14-182712-REV-01-CO

# City of Portland, Oregon - Bureau of Development Services

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

## Permit Revision Application and Submittal Requirements

A Permit Revision is required when there are proposed changes to the project after the permit has been issued. This may arise due to discrepancies between the city-approved permit drawings and actual field conditions, or the customer has changed their mind about an aspect of the project. In all cases, a revision to the existing permit must be submitted, reviewed and approved.

### Applicants will provide:

- ☒ A copy of this application
- ☒ Three (3) sets of plans that clearly reflect the proposed change(s).

  Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.
- ☒ One (1) copy of the original city approved permit drawings. (NOTE: If your project has an assigned process manager please contact them regarding submittal of the revision).
- ☒ Two (2) sets of calculations, if applicable
- ☐ Inspector's correction notice, if revision is due to an inspection correction
- ☒ Revision fee (paid at time of submittal)

### Contact Information:

**Contact name** Todd Lasher

**Address** 5632 N Atlantic Ave

**City** Portland **State** OR **Zip Code** 97217

**Phone** 503-201-2440 **Email** lasherdesign@gmail.com

**Value of proposed revision** $40,000- **Issued permit #** 14-182712-CO

**Description of revision** Structural revisions to open 1st and 2nd floors, new back, concrete patio w/ 12' opening to west.

New 2nd floor porch roof to the east and reconfigured ADA ramp on northside of building. New ADA restroom on 1st floor.

Relocation of long term bike storage in basement and relocation of short term bike parking at east facade.

### Fees:

The Permit Revisions are subject to fees associated with plan review, processing and any increase in project value. Additional fees may apply if adding plumbing fixtures.

The Bureau of Development Services fee schedule is available under the fees tab on the BDS web site at: *www.portlandoregon.gov/bds*. Fees are updated annually on July 1st.

### Helpful Information:

**Bureau of Development Services**
City of Portland, Oregon
1900 SW 4th Avenue, Portland, OR 97201
www.portlandoregon.gov/bds

**Submit your plans in person to:**

Development Services Center (DSC), First Floor,
For Hours Call 503-823-7310 | Select option 1

### Important Telephone Numbers:

| | |
|---|---|
| BDS main number | 503-823-7300 |
| DSC automated information line | 503-823-7310 |
| Building code information | 503-823-1456 |
| BDS 24 hour inspection request line | 503-823-7000 |
| Residential information for one and two family dwelling | 503-823-7388 |
| General Permit Processing and Fee Estimate info | 503-823-7357 |
| City of Portland TTY | 503-823-6868 |

REV #1a

# City of Portland, Oregon - Bureau of Development Services

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- ☒ A copy of this application
- ☒ Three (3) sets of plans that clearly reflect the proposed change(s).

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- ☒ Revision fee (paid at time of submittal)

### Contact Information:

**Contact name** Todd Lasher

**Address** 5632 N Atlantic Ave

**City** Portland **State** OR **Zip Code** 97217

**Phone** 502-201-2440 **Email** lasherdesign@gmail.com

**Value of proposed revision** 30,000 **Issued permit #** 2014-182712-CO

**Description of revision** Structural changes in Basement. New trash enclosure and drain, relocate long term bike parking, new ADA restroom in basement. Omit vestibule on 1st floor, shift ADA restroom on 1st floor. New door and exterior stair in basement. Enlarge wood deck in back yard. STILL LESS THAN 500 SF OF ADDED IMPERVIOUS AREA.

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For Hours Call 503-823-7310 | Select option 1

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| | |
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| BDS main number | 503-823-7300 |
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| Residential information for one and two family dwelling | 503-823-7388 |
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| City of Portland TTY | 503-823-6868 |

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**Acknowledgement of Risk**

The purpose of this agreement is to allow a building permit to be submitted prior to completion of a land use review. Approval of the land use review is required before the building permit can be issued as proposed.

By signing this document, the applicant acknowledges the following:

1. At the time of submittal, the building permit has not been examined for consistency with the land use review proposal or compliance with all development standards.
2. The building permit will not be issued until the land use review is approved and the decision has been recorded.
3. All drawings submitted for the building permit must be consistent with the exhibits in the approved land use review and all conditions of approval from the land use review must be met.
4. Reviewers will examine the plans submitted for the building permit. If changes to the proposal are required through the land use review approval, it is the applicant's responsibility to update all building permit drawings and alert BDS Permitting Services to the changes so the plans can be re-reviewed as needed.
5. Checksheets issued prior to the approval of the land use review may be modified or re-issued, due to requirements of the land use decision.
6. Additional fees may be charged for re-review of changes required by the land use review approval.
7. The applicant agrees not to assert any claims against the City of Portland based on changes to the building permit proposal required by the land use review approval. This includes any financial impact or delay in the project timeline due to changes required by the land use review approval.

Printed applicant name: TODD LASHER

Applicant signature: Todd Lasher

Date of signature: 1-26-2016

Project location: 919 NW 23rd AVE

Permit No: 14-182712-REV 01- CO

# COMcheck Software Version 4.0.1
# Envelope Compliance Certificate

## Section 1: Project Information

Energy Code: **2014 Oregon Energy Efficiency Specialty Code**
Project Title: 919 Building
Project Type: Alteration
Envelope Compliance Method: Prescriptive

Construction Site:
919 NW 23rd Ave
Portland, OR 97217
Permit No. 14-182712-CO

Owner/Agent:
Zach and Holly Levow
2238 SW 12th Ave
Camas, WA 98607
hollyspin@yahoo.com

Designer/Contractor:
Todd Lasher
Todd Lasher, Architect
5632 N Atlantic Ave
Portland, OR 97217
503-201-2440
lasherdesign@gmail.com

Building Location (for weather data): Portland, Oregon
Climate Zone: 4c
Pct. Window and Glass Door Area Replaced: **5%**

| Building Use: Area Type | Floor Area |
|---|---|
| 1-Basement & 1st floor (Retail) : Nonresidential | 1508 |
| 2-Second Floor (Office) : Nonresidential | 700 |

## Section 2: Envelope Assemblies and Requirements Checklist

**Envelope PASSES**

### Envelope Assemblies:

| Post-Alteration Assembly | R-Value Cavity | R-Value Cont. | Proposed U-Factor | Proposed SHGC | Max. Allowed U-Factor | Max. Allowed SHGC |
|---|---|---|---|---|---|---|
| Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - Basement & 1st floor] | 38.0 | 0.0 | 0.027 | --- | 0.027 | --- |
| Exterior Wall 1 South 1st Floor: Wood-Framed, 16" o.c., [Bldg. Use 1 - Basement & 1st floor] | 21.0 | 0.0 | 0.062 | --- | 0.064 | --- |
| Window 1: Wood Frame, Clear, [Bldg. Use 1 - Basement & 1st floor], Exemption: Glazing replacement in existing sash or frame. | --- | --- | --- | --- | --- | --- |
| Exterior Wall 2 East 1st Floor: Wood-Framed, 16" o.c., [Bldg. Use 1 - Basement & 1st floor] | 21.0 | 0.0 | 0.062 | --- | 0.064 | --- |
| Window 2 copy 1: Wood Frame, Tinted, [Bldg. Use 1 - Basement & 1st floor], Exemption: Less than 25% fenestration area alteration. | --- | --- | --- | --- | --- | --- |
| Exterior Wall 3 West 1st Floor: Wood-Framed, 16" o.c., [Bldg. Use 1 - Basement & 1st floor] | 21.0 | 0.0 | 0.062 | --- | 0.064 | --- |
| Door 1 Swinging: Wood, Swinging, [Bldg. Use 1 - Basement & 1st floor] | --- | --- | 0.700 | --- | 0.700 | --- |
| Door 2 Sliding: Wood, Non-Swinging, [Bldg. Use 1 - Basement & 1st floor] | --- | --- | 0.500 | --- | 0.500 | --- |
| Exterior Wall 4 North 1st Floor: Wood-Framed, 16" o.c., [Bldg. Use 1 - Basement & 1st floor] | 21.0 | 0.0 | 0.062 | --- | 0.064 | --- |
| Window 1 replaced glazing only: Wood Frame, Clear, [Bldg. Use 1 - Basement & 1st floor], Exemption: Glazing replacement in existing sash or frame. | --- | --- | --- | --- | --- | --- |
| Basement Wall 1 Typical: Solid Concrete:8" Thickness, Normal Density, Furring: Wood, Wall Ht 8.0, Depth B.G. 6.0, [Bldg. Use 1 - Basement & 1st floor], Exemption: No cavity will be created. | --- | --- | --- | --- | --- | --- |

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| | | | | | | |
|---|---|---|---|---|---|---|
| Floor 1 Basement, Typical: Slab-On-Grade:Unheated, [Bldg. Use 1 - Basement & 1st floor] | --- | --- | 0.322 | --- | 0.730 | --- |
| Exterior Wall 5 South Second Floor: Wood-Framed, 16" o.c., [Bldg. Use 2 - Second Floor] | 21.0 | 0.0 | 0.062 | --- | 0.064 | --- |
| Exterior Wall 6 East Second Floor: Wood-Framed, 16" o.c., [Bldg. Use 2 - Second Floor] | 21.0 | 0.0 | 0.062 | --- | 0.064 | --- |
| Window 2 New Dormer windows: Wood Frame, Tinted, [Bldg. Use 2 - Second Floor], Exemption: Less than 25% fenestration area alteration. | --- | --- | --- | --- | --- | --- |
| Exterior Wall 7 West Second Floor: Wood-Framed, 16" o.c., [Bldg. Use 2 - Second Floor] | 21.0 | 0.0 | 0.062 | --- | 0.064 | --- |
| Exterior Wall 8 North Second Floor: Wood-Framed, 16" o.c., [Bldg. Use 2 - Second Floor] | 21.0 | 0.0 | 0.062 | --- | 0.064 | --- |
| Window 1 replaced glazing only: Wood Frame, Clear, [Bldg. Use 2 - Second Floor], Exemption: Glazing replacement in existing sash or frame. | --- | --- | --- | --- | --- | --- |

*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: *A2.0 Window Schedule*

✓ 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: *A2.0 Window Schedule*

### 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: *A6.6, A6.7*

✓ 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: *A6.6, A6.7, A2.0 Door and Window Schedule*

✓ 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.

