



## City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | [www.portland.gov/bds](http://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 \_\_\_\_\_  
Street Address \_\_\_\_\_ City/State/ZIP \_\_\_\_\_  
Email \_\_\_\_\_ Phone \_\_\_\_\_  
Value of Proposed Revision \_\_\_\_\_ Issued Permit # \_\_\_\_\_  
Job Site Address \_\_\_\_\_ City/State/ZIP \_\_\_\_\_  
Description of Revision \_\_\_\_\_

Applicant Signature 1341 \_\_\_\_\_ Date \_\_\_\_\_

### 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](http://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](http://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

TABLE N1101.1(2)ADDITIONAL MEASURES	
1	HIGH EFFICIENCY HVAC SYSTEMa
	a.Gas-fired furnace or boiler AFUE 94%

FOOTNOTES

- a.Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
- b.The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.
- c.In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS	
ABOVE GRADE WALL	R-21 INT. <sup>c</sup>
BELOW GRADE WALL	R-15c./R-21
FLAT CEILINGS	R-49
VAULTED CEILINGS	R-30 RAFTER
	R-30a <sup>b,h</sup> SCISSOR TRUSS
UNDERFLOORS	R-30
SLAB-EDGE PERIMETER	R-15
HEATED SLAB INTERIOR	R-10
WINDOWS	U-0.27
SKYLIGHTS	U-0.50
EXTERIOR DOORS	U-0.20
EXTERIOR DOORS W/ 2.5 ft GLAZING	U-0.40
FORCED AIR DUCT INSULATION	R-8

- a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-factor standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-factors contained in Table N1104.1(1).
- b. R-values used in this table are nominal for the insulation only in standard wood-framed construction and not for the entire assembly.
- c. Wall insulation requirements apply to all exterior wood-framed, concrete or masonry walls that are above grade. This includes cripple walls and rim joint areas. Nominal compliance with R-21 insulation and Intermediate Framing (N1104.5.2) with insulated headers.
- e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.
- f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces). R-49 insulation installed to minimum 6-inches depth at top plate at exterior of structure to achieve U-factor.
- g. Vaulted ceiling surface area exceeding 50 percent of the total heated space floor area shall have a U-factor no greater than U-0.026 (equivalent to R38 rafter or scissor truss with R-38 advanced framing).
- h. A = Advanced frame construction. See Section N1104.6.
- i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.
- j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF1111.2, Item 3 shall comply with window performance requirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building thermal envelope requirements.
- k. A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of 0.54 or less.
- l. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.
- m. Minimum 24-inch horizontal or vertical below-grade.

**M1505.4 Whole-house mechanical ventilation system.**  
Whole-house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.3.

**M1505.4.1 System design.**  
The whole-house mechanical ventilation system shall provide balanced ventilation. Local exhaust or supply fans are permitted to serve as part of such a system. Outdoor air ventilation provided by a supply fan ducted to the return side of an air handler shall be considered as providing supply ventilation for the balanced system.

**M1505.4.2 System controls.**  
The whole-house mechanical ventilation system shall be provided with controls that enable manual override.

**M1505.4.3 Mechanical ventilation rate.**  
The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table M1505.4.3(1) or Equation 15-1.

TABLE M1505.4.3(1)CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE						
DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS					
	0 – 1	2 – 3	4 – 5	6 – 7	> 7	
Airflow in CFM						
< 1,500	30	45	60	75	90	
1,501 – 3,000	45	60	75	90	105	
3,001 – 4,500	60	75	90	105	120	
4,501 – 6,000	75	90	105	120	135	
6,001 – 7,500	90	105	120	135	150	
> 7,500	105	120	135	150	165	



