

Portland Commissioners and Mayor,

My name is Chris Sanderson, and I run a contracting business called Builder By Bike. I specialize in building sheds, decks, and fences primarily in northeast and southeast Portland. I am here to address the construction of what I term disposable fences around the many brand, new \$800,000 homes here in Portland.

I will preface my comment by telling you that I am a trail maintainer with the Mount Hood Chapter of the Pacific Crest Trail Association. The section I maintain is eight miles long, and runs from the base of Table Mountain to a trail junction near Three Corner Rock on the Washington side of the Columbia River Gorge. Just recently, a 3/10-mile section around Birkenfeld Mountain was clearcut. The visual and environmental impacts from this clearcut is staggering. I do not know where the full-sun harvested wood went, but I think there's a possibility that it may end up as a disposable fence here in Portland.

Recently, I worked for a client, who lives on the north side of a brand new home located at 4820 SE Brooklyn, which was constructed by Morrison Built LLC, and sold for over \$800,000. What jumped out at me was the poor quality of the fence construction. Here's what's wrong with it:

1. Fence planks are low grade 5/8" thick
2. Post to rail brackets had no hardware securing the rails in place
3. The cap rail had two screws securing it in place
4. All pressure treated posts are in contact with dirt. A good practice, when sinking posts in the ground, is to have the concrete securing the post exposed 2-3 inches above the ground and beveled to shed water.
5. Posts were set at varying lengths between six and eight feet
6. Despite assurances from the developer's project manager, the finished side of the fence faced inward towards the new home, and not outward, which is a good neighbor courtesy
7. The fence was never sealed for added protection against the elements
8. Fence rails were constructed with Douglas fir that is intended for interior structural use

I give this fence 7-years before it rots and needs to be replaced. However, some fences built by our new home developers only last 5-months. In one case, I observed a landscape company tearing out brand new fence panels - constructed similarly to the fence I detailed above - at a home at 3734 SE Nehalem, which was constructed by Renaissance Homes. Apparently the new home owner recognized it as sub-standard, and hired a landscaping company to build them a better one. All that wood - wasted.

I do not know what the solution is to curbing the construction of disposable fences. Certainly, education is a good place to start, and that is one reason I am here.

It would be easy to call for some form of regulation, but it seems our inspectors at the Board of Development Services are already overwhelmed with drive-by inspections.

One might think that leaving the solution to the "magic of the marketplace" would weed out the bad contractors and poor fence design and craftsmanship, but it seems that the developers of our new homes have one thing in mind: profit. If they hire the cheapest contractor to build a disposable fence, which rots in 7-years, there will simply be no recourse.

I do ask this question, if developers of new homes are hiring contractors to cut corners on a fence project, then what corners are being cut on the inside? Perhaps, the poorly built fence is just the tip of the iceberg for a largely poorly designed and built home. In the meantime, forests are cleared, and ecosystems are strained by a system of greed and those who seek very large profits.

I come here today hoping that my words can make a change. I hope our developers can seek to construct with long-term solutions in mind. I hope that their fencing contractors would aspire to be diligent craftsmen, and build well. I hope that the Board of Development Services can come up with reasonable solutions to encourage contractors to construct fences that will last. If my elected officials can eliminate disposable plastic bags at Fred Meyer, then I hope that they can help me eliminate disposable fences in the city of Portland. Thank you.

Fence at 4820 SE Brooklyn
Constructed by Morrison Built LLC



#1



#2



#3



#4



#5-7



#8

5-Month Old Fence Removed at 3734 SE Nehalem
Constructed by Renaissance Homes



Moore-Love, Karla

From: Christopher Sanderson <builderbybike@gmail.com>
Sent: Wednesday, January 04, 2017 8:30 AM
To: Moore-Love, Karla
Cc: BDS Web mailbox
Subject: Request to Schedule a Communication at a City Council Meeting

Hello. My name is Chris Sanderson, and I own the business Builder By Bike here in the city of Portland, and I focus on building sheds, decks, and fences. I would like to schedule a Communication at a city council meeting to address standards for fence construction. I am concerned that many of the new fences constructed, particularly at new developments, are disposable. As the city promotes sustainability, I would like to see action through the Board of Development Services to administer quality standards and inspections of new fence construction. Thank you for your consideration in allowing me to speak to the city council.

Sincerely,

Chris Sanderson
3921 SE Belmont St.
Portland, OR 97214
971-313-2806
builderbybike@gmail.com

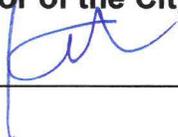
Request of Chris Sanderson to address Council regarding standards for fence construction (Communication)

FEB 01 2017

PLACED ON FILE

Filed JAN 24 2017

MARY HULL CABALLERO
Auditor of the City of Portland

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Eudaly		
Wheeler		