*Requirement is not applicable.*

Plans reference page/section:

✓ 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.

*Requirement is not applicable.*

Plans reference page/section: _____

✓ 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.

Plans reference page/section: E1, E2

✓ 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.

✓ **Exception applies:** Doors that open directly from a space less than 3000 sq. ft. in area.

Plans reference page/section: _____

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

*Requirement is not applicable.*

Plans reference page/section: _____

## Section 3: Compliance Statement

*Compliance Statement:* The proposed envelope alteration project represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope alteration project has been designed to meet the 2014 Oregon Energy Efficiency Specialty Code requirements in COM*check* Version 4.0.1 and to comply with the mandatory requirements in the Requirements Checklist.

| ARCHITECT / TODD LASHER | | 1-21-2016 |
|---|---|---|
| Name - Title | Signature | Date |

Project Notes:

REV. #1 Comcheck redone.

# COM*check* Software Version 4.0.1

# Interior Lighting Compliance Certificate

## Section 1: Project Information

Energy Code: **2014 Oregon Energy Efficiency Specialty Code**
Project Title: 919 Building
Project Type: Alteration
Envelope Compliance Method: Prescriptive

Construction Site:
919 NW 23rd Ave
Portland, OR 97217
Permit No. 14-182712-CO

Owner/Agent:
Zach and Holly Levow
2238 SW 12th Ave
Camas, WA 98607
hollyspin@yahoo.com

Designer/Contractor:
Todd Lasher
Todd Lasher, Architect
5632 N Atlantic Ave
Portland, OR 97217
503-201-2440
lasherdesign@gmail.com

## Section 2: Interior Lighting and Power Calculation

| A<br>Area Category | B<br>Floor Area (ft2) | C<br>Allowed Watts / ft2 | D<br>Allowed Watts (B x C) |
|---|---|---|---|
| Bsmnt Retail 004 (Retail:Sales Area) (Ceiling Height 7 ft.) | 385 | 1.5 | 578 |
| Bsmnt Retail 005 (Retail:Sales Area) (Ceiling Height 7 ft.) | 268 | 1.5 | 402 |
| Bsmnt Bike Stor 001 (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 7 ft.) | 100 | 0.64 | 64 |
| Crawl Space 002 (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 6 ft.) | 120 | 0.64 | 77 |
| 101 Retail (Retail:Sales Area) (Ceiling Height 9 ft.) | 855 | 1.5 | 1283 |
| 102 Vestibule (Common Space Types:Corridor/Transition) (Ceiling Height 8 ft.) | 30 | 0.41 | 12 |
| 103 ADA Restoom (Common Space Types:Restrooms) (Ceiling Height 8 ft.) | 50 | 0.82 | 41 |
| 104 Store Rm (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 9 ft.) | 50 | 0.64 | 32 |
| 105 1st floor Stair (Common Space Types:Stairs-Active) (Ceiling Height 9 ft.) | 120 | 0.49 | 59 |
| 203 2nd flr stair (Common Space Types:Stairs-Active) (Ceiling Height 8 ft.) | 90 | 0.49 | 44 |
| 201 Office (Common Space Types:Office - Open Plan) (Ceiling Height 8 ft.) | 185 | 0.93 | 172 |
| 204 Office (Common Space Types:Office - Enclosed) (Ceiling Height 8 ft.) | 515 | 0.97 | 500 |
| 202 Existing Restroom (Common Space Types:Restrooms) (Ceiling Height 8 ft.) | 65 | 0.82 | 53 |
| 302 Vestibule (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 7 ft.) | 45 | 0.64 | 29 |
| 303 Existing Stairs (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 7 ft.) | 26 | 0.64 | 17 |
| 301 Attic Unoccupied (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 7 ft.) | 166 | 0.64 | 106 |
| | | Total Allowed Watts = | 3468 |

## Section 3: Interior Lighting Fixture Schedule

| A<br>Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B<br>Lamps/ Fixture | C<br># of Fixtures | D<br>Fixture Watt. | E<br>(C X D) |
|---|---|---|---|---|
| Bsmnt Retail 004 ( Retail:Sales Area 385 sq.ft.) | | | | |
| LED 1: Interior recessed lighting: LED A Lamp 7W: | 1 | 6 | 7 | 42 |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 0 | 500 |
| Bsmnt Retail 005 ( Retail:Sales Area 268 sq.ft.) | | | | |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 0 | 500 |
| LED 1: Interior recessed lighting: LED A Lamp 7W: | 1 | 5 | 7 | 35 |

| | | | | |
|---|---|---|---|---|
| Bsmnt Bike Stor 001 ( Warehouse:Medium/Bulky Material Storage 100 sq.ft.) | | | | |
| Linear Fluorescent 1: 48" T8 25W (Super T8): Electronic: | 1 | 2 | 25 | 50 |
| Crawl Space 002 ( Warehouse:Medium/Bulky Material Storage 120 sq.ft.) | | | | |
| Linear Fluorescent 1: Storage / Utility lighting: 48" T8 25W (Super T8): Electronic: | 2 | 1 | 25 | 25 |
| 101 Retail ( Retail:Sales Area 855 sq.ft.) | | | | |
| LED 1: Interior recessed lighting: LED A Lamp 7W: | 1 | 17 | 7 | 119 |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 0 | 500 |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 0 | 500 |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 0 | 500 |
| 102 Vestibule ( Common Space Types:Corridor/Transition 30 sq.ft.) | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| 103 ADA Restoom ( Common Space Types:Restrooms 50 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| 104 Store Rm ( Warehouse:Medium/Bulky Material Storage 50 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| 105 1st floor Stair ( Common Space Types:Stairs-Active 120 sq.ft.) | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 3 | 15 | 45 |
| 203 2nd flr stair ( Common Space Types:Stairs-Active 90 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 2 | 15 | 30 |
| 201 Office ( Common Space Types:Office - Open Plan 185 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 4 | 15 | 60 |
| 204 Office ( Common Space Types:Office - Enclosed 515 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 10 | 15 | 150 |
| 202 Existing Restroom ( Common Space Types:Restrooms 65 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 2 | 15 | 30 |
| 302 Vestibule ( Warehouse:Medium/Bulky Material Storage 45 sq.ft.) | | | | |
| Linear Fluorescent 1: Storage / Utility lighting: 48" T8 25W (Super T8): Electronic: | 2 | 1 | 25 | 25 |
| 303 Existing Stairs ( Warehouse:Medium/Bulky Material Storage 26 sq.ft.) | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| 301 Attic Unoccupied ( Warehouse:Medium/Bulky Material Storage 166 sq.ft.) | | | | |
| Linear Fluorescent 1: Storage / Utility lighting: 48" T8 25W (Super T8): Electronic: | 2 | 2 | 25 | 50 |
| | | | Total Proposed Watts = | 3221 |

## 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: 3468 Proposed Wattage: 3221
Complies: YES

### Mandatory Requirements:

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

Plans reference page/section: *Sheet E1*

✓ 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 applies:** Retail spaces adjacent to vertical glazing (retail spaces under overhead glazing are not exempt).

Plans reference page/section: *Sheet E1*

✓ 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 applies:** Lighting for contiguous, single-tenant retail spaces.

Plans reference page/section: *Sheet E1*

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

Plans reference page/section: _____

✓ 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 applies:** Building exits as defined in Section 1002 of the Oregon Structural Specialty Code.

Plans reference page/section: *Sheet E1*

✓ 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: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

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

Plans reference page/section: *Sheet E1*

✓ 11. An occupant sensor control device is installed that automatically turns lighting off within 30 minutes of all occupants leaving a space.

✓ **Exception applies:** Office spaces up to 300 square feet.

Plans reference page/section: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

✓ 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 applies:** 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.

Plans reference page/section: *Sheet E1*

✓ 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 applies:** Retail stores and associated malls, restaurants, grocery stores, places of religious worship, theaters and exterior lighting zones.