4 NORTH ELEVATION  
1 1/8" = 1'-0"

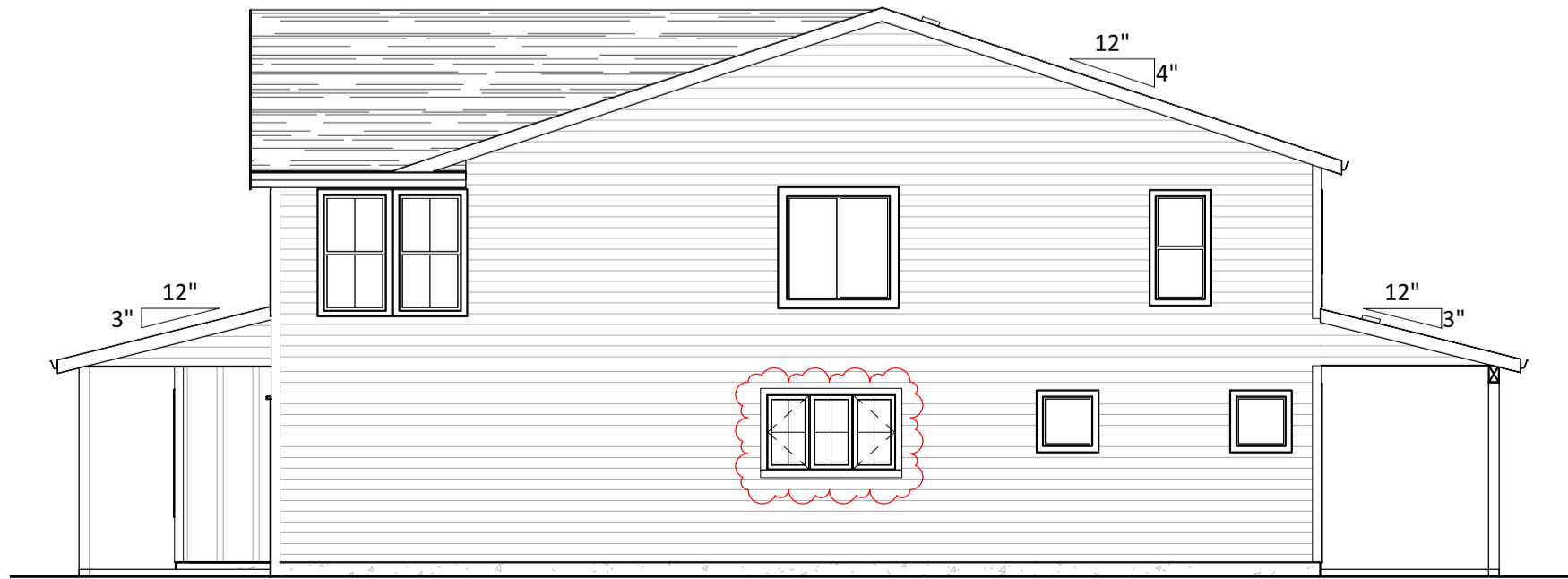


STREET FACING FACADE -	510 S.F.
GLAZING REQUIRED -	76.5 S.F.
GLAZING PROVIDED -	107.5 S.F.
	21.07%

1 WEST ELEVATION  
1 1/4" = 1'-0"



3 EAST ELEVATION  
1 1/8" = 1'-0"



2 SOUTH ELEVATION  
1 1/8" = 1'-0"

City of Portland  
REVIEWED FOR  
CODE COMPLIANCE  
Date: 06/16/23  
Project:  
22-196157-REV 01 RS

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of Builders Design Inc., an Oregon corporation, and use of this said work product is limited to a specified project for the persons named herein, and for the construction of one building. Any use, reuse or disclosure of said plans, reproductions or project, ideas, designs and / or arrangements, other than by Builders Design Inc., is strictly prohibited. Builders Design Inc. shall not be responsible for any errors or omissions in these drawings. The user assumes all responsibility for the accuracy and completeness of the information provided. The user shall be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication. Supervision is not included unless specified in work contract.

