

File  
Bury Bldgs  
16

October 26, 1976

TO THE COUNCIL:

Your Commissioner of Finance and Administration returns Council Calendar No. 2068, being communication from Paramount Heathman Hotel by John F. Haviland, President, requesting a hearing before the City Council to amend the Ordinance that allowed the pedestrian passageway over S. W. Salmon Street to permit chairs and tables to be used in the passageway, along with a report from the Building Inspections Manager; RECOMMENDING that the request be granted.

Respectfully submitted,

Neil Goldschmidt

NG:pjr  
Attch.

P

CITY OF PORTLAND  
INTER-OFFICE CORRESPONDENCE  
(NOT FOR MAILING)

October 20, 1976

*From* Bureau of Buildings, David J. Beckman  
*To* Office of the Mayor  
*Addressed to*  
*Subject* COUNCIL CALENDAR #2068  
COUNCIL MEETING JULY 8, 1976

D. J. B.  
**RECEIVED**  
OCT 21 1976  
**MAYOR'S OFFICE**

Regarding Mr. John Haviland's request to modify Ordinance #136160 in order to allow placement of chairs and tables within the pedestrian bridge that connects the Heathman and Haviland Hotels:

Ordinance #136160, which was passed by the Council on March 8, 1973, enabled Jensen Investment Co. to erect the pedestrian bridge over S. W. Salmon Street. Condition (A) limited the use as follows:

"(a) The grantee agrees that the use of the pedestrian bridge shall be limited to the movement of pedestrians and materials only."

Following the completion of the bridge, Mr. Haviland expressed the desire to place tables and chairs within the bridge. He has been notified that this deviates from the condition of the enabling ordinance.

The recommendation of the Bureau of Buildings would be to grant this request to allow his tenants to utilize this area for the purpose of viewing the adjacent street activity, as long as the minimum Code aisle widths are maintained.

Mr. Haviland's agents had appeared before the Building Code Board of Appeal on March 29, 1973. The Fire Marshal, Jim Kerr, concurred with the Appeal Board in granting the appeal that allowed the construction of the bridge. The Board required the installation of a rated three-hour fire door assembly and the installation of sprinkler heads in frame floor area within the Second Floor of the Heathman Hotel.

The job was completed under permit in February, 1974.

DAVID J. BECKMAN  
BUILDING INSPECTIONS MANAGER

DJB:fc

CITY OF PORTLAND  
**INTER-OFFICE CORRESPONDENCE**  
(NOT FOR MAILING)

*red/file* *lte*

August 23, 1976

RECEIVED

AUG 24 1976

MAYOR'S OFFICE

*From* Bureau of Buildings  
*To* Dept. of Finance and Administration  
*Addressed to* Mayor Neil Goldschmidt  
*Subject* Report on Ordinance No. 141524

Dear Mayor Goldschmidt:

This report will indicate the results and the actions taken as directed and authorized by Ordinance No. 141524.

This Ordinance authorized the collection of delinquent electrical registration fees without a penalty being assessed.

As of our last report to you on June 3, 1976, we had 175 delinquent registrants. We now have reduced this list to four. The others were collected at the regular fee or were determined to be no longer in business.

We have a second CETA worker working on the registrations since July 26 and has proved to be a very effective person in accomplishing this job, and has also collected from a number of new registrants who are obligated to be registered.

The final four registrants who have indicated a refusal to pay are recommended to be referred to the City Attorney for legal action.

Respectfully submitted,



JAMES E. GRIFFITH  
DIRECTOR, BUREAU OF BUILDINGS

JEG:mj

August 13, 1976

Jack C. Batke, President  
McCoy Plumbing, Inc.  
2530 NE Union Avenue  
Portland, OR 97212

Dear Mr. Batke:

I am writing in response to your letter concerning the City of Portland's Certificate of Registration for Plumbing Contractors.

As you are aware, SB 43 has amended ORS 701.355 and others. The language is somewhat vague in nature and has caused a degree of confusion. Thus, I have requested the City Attorney's Office to re-search the legislation in an attempt to clarify the language so all involved have a universal understanding.

The Code of the City of Portland is quite clear as it applies to registration of Plumbing Contractors. Therefore, I have instructed Mr. Jim Griffith, Director, Bureau of Buildings, to continue their registration efforts until such time that the City Attorney's Office has made a determination to the contrary, of so indicated. We will keep your letter on file for final disposition pending the City Attorney's findings.

I would like to thank you for bringing this situation to my attention. If you have any other questions, please feel free to contact my office.

Sincerely,

Neil Goldschmidt

NG:pmr  
cc: Jim Griffith

16

CITY OF PORTLAND  
**INTER-OFFICE CORRESPONDENCE**  
(NOT FOR MAILING)  
August 9, 1976

RECEIVED

AUG 11 1976

MAYOR'S OFFICE

*From* James E. Griffith  
*To* Mayor's Office  
*Addressed to* Phil McLaurin  
*Subject* PLUMBING REGISTRATION

Attached, as per your request, is a draft of a response to protesting Plumbing Contractors as it involves Senate Bill 43 and the City of Portland Certification of Registration.

Don Jeffery is researching the testimony and will submit a document of his finding. Depending upon what he finds, we may have to change some ordinances, so I feel it would be best to wait before we do anything. Don agrees, and will hopefully move at a quick pace.

Until such time as a change is made, we will proceed as so indicated in the present City Codes. I will keep you posted on any change.

Sincerely,



JAMES E. GRIFFITH  
DIRECTOR, BUREAU OF BUILDINGS

JEG:fc  
Enclosure

D R A F T

Dear \_\_\_\_\_:

I am writing in response to your letter concerning the City of Portland's Certificate of Registration for Plumbing Contractors.

As you are aware, S.B. 43 has amended ORS 701.055 and others. The language is somewhat vague in nature and has caused a degree of confusion. Thus I have requested the City Attorney's Office to re-search the legislation in an attempt to clarify the language so all involved have a universal understanding.

The Code of the City of Portland is quite clear as it applies to registration of Plumbing Contractors. Therefore, I have instructed Mr. Jim Griffith, Director, Bureau of Buildings, to continue their registration efforts until such time that the City Attorney's Office has made a determination to the contrary, if so indicated. We will keep your letter on file for final disposition pending the City Attorney's findings.

I would like to thank you for bringing this situation to my attention. If you have any other questions, please feel free to contact my office.

Sincerely,

NEIL GOLDSCHMIDT

MAYOR, CITY OF PORTLAND

July 22, 1976

Phil McLaurin, Mayor's Office

Jim Griffith, Director  
Bureau of Buildings

McCoy Plumbing Inc.

Attached is a letter from Jack C. Batke, President, McCloy Plumbing, Inc., protesting the Bureau of Buildings Plumbing Division's Certificate of Registration requirement.

I would appreciate it if you would look into the matter and draft an appropriate response for the Mayor's signature.

Thanks.

PM:pjr  
cc: Gary Stout w/a



NATIONAL ASSOCIATION OF  
PLUMBING HEATING COOLING CONTRACTORS

J. C. "JACK" BATKE  
Master Plumber & President

# McCOY PLUMBING, Inc.

MECHANICAL CONTRACTORS

CUSTOM NEW WORK — REPAIRS & REMODELING

2530 N.E. UNION AVENUE — PORTLAND, OREGON 97212  
TELEPHONE 503/288-5403



"After We Sell  
— We Service"

**RECEIVED**

JUN 21 1976

THIS PLUS OUR REGULAR BUSINESS LICENSE!!

MAYOR'S OFFICE

ck 23368

Date June 9, 1976

## RENEWAL NOTICE CERTIFICATE OF REGISTRATION

DUE FOR PERIOD JUNE 30, 1976 THROUGH JUNE 30, 1977  
PLUMBING DIVISION — BUREAU OF BUILDINGS  
Room 100 — City Hall — 97204

MAKE CHECKS  
PAYABLE TO  
CITY TREASURER

FEE \$ 150.00

DELINQUENT PENALTY: 5% for First Month  
(minimum \$10.00) plus 5% for each additional  
month, maximum additional penalty 20% . . .

McCoy Plumbing, Inc.  
2530 N. E. Union Avenue  
Portland, Oregon 97212

- PLUMBING CONTRACTOR
- PLUMBING SUPERVISOR
- SEWER CONTRACTOR

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE

McCoy Plumbing, Inc. submits this registration and/or license renewal fee under protest because we are registered with the department of Commerce under ORS 701 to provide surety to our customers and the political subdivisions and agencies from which we obtain construction permits.

*Phil  
what's about*

Very truly yours,

*Jack C. Batke*  
Jack C. Batke, Pres.  
McCoy Plumbing, Inc.

July 26, 1976

Neil Goldschmidt

Jim Griffith  
Bureau of Buildings

Attached Letter

Jim,

This kind of response makes friends for us all.  
Mr. Cruber appreciated your help and so do I!

NG:adr  
Encl.

July 26, 1976

Clint Gruber  
Assistant Director  
OMBI  
4325 SW Canyon Road  
Portland, OR 97221

Dear Clint:

I am glad the City could be of assistance in your problem regarding the air conditioning unit at OMBI. Responses like this confirm the belief we had when we hired Jim Griffith that he was what the Bureau of Buildings needed.

With your permission, I will forward your kind note down to Jim.

