



City of Portland, Oregon - Bureau of Development Services

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



Permit Revision Submittal Requirements and Application

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 Josh Shroyer

Address P.O. Box 181

City Banks State OR Zip Code 97106

Phone 503-532-5160 Email Josh@jogallant.com

Value of proposed revision \$300 Issued permit # 17-186129-CO

Job site address 10707 NW Front Ave Portland OR 97231

Description of revision enlarge shop office

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

Important Telephone Numbers:

BDS main number503-823-7300

DSC automated information line503-823-7310

Building code information503-823-1456

BDS 24 hour inspection request line503-823-7000

Residential information for
one and two family dwelling503-823-7388

General Permit Processing and
Fee Estimate info503-823-7357

City of Portland TTY503-823-6868

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WORTH TECHNICAL SERVICES
3004 SE 50TH AVE.
PORTLAND, OR 97206

reference: Harmer Steel

March 14, 2018

subject: Joist framing plan - revised

To whom it may concern

I have reviewed the revised joist framing plan prepared with the TJ software. The shop office room 102 and storage room 207 had an increase in span from 10 feet to 12 feet. The design conditions used in the revised analysis are good. The details used for the install are still valid. The changes have very little impact on the overall scope of the project.

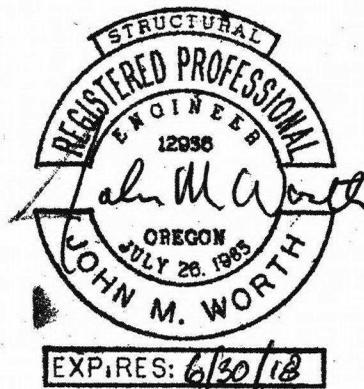
The change in occupancy load are reflected in the revised drawing sheets.

Feel free to contact me if there are questions or concerns.

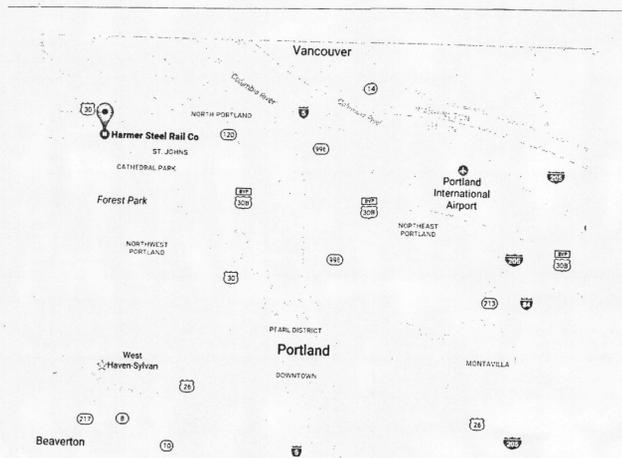
Regards

John M. Worth, SE
Worth Technical Services

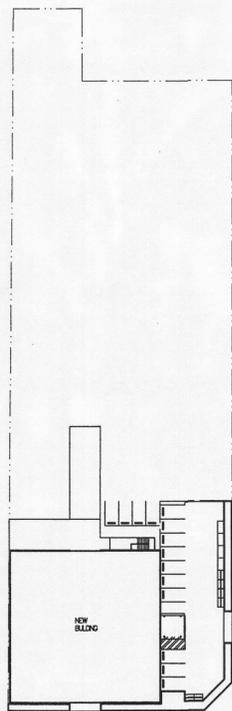
503-771-8255



17-186129-REV.01-00



VICINITY MAP
SCALE: NONE



SITE PLAN
SCALE: NONE

WORK IN
PUBLIC RIGHT - OF - WAY IS
NOT APPROVED AS PART OF
THIS BUILDING PERMIT

APPLICANT / PERMITTEE IS RESPONSIBLE
FOR PROPER REPAIR OR REPLACEMENT OF
ANY PORTION OF THE RIGHT - OF - WAY
DAMAGED OR IN ANY MANNER ALTERED
FROM ITS ORIGINAL CONDITION