HALL RESIDENCE  
2724 NE 47th Ave, Portland, OR 97213  
ELEVATIONS

No.	Date	Issued by
1	Date 1	
2	Date 2	

Project number: 13205  
Date: 5/12/2023 8:23:21 AM  
Drawn by: KG  
Area: 3,224 S.F.  
Scale: As indicated

[illegible]

**1st FLOOR PLAN**

**Rooms and Dimensions:**

- Covered Patio:** 11'-0" x 29'-0"
- Living:** 18'-0" x 9'-0"
- Dining:** 13'-7" x 13'-3"
- Kitchen:** 13'-3" x 5'-0"
- Office:** 11'-2" x 7'-5"
- Garage:** 19'-0" x 13'-0"
- Staircase:** 10'-0" x 10'-0"
- Guest Bath:** 5'-0" x 7'-0"
- Bedroom:** 11'-0" x 11'-0"
- Master Bedroom:** 11'-0" x 11'-0"
- Master Bath:** 5'-0" x 7'-0"
- Entry:** 11'-0" x 11'-0"
- Front Porch:** 11'-0" x 11'-0"
- Back Porch:** 11'-0" x 11'-0"

**Key Features:**

- Fireplace in Living room
- Kitchen Island
- Guest Bathroom
- Central Staircase
- Master Bedroom
- Master Bath
- Entry
- Front Porch
- Back Porch

**Dimensions:**

- Overall Width: 29'-0"
- Overall Depth: 53'-3"
- Living Room Width: 18'-0"
- Living Room Depth: 9'-0"
- Dining Room Width: 13'-7"
- Dining Room Depth: 13'-3"
- Kitchen Width: 13'-3"
- Kitchen Depth: 5'-0"
- Office Width: 11'-2"
- Office Depth: 7'-5"
- Garage Width: 19'-0"
- Garage Depth: 13'-0"
- Staircase Width: 10'-0"
- Staircase Depth: 10'-0"
- Guest Bath Width: 5'-0"
- Guest Bath Depth: 7'-0"
- Bedroom Width: 11'-0"
- Bedroom Depth: 11'-0"
- Master Bedroom Width: 11'-0"
- Master Bedroom Depth: 11'-0"
- Master Bath Width: 5'-0"
- Master Bath Depth: 7'-0"
- Entry Width: 11'-0"
- Entry Depth: 11'-0"
- Front Porch Width: 11'-0"
- Front Porch Depth: 11'-0"
- Back Porch Width: 11'-0"
- Back Porch Depth: 11'-0"

**Notes:**

- 1. 1st Floor Plan
- 2. 1/4" = 1'-0"

