



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.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.

Minimum Submittal Requirements (check all boxes and sign below):

- ☒ A copy of this application.
- ☒ One PDF copy of plans for electronic submittals or three copies for paper submittals.
- ☒ All plans must clearly reflect the proposed change(s). Changes must be bubbled.
- ☒ Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.
- ☒ Project narrative for extensive revisions.
- ☒ One PDF copy of calculations and other supporting documents for electronic submittals or two copies for paper submittals.
- ☐ Copy of Inspector's correction notice, if the revision is due to an inspection correction. One PDF copy for electronic submittals and two copies for paper submittals.

Applicant Information:

Applicant Name Terry Amundson
 Street Address 2117 NE Oregon Ave City/State/ZIP 97232
 Email terry@koblecreative.com Phone 503.539.4300
 Value of Proposed Revision \$0 Issued Permit # 2021-061404-000-00-CO
 Job Site Address 1407 SE Cora St City/State/ZIP Portland, OR 97202

Description of Revision

Omitted suite 112 interior scope. Change of occupancy only.

Applicant Signature  Date 10/14/21

Fees:

An invoice with permit fees will be sent to the applicant once minimum submittal requirements have been verified. Permit Revisions are subject to fees associated with plan review, processing and any increase in project value.

The Bureau of Development Services fee schedule is on the BDS web site: www.portlandoregon.gov/bds/article/102792

Helpful Information:

Bureau of Development Services | City of Portland, Oregon
 1900 SW 4th Avenue, Portland, OR 97201
 For Hours Call 503-823-7310 or visit www.portlandoregon.gov/bds

Important Telephone Numbers:

BDS main number	503-823-7300
DSC automated information line	503-823-7310
Building code information	503-823-1456
BDS 24-hour inspection request line	503-823-7000
Residential information for one- and two-family dwelling	503-823-7388
General Permit Processing and Fee Estimate info	503-823-7357
Zoning Information Line	503-823-7526
City of Portland TTY	503-823-6868



SYSTEMS DEVELOPMENT CHARGE FORM

Commercial Projects

Effective July 1, 2019

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____	Address _____
Qtr Sec Map(s) _____	_____
Building Permit # _____	Tax Account # _____

Systems Development Charges (SDCs) are collected by the bureaus of Environmental Services, Parks and Recreation, Portland Water Bureau and the Portland Bureau of Transportation to help offset the impact your project will add to the City's infrastructure of storm and sanitary sewer systems, parks and recreation facilities, water and street systems. Commercial SDC fees for Parks went in to effect January 1, 2009, please call 503-823-5105 for details. The Bureau of Development Services does not charge SDCs.

- Complete for:**
- new construction
 - adding or removing plumbing fixtures
 - building additions or tenant improvements that change the number of units
 - change of use or occupancy
 - increase of impervious surfaces over 500 sq. ft.
- (as indicated on pages 2 and 3).

Applicant Name Terry Amundson

Address 2117 NE Oregon St, Suite 201

City Portland State OR Zip Code 97232

Day Phone 503-539-4300 FAX _____ email terry@koblecreative.com

Describe the scope of the project. If applicable, include detail on the existing use(s) of the structure. If a building has been demolished, provide the demolition permit number and include the previous use information in column 4 in the following table (attach additional sheets as necessary).

Interior first level improvement for occupancy of first-time tenants in suites 111 & 112.

What county is your project in?

- ☒ Multnomah, inside Portland
☐ Multnomah, outside Portland

- ☐ Clackamas
☐ Washington

Complete the table below and on the following page

Column 3: Enter the size (number of units) of your proposed development.

Column 4: If the project site has existing buildings or structures, enter the size (number of units) of the existing or most recent use and indicate the size (number of units) being demolished.

