



CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

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



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

What type of home(s) are you building?

- ☐ Single family residence ☐ Duplex ☒ 2-unit rowhouse ☐ 2-unit townhouse
☐ Floating home ☐ Manufactured home on its own lot
☐ Detached accessory dwelling unit (ADU) ☐ Other: _____

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

Applicant Information

Company Name Joanna Briski

Contact Person Joanna Briski

Mailing Address 306 N.E. 117th St.

City VANCOUVER State WA Zip Code 98685

Office Phone _____ Cell Phone 360-931-0158 FAX _____

Email joannabriski@yahoo.com

Lot Owner Name ERNIE JETTE

Mailing Address 4410 SE 282nd AVE., GRESHAM, OR 97080

City GRESHAM State OR. Zip Code 97080

Contractor Name ERNIE JETTE CCB# 172806

Project Information

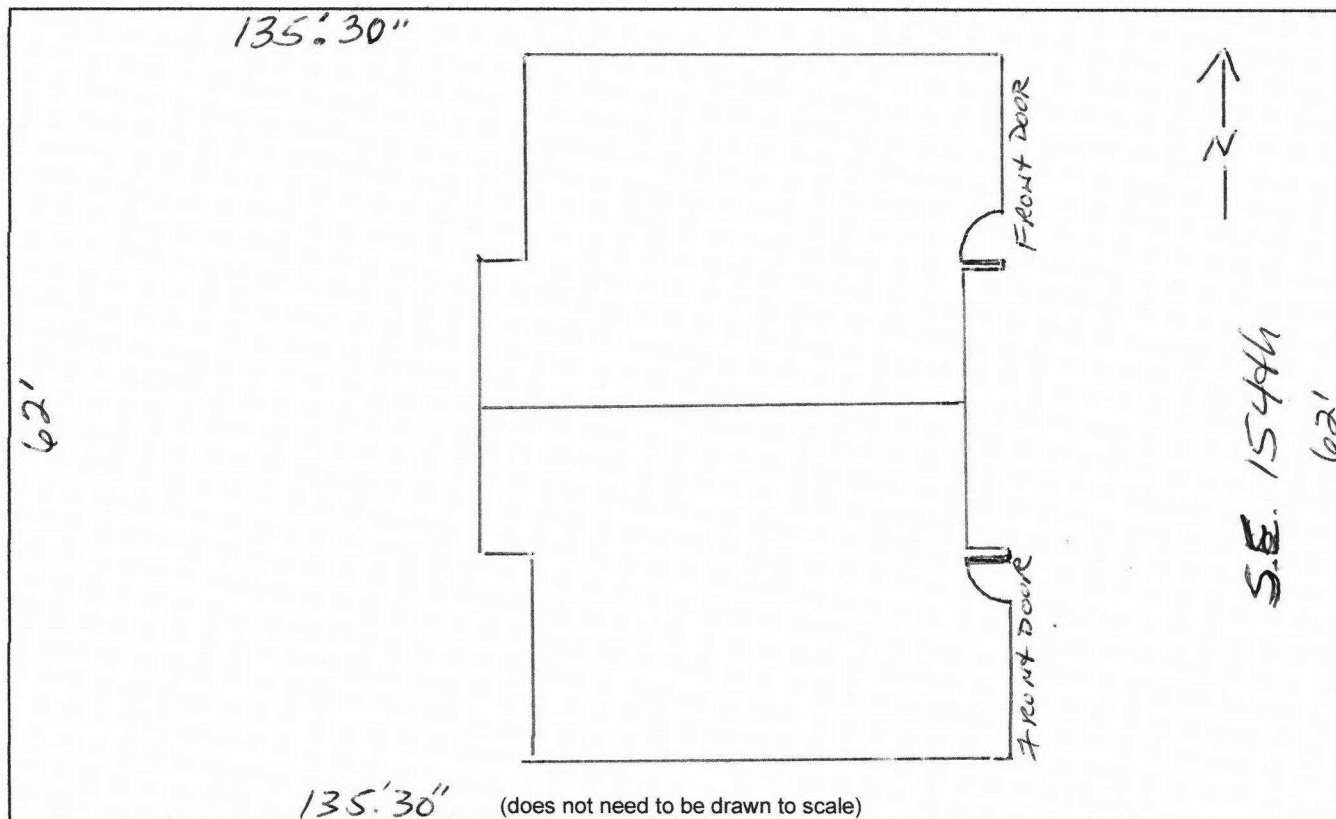
Tax account number: <u>R 233342</u>		If you do not know the tax account number, call Multnomah County at 503-988-3326	
Cross streets: <u>SE STARK</u> &		Tax lot number: <u>R642200050</u>	
Plat name/number <u>Paniam</u>	Block/lot: <u>BLK 1, LOT 2 + 3</u>	Qtr section #: <u>1N2E36DC -08700</u>	
Living area: <u>1568</u> sq.ft.	Basement: <u>0</u> sq.ft.	Garage/carport: <u>236</u> sq.ft.	
Is there a detached garage/carport or other accessory structure being built?		<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Is there an existing house on the lot that will be demolished?		<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Land Use Review case numbers:			
Plan designer/architect name: <u>Troxel's Home Design</u>		Plan # <u>1804</u>	
Has BDS permitted this design previously?		<input type="checkbox"/> yes <input checked="" type="checkbox"/> no Permit # _____	
Do you plan on building the same house plan again?		<input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> not sure	
Is this a Master House Plan?		<input type="checkbox"/> yes <input checked="" type="checkbox"/> no MHP # _____	

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

In the box below, **draw a diagram of your lot and all existing and proposed structures** (including detached garages). This will be used to assign the street address for your project.

Indicate each of the following

- ☒ Lot dimensions
- ☒ Street locations and names for all streets adjoining your lot
- ☒ Front door entrance
- ☒ North arrow



Full legal description

If lot division is in progress, please provide the LUR or partition plat number and the parcel number

425 SE 154th Ave

PORTLAND, OR. 97233

R# 233342

1N2E36DC -08700

Paniam., BLK 1 LOT 1 & 2

MULTNOMAH CO.



PLUMBING PERMIT APPLICATION

City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7363 • TTY 503-823-6868 • www.portlandoregon.gov/bds

+RAC2

18-177009-R5

Type of work

- ☒ New construction ☐ Addition/alteration/replacement
☐ Demolition ☐ Other:

Category of construction

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

Job site information and location

Job no.: Job address: 425 SE 154th Ave
 City/State/ZIP: Portland, OR 97233
 Suite/bldg./apt. no.: Project name:
 Cross street/directions to job site: BLK 1 R-233342
 Subdivision: PANIAN Lot no. 2 Tax map/parcel no.

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

New Single Family Res.
TOWN HOUSE

Provide RS Permit no.

☐ Property owner ☐ Tenant

Name: Eric Jette E-mail: ericjette@gmail.com

Address: 4410 SE 282nd

City/State/ZIP: Gresham, OR 97030

Phone: 503-380-7593 FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: CJW Date: 4/2/18

☐ Contractor ☒ Subcontractor

Business name: ALL Plumbing E-mail: garry@allplumbing.com

Address: 9312 NW Skyline

City/State/ZIP: Portland, OR 97251

Phone: 503-706-7766 FAX: 503-469-1420

Lic. no. PH-1032 CCB lic. no. 194089

Authorized signature: [Signature]

Print name: Arson Luchs Date: 4/2/18

☒ Applicant ☐ Contact Person

Business name: Eric Jette Const Co

Contact name: Eric Jette

Address: 4410 SE 282nd

City/State/ZIP: Gresham, OR 97030

Phone: (503) 380-7593 FAX:

E-mail: ericjette@gmail.com

Plan Review, please check all that apply

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

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

Fee Schedule

Description	Qty.	Fee	Total
New 1&2 family dwellings (includes 100 ft. for each utility connection)			
SFR (1) bath		\$520	
SFR (2) bath	1	\$780	
SFT (3) bath		\$910	
Each additional bath/kitchen		\$218	
Fire sprinkler (sq.ft.)	Per fee schedule		

Site utilities

Catch basin or area drain	\$39
Manufactured home utilities	\$92

The following fees for exterior lines are in addition to unit fixture fees. The prices listed below are for the first 100 feet. Each additional 100 feet or portion thereof is \$87.

Rain drain (100 linear ft.)	1	\$116	
Installing drywell? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		No fee	
Sanitary sewer (linear ft.)	1	\$116	
Storm sewer (linear ft.)	1	\$116	
Water service (linear ft.)	1	\$116	

Fixture or item

Backflow preventer	\$39
Backwater valve	\$39
Clothes washer	\$39
Dishwasher	\$39
Drinking fountain	\$39
Ejectors/sump	\$39
Fixture cap	\$39
Floor drain/floor sink/primer	\$39
Garbage disposal	\$39
Hose bib	\$39
Ice maker	\$39
Interceptor/grease trap	\$39

Interior mainline piping

Water piping - first 100 feet	\$116
Drainage piping - first 100 feet	\$116
Each additional 100 feet or portion of	\$87

Replacing in-building water supply lines

Residential - first floor	\$83
each additional floor	\$32
Commercial - first five branches	\$83
each fixture branch over five	\$20

Medical gas (\$ value.)	Per fee schedule
Rainwater harvesting (\$ value)	Per fee schedule
Roof drain (commercial)	\$39
Sewer cap	\$103
Sink/basin/lavatory	1 \$39
Stormwater retention/detention tank/facility	\$104
Tub/shower/shower pan	\$39
Urinal	\$39
Water closet	1 \$39
Water heater/expansion tank	\$39
Other	\$39

Plumbing permit fees

Subtotal	
Minimum permit fee (\$95)	
Plan review (25% of permit fee)	
State surcharge (12% of permit fee)	
TOTAL PERMIT FEE	

RS Combo Permit/No Fees Due ☐

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



MECHANICAL PERMIT APPLICATION

City of Portland, Oregon - Bureau of Development Services

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Type of work

☒ New construction ☐ Addition/alteration/replacement
☐ Demolition ☐ Other:

Category of construction

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

Job site information and location

Job no.: Job address: 4125 SE 154th Ave
City/State/ZIP: Portland, OR 97233
Suite/bldg./apt. no.: Project name:
Cross street/directions to job site: Stark, North on 154th
BLK 1 R-233342
Subdivision: PANIANI Lot no. 2 Tax map/parcel no.
Description of work (example: upstairs bath fan/dryer exhaust)
New Single family Residence
TOWN HOUSE

Provide RS permit no.

☒ Property owner ☐ Tenant

Name: Ernie Jette E-mail: erniejette@gmail.com
Address: 4410 SE 282nd
City/State/ZIP: Gresham, OR 97030
Phone: (503) 380-2597 FAX:
Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.
Owner signature: [Signature] Date: 4/16/18

☒ Contractor ☐ Subcontractor

Business name: Morgan Heating & Cooling E-mail:
Address: P.O. Box 630
City/State/ZIP: Gresham, OR 97030
Phone: 503-663-5538 FAX: 503-663-0560
Lic. no. 8710 CCB lic. no. 167399
Authorized signature: [Signature]
Print name: Mike Morgan Date: 4/16/18

☒ Applicant ☐ Contact Person

Business name: Morgan Heating & Cooling, Inc.
Contact name: Mike Morgan / Christy Seipert
Address: above
City/State/ZIP:
Phone: FAX:
E-mail: morganheatingcooling@frontier.com

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

Commercial Fee Schedule - Use Checklist

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

Value: \$ 4,500

Residential Equipment / Systems Fees

For special information use checklist

Description	Qty.	Fee	Total
Heating / cooling			
Air conditioner (site plan required)		\$26	
Furnace / burner including duct work / vent / liner		\$55	
Heat pump (site plan required)	<u>1</u>	\$51	
Air handling unit		\$26	
Hydronic hot water system		\$32	
Residential boiler (radiator or hydronic) includes piping		\$32	
Unit heaters (fuel type, not electric) in-wall, in-duct, suspended, etc.		\$26	
Vent for appliance other than furnace		\$22	
Alteration of existing HVAC system		\$32	
Other fuel appliances			
Decorative gas fireplace		\$26	
Flue vent for water heater or gas fireplace		\$22	
Wood / pellet stove		\$57	
Gas or wood fireplace / insert		\$57	
Chimney / liner / flue / vent		\$22	
Other:		\$32	
Environmental exhaust and ventilation			
Range hood / other kitchen equipment	<u>1</u>	\$14	
Clothes dryer exhaust	<u>1</u>	\$14	
Single-duct exhaust (bathrooms, toilet compartments, utility rooms)	<u>4</u>	\$14	
Attic / crawl space fans		\$14	
Other:		\$32	
Gas fuel piping			
\$14 for the first four, \$2.57 for each additional. Please indicate number of fuel gas piping outlets below:			
Furnace, etc.			
Gas heat pump			
Wall / suspended / unit heater			
Water heater / boiler			
Fireplace			
Range			
Barbecue			
Clothes dryer			
Other:			
Other appliances			
Including oil tanks, gas and diesel generators, gas and electric kilns, gas appliances / equipment not included above		\$32	
Mechanical permit fees			
		Subtotal	
		Minimum permit fee (\$95)	
		Commercial plan review (60% of permit fee)	
		State surcharge (12% of permit fee)	
		TOTAL PERMIT FEE	

RS Permit/No Fees Due ☐

Residential Combo permit subcontractor submittals only can be faxed to 503-823-7698 or e-mailed to BDSCombinspSec@portlandoregon.gov.

insp_permitapp_mechanical 07/31/12



ELECTRICAL PERMIT APPLICATION

City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • TTY 503-823-6868 • www.portlandoregon.gov/bds

Type of work

- ☒ New construction ☐ Addition/alteration/replacement
- ☐ Demolition ☐ Other:

Category of construction

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

Job site information and location

Job no.: Job address: 425 SE 154th Ave

City/State/ZIP: Portland OR 97233

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

Cross street/directions to job site: Stark, North on 154th

Subdivision: PAVIAN Lot no. 2 Tax map/parcel: R-233342

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

New single family Residence

TOWN HOUSE

Provide RS Permit no.