Sincerely,

Neil Goldschmidt

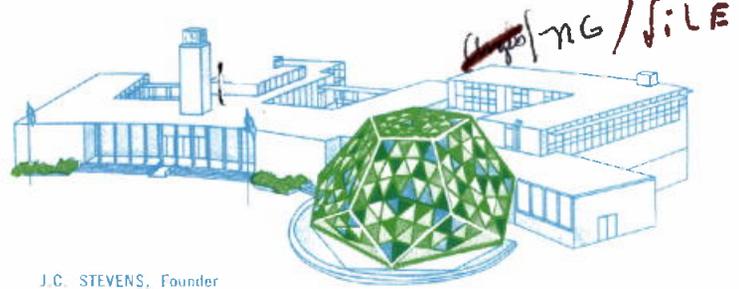
NG:adr  
cc: Jim Griffith w/a



OREGON MUSEUM OF SCIENCE & INDUSTRY

4015 S.W. Canyon Road • Portland, Oregon 97221

(503) 248-5900



J.C. STEVENS, Founder

RECEIVED

JUL 19 1976

MAYOR'S OFFICE

July 16, 1976

Mayor Neil Goldschmidt  
City Hall  
1220 S.W. Fifth  
Portland, Oregon 97204

Dear Neil:

Please accept our deepest thanks for your prompt and very productive action in response to my call for help. Our new airconditioning unit will soon be really cooking -- and our visitors will not -- and you've saved us quite a few days of nail biting.

Jim Griffith really got on this problem and worked things out to our complete satisfaction.

We thank you. Our visitors thank you.

Sincerely yours,

Clint Gruber  
Assistant Director

CG/bas



*Rhyllis*

*file w/ material  
from neil's council  
material for  
July 21-22*

CITY OF PORTLAND  
INTER-OFFICE CORRESPONDENCE

(NOT FOR MAILING)

July 20, 1976

MAYOR'S OFFICE

JUL 20 1976

RECEIVED

From Bureau of Buildings  
To Office of the Mayor  
Addressed to Mayor Neil Goldschmidt

Subject CONDEMNATION OF BUILDING AT 825 N. W. 22ND AVENUE  
COUNCIL CALENDAR NO. 2166

Please be advised that Building Permit No. 500904 was issued July 6, 1976, to change the above building from a single-family dwelling to a three unit apartment house.

The Bureau of Buildings recommends that condemnation proceedings on this structure be filed and given no further consideration.



DAVID J. BECKMAN  
BUILDING INSPECTIONS MANAGER

DJB:fc



**DEPARTMENT  
OF COMMERCE**

**BUILDING CODES DIVISION**

401 LABOR & INDUSTRIES BLDG.

*[Handwritten signature]*  
**RECEIVED**  
MAY 24 1976

**MAYOR'S OFFICE**

• • SALEM, OREGON • •

97310

May 20, 1976

City of Portland  
Mayor Neil Goldschmidt  
1220 SW Fifth  
Portland, Or.

Electrical Inspection Program

You have reported that you will administer the electrical inspection program during the 1976-77 fiscal year.

Since ORS 456.800 addresses municipal government inspection of codes only, several areas of the Electrical Safety Law could be administered by you or by the State.

We assume you would prefer the total program. If you do not choose to include the other activities, a State inspector would still be required to patrol the same area - duplication we would like to avoid.

Enclosed is a checklist of those non-code functions. The Electrical Section would like you to check those areas your agency will be covering as part of your electrical program.

Your early response will assist us in planning, since we will need to provide service for those functions you may not perform.

Thank you for your cooperation.

Yours truly,

*Bob Arthur*

Bob Arthur, Chief  
Electrical Safety Section

BA:pam  
enclosure  
copy to: Jim Griffith, Bldg. Official

R16

COUNTY OR CITY Portland

LOCAL GOVERNMENT SURVEY  
ON  
INSPECTION DUTIES

Please indicate if you plan to assume any of the following inspection duties in your area.

YES	NO	
<u>X</u>	_____	1. New construction permit inspection of housing, commercial, industrial.
<u>X</u>	_____	2. Request inspections from governmental agencies such as:
<u>X</u>	_____	State Fire Marshal
<u>X</u>	_____	Local fire districts
<u>X</u>	_____	Workman's Comp Board (OSHA)
<u>X</u>	_____	FHA
<u>X</u>	_____	Oregon State Veterans
<u>X</u>	_____	3. Inspection of products sold by dealers throughout the area of inspection, based on the certified product section of ORS 479.760.
<u>X</u>	_____	4. Investigation of fires where the Fire Marshal indicates there is a possibility it was electrically caused.
<u>X</u>	_____	5. Investigation of any electrical accident for cause, relating to any privately owned electrical system, but not applying to utility systems.
<u>X</u>	_____	6. Inspection of industrial plants where limited maintenance electricians are employed under OAR 22-120(3).
<u>X</u>	_____	7. Plants requesting annual or semi-annual inspection rather than by permit. <i>(NOT applicable in Portland)</i>
<u>X</u>	_____	8. License checks of people other than property owners doing electrical work.

NAME RA Windermyer  
Individual submitting report

Return to:  
**ELECTRICAL SECTION**  
Room 401, Labor & Industries Building  
Salem, OR 97310

June 14, 1976

Department of Commerce  
Building Codes Division  
401 Labor and Industries Building  
Salem, Oregon 97310

Attn: Mr. Bob Arthur, Chief  
Electrical Safety Section

Gentlemen:

In response to your inquiry as to our administration of the electrical inspection program for the Fiscal Year 1976-1977.

It is our intent to provide the inspection function on all of the inspection duties as indicated on the submitted check list.

We take pleasure in maintaining those close cooperative relationships that have been established with the State Electrical Safety Section in the past and look forward to our continued joint efforts in providing for public safety.

Yours very truly,

Neil Goldschmidt

DJB/NG:jd

CITY OF PORTLAND  
**INTER-OFFICE CORRESPONDENCE**  
(NOT FOR MAILING)  
June 14, 1976

*bill second copy*  
**RECEIVED**  
JUN 16 1976  
**MAYOR'S OFFICE**  
*OK for Neil's sig.*

*From* James E. Griffith - Bureau of Buildings  
*To* Mayor's Office  
*Addressed to* Mayor Neil Goldschmidt  
*Subject* Administration of the Electrical Inspection Program

Dear Mayor Goldschmidt:

In response to your request for a report to Bob Arthur, Chief of the State Electrical Safety Section, it is our intention to assume all the inspection duties as indicated on the requested survey. I have prepared a letter for your signature in response to Mr. Arthur's request.

Yours truly,



JAMES E. GRIFFITH  
DIRECTOR, BUREAU OF BUILDINGS

JEG/DJB:jd  
Encl.

CITY OF PORTLAND  
IN-TER-OFFICE CORRESPONDENCE  
(NOT FOR MAILING)  
June 3, 1976

7/10/76  
JEG  
16

*From* Bureau of Buildings  
*To* Department of Finance and Administration  
*Addressed to* Mayor Neil Goldschmidt  
*Subject* Report on Ordinance No. 141524

RECEIVED  
JUN 4 - 1976  
MAYOR'S OFFICE

Dear Mayor Goldschmidt:

Ordinance 141524 directed and authorized the Bureau of Buildings to survey records on Electrical Registrations and to waive certain penalty fees and to purge uncollectible registrants from the files. The following report reflects conditions as of this date:

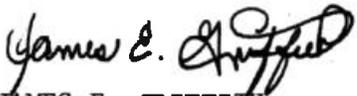
Of delinquent registrants notified by mail and by person;

- a. 45 registrants were found to be out of business.
- b. 64 registrants made payment without penalty fee. (Total collected from this group was \$1,885.00 - penalty fee, which was waived, would have been \$700.00 additional)

Remaining to be collected from our delinquent list are approximately 175 registrants with a regular fee of \$3,724.00 due the City (based on no penalty fee).

We are successfully utilizing a CETA person in the field making personal contact with registrants. We expect that by the end of June we will be current on virtually all delinquent accounts and we will submit a final report to Council at that time.

Respectfully submitted,

  
JAMES E. GRIFFITH  
DIRECTOR, BUREAU OF BUILDINGS

JEG/DES:jd

THE CITY OF  
**PORTLAND**



**OREGON**

*file*

*Neil Boj B  
FYI (7)*

OFFICE OF  
THE MAYOR

NEIL GOLDSCHMIDT  
MAYOR

1220 S. W. FIFTH AVE.  
PORTLAND, OR. 97204  
503 248 - 4120

February 2, 1976

TO: James E. Griffith  
FROM: Neil Goldschmidt  
SUBJECT: Demolition permit applications.

Attached is a rehab feasibility analysis of the structures at 823 S. W. 14th Avenue and 1419 S. W. Taylor Street as required by Ordinance No. 140973. The report concludes that there is little or no potential for continued use as H occupancy supplying housing to low and moderate income persons. Would you therefore proceed to process the demolition permit applications.

Yours truly,

*Neil Goldschmidt* WGS

Neil Goldschmidt  
Mayor

DS:jd  
Attach: Feasibility Analysis  
cc Gary Stout



# PORTLAND CHAMBER OF COMMERCE

824 S. W. FIFTH AVENUE • PORTLAND, OREGON 97204  
AREA CODE 503 228-9411

~~#11/107~~ file 16  
copy for Laila Cully  
Don Mazziotti  
copy to Council 1/27  
2/3

23 January 1976

RECEIVED

JAN 26 1976

MAYOR'S OFFICE

The Honorable Neil Goldschmidt  
Mayor, City of Portland  
City Hall  
1220 S.W. Fifth  
Portland, Oregon 97204

Dear Neil:

I just received a copy of the Permits and Licenses Booklet. Everyone I talked to think that it is excellent. Laila Cully did a great job and the members of the Industries Committee's Task Force on "Analysis of Government Structures" feel great about being part of an effort which will help make things a little bit easier for Portlanders to work with their government. I hope that the future will bring more such cooperation.