Plans reference page/section: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

☐ 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: *Sheet E1*

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

Plans reference page/section: *Sheet E1*

**Interior Lighting PASSES**

## 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 2014 Oregon Energy Efficiency Specialty Code requirements in COM*check* Version 4.0.1 and to comply with the mandatory requirements in the Requirements Checklist.

| TODD LASHER / ARCHITECT | | 1-21-2016 |
|---|---|---|
| Name - Title | Signature | Date |

# COM*check* Software Version 4.0.1
# Exterior Lighting Compliance Certificate

## Section 1: Project Information

Energy Code: **2014 Oregon Energy Efficiency Specialty Code**
Project Title: 919 Building
Project Type: Alteration
Envelope Compliance Method: Prescriptive
Exterior Lighting Zone: 2 (Neighborhood business district)

Construction Site:
919 NW 23rd Ave
Portland, OR 97217
Permit No. 14-182712-CO

Owner/Agent:
Zach and Holly Levow
2238 SW 12th Ave
Camas, WA 98607
hollyspin@yahoo.com

Designer/Contractor:
Todd Lasher
Todd Lasher, Architect
5632 N Atlantic Ave
Portland, OR 97217
503-201-2440
lasherdesign@gmail.com

## Section 2: Exterior Lighting Area/Surface Power Calculation

| A<br>Exterior Area/Surface | B<br>Quantity | C<br>Allowed Watts / Unit | D<br>Tradable Wattage | E<br>Allowed Watts (B x C) | F<br>Proposed Watts |
|---|---|---|---|---|---|
| Front stair to 1st flr (Stairway) | 60 ft2 | 1 | Yes | 60 | 21 |
| Front stair to basmt (Stairway) | 40 ft2 | 1 | Yes | 40 | 6 |
| at rear entry (Entry canopy) | 36 ft2 | 0.25 | Yes | 9 | 15 |
| at 1st floor (Main entry) | 3 ft of door width | 20 | Yes | 60 | 15 |
| at south side (Other door (not main entry)) | 6 ft of door width | 20 | Yes | 120 | 30 |
| at west vestibule (Other door (not main entry)) | 3 ft of door width | 20 | Yes | 60 | 15 |
| at west 10' door (Other door (not main entry)) | 10 ft of door width | 20 | Yes | 200 | 30 |
| at north ADA ramp (Illuminated length of facade wall/surface or roof path) | 75 ft | 2.5 | No | 188 | 22 |
| at south patio (Illuminated length of facade wall/surface or roof path) | 25 ft | 2.5 | No | 63 | 14 |
| | | | Total Tradable Watts* = | 549 | 132 |
| | | | Total Allowed Watts = | 799 | |
| | | | 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<br>Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B<br>Lamps/ Fixture | C<br># of Fixtures | D<br>Fixture Watt. | E<br>(C X D) |
|---|---|---|---|---|
| Front stair to 1st flr ( Stairway 60 ft2): Tradable Wattage | | | | |
| LED 1: step light: LED A Lamp 7W: | 1 | 3 | 7 | 21 |
| Front stair to basmt ( Stairway 40 ft2): Tradable Wattage | | | | |
| LED 2: Exterior path lighting: LED A Lamp 3.2W: | 1 | 2 | 3.2 | 6.4 |
| at rear entry ( Entry canopy 36 ft2): Tradable Wattage | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| at 1st floor ( Main entry 3 ft of door width): Tradable Wattage | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| at south side ( Other door (not main entry) 6 ft of door width): Tradable Wattage | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 2 | 15 | 30 |

| | | | | |
|---|---|---|---|---|
| at west vestibule ( Other door (not main entry) 3 ft of door width): Tradable Wattage | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| at west 10' door ( Other door (not main entry) 10 ft of door width): Tradable Wattage | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 2 | 15 | 30 |
| at north ADA ramp ( Illuminated length of facade wall/surface or roof path 75 ft): Non-tradable Wattage | | | | |
| LED 2: Exterior path lighting: LED A Lamp 3.2W: | 1 | 7 | 3.2 | 22.4 |
| at south patio ( Illuminated length of facade wall/surface or roof path 25 ft): Non-tradable Wattage | | | | |
| LED 4: Exterior recessed lighting: LED A Lamp 7W: | 1 | 2 | 7 | 14 |
| | | | Total Tradable Proposed Watts = | 132 |

## 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: *not applicable*

### Exterior Lighting Restrictions and Exceptions:

✓ 2. Mercury vapor and incandescent lighting is not permitted for use as exterior lighting.

✓ 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: *E1 and E2*

## 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 2014 Oregon Energy Efficiency Specialty Code requirements in COM*check* Version 4.0.1 and to comply with the mandatory requirements in the Requirements Checklist.

| Name - Title | Signature | Date |
|---|---|---|
| TODD LASHER / ARCHITECT | | 1-21-2016 |

for REV #1

# COMcheck Software Version 4.0.1
# Interior Lighting Compliance Certificate

## Section 1: Project Information

Energy Code: **2014 Oregon Energy Efficiency Specialty Code**
Project Title: 919 Building
Project Type: Alteration

Construction Site:
919 NW 23rd Ave
Portland, OR 97217
Permit No. 14-182712-CO

Owner/Agent:
Zach and Holly Levow
2238 SW 12th Ave
Camas, WA 98607
hollyspin@yahoo.com

Designer/Contractor:
Todd Lasher
Todd Lasher, Architect
5632 N Atlantic Ave
Portland, OR 97217
503-201-2440
lasherdesign@gmail.com

14-182712-REV-01-CO

## Section 2: Interior Lighting and Power Calculation

| A<br>Area Category | B<br>Floor Area (ft2) | C<br>Allowed Watts / ft2 | D<br>Allowed Watts (B x C) |
|---|---|---|---|
| Bsmnt Restrm 001 (Common Space Types:Restrooms) (Ceiling Height 8 ft.) | 50 | 0.82 | 41 |
| Mechanical Rm 002 (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 8 ft.) | 10 | 0.64 | 6 |
| Bsmnt Bar Stor 003 (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 8 ft.) | 100 | 0.64 | 64 |
| Bar Seating 004 (Retail:Sales Area) (Ceiling Height 8 ft.) | 500 | 1.5 | 750 |
| Bsmnt Bar 005 (Retail:Sales Area) (Ceiling Height 8 ft.) | 240 | 1.5 | 360 |
| Crawl Space 006 (Common Space Types:Inactive Storage) (Ceiling Height 4 ft.) | 240 | 0.26 | 62 |
| 101 ADA Restoom (Common Space Types:Restrooms) (Ceiling Height 8 ft.) | 50 | 0.82 | 41 |
| 102 Retail (Retail:Sales Area) (Ceiling Height 9 ft.) | 915 | 1.5 | 1373 |
| 103 Store Rm (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 9 ft.) | 50 | 0.64 | 32 |
| 104 1st floor Stair (Common Space Types:Stairs-Active) (Ceiling Height 9 ft.) | 120 | 0.49 | 59 |
| 201 Office (Common Space Types:Office - Open Plan) (Ceiling Height 8 ft.) | 185 | 0.93 | 172 |
| 202 Existing Restroom (Common Space Types:Restrooms) (Ceiling Height 8 ft.) | 65 | 0.82 | 53 |
| 203 2nd flr stair (Common Space Types:Stairs-Active) (Ceiling Height 8 ft.) | 90 | 0.49 | 44 |
| 204 Office (Common Space Types:Office - Enclosed) (Ceiling Height 8 ft.) | 515 | 0.97 | 500 |
| 301 Attic Unoccupied (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 7 ft.) | 166 | 0.64 | 106 |
| 302 Vestibule (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 7 ft.) | 45 | 0.64 | 29 |
| 303 Existing Stairs (Warehouse:Medium/Bulky Material Storage) (Ceiling Height 7 ft.) | 26 | 0.64 | 17 |
| | | Total Allowed Watts = | 3709 |

## Section 3: Interior Lighting Fixture Schedule

| A<br>Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B<br>Lamps/ Fixture | C<br># of Fixtures | D<br>Fixture Watt. | E<br>(C X D) |
|---|---|---|---|---|
| Bsmnt Restrm 001 ( Common Space Types:Restrooms 50 sq.ft.) | | | | |
| LED 1: Interior recessed lighting: LED A Lamp 7W: | 1 | 2 | 7 | 14 |
| Mechanical Rm 002 ( Warehouse:Medium/Bulky Material Storage 10 sq.ft.) | | | | |
| Linear Fluorescent 1: Storage / Utility lighting: 24" T8 17W: Electronic: | 1 | 1 | 17 | 17 |
| LED 1: Interior recessed lighting: LED A Lamp 7W: | 1 | 1 | 7 | 7 |
| Bsmnt Bar Stor 003 ( Warehouse:Medium/Bulky Material Storage 100 sq.ft.) | | | | |

14. The proposed beam Ax.xx now extends a longer span since the bathroom has shifted. See Structural drawings. S1.xxx
15. We are proposing a new non-combustible one-hour rated, covered trash enclosure with a drain as shown on A2.22xxxx.
16. The door and window schedules have been revised to reflect the above changes. See A2.0

**On the second floor**, no changes

**Outside – East side**, New trash enclosure. See Ax.xxx and details Ax.xxxx

**Outside – West side**,
-the rear facade will receive a new roof structure built to match the existing roof with minor modifications. See A1.1 (roof plan), A2.2 (plan), A3.4 (ext. elev)., A4.1 (section).
-the long term bike storage is relocated outside on the back deck near the west entry of the retail area. It will be covered and viewable by the retail clerk. See A2.1(plan) and exterior elevation A3.1
-A proposed concrete patio will now be replaced with a wood deck. See A1.1 (site plan), A2.2 (plan).
-Door #6 will now be double hung, window G to match the second floor bathroom window.

**Outside – North side**,
-No changes to the north side.

-the three windows and one double-hung window will be replaced with one hour fire glass windows. See Ax.xxx

**Outside – South side**,
-We are proposing to add a door and stair out of the basement along the south wall. See Ax.xxx
-We are proposing a new non-combustible, covered trash enclosure (with a drain to the sewer) in the SE corner of the lot. See Ax.xxx
- A new exterior light will be located at the new, exterior door and along the exterior stairs. This light will match the proposed lights at the west entry. See A2.1, A2.3 (plans), A3.1, A3.2, A3.3, A3.4 (exterior elevations). Ax.xxxx See cut-sheets for lights x2.