- ☒ Property owner ☐ Tenant

Name: Ernie Jette E-mail: ernie.jette@gmail.com

Address: 4410 SE 252nd

City/State/ZIP: Gresham OR 97030

Phone: 503-380-7553 FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature:

Date: 4/21/18

- ☐ Contractor ☐ Subcontractor

Business name: CRAINIC ELECTRIC E-mail: crainicelectric@gmail.com

Address: 16102 SE Flavel Dr

City/State/ZIP: Portland, Oregon 97236

Phone: (503) 913-8005 FAX:

Elec. lic. no. C619 CCB lic. no. 159562

Metro or City lic no.

Date: 01-01-17

Supervising electrician

Signature, required: [Signature]

Print name: SILVIU BUMB

License no. 4830

Authorized signature: PAVEL CRAINIC

Print name: Pavel Crainic

Date: 04-01-18

Applicant

- ☒ Applicant ☐ Contact Person

Business name: Ernie Jette Const Co.

Contact name: Ernie Jette

Address: 4410 SE 252nd

City/State/ZIP: Gresham, OR 97030

Phone: (503) 380-7553 FAX:

E-mail: ernie.jette@gmail.com

RS Combo Permit/No Fees Due ☒

Add fee as a SOB

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

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

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

Plan Review

Please check all that apply

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

Fee Schedule

Description	Qty.	Fees	Total	**
Residential single or multifamily dwelling unit, includes attached garage				
1,000 sq. ft. or less	1	\$265		4
Each added 500 sq. ft. or portion	2	\$68		
Limited energy, residential		\$68		2
Limited energy, multi-family		\$68		2
Services or feeders installation, alteration, and/or relocation				
200 amps		\$137		2
201 to 400 amps		\$195		2
* 401 to 600 amps		\$255		2
* 601 amps to 1,000 amps		\$385		2
* Over 1,000 amps or volts		\$708		2
Service Reconnect Only		\$124		1
Temporary services or feeders installation, alteration, and/or relocation				
200 amps or less	1	\$122		2
201 amps to 400 amps		\$184		2
401 amps to 600 amps		\$232		2
Branch circuits - new, alteration, or extension, per panel				
A. Fee for branch circuits with service or feeder fee, each branch circuit		\$13		2
B. Fee for branch circuits without service or feeder fee, first branch circuit		\$112		2
Each additional branch circuit		\$13		
Miscellaneous (service or feeder not included)				
Each manufactured or modular dwelling, service and/or feeder		\$156		2
Pump or irrigation circle		\$99		2
Sign or outline lighting		\$99		2
Signal circuit(s) or limited-energy panel, alteration, or extension.		\$99		2
Describe:				
Hourly rate:		\$142		
Each additional inspection over allowable in any of the above				
Per inspection		\$ 97		
Investigation fee				
Other				
Electrical permit fees				
Subtotal				
Plan review (25% of permit fee)				
State surcharge (12% of permit fee)				



PLUMBING PERMIT APPLICATION

City of Portland, Oregon - Bureau of Development Services

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18-177041-RS TRAC3

Type of work

- ☒ New construction ☐ Addition/alteration/replacement
☐ Demolition ☐ Other:

Category of construction

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

Job site information and location

Job no.: Job address: 413 SE 15th Ave

City/State/ZIP: Portland OR 97233

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

Cross street/directions to job site: R-233342

Subdivision: PANIAN Lot no. 3 Tax map/parcel no.

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

New Single family Res.
Town House

Provide RS Permit no.

Property owner ☒ Tenant ☐

Name: Emie Jette E-mail: emie.jette@gmail.com

Address: 4410 SE 28th

City/State/ZIP: Gresham OR 97030

Phone: (503) 380-7593 FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: C/ew Date: 4/2/15

Contractor ☐ Subcontractor ☒

Business name: ALL Plumbing E-mail: gary@allplumbing.com

Address: 9312 NW Skyline

City/State/ZIP: Portland OR 97251

Phone: 503-706-7766 FAX: 503-469-1470

Lic. no. PB# 1022 CCB lic. no. 194089

Authorized signature: a

Print name: Aaron Luchs Date: 4/2/15

Applicant ☒ Contact Person ☐

Business name: Emie Jette Const. Co

Contact name: Emie Jette

Address: 4410 SE 28th

City/State/ZIP: Gresham OR 97030

Phone: (503) 380-7593 FAX:

E-mail: emie.jette@gmail.com

Plan Review, please check all that apply

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

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

Fee Schedule

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

RS Combo Permit/No Fees Due ☐

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



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Type of work

☒ New construction ☐ Addition/alteration/replacement
☐ Demolition ☐ Other:

Category of construction

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

Job site information and location

Job no.: Job address: 4113 SE 154th Ave.
City/State/ZIP: Portland, OR 97233
Suite/bldg./apt. no.: Project name:
Cross street/directions to job site: Start North on 154th
BLK 1 R-233342
Subdivision: PANIANI Lot no. 3 Tax map/parcel no.
Description of work (example: upstairs bath fan/dryer exhaust)
New Single Family Residence
Town House

Provide RS permit no.

☒ Property owner ☐ Tenant

Name: Edna Jette E-mail: ednejette@gmail.com
Address: 4410 SE 282nd
City/State/ZIP: Gresham OR 97030
Phone: (503) 380-7553 FAX:
Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.
Owner signature: [Signature] Date: 4/6/18

☒ Contractor ☐ Subcontractor

Business name: Morgan Heating & Cooling E-mail:
Address: P.O. Box 630
City/State/ZIP: Gresham, OR 97030
Phone: 503-663-5538 FAX: 503-663-0560
Lic. no. 8710 CCB lic. no. 167399
Authorized signature: [Signature]
Print name: Mike Morgan Date: 4/6/18

☒ Applicant ☐ Contact Person

Business name: Morgan Heating & Cooling, Inc.
Contact name: Mike Morgan / Christy Seipert
Address: above
City/State/ZIP:
Phone: FAX:
E-mail: morganheatingcooling@frontier.com

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

Commercial Fee Schedule - Use Checklist

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

Value: \$

Residential Equipment / Systems Fees

For special information use checklist

Description	Qty.	Fee	Total
Heating / cooling			
Air conditioner (site plan required)		\$26	
Furnace / burner including duct work / vent / liner		\$55	
Heat pump (site plan required)	1	\$51	
Air handling unit		\$26	
Hydronic hot water system		\$32	
Residential boiler (radiator or hydronic) includes piping		\$32	
Unit heaters (fuel type, not electric) in-wall, in-duct, suspended, etc.		\$26	
Vent for appliance other than furnace		\$22	
Alteration of existing HVAC system		\$32	
Other fuel appliances			
Decorative gas fireplace		\$26	
Flue vent for water heater or gas fireplace		\$22	
Wood / pellet stove		\$57	
Gas or wood fireplace / insert		\$57	
Chimney / liner / flue / vent		\$22	
Other:		\$32	
Environmental exhaust and ventilation			
Range hood / other kitchen equipment	1	\$14	
Clothes dryer exhaust	1	\$14	
Single-duct exhaust (bathrooms, toilet compartments, utility rooms)	4	\$14	
Attic / crawl space fans		\$14	
Other:		\$32	
Gas fuel piping			
\$14 for the first four, \$2.57 for each additional. Please indicate number of fuel gas piping outlets below:			
Furnace, etc.			
Gas heat pump			
Wall / suspended / unit heater			
Water heater / boiler			
Fireplace			
Range			
Barbecue			
Clothes dryer			
Other:			
Other appliances			
Including oil tanks, gas and diesel generators, gas and electric kilns, gas appliances / equipment not included above		\$32	
Mechanical permit fees			
Subtotal			
Minimum permit fee (\$95)			
Commercial plan review (60% of permit fee)			
State surcharge (12% of permit fee)			
TOTAL PERMIT FEE			

RS Permit/No Fees Due ☐

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

insp_permitapp_mechanical 07/31/12



ELECTRICAL PERMIT APPLICATION

City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • TTY 503-823-6868 • www.portlandoregon.gov/bds

Type of work

- ☒ New construction ☐ Addition/alteration/replacement
☐ Demolition ☐ Other:

Category of construction

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

Job site information and location

Job no.: Job address: 413 SE 154th Ave

City/State/ZIP: Portland, OR 97233

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

Cross street/directions to job site: Stark, North on 154th

Subdivision: PANIAN BLK1 Lot no. 3 Tax map/parcel R-233342

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

New Single Family Residence
TOWN HOUSE

Provide RS Permit no.

☒ Property owner ☐ Tenant

Name: Ernie Jette E-mail: ernie.jette@gmail.com

Address: 4410 SE 252nd

City/State/ZIP: Gresham, OR 97030

Phone: (503) 390-7593 FAX: 503-663-9753

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: [Signature] Date: 4/16/18

☐ Contractor ☒ Subcontractor

Business name: CRANIC ELECTRIC E-mail: cranicelectric@gmail.com

Address: 16102 SE Flavel Dr

City/State/ZIP: Portland, Oregon 97236

Phone: (503) 913-8005 FAX:

Elec. lic. no. C619 CCB lic. no. 159562

Metro or City lic no. Date: 01-01-17

Supervising electrician

Signature, required: [Signature]

Print name: SILVIO BUMB

License no. 4830

Authorized signature: PAVEL CRANIC

Print name: Pavel Cranic

Date: 04-01-18

☒ Applicant ☐ Contact Person

Business name: Ernie Jette Const Co

Contact name: Ernie Jette

Address: 4410 SE 252nd

City/State/ZIP: Gresham, OR 97030

Phone: (503) 390-7593 FAX:

E-mail: ernie.jette@gmail.com

RS Combo Permit/No Fees Due

Add all as a \$000

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

Code Related Questions.....503-823-7368

Residential Combo permit subcontractor submits only can be found at 503-823-7368

about:blank

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

Plan Review

Please check all that apply

- ☐ Fire pump ☐ Building over three stories
☐ Emergency system ☐ Service or feeder 800 amps or over
☐ Addition of new motor load of 100 HP or more ☐ Commercial use agricultural buildings
☐ Patient area health care facility ☐ Installation of 150 KVA or larger separately derived system
☐ Hazardous locations ☐ 'A', 'E', 'I-2', 'I-3' occupancies
☐ Recreational vehicle parks ☐ Service or feeder 400 amps or more where the available fault current exceeds 10,000 amps at 150 volts or less to ground, or exceeds 14,000 amps for all other installations
☐ Marinas and boatyards ☐ Floating buildings
☐ Six or more residential units
☐ Supply over 600 volts nominal
☐ Voluntary plan review

Submit 2 sets of plans with any of the above.