	NEW HOUSE LEGEND
	$1/4" = 1'-0"$

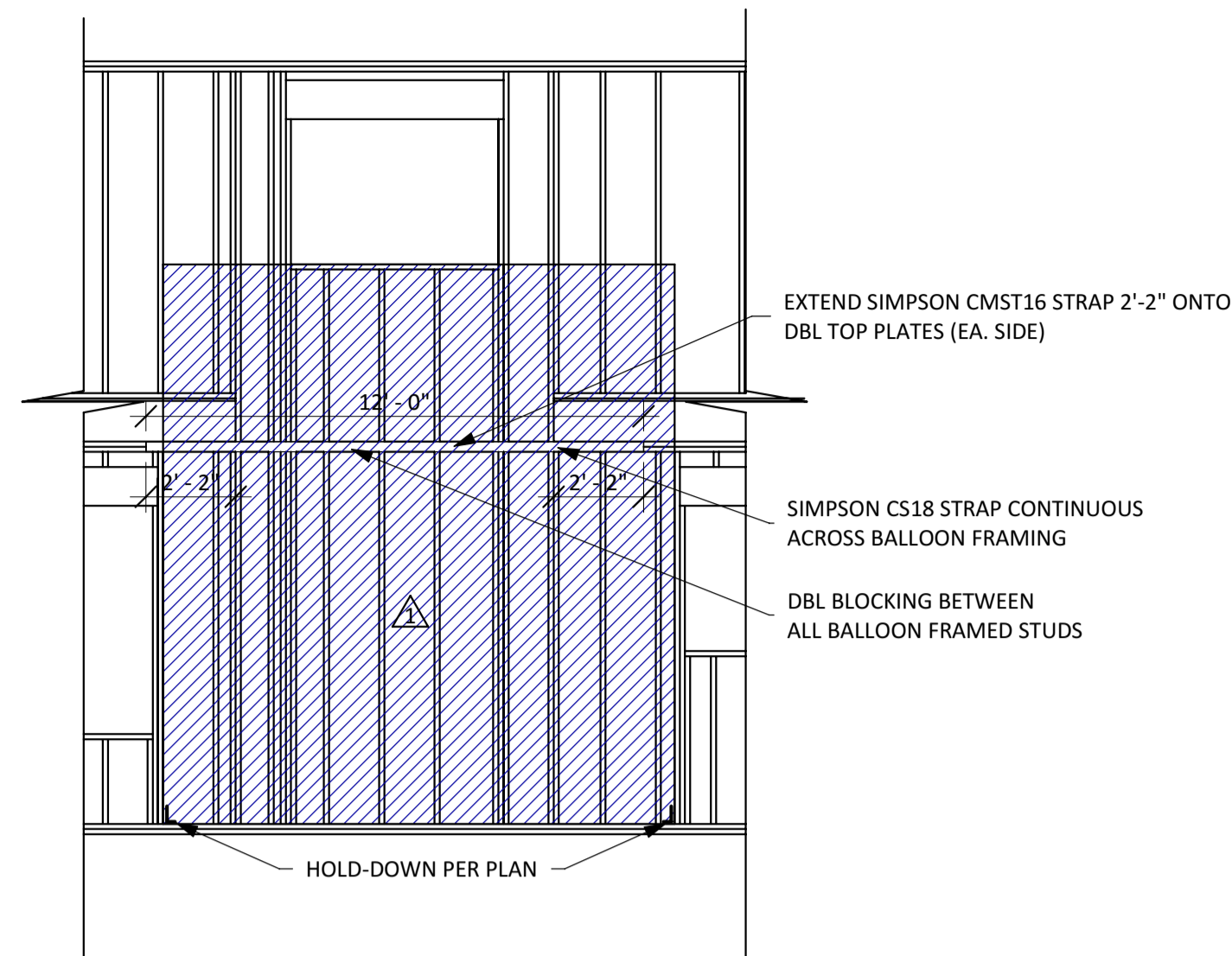
<b>TABLE M1507.4</b>	
<b>EXHAUST RATES FOR RESIDENTIAL DWELLINGS</b>	
DOMESTIC KITCHENS	
RANGE HOODS / DOWNDRAFT EXHAUST	MIN. 150 CFM INTERMITTENT
<b>BATHROOMS-TOILET ROOMS</b>	
ROOMS CONTAINING BATHING AND SPA FACILITIES (STA PRESSURE SHALL BE RATED @ 10-INCH WATER GAUGE FOR INTERMITTENT FANS)	MIN. 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS
TOILET ROOMS WITHOUT BATHING OR SPA FACILITIES, WHEN NOT PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION R303.3.2	MIN. 50 CFM

	MECHANICAL NOTES
	12" = 1'-0"