Cordially,

William S. Findlay, A.I.A.  
Chairman, Industries Committee

cc: Lou Growney  
Keith Gowling

ps

OR 3. DRAFT  
RELOC. POLICY MEMO -  
TO BE REVISED 10/24  
DRAFT

The Chapter 13 Code Enforcement Program which the City is preparing to undertake may result in the displacement of individuals, families and businesses which are in need of relocation assistance. I believe the City should establish a relocation program to assist these persons from such funds as may be available to the City. I am advised that HCD funds may be used for this purpose in HCD areas.

I therefore request that you prepare a relocation program to provide relocation assistance to persons displaced by the enforcement of Chapter 13 provisions in HCD areas. The assistance should take the form of providing advisory assistance and, in the cases of persons other than owners or businesses, limited financial assistance. I am attaching a recommended relocation payment schedule for this program. The payments should be made from the \$500,000 provided for the Multi-Family Rehabilitation Loan Program. The total amount of payments to be made under this relocation program should not exceed \$50,000.

This relocation program is the result of an immediate need arising out of the Chapter 13 Code Enforcement Program and should be limited as outlined above. The City will establish a separate relocation program or programs, if necessary, for any future displacement resulting from HCD or other City activities.

Since there is such an urgent need, you are requested to prepare this relocation program at the earliest possible date and submit it for my approval so that it can

be filed with the City Auditor's Office in accordance with paragraph six of the HCD contract. You will then be in a position to implement the program when the need arises.

Very truly yours,

RELOCATION PAYMENT SCHEDULE

CHAPTER 13 CODE ENFORCEMENT

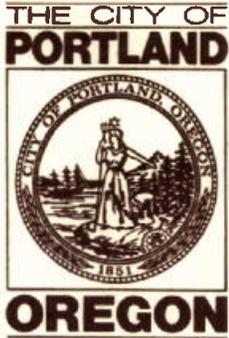
Persons required to move under the Chapter 13 Code Enforcement Program are eligible to receive a relocation payment according to the following schedule:

TENANTS:

<u>Size</u>	<u>From an Unfurnished Unit (Relocatee Owns Furniture)</u>	<u>From a Furnished Unit (Relocatee Does Not Own Furniture)</u>
1 room	\$ 50.00	\$ 25.00
2 rooms	\$ 75.00	\$ 50.00
3 rooms	\$100.00 maximum	\$ 75.00
4 rooms and up	\$100.00 maximum	\$100.00 maximum

• OWNERS: No relocation payments - advisory assistance only

• BUSINESSES: No relocation payments - advisory assistance only



OFFICE OF  
PLANNING AND DEVELOPMENT  
GARY E. STOUT  
ADMINISTRATOR

1220 S.W. FIFTH AVE.  
PORTLAND, OR. 97204

RECEIVED  
NOV 8 1974

MEMORANDUM

MAYOR'S OFFICE

To: Mayor Neil Goldschmidt  
Commissioner Connie McCready  
Commissioner Frank Ivancie  
Commissioner Mildred Schwab  
Commissioner Charles Jordan

Date: November 8, 1974

From: Gary Stout

Subject: Chapter 13 Enforcement

On September 7, 1972, Council passed Ordinance Number 135236 which adopted appendix chapter 13 of the Uniform Building Code as part of the official code for the City. Chapter 13 provides for minimum life/safety fire protection for all hotel and apartment buildings (H occupancies) over two stories in height. This section of the code encompasses existing structures as well as new construction, and directs that deficiencies be corrected within 18 months after code adoption, or that the buildings be vacated (the deadline being April, 1974).

In the course of enforcement, the Bureau of Buildings has identified 524 buildings as being in violation of chapter 13. The buildings are geographically located throughout the city with heavy concentrations along W. Burnside, the Lowndale area, and with some concentration in the N.W. residential areas. They are virtually all older buildings. Occupancy is primarily fixed-income elderly, some indigent, and for the most part not transient, although the occupancy varies by location. The rents generally range between \$40 - \$100 per month.

Enforcement of chapter 13 is particularly frustrating for two reasons: 1) compliance is very difficult to achieve and 2) in too many cases the building owner chooses to vacate the building rather than comply with the code. When enforcement was initiated it quickly became apparent that all chapter 13 compliance could not be effected by the April, 1974 deadline. The City Attorney issued an opinion earlier this year indicating that as long as the Bureau of Buildings was engaged in a reasonable enforcement program the deadline need not be of unusual concern. With that guideline the Bureau of Buildings felt free to work with

To: Mayor Neil Goldschmidt  
Commissioner Connie McCready  
Commissioner Frank Ivancie  
Commissioner Mildred Schwab  
Commissioner Charles Jordan  
Date: November 8, 1974  
Page 2

building owners in offering additional time to comply in exchange for compliance schedules. It also became quickly apparent that building owners fall into one of two categories - cooperative and uncooperative .

The chapter 13 enforcement program has involved a great deal of personal contact and effort on the part of the Bureau of Buildings personnel. Enforcement of each chapter 13 situation follows a pattern of repeated inspection, owner/manager counseling, aid in plans preparation, guidance in the appeal process and, in short, patience and cooperation on the part of the Bureau of Buildings to the extent of reasonableness. The net result, approximately two years after adoption of the code, is that currently of the 524 buildings originally in violation, 170 buildings have been brought into full compliance, and in 150 buildings no attempt at compliance has been made. Approximately 180 buildings have been brought into compliance to some degree but have not fully complied.

As frustrating as that aspect of the enforcement program has been the agonizing side of the story is in the number of structures that have been vacated. To date, owners have chosen to vacate 24 buildings, or a total of 862 units. The owners' motivations in closing are no doubt different for each structure, but the economic factor is certainly basic to each case. The properties tend to be held for speculation. In many cases ground floor commercial tenant spaces support the investment, and the upper floor "H" occupancy rents are viewed by the owner as "gravy". This is more often the case in marginal hotel/apartment operations than in sound operations. Owners are naturally less likely to apply funds to bring a marginal operation into compliance. In too many cases the best alternative from an economic standpoint is to simply vacate upper floors (removing the building from the scope of chapter 13). In two situations, buildings were demolished and replaced with surface parking lots on the partial blocks.

To: Mayor Neil Goldschmidt  
Commissioner Connie McCready  
Commissioner Frank Ivancie  
Commissioner Mildred Schwab  
Commissioner Charles Jordan

Date: November 8, 1974

Page 3

Most of the building owners are rather sophisticated investors (some owning several buildings) and they quite simply perceive the best investment opportunity to be through continued speculation on the land, and they don't see additional capital investment in the buildings as being warranted.

Contributing to the increasing number of buildings being closed are other economic conditions not relating to the cost of code compliance, such as significant increases in heating bills and other utilities. For instance, not a single building was vacated during the warm summer months but three structures have been closed and vacated already in November. In some cases chapter 13 is probably an excuse to close a building - or in some cases simply the "last straw". Even without enforcement of chapter 13 the trend has been for these structures to close (two were found vacant upon initial chapter 13 inspection) but code enforcement is greatly accelerating the closure rate.

Relocation of tenants to date has not seemed to be a problem, at least on the surface. Many tenants, however, have moved from one chapter 13 location to another. Without a doubt existing vacancies in this housing market cannot continue to absorb those being vacated at the present rate. If we assume that in each case where compliance work has been started the building will eventually be brought into full compliance (and that is not a reasonable assumption), that still leaves 150 buildings that have a fairly good likelihood of being closed (the 150 in which no compliance work has begun). An estimated 4010 units would be lost from these buildings. Unfortunately, the problems relating to chapter 13 are much clearer than our options:

To: Mayor Neil Goldschmidt  
Commissioner Connie McCready  
Commissioner Frank Ivancie  
Commissioner Mildred Schwab  
Commissioner Charles Jordan  
Date: November 8, 1974  
Page 4

1. At the current rate of compliance, all buildings will not be in full compliance until early 1976 (nearly two years after the deadline).
2. Continued enforcement in the same manner conceivably could mean the loss of 4,850 units.
3. To cease enforcement would:
  - a) put the City in violation of State law (chapter 13 is a part of the State's Uniform Building Code)
  - b) perpetuate the fire life/safety dangers of the structures.
4. To relax enforcement would:
  - a) in effect, reward those who have not attempted to comply as opposed to those who have complied fully
  - b) delay the abatement of fire life/safety dangers.

Nonetheless, it seems necessary to take steps to keep further loss of this housing through code enforcement to a minimum. I am suggesting that the City Attorney be asked to draft an ordinance or resolution, as appropriate, allowing the Bureau of Buildings to administratively pace their enforcement efforts to effect code compliance short of having the owners feel compelled to vacate the buildings. This will need to be done knowing that: 1) many owners will continue to make no effort toward compliance, 2) abatement of potential fire hazards will be delayed and 3) some buildings will likely be vacated due to economic pressures not related to chapter 13 enforcement. It is reasonably certain that there will be more fires in chapter 13 structures (there have been two such fires this year). I am suggesting that this relaxed code enforcement program be

To: Mayor Neil Goldschmidt  
Commissioner Connie McCready  
Commissioner Frank Ivancie  
Commissioner Mildred Schwab  
Commissioner Charles Jordan  
Date: November 8, 1974  
Page 5

extended for a period of six months. A six month extension would run through the cold winter months when normal economic pressures to close buildings are strongest, and would allow housing assistance opportunities to be explored (i.e., State bond measure, tax increment financing, student housing bonds, community development funds). The extension would further allow time for economic analysis of individual buildings/blocks, and time to explore overall solutions with such groups as the banks, building owners and governmental agencies.

GES:DES:dym1

November 5, 1974

Mrs. Wayne Gingerich  
8266 S. E. 32nd Avenue  
Portland, OR 97202

Dear Mrs. Gingerich:

I have asked the Bureau of Buildings to check to be sure that the garage you complained of has been constructed in compliance with our zoning ordinances.