Fee Schedule

Description	Qty.	Fees	Total	**
Residential single or multifamily dwelling unit. Includes attached garage.				
1,000 sq. ft. or less	1	\$265		4
Each added 500 sq. ft. or portion	2	\$58		
Limited energy, residential		\$59		2
Limited energy, multi-family		\$59		2
Services or feeders installation, alteration, and/or relocation				
200 amps		\$137		2
201 to 400 amps		\$195		2
* 401 to 800 amps		\$255		2
* 601 amps to 1,000 amps		\$385		2
* Over 1,000 amps or volts		\$708		2
Service Reconnect Only		\$124		1
Temporary Services or feeders installation, alteration, and/or relocation				
200 amps or less		\$122		2
201 amps to 400 amps		\$164		2
401 amps to 600 amps		\$232		2
Branch circuits - new, alteration, or extension, per panel				
A. Fee for branch circuits with service or feeder fee, each branch circuit		\$13		2
B. Fee for branch circuits without service or feeder fee, first branch circuit		\$112		2
Each additional branch circuit		\$13		
Miscellaneous (service or feeder not included)				
Each manufactured or modular dwelling, service and/or feeder		\$155		2
Pump or irrigation circle		\$99		2
Sign or outline lighting		\$99		2
Signal circuit(s) or limited-energy panel, alteration, or extension.		\$99		2
Describe:				
Hourly rate:		\$142		
Each additional inspection over allowable in any of the above				
Per inspection		\$97		
Investigation fee				
Other				
Electrical permit fees				
Subtotal				
Plan review (25% of permit fee)				
State surcharge (12% of permit fee)				



2017 Energy Efficiency Additional Measures Requirements

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

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

All Energy Efficiency components must be reflected on the plans. All permanently installed lighting fixtures shall contain high-efficacy lamps. Screw-in compact fluorescent and LED lamps comply with this requirement.

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

- ☐ **1 High Efficiency Walls:**
 - Exterior walls: U-0.045 / R-21 cavity insulation + R-5 continuous
- ☒ **2 Upgraded Features:**
 - Exterior walls: U-0.057 / R-23 intermediate **OR** R-21 advanced, **and**
 - Framed floors: U-0.026 / R-38, **and**
 - Windows: U-0.28 (average UA)
- ☐ **3 Upgraded Features:**
 - Exterior walls: U-0.055 / R-23 intermediate **OR** R-21 advanced, **and**
 - Flat ceiling: U-0.017 / R-60, **and**
 - Framed floors: U-0.026 / R-38
- ☐ **4 Super Insulated Windows and Attic OR Framed Floors:**
 - Windows: U-0.22 (Triple Pane Low-e), **and**
 - ☐ Flat ceiling: U-0.017 / R-60, **OR**
 - ☐ Framed floors: U-0.026 / R-38
- ☐ **5 Air Sealing Home and Ducts** (*cannot be combined with Measure B*)
 - **Mandatory air sealing of all wall coverings at top plate and air sealing checklist, and**
 - Mechanical whole-building ventilation system with rates meeting M1503 or ASHRAE 62.2, **and**
 - ☐ All ducts and air handlers contained with building envelope, **OR**
 - ☐ All ducts sealed with mastic
- ☐ **6 High Efficiency Thermal Envelope UA**
 - Proposed UA is 8% lower than the code UA

(Continued to page 2)

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

☐ **A High Efficiency HVAC System:**

- ☐ Gas-fired furnace or boiler AUE 94%, OR
- ☐ Air source heat pump HSPF 9.5 / 15.0 SEER cooling, OR
- ☐ Ground source heat pump COP 3.5 or Energy Star rated

☐ **B Ducted HVAC Systems Within Conditioned Space:** *(cannot be combined with Measure 5)*

- All ducts and air handlers contained within building envelope

☒ **C Ductless Heat Pump:**

- Ductless heat pump HSPF 10.0 in primary zone of dwelling

☐ **D High Efficiency Water Heater:**

- ☐ Natural gas / propane water heater with UEF 0.85, OR
- ☐ Electric heat pump water heater Tier 1 Northern Climate Specification Product

Section C: Small Additions Additional Measures, Table N1101.3 (Select One)

- ☐ **1** Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
- ☐ **2** Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2.
- ☐ **3** Insulate the floor system as specified in Table N1101.2 & install 100 percent of permanently installed lighting fixtures as CFL, LED, or linear fluorescent or a min. efficacy of 40 lumens per watt as specified in Section N1107.2.
- ☐ **4** Test the entire dwelling with a blower door and exhibit no more than 6.0 air changes per hour @ 50 Pascals.
- ☐ **5** Seal and performance test the duct system.
- ☐ **6** Replace existing 78 percent AFUE or less gas furnace with a 92 percent AFUE or greater system.
- ☐ **7** Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0.
- ☐ **8** Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5.
- ☐ **9** Replace existing water heater with a water heater meeting Conservation Measure D [Table N1101.1(2)].

18-177009/41-R5

Print Form

**CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES**1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds**Simple Site Erosion Control Requirements Form**

Project or Permit Number _____

Project Address 425 SE 154th Ave Portland, OR 97233Name of Responsible Party (print) ERNIE JETTEDay Phone 503-380-7593FAX 503-663-9753email erniejette@gmail.com**Erosion control inspections are required and it is your responsibility to request these inspections.**

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

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

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

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

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

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

Signature of Responsible Party

Property Owner or Owner's Agent

Jaanna Biele

Date

5/23/18

18-178 009/41 RS



City of Portland, Oregon - Bureau of Development Services

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- ☐ **Exempt Additions**: Additions that are less than 15% of the existing heated floor area or 200 square feet in area (whichever is less), have no additional measures required.

All Energy Efficiency components must be reflected on the plans. All permanently installed lighting fixtures shall contain high-efficacy lamps. Screw-in compact fluorescent and LED lamps comply with this requirement.

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(Continued to page 2)

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- ☐ Ground source heat pump COP 3.5 or Energy Star rated

☐ **B Ducted HVAC Systems Within Conditioned Space:** *(cannot be combined with Measure 5)*

- All ducts and air handlers contained within building envelope

☒ **C Ductless Heat Pump:**

- Ductless heat pump HSPF 10.0 in primary zone of dwelling

☐ **D High Efficiency Water Heater:**

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18-177009/41 RS



City of Portland, Oregon - Bureau of Development Services

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Radon Control Methods 2011 Oregon Residential Specialty Code, Appendix F

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

☒ **Crawl space construction:**

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

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

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

18-177009/41 R5



City of Portland, Oregon - Bureau of Development Services

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New Single Family Residential Minimum Submittal Checklist and Sample Site Plan

Folder number:	Date:
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The information listed below is the minimum information required for a complete submittal package. If items are missing or incomplete, we will not accept your project for review. The completeness and complexity of the plans will determine how quickly they are reviewed.

Documents required for all submittals		staff use
1	Application Form Including applicant contact information, lot owner, contractor, and property identification details (Tax ID Number, R Number, and Legal Description)	<input checked="" type="checkbox"/> provided
2	This Submittal Checklist Completed with all attachments as needed clearly indicated	<input checked="" type="checkbox"/> provided
3	Fixtures Worksheet Completed worksheet outlining all electrical, mechanical, and plumbing fixtures	<input checked="" type="checkbox"/> provided
4	Residential Water Service Application Completed form detailing plumbing fixtures to be installed and authorization to create Water Bureau account	<input checked="" type="checkbox"/> provided
5	Erosion Control Plan (4 copies) Provide an erosion control plan or, if eligible, complete and sign the Simple Site Erosion Control Requirement form.	<input checked="" type="checkbox"/> provided
6	Energy Efficiency Additional Measures Form Check the boxes next to the measures you have selected. Note that the building plans must also indicate the additional measure you have chosen.	<input checked="" type="checkbox"/> provided
7	Radon Control Method(s) Check the box or boxes next to the radon mitigation method you have selected.	<input checked="" type="checkbox"/> provided
8	Stormwater Management Simplified Approach (SIM) Form Completed form with stormwater facility, discharge point, and infiltration tests indicated. Please refer to Appendix D3 of the BES Stormwater Management Manual at www.portlandonline.com/bes/2008swmm	<input checked="" type="checkbox"/> provided
Documents that may be required for your submittal (Text in italics describe the circumstances for which these items are typically required)		
9	Fire Sprinklers (2 copies) <i>if the proposed structure is more than 3 stories OR if required as a condition of applicable Land Use Review.</i> Fire sprinklers must be reviewed by the BDS Plumbing Division. Fire sprinkler submittals must include hydraulic calculations, the manufacturer's cut sheets for the sprinkler heads, and a floor plan showing the location of all sprinkler equipment. <u>Fire sprinklers may be submitted as a "deferred submittal" item for a \$123 charge. Please advise intake staff if you want to use this option.</u>	<input checked="" type="checkbox"/> <input type="checkbox"/> n/a provided
10	Building Maintenance Agreement <i>for 2-unit rowhouse applications.</i> Include a completed and signed but unrecorded Building Maintenance Agreement – a sample template can be found on the BDS website at http://www.portlandoregon.gov/bds/	<input checked="" type="checkbox"/> <input type="checkbox"/> n/a provided
11	Geotechnical/soils report (2 copies) <i>for sites with slopes in excess of 20%, within soils hazard areas, or where a special foundation system relying on lateral soil bearing is employed.</i> Provide geotechnical or soils report from a geotechnical engineer licensed in Oregon.	<input checked="" type="checkbox"/> <input type="checkbox"/> n/a provided
12	Manufactured roof truss design details (2 sets) <i>for buildings using manufactured roof trusses.</i> Provide roof truss drawings and layout stamped by an engineer licensed in Oregon. <u>Roof trusses may be submitted as a deferred submittal item for a \$123. Please advise intake staff if you want to use this option.</u>	<input type="checkbox"/> <input checked="" type="checkbox"/> n/a provided

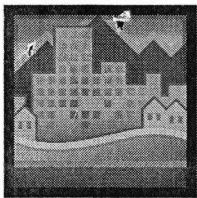
13	Manufactured floor truss design details (2 sets) for buildings using manufactured floor trusses. Provide floor truss drawings and layout stamped by an engineer licensed in Oregon. Manufactured floor system designs/calculations <u>must be provided at time of submittal</u> .	<input checked="" type="checkbox"/> <input type="checkbox"/> n/a provided
14	Engineer's calculations (1 set) for buildings using engineered lateral systems. Engineering calculations shall be prepared and stamped by an architect or engineer licensed in Oregon as applicable to the project under review. Lateral design details and connections must be incorporated into the plans or on a separate full size sheet attached to the plans with cross-references between plan location and details.	<input type="checkbox"/> <input checked="" type="checkbox"/> n/a provided
15	Beam calculations (1 set) for buildings with beams and/or multiple joists over ten feet in length and/or any beam/joist carrying a non-uniform load or for cantilever conditions. Calculations stamped by an engineer are required for beams supporting loads from more than one level or beams supporting overturning loads from discontinuous shear walls.	<input type="checkbox"/> <input checked="" type="checkbox"/> n/a provided
16	Residential Structural Plan Review Exemption Form if this option is selected by the owner and engineer. The exemption form must have original signatures from both the owner and the engineer. Faxes and photocopies are not acceptable. If the structural exemption form is signed, no formal structural review will be conducted on the submitted plans and the building owner is responsible for any field corrections that may be necessary as a result of the inspection process; however, this does not exempt a project from other required reviews (Life Safety, Planning, etc).	<input checked="" type="checkbox"/> <input type="checkbox"/> n/a provided
Plans required for all submittals		
17	Building Plans (4 copies) Plans must be legible, drawn to scale, and show conformance to the applicable local and state building codes. Each set should include the following:	<input checked="" type="checkbox"/> provided
17a	Foundation Plan Show dimensions, anchor bolts, any hold-down types and locations, connection details, vent size and location, location and size of crawl space access.	<input checked="" type="checkbox"/> provided
17b	Floor Plans Show all dimensions, room identification, window type and size, location of smoke detectors, water heater, furnace, ventilation fans, plumbing fixtures, balconies and decks, location and construction details for stairs and handrails.	<input checked="" type="checkbox"/> provided
17c	Cross Sections and Details Show sizes and spacing for all framing members, such as floor beams, headers, joists, sub-floor, wall construction, roof construction. More than one cross section may be required to clearly portray construction. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundation, stairs, fireplace construction, thermal insulation.	<input checked="" type="checkbox"/> provided
17d	Building Elevation Views Provide exterior elevations for all sides showing materials, doors, windows, and both existing and proposed finished grades. Building elevations must match the finished grades shown on the site plan.	<input checked="" type="checkbox"/> provided
17e	Energy Code Compliance Identify the prescriptive energy path or provide energy calculations.	<input checked="" type="checkbox"/> provided
17f	Bracing/Lateral Load System Details and locations of lateral load resisting elements must be shown on the plans. The lateral system may be prescriptive per requirements of the Oregon Residential Specialty Code OR may be engineered to the requirements of the Oregon Residential Specialty Code. If engineered, all building drawings and calculations must be stamped by an engineer or architect licensed in Oregon. Drawings must be complete with all required engineered details included on full-size sheets attached to every set of plans.	<input checked="" type="checkbox"/> provided
17g	Floor/Roof Framing Plans Show member sizing, spacing, bearing locations. Show location of attic ventilation, size and location of attic access.	<input checked="" type="checkbox"/> provided
17h	Basement and Retaining Wall Cross-Sections and Details Show reinforcement sizes and locations, footing sizes, etc. Retaining walls greater than 4 ft or basement walls greater than 10 ft in height must be engineered with calculations stamped by an engineer. Retaining walls must be shown on the site plan.	<input checked="" type="checkbox"/> <input type="checkbox"/> n/a provided
17i	Deck Plans Deck framing plans, guardrail details, and deck connection details must be included in building plans.	<input checked="" type="checkbox"/> <input type="checkbox"/> n/a provided