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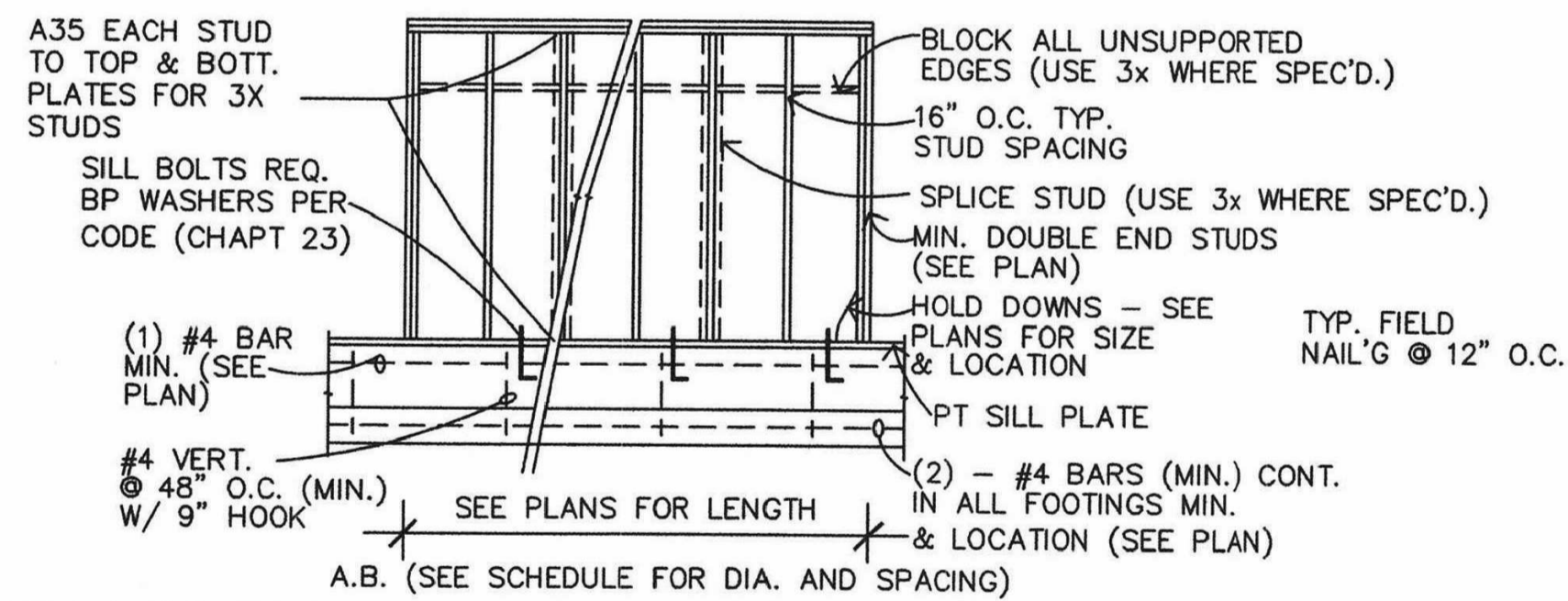
**HALL RESIDENCE**  
2724 NE 47th Ave, Portland, OR 972  
**FLOOR PLANS**

Project number:	13205
Date:	5/12/2023 8:23:23 AM
Drawn by:	KG
Area:	3,224 S.F.
Scale	As indicated



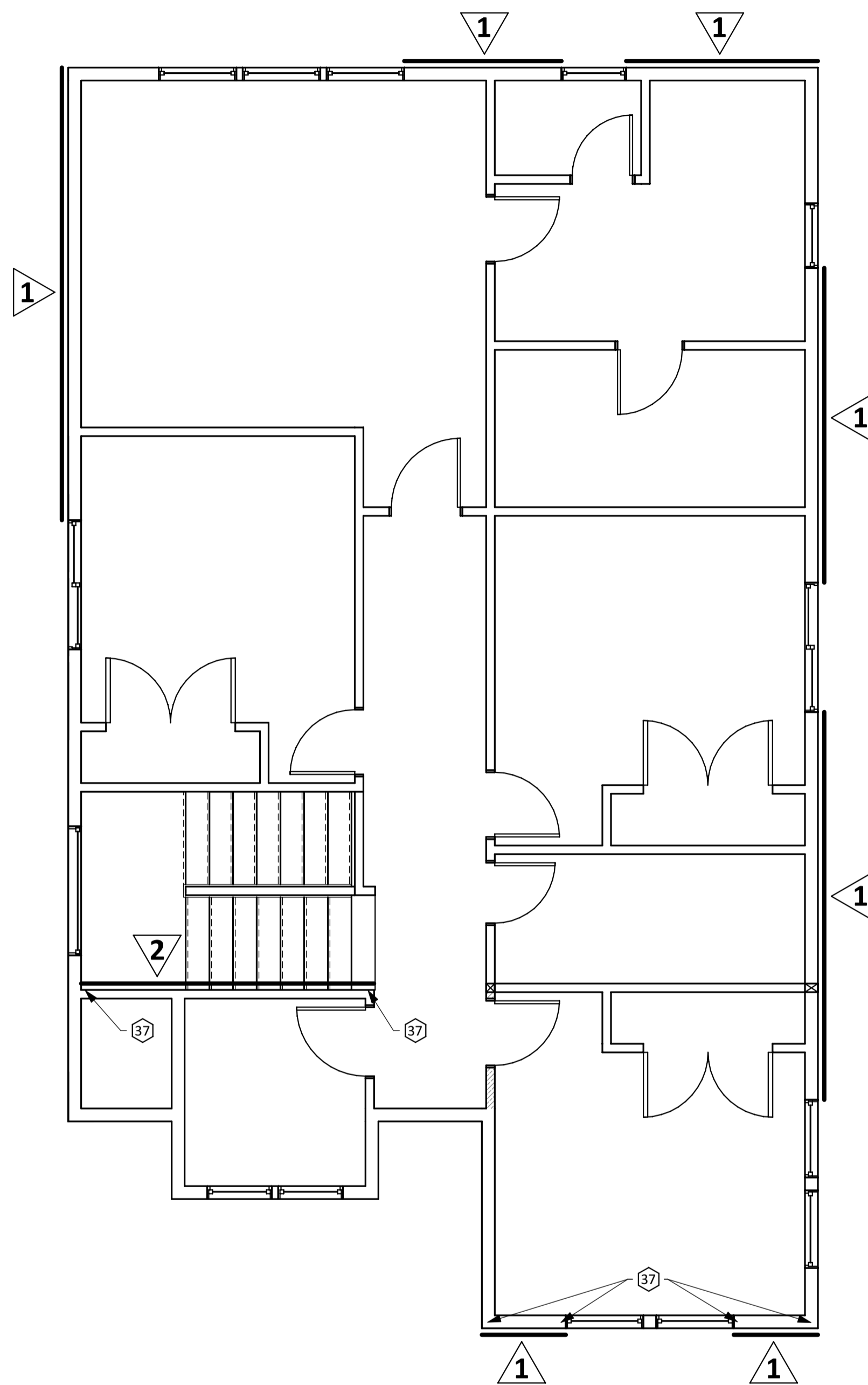
**BALLOON FRAME STRAPPING**  
**4** DETAIL  
**7** 1/4" = 1'-0"

