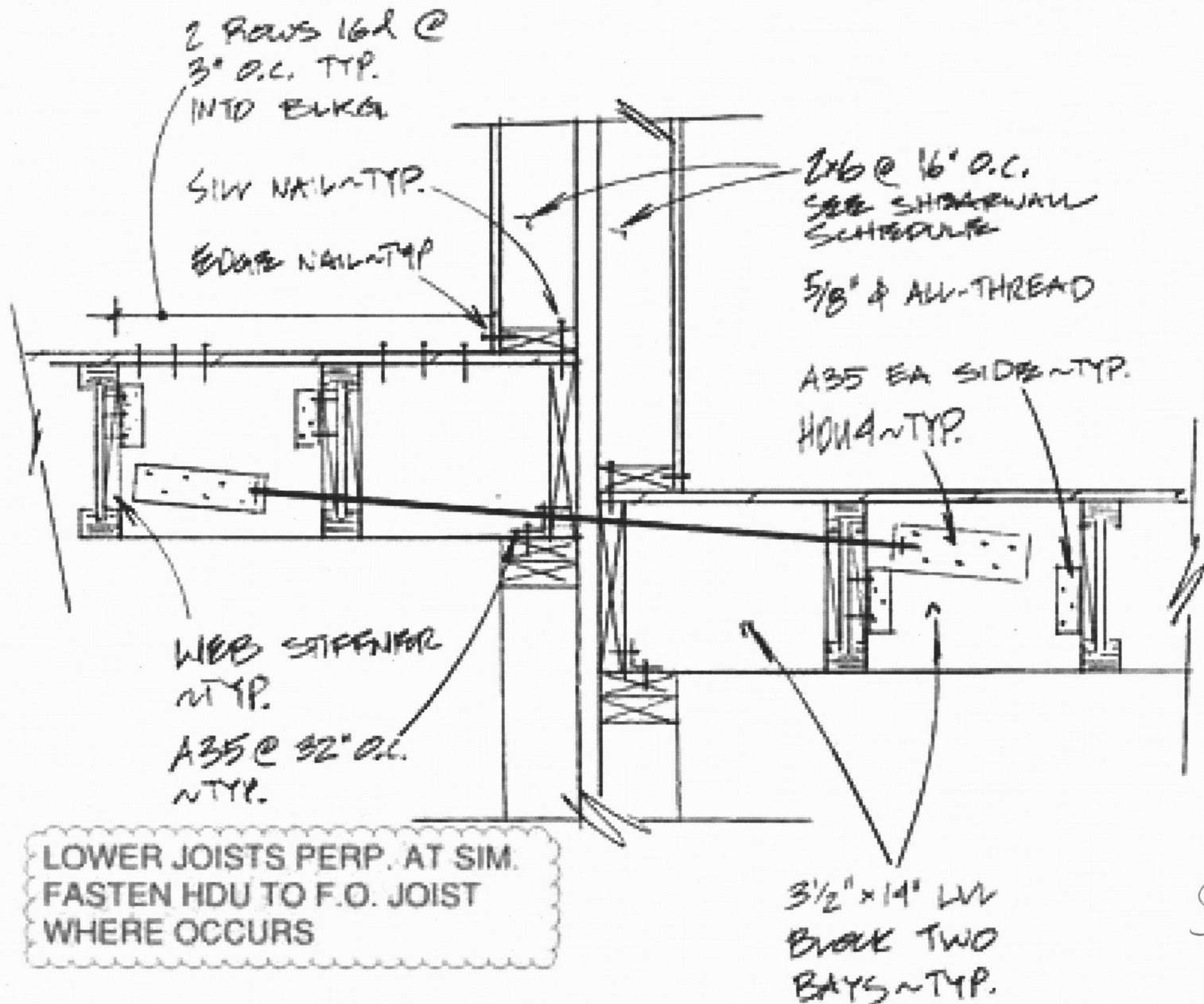
LS 11

LS 12

LS 11

D





S7

11  
S7

SEISMIC TIE BETWEEN BUILDINGS

SCALE 1" = 1'-0"

Nicole H - BES



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

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

BDS Checksheet Response

Permit #: 16-187445/54-RS Date: 8/18/16

Customer name and phone number: Dan Williams 503 819 7754

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

- Planning
- Life Safety
- Electrical
- Structural
- BES Pollution Prevention
- Urban Forestry
- PBOT
- BES
- Addressing
- Fire
- Water
- Parks & Recreation
- Plumbing
- Site Dev.