18	Site/Plot plans (4 copies) Site plans must be drawn to scale. Minimum scale requirement is 1"=10'. Minimum paper size is 11"x17", with sufficient white space provided for reviewers' notes and stamps.	<input checked="" type="checkbox"/>	provided
Your site plan must include all of the following elements:			
18a	North arrow	<input checked="" type="checkbox"/>	
18b	Property and building corner elevations [see "J" on sample site plan]	<input checked="" type="checkbox"/>	
18c	If there is more than a 4 foot elevation differential, the site plan must show existing and proposed elevation contours at 2' intervals [see "L" and "M" on sample site plan]	<input checked="" type="checkbox"/>	
18d	Footprint of new & existing structures, including decks and retaining walls [see "K" on sample site plan]	<input checked="" type="checkbox"/>	
18e	Lot & building dimensions	<input checked="" type="checkbox"/>	
18f	Setbacks dimensions for the following - building(s) to property line, building to building, front door to property line, garage door to property line [see "H" and "I" on sample site plan]	<input checked="" type="checkbox"/>	
18g	Lot area	<input checked="" type="checkbox"/>	
18h	Building area (not including eaves)	<input checked="" type="checkbox"/>	
18i	Building coverage % (building area/lot area = % coverage)	<input checked="" type="checkbox"/>	
18j	Impervious area (include structures, paving, and roof overhangs)	<input checked="" type="checkbox"/>	
18k	Stormwater facility - location, type, size, and setbacks from buildings and property lines [see "O" on sample site plan]	<input checked="" type="checkbox"/>	
18l	Stormwater discharge point - location and type of discharge point (e.g. drywell, trench, storm or combo sewer, drainageway, ditch etc) - a separate discharge point is not needed if the primary stormwater facility is a drywell or soakage trench	<input checked="" type="checkbox"/>	
18m	Utilities - location, size, and type of pipe for water, sewer, storm, and gas [see "G" on sample site plan]	<input checked="" type="checkbox"/>	
18n	Septic system and/or well locations, types, and sizes (if applicable)	<i>N/A</i>	<input type="checkbox"/>
18o	Driveway location, size, and material	<input checked="" type="checkbox"/>	
18p	Street & right-of-way configuration, including curb, planting strip, sidewalk, and buffer [see "F" on sample site plan]	<input checked="" type="checkbox"/>	
18q	Location and dimensions of all easements on property [see "N" on sample site plan]	<input checked="" type="checkbox"/>	
18r	Landscaping - show the location, size, and species of proposed trees [see "C" on sample site plan] AND/OR root protection for existing trees to be preserved on lot [see "A" and "B" on sample site plan]	<input checked="" type="checkbox"/>	
18s	Street trees - show existing street trees to be removed or preserved [see "D" on sample site plan] AND/OR provide room for new street trees in public right-of-way [see "E" on sample site plan]	<input checked="" type="checkbox"/>	

Applicant name (print) Joanna Briski

Signature *Joanna Briski*

Date 5/23/18



City of Portland Development Services Center

1900 SW Fourth Avenue, Suite 1500 Portland, OR 97201
Telephone: (503) 823-7310



GENERAL NOTES AND SUPPLEMENTAL INFORMATION 2017 OREGON RESIDENTIAL SPECIALTY CODE

Date: July 20, 2018

Permit number: 18-177009-000-00-RS

Project Address: 443 SE 154TH AVE

Prescriptive wall bracing ☐

Engineered lateral design ☒

Retaining walls > 4' or surcharged ☐

The following "General Notes and Supplemental Information" are now **part of your approved plans**.

- It is the **responsibility of the builder to comply** with these requirements during construction.
- Where there is a conflict between a general note and the plans, **the more restrictive shall apply**.

SITE

- R106.2 SITE PLAN OR PLOT PLAN (PROPERTY SURVEY REQUIREMENTS).** The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from the lot lines. Lot line/ Property lines shall be clearly identified by finding the existing official corner markers or providing a property survey for inspection of the setbacks.
- R302.1 FIRE-RESISTANT CONSTRUCTION.** Property lines shall be clearly identified by finding the existing official corner markers or providing a property survey for inspection of the setbacks and fire separation distance between the lot lines and new construction.
- P1101.5.3.2 DRYWELLS.** Drywells must be located at least 5' from a property line and 10' from a building unless approved through a Plumbing Appeal. This distance is measured to the center of the drywell.
- R327.3.1.1 WILDFIRE HAZARD ZONE REQUIREMENTS.** Untreated wood shake or shingle roofing is not allowed on buildings located in a Wildfire Hazard zone.

FOUNDATION / UNDER-FLOOR / ATTIC

- R109.1.1 FOUNDATION INSPECTION.** Foundation inspection shall be made after reinforcing steel and connectors to be embedded in concrete are in place and supported prior to the placing of concrete.
- R317.1 PROTECTION OF WOOD AGAINST DECAY.** All wood shall be pressure-preservative-treated or of natural resistance to decay where there is less than 18" clearance to ground under floor joists or 12" under girders, in direct contact with concrete, or exposed and supporting porches and decks.
- R502.6 R317.1(4) R401.3 WOOD FLOOR FRAMING.** Provide 3" of bearing at beam pockets and 1/2" air space at sides and ends.
- R403.1.4.1 DRAINAGE.** Lots shall be graded to drain surface water away from exterior walls a minimum of 6" vertical in 10' horizontal.
- R403.1.4.1 FOUNDATION DEPTH REQUIREMENTS.** Bottoms of foundation footings shall extend least 18" below finish grade; except foundations of freestanding accessory structures of light frame construction not more than 600 square feet, with an eave height not more than 10 feet, and decks not supported by a dwelling may extend not less than 12" below grade.
- FOUNDATION SIZE REQUIREMENTS.**
- | | Number of floors | Wall Thickness | Footing Width | Footing Thickness |
|-----------------|------------------|---|---------------|-------------------|
| R403.1.1 | 1 | 6" minimum (Increase thickness | 12" | 6" |
| R404.1.5 | 2 | as required based on hold down | 15" | 7" |
| | 3 | anchor bolt requirements and /
or framed wall width above) | 18" | 8" |
- R403.1.3 FOOTING AND STEM WALL REINFORCING REQUIREMENTS.** When the footing and stem wall are placed in separate concrete pours, one #4 vertical bar shall be placed at 48" o.c. with each bar having a 3" diameter hook (with 2-1/2" leg) in the footing and extending at least 14" into the stem wall.
- R401.2 CONCRETE STEM WALLS WITH CONCRETE FOOTINGS.** Where a construction joint is created between a concrete footing and a concrete stem wall, a minimum of one No. 4 vertical bar shall be installed at not more than 4 feet on center. The vertical bar shall have a standard hook which extends to the footing, shall have support and cover and extend a minimum of 14" into the stem wall.
- R403.1.3.3 SLABS-ON-GROUND WITH TURNED DOWN FOOTINGS.** Monolithically poured foundations with turned down footings shall have a minimum of one #4 bar at the top and bottom of the footing or (1) #5 or (2) #4 bars in the middle third of the footing depth.

R403.1.8	GROUNDING ELECTRODES. When concrete reinforcing bars are installed in concrete footings, the following requirements shall be met to provide a grounding electrode system: <ol style="list-style-type: none"> 1. Uncoated No. 4 reinforcing bar installed not less than 3" from the bottom of the footing and not less than 20' in length encased with a minimum of 2" of concrete. 2. An uncoated No. 4 reinforcing bar stubbed up at least 12" above the floor plate line and tightly attached to the reinforcing bar located in the footing. The spliced lap of the stubbed up bar to the footing bar shall be a minimum of 12".
R403.1.6 R602.11.1	FOUNDATION ANCHORAGE. Foundation anchor bolts shall be not less than 1/2" diameter bolts embedded at least 7" into concrete, or masonry, spaced 6' on center maximum, with at least two bolts per plate and within 12" of ends and corners. 0.229" x 3" x 3" washers are required at all anchor bolts the full length of all required braced wall lines.
R404.1.6	HEIGHT OF FOUNDATION ABOVE FINISHED GRADE. Foundation wall shall extend at least 6" above grade (4" where masonry veneer is used).
R405.1	FOUNDATION DRAINAGE. Drains shall be provided around all foundations enclosing habitable or usable space below grade.
R406.2	FOUNDATION WATERPROOFING. Waterproofing is required on the outside surface of below-grade foundation walls enclosing interior space.
R407.3	STRUCTURAL REQUIREMENTS FOR COLUMNS. Columns shall be anchored at the bottom, except columns less than 48" in height within underfloor areas enclosed by a continuous foundation.
R408.1	FOUNDATION VENTILATION. Provide foundation ventilation at a rate of 1 square foot of vent area per 150 square foot of under floor (crawl) area with at least one vent within 3' of each corner, and on at least 3 sides.
R408.4	CRAWL SPACE ACCESS. An 18" x 24" access opening is required to all under-floor spaces.
R302.13	FIRE PROTECTION OF FLOORS. Floor assemblies shall be provided with a 1/2" gypsum wallboard membrane, 5/8" wood structural panel membrane, or equivalent on the underside of the floor framing member over a crawl space not used for storage or fuel-fired equipment, or when supported by nominal 2x10 of greater floor joists.
R806.2 R806.3	ROOF VENTILATION REQUIREMENTS. The minimum net free ventilation area shall be 1/150 of the area of the vented space. As an exception, the minimum net free ventilation area shall be 1/300 of the vented space provided <u>one or more</u> of the following conditions are met: <ul style="list-style-type: none"> • A Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling. • Not less than 40% and not more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet below the ridge or highest point of the space shall be permitted.
R807.1	ATTIC ACCESS OPENING. 22" x 30" minimum attic access is required to all attic areas > 30 square foot in area and with 30" or more clear height.

RADON CONTROL METHODS

Appendix F RADON MITIGATION. All new buildings shall have radon gas mitigation by one of the following methods:

Crawl space (AF103.5):

- ☐ Mechanically vented
☒ Passive sub-membrane depressurization system
☐ Crawl space ventilation and building tightness

Slab-on-grade (AF103.6):

- ☐ Passive depressurization system with AF103.2 compliant subfloor preparation under slab

AF103.2	SUBFLOOR PREPARATION. A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living space of the building. The gas-permeable layer shall consist of <u>one</u> of the following: <ul style="list-style-type: none"> • Minimum 4" thick uniform layer of clean aggregate consisting of material that will pass through a 2" sieve and be retained by a 0.25" sieve; or • Minimum 4" thick uniform layer of sand (native or fill), overlain by a layer or strips of geo-textile drainage matting designed to allow the lateral slow of soil gases; or • Other materials, systems or floor designs with demonstrated capability to permit depressurization across the entire sub-floor area
AF103.3	SOIL-GAS-RETARDER. A 6-mil polyethylene membrane shall be installed over under-slab aggregate or crawl space soil, lapped 12" and closely fit around penetrations.

AF103.4	ENTRY ROUTES. Potential radon entry routes into the building shall be properly sealed.
AF103.4.8	DUCTS. Ductwork shall meet the following based on application; <ul style="list-style-type: none"> • Ductwork passing through or beneath a slab shall be of seamless material unless the air-handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage and shall be performance tested to demonstrate conformance to the Performance Tested Comfort Systems (PTCS) program administered by the Bonneville Power Administration (BPA). • Ductwork located in crawl spaces shall have all seams and joints sealed by closure systems in accordance with Section M1601.4.1. Ductwork shall be performance tested to demonstrate conformance to the Performance Tested Comfort Systems (PTCS) program administered by the Bonneville Power Administration (BPA).
AF103.5.1.3	VENT PIPE. A minimum 3" diameter vent pipe for depressurization with a plumbing tee shall be installed
AF103.6.1	beneath the membrane and extend up through the building floors and terminate at least 12" above the roof,
AF103.6.2	10' away from openings less than 2' below termination and 10' from any window or other opening in adjoining or adjacent buildings.
AF103.10	COMBINATION FOUNDATIONS. Combination basement / crawl space or slab-on-grade / crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.
AF103.12	POWER SOURCE. To provide for future installation of an active system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall also be accessible in anticipated locations of system failure alarms.