TYPE	SHEAT'G	CAPACITY	SIDE(S)	STUD & BLK'G	SILL PLATE	EDGES NAIL'G	PT SILL PLATE ANCHOR WALL PLATE ANCHOR
1	7/16" APA-RATED	260 PLF	ONE	2X	2X	8d COMMON NAILS @ 6" O.C.	1/2" DIA. x10" @ 32"
2	7/16" APA-RATED	380 PLF	ONE	2X	2X	8d COMMON NAILS @ 4" O.C.	1/2" DIA. x10" @ 24"
3	7/16" APA-RATED	520 PLF	BOTH	2X	2X	8d COMMON NAILS @ 6" O.C.	1/2" DIA. x10" @ 16"
4	7/16" APA-RATED	760 PLF	BOTH	2X	2X	8d COMMON NAILS @ 4" O.C.	1/2" DIA. x10" @ 12"
5	15/32" STRUCT. 1	665 PLF	ONE	3X	3X	10d COMMON NAILS @ 3" O.C.	5/8" DIA. x12" @ 24"
6	15/32" STRUCT. 1	1330 PLF	BOTH	3X	3X	10d COMMON NAILS @ 3" O.C.	5/8" DIA. x12" @ 12"



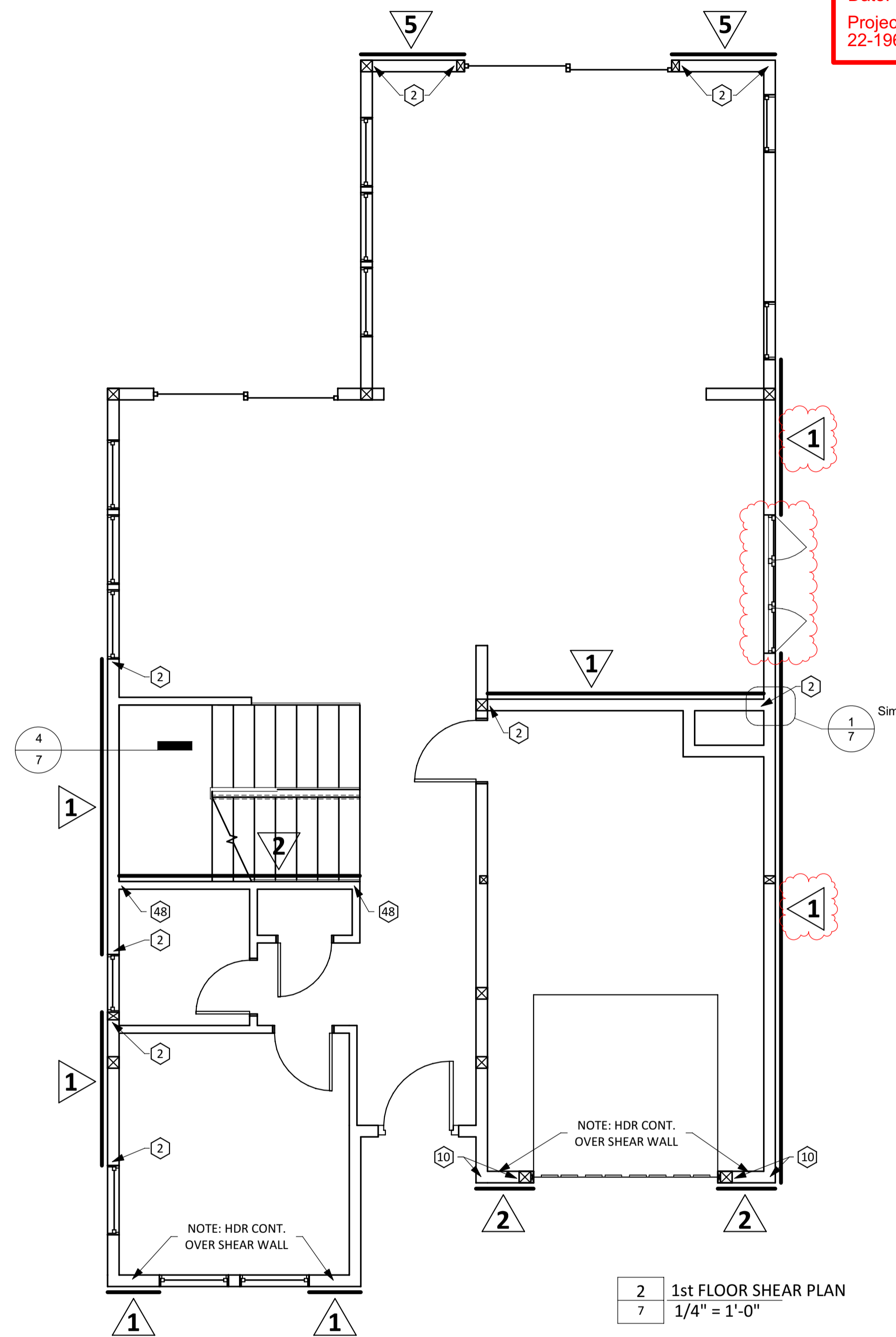
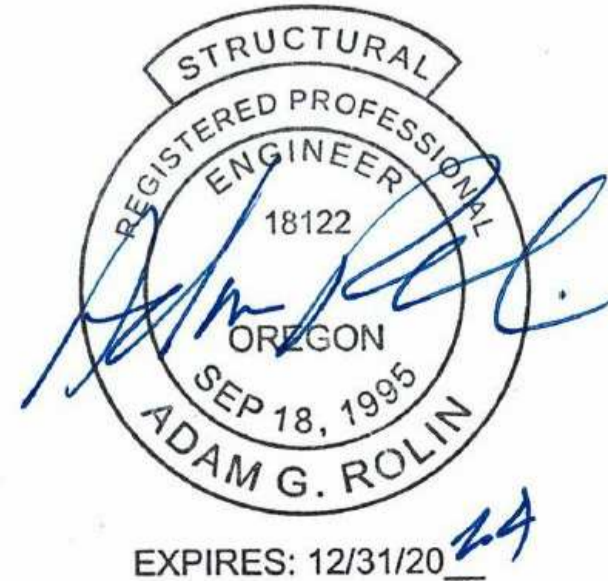
- ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" APA-RATED SHEATHING, UNLESS OTHERWISE NOTED. SEE PLANS.
- WALL ANCHOR - ANCHOR BOLTS TO BE USED AT WALLS OVER FOUNDATION WALL 16d NAILS USED AT BOTTOM PLATES TO FLOOR FRAMING BELOW. 1/2" DIA. x10" AB @ 4"-0" O.C., EXCEPT AS NOTED, AT SILL PLATE.