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
	See redlines noting drywell sizes	
	Site plan revised to show flow three flowells as noted on site plan	
	See attached O+M documents for review	

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# NICKLE HITTLE



**City of Portland, Oregon**  
**Bureau of Development Services**  
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 Paul L. Scarlett, Director  
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 TTY: (503) 823-6868  
 www.portlandoregon.gov/bds

## BDS Checksheet Response

Permit #: 16-187454/45-PS Date: 8/29/16

Customer name and phone number: Dan Williams 503-819-7754

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

- Planning                       Structural                       PBOT                       Fire                       Plumbing
- Life Safety                       BES Pollution Prevention     BES                       Water                       Site Dev.
- Electrical                       Urban Forestry                       Addressing                       Parks & Recreation

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
	SEE ATTACHED RECORDED O&M	

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# Lisa Baumgartner

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4705 → 4706  
 4711 → 4712

## BDS Checksheet Response

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 SEP 14 2016

Permit #: 16-18744S/454-RS

Date: \_\_\_\_\_

Customer name and phone number: Dan Williams 503-819-7754

TE  
 ✓  
 ✓  
 ✓

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

- Planning                       Structural                       PBOT                       Fire                       Plumbing
- Life Safety                       BES Pollution Prevention     BES                       Water                       Site Dev.
- Electrical                       Urban Forestry                       Addressing                       Parks & Recreation

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
	See attached R#s	

Department of County Management  
Division of Assessment, Recording & Taxation  
Parcel Management  
501 SE Hawthorne BLVD, Suite 175  
Portland, OR 97214



Phone: (503) 988-3326  
Email: [dart.parcel.mgmt@multco.us](mailto:dart.parcel.mgmt@multco.us)  
\*\*\*ACCOUNT NUMBERS ARE SUBJECT TO CHANGE\*\*\*

Voucher Number  
v#16-0580

SUBDIVISION/CONDO OR PARTITION PLAT NAME  
2016-071

DateAdded:  
9 /13/2016

<u>Multnomah County Assigned Alt-Account Number</u>	<u>Child Tract or Lot and Blk Number</u>	<u>Map Taxlot Number</u>
R64967-2810	1	1N1E22AC -20501
R64967-2820	2	1N1E22AC -20502

\*\*\*\*\*THESE ACCOUNT NUMBERS ARE SUBJECT TO CHANGE\*\*\*\*\*

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# Joseph Welliver UF

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

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

## BDS Checksheet Response

RECEIVED  
SEP 14 2016  
BDS

Permit #: 16-187445/454-RS

Date: \_\_\_\_\_

Customer name and phone number: Dan Williams 503-819-7754

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

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- BES
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- Addressing
- Parks & Recreation

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
	PBOT was only awaiting the Final Plat which is now recorded. Corrections have been logged for PBOT as well.	

**APPROVED**  
**Urban Forestry**



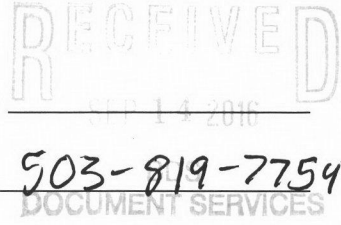
Mari Moore



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

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 www.portlandoregon.gov/bds

**BDS Checksheet Response**



Permit #: 16-187445/454-RS

Date: SEP 14 2016

Customer name and phone number: Dan Williams 503-819-7754

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

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- Parks & Recreation
- Plumbing
- Site Dev.

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
	Please see revised W-3 with correct addressed and R#s	
1	See site plan with corrected minimum separation from sanitary sewer	



Tammy Forek-King

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

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Paul L. Scarlett, Director  
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www.portlandoregon.gov/bds

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BDS Checksheet Response

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SEP 14 2016

Permit #: 16-187445/459-RS

Date: \_\_\_\_\_

Customer name and phone number: Dan Williams

503-819-7754

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

- Planning
- Life Safety
- Electrical
- Structural
- BES Pollution Prevention
- Urban Forestry
- PBOT
- BES
- Addressing
- Fire
- Water
- Parks & Recreation
- Plumbing
- Site Dev.

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
	Final Plat 15-282807-FP is now recorded	

Department of County Management  
Division of Assessment, Recording & Taxation  
Parcel Management  
501 SE Hawthorne BLVD, Suite 175  
Portland, OR 97214



Phone: (503) 988-3326  
Email: [dart.parcel.mgmt@multco.us](mailto:dart.parcel.mgmt@multco.us)  
\*\*\*ACCOUNT NUMBERS ARE SUBJECT TO CHANGE\*\*\*

Voucher Number  
v#16-0580

SUBDIVISION/CONDO OR PARTITION PLAT NAME  
2016-071

Date Added:  
9 /13/2016

<u>Multnomah County Assigned Alt-Account Number</u>	<u>Child Tract or Lot and Blk Number</u>	<u>Map Taxlot Number</u>
R64967-2810	1	1N1E22AC -20501
R64967-2820	2	1N1E22AC -20502

\*\*\*\*\*THESE ACCOUNT NUMBERS ARE SUBJECT TO CHANGE\*\*\*\*\*

RECEIVED  
SEP 14 2016

BDS  
DOCUMENT SERVICES





16-187445/54-R5



**CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES**

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



**Residential Fixtures Worksheet**

Please list the mechanical, electrical and plumbing fixtures you are planning to install for your new single family residential construction project.