Thank you for reviewing the drawings.
Todd Lasher

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| | | | | |
|---|---|---|---|---|
| Linear Fluorescent 1: 48" T8 25W (Super T8): Electronic: | 2 | 1 | 25 | 25 |
| Bar Seating 004 ( Retail:Sales Area 500 sq.ft.) | | | | |
| LED 1: Interior recessed lighting: LED A Lamp 7W: | 1 | 15 | 7 | 105 |
| LED 3: Emergency exit lighting: LED PAR 7W: | 2 | 3 | 14 | 42 |
| Bsmnt Bar 005 ( Retail:Sales Area 240 sq.ft.) | | | | |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 500 | 500 |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 500 | 500 |
| LED 1: Interior recessed lighting: LED A Lamp 7W: | 1 | 6 | 7 | 42 |
| Crawl Space 006 ( Common Space Types:Inactive Storage 240 sq.ft.) | | | | |
| LED 1: Interior recessed lighting: LED A Lamp 7W: | 1 | 3 | 7 | 21 |
| 101 ADA Restoom ( Common Space Types:Restrooms 50 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 2 | 15 | 30 |
| 102 Retail ( Retail:Sales Area 915 sq.ft.) | | | | |
| LED 1: Interior recessed lighting: LED A Lamp 7W: | 1 | 17 | 7 | 119 |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 500 | 500 |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 500 | 500 |
| Track lighting 1: Retail tracks: Wattage based on low-voltage transformer capacity | 0 | 0 | 500 | 500 |
| 103 Store Rm ( Warehouse:Medium/Bulky Material Storage 50 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| 104 1st floor Stair ( Common Space Types:Stairs-Active 120 sq.ft.) | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 3 | 15 | 45 |
| 201 Office ( Common Space Types:Office - Open Plan 185 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 4 | 15 | 60 |
| 202 Existing Restroom ( Common Space Types:Restrooms 65 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 2 | 15 | 30 |
| 203 2nd flr stair ( Common Space Types:Stairs-Active 90 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 2 | 15 | 30 |
| 204 Office ( Common Space Types:Office - Enclosed 515 sq.ft.) | | | | |
| Compact Fluorescent 1: Reflector 15W: Electronic: | 1 | 10 | 15 | 150 |
| 301 Attic Unoccupied ( Warehouse:Medium/Bulky Material Storage 166 sq.ft.) | | | | |
| Linear Fluorescent 1: Storage / Utility lighting: 48" T8 25W (Super T8): Electronic: | 2 | 2 | 25 | 50 |
| 302 Vestibule ( Warehouse:Medium/Bulky Material Storage 45 sq.ft.) | | | | |
| Linear Fluorescent 1: Storage / Utility lighting: 48" T8 25W (Super T8): Electronic: | 2 | 1 | 25 | 25 |
| 303 Existing Stairs ( Warehouse:Medium/Bulky Material Storage 26 sq.ft.) | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| | | | Total Proposed Watts = | 3342 |

## 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: 3709 Proposed Wattage: 3342
Complies: YES

### Mandatory Requirements:

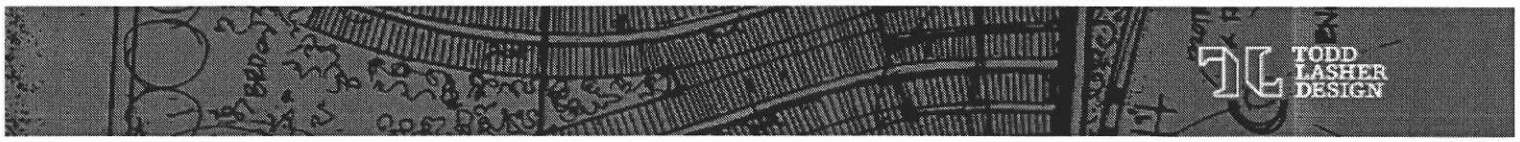
✓ 2. Exit signs. Internally illuminated exit signs shall not exceed 5 watts per side.

Plans reference page/section: *Sheet E1*

✓ 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 applies:** Retail spaces adjacent to vertical glazing (retail spaces under overhead glazing are not exempt).

Plans reference page/section: *Sheet E1*




April 8, 2016

Bureau of Development Services
City of Portland
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201

Here is a list of the changes reflected in REV #1 to the drawings for the commercial space at 919 NW 23rd Ave Portland, OR 97210. **Permit Number: 2014-182712-REV-02-CO**

The original permit set with REV #1 is included.

In general, the changes were created because the client wants to convert the basement level from a retail M occupancy to a B occupancy (bar). The exterior and interior fire resistance work will still occur as previously permitted.

Here is a list of the changes:

**On the basement level:**

1. The retail space will be converted to a small (under 49 occupants) bar. See occupancy table and exiting plans A0.3xxxxx
2. We are proposing to add a unisex accessible restroom and storage area. See first floor plan and interior elevations on A3.xxxxxx
3. The bar will have a 60" long section of bar that is 34" (ADA) height.
4. The long term bike storage will now be located outside on the back deck near the west entry of the retail area. It will be covered and viewable by the retail clerk. See A2.1(plan) and details A2.xxx.x
5. The structure of the first floor is being revised so the bar has fewer columns. This structure will be protected with a one-hour fire rating as shown in REV #1.
6. The existing concrete floor is being removed so that the entire basement floor is at the lowest concrete floor level. This creates about 8'-0" ceiling height.
7. We are proposing a second exit from the basement along the south facade with concrete stairs to access the new long term bike parking and the new trash enclosure.
8. We have added sheet P1, P2 to show the bar plumbing layout and new grease interceptor drawings.
9. The access hatch to the crawl space in now located in the new water heater / mop sink closet. See A2.xxxx

**On the first floor:**

10. We are proposing to remove the vestibule and shift the ADA restroom to the west. The vestibule is not needed as the basement will have its own restroom. As shown on A2.2(plan), A5.1(interior elevations) Doors numbered 6 and 3 will be omitted. Door #6 will become a new window. See window and door schedules on A2.0.
11. The existing roof structure at the west (old back porch) portion of roof is in need of repair. We are proposing to raise this rebuilt roof to better match the east roof. Exterior details will match the existing. We will submit a new LUR / Design Review for this work. See Ax.xx and Structural Drawings for these structural changes.
12. The back yard deck is now larger and constructed of wood (no concrete slab).
13. A section of the proposed concrete ramp will be converted to wood and will become pervious surface.

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✓ 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 applies:** Lighting for contiguous, single-tenant retail spaces.

Plans reference page/section: *Sheet E1*

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

Plans reference page/section: _____

✓ 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 applies:** Building exits as defined in Section 1002 of the Oregon Structural Specialty Code.

Plans reference page/section: *Sheet E1*

✓ 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: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

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

Plans reference page/section: *Sheet E1*

✓ 11. An occupant sensor control device is installed that automatically turns lighting off within 30 minutes of all occupants leaving a space.

✓ **Exception applies:** Office spaces up to 300 square feet.

Plans reference page/section: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

✓ 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 applies:** 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.

Plans reference page/section: *Sheet E1*

✓ 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 applies:** Retail stores and associated malls, restaurants, grocery stores, places of religious worship, theaters and exterior lighting zones.

Plans reference page/section: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

✓ 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.

Plans reference page/section: *Sheet E1*

☐ 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: *Sheet E1*

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

Plans reference page/section: *Sheet E1*

**Interior Lighting PASSES**

## 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 2014 Oregon Energy Efficiency Specialty Code requirements in COM*check* Version 4.0.1 and to comply with the mandatory requirements in the Requirements Checklist.

| Name - Title | Signature | Date |
|---|---|---|
| TODD LASHEN / ARCHITECT | Todd Lashen | 5/4/2016 |

Project Notes:

REV. #2 Comcheck redone.

COM*check* Software Version 4.0.1

# Exterior Lighting Compliance Certificate

## Section 1: Project Information

Energy Code: **2014 Oregon Energy Efficiency Specialty Code**
Project Title: 919 Building
Project Type: Alteration
Exterior Lighting Zone: 2 (Neighborhood business district)

Construction Site:
919 NW 23rd Ave
Portland, OR 97217
Permit No. 14-182712-CO

Owner/Agent:
Zach and Holly Levow
2238 SW 12th Ave
Camas, WA 98607
hollyspin@yahoo.com

Designer/Contractor:
Todd Lasher
Todd Lasher, Architect
5632 N Atlantic Ave
Portland, OR 97217
503-201-2440
lasherdesign@gmail.com

## Section 2: Exterior Lighting Area/Surface Power Calculation

| A<br>Exterior Area/Surface | B<br>Quantity | C<br>Allowed Watts / Unit | D<br>Tradable Wattage | E<br>Allowed Watts (B x C) | F<br>Proposed Watts |
|---|---|---|---|---|---|
| Front stair to 1st flr (Stairway) | 60 ft2 | 1 | Yes | 60 | 21 |
| Front stair to basmt (Stairway) | 40 ft2 | 1 | Yes | 40 | 6 |
| at rear entry (Entry canopy) | 36 ft2 | 0.25 | Yes | 9 | 15 |
| at 1st floor (Main entry) | 3 ft of door width | 20 | Yes | 60 | 15 |
| at south side (Other door (not main entry)) | 6 ft of door width | 20 | Yes | 120 | 30 |
| at west vestibule (Other door (not main entry)) | 3 ft of door width | 20 | Yes | 60 | 15 |
| at west 10' door (Other door (not main entry)) | 10 ft of door width | 20 | Yes | 200 | 30 |
| at north ADA ramp (Illuminated length of facade wall/surface or roof path) | 75 ft | 2.5 | No | 188 | 22 |
| at south patio (Illuminated length of facade wall/surface or roof path) | 25 ft | 2.5 | No | 63 | 14 |
| south stairway (Stairway) | 60 ft2 | 1 | Yes | 60 | 12 |
| South Exit from Bar (Other door (not main entry)) | 3 ft of door width | 20 | Yes | 60 | 22 |
| | | | Total Tradable Watts* = | 669 | 167 |
| | | | Total Allowed Watts = | 919 | |
| | | | 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<br>Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B<br>Lamps/ Fixture | C<br># of Fixtures | D<br>Fixture Watt. | E<br>(C X D) |
|---|---|---|---|---|
| Front stair to 1st flr ( Stairway 60 ft2): Tradable Wattage | | | | |
| LED 1: step light: LED A Lamp 7W: | 1 | 3 | 7 | 21 |
| Front stair to basmt ( Stairway 40 ft2): Tradable Wattage | | | | |
| LED 2: Exterior path lighting: LED A Lamp 3.2W: | 1 | 2 | 3.2 | 6.4 |
| at rear entry ( Entry canopy 36 ft2): Tradable Wattage | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| at 1st floor ( Main entry 3 ft of door width): Tradable Wattage | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| at south side ( Other door (not main entry) 6 ft of door width): Tradable Wattage | | | | |