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
Residential			
Single or Multi family	Dwelling		18
	699 sq feet or less		12
	700 sq feet to 1,199 sq feet		6
	1,200 sq feet to 1,699 sq feet		
	1,700 sq feet to 2,199 sq feet		
	2,200 sq feet or more		
Senior Housing/Assisted Living/Nursing Home	Dwelling		
	699 sq feet or less		
	700 sq feet to 1,199 sq feet		
	1,200 sq feet to 1,699 sq feet		
	1,700 sq feet to 2,199 sq feet		
	2,200 sq feet or more		
Portland Bureau of Transportation (PBOT)			
Commercial Services			
Bank	sq ft/GFA		
Day Care	sq ft/GFA		
Hotel/Motel	rooms		
Service Station	Vehicle Fueling Position - VFP		
Movie Theater/Event Hall	sq ft		
Car Wash	wash stall		
Health Club	sq ft/GFA		
Commercial Institutional			
School, K-12	sq ft/GFA		
University/College/Jr College	student		
Church	sq ft/GFA		
Hospital	Sq ft/GFA		
Park	acre		
Commercial Restaurant			
Restaurant (stand-alone)	sq ft/GFA		
Quick Service Restaurant (drive-through)	sq ft/GFA		

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
Commercial Retail			
Shopping/Retail	sq ft/GFA		1,327 sf
Convenience Market	sq ft/GFA		
Free Standing Retail Store/Supermarket	sq ft/GFA		
Car Sales, New and Used	sq ft/GFA		
Commercial Office			
Administrative Office	sq ft/GFA		3,953 sf
Medical Office / Clinic	sq ft/GFA		
Commercial Industrial			
Light Industrial / Manufacturing	sq ft/GFA		
Self-storage	sq ft/GFA		
Warehouse / Storage	sq ft/GFA		
Other			
Portland Parks and Recreation (PPR)			
Commercial Services			


Column 3: Enter the square footage of your proposed development's occupancy.

Column 4: Enter the square footage of any existing building's use or occupancy that will be demolished or changed within the last 36 months for your proposed development.

(1) Use Examples	(2) Occupancy Group Code	(3) Square Footage (GFA)	(4) Square Footage (GFA) in Existing Use
Hospital, convalescent hospital, institutional day care	I-1, I-2, I-4		
Office, bank	B		3,953 sf
Retail, restaurant, nightclub	M, A-2		1,327 sf
Industrial, school, assembly hall, motel, hotel	A-1, A-3, A-4, E, F, H, Non-Dwelling Unit R (R-1)		
Warehouse, storage parking garage, mausoleum	S, U		

Signature and Date (to be completed by all development review customers)

I certify that the information presented throughout this document is current and accurate to the best of my knowledge:

Print name Terry Amundson Signature  Date 10/14/21

Company name and your position Terry Amundson, Koble Creative Architecture

Bureau of Environmental Services (BES)

Fixture Worksheet and Stormwater Information Form

Residential/Multiple Dwellings (number of units): 18

NOTE: Residential units for mixed-use developments will be charged 0.8 EDU per unit or \$5,533.60/unit.

The commercial spaces will be charged by Plumbing Fixture Unit (PFU).

Part I: Calculation of Plumbing Fixture Units (PFUs) for Commercial, Retail and Office spaces only.

Fixture Type (for Commercial only)	Number of Fixtures to be Added [1]	Number of Fixtures to be Removed [2]	Net Change in Number of Fixtures [3]	Equivalency Factor [4]	Net Change in Number of PFUs
<i>Calculation</i>			[1] – [2]		[3] x [4]
Bar Sink				2.0	
Bathtub or Combination Bath/Shower				4.0	
Clothes Washer				4.0	
Dental Unit or Cuspidor				1.0	
Dishwasher	1			1.5	1.5
Drinking Fountain or Water Cooler				0.5	
Laundry Sink				1.5	
Lavatory (wash basin), single	1			1.0	1
Lavatory (wash basin), sets of 2 or 3				2.0	
Service Sink or Mop Basin	1			3.0	3
Shower Stall				2.0	
Sink, Commercial, Food & Service				3.0	
Sink, General	2			2.0	4
Urinal				2.0	
Water Closet, Private	1			3.0	3
Other* Floor Drain	3			2.0	6
Other* (Specify)					
* For Other fixtures, use PFU values from Oregon Plumbing Specialty Code	Total of Net Changes in PFUs (if negative enter negative number) (if applicable show negative number for future credit)				18.5

Storm Water Identification:

Are you increasing the impervious surface: ☐ yes ☒ no

If yes, please note the Impervious Surface Area (i.e. hard surface such as roof, asphalt, concrete, building footprint, etc.) as requested below:

Total impervious area on site after completion: _____ sq. ft.