UNIT 1 | UNIT 2

Mechanical Fixture	Quantity	
	UNIT 1	UNIT 2
<b>Heating and Cooling</b>		
Air conditioner (site plan required)		
Furnace/burner including ductwork/vent/liner	1	1
Heat pump (site plan required)		
Air handling unit		
Hydronic hot water system		
Residential boiler (radiator or hydronic)		
Unit heaters (fuel type, not electric): in-wall, in-duct, suspended, etc.		
Vent for appliance other than furnace		
Gas fireplace		
Flue vent for water heater or gas fireplace		
Wood/pellet stove		
Chimney/liner/flue/vent		
Range hood/other kitchen equipment	1	1
Clothes dryer exhaust	1	1
Single duct exhaust fans (bathrooms, toilet compartments, utility rooms)	4	4
Attic/crawl space fans		
Other: _____		
<b>Gas Fuel Piping: indicate number of outlets</b>		
Furnace	1	1
Wall/suspended/unit heater		
Water heater/boiler	1	1
Fireplace		
Range	1	1
Barbecue		
Clothes dryer		
Other: _____		

Plumbing Fixture	Quantity	
	UNIT 1	UNIT 2
Bathrooms (full or partial)	3	3
Kitchens*	1	1
Laundry/utility sinks*	-	-
Bar sinks	-	-
Water heaters/boilers*	1	1
Clothes washers*	1	1
Rain drain: # of feet around perimeter of house	199	
Sanitary sewer: # of feet from house to property line	99	
Storm sewer: # of feet from house to property line or disposal system	99	
Water line: # of feet from house to property line	99	
Fire sprinklers: # of sq. ft. of house to be sprinklered (include basement, exclude garage)		
Other:		

\* The first kitchen, water heater, clothes washer and laundry/utility sink are included in the basic plumbing package

Electrical Fixture	Quantity	
	UNIT 1	UNIT 2
Area of house in sq. ft. to be wired (including basement and attached garage)	1763	1789
Additional circuits for detached garage	-	-
Limited energy electrical wiring (check yes if you are installing any of the following: telephone, cable TV, security systems, doorbell, computer network cables, thermostat, vacuum system)	<input checked="" type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Temporary electrical service	<input checked="" type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Other:		

16-187445/454-RS



City of Portland, Oregon - Bureau of Development Services

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Planning & Zoning Review

NSFR and ADU Intake – Minimum Submittal requirements

Address: \_\_\_\_\_

R number: R131408

NO INTAKE/PERMIT CANNOT BE SET UP:

- A land division is underway for this site. Permits can only be accepted for new development if the Final Plat is City Approved or the assigned planner has noted in the Comments for the Final Plat folder that permits can be accepted.

LU \_\_\_\_\_ Planner Assigned/Phone: \_\_\_\_\_

- At least one land use review is required for the proposed development to be approved.

NO INTAKE/REVISIONS MUST BE MADE PRIOR TO INTAKE:

Based on a cursory review, the following development standards are not met. Compliance with all applicable development standards will be determined at the time of permit review.

- Height – building height is measured from a basepoint to the average height of the highest gable or to the highest point of the roof depending on the roof style.
Building coverage – includes the building footprint, projections, covered porches and portions of decks over 6 feet above the ground.
Garage Setback – a garage wall facing the street may not be closer to the street than the longest street-facing wall of the dwelling unit.
Length of Garage Wall – a garage wall that faces the street may not be more than 50 percent of the total street-facing wall of the dwelling unit.

INTAKE/MORE INFORMATION IS NEEDED AND WILL REQUIRE A CHECKSHEET:

- Tree Code:
Title 11 requires that one-third of the trees over 12 inches on a site are preserved with new development. The site plan must show the location and size of all trees 12 inches or larger on the property. All trees over 36 inches in diameter must be preserved, or mitigation/public notice is required.
Trees must be preserved or planted to meet the required density based on lot size.
Required Tree Density: \_\_\_\_\_ square feet
Trees meeting the density standard must be shown on the site plan.
If prescriptive tree preservation measures cannot be provided, an arborist report is required.
Additional information:
Tree Code: www.portlandoregon.gov/trees/article/522374
Tree Classifications: www.portlandoregon.gov/bds/article/71964
Deed recorded with Multnomah County prior to July 26, 1979, describing this property in its current configuration.

Approved for intake: (Y) N

Planner: J. Tyman

Date: 6/13/16