The last time the Bureau of Buildings checked into the matter the builder had complied fully, and so there was nothing that the City could do about it. I can understand your concern about the matter, and it points out a problem that we have not only in a neighborhood such as yours, but city-wide. What do we do about the question of aesthetics? To what extent should the City say something looks good or something looks bad?

It is a difficult area to tread in, and I must confess that I don't know when the City ought to interfere and when it ought not to. Obviously the City could require a person who wishes to make an addition or remodel to have the new construction be in the same style as the old. That would do much, I think, to solve the problem you face.

You should be onctacted shortly by the Bureau of Buildings.

Sincerely,

Neil Goldschmidt

NG:grr

cc: Gary Stout, attn: Doub Seely

FROM

RECEIVED

00/31

doug seely MAY 1 1974

MAYOR'S OFFICE  
George Russell —

Per your request -  
Attached is letter sent  
to Mrs. Gingerich in June.

Mr. Sweet's garage  
appears to be in  
compliance with all  
codes. The Building  
Bureau will re-confirm  
this to Mrs. Gingerich



June 28, 1974

Mrs. Wayne Gingerich  
8266 S. E. 32 Avenue  
Portland, Oregon 97202

Re: 3147 S. E. Tacoma Street

Dear Mrs. Gingerich:

Thank you for your letter of June 5 regarding the property of Mr. Norman Sweet, 3147 S. E. Tacoma Street.

We wish to express our concurrence with you regarding the desire to maintain the esthetics and livability of the residential areas in Portland. In fact, sections of City Regulations have been enacted in order to maintain this livability.

In regard to your concern as far as Mr. Sweet's garage, we have issued a permit that would allow the moving and relocation of an existing service station type of garage structure to be used as a residential accessory building. The plans that were submitted would indicate that this structure would comply with our Planning and Zoning Regulations as far as lot position and also the limitation imposed by the Planning and Zoning Code that would restrict the erection of accessory buildings to not more than 15% of the lot area. The structural components of the building would also comply with the minimum requirements as indicated in Portland Building Regulations. When the structure is erected in accordance with these plans, compliance with the codes would be effected.

We have attempted to contact Mr. Sweet to determine if he plans to paint this structure. Although the code would not specifically control the covering of the building, we will attempt to determine how Mr. Sweet proposes to maintain the physical considerations of the building for we would assume that it is not Mr. Sweet's intent to cause consternation to his neighbors. We will require Mr. Sweet to comply with all regulations enforced by this bureau.

Yours truly,

C. N. CHRISTIANSEN  
BUILDING INSPECTIONS DIRECTOR

C. C. Crank  
Chief Building Inspector

DJB:jd

from the desk of  
GEORGE RUSSIL

10/30

Cary Stout

please check into this

George

6.0/R/S

RECEIVED

OCT 30 1974

MAYOR'S OFFICE

8256 S. E. 32nd Avenue  
Portland, OR 97202  
October 28, 1974

The Honorable Neil Goldschmidt  
Mayor of the City of Portland  
City Hall  
Portland, OR 97204

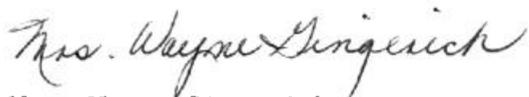
Dear Mayor Goldschmidt:

First, I want to thank you for making yourself available to persons like myself in the meeting which I attended this morning. I also appreciate the action which you have taken in the past to help with problems on which I have requested help.

In regard to the old service station which is now being erected directly across from my home in this residential area, I have enclosed copies of two previous letters that I wrote to the Bureau of Buildings before the permit was granted. I also wrote them more recently this past spring but did not keep a copy of my letter or their reply.

I certainly hope that this sort of thing is never allowed again! It has been a very painful experience for us because we have tried always to improve our neighborhood.

Sincerely yours,



Mrs. Wayne Gingerich

ilg

Enclosures

8266 S. E. 32nd Avenue  
Portland, OR 97202  
October 28, 1974

Bureau of Buildings  
Inspections or Permits  
1220 S. W. 5th Avenue  
Portland, OR 97204

Gentlemen:

I simply must express again our great disgust with your bureau for granting a building permit to Mr. Norman Sweet, 3147 S. E. Tacoma Street, to erect an old service station on his property as a garage for his use. It is in the process of being erected at this time, and it is unbelievable to us that you would allow an eyesore like this to be put in a residential district, R-5 zone.

We have written you several times before this and before the permit was granted, but evidently it does not matter to you if our neighborhood is downgraded in this manner. We hope you will have the foresight not to allow this type of building in another neighborhood as you have done here. We are also requesting that you will see to it that he paints the building.

This building is downgrading our neighborhood and decreasing the value of several of our homes. It is expected that the assessor's office will make adjustments in our taxes accordingly. We feel that this structure has decreased the value of our property several thousand dollars.

We are sure that if any of you had to live across from such a structure, you would be very reluctant to grant another such request.

Sincerely yours,

Mrs. Wayne Gingerich

ilg

cc: Mayor Goldschmidt  
Assessor's Office



OFFICE OF  
PLANNING AND DEVELOPMENT  
GARY E. STOUT  
ADMINISTRATOR

1220 S.W. FIFTH AVE.  
PORTLAND, OR. 97204

MEMORANDUM

To: Mayor Goldschmidt

From: Gary E. Stout

Date: November 1, 1974

Subject: Lenox Hotel

On August 2, 1973 the Lenox Hotel was inspected by an inspector from the Bureau of Buildings and found to be in violation of Chapter 13 of the Appendix to the Uniform Building Code. In an October, 1973 meeting Mr. Dick Balch of U.S. National Bank Trust Department, who is handling the property, indicated his intentions to bring the building into compliance. In April of 1974, following an inspection which indicated no attempt at compliance, the Hotel and lessee (Mrs. Yvonne Huschka) was contacted. At that time she indicated that she was willing to participate with the owner in bringing the building into compliance. A contact with Mr. Balch was made at that time. Mr. Balch estimated that \$14,000 was needed to upgrade the building but that the money was not available.

In an April 29th letter to Mr. V. H. Jorgensen, building owner, the City Attorney sought compliance. Later inspection of the building, however, revealed that still no attempt had been made to bring the building into compliance.

In June, another meeting was held with Don Jeffery of the City Attorney's Office, Senior Building Inspector Dave Beckman, Mr. Jorgensen, Mr. Balch and Mrs. Huschka. The meeting revolved around means to effect code compliance. Mr. Balch expressed his reluctance to present alternatives toward compliance because he felt that the present housing function of the building would not be the best use of the property. Mrs. Huschka, the lessee of the Hotel, was also reluctant to expend funds to correct the code deviations because of the imminent termination of her lease. The conclusion of those involved was that U.S. National would terminate Mrs. Huschka's lease in October and at that time close the Hotel. The City later granted an extension until the October closing date with the provision that the Hotel utilize a "fire watch" in the corridors at a prescribed interval.

*Alan*  
*file*  
*Chapter*  
*13*  
*Bj Buildings*

Mayor Goldschmidt  
November 1, 1974  
Page 2

The Office of Planning and Development contacted Mrs. Huschka on October 31 to, again, explore the possibility of keeping the Hotel operating. Mrs. Huschka indicated that, even with a one year extension to comply, she would not be able to keep the Hotel open. She explained that \$900 per month heating bills through the winter, coupled with other expenses, and the fact that U.S. National will extend only a month-to-month lease beyond February of 1975, made continued operation uneconomical. She further indicated that approximately one fourth of the tenants had already been relocated to neighboring hotels and that the rest would be relocated shortly. The Office of Planning and Development and the Bureau of Human Resources have both offered relocation assistance but the desk clerk at the Lenox has indicated that so far none has been needed.

GES/gr

  
\_\_\_\_\_  
Gary E. Stout  
Administrator



Yellow

August 28, 1974

OFFICE OF  
THE MAYOR

NEIL GOLDSCHMIDT  
MAYOR

1220 S. W. FIFTH AVE.  
PORTLAND, OR. 97204  
503 248-4120

Professor Steven Brenner  
Professor of Management  
Portland State University  
P.O. Box 751  
Portland, Oregon 97207

Dear Professor Brenner:

Your recent suggestion has been reviewed by the Plumbing Division and others within the Bureau of Buildings. Although your idea would seem to provide the public a worthwhile service, I am frankly reluctant to place the City in a position of recommending one private contractor over another which would obviously be the affect of your proposal.

I suggest you contact the Building and Construction Trades Council of Portland. They perhaps would be interested in a consumer evaluation process, as you outlined, for all trades.

Again, thank you very much for your letter and the best of luck with your project.

Sincerely,

  
Neil Goldschmidt

NG/DS/gr

THE CITY OF  
**PORTLAND**



**OREGON**

August 13, 1974

OFFICE OF  
THE MAYOR

NEIL GOLDSCHMIDT  
MAYOR

1220 S. W. FIFTH AVE.  
PORTLAND, OR. 97204  
503 248-4120

Steven Brenner  
Professor of Management  
Portland State University  
P. O. Box 751  
Portland, OR 97207

Dear Prof. Brenner:

Thank you very much for your recent letter. I have referred it to Gary Stout of the Office of Planning and Development. The agency that you discussed the matter with reports to Mr. Stout, and his office would be best suited to explore the matter further.

Recent changes in the law require contractors in the whole construction industry to be licensed. It may be that this new provision plus the suggestions raised by you would provide the public adequate protection.

Sincerely,

Neil Goldschmidt

NG:grr  
cc: Gary Stout w/a

Bill?



August 8, 1974

PORTLAND STATE UNIVERSITY  
p. o. box 751  
portland, oregon 97207  
503/229-3714

Mayor's Office  
City of Portland  
City Hall  
1220 S.W. 5th Room 303  
Portland, Oregon

school of business administration management department

Honorable Mayor Goldschmidt:

I recently had a plumbing job <sup>done</sup> for me. I considered it to be in a less than satisfactory manner. I am not writing to complain about the final job that was completed but only about the way in which the work was carried out.