City of Portland
REVIEWED FOR CODE
COMPLIANCE
MAR 16 2018
Permit Number

ENVELOPE ENERGY NOTES
PRESCRIPTIVE PATH
WALLS - R21
ROOF (ATTIC) - R38
OPAQUE DOORS - U 0.70
WINDOWS & GLAZED DOORS - U 0.35

CODE REVIEW
DESIGN BASIS - 2014 OREGON STRUCTURAL SPECIALTY CODE
OCCUPANCY - F1 / B
CONSTRUCTION TYPE - V-B

FLOOR AREAS
INCREASE IN ALLOWABLE FLOOR AREAS DUE TO FRONTAGE
If = (F/P - 0.25) W/30
F = 200
P = 400
W = 30
If = .25

F1 OCCUPANCY
ACTUAL AREA = 7269 SF Δ
ALLOWABLE AREA = 8500 SF
ADJUSTED ALLOWABLE ARE = 10,625 SF

B OCCUPANCY
ACTUAL AREA PER STORY = 2761 SF Δ
ALLOWABLE AREA = 9000 SF
ADJUSTED ALLOWABLE AREA = 11,250 SF
RATIO OF ACTUAL TO ALLOWABLE
 $7269/10,625 + 2761/11,250 = 0.929 < 1.0$ OK Δ
PER TABLE 508.4 - NO REQUIREMENT FOR SEPARATION

STORIES
F1 OCCUPANCY
ACTUAL NUMBER OF STORIES - 1
ALLOWABLE NUMBER OF STORIES - 1
B OCCUPANCY
ACTUAL NUMBER OF STORIES - 2
ALLOWABLE NUMBER OF STORIES - 2

HEIGHTS
F1 OCCUPANCY
ACTUAL STORY HEIGHT - 25 FEET +/-
ALLOWABLE HEIGHT - 40 FEET
B OCCUPANCY
ACTUAL STORY HEIGHT - 21 FEET +/-
ALLOWABLE STORY HEIGHT - 40 FEET

FIRE PROTECTION
SPRINKLER PROVIDED - NO
SPRINKLERS REQUIRED - NO

CONDITIONED SPACE
F1 OCCUPANCY - NO
B OCCUPANCY - YES

SITE ADDRESS
HARMER STEEL
9933 NW 107th AVENUE
PORTLAND, OREGON 97231
CONTACT: KEVIN LINK
503-247-4175

OWNER
DORIS ANN COMPANY, LLC
9933 NW 107th AVENUE
PORTLAND, OREGON 97231

APPLICANT
GALLANT CONSTRUCTION
PO BOX 181
BANKS, OREGON 97106
CONTACT: JOSH SHROYER
503-773-5077

CONTRACTOR
GALLANT CONSTRUCTION
PO BOX 181
BANKS, OREGON 97106
CONTACT: JOSH SHROYER
503-773-5077
CCB 202513

ENGINEER/ARCHITECT
WORTH TECHNICAL SERVICES
3004 SE 50th AVENUE
PORTLAND, OREGON 97206
CONTACT: JOHN M. WORTH, PE/SE
503-771-8255
WRTHTEC@AOL.COM

GEOTECHNICAL ENGINEER
RAPID SOILS SOLUTIONS LLC
3915 SW PLUM STREET
PORTLAND, OREGON 97219
CONTACT: MIA C MAHEDY-SEXTON
503-285-1636

CIVIL ENGINEER
WDY
6443 SW BEAVERTON HILLSDALE HWAY
SUITE 200
PORTLAND, OREGON 97221
CONTACT: CHRIS DESLAURIES, PE
503-203-8111