Existing impervious area before construction: _____ sq. ft.

New impervious area to be added to site: _____ sq. ft.

Provide the amount of lineal footage of property fronting all public rights-of-way: _____ ft.

Portland Water Bureau

Water Meter Sizing Worksheet – Commercial or Mixed Use

Revised: June 2019 According to OPSC Table 610.10

Building Permit Number	Service Address
------------------------	-----------------

(1) Type of Fixture	(2) Total Fixtures in New/Remodeled Structure	(3) Fixture Values	(4) Total Fixture Unit Value
Bar sink	x	2.0	=
Bathtub or Tub/Shower	x	4.0	=
Clinic Sink	x	3.0	=
Clothes Washer	x	4.0	=
Dishwasher	1 x	1.5	= 1.5
Drinking Fountain	x	0.5	=
Hose Bibb, 1 st one	x	2.5	=
Hose Bibb, each additional	x	1.0	=
Kitchen Sink	2 x	1.5	= 3
Laundry Sink	x	1.5	=
Lavatory Sink	1 x	1.0	= 1
Mop or Service Sink	1 x	3.0	= 3
Shower	x	2.0	=
Urinal, 1st one	x	20.0*	=
Urinal, each additional	x	15.0*	=
Water Closet	1 x	2.5	= 2.5
Water Closet, Flushometer Valve - 1st one	x	40.0*	=
Water Closet, Flushometer - each additional	x	25.0*	=

Note: Fixture units for flushometers are approximate values. Values will be reviewed and may be adjusted by the Water Bureau staff based on 2017 Oregon Plumbing Specialty Code Table 610.10.

Total Fixture Units: **11**

Note: There may be an SDC credit if existing meters are utilized or removed. SDC's are not assessed to fire lines. Fees are due at the time that water service installation is paid. Call Water Bureau Development Services, 503-823-7368 with any questions

Instructions

Column 2: Enter the total number of each fixture type for the completed project. If the project has an existing structure that will be using the same water meter, enter the total number of each fixture type for the completed project **(existing and proposed)**.

Column 3: Per unit value of each fixture type

Column 4: Enter the number of column 2 times column 3

Total Fixture Unit Count	Required Meter Size
0 - 22	5/8" meter
22.5 - 37	3/4" meter
37.5 - 89	1" meter
89.5 - 286	1.5" meter
286.5 - 532	2" meter
532.5 - 1,300	3" meter
1,300.5 - 3,600	4" meter
3,600.5 - 8,200	6" meter

NOTE: There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines.

Fees are due at time water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.

Definitions

from Institute of Transportation Engineers Trip Generation Manual

Gross Floor Area (GFA)

The sum (in square feet) of the area of each floor level in the building, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores and offices, that are within the principal outside faces of exterior walls, not including architectural setbacks or projections. Included are all areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this GFA is considered part of the overall square footage of the building. However, unroofed areas and unenclosed roofed-over spaces, except those contained within the principle outside faces of exterior walls, should be excluded from the area calculations. For purposes of trip generation and parking generation calculations, the GFA of any parking garages within the building should not be included within the GFA of the entire building. The unit of measurement for office buildings is currently GFA; however, it may be desirable to also obtain data related to gross rentable area and net rentable area. With the exception of buildings containing enclosed malls or atriums, GFA is equal to gross leasable area and gross rentable area.

Optional Alternate Rate and Fee Calculation

Transportation

If you want us to use trip generation rates other than those used in the City's Transportation SDC Ordinance and Rate Study, you must submit data certified by a professional traffic engineer. Use *Request for Alternate Trip Generation Rate and SDC Calculation Form TSDC-3* to submit such data, and attach it to this application. Institutional development (educational and medical campuses) may elect to base SDC on annual changes in trip generation. Submit *Election by Institutional Development of Special Trip Generation Rate and SDC Calculation Form TSDC-4*.