I was struck, however, by the inability of uninformed people, like myself, to judge the work of various licensed journeymen (plumbers, electricians, etc.). I discussed this with a Mr. Rhodes in the Bureau of Building and we came up with the following suggestions:

1. When a signed permit comes in, a two-part postcard would be sent to the person for whom the work was done. He then would use the second part of the postcard to give his rating of the job that was done. He would then send this back to the Bureau of Building.
2. The Bureau of Building would maintain a file of these postcards by licensed journeymen or companies. These would be open for inspection by the general public.
3. A reasonable size advertisement would be placed in the Yellow Pages for each journeyman category indicating such information was available at the Bureau of Building. This would give the public an opportunity to compare consumer reaction to services provided by these licensed journeymen.

I would estimate that approximately one-half of a secretary's time would be spent maintaining this new file system.

I would be happy to discuss this with you or your staff at any time.

Sincerely,

Steven Brenner  
Professor of Management

RECEIVED  
AUG 12 1974

SB/nr

MAYOR'S OFFICE

FROM

8/21

**doug seely**

George Russill -

My inclination is that the City should not assume this kind of "Better Business Bureau" role. Might be best to refer Mr. Brenner to the Building and Construction Trades Council of Portland. They might be interested in a consumer evaluation process for all trades.

Let me know if you would like our office to get back to Mr. Brenner.

*MSJ*

from the desk of  
**PHYLLIS RAY**

8/13/74

Gary Stout:

George would like you to examine the attached suggestion and report back to us so we can let Mr. Brenner know your reactions. Thanks.

PJ

**RECEIVED**  
AUG 14 1974  
OFFICE OF PLANNING &  
DEVEL.

THE CITY OF  
**PORTLAND**



**OREGON**

August 13, 1974

OFFICE OF  
THE MAYOR

NEIL GOLDSCHMIDT  
MAYOR

1220 S. W. FIFTH AVE.  
PORTLAND, OR. 97204  
503 248-4120

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Professor of Management  
Portland State University  
P. O. Box 751  
Portland, OR 97207

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Sincerely,

Neil Goldschmidt

NG:grr  
cc: Gary Stout w/a

Bill?



August 8, 1974

PORTLAND STATE UNIVERSITY  
p.o. box 751  
portland, oregon 97207  
503/229-3714

Mayor's Office  
City of Portland  
City Hall  
1220 S.W. 5th Room 303  
Portland, Oregon

school of business administration management department

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I would estimate that approximately one-half of a secretary's time would be spent maintaining this new file system.

I would be happy to discuss this with you or your staff at any time.

Sincerely,

Steven Brenner  
Professor of Management

RECEIVED  
AUG 12 1974

SB/nr

MAYOR'S OFFICE

August 6, 1974

Neil Goldschmidt

Cliff Christiansen

Bureau of Buildings

Burnside Area Building Code Enforcement

Chief Baker is working to assist the Burnside Area merchants with complaints regarding problems in the area. He needs to have information from the Bureau of Buildings regarding the services provided to that area -- specifically, how often has the Building Inspector investigated the area in the past and how often now; what specific violations have owners been cited for and have these violations been corrected.

This information and any other assistance you can give him will be extremely helpful.

NG:fpc

*file*

June 17, 1974

Alan Webber, Mayor's Office

Bureau of Planning and Development

Doug Seeley

Val Doern

*file*

Doug,

For over a year now, I have been in contact with a man named Val Doern, 2614 SE 32nd. He originally took a complaint to the Bureau of Buildings regarding a neighbor's air conditioning unit, which he claimed was making excessive noise.

Mr. Doern has gotten a year of the run-around. I would appreciate it if you could get for me a copy of all correspondence regarding this case from the Bureau of Buildings, and forward it to me as soon as possible.

Thank you.

AW:d

get copy of  
all correspondence  
regarding Val Dorn  
4614 SE 32nd  
from Bureau of Bldg  
and District  
Attorney's office

Mr. Val Doern  
4614 S.E. 32nd  
Portland

Dear Mr. Doern:

Following your visit last week, I requested a full set of the communications from the Bureau of Buildings and the District Attorney's office regarding your complaint. The records indicate that on June 28, 1973, the Bureau of Buildings notified Mr. Chester Lieu that his air conditioner compressor violated Section 33.90.030 of the Planning and Zoning Code. This section provides that every required front, side and rear yard shall be open and unobstructed from the ground to the sky. Following Mr. Lieu's failure to respond to their letter, the Bureau of Buildings forwarded the complaint to the District Attorney's office for legal action.

Mr. Richard Thomas, Deputy District Attorney, is responsible in that office for bringing forward violations of the Planning and Zoning Code.

On August 17, 1973, Mr. Thomas informed Mr. Crank of the Bureau of Buildings with regard to your case, "In light of the fact that this section is so broad as to not give us any guidance as to what uses it prohibits and that this apparent violation is so de minimis, we have decided not to proceed toward the issuance of a citation." Mr. Thomas further advised Mr. Crank, "A civil dispute arising out of an alleged private nuisance ~~between~~ is appropriately handled ~~but~~ through civil proceedings between the parties involved and not through the criminal process under the auspices of the City of Portland and this office."

In view of the unwillingness of Mr. Thomas and the District Attorney's office to proceed with this action, I can only advise you that the City is unable to take any further action. Therefore, I would necessarily concur with Mr. Thomas that your best recourse at this time ~~xxxx~~ would most appropriately be a civil proceeding undertaken through your own private attorney.

If you would like me to clarify any of this, or go over it with you further, please don't hesitate to call.

Sincerely,  
AW

adm. asst.

attment



**HARL HAAS, District Attorney for Multnomah County**  
600 County Court House, Portland, Oregon 97204, Telephone (503) 248-3162

August 17, 1973

Mr. C. C. Crank  
Chief Building Inspector  
Bureau of Buildings  
City Hall  
Portland, Oregon 97204

Re: Air Compressor in Side Yard at  
4612 S. E. 32nd Avenue

Dear Mr. Crank:

You have referred to me for legal action the matter pertaining to property at 4612 S. E. 32nd Avenue, owned by Mr. Chester W. Louie. The alleged violation involved is the failure to maintain an open and unobstructed side yard from the ground to the sky. Section 33.90.030. Mr. Louie has an air compressor used in operating his air conditioner system in his five foot wide side yard.

This case does appear to involve a technical violation of Section 33.90.030. However, this section can be interpreted to also prohibit any landscaping in front, side or rear yards, the use of garbage cans in such area or the placement of any object no matter how small in such areas. In light of the fact that this section is so broad as to not give us any guidance as to what uses it prohibits and that this apparent violation is so de minimis, we have decided not to proceed toward the issuance of a citation.

I suggest that if Mr. Doern, the original complainant, considers the noise coming from this air compressor to be a sufficient interference with his enjoyment of his own property, he should contact his own attorney to resolve this dispute between himself and Mr. Louie. A civil dispute arising out of an alleged private nuisance is appropriately handled through civil proceedings between the parties involved and not through the criminal process under the auspices of the City of Portland and this office.

Very truly yours,

HARL HAAS  
District Attorney for  
Multnomah County

By Richard O. Thomas  
Richard O. Thomas, Deputy

RT/dt

Mr. Doern

CITY OF PORTLAND  
INTER-OFFICE CORRESPONDENCE  
(NOT FOR MAILING)

Alan  
B-6/19

June 17, 1974

From Alan Webber, Mayor's Office  
To Bureau of Planning and Development  
Addressed to Doug Seeley  
Subject Val Doern

RECEIVED  
JUN 18 1974

RECEIVED  
JUN 20 1974

AW

MAYOR'S OFFICE

Doug,

For over a year now, I have been in contact with a man named Val Doern, 2614 SE 32nd. He originally took a complaint to the Bureau of Buildings regarding a neighbor's air conditioning unit, which he claimed was making excessive noise.

Mr. Doern has gotten a year of the run-around. I would appreciate it if you could get for me a copy of all correspondence regarding this case from the Bureau of Buildings, and forward it to me as soon as possible.

Thank you.

AW:d

6/19 To Dave Beckman  
for info.  
6/20 f/u with Crank  
"Info about ready"

CITY OF PORTLAND  
INTER-OFFICE CORRESPONDENCE

(NOT FOR MAILING)

June 21, 1974

*From* Bureau of Buildings  
*To* Office of Planning and Development  
*Addressed to* Doug Seely  
*Subject* Your inquiry on a complaint from Mr. Val Doern regarding  
4612 S. E. 32 Avenue

Dear Mr. Seely:

This has been a continued problem over the past year. Enclosed you will find our correspondence relative to this complaint, also enclosed copies of memorandums to the Mayor's Office.

To capsulize this situation, we initially received a complaint on May 31, 1973, regarding a noise problem that was generated by the installation of a home air conditioning unit which was located in the side yard of a new dwelling recently constructed for a Mr. Chester Lieu, 4612 S. E. 32 Avenue. An inspection of the site confirmed the location of this air conditioning unit located in the required five foot side yard. The installation of this air conditioning unit would not be allowed by Planning and Zoning Regulations for it is not an allowed encroachment into the side yard. A series of letters and personal contacts were made with Mr. Lieu and the complainant, Mr. Doern. The request for compliance was met with resistance by Mr. Lieu. Following our normal letter process, this matter was referred to Mr. Rich Thomas, Deputy District Attorney, for legal action. Enclosed you will find a copy of a letter that outlined Mr. Thomas's opinion as to his interpretation of Section 33.90.030. Quoting a statement in this letter as follows: "In light of the fact that this section is so broad as not to give us any guidance as to what uses it prohibits and that this apparent violation is so de minimis, we have decided not to proceed toward the issuance of a citation." This refusal by Mr. Thomas to issue a citation in regard to this matter would nullify any further action by the Bureau of Buildings at this time.