PRE-ENGINEERED METAL BUILDING
PACIFIC BUILDING SYSTEMS
2100 N. PACIFIC HWY.
WOODBURN, OREGON 97071
503-981-9581

DRAWING LIST

- G1 - COVER SHEET
- C1.0 - ONSITE CIVIL NOTES
- C1.1 - SITE PLAN
- C2.0 - ONSITE DEMO AND EROSION & SEDIMENT CONTROL PLAN
- C2.1 - ONSITE UTILITY PLAN
- C2.2 - ONSITE GRADING PLAN
- C3.0 - ONSITE CIVIL DETAILS
- C3.1 - ONSITE CIVIL DETAILS
- A1 - BUILDING GENERAL ARRANGEMENT
- A2 - OFFICE PLAN
- A3 - FIRE/LIFE/SAFETY
- A4 - WALL SECTIONS AND DOOR SCHEDULES
- A5 - ADA REQUIREMENTS & RESTROOMS
- A6 - TRASH AND RECYCLE ENCLOSURE
- S0 - STRUCTURAL GENERAL NOTES
- S1 - FOUNDATION PLAN
- S2 - FOUNDATION DETAIL
- S3 - JOIST FRAMING PLAN
- S4 - FRONT ELEVATION & SECTIONS
- S5.0 - FRAMING STRUCTURAL DETAILS
- S5.1 - INTERIOR STAIRS
- S5.2 - EXTERIOR STAIRS

PBS DRAWINGS

- CS1 - COVER SHEET
- F1 - ANCHOR BOLT PLAN
- F2 - ANCHOR BOLT DETAILS
- F3 - ANCHOR BOLT REACTIONS
- E1 - ROOF FRAMING PLANS
- E2 - ROOF SHEATHING LAYOUT
- E3 - ROOF INSULATION PLANS
- E4 - SIDEWALL ELEVATION LINE A
- E5 - SIDEWALL ELEVATION LINE F
- E6 - SIDEWALL ELEVATION LINE 1
- E7 - SIDEWALL ELEVATION LINE 6
- E8 - WALL INSULATION PLAN
- E9 - RIGID FRAME ELEVATION LINE 1
- E10 - RIGID FRAME ELEVATION LINE 2
- E11 - RIGID FRAME ELEVATION LINE 3, 4, 5
- D1 - DETAIL DRAWING
- D2 - DETAIL DRAWING

