



City of Portland, Oregon - Bureau of Development Services

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



Permit Revision Submittal Requirements and Application

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

Applicants will provide:

☐ A copy of this application

☐ Three (3) sets of plans that clearly reflect the proposed change(s).

Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.

☐ One (1) copy of the original city approved permit

drawings. (NOTE: If your project has an assigned process manager please contact them regarding submittal of the revision).

☐ Two (2) sets of calculations, if applicable

☐ Inspector's correction notice, if revision is due to an inspection correction

☐ Revision fee (paid at time of submittal)

Contact Information:

Contact name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

Value of proposed revision _____ Issued permit # _____

Job site address _____

Description of revision _____

Fees:

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

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

Helpful Information:

Bureau of Development Services

City of Portland, Oregon

1900 SW 4th Avenue, Portland, OR 97201

www.portlandoregon.gov/bds

Submit your plans in person to:

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

Important Telephone Numbers:

BDS main number503-823-7300

DSC automated information line503-823-7310

Building code information503-823-1456

BDS 24 hour inspection request line503-823-7000

Residential information for

one and two family dwelling503-823-7388

General Permit Processing and

Fee Estimate info503-823-7357

City of Portland TTY503-823-6868





June 4, 2020

Landscape East & West
ATTN: Brandon Sackett

Bauer-Burt Property Landscape Reconfiguration
6702 SE 29th Ave. Portland, OR, 97202

11814 SE Jennifer Street
Clackamas, OR 97015
Business: 503.722.7267

Dear Brandon,

Landscape East & West is reconfiguring the back yard landscape at the Bauer-Burt residence in southeast Portland. The plan involves brick paver walkways being removed, reconfigured, and replaced; building a pergola structure; and redesigning and planting of new landscape plants. On the site are three large mature Douglas fir trees (*Pseudotsuga menziesii*), located in an east – west line on the north side of the back yard, adjacent to the property line. Landscape East & West asked Bartlett Tree Experts (BTE) to assess the trees and provide Tree Preservation Guidelines to protect the trees during construction.

Construction had already begun when I visited the site to visually assess the trees. They were in good condition; with no obvious structural defects that would limit their suitability for preservation. Some of the work that had already begun on the project included the previous brick paver paths being removed, the pergola structure being anchored and built, and existing irrigation lines being traced and excavated in some areas for repair or reconfiguring.

The tree protection fencing was only protecting one tree:

- Douglas fir #1 – furthest west – 45" DBH, no fencing
- Douglas fir #2 – middle - 42" DBH, no fencing
- Douglas fir #3 – furthest east - 46" DBH, 13.5 feet radius Tree Protection Fencing (Photo 1)



Photo 1 of tree #3 with RPZ fencing installed, seen through the new pergola structure.

I assessed visually apparent impacts to the trees. On construction projects without tree protection fencing or with construction inside of the fencing, I anticipate root damage from excavation within the rooting zone. The excavations were still open at the time of my visit, and I did not observe any root greater than 1" in diameter that had been damaged. The construction crew confirmed that they had not observed damage to any roots greater than 1" in diameter. Excavation had taken place near all three trees:



Photo 2 of tree #1 with previous paver walkway removed.

- Tree #1 – paver walkway removed within 1 foot of the base (Photo 2)
- Tree #2 – pergola foundation excavated 6 feet from the base
- Tree #3 – irrigation trench 9 feet from the base

I reviewed the *Bauer Structure Site Plan* and the *Planting Plan* created by Landscape East & West, updated February 6, 2020. The main impacts to the three trees will be removal of old pavers and installation of new ones, the construction of the pergola structure, and repair and updating of the existing irrigation system. Based on my assessment of impacts to the trees that have already happened and my evaluation of future impacts from the plans, I believe that all three trees will survive construction and experience minor impacts.