- "X" SYMBOL INDICATES THE SHEARWALL. THE NUMBER INSIDE OF THE SYMBOL INDICATES THE TYPE OF SHEAR MATERIAL AS SHOWN ON THE SHEARWALL SCHEDULE.
- NAILS:** 8d, 10d AND 16d NAILS SHALL BE COMMON NAILS. GALVANIZED NAILS ARE REQUIRED FOR NAILING TO PRESSURE TREATED PLATES. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.
- NAIL "COLLECTOR" BLOCKING TO PLYWOOD WITH SAME AS EDGE NAILING. SEE PLAN FOR LOCATION.
- SHEARWALLS SHALL EXTEND FROM SILL PLATE TO ROOF OR FLOOR TO FLOOR DIAPHRAGM. USE SHEAR MATERIAL, BLOCKS OR OTHER STRUCTURAL ELEMENTS TO PROVIDE A POSITIVE CONNECTION BETWEEN DIAPHRAGM AND WALLS. SEE DETAIL.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6", PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x.
- WHERE 2 ROWS OF NAILS ARE REQUIRED, THEY MUST BE STAGGERED.
- PT ANCHOR BOLTING IS BASED ON HEM-FIR SILL PLATES. IF USING OTHER MATERIAL FOR SILL PLATE CONTACT THE ENGINEER OF RECORD. ANCHOR BOLTS REQUIRE GALV. 3X3X1/4" SQUARE WASHERS, LIKE SIMPSON BP WASHERS OR SIMILAR.
- SEE CHAPTER 23 OF THE 2021 OSSC FOR INFORMATION NOT LISTED HERE.