It would appear the only resolution of this problem would in all probability require Mr. Doern to enter into a civil action as a private nuisance.

Yours very truly,

C. N. CHRISTIANSEN  
BUILDING INSPECTIONS DIRECTOR

*C. C. Crank*

C. C. Crank  
Chief Building Inspector

DJB: jls

Enclosures

CITY OF PORTLAND  
**INTER-OFFICE CORRESPONDENCE**  
(NOT FOR MAILING)

August 10, 1973

*From* Alan Webber  
*To* Bureau of Buildings  
*Addressed to* Cliff Christensen  
*Subject* Chester Lieu  
4612 S. E. 32nd Avenue

I received your memo of August 6 informing me of the action taken regarding the complaint of Mr. Val Doern on the air conditioning compressor installed at his neighbor's property at 4612 S. E. 32nd Avenue. While I appreciate the clarification provided in the memo, it would seem to be appropriate for the Bureau to sit down with Mr. Lieu and let him know of the steps that he may take in relocating the air conditioning compressor so that he is no longer in violation of code. This kind of information might assist him in coming into compliance without any delay or unnecessary argumentation.

AW:pjr

AW

*free*  
June 15, 1974

Alan Webber, Mayor's Office  
Office of Planning & Development  
Doug Butler  
Norman Dole

Where are we with Norman Dole? Thanks.

AW:pjr

April 19, 1974

Mayor Neil Goldschmidt  
City of Portland  
City Hall  
Portland, Oregon

Your Honor:

I am an independent business man engaged in fire protection consulting and design and sales and service for fire protection suppression systems as well as fire and burglar alarm systems. I have been involved with clients since April of 1973 offering a building plan service and consultation to aid property owners of class "H" occupancies to comply with Chapter 13 of the Uniform Building Codes or seek relief from these codes by appeal action. During this last year I have seen a program that was simple and easy to comply with change to a nightmare complicated by problems of dual jurisdiction and interpretation by two city bureaus which cannot come to an agreement to establish procedures and recommendations for bringing these buildings into compliance with the code.

On Wednesday, April 3, 1974, a local building inspector advised me that the procedure for handling the code enforcement of these buildings was possibly going to be shifted back to the Housing Division of the Bureau of Buildings after the responsibility had been shifted there once before during this past year and then back to the Building Division. My question is, "How can anyone comply with the codes if the city administration cannot make up their minds who is going to administer the code? I was advised that I should seek advice from your newly created Planning and Development Department to find out what the procedure would be so that I could complete my plans and submit them accordingly and not have to go from bureau to bureau to find out what had to be done from day to day. On Thursday, April 4, 1974, I went to City Hall Room 111 to find out the status of a 24" x 36" single sheet drawing I had filed with the Bureau of Buildings on March 22, 1974 (City File #886). After getting the same answer I had been receiving for days by telephone--"We are swamped with work!" "We do not have an adequate amount of staff to handle the work load!" etc.-- I went to see the Planning and Development Department. Mr. Douglas Butler and I discussed the problem and I was assured someone would investigate the problems as proposed.

On Monday, April 8, 1974, I returned to the Bureau of Buildings to check on the status of the plans. They had still not been reviewed.

April 19, 1974

I went back to the Planning and Development Department and was interviewed by Mr. Al Bereth who took down the information on my complaints with the Bureau of Buildings. I advised Mr. Bereth that a meeting was scheduled with a Bureau of Buildings representative, an apartment owner, and myself for 2 p.m. April 8th and I would like for the Planning and Development Department to sit in to see and hear first-hand about a building department employee who wrote up a set of appeal papers for a property owner, called the owner to come to the office to sign the papers, pay the \$25.00 Appeal Fee and be led to believe everything was in good order and that the Appeal was a matter of form. This Appeal subsequently was tabled by the Appeal Board until the property owner could re-present his appeal in better form and with better reasoning for his appeal. Another meeting came up for the same hour as mine on which Mr. Bereth set priority, and once again we stood alone with no-one to look at the other side of the story objectively. After being disappointed with your people's lack of care in attending our meeting, I, in all my anger, gave Mr. Butler my opinion of the ability of the Department of Planning and Development to care or aid us in establishing some procedure to bring a firm understanding to this problem. I told him in my opinion the only way to get this problem understood was by direct action and asked that a meeting be called with you as an arbitrator, the Fire Marshal, the head of the building department, myself, and a representative of The Oregonian who could report factually what is being done about the "H" occupancy problem instead of writing biased articles from press releases made by one side or the other. For some reason, this kind of problem-solving cannot be accomplished. I am tired of telling my problem to a director who retells my problem to another director who misunderstands and misinterprets what I have said.

During your speeches on television and your statements to the press you have said you are available and willing to listen to problems and when I called your office on April 9, 1974 to arrange a meeting between you and me so that I could explain first-hand where City Hall procedure is actually hampering the "H" occupancy problem by confusion, indecision and jurisdictional problems, a pleasant lady told me how busy you are and that I should speak with Mr. Weber who was out of the office attending a meeting, but would be back at 2 p.m. At 2:05 p.m. April 9 I called your office, suspecting that Mr. Weber would not return my call promptly, and was advised Mr. Weber had not returned.

Approximately 2:30 p.m. I received a call from Mr. Butler, Bureau of Planning and Development, who advised me that the city attorney, Mr. Osborn, had returned an opinion on another problem I have with the Building Department which added to my suspicion that it is impossible to get fair and equitable treatment from the City.

April 19, 1974

I re-called your office and advised the same polite secretary to cancel my call to Mr. Weber as I had now totally given up trying to present any problem through channels from the bottom up or from the top down. I had totally lost faith in the system and the man who runs the system.

While driving home I became more infuriated with the system and decided to present my problem directly to Mr. Osborn. At 4:30 p.m. April 9, I spoke with Mr. Osborn about the opinion which was verbally passed on to me. He recommended I put the problem in writing and submit it to him so that he could better study the problem and advise me.

On April 10th I did submit the document, hand-delivering it to him personally. As of this date I am still waiting impatiently for these opinions.

I have been advised by friends and businessmen, with whom I have discussed the aforementioned problems, that I should first arouse public opinion via the various forms of news media which would attract your attention and might possibly promote a meeting with you. On the other hand, I feel a moral obligation to treat you as I would like to be treated, and as your receptionist asked of me, "Give us a chance to help you with this problem."

I would like to make an appointment with you to discuss in further detail my feelings on the aforementioned problems and to show you some of the appeal decisions that appear to lack continuity for equal treatment to all property owners under the code. I would like to show you evidence that a building department employee used his position to force a property owner to file a letter of compliance with Chapter 13 of the U.B.C. in order to get a building permit to repair fire damage which is applicable under another section of the code. I question his right legally and morally to do this. I am not willing to tell my story to another one of your administrative assistants and be lost once again in misunderstanding and misinterpretation.

I am not willing to be complacently patted on the head once again and sent down the road to do battle with the "behemoth" which is better known to you as City Administration.

Respectfully submitted,

Norman K. Dole  
2860 So. Arbor Drive  
West Linn, Oregon 97068

NKD:b

April 10, 1974

Mr. John Osburn  
Portland City Attorney  
City Hall  
Portland, Oregon

Dear Mr. Osburn:

During the period between March 1, 1973 and the present date, I have been involved in the Uniform Building Code, Chapter 13, "H" Occupancy Problem. I am at this date engaged in my own business preparing plans for property owners and aiding them in the filing of same with the Bureau of Buildings for review and processing the appeal papers through proper channels.

When the building code problem was first brought to my attention, I made an effort to establish what procedure to follow in order to properly expedite the paper work and plans. During the initial investigation I found there appeared to be a dual jurisdiction problem between the Portland Fire Marshal's office and the Bureau of Buildings, i.e., the Fire Marshal's office was meeting with the property owners and their representatives and outlining what areas would be required to be protected by an automatic fire extinguishing system to provide a life safety program for the tenant occupants of a given building. The Bureau of Buildings personnel were looking to satisfy all portions of Chapter 13 of the U. B. C. There appeared at this time to be a difference of opinion between the two departments as to what was needed to accomplish compliance with the Code by the property owner.

After sorting out the information I had procured during my initial investigation, I designed a plan for the Claypool Apartments located at 1110 S. W. Clay using the criteria of design outlined by the Fire Marshal's office and preparing an appeal for the owner using the Bureau of Buildings' recommendation. The appeal was filed June 27, 1973 (Appeal #4 dated 7-12-73). The appeal was approved as submitted and the property owner proceeded with and completed the work during July and August 1973. This procedure worked so well that I proceeded with work in behalf of two other property owners.

April 10, 1974

During the month of August I contacted the Fire Marshal's office and arranged a meeting at the Laurelwood Apartments, 2943 S. E. Alder St. The design criteria for the fire extinguishing system was established and decisions were made on portions of the work as outlined in letters from the Bureau of Buildings dated March 29, 1973 and April 11, 1973. At this time my employer directed me to back away from this work because of excessive amounts of time required to accomplish the process of appeal due to problems that were arising because of lack of continuity within the building department field inspectors' advice and the main office. I re-entered the case during December 1973 after repeated telephone calls from the building owners and attempted to define what procedure to take to satisfy the code requirements. I began preparation of plans and attempted to sort out the requirements. I was repeatedly assured that an extension of time would be granted because the work was in process. During February and March I tried to obtain some definition on exiting as outlined in Section (d) and received varying opinions on how to accomplish a second means of exiting for this building. On Tuesday, April 2, 1974, at approximately 8:00 p.m. a fire occurred at the Laurelwood Apartments. The following day the apartment owners, Mr. and Mrs. Anderson, hired a company to start restoration of the fire damage. Mr. Darrel Daniel, a contractor engaged in this specialty field, attempted to obtain a building permit from the Bureau of Buildings for this work (April 8, 1974) and was refused a permit until such time as the Andersons filed a letter with the Bureau of Buildings stating that they would comply with the requirements of Chapter 13 of the Building Codes for the city. Mr. Daniels prepared a letter (see enclosure), took it to the Anderson residence for signature the same day, and was going to turn it over to the Bureau of Buildings so that he could get a permit for the restoration of the fire damage.