| | | | | |
|---|---|---|---|---|
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 2 | 15 | 30 |
| at west vestibule ( Other door (not main entry) 3 ft of door width): Tradable Wattage | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| at west 10' door ( Other door (not main entry) 10 ft of door width): Tradable Wattage | | | | |
| Compact Fluorescent 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 2 | 15 | 30 |
| at north ADA ramp ( Illuminated length of facade wall/surface or roof path 75 ft): Non-tradable Wattage | | | | |
| LED 2: Exterior path lighting: LED A Lamp 3.2W: | 1 | 7 | 3.2 | 22.4 |
| at south patio ( Illuminated length of facade wall/surface or roof path 25 ft): Non-tradable Wattage | | | | |
| LED 4: Exterior recessed lighting: LED A Lamp 7W: | 1 | 2 | 7 | 14 |
| south stairway ( Stairway 60 ft2): Tradable Wattage | | | | |
| LED 2: Exterior path lighting: LED A Lamp 3.2W: | 1 | 4 | 3.2 | 12.8 |
| South Exit from Bar ( Other door (not main entry) 3 ft of door width): Tradable Wattage | | | | |
| LED 4: Exterior recessed lighting: LED A Lamp 7W: | 1 | 1 | 7 | 7 |
| Compact Fluorescent 1 copy 1: Exterior wall mounted light: Reflector 15W: Electronic: | 1 | 1 | 15 | 15 |
| | | | Total Tradable Proposed Watts = | 167 |

## 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: *not applicable*

### Exterior Lighting Restrictions and Exceptions:

✓ 2. Mercury vapor and incandescent lighting is not permitted for use as exterior lighting.

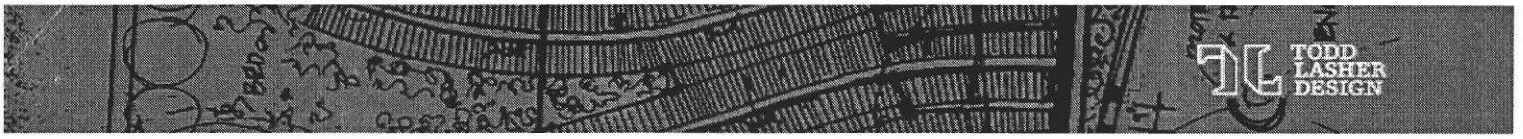
✓ 3. Exempt lighting fixtures are equipped with a control device independent of the control of the nonexempt lighting and are identified in Section 3 table above.

Plans reference page/section: *E1 and E2*

## 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 2014 Oregon Energy Efficiency Specialty Code requirements in COM*check* Version 4.0.1 and to comply with the mandatory requirements in the Requirements Checklist.

| Name - Title | Signature | Date |
|---|---|---|
| TODD LASHER / ARCHITECT | | 5/4/2016 |




January 22, 2016

Bureau of Development Services
City of Portland
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201

Here is a list of the changes reflected in REV #1 to the drawings for the commercial space at 919 NW 23rd Ave Portland, OR 97210. **Permit Number: 2014-182712-CO**

Because of the extent of the changes, we have created a new set of drawings with all pertinent information from the original permit set transferred to this REV #1 set. The original permit set is included.

In general, the changes were created because the client wants to open the first and second floors with fewer walls. The exterior and interior fire resistance work will still occur as previously permitted.

Here is a list of the changes:

1. **On the basement level**, a portion of the western concrete slab will be removed at lowered to the 7'-4 ½" height. This creates more retail space reflected in the occupancy charts. See A2.1(plan)
2. We are proposing to remove the abandoned stair from the first floor to the basement and install a rated ceiling at the old basement stair. As shown on A2.1 (plan), A4.3 (section)
3. The 4 long term, wall mounted bike storage spaces are shifting to the west into a more open bike storage room. **Appeal #11378** has been granted to use this space with limited headroom of 6'-9". See A 2.1 (plan), A4.2 (section)
4. An ADA compliant cash wrap will be installed in the basement. See A2.1 (plan), 6/A6.3 (detail)
5. Some column locations have shifted and others have been added from the permitted set. See the structural drawing S1.

6. **On the first floor**, we are proposing to remove the walls at the storage room & existing restroom.
7. We will install a new ADA restroom in the NW corner of the first floor. As shown on A2.2(plan), A5.1(interior elevations)
8. We will install a new accessible entry vestibule off the west patio. As shown on A2.2
9. A new 9'-8" wide opening is proposed at the west facade. As shown on A2.2 (plan), A3.4 (ext. elev)., A2.0 (door schedule)
10. A new, cantilevered, hipped roof is proposed to the west facade that will shelter the new opening. As shown on A2.2 (plan), A3.4 (ext. elev)., A4.1 (section)
11. A new storage room is proposed west of the existing stair to the second floor. See A2.2 (plan), A4.3 (section)

12. **On the second floor**, the five individual offices have become 2 open office spaces. See A2.3 (plan), A4.1 and A4.3 (sections)
13. A new wall will separate the two office areas 201 & 204. See A2.3 (plan), A4.1 & A4.1 (section)
14. Several load bearing and non-load bearing walls have been removed and replaced with beams as shown on the structural drawings. As shown on S3.
15. The exit corridor has been shortened as shown on A2.3 (plan), A0.4 (code sheet).
16. The electrical panel will be relocated as shown on A2.3 (plan).
17. The access to the non-habitable third level is now through the open office space see A2.3 (plan).
18. The second floor deck will now be covered; creating an exterior porch as shown on A2.3 (plan), A3.2, A3.3 (ext. elevations), A4.1 (section).

14-182712-000-01-CO

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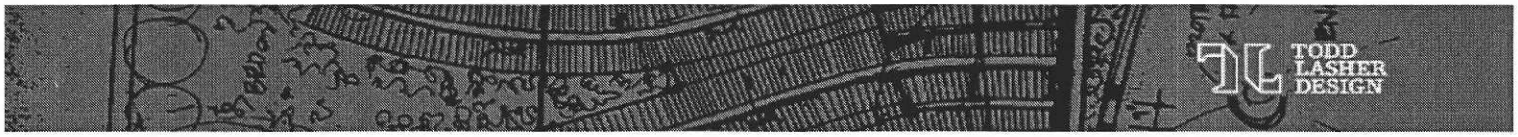


19. **Outside – East side**, the street-facing facade will receive the new porch roof. See A2.3 (plan), A3.2, A3.3 (ext. elevations), A4.1 (section).
20. The two existing double hung windows in the attic will be replaced with shorter casement windows because of the new roof. See the schedule on A2.0, A2.4 (plan), A3.3 (ext. elevation).
21. Short term bike parking has been relocated as shown on the site plan. See A1.1(site plan), A3.3 (ext. elevation).

22. **Outside – West side**, the rear facade will receive the new covering at the large opening. See A1.1 (roof plan), A2.2 (plan), A3.4 (ext. elev)., A4.1 (section).
23. A new concrete patio will be replace the existing wood deck. See A1.1 (site plan), A2.2 (plan).

24. **Outside – North side**, the permitted ADA ramp has been slightly reconfigured with a steeper pitch and added railing. This ramp now allows access to the concrete patio. This patio will be at first floor level. See A1.1 (site plan), A2.2 (plan), A3.2 (exterior elevation), 3/A6.3 (detail).
25. The ramp will provide access to both the west and south entries (B, C and D). See A0.3 (code)

26. **Outside – South side**, New mini-split condensing units will be located at grade along this facade. See A1.1 (site plan), A3.1 (exterior elevation).
27. In general, new exterior lighting will be located at each exterior door and along the ramp and exterior stairs. See A2.1, A2.3 (plans), A3.1, A3.2, A3.3, A3.4 (exterior elevations).

Thank you for reviewing the drawings. I understand the changes are substantial. Todd Lasher

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Jones, C.


March 30, 2016

**Connie Jones /** Life Safety- Commercial Plans Examiner
City of Portland
Bureau of Development Services
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201



Connie:

Here are the check sheet responses and changes to the drawings for the permit application at 919 NW 23rd Ave.
**Permit Number: 14-182712-REV-01-CO** based on your check sheet dated March 4th, 2016.