FRAMING

R302.11	FIREBLOCKING. In combustible construction fireblocking shall be provided to cut off all concealed draft openings (both horizontal and vertical) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-framed construction in the following locations: <ul style="list-style-type: none"> • Concealed spaces of wall studs and partitions, including furred spaces and parallel rows of studs or staggered studs vertically at the ceiling and floor levels and horizontally at intervals not to exceed 10'. • All interconnections of vertical and horizontal spaces (soffits, drop ceilings, cove ceilings ...). • Concealed spaces between stair stringers at the top and bottom of the run. • Openings around vents, pipes, ducts, cables, and wires at ceiling and floor level with an approved material to resist free passage of flame and products of combustion.
R302.11.1	FIREBLOCKING MATERIAL. Fireblocking shall consist of <u>one</u> of the following (except at openings around vents, pipes, ducts, cables, and wires at ceiling and floor level): <ul style="list-style-type: none"> • One layer of 2" nominal lumber • Two thicknesses of 1" nominal lumber with broken lap joints • One thickness of 23/32" wood structural panels with joints backed by 23/32" wood structural panels • One thickness of 3/4" particleboard with joints backed by 3/4" particleboard • One layer of 1/2" gypsum board • One layer of 1/4" cement-based millboard • Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place. • Cellulose insulation installed as tested in accordance with ASTM E119 or UL 263, for the specific application.
R302.12	DRAFTSTOPPING. Draftstopping shall be installed in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 square feet
R317.3	FASTENERS AND CONNECTORS IN CONTACT WITH TREATED WOOD. Fasteners and connectors in contact with treated wood shall comply with <u>one</u> of the following: <ul style="list-style-type: none"> • Preservative-treated wood: Fasteners shall be hot dipped zinc-coated galvanized steel, stainless steel, silicone bronze or copper. Connectors shall be in accordance with the connector's manufacturer's specifications (ASTM A653 type G185 zinc-coated galvanized steel or equivalent shall be used in the absence of manufacturer's specifications (minimum)). • Fire-retardant-treated wood used in exterior applications or wet or damp locations: Fasteners shall be hot dipped zinc-coated galvanized steel, stainless steel, silicone bronze or copper. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. • Fire-retardant-treated wood used in interior applications: Fasteners shall be in accordance with the manufacturer's recommendations or per ORSC Section R317.3.3 in the absence of manufacturer's specifications.

R502.8.1	<p>DRILLING AND NOTCHING OF SAWN LUMBER. Drilling and notching of sawn lumber joists, rafters and beams shall comply with the following requirements;</p> <ul style="list-style-type: none"> • Notches shall not exceed 1/6 of the depth of the member • Notches shall not be longer than 1/3 the depth of the member • Notches shall not be located in the middle 1/3 of the member's span • Notches at ends shall not exceed 1/4 of the member's depth • Tension side of members 4" or greater in nominal thickness shall not be notched except at the ends • Hole diameters shall not exceed 1/3 of the member's depth • Holes shall not be closer than 2" to the top or bottom of the member, or to any other hole or notch
R502.8.2	<p>DRILLING AND NOTCHING OF ENGINEERED WOOD PRODUCTS. Cuts, notches and holes bored in trusses, structural composite lumber, structural glu-laminated members, cross-laminated timber members, or I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional.</p>
R602.6.1	<p>DRILLING AND NOTCHING OF TOP PLATES. When the top plate of an exterior wall or interior load-bearing wall requires cutting, drilling or notching by more than 50% of its width, a galvanized metal tie not less than 0.054" thick (16 gauge) and 1-1/2" wide shall be fastened across and to the top plate at each side of the opening with not less than (8) 10d nails having a minimum length of 1-1/2" at each side or equivalent. The metal tie must extend a minimum of 6" past the opening.</p>
R802.10.1 R802.10.3 R802.11	<p>ROOF TRUSSES. Engineered truss design drawings shall be submitted for review and approval prior to installation. Trusses shall be braced to prevent rotation. Tie-downs shall be installed to provide a continuous load path from the truss to the foundation.</p>
<u>GARAGES</u>	
R302.5.1.1	<p>DWELLING / GARAGE OPENING PROTECTION. Openings shall be equipped with solid wood doors not less than 1-3/8" in thickness, solid or honeycomb core steel doors not less than 1-3/8" thick or 20-minute fire rated doors.</p>
R302.5.2	<p>DUCT PENETRATION. Ducts in the garage and ducts penetrating the walls or ceiling separating the dwelling from the garage shall be constructed of a minimum 26 gauge sheet steel or other approved material and shall have no openings into the garage.</p>
R302.5.3	<p>OTHER PENETRATIONS. Penetrations through the dwelling / garage fire separation required by Section R302.6, shall be protected by filling openings with an approved material to resist free passage of flame and products of combustion (per R302.11 item 4).</p>
R302.6	<p>DWELLING / GARAGE FIRE SEPARATION. The garage shall be separated from the dwelling as follows:</p> <ul style="list-style-type: none"> • From the residence and attics: Minimum 1/2" gypsum board or equivalent applied to the garage side. • From all habitable rooms above the garage: Not less than 5/8" type-X gypsum board or equivalent, attached per Table R702.3.5.
M1307.2	<p>ANCHORAGE OF APPLIANCES. Water heaters shall be anchored and strapped to resist displacement caused by earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vertical dimensions. At the lower point, the strapping shall maintain a minimum distance of 4" above the controls.</p>
M1307.3	<p>ELEVATION OF IGNITION SOURCE. Appliances having an ignition source (generate a glow, spark or flame) shall be elevated such that the source of ignition is not less than 18" above the floor in garages.</p>
M1307.3.1	<p>PROTECTION FROM IMPACT. Appliances shall not be installed in a location subject to vehicle damage except where protected by approved barriers. Code approved barrier examples include:</p> <ul style="list-style-type: none"> • Minimum 2" diameter schedule 40 iron pipe filled with concrete extending 36" minimum above the finished slab and embedded 12" minimum below the finished slab in a minimum 6" diameter concrete filled hole. • Minimum 6" high wheel barrier bolted to the slab per Figure M1307.1 • Minimum 2" diameter schedule 40 iron pipe with a steel base plate secured to the slab with anchors defined within Figure M1307.3.1.
<u>DWELLING UNIT</u>	
R303.1 M1507.3	<p>HABITABLE ROOM LIGHT AND VENTILATION. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of the room with a minimum natural ventilation operable area of 4 percent of the floor area of the room. Code defined exceptions allow provisions via artificial light and mechanical ventilation.</p>

R303.3.1 M1507.2 M1507.4 M1507.5 M1506.2	<p>VENTILATION OF ROOMS WITH BATHING OR SPA FACILITIES. Any room with a bathtub, shower or spa facility shall be provided with mechanical ventilation meeting <u>all</u> of the following criteria:</p> <ul style="list-style-type: none"> • Controlled by a de-humidistat, timer or similar means of automatic control; and • Minimum 80 cfm intermittent or 20 cfm continuous exhaust rate; and • Use of 4" diameter, smooth ducts are limited to 20' in length with 3 elbows maximum; and • Exhaust directly to the outdoors (may not terminate in an attic or crawl space).
R303.3.2 M1507.2 M1507.3 M1507.4	<p>VENTILATION OF ROOMS WITHOUT BATHING OR SPA FACILITIES. Water closet compartments or toilet rooms without bathtub, shower or spa facilities shall be provided with ventilation meeting <u>one</u> of the following:</p> <ul style="list-style-type: none"> • Aggregate glazing of not less than 3 square feet, one half of which must be operable; or • Mechanical ventilation meeting <u>all</u> of the following: <ul style="list-style-type: none"> ◦ Minimum 50 cfm exhaust rate ◦ Exhaust directly to the outdoors (may not terminate in an attic or crawl space).
M1503	<p>VENTILATION OF KITCHEN RANGE HOODS. Domestic kitchen cooking appliances shall be equipped with a ducted range hood or down-draft exhaust system meeting <u>all</u> of the following criteria:</p> <ul style="list-style-type: none"> • Minimum 150 cfm intermittent exhaust rate (>400 cfm exhaust rate requires makeup air); and • Single-wall ducting with a smooth interior surface; and • Air-tight ducting equipped with a backdraft damper; and • Exhaust directly to the outdoors (may not terminate in an attic or crawl space).
M1502	<p>CLOTHES DRYER EXHAUST. Dryer exhaust systems shall be independent of all other systems and shall meet <u>all</u> of the following criteria:</p> <ul style="list-style-type: none"> • Convey the moisture to the outdoors • Nominal 4" diameter, minimum 0.016" thick ducting, supported and secured at 4' intervals • Duct length shall meet <u>one</u> of the following: <ul style="list-style-type: none"> ◦ Maximum of 35' from dryer to exhaust with fitting reductions per Table M1502.4.5.1; or ◦ As determined by the dryer manufacturer's installation instructions. The code official shall be provided with a copy of the installation instructions for the make and model of the dryer at the concealment inspection. • Makeup air shall be provided for exhaust rates greater than 200 cfm. Where a closet is designed for the installation of a clothes dryer, an opening having an area not less than 100 square inches shall be provided in the closet enclosure.
R308.4	<p>SAFETY GLAZING. Safety glazing shall be provided at hazardous locations such as:</p> <ul style="list-style-type: none"> • When the sill is less than 60" above the floor or walking surface and it meets <u>either</u> of the following: <ul style="list-style-type: none"> ◦ Within 24" of either side of the door in the plane of the door in a closed position; or ◦ Is on a wall perpendicular to the plane of the door in a closed position and within 24" of the hinge side of an in-swinging door. • When <u>all</u> of the following conditions are met: <ul style="list-style-type: none"> ◦ Exposed pane is larger than 9 square feet in area; and ◦ The bottom edge is less than 18" above the floor; and ◦ The top edge is more than 36" above the floor; and ◦ One or more walking surfaces are within 36", measured horizontally and in a straight line, of the glazing. • Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface and within 60" measured horizontally and in a straight line from the water's edge shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing. • Glazing where the bottom exposed edge of the glazing is less than 36" above the plane of the adjacent walking surface and less than 36" measured horizontally from the walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. • Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36" above the landing and within a 60" horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location unless the glazing is protected by a guard complying with Section R312 and the plane of the glass is more than 18" from the guard.
R310.1 R310.2	<p>EMERGENCY ESCAPE AND RESCUE OPENINGS. Basements and every sleeping room shall have not less than one operable emergency escape and rescue opening meeting <u>all</u> of the following criteria:</p> <ul style="list-style-type: none"> • Net clear opening of 5.7 square feet (5 square feet for grade floor windows); and • Minimum clear opening height of 24"; and • Minimum clear opening width of 20"; and • Maximum sill height of 44" measured from the finished floor to the bottom of the clear opening.