I question the legality of the method of obtaining this letter from the Andersons by the building official involved and request an opinion be issued by your office on this matter.

I would also like to request an opinion as to the legality of a Building Division employee preparing and writing up the prescribed forms for an appeal on behalf of a private property owner.

Under Paragraph (f) Interior Stairways; Chapter 13 U.B.C., Can the Bureau of Buildings provide relief for not installing a fire extinguishing system for all portions of a building with those exceptions as noted in the Code without requiring appeal action for relief?

Mr. John Osburn - Page Three

April 10, 1974

I would appreciate obtaining your office's interpretive opinion on the three examples I have cited so that I can proceed to learn and understand the methods of the City Building Department and continue to give service to my clients.

Yours truly,

Norman K. Dole  
2860 So. Arbor Dr.  
West Linn, Oregon 97068  
Telephone: 636-1357  
225-0190

NKD:b

Enclosure



*File*

May 24, 1974

Mr. Norman K. Dole  
2860 South Arbor Drive  
West Linn, Oregon 97068

Dear Mr. Dole:

Thank you very much for your letter regarding compliance with Chapter 13 of the Uniform Building Code. As you know the Chapter 13 compliance program has generated considerable public response and many problems have come to light.

John Osborn, City Attorney, will be responding to you very shortly concerning the legal questions you raised. As regards the procedural problems you have had with the Bureau of Buildings let me say that we have made significant changes within the Bureau to insure uniform application of Chapter 13, and to aid building owners in complying fully.

These changes include: clarification of jurisdictional and interpretive problems between the Bureau of Buildings and the Fire Marshall; distribution of written guidelines to all inspectors; assigning primary responsibility for the compliance program to one individual within the Bureau; and preparation of a "master list" showing "current" status of all Chapter 13 buildings.

I am confident that you will recognize these changes in your future dealings with the Bureau of Buildings. Again, thank you for your letter.

Sincerely,

Neil Goldschmidt  
Mayor

NG:DS:dym1

LAW OFFICES OF  
GREENBERG AND COSTA

FREDERICK L. GREENBERG  
GIACINTO G. COSTA  
YALE W. SAPPERN

215 CHURCH STREET, NEW HAVEN, CONN. 06510  
865-5125

*File*

April 26, 1974

Hon. Neil Goldschmidt, Mayor  
City of Portland  
Portland, Oregon

Dear Mayor Goldschmidt:

This is to acknowledge receipt of letters from Connie McCready and Bill Culham concerning my request to you for fly ash study information with regard to controlling landfill pollution. Bill sent along the STR Swift Boulevard Landfill Report which we are using in conjunction with an update of our prior experience with fly ash and a new project underway.

Cooperation like I have received from you and your staff is most gratifying in that this project will be of benefit to all concerned and for two different approaches to be followed without an exchange of all information is a true waste of time for everyone.

Be assured that I will be forwarding information out to Bill that should be of great help to the Portland project and please extend my personal thanks to both Connie and Bill for their interest and very prompt response. I speak from experience in dealing with other cities when I say that you are most fortunate to have people such as this working for you who are responsive to all possible sources of information that might assist them in doing the best job.

Again, my deep appreciation.

Cordially,

*Yale W. Sappern*

Yale W. Sappern

YWS:fp

*File*  
*Dir of Bldg*

April 23, 1974

TO THE COUNCIL:

Your Commissioner of Finance and Administration returns herewith Council Calendar #742, being communication from Gary Ewing, Coordinator, Eternal Energy Exhibit, requesting permission of the City Council to use the Crystal Ballroom, 407 SW 14th Avenue, for meetings, along with a report from the Buildings Inspections Director; RECOMMENDING that Mr. Ewing's request be granted only if the entire structure is brought into full compliance with all applicable codes and ordinances of the City of Portland.

Respectfully submitted,

Neil Goldschmidt

NG:pjr  
Atch.

Date March 28, 1974

from the office of  
**NEIL GOLDSCHMIDT, MAYOR**  
Room 303, City Hall  
Portland, Oregon 97204

To: 1. Cliff Christiansen, Phyllis  
Bureau of Buildings  
2. \_\_\_\_\_  
3. \_\_\_\_\_

Check:

<input type="checkbox"/> Answer	<input checked="" type="checkbox"/> XXXX Investigate and Report	<input type="checkbox"/> Note and Comment
<input type="checkbox"/> Answer for Mayor's Signature	<input type="checkbox"/> Prepare Ordinance	<input type="checkbox"/> Note and Confer
<input type="checkbox"/> Approval Requested	<input type="checkbox"/> Proc.—Resolution	<input type="checkbox"/> Note and File
<input type="checkbox"/> For Your Information	<input type="checkbox"/> Necessary Action	<input type="checkbox"/> Note and Return

Comments: Attached are original Council documents #742, #743 and #744 referred to Finance and Administration for reports back.

Please take the necessary action to return these documents to the calendar and return with report for Mayor's signature.

Thank you.

NG:pjr

RECEIVED

APR 19 1974

Attch.

MAYOR'S OFFICE

COUNCIL DOCUMENTS REFERRED RECEIPT

To . . . Commissioner of Finance and Administration . . . Council Meeting . March 27, 1974

Calendar No.	SUBJECT MATTER	Date Received	By Whom
741	Communication from Mrs. Claire Stickel, requesting a permit to practice Astrology at 7217 S. E. Main Street.	3/27 ref'd to Susan Kern	PJA 3/28
742	Communication from Gary Ewing, Coordinator, Eternal Energy Exhibit, requesting permission of the City Council to use the Crystal Ballroom, 407 S. W. 14th Avenue, for meetings.	ref'd to Bur of Bldg	3/29
743	Request of Jeanne Golden, Margie Moore, and Sidney Clapp, owners of real property located at 133 N.W. Trinity Place, for the City Council to grant a one-year extension to complete necessary corrections to their building as required by the City Code.	ref'd to Bur of Bldg	3/29
744	Appeal of SSI Container Corporation by Gary S. Dodge, Terminal Manager, to the City Council from the decision of the Building Code Board of Appeal, on their request for a six-month extension of their temporary permit for a trailer used as an office located at 3340 N.W. 26th Avenue.	ref'd to Building Code Board of appeal	3/29
747	Communication from Dwight L. Schwab transmitting a proposed ordinance to amend the City Code, relating to gambling.	ref'd to 3/28	Solusill

**CITY OF PORTLAND**  
**INTER-OFFICE CORRESPONDENCE**  
(NOT FOR MAILING)

April 3, 1974

*From* Susan Kerr, Mayor's Office  
*To* Bureau of Buildings  
*Addressed to* Cliff Christiansen  
*Subject* Council Calendar No. 742

This item refers to a request from Gary Ewing for permission to use the Crystal Ballroom for meetings. I have talked with Mr. Ewing several times regarding this request and would like to be kept informed as to the disposition of this matter. His proposed project, regarding an exhibit of alternative energy systems, is sound, in my judgment. I am not sure of the soundness of his organizational abilities, etc.; however, so I cannot endorse his request. I promised Mr. Ewing that I would keep informed of the progress of this idea, however.

Thank you.

SK:pjr

March 25, 1974

*file*

Thomas R. Mackenzie  
President  
Mackenzie Engineering Inc.  
0324 S. W. Abernethy  
Portland, Oregon 97201

Dear Tom:

Thank you very much for your note concerning the Bureau of Buildings. As you know, this is one of the bureaus we have had the most trouble penetrating, and I appreciate your continuing suggestions.

I have directed a copy of your letter to Gary Stout, the Planning and Development Administrator. Gary is hopeful that, in the very near future, he will be able to arrange a significant outside examination of the Bureau of Buildings functions; and I hope we can make some progress.

Thanks again.

Sincerely,

Neil Goldschmidt

NG.bsp

cc: Gary Stout

MACKENZIE ENGINEERING INCORPORATED

*Bill*

March 12, 1974

The Honorable Neil Goldschmidt  
Office of the Mayor  
1220 S. W. Fifth Avenue  
Portland, Oregon 97204

Dear Neil:

In my normal wandering around City Hall, I have gained some knowledge of current Bureau of Buildings budget and staff proposals. It is good to note that your revised organization is providing the start of some reasonable management procedures. However, I hope that you or your staff will review the general emphasis and directions on the present Bureau of Buildings management.

When the Housing Division is included as realistically an extension of Inspections, then there appears to be considerable imbalance with the office staff of Plan Examiners and Engineers. Other cities I have visited appear to place greater emphasis on the inside personnel group. In Portland this group appears to have been progressively de-emphasized and working conditions and pay have apparently caused a serious loss of quality. It appears that better service to the community and the public could be provided by adjusting the pay, staffing and recruiting for the Plan Examiners and Engineers.

Portland appears to be falling behind in the quality of its office review of plans. In addition, the shortage of competent personnel unnecessarily delays permits and may place a judgmental burden on the Field Inspectors.