REFERENCE DRAWINGS

- PARR LUMBER JOIST FRAMING PLAN 1 OF 2
- PARR LUMBER JOIST FRAMING PLAN 2 OF 2

17-186129-REV-D1-CO



FILE NAME: G1- COVER SHEET

DATE: 04/20/17

SCALE: NONE

DRAWN BY: JMW

APPR. BY: JOHN M. WORTH

REG. PROFESSIONAL ENGINEER 12090 OREGON JULY 28 1985

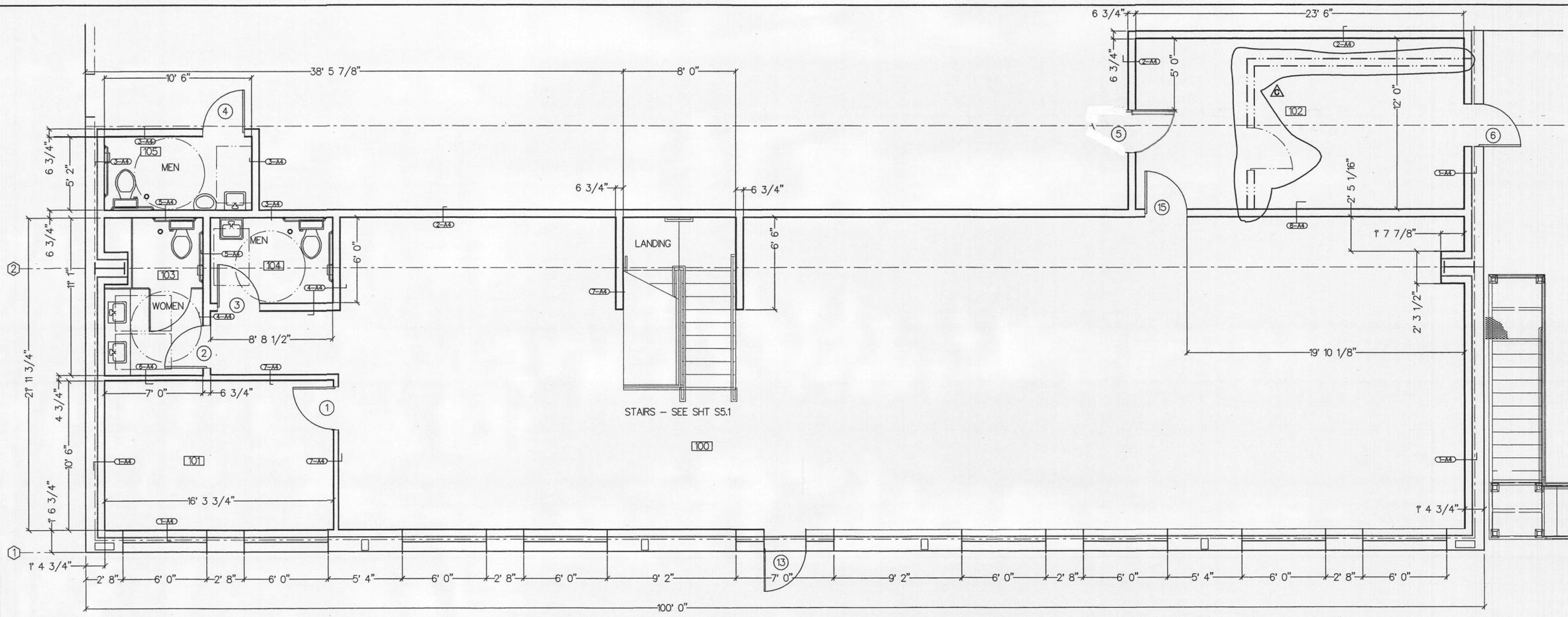
EXPIRES 08/30/18

REV. DATE	DESCRIPTION
A - 03/13/18	REVISED OCCUPANCY AREAS
	GALLANT CONSTRUCTION
	TITLE: COVER SHEET SHOP & OFFICE COVER SHEET
	DRAWING NO.: 17102G1
	REV. A
	SHT. G1