Parks

If you want us to use an alternate number of persons per Dwelling Unit for residential development, or resident equivalents for non-residential development than those used in the City's Parks SDC Methodology Report, you need to submit documentation, analyzed and certified by a suitable and competent professional. Alternative SDC rate calculations must be based on analysis of occupancy of classes of structures, not on the intended occupancy of a particular New Development. Use Alternative SDC Rate Request (Form PSDC-6) and attach it to this application.

Optional Credit for

Providing Qualified Public Improvements

Transportation

If you want to reduce the amount of your Transportation SDC, you may make improvements to specific transportation facilities in the City of Portland. Use "Request for Credit for Qualified Public Improvement" Form TSDC-5 to submit such data, and attach it to this application.

Parks

To reduce the amount of your Parks SDC, you may donate property or improvements to certain qualified park facilities in the City of Portland. Use "Request for Parks SDC Credit for Qualified Public Improvement" (Form PSDC-7) to submit a request, and attach it to this application.

Timing and Method of Payment

The City will give you a Notification of SDC Fees if you are required to pay any charges for your development. At this point you will decide when and how to pay for the SDCs.

For all SDCs...

- Pay by cash, check, money order or credit card at the time the City issues a building permit.
- Water SDCs are due when water services are purchased. Pay by check, money order or credit card.
- Request a City loan by completing and signing an installment contract to pay the SDCs in monthly installments over a number of years.*
- Defer payment for 6, 9, or 12 months, depending on the project valuation.
- Transfer SDC credits (contact respective bureaus for more information).

* **SPECIAL NOTE:** The City secures a loan or deferral by recording a lien on the benefited property. The lien remains in effect until the SDCs are paid in full. The City charges a non-refundable processing fee to cover the expense of setting up a loan or deferral. The installment contract must be signed by the property owner of record before the City authorizes a loan for the SDCs.

If you need help:

If you need help with this form or have questions about your Systems Development Charge (SDC) please call:
 Portland Bureau of Transportation..... 503-823-7002
 Bureau of Parks and Recreation 503-823-5105
 Bureau of Environmental Services 503-823-7761
 Portland Water Bureau 503-823-7368

Portland Housing Bureau (PHB) administers the SDC Exemption Program for affordable housing.

For more information:

Website: www.portlandoregon.gov/phb/sdc

E-mail: Inclusionary-Housing@portlandoregon.gov

Phone: 503-823-9042

Permit Revision Narrative

project name:	Cora Suite 111 & 112 TI 1407 SE Cora St Portland, OR 97202	project number:	21-028
		Revision #:	001
owner:	Cora 4242 LLC 323 NW 13 th Ave, 403 Portland, OR 97209	date:	10/14/2021
from:	Koble Creative 2117 NE Oregon St Suite 201, 97232	contract dated:	Permit Set 5/25/21
to:	Building Department Services	distribution:	

d e s c r i p t i o n :

The proposed permit revision omits interior scope initially proposed in Suite 112. The tenant space retains its original exit configuration and occupancy. Any proposed change of occupancy in Suite 112 will be required to apply for a separate building permit. There are no changes proposed for the approved layout in Suite 111.

- 1) COVER SHEET
 - o Updated drawing index
- 2) SHEET G201 – CODE ANALYSIS PLAN – LEVEL 1 PROPOSED
 - o Revised suite 112 to B occupancy Salon
 - o Revised occupant load factors and occupant load calculations
- 3) SHEET A201 – LEVEL 1 FLOOR PLAN
 - o Revised suite 112 to Salon
- 4) SHEET A211 – ENLARGED PLAN, DOOR SCHEDULE
 - o Omitted sheet
- 5) SHEET P001.2 – PLUMBING SCHEDULES SUITE 112
 - o Omitted Sheet
- 6) SHEET P201.2 – PLUMBING FLOOR PLAN SUITE 112
 - o Omitted Sheet



- 7) SHEET P601.2 – PLUMBING DETAILS SUITE 112
- o Updated per Salon revision

a t t a c h m e n t s :

- (3) Revised Plan Sheets, 22x34
- (1) Revision Narrative, 8.5x11
- (1) Revised SDC form, 8.5x11
- (1) Revision Application, 8.5x11

i s s u e d b y :

Koble Creative Architecture, LLC