R312.2	<p>WINDOW FALL PROTECTION. In dwelling units, where the top of the sill of an operable window opening is located less than 24" above the finished floor and greater than 72" above the finished grade or other surface below on the exterior of the building, the operable window shall comply with <u>one</u> of the following:</p> <ul style="list-style-type: none"> • Operable windows with openings that will not allow a 4" diameter sphere to pass through the opening where the opening is in its largest opened position. • Operable windows that are provided with window fall prevention devices that comply with ASTM F2090. • Operable windows that are provided with window opening control devices that comply with Section R312.2.2. which requires <u>all</u> of the following: <ul style="list-style-type: none"> ○ Window opening control devices shall comply with ASTM F2090; and ○ The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.
R311.3	<p>FLOOR ELEVATIONS AT EXTERIOR DOORS. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served and a minimum dimension of 36" in the direction of travel. Landings or floors at the required egress door shall not be more than 1-1/2" lower than the top of the threshold, except the exterior landing may be not more than 8" below the top of the threshold where the door does not swing over the landing or floor (except exterior storm or screen doors).</p>
OESC 210.12(A) & 210.12(B)	<p>ARC-FAULT CIRCUIT INTERRUPTER PROTECTION. Arc-Fault Circuit Interrupter circuits are required for all 120 Volt 15-20 amp circuits supplying outlets or devices in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, sunrooms, recreation rooms, closets, hallways, alcoves, laundry areas, or similar rooms or areas.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • GFCI protected receptacles in dining rooms • Optional receptacles on dedicated circuits that supply equipment known to cause unwanted tripping • Branch circuits supplying receptacles or appliances in hallway, kitchens, laundry areas • Branch circuit extensions / modifications • Panel replacements
R314	<p>SMOKE ALARMS. Smoke alarms shall comply with NFPA 72 and be listed in accordance with UL 217, and be installed as follows:</p> <p>Required locations. Within dwelling units, smoke alarms shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling, including basements.</p> <p>Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.</p> <p>Installation near cooking appliances. Smoke alarms shall <u>not</u> be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3:</p> <ul style="list-style-type: none"> • Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance. • Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance. • Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance. <p>Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms. Combination smoke alarms shall be listed in accordance with UL 217 and UL 2034.</p> <p>Power source. Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.</p> <p>Exception: Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.</p> <p>Fire alarm systems. Fire alarm systems shall be permitted to be used in lieu of smoke alarms and shall comply with Sections R314.7.1 through R314.7.4.</p>

R315	<p>CARBON MONOXIDE ALARMS. Carbon monoxide alarms shall be listed in accordance with UL 2034, and be installed as follows:</p> <p>Required locations. Within dwelling units, carbon monoxide alarms shall be located in each bedroom or within 15' outside of each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.</p> <p>Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.</p> <p>Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.</p> <p>Exception: Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.</p> <p>Carbon monoxide detection systems. Carbon monoxide detection systems shall be permitted to be used in lieu of carbon monoxide alarms and shall comply with Sections R315.6.1 through R315.6.4.</p>
P408.5 P408.6	<p>SHOWERS. The clear opening width at shower doors shall be at least 22". Showers shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30" diameter circle measured at the top of the threshold maintained to a height of 70" above the drain outlet.</p>
R807.1	<p>ATTIC ACCESS. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30" or greater over an area of not less than 30 square feet. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall be not less than 22" by 30" and shall be located in a hallway or other readily accessible location. Where located in a wall, the opening shall be not less than 22" by 30". Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30" at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.</p>
R703.1.1	<p>EXTERIOR WALL ENVELOPE. The exterior wall envelope shall be installed in a manner such that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier, a minimum 1/8" space between the water-resistive barrier and the exterior veneer, and integrated flashings. The 1/8" space is not required where the exterior veneer or water-resistive barrier complies with ASTM E2273, or the drawings include details of window sill pan flashing which drains through the veneer to the exterior surface.</p>
<u>STAIRS & GUARDRAILS</u>	
R303.6 R303.7 N1107.3	<p>STAIRWAY ILLUMINATION. All interior and exterior stairways shall be provided with illumination as follows:</p> <p>Interior stairway illumination. Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers. A switch is not required where remote, central or automatic control of lighting is provided.</p> <p>Exterior stairway illumination. Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway. All exterior lighting fixtures affixed to the exterior of the building shall contain high-efficacy lamps.</p>
R302.7	<p>UNDER-STAIR PROTECTION. Enclosed accessible space under stairs shall have walls, under-stair surfaces and any soffits protected on the enclosed side with 1/2" gypsum board.</p>
R311.7	<p>STAIRWAYS. Stairs must comply with the following dimensions:</p> <ul style="list-style-type: none"> • Minimum 36" clear width at all points above the permitted handrail height • Minimum 6'-8" headroom height measured vertically from the sloped line adjoining the tread nosing • Minimum 4" to maximum 8" riser height with 3/8" maximum variation between the smallest and largest • Minimum 9" tread depth, with 3/8" maximum variation between the smallest and largest

R311.7.6

LANDINGS FOR STAIRWAYS. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36".

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.8

R311.7.8.1

R311.7.8.2

R311.7.8.3

HANDRAILS. Stairways with 4 or more risers shall have handrails meeting the following criteria:

- **Height** of not less than 30" and not more than 38" above the sloped plane adjoining tread nosing
- **Continuity** maintained along at least one side of the stairway, shall be returned or shall terminate in newel posts or safety terminals, and if adjacent to a wall shall have not less than a 1-1/2" space between the handrail and the wall
- **Grip-size** shall meet one of the following types or provide equivalent graspability:
 - **Type I.** Handrails with a circular cross section with an outside diameter not less than 1-1/4" and not greater than 2". If handrail is not circular, it shall have a perimeter dimension of not less than 4" and not greater than 6-1/4" with a maximum cross section of dimension of not more than 2-1/4".
 - **Type II.** Handrails with a perimeter greater than 6-1/4" with minimum 5/16" deep graspable finger recess areas on both sides of the profile. The finger recesses shall start not more than 3/4" below the top of the rail. The width of the handrail above the recess shall be 1-1/4" minimum and not more than 2-3/4".

R301.5

R312

R312.1

R312.2

R312.3

GUARDS. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. Insect screening shall not be considered as a guard. Guards shall comply with the following:

- **Height** shall not be less than 36" high measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.
- **Opening limitations** along required guards shall prevent passage of a 4" diameter sphere. Along stairs, the triangular opening formed by the riser, tread and bottom of the guard shall prevent passage of a 6" diameter sphere. Guards along the open sides of stairs shall prevent passage of a 5" diameter sphere (applicable above the second riser of the stair).
- **Resistance** of a 200# concentrated point load applied in any direction at any point along the top shall be provided.

ENERGY EFFICIENCY

N1107.2

HIGH-EFFICACY LAMPS. All permanently installed lighting fixtures shall contain high-efficacy lamps. Screw-in compact fluorescent and LED lamps comply with this requirement.

Table

N1101.1(1)

PRESCRIPTIVE ENVELOPE REQUIREMENTS. All conditioned spaces within residential buildings shall comply with the following AND two additional measures from Table N1101.1(2) (one Envelope Enhancement Measure and one Conservation Measure):

Above grade walls: R-21 Intermediate (N1104.5.2)
Below grade walls: R-15 / R-21
Flat ceiling: R-49
Vaulted rafter: R-30 (max 50% of heated floor area)
Vaulted truss: R-30A (max 50% of heated floor area)
Under-floor: R-30
Slab-edge perimeter: R-15

Heated slab interior: R-10
Windows: U- 0.30
Skylights: U-0.50
Exterior door, max. 28 sf: U-0.54 or less
Other exterior doors: U-0.20
Exterior doors w/ >2.5sf glazing: U-0.40
Forced air ducts: R-8

Table
N1101.1(2)

ADDITIONAL MEASURES. All conditioned spaces within residential buildings shall comply with the one Envelope Enhancement Measure AND one Conservation Measure:

Envelope Enhancement Measure (select one):

	1) High Efficiency Walls <ul style="list-style-type: none"> Exterior walls: U-0.045 / R-21 cavity insulation + R-5 continuous
X	2) Upgraded Features <ul style="list-style-type: none"> Exterior walls: U-0.057 / R-23 intermediate OR R-21 advanced, and Framed floors: U-0.026 / R-38, and Windows: U-0.28 (average UA)
	3) Upgraded Features <ul style="list-style-type: none"> Exterior walls: U-0.055 / R-23 intermediate OR R-21 advanced, and Flat ceiling: U-0.017 / R-60, and Framed floors: U-0.026 / R-38
	4) Super Insulated Windows and Attic OR Framed Floors <ul style="list-style-type: none"> Windows: U-0.22 (Triple Pane Lowe-e), and Flat ceiling: U-0.017 / R-60, OR Framed floors: U-0.026 / R-38
	5) Air Sealing Home and Ducts <i>(cannot be combined with Measure B)</i> <ul style="list-style-type: none"> Mandatory air sealing of all wall coverings at top plate and air sealing checklist, and Mechanical whole-building ventilation system with rates meeting M1503 or ASHRAE 62.2, and All ducts and air handlers contained with building envelope, OR All ducts sealed with mastic
	6) High Efficiency Thermal Envelope UA <ul style="list-style-type: none"> Proposed UA is 8% lower than the code UA

Conservation Measure (select one):

	A) High Efficiency HVAC System <ul style="list-style-type: none"> Gas-fired furnace or boiler AUE 94%, OR Air source heat pump HSPF 9.5 / 15.0 SEER cooling, OR Ground source heat pump COP 3.5 or Energy Star rated
	B) Ducted HVAC Systems Within Conditioned Space <i>(cannot be combined with Measure 5)</i> <ul style="list-style-type: none"> All ducts and air handlers contained with building envelope
X	C) Ductless Heat Pump <ul style="list-style-type: none"> Ductless heat pump HSPF 10.0 in primary zone of dwelling
	D) High Efficiency Water Heater <ul style="list-style-type: none"> Natural gas / propane water heater with UEF 0.85, OR Electric heat pump water heater Tier 1 Northern Climate Specification Product

Partition Plat:

2018-024

EFFECTIVE TAX YEAR: 2017

V#: 18-0050 PLATBOOK: 2018 PAGES: 024 - 024

Recorded on: 5/2/2018 #LOTS: 3

<u>PARENT OWNER:</u>	<u>ACQ. DOC.:</u>	<u>NH</u>	<u>PROP CLASS:</u>	<u>ZONE:</u>	<u>LEVY CODE:</u>
SISUL,ROBERT A	2016134796	R080	101	R7ah	406

PropId: R233342 ALT#: R642200050 MTL: 1N2E36DC -08700 LEGAL: PANIAN SUB, BLOCK 1, LOT 2

<u>ChildOwner:</u>	<u>MTL:</u>	<u>PROPID:</u>	<u>ALT#:</u>	<u>SQ. FT.</u>
SISUL,ROBERT A	1N2E36DC -08701	R691271	R649690930	5564
	<u>LOT/UNIT#:</u> 1			

<u>ChildOwner:</u>	<u>MTL:</u>	<u>PROPID:</u>	<u>ALT#:</u>	<u>SQ. FT.</u>
SISUL,ROBERT A	1N2E36DC -08702	R691272	R649690940	4237
	<u>LOT/UNIT#:</u> 2			

<u>ChildOwner:</u>	<u>MTL:</u>	<u>PROPID:</u>	<u>ALT#:</u>	<u>SQ. FT.</u>
SISUL,ROBERT A	1N2E36DC -08703	R691273	R649690950	4244
	<u>LOT/UNIT#:</u> 3			

18-177009-RS

Life Safety + Structural Checksheet Response

Date: 7/10/18

Note: In the spaces below, please provide specific information concerning the changes that you have made in response to the checklist. Note the checklist item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checklist, write “**Applicant**” in the column labeled “Checksheet item number.”*

[illegible]

Page 4



July 2nd, 2018

Jason Buerkle
City of Portland
1900 SW Fourth Ave, Suite 5000
Portland, Oregon 97201,

The following is a response to your plan check questions comments, June 28th, 2018.

Item #1 to 5: By others.

Item #6: Plywood is the first layer, longer screws not needed.

Item #7: 2ft panel not needed.

Item #8: Grid S4 in wrong location on plan.

Item #9: By others.

Sincerely,

A handwritten signature in black ink that reads "Richard J. Turner". The signature is written in a cursive, flowing style.

Richard J Turner, PE

Fire Safety Plan Review Checksheet Response

Permit #: 18-177009-000-00-RS

Date: 7/10/18

Customer name and phone number: JOANNA BRISKI 360-931-0158

Note: Please number each change in the '# ' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

[illegible]

(for office use only)

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JUL 11 2018
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PORTLAND FIRE & RESCUE



Dan Salzman, Commissioner
Mike Myers, Fire Chief
Nate Takara, Fire Marshal
Prevention Division
1300 SE Gideon Street
Portland, OR 97202
(503) 423-3770
Fax (503) 423-3969

March 5, 2018

exhibit A.

Kevin Partain
Urban Visions
223 NE 56th Ave
Portland, OR 97213

**RE: 413-425 SE 154th Ave
APPEAL ID #16539; Case #18-23**

Dear Kevin Partain:

The Administrative staff has reviewed your appeal regarding firefighting water supply and the **appeal is APPROVED as proposed.**

- The Portland Fire Marshal has determined that the SE 154th Ave does not meet the *minimum firefighting water supply requirements.*
- Based on that determination, the Building Official, in consultation with the Portland Fire Marshal on March 5, 2018, hereby notifies the applicant that the Building Official intends to allow non-combustible roof covering & siding, and connect the existing street grid in lieu of meeting the firefighting water supply requirements.

If you have any question regarding the appeal outcome or the Board of Appeal process, please call me at 823-3724.

Sincerely,

Nate Takara, Fire Marshal
Appeal Board Coordinator

NT:ls

Portland Fire & Rescue, Fire Prevention Division
55 SW Ash St. Portland OR 97204
Appeals Phone: (503) 823-3708 Fax: (503) 823-3710



FIRE CODE APPEAL INFORMATION SHEET

TO APPELLANT:

Each item you are appealing requires a separate appeal information sheet to be filled out. All requested information is to be filled out completely with as much detail as possible. Failure to do so may cause your appeal to be held over until adequate information is received. If you need help in filling these forms out, consult with the Fire Bureau member requiring the corrections.