Item 1. *For clarification purposes, please add "uninhabitable" at the attic vestibule.*

**We have added a note on drawing on sheet A0.4 stating the the vestibule is "uninhabitable".**

Item 2. *-Please update floor plans to remove windows in stair exit enclosure. Windows in which the leading edge of glazing is less than 60 inches above the walking surface are not allowed within 36" horizontally of the stairs or landings -OR - Obtain approval from the Administrative Appeals Board to allow windows as shown in plans.*
*-Please update window schedule to reflect changes at stair enclosure windows.*

**We have added notes to 2 / A3.2 stating that the leading edge of the glazing is no less than 60" above walking surface at stair landings. The 4 windows in the stair enclosure will be replaced with AluFlam one-hour rated windows. We also were granted an appeal # 13170 which allows these windows in the exit stairway. The window schedule on sheet A2.0 has been revised to reflect the change to "C" windows. Also a note regarding the one-hour windows has been added to Life Safety Sheet 0.4.**

Item 3. *Please update detail 3/A2.2, the fire barrier enclosing the exit stair, to show top of wall condition to underside of floor or roof sheathing above, for continuity. Fire barrier shall extend through concealed spaces.*
*-Indicate condition of new 1 hour wall both perpendicular and parallel to joists. Solid wood blocking may be used between joists, the same thickness as the wall.*
*-Please provide details showing the supporting construction of the stair enclosure, including beam and columns, as one hour fire-resistive rated, -OR- Obtain a building code appeal from the Administrative Appeals Board for alternate means.*

**The one hour wall detail on the original permit set, 3/A2.2, has moved to become details 6 and 7 on A6.1. This is because the conditions at the first and second floor of the stairwell are slightly different construction. These details now show the condition at the top of the wall to floor as well as the joist in the perpendicular and parallel direction.**
**-We have revised the building / stair sections on 1/A4.2 and 1, 2 and 3 on A4.3 to show that the structure supporting the stairway will be protected with 5/8" Type X" GWB. Detail 9/A6.1 references the one-hour floor /ceiling assembly UL - L 501.**
**-In addition, detail 12/A6.1 has been added to show the one hour fire rating for the posts and columns that support the floor joists which, in turn, support the exit stairway.**

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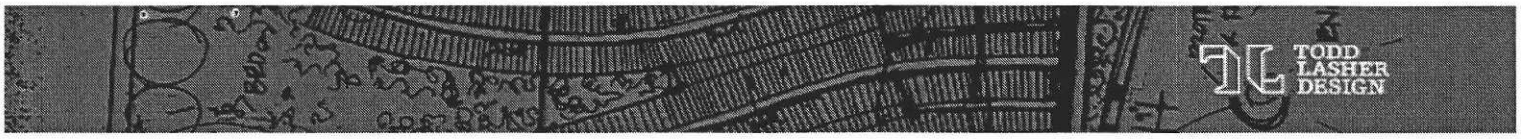


Item 4. *-Provide detail for 1 hour fire-resistive rated underside of exit stair enclosure at storage and between basement and main floor retail spaces. Supporting construction to be 1 hour fire-resistive rated per section 707.6. - OR - Obtain a building code appeal from the Administrative Appeals Board for alternate means.*
*-Please key details to building section.*

**We have revised section 13 on 2/A4.3 to show that the underside of the exit stair is protected with a one hour wall fire-resistive rating. This is shown in detail 9/A6.1 references the one hour floor – ceiling assembly UL - L 501. This assembly was tested using 2 x 10 joists. We have been granted appeal #13170 to use the existing 2 x 8 floor joists. Sheet A0.4 second and basement plans have been revised to show that the structural members are to be one hour fire-protected.**

Item 5. *-Not listed in your check-sheet, but in your email from March 8th, 2016. Regarding the continuity of the fire-protection at the north and south window infill detail.*

**We have revised details 1 and 2 on A6.1 to show uninterrupted fire-protection at the window sill. The structural studs will also be continuous at these infilled windows.**

Thank you for reviewing the drawings.
Todd Lasher

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# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201
More Contact Info (http://www.portlandoregon.gov//bds/article/519984)



## APPEAL SUMMARY

**Status:** Decision Rendered

| | |
|---|---|
| **Appeal ID:** 13170 | **Project Address:** 919 NW 23rd |
| **Hearing Date:** 3/16/16 | **Appellant Name:** Todd Lasher |
| **Case No.:** B-014 | **Appellant Phone:** 5032012440 |
| **Appeal Type:** Building | **Plans Examiner/Inspector:** Connie Jones |
| **Project Type:** commercial | **Stories:** 3 **Occupancy:** M and B **Construction Type:** V B |
| **Building/Business Name:** 919 NW 23rd Ave | **Fire Sprinklers:** No |
| **Appeal Involves:** Alteration of an existing structure | **LUR or Permit Application No.:** 14-182712-REV-01-CO |
| **Plan Submitted Option:** pdf [File 1] [File 2] [File 3] | **Proposed use:** M / B |

## APPEAL INFORMATION SHEET

### Appeal item 1

**Code Section** OSSC 1022.4 Interior Exit Stairways and Ramps

**Requires** Openings. Interior exit stairway and ramp opening protectives shall be in accordance with the requirements of Section 716.

Openings in interior exit stairways and ramps other than unprotected exterior openings shall be limited to those necessary for exit access to the enclosure from normally occupied spaces and for egress from the enclosure.

Elevators shall not open into interior exit stairways and ramps.

**Proposed Design** We are proposing to replace the three (roughly 24 inch x 24 inch) casement windows at the first floor exit stair landing with (3) 60 minute fire rated, fixed windows using metal frames.

And, at the second floor landing, we are proposing to replace the existing double hung window (which is currently below 60 inches above the walking surface with (1) 60 minute fire rated fixed window (24 inch x 24 inch) and metal frame.

**Reason for alternative** This building is in an historic district and we are required to keep the facades as they currently exist. This compromise solution keeps the windows while providing the equivalent level of safety and fire separation as the one hour wall. The one hour enclosure for the interior exit stairway will remain intact.

### Appeal item 2

**Code Section** OSSC 2406.4.6 - Safety Glazing

| | |
|---|---|
| **Requires** | Hazardous Locations - Locations adjacent to stairs and ramps. Glazing where the bottom exposed edge of the glazing is less than 60 inches above the plane of the adjacent walking surface of stairways, landing between flights of the stairs, and ramps shall be considered a hazardous location.<br><br>Glazing adjacent to the landing at the bottom of a stairway where the landing is less than 36 inches above the landing and with in 60 inches of the bottom tread shall be considered a hazardous location." |
| **Proposed Design** | The three 24 x 24 inch windows at the first floor stair landing are only 50 inches above the walking surface. We are replacing these windows with 60 minute fire rated windows and metal frames. These three windows will have safety glazing.<br><br>We are proposing to replace the larger double hung window with the smaller 24 inch x 24 inch - 60 minute rated window. This window sill will be located higher than 60 inches above the walking surface. |
| **Reason for alternative** | Because of the historic nature of this building and the historic district, we are required to keep windows and the facade at it currently exists. |

### Appeal item 3

| | |
|---|---|
| **Code Section** | OSSC 703.2 - Fire Resistance Ratings and Fire Tests |
| **Requires** | Fire-resistance ratings. The fire-resistance rating of building elements components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. |
| **Proposed Design** | We are proposing to use the UL Design No. L501 for the 1 hour floor/ceiling assembly at the first floor, second floor and attic floor. This is to provide protection to the stairwell enclosure and stairwell structure. This is not for a separation between occupancies. Assembly UL L501 was tested using 2 x 10 floor joists at 16 inches on center. This building has old 2 x 8 floor joists at 16 inches on center. Therefore, we hope to use the actual 2 x 8 joists in lieu of the tested 2 x 10 floor joists. |
| **Reason for alternative** | This building was built in 1906 and the original 2 x 8's are actually 1-3/4 inch x 7-1/2 inch in size and of first growth tight grained, clear fir. |

## APPEAL DECISION

**1. Protected Openings at Interior Exit Stairway: Granted as proposed, provided the composite window framing material and fire resistant glazing material are the specific product called out in UL Design Number U542.**

**2. Safety Glazing at Windows Along Stairs: Appeal is not required if sill height of windows is 60 inches or more above the walking surface.**

**3. 2x8 Floor Joists in Lieu of 2x10 Floor Joists at One Hour Floor/Ceiling Assembly: Granted as proposed.**

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health,

Hi Todd,
I left an item off the checksheet, so I could discuss it with Terry Whitehill. The window infill detail at north and south windows doesn't meet code requirements for tested 1 hour fire-resistive wall, rated from both sides, per 705.5. It is missing the fire resistive value of studs at 16 inches on center. The infill detail needs to be approved through a building code appeal by the Administrative Appeals Board.

I spoke with Terry Whitehill and with Planning & Zoning today about the window openings in the exit stair enclosure. The window at the landing needs to go away (be infilled) or more expensively, would need to be replaced with a 1 hour fire-resistive window assembly that also contains safety glazing, and be approved by the Appeals Board. Apparently such windows do exist, but I have no idea what they cost.

Your options are:

1. To provide a 1 hour fire-resistive rated window assembly at the small window in the exit stair enclosure on the second floor and obtain approval from the Administrative Appeals Board to allow the window opening in the exit stair wall.
2. Provide a safety glazed, 1 hour fire-resistive rated window assembly at the exit stair landing and appeal the code section stating that only openings are allowed for entrance and exit from the enclosure (appeal both windows).
3. Infill both windows, appeal the infill detail. Go through an LU revision process (approx. 2 weeks comment period after notification goes to neighbors). Still need to appeal the infill detail.
4. Infill the landing window, appeal the small window, appeal the infill detail.

You will need to appeal the infill detail regardless, since it isn't a tested assembly. If you get the appeal in by Friday, it will be heard by next Wednesday. Once you know what appeals will allow, you can go through a 2 week revision process for the LU case to infill the window at the stair landing if you go that route.

You won't need to revise the LU case if an appeal is granted to leave the small window (1 hour assembly) and to provide a 1 hour safety glazed assembly at the landing window.

Please let me know what your plan is. I verify that you are appealing the correct code sections.
Best,
Connie

Connie Jones

Commercial Plans Examiner
Bureau of Development Services
connie.jones@portlandoregon.gov
(503) 823-3958

Jones, C.


March 30, 2016

**Connie Jones /** Energy Code- Commercial Plans Examiner
City of Portland
Bureau of Development Services
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201

Connie:
Here is the check sheet response and changes to the drawings for the permit application at 919 NW 23rd Ave. based on your energy code check-sheet dated March 7th, 2016.