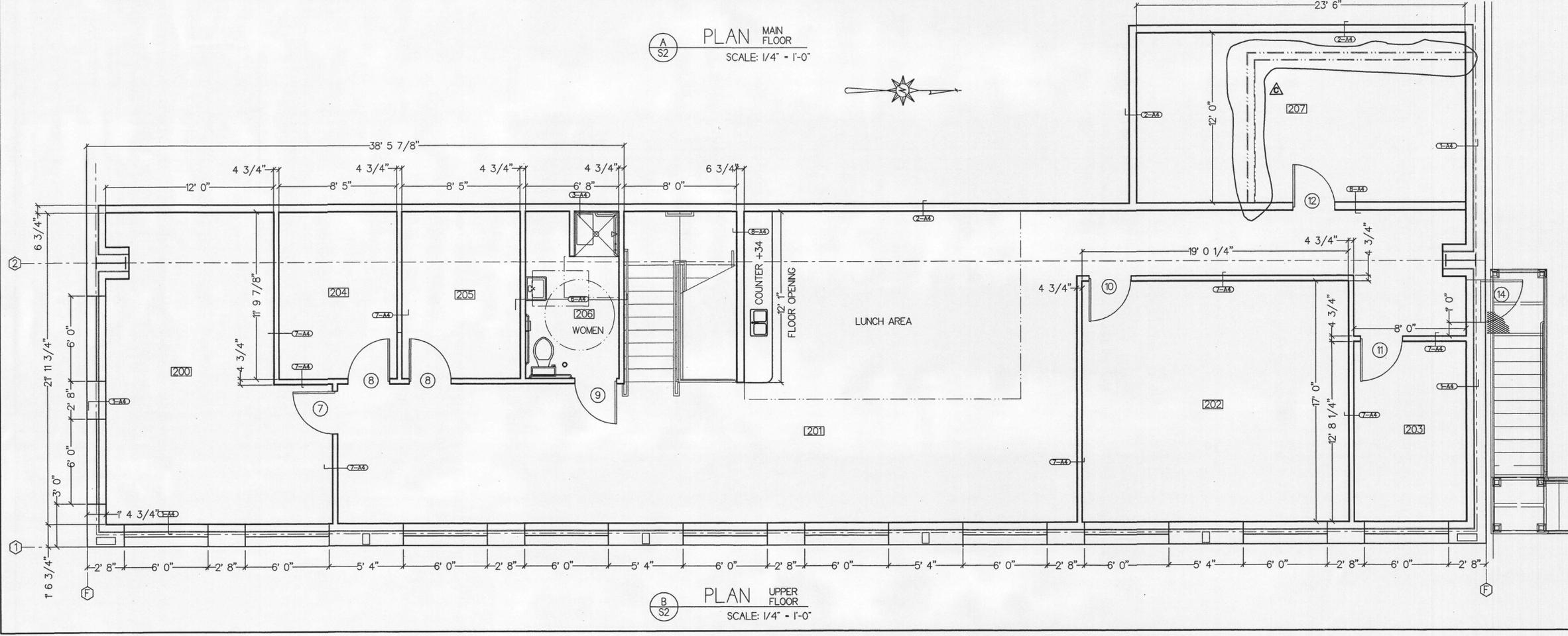


FILE NAME:
A2 - OFFICE FLOOR PLAN

REGISTERED PROFESSIONAL
ENGINEER
JOHN M. WORTH
OREGON
JULY 26, 1987
EXPIRES 06/30/18



PLAN MAIN FLOOR
SCALE: 1/4" = 1'-0"



PLAN UPPER FLOOR
SCALE: 1/4" = 1'-0"

OCCUPANCY LOAD SCHEDULE

ROOM	USE	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
100	OFFICE	1853	100	19
101	OFFICE	184	100	2
102	OFFICE	282	100	3
103	RESTROOM	86	100	1
104	RESTROOM	51	100	1
105	RESTROOM	51	100	1
STAIRS		97	100	1
TOTAL		2479		28
200	OFFICE	389	100	4
201	LUNCH AREA	264	15	18
201	OFFICE	804	100	8
202	CONFERENCE	351	15	23
203	STORAGE	110	300	1
204	BREAK ROOM	87	100	1
205	BREAK ROOM	87	100	1
206	RESTROOM	71	100	1
207	STORAGE	282	300	1
STAIRS		97	100	1
TOTAL		2422		59
TOTAL OFFICE OCCUPANCY				87

- XXX ROOM ID NUMBER
- Y DOOR ID - SEE SHT A4 FOR DOOR SCHEDULE
- ZZ WALL SECTION ID - SEE SHT A/4

City of Portland
Bureau of
Development Services
By *JW* Date *3/16/18*
Approved by
Planning and Zoning Review

City of Portland
REVIEWED FOR CODE
COMPLIANCE
MAR 16 2018
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C - 03/13/18	ADDED ORIGINAL OFFICE OUTLINE		
B - 02/27/18	SHOP OFFICE & STORE ROOM CHANGE		
A - 07/30/17	GENERAL REVISIONS		
REV./DATE	DESCRIPTION		
DATE: 03/27/17	<p>GALLANT CONSTRUCTION</p> <p>TITLE: HARMER STEEL SHOP & OFFICE OFFICE LAYOUT</p>		
SCALE: 1/4" = 1'-0"			
DRAWN BY: JMW			
APPR. BY:			
PROJ. NO.: 17-102	DRAWING NO.: 17102A2	REV. C	SHT. A2