Any modification of the Fire Code and/or Policies requires an appeal. A reasonable degree of **EQUIVALENT LIFE SAFETY AND FIRE PROTECTION** must be demonstrated before any appeal may be considered.

FIRE CODE SECTION AND/OR POLICY: PFC B105.2

CODE/POLICY REQUIREMENTS:

PFC B105.2 The minimum fire flow requirements for one and two family dwellings having a fire flow calculation area that does not exceed 3,600 sq ft shall be 1000 gpm at 20 psi.

PROPOSED DESIGN: Describe the alternate methods and/or materials of construction to be used or that exist. Be as specific and detailed as possible.

This site is proposed to be divided in to three lots and re-developed with one new detached single family dwelling and two attached single family dwelling units. The roofs of the future structures are proposed to be non-flammable asphalt shingles and the siding will be non-combustible siding. The modeled flow for the hydrant that is across the street from the subject site is 300 GPM. SE 154th Ave is developed with 32' of pavement width.

REASON FOR ALTERNATE: Describe the details of the alternate design and how it will provide equivalent life safety and/or fire protection.

SE 154th Ave is currently improved with 32' of pavement width providing adequate travel way for fire apparatus access to the subject site. An increase to the hydrant flow is not an option. The non-combustible roofing & siding and the connected street grid will provide equivalent fire safety. The nearest hydrant is located just across SE 154th Ave to the east from the subject site, less than 175' from the farthest point of the proposed dwellings on the future lots.

Subject: Fwd: ^_18^_-^_177009^_ ^_18^_-^_177041^_ ^_RS^_

From: erniejette@gmail.com

To: joannabriski@yahoo.com

Date: Tuesday, June 26, 2018, 9:22:18 AM PDT

Sent from my iPhone

Begin forwarded message:

From: "Ragan, Mark" <Mark.Ragan@portlandoregon.gov>

Date: June 26, 2018 at 7:12:49 AM PDT

To: "erniejette@gmail.com" <erniejette@gmail.com>

Subject: RE: 18-177009, 18-177041 RS

Hi Erin,

Please update or redline the plan set and include the appeal number and a brief description of the appeal. This needs to go through the second floor permit center. And just a FYI today is my last day so one of my co-workers will be doing all the follow-up work on your permit.

Regards,

Mark Ragan

Fire & Life Safety Plans Examiner

Portland Fire & Rescue

503-823-3894

Mark.Ragan@portlandoregon.gov

From: erniejette@gmail.com [<mailto:erniejette@gmail.com>]

Sent: Tuesday, June 26, 2018 6:27 AM

To: Ragan, Mark <Mark.Ragan@portlandoregon.gov>

Cc: joannabriski@yahoo.com

Subject: 18-177009, 18-177041 RS

Mark, I'm forwarding this on in regards to the Checksheet for the above permit numbers. The developer has already dealt with sprinkler issues through an appeal.

Can you please let me know if this is the information you need and if I still need to fill out the Checksheet?

My phone number is 503-380-7593 if a call is easier.



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

FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-6892
Fax: (503) 823-5433
TTY: (503) 823-6868

www.portlandoregon.gov/bds

Site Development Checksheet Response

Permit #: 18-177009-000-00-RS / 18-177041-RS Date: 7/40/18
Customer name and phone number: JOANNA BRISKI 360-931-0158

Note: Please number each change in the ‘#’ column. Use as many lines as necessary to describe your changes. Indicate which reviewer’s checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

[illegible]

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BES Plan Check Corrections Response

Permit #: 18-177009-000-00-RS

Date: 7/10/18

Customer name and phone number: JOANNA BRISKI 360-931-0158

Note: In the spaces below, please provide specific information concerning the changes that you have made in response to the checklist. Note the checklist item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checklist, write “**Applicant**” in the column labeled “Checksheet item number.”*

[illegible]

Mtg. 6/4

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Plan Bin Location: 09 RS - W18-177041-RS -

18-177009-R5

After recording return to:

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

**TOWNHOUSE COVENANT FOR FUTURE EASEMENT
AND MAINTENANCE AGREEMENT EFFECTIVE UPON DATE OF SALE**

RECITALS

A. [INSERT OWNER'S LEGAL NAME, INCLUDING TYPE OF BUSINESS ENTITY, IF APPLICABLE] ("Declarant"), is the record owner of the parcels described in Section 1 below.

B. Declarant has submitted an application to the City of Portland for a permit to build 2 [# of units]-unit [attached] townhouse structures with common use building elements and utilities on individual tax lots at 413-425 SE 154th Ave Portland OR lot #2 [PROPERTY ADDRESS AND LOT NUMBERS].

C. The parcels described in Section 1 below have shared or common use building elements and utilities that cross property lines, including, but not limited to: fire walls, foundations, structural sheathing, connectors, porches and porch coverings, decks, eaves and overhangs, roofing, flashing, rain gutters and downspouts, exterior finish materials, rain drains, footing drains, stormwater facilities, driveways, electrical lines, television cable and telephone lines that are shared or used in common or necessary for lateral stability or that cross common property lines (hereinafter "Elements"), as further specified on the plat attached hereto as "Exhibit B." Such Elements will need to be maintained by the current and future owners of the parcels.

D. The parcels described in Section 1 below contain the following common areas and on-site improvements: Common Wall
[INSERT A DESCRIPTION OF EXISTING COMMON AREAS AND ON-SITE IMPROVEMENTS.] The surface drainage provisions for the parcels include: 48" Drywell DESCRIBE SURFACE DRAINAGE PROVISIONS].

E. Declarant desires to clarify responsibilities regarding the easement and maintenance of the Elements and to enter into an agreement to create a "Covenant for Future Easement and Maintenance Agreement Effective Upon Date of Sale" (hereinafter "Agreement") for the Elements and to establish rules and regulations to govern the use, maintenance and repair of the Elements and the easement.

F. Declarant agrees to record this Agreement for each parcel, to provide record notice of the terms of this Agreement, and to bind subsequent transferees of the parcels described in Section 1 below to the terms of this Agreement. Declarant acknowledges that Declarant

BO _____

Last updated 11/14/17

must provide the Portland Bureau of Development Services with a copy of the recorded Agreement prior to issuance of the building permit described in Section B above.

G. In consideration of the promises in this Agreement, NOW, THEREFORE, the Declarant agrees as follows:

AGREEMENT

1. LEGAL DESCRIPTIONS. The properties that are subject to this Agreement are as follows:

Parcel #1: _____ [insert physical address and map and tax lot number], as more fully described in Exhibit "A" attached hereto.

Parcel #2: _____ [insert physical address and map and tax lot number], as more fully described in Exhibit "A" attached hereto.

[ADD ANY OTHER PARCELS IN THE PROJECT]

2. CREATION OF COVENANT FOR EASEMENT AND MAINTENANCE AGREEMENT FOR SHARED OR COMMON ELEMENTS. Declarant conveys the rights under this Agreement for the Elements to the successors in interest to Parcels _____ as depicted in the plat set forth in attached Exhibit "B" and as described as follows:

[INSERT LEGAL DESCRIPTION OF EASEMENT]

Declarant, Declarant's successors and assigns, covenant that Parcel(s) _____ described in Section 1 above shall be subject to the terms of this Agreement and shall immediately be burdened with an easement for the Elements benefiting Parcel(s) _____ at such time as Declarant or subsequent owners or assigns transfer ownership of the parcels described in Section 1 above such that the parcels are no longer under common ownership. [NOTE: THIS LANGUAGE MAY CHANGE, DEPENDING ON HOW PARCELS ARE BURDENED.]

3. TERM AND BINDING EFFECT. This Agreement shall be effective as of the date of the signature(s) below and shall continue in perpetuity. All terms and provisions herein are intended to and shall be covenants running with the land and shall be binding on Declarant, Declarant's heirs, executors, administrators, successors, and assigns and all current and future owners of the parcels described in Section 1 above and all persons claiming title, possession, or ownership of or to such properties.

4. PURPOSE OF THE AGREEMENT. The purpose of this Agreement is to provide for a covenant that will create an easement in perpetuity for the Elements on Parcel(s) _____ benefiting Parcel(s) _____ as described in Section 1 above and to address the repair, upkeep, and replacement of and access to the Elements.

BO _____

Last updated 11/14/17

5. RELATIONSHIP TO OTHER EASEMENTS OR ENCUMBRANCES. The future easement is granted subject to all prior easements or encumbrances of record.

6. ACCEPTANCE OF TERMS-DEED. By acceptance of the conveyance to their property, future owners of the parcels described in Section 1 above become parties to and are bound by this Agreement whether or not expressly stated in any conveyance.

7. MAINTENANCE AND REPAIR OF THE ELEMENTS AND THE EASEMENT. Declarant and Declarant's successors in interest agree to maintain the Elements in good condition and repair, and in compliance with the appropriate Oregon Specialty Code. Elements shall not be altered without building permits, where required by the appropriate Oregon Specialty Code. Elements identified or necessary for lateral stability including, but not limited to, structural sheathing and connectors, shall not be altered without the analysis and approval of a structural engineer registered in the State of Oregon.

[The cost of reasonable repair and maintenance of Elements shall be shared by the property owners who make use of the Elements in proportion to such use. If a property owner disturbs any of the Elements in any way, such owner shall bear the full cost and responsibility of returning such Elements to the conditions they were in prior to such disturbance.]

[PLEASE NOTE: THIS IS SAMPLE LANGUAGE ONLY; PARTIES MAY CHOSE TO ADOPT ANY COST SHARING AND MAINTENANCE ARRANGEMENT THEY AGREE ON.]

A property owner repairing or reconstructing an Element shall have the right to access over the adjacent property owner's lot to the extent reasonably necessary to affect the repair or construction. Property owners will return the Element to the same condition it was in prior to the repair or maintenance. All maintenance and repairs shall be completed within a reasonable period of time.

If any portion of any shared fire wall or other part of a building or structure now or hereafter constructed upon the parcels described in Section 1 above encroaches upon any part of the lot or lots used or designated for use by another property owner, an easement for the encroachment and for the maintenance of same shall immediately be granted and reserved and shall exist and be binding upon the owner and upon all present and future owners of such encroaching building or structure for the purpose of occupying and maintaining the same; in the event a unit becomes partially or totally destroyed or in need of repair or replacement, mutual and reciprocal easements shall be immediately granted and reserved in and upon each unit and lot to repair.

8. INDEMNIFICATION. Declarant, Declarant's successors and assigns shall hold harmless, defend and indemnify the City of Portland, its officers, agents, officials, and employees against all claims, demands, actions and suits, including attorneys' fees and costs, brought against any of them arising out of or resulting from the terms of this Agreement.

9. USE OF EASEMENT BY OWNERS OF PROPERTY. Declarant, Declarant's successors and assigns shall be allowed access to the easement and use of the easement so long as such use does not interfere with the use of the easement for its intended purpose

BO _____

Last updated 11/14/17

or obstruct any portion of the easement. Declarant shall not place or allow any obstructions to be placed within the easement that would in any way interfere with the use of the easement for its intended purpose.

10. CONSIDERATION. Part of the consideration for the execution of this Agreement is to provide for compliance with the most current Oregon Residential Specialty Code Section R302.2.1, which provides that where townhouses are separated by real property lines and any building elements or utilities cross such real property lines, an easement and maintenance agreement must be created and signed by the affected property owners. Such easement and maintenance agreement must be provided in a form that is acceptable to the City of Portland as the local building official.

11. THIRD PARTY BENEFICIARY. Declarant agrees that the City of Portland is intended to be the sole third party beneficiary of this Agreement, and that this Agreement shall not be modified or suspended without the prior written approval of the City of Portland building official.

12. OREGON LAW AND FORUM. This Agreement shall be construed according to the laws of the State of Oregon even if Oregon's choice of law rules otherwise would require application of the law of a different jurisdiction. Any litigation arising under or regarding this Agreement shall occur, if in the state courts, in the Multnomah County Court having jurisdiction thereof, and if in the federal courts, in the United States District Court for the District of Oregon, Portland Division. Any arbitration or other form of alternative dispute resolution arising out of this Agreement shall take place in an appropriate forum within Portland, Oregon.

13. SEVERABILITY. Each provision of this Agreement shall be independent and severable. The invalidity or partial invalidity of any provision thereof shall not affect any of the remaining portions of that or any other provision of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth below.