2021 OSSC SHEARWALL SCHEDULE



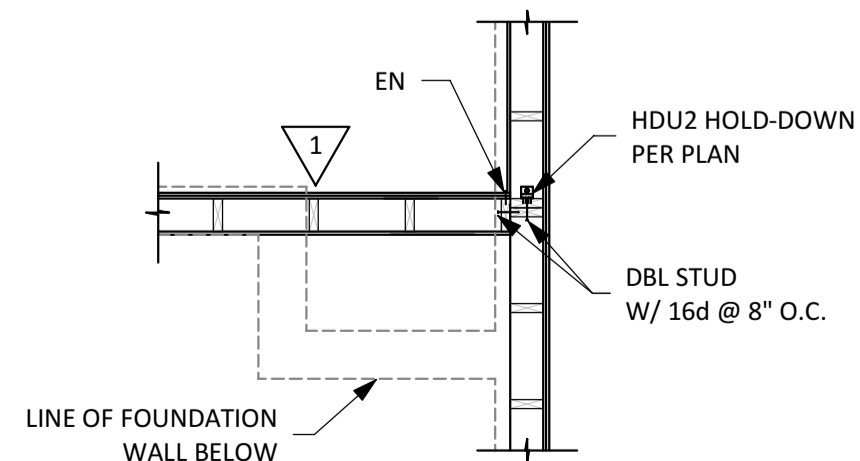
**3** 2nd FLOOR SHEAR PLAN  
**7** 1/4" = 1'-0"

37 SIMPSON MST37 STRAP



**2** 1st FLOOR SHEAR PLAN  
**7** 1/4" = 1'-0"

2	SIMPSON HDU2 HOLD-DOWN W/ SIMPSON SSTB16 ANCHOR BOLT
10	SIMPSON STHD10 HOLD-DOWN
48	SIMPSON MST48 STRAP



**1** ENG. DETAIL  
**7** 3/8" = 1'-0"

City of Portland  
**REVIEWED FOR CODE COMPLIANCE**  
 Date: 06/16/23  
 Project: 22-196157-RE-101-R3

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**HALL RESIDENCE**  
 2724 NE 47th Ave, Portland, OR 97213  
**1st & 2nd FLOOR SHEAR WALL PLANS**

No.	Date	Issued by
1	Date 1	
2	Date 2	

Project number: 13205  
 Date: 5/12/2023 8:23:23 AM  
 Drawn by: KG  
 Area: 3,224 S.F.  
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