**Permit Number: 14-182712-REV-01-CO**

Item 1. *Please update envelope energy notes to include the U value of the new windows and doors per Table 502.3, 2014 OEESC.*
**We have added U values for new windows and doors in the window and door schedules on sheet A2.0. These U values are 0.35 for both new windows and doors.**

Thank you for reviewing the drawings.
Todd Lasher



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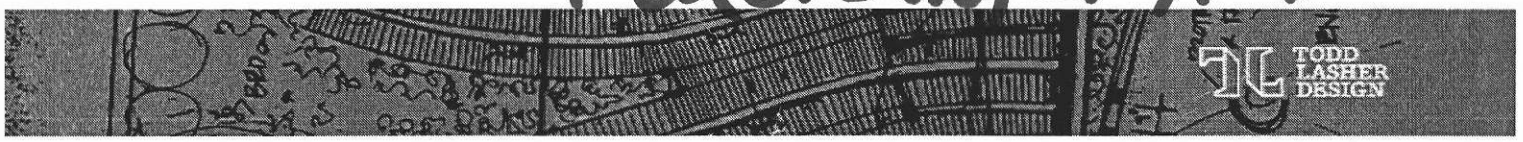
Feuersanger, M.




March 30, 2016

**Marguerite Feuersanger /** Planning and Zoning Plans Examiner
City of Portland
Bureau of Development Services
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201

Marguerite:
Here is our response to the check-sheet issued February 10th, 2016 by Susan Ellis for the permit application at 919 NW 23rd Ave.

**Permit Number: 14-182712-REV-01-CO.**

Item 1. *Recording of approved 15-279478 HR.* **This land use review has been approved and recorded with Multnomah County. We have added notes to the exterior elevations reflecting this and that no field changes are allowed. A copy of the recording receipt is attached.**

Thank you for reviewing the drawings.
Todd Lasher



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Marguerite Feuersanger

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

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PT 2



# BDS Checksheet Response

**Permit #:** 14-182712 - REV-01- 60 **Date:** 5-5-2016

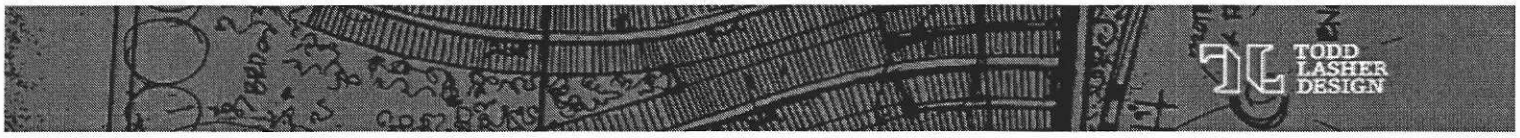
**Customer name and phone number:** TODD LASITER 503-201-2440

*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 |
|---|---|---|
| 1 | LUR # 16-167575-LU HAS BEEN SUBMITTED TO ADDRESS THE NORTH WINDOW REPLACEMENT, TRASH ENC, BIKE PARKING, ETC. | |
| 2. | SOUTH ELEVATION HAS BEEN CHANGED REGARDING LUR. #16-167575-LU | |






May 5, 2016

**Marguerite Feuersanger /** Planning and Zoning Plans Examiner
City of Portland
Bureau of Development Services
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201

Marguerite:
Here is our response to the check-sheet issued April 6th, 2016 for the permit application at 919 NW 23rd Ave.

**Permit Number: 14-182712-REV-01-CO.**

*Your comments were: "The revision plans submitted on March 31, 2016, are required to match the approved Historic Resource Review. I found the following inconsistencies:*

- *Historic Resource Review Approved Exhibit C-6, North Elevation calls for retaining the existing group of 3 windows. Permit revision plans show replacement of these windows.*
- *Historic Resource Review Approved Exhibit C-7, South Elevation. Permit revision plans do not include this elevation. Please add to plan set.*

*As I understand it, the replacement windows on the north elevation are required to satisfy the building code. Did you request a building code appeal to retain these windows, to be consistent with the historic review approval? If not, please contact Jeff Mitchem, to discuss if the historic review approval could be amended to replace additional windows."*

Item #1. We are submitting a third LUR to cover the replaced north side windows, the new trash enclosure, new covered, long term bike parking and new southern stair. This will address your questions about the northern windows.

Item #2. We have added the South Elevation 9 (exhibit C-7) to the ~~revised~~ set of drawings. (REV #2 & LUR #3)

Thank you for reviewing the drawings.
Todd Lasher

~~16-165~~
16-167575-LU

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trim to match. The residential character of the building is to be maintained using siding and trim materials to match the existing material, color and exposure. New siding, water course, window and door details will match the existing details, material and color. The new roof elements in the front and rear will be constructed to match the existing roof, porch ceiling, rafter tail detail and soffit materials. Exterior lighting will be added at exterior doors and at the new concrete ADA ramp to match the period of the building as well.

**Guideline D7:**

*Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions and materials.*

The existing (out of context) pergola will be replaced with a more appropriate second floor porch roof that will match the neighborhood and the first floor porch materials, scale and detailing.

**Guideline D8:**

*All parts of a building should be interesting to view, of long lasting quality and designed to form a cohesive composition.*

The addition of retail space at main and basement floors contributes to the interest in the neighborhood as does the outdoor seating area at the second floor porch. All of the elements are in keeping with the original house.

## Historic Guidelines:

**Historic Alphabet District Guideline 1:**

*Historic changes. Most properties change over time; those changes that have acquired historic significance will be preserved.*

Very little of the original building is changed. The entry porch, stairs, main roof, dormers and the upper floor windows have been maintained. The siding and trim will be replaced to match the existing material, color and exposure. The added second floor porch roof, doors, windows and lighting will be in keeping with the character of the building and the neighborhood.

***Historic Alphabet District Guideline 2:***

*Differentiate new from old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.*

The existing building will mostly remain unchanged. The new and replaced windows and doors will be wood and detailed to match the existing windows and doors. The door and window trim will also match the existing material, size and detail. New wood siding will match appearance and exposure. The one exception to this is the code required north windows in the stair enclosure.

The change of use from residential to commercial is accented by metal handrails and concrete paving at sidewalk and basement levels. Brick edging and stair treads are used to soften the concrete and tie in with the historic context of the area. The new second floor porch roof will match the existing entry porch in trim and material. The existing wood deck in the back of the lot will be replaced with a larger wood deck.

**Historic Alphabet District Guideline 3:**

*Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.*

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MARGUERITE FEJERSANGER

TODD LASHER DESIGN

P/2



May 16, 2016

Bureau of Development Services
City of Portland
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201

Here is a list of the changes reflected in REV #1-a to the drawings for the commercial space at 919 NW 23rd Ave Portland, OR 97210. **Permit Number: 2014-182712-REV-01-CO**

The original permit set is included.

In general, the changes were created because the client wants to remove columns in the basement and make exterior improvements to the west end of the building. The exterior and interior fire resistance work will still occur as previously permitted.

Here is a list of the changes:

**On the basement level:**

1. We are proposing to add a unisex accessible restroom and storage area. See basement floor plan and interior elevations on A2.1 and A5.1
2. The long term bike storage will now be located outside on the back deck near the west entry of the retail area. It will be covered and viewable by the retail clerk. See A1.1, A2.2(plan) and details A6.2, and A6.8.
3. The structure of the first floor is being revised so the bar has fewer columns. This structure will be protected with a one-hour fire rating as shown in REV #1. See A2.1 and Structural drawings.
4. The existing concrete floor is being removed and lowered so that the entire basement floor is at the lowest concrete floor level. This creates about 7'-11" ceiling height. See A4.1
5. We are proposing a second exit from the basement along the south facade with concrete stairs to access the new long term bike parking and the new trash enclosure. See A2.1, A3.1, 2/A4.3 and 3/A6.8
6. The access hatch to the crawl space in now located in the new mechanical closet. See A2.1.
7. The door and window schedules have been revised to reflect these changes. See A2.0.

**On the first floor:**

8. We are proposing to remove the vestibule and shift the ADA restroom to the west. The vestibule is not needed as the basement will have its own restroom. As shown on A2.2(plan), A5.1(interior elevations) Doors numbered 6 and 3 will be omitted. Door #6 will become a new window. See window and door schedules on A2.0.
9. The existing roof structure at the west (old back porch) portion of roof is in need of repair. We are proposing to raise this rebuilt roof to better match the east roof. Exterior details will match the existing details. We will submit a new LUR / Design Review for this work. See A3.1, A3.2, A3.4, A4.1, A4.2 and Structural Drawings for these structural changes.
10. The back yard deck is now larger and constructed of wood (not a concrete slab). See site plan A1.1
11. A section of the proposed concrete ramp will be converted to wood and will become pervious surface. See site plan A1.1 There is less than 500 sf of impervious area added.
12. The proposed 5 ½ x 12 GL beam shown on detail 10/S6 is now longer since the bathroom has shifted. See Structural drawings. S3 and S6.
13. We are proposing a new non-combustible, covered trash enclosure with a drain as shown on A2.1, A3.1, 2/A6.4, 2/A6.8 and 3/A6.8

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14. The door and window schedules have been revised to reflect the above changes. See A2.0

**On the second floor**, no changes

**Outside – East side**, New trash enclosure. See 2/A3.1 and details 2/A6.8 and 3/A6.8

**Outside – West side**,
-the rear facade will receive a new roof structure built to match the existing roof with minor modifications. See A1.1 (roof plan), A2.2 (plan), A3.4 (ext. elev)., A4.1 (section).
-the long term bike storage is relocated outside on the back deck near the west entry of the retail area. It will be covered and viewable by the retail clerk. See A2.1(plan) and exterior elevation A3.1 and details of bike rack on A6.8
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-Door #6 will now be double hung, window G to match the second floor bathroom window. See A2.0
-The 4 existing West facing windows on the second floor will be replaced to be consistent with the new "G" window in the first floor restroom. See 2/A3.4 and A2.0

**Outside – North side**,
-No changes to the north side.

**Outside – South side**,
-We are proposing to add a door and stair out of the basement along the south wall. See A3.1 and 3/A6.8
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Thank you for reviewing the drawings.
Todd Lasher

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TODD LASHER DESIGN

May 16, 2016

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DOCUMENT SERVICES

Bureau of Development Services
City of Portland
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201

Here is a list of the changes reflected in REV #1-a to the drawings for the commercial space at 919 NW 23rd Ave Portland, OR 97210. **Permit Number: 2014-182712-REV-01-CO**

The original permit set is included.