Tree #1 is expected to experience disturbances on all sides, whether from installation of the new paver walkway or the installation of new plant material. Tree #2 will experience disturbances on three sides, with the most invasive (the footings for the pergola) already having been completed (Photo 3). Tree #3 is expected to be disturbed the least, with four bolts securing the wood fence on the east side of the property to the trunk of the tree being the most invasive. The scope of the work necessary for this project is generally light in comparison to that of house additions or construction of new buildings. Excavations of paver paths and irrigation lines will generally be minimal. I expect these trees to survive construction.

Tree #3 can be protected from construction with typical tree protection fencing, but trees #1 and 2 are in confined spaces, with the house on the south side and the wood fence on the north side. Tree protection fencing would block construction traffic, and the project's scope and the limited amount of space available require alternative methods. Following the Tree Protection Guidelines, stated below, will provide the best chance of survival for these trees being preserved.

Tree Preservation Guidelines

Tree preservation is intended to not only foster tree survival during development, but also to promote maintenance of tree health and beauty into the future. Trees retained on sites that are injured or damaged during construction or are insufficiently maintained afterward become a liability rather than an asset. How individual trees respond to disturbances will depend on the extent of excavation and grading, the care with which demolition is undertaken, and the construction methods employed. Coordinating any construction activity inside the **Root Protection Zone (RPZ)** can minimize these impacts.



Photo 3 showing excavation for the pergola to the right and the base of tree #2 to the left.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Root Protection Zone

1. No further grading, excavation, demolition, construction or storage or dumping of materials shall occur within the RPZ without approval from the Project Arborist. The Root Protection Zones are:
 - Tree #1 – 1 foot
 - Tree #2 – 2 feet
 - Tree #3 – 13.5 feet
2. Do not move or work within the chain link fence protecting Tree #3 without contacting the Project Arborist.
3. Plywood sheets shall be placed on the ground covering the RPZ surrounding trees #1 and 2 to disperse the weight of foot and equipment traffic near the trees and reduce the extent of any compaction around the trees' roots. The sheets can be relocated for the purpose of installing the new paver walkway, plant material, and associated irrigation components only.

Pre-demolition and pre-construction treatments and recommendations

1. Any changes to the plans affecting the trees should be reviewed by the Project Arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. The demolition and construction superintendents shall meet with the Project Arborist before beginning further work to review all work procedures, access routes, storage areas, chain link fence removal and tree protection measures.

Tree Protection During Construction

1. Tree protection fencing is to remain until all site work has been completed within the work area. Fence may not be relocated or removed without approval of the Project Arborist.
2. Construction trailers and storage areas must remain outside RPZ.
3. During Construction, no vehicles or heavy equipment should be operated within the dripline of trees.
4. Any further excavation within the canopy dripline should be done by hand to allow discovery of roots over 2" in diameter, and access for root pruning.
5. Any root pruning required for construction purposes shall receive the prior approval of the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
6. Prior to grading or trenching, trees may require root pruning outside the RPZ. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
7. Any herbicides placed under paving materials must be safe for use around trees and be labeled for that use.
8. Spoil from trench, footing, utility, or other excavation shall not be placed within the RPZ, neither temporarily nor permanently.

9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied.
10. No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within the RPZ any trees.

If you have any questions about my observations or recommendations, please contact me.

Sean J Rinault



Regional Inventory Arborist

ISA Board Certified Master Arborist PN-7889B

ISA Tree Risk Assessment Qualified

srinault@bartlett.com

Limits of the Assignment

Information regarding the trees included in this report was obtained from the current site plan submitted to Bartlett Tree Experts (BTE) by Brandon Sackett, and a physical inventory conducted by BTE on June 1, 2020.

The inventory was performed from the ground for visual conditions.

This tree inventory was not a tree risk assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

There is no guarantee for the preservation of the trees contained in this report, however, the preservation plan is made with the best interest intended for the trees being preserved.

Assumptions and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the persons to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

This report, or any copy thereof, shall not be conveyed, in whole or in part, by anyone, including the client, to the public via any media type or outlet, without the prior expressed consent of the consultant specifically as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualification.

This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Illustrations, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plans or property in question may not arise in the future.