DECLARANT:

Ernie Jette
(signature)

DATE: 5/24/18

By: Ernie Jette
(printed name)

Title: OWNER

ADDRESS:

4410 SE 282ND Gresham OR 97080
(mailing address)

BO _____

Last updated 11/14/17

STATE OF OREGON)
) ss.
County of _____)

Personally appeared before me this _____ day of _____, 20____,
 _____ (name) and acknowledged the foregoing
 instrument to be his/her voluntary act and deed.

By: _____
Notary Public for Oregon

My Commission Expires: _____

Approved as to form:

Building Official or Designee *(signature)*

(printed name)

Date: _____

(title)

BO

Last updated 11/14/17

EXHIBIT A

Legal Description of Parcels

EXHIBIT B

Plat Describing Easement and Common/Shared Elements

BO _____

Last updated 11/14/17

18-177041-R5

After recording return to:

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

**TOWNHOUSE COVENANT FOR FUTURE EASEMENT
AND MAINTENANCE AGREEMENT EFFECTIVE UPON DATE OF SALE**

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C. The parcels described in Section 1 below have shared or common use building elements and utilities that cross property lines, including, but not limited to: fire walls, foundations, structural sheathing, connectors, porches and porch coverings, decks, eaves and overhangs, roofing, flashing, rain gutters and downspouts, exterior finish materials, rain drains, footing drains, stormwater facilities, driveways, electrical lines, television cable and telephone lines that are shared or used in common or necessary for lateral stability or that cross common property lines (hereinafter "Elements"), as further specified on the plat attached hereto as "Exhibit B." Such Elements will need to be maintained by the current and future owners of the parcels.

D. The parcels described in Section 1 below contain the following common areas and on-site improvements: COMMON WALL
[INSERT A DESCRIPTION OF EXISTING COMMON AREAS AND ON-SITE IMPROVEMENTS.] The surface drainage provisions for the parcels include: 48" DRY WELL DESCRIBE SURFACE DRAINAGE PROVISIONS].

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BO _____

Last updated 11/14/17

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AGREEMENT

1. LEGAL DESCRIPTIONS. The properties that are subject to this Agreement are as follows:

Parcel #1: _____ [insert physical address and map and tax lot number], as more fully described in Exhibit "A" attached hereto.

Parcel #2: _____ [insert physical address and map and tax lot number], as more fully described in Exhibit "A" attached hereto.

[ADD ANY OTHER PARCELS IN THE PROJECT]

2. CREATION OF COVENANT FOR EASEMENT AND MAINTENANCE AGREEMENT FOR SHARED OR COMMON ELEMENTS. Declarant conveys the rights under this Agreement for the Elements to the successors in interest to Parcels _____ as depicted in the plat set forth in attached Exhibit "B" and as described as follows:

[INSERT LEGAL DESCRIPTION OF EASEMENT]

Declarant, Declarant's successors and assigns, covenant that Parcel(s) _____ described in Section 1 above shall be subject to the terms of this Agreement and shall immediately be burdened with an easement for the Elements benefiting Parcel(s) _____ at such time as Declarant or subsequent owners or assigns transfer ownership of the parcels described in Section 1 above such that the parcels are no longer under common ownership. [NOTE: THIS LANGUAGE MAY CHANGE, DEPENDING ON HOW PARCELS ARE BURDENED.]

3. TERM AND BINDING EFFECT. This Agreement shall be effective as of the date of the signature(s) below and shall continue in perpetuity. All terms and provisions herein are intended to and shall be covenants running with the land and shall be binding on Declarant, Declarant's heirs, executors, administrators, successors, and assigns and all current and future owners of the parcels described in Section 1 above and all persons claiming title, possession, or ownership of or to such properties.

4. PURPOSE OF THE AGREEMENT. The purpose of this Agreement is to provide for a covenant that will create an easement in perpetuity for the Elements on Parcel(s) _____ benefiting Parcel(s) _____ as described in Section 1 above and to address the repair, upkeep, and replacement of and access to the Elements.

BO _____

Last updated 11/14/17

5. RELATIONSHIP TO OTHER EASEMENTS OR ENCUMBRANCES. The future easement is granted subject to all prior easements or encumbrances of record.

6. ACCEPTANCE OF TERMS-DEED. By acceptance of the conveyance to their property, future owners of the parcels described in Section 1 above become parties to and are bound by this Agreement whether or not expressly stated in any conveyance.

7. MAINTENANCE AND REPAIR OF THE ELEMENTS AND THE EASEMENT. Declarant and Declarant's successors in interest agree to maintain the Elements in good condition and repair, and in compliance with the appropriate Oregon Specialty Code. Elements shall not be altered without building permits, where required by the appropriate Oregon Specialty Code. Elements identified or necessary for lateral stability including, but not limited to, structural sheathing and connectors, shall not be altered without the analysis and approval of a structural engineer registered in the State of Oregon.

[The cost of reasonable repair and maintenance of Elements shall be shared by the property owners who make use of the Elements in proportion to such use. If a property owner disturbs any of the Elements in any way, such owner shall bear the full cost and responsibility of returning such Elements to the conditions they were in prior to such disturbance.]

[PLEASE NOTE: THIS IS SAMPLE LANGUAGE ONLY; PARTIES MAY CHOSE TO ADOPT ANY COST SHARING AND MAINTENANCE ARRANGEMENT THEY AGREE ON.]

A property owner repairing or reconstructing an Element shall have the right to access over the adjacent property owner's lot to the extent reasonably necessary to affect the repair or construction. Property owners will return the Element to the same condition it was in prior to the repair or maintenance. All maintenance and repairs shall be completed within a reasonable period of time.

If any portion of any shared fire wall or other part of a building or structure now or hereafter constructed upon the parcels described in Section 1 above encroaches upon any part of the lot or lots used or designated for use by another property owner, an easement for the encroachment and for the maintenance of same shall immediately be granted and reserved and shall exist and be binding upon the owner and upon all present and future owners of such encroaching building or structure for the purpose of occupying and maintaining the same; in the event a unit becomes partially or totally destroyed or in need of repair or replacement, mutual and reciprocal easements shall be immediately granted and reserved in and upon each unit and lot to repair.

8. INDEMNIFICATION. Declarant, Declarant's successors and assigns shall hold harmless, defend and indemnify the City of Portland, its officers, agents, officials, and employees against all claims, demands, actions and suits, including attorneys' fees and costs, brought against any of them arising out of or resulting from the terms of this Agreement.

9. USE OF EASEMENT BY OWNERS OF PROPERTY. Declarant, Declarant's successors and assigns shall be allowed access to the easement and use of the easement so long as such use does not interfere with the use of the easement for its intended purpose

BO _____

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or obstruct any portion of the easement. Declarant shall not place or allow any obstructions to be placed within the easement that would in any way interfere with the use of the easement for its intended purpose.

10. CONSIDERATION. Part of the consideration for the execution of this Agreement is to provide for compliance with the most current Oregon Residential Specialty Code Section R302.2.1, which provides that where townhouses are separated by real property lines and any building elements or utilities cross such real property lines, an easement and maintenance agreement must be created and signed by the affected property owners. Such easement and maintenance agreement must be provided in a form that is acceptable to the City of Portland as the local building official.

11. THIRD PARTY BENEFICIARY. Declarant agrees that the City of Portland is intended to be the sole third party beneficiary of this Agreement, and that this Agreement shall not be modified or suspended without the prior written approval of the City of Portland building official.

12. OREGON LAW AND FORUM. This Agreement shall be construed according to the laws of the State of Oregon even if Oregon's choice of law rules otherwise would require application of the law of a different jurisdiction. Any litigation arising under or regarding this Agreement shall occur, if in the state courts, in the Multnomah County Court having jurisdiction thereof, and if in the federal courts, in the United States District Court for the District of Oregon, Portland Division. Any arbitration or other form of alternative dispute resolution arising out of this Agreement shall take place in an appropriate forum within Portland, Oregon.

13. SEVERABILITY. Each provision of this Agreement shall be independent and severable. The invalidity or partial invalidity of any provision thereof shall not affect any of the remaining portions of that or any other provision of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth below.

DECLARANT:

Ernie Jett
(signature)

DATE: 5/24/18

By: Ernie Jett
(printed name)

Title: OWNER

ADDRESS:

4410 SE 282ND Gresham, OR 97080
(mailing address)

BO _____

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STATE OF OREGON)
) ss.
County of _____)

Personally appeared before me this _____ day of _____, 20____,
 _____ (name) and acknowledged the foregoing
 instrument to be his/her voluntary act and deed.

By: _____
Notary Public for Oregon

My Commission Expires: _____

Approved as to form:

Building Official or Designee _____ Date: _____
(signature)
_____, _____
(printed name) (title)

BO _____

Last updated 11/14/17

EXHIBIT A

Legal Description of Parcels

EXHIBIT B

Plat Describing Easement and Common/Shared Elements

BO _____

Last updated 11/14/17

18-177 009/41-R5

NSFR Plan Review Intake Screening Checklist

Permit / Plan / R #:

	Requirement	Missing?	Code Section
General	<input checked="" type="checkbox"/> Correct orientation (nothing mirrored)		1 R106.1.1
	<input checked="" type="checkbox"/> 2017 Energy measures noted (not reviewing for application)		2 Table N1101.1(2)
	<input checked="" type="checkbox"/> Exterior elevations & noted site slope match		3 R106.1.1, R401
	<input type="checkbox"/> ADU fire separation(s) shown (not reviewing compliance)		4 R106.1.1, R302
	<input checked="" type="checkbox"/> If by an Architect must be stamped and signed by same		5 R106.3.4
Dims.	<input checked="" type="checkbox"/> From property lines to building & building to building		6 R302
	<input checked="" type="checkbox"/> To each exterior wall opening (windows, doors)		7 R106.1.1, R602.10
	<input checked="" type="checkbox"/> All interior walls and bearing and foundation plan		8 R106.1.1
Windows	<input checked="" type="checkbox"/> Sizes		9 R106.1.1, R310
	<input checked="" type="checkbox"/> Operating function		10 R310, R303
	<input checked="" type="checkbox"/> Information must be on floor plans (notes or tags)		11 R106.1.1
Beams	<input checked="" type="checkbox"/> Calculations must cross-reference (BM-1, BM-2, MB-3 ...)		12 R106.1.1
	<input checked="" type="checkbox"/> Beam I.D.'s (separate layout preferred but not req'd)		13 City practice
Floor or Roof Trusses	<input checked="" type="checkbox"/> Roof Layout required (must match plans) <input type="checkbox"/> Deferred?		18 R802.10
	<input checked="" type="checkbox"/> Current signed Oregon stamp required		19 R106.3.4
	<input type="checkbox"/> Floor Layout required (must match plans) <input type="checkbox"/> Deferred?		20 R802.10
	<input type="checkbox"/> Current signed Oregon stamp required		21 R106.3.4
I-Joists	<input type="checkbox"/> Layout required (must match plans if not on the plans)		22 R802.10
	<input type="checkbox"/> Must include a "series" or "grade" (TJI 110, BCI 20, ...)		23 R802.10
(Note: design Engineer's stamp is NOT req'd)			
Engineered	<input checked="" type="checkbox"/> Calcs with current signed Engineer's stamp		24 R106.3.4
	<input checked="" type="checkbox"/> Shearwall schedule & Hold down schedule on plans		25 R106.1.1
	<input checked="" type="checkbox"/> All details within calcs must be on plans		26 R106.1.1
Prescriptive	<input type="checkbox"/> Must identify code edition (2008 or 2017)		27 R106.1.1
	<input type="checkbox"/> Each required panel location and length I.D.'d on plans		28 R602.10
	<input type="checkbox"/> Shearwall type legend (CS-WSP, BP, ABP, PF ...)		29 R602.10
	<input type="checkbox"/> Required details (ABP, BP, Portal Frame ...)		30 R302.10
Town's	<input checked="" type="checkbox"/> Detailed unit separation		31 R302
	<input checked="" type="checkbox"/> Draft maintenance agreement	X	32 R302.2.1
	<input checked="" type="checkbox"/> Utilities (including meters) must be shown on site plan	X	33 R302.2.1.2
4-Story	<input type="checkbox"/> Notify Permit Technician to add Electrical Plan review		34 OAR 918-311-0040
	<input type="checkbox"/> Notify Permit Technician to add & bill Fire Sprinklers		35 R301.3, Code guide
	<input checked="" type="checkbox"/> Compliance with 4-story code guide		36 R301.3, Code guide
	<input type="checkbox"/> Must be designed by a licensed Structural Engineer		37 R301.3, Code guide

Add Additional Comments:

Intake screening by: HEMID BARKAWATI Date: 5/24/18

☒ Approved for Intake

☒ Revisions and recheck required

PLEASE RETURN THIS FORM AT TIME OF RESUBMITTAL

Revision date: 05/15/18

HB 5/24/18