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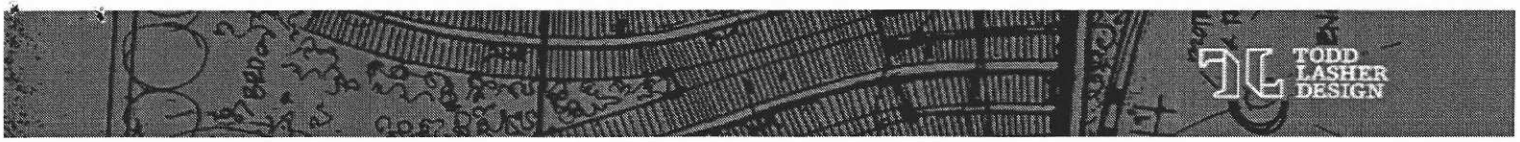


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Thank you for reviewing the drawings.
Todd Lasher



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TODD LASHER DESIGN

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May 16, 2016

Bureau of Development Services
City of Portland
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201

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Thank you for reviewing the drawings.
Todd Lasher



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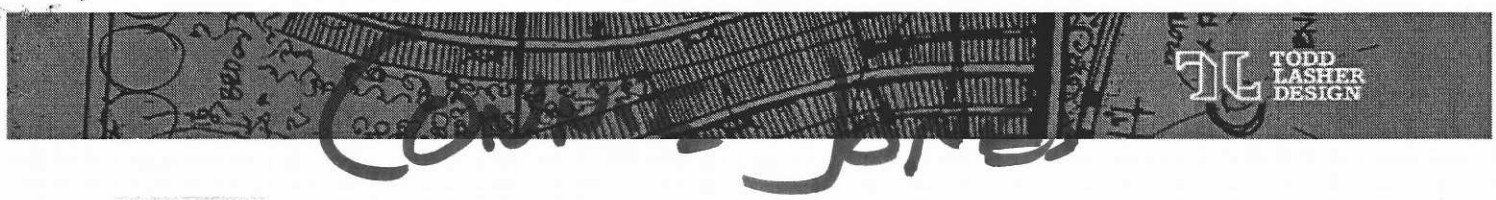


June 22, 2016



**Connie Jones /** Life Safety- Commercial Plans Examiner
City of Portland / Bureau of Development Services
1900 SW Fourth Ave, Suite 5000
Portland, OR 97201

Connie:
Here are the check sheet responses and changes to the drawings for the permit application at 919 NW 23rd Ave.
**Permit Number: 14-182712-REV-01-CO** based on your check sheet dated March 4th, 2016 and from our meeting on 6/15/2016.

Item 1. *For clarification purposes, please add "uninhabitable" at the attic vestibule.*

***COMPLETED***

~~**We have added a note on drawing on sheet A0.4 stating the the vestibule is "uninhabitable".**~~

Item 2. *-Please update floor plans to remove windows in stair exit enclosure. Windows in which the leading edge of glazing is less than 60 inches above the walking surface are not allowed within 36" horizontally of the stairs or landings -OR - Obtain approval from the Administrative Appeals Board to allow windows as shown in plans.*
*-Please update window schedule to reflect changes at stair enclosure windows.*

***COMPLETED***

~~**We have added notes to 2 / A3.2 stating that the leading edge of the glazing is no less than 60" above walking surface at stair landings. The 4 windows in the stair enclosure will be replaced with AluFlam one-hour rated windows. We also were granted an appeal # 13170 which allows these windows in the exit stairway. The window schedule on sheet A2.0 has been revised to reflect the change to "C" windows. Also a note regarding the one-hour windows has been added to Life Safety Sheet 0.4.**~~

Item 3. *Please update detail 3/A2.2, the fire barrier enclosing the exit stair, to show top of wall condition to underside of floor or roof sheathing above, for continuity. Fire barrier shall extend through concealed spaces.*
*-Indicate condition of new 1 hour wall both perpendicular and parallel to joists. Solid wood blocking may be used between joists, the same thickness as the wall.*
*-Please provide details showing the supporting construction of the stair enclosure, including beam and columns, as one hour fire-resistive rated, -OR- Obtain a building code appeal from the Administrative Appeals Board for alternate means.*

**The one hour wall detail on the original permit set, 3/A2.2, has moved to become details 6 and 7 on A6.1. This is because the conditions at the first and second floor of the stairwell are slightly different construction. These details now show the condition at the top of the wall to floor as well as the joist in the perpendicular and parallel direction.**

**-We have revised the building / stair sections on 1/A4.2 and 1, 2 and 3 on A4.3 to show that the structure supporting the stairway will be protected with 5/8" Type X" GWB. Detail 9/A6.1 references the one-hour floor /ceiling assembly UL - L 501.**
**-In addition, detail 12/A6.1 has been added to show the one hour fire rating for the posts and columns that support the floor joists which, in turn, support the exit stairway.**

***-New item:***
**-The first, second and attic floor assemblies will be 1-hour rated as shown on details 6/7 A6.1. Sections A4.1, A4.2 and A4.3 show how the stair enclosure is continuous to the underside of the roof sheathing.**
**We have also added sheet A8.1 to show the stair in axonometric view. This better describes how the stair enclosure is to be constructed.**
**-No building code appeal is necessary and we will not be using shaft wall at the underside of the stair.**

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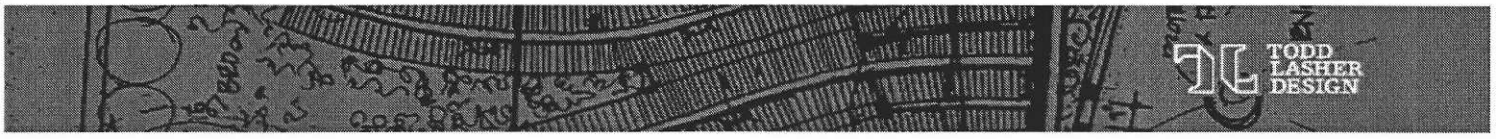


Item 4. *-Provide detail for 1 hour fire-resistive rated underside of exit stair enclosure at storage and between basement and main floor retail spaces. Supporting construction to be 1 hour fire-resistive rated per section 707.6. - OR - Obtain a building code appeal from the Administrative Appeals Board for alternate means.*
*-Please key details to building section.*

**We have revised section 13 on 2/A4.3 to show that the underside of the exit stair is protected with a one hour wall fire-resistive rating. This is shown in detail 9/A6.1 references the one hour floor – ceiling assembly UL - L 501. This assembly was tested using 2 x 10 joists. We have been granted appeal #13170 to use the existing 2 x 8 floor joists. Sheet A0.4 second and basement plans have been revised to show that the structural members are to be one hour fire-protected.**
**-In addition, we have extended the fire-protection through the third floor at the stair up to the underside of the roof sheathing per 713.12**

Item 4b. *-Not listed in your check-sheet, but in your email from March 8th, 2016. Regarding the continuity of the fire-protection at the north and south window infill detail.*

***COMPLETED***
~~**We have revised details 1 and 2 on A6.1 to show uninterrupted fire-protection at the window sill. The structural studs will also be continuous at these infilled windows.**~~

Item 5. *-New items. Code Summary.*
**See sheet A0.1**
**We have revised the project description to include:**
**-restructuring the first floor to increase ceiling height in the basement.**
**-new deck, new ramp, addition or interior exit stair and 1 hour fire-rating for structure supporting the stair.**

**We have added a note in the code summary that this is a "Mixed Use" building and meets allowable area as shown in Table 503.**

**We have added a reference to Table 602 regarding the distance to property lines in relation to rated exterior walls.**

**We have added a note stating the third floor is not habitable and will be accessed only through an access hatch as required by Table 1021.2 (2).**

**Plans and sections with fire barriers and horizontal assemblies have been referenced and modified.**

**In general,**
**sheets A0.3 and A0.4 were changed to better illustrate the stair enclosure.**
**A2.0 (door schedule) was changed to add door #33 in the attic and make #7 a 1 hour rated door.**
**A2.1, A2.2, A2.3 and A2.4 were revised to better show how the interior exit stair is protected.**

Thank you for reviewing the drawings.
Todd Lasher

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Doug Strickler P+Z

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 #:** 2014-182712-REV01-00 **Date:** 7/25/2016

**Customer name and phone number:** TODD LASHER 503-201-2440

*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 |
|---|---|---|
| X | LUR REQUIRES ONE SOUTH FACING SECOND FLOOR WINDOW TO REMAIN (BE REPLACED WITH ONE-HOUR RATED WINDOW). | A 2.0 SCHED.<br>A 2.2 PLAN<br>A 2.3 PLAN.<br>A 3.1 ELEV.<br>A 6.1 DETAIL |
| X | LUR REQUIRES 3 BAY WINDOWS TO REMAIN - INSTALL 1-HR RATED WINDOWS BUILT INSIDE OF EXISTING WINDOWS IN BAY - INSTALL FILM ON INSIDE OF WINDOWS. | |