Very truly yours,



Thomas R. Mackenzie,  
President

TRM/sar

RECEIVED

MAR 13 1974

MAYOR'S OFFICE

Licensed in:  
Oregon  
Washington  
California  
Idaho  
Montana  
Nevada  
New Jersey  
Pennsylvania

0324 S.W. ABERNETHY  
PORTLAND, OREGON 97201  
PHONE 503/224-9560

X

from the desk of  
NEIL GOLDSCHMIDT

Dear Kullian →

Di-net-awarding  
bid to - non man

↓  
Jerry Downmond

M E M O R A N D U M

TO: Neil, Bill and Alan

FROM: George

RE: YMCA Building Program

DATE: February 13, 1974

I met with an official of the YMCA to discuss their proposed relocation abutting the south side of Dunaway Park. They own approximately two acres of land on the south side of the park and across the street from it, have an option on an entire block of property bounded by SW Barbur, Third, Mean and Hooker Streets.

Adjacent to the park is to be constructed a fitness center which will contain an indoor track, one basketball gymnasium, a working gymnasium, a pool, and four courts, dressing rooms, social area, etc. Approximately fifty parking sites are expected on the two-acre site.

Room for expansion would permit additional courts to the fitness center.

Except for a small corner of the two-acre site, all the zone changes and condition use permits have been obtained that are necessary. Zone changes would have to be made for the proposed training center site across Barbur Blvd.

It is contemplated that satellite operations of the Y would be expanded in the downtown area. Currently in the basement of the Georgia-Pacific Bldg., an exercise room is operated by the Y under contract with Georgia-Pacific Corporation, which owns the room. Similar facilities are planned in the PGE and U.S. National Bank buildings.

Construction is expected to start in late 1974 and be finished in mid-1976 or sooner.

The new facility will not have any space for residents. The downtown building has terminated its resident program.

Plans have been made out of the new fitness center a program run by the Medical School to supervise cardiology problems. The exact details have yet to be worked out. Transportation from the downtown area to the new center has not been worked out. Y officials have thought about a shuttle bus system, but at present tend to rely upon Tri-Met transportation. According to them, nine bus lines circulate by the proposed location. They have talked to Tri-Met about extending the Shopper route to the location.

Attached hereto is the map of the proposed location

GR:pjr



from the office of  
NEIL GOLDSCHMIDT, MAYOR  
Room 203, City Hall  
Portland, Oregon 97204

Date 2-5-74 file  
BOB

- To: 1. Pl + vel.
2. PLEASE TAKE CARE OF THIS
3. \_\_\_\_\_

Days/Days  
why a \$250 fee this  
year + \$150 last year?

- Check:
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Answer                       | <input type="checkbox"/> Investigate and Report      | <input type="checkbox"/> Note and Comment |
| <input type="checkbox"/> Answer for Mayor's Signature | <input type="checkbox"/> Prepare Ordinance           | <input type="checkbox"/> Note and Confer  |
| <input type="checkbox"/> Approval Requested           | <input type="checkbox"/> Proc.—Resolution            | <input type="checkbox"/> Note and File    |
| <input type="checkbox"/> For Your Information         | <input checked="" type="checkbox"/> Necessary Action | <input type="checkbox"/> Note and Return  |

Comments: If Bureau of Bldgs approves, pls have the  
necessary action prepared. This came to us  
through the Fire Marshall's office.  
seek comment  
Thanks  
Bill

RECEIVED  
OFFICE OF PLANNING &  
DEVELOPMENT



Portland, Oregon 97219  
Telephone (503) 244-6161

## Lewis and Clark College

Templeton College Center

The Honorable Neil Goldschmidt  
Mayor, City of Portland  
City Hall  
Portland, Oregon 97204

Dear Mayor Goldschmidt:

We would like to request the waiver of the \$250.00 fee for the erection of a tent to be used during the annual Sawdust Arts and Crafts Festival.

Sawdust Festival will be held on the Lewis and Clark College campus on April 16 through April 21, 1974. The tent will be erected on April 11, 1974, to provide the time necessary to equip it for the festival.

Sawdust Festival is a non-profit college function which provides Lewis and Clark students and the Portland Community with an opportunity to meet with artisans and view their handcrafts.

Thank you for your support and consideration.

Sincerely,

*Denise M. Thompson*

Denise M. Thompson  
Director of Student Activities

DMT/dw

## ORDINANCE No. 136199

An Ordinance authorizing waiver of certain building permit fees for the erection of a tent in connection with the Lewis and Clark College Sawdust Festival, and declaring an emergency.

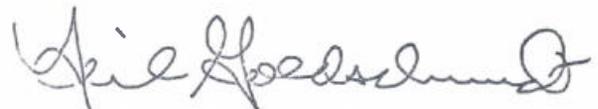
The City of Portland ordains:

Section 1. The Council finds that Lewis and Clark College intends to sponsor its annual Sawdust Festival from May 15, 1973 to and including May 20, 1973; that Marilyn N. Cote, Lewis and Clark College, Box 10, 0615 S.W. Palatine Hill Road, Portland, Oregon 97219, on behalf of said College has indicated that the College intends to erect a tent in connection with said Sawdust Festival, and requests that the \$150 fee for the permit to erect a tent as required by Section 24.06.100 of the City Code be waived; that said request has been approved by the Bureaus of Fire and Buildings and the Commissioners in charge and should be granted; now, therefore, the building permit fee as required by Section 24.06.100 of the Code of the City of Portland, Oregon for the erection of a tent in connection with the Lewis and Clark College Sawdust Festival to be held from May 15, 1973 through May 20, 1973 is hereby waived, but this shall not constitute a waiver of any other provisions of the Code of the City of Portland, Oregon.

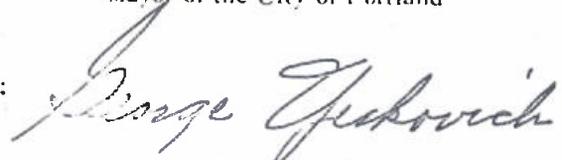
Section 2. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland in this: In order that plans for the construction of the tent described in Section 1 hereof may be made without undue delay, therefore, an emergency hereby is declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, MAR 15 1973

Mayor Goldschmidt  
March 2, 1973  
WRS:at

  
Mayor of the City of Portland

Attest:

  
Auditor of the City of Portland

Alan →

**CITY OF PORTLAND**  
**INTER-OFFICE CORRESPONDENCE**  
(NOT FOR MAILING)  
January 30, 1974

*From* Bureau of Buildings  
*To* Mayor Goldschmidt's Office  
*Addressed to* Alan Webber  
*Subject* Talk Show Inquiries

RECEIVED  
JAN 31 1974  
MAYOR'S OFFICE

Dear Mr. Webber:

1. 3250-56 N. E. Union Avenue

The commercial structure at the above location has a problem history dating back to 1967. Since then the structure has had four fires as follows:

July 30, 1967	\$ 5,000	Loss (Building and Contents)
April 13, 1968	25,000	Loss (Building and Contents)
June 16, 1968	25	(Smoker's Carelessness)
September 20, 1973	5,000	(Arson)

The owners are Mr. Louis Kylo and/or Mrs. Hilda DeFreitas of Longview, Washington. While slow in their rehabilitation efforts, they still made reasonable attempts at restoration. Being from out of town they appear unable to overcome the determination of some persons to burn this building down.

On August 28, 1968 the owners obtained the second of two repair permits calling for the removal of the severely damaged second floor and the restoration of the remainder of the building. They had completed a substantial portion of the work prior to the latest fire in September, 1973.

The Building Division is reinstating condemnation proceedings against this structure and lacks only official photographs in order to make a report to the commissioner in charge of the Bureau of Buildings. A call is now on order for these pictures. Upon receipt, the Bureau of Building's report will be completed and forwarded. Only a suitable performance on the part of the owner will alter any action we propose to take.

We are looking into the second item contained in your January 28, 1974 communication and will report on it separately.

Respectfully submitted,

*C. N. Christiansen*

C. N. CHRISTIANSEN  
BUILDING INSPECTIONS DIRECTOR

EMN:jd  
Enclosure

+

*Alan*

CITY OF PORTLAND  
INTER-OFFICE CORRESPONDENCE

(NOT FOR MAILING)

January 31, 1974

*From* Bureau of Buildings  
*To* Mayor Goldschmidt's Office  
*Addressed to* Alan Webber  
*Subject* Talk Show Inquiries

RECEIVED  
FEB 01 1974  
MAYOR'S OFFICE

Dear Mr. Webber:

The Mayor, during a recent talk show, received a question concerning the apartments on Michigan Avenue behind the Albertsons Food Store. There apparently is some concern as to the completion or demolition of these buildings.

Our records reveal that on December 19, 1972 the Hammond Development Company obtained the necessary permits to start construction on an apartment complex project in the general area of the 5700 block of N. Michigan Avenue and N. Mississippi Avenue. Total permitted project cost was established at \$1,300,000.

The project is now estimated as 75 percent completed as involves code regulated improvements. Lately the owner/builder has been hampered by rising costs, labor problems, weather, architectural changes and just a general run of adverse conditions. They are still working, however, but at a reduced rate. Since they have not abandoned the project Building Regulations do not otherwise establish any completion time limits against them. As the construction is all new and not dangerous to the extent spelled out in the City Code, owners cannot be forced to demolish their work to date nor could the City reasonably condemn it.

The Bureau of Buildings has and will continue to follow this project to proper completion but cannot otherwise impose time standards on the builder without placing the City in substantial liability exposure.

Respectfully submitted,



C. N. CHRISTIANSEN  
BUILDING INSPECTIONS DIRECTOR

EMN:jd

Neil

CITY OF PORTLAND  
INTER-OFFICE CORRESPONDENCE  
(NOT FOR MAILING)

January 7, 1974

From Bureau of Buildings  
To Office of the Mayor  
Addressed to Mayor Neil Goldschmidt  
Subject Sewer disconnects

*Show plan*  
*Copy to*  
*copy & file*  
RECEIVED  
JAN 10 1974  
MAYOR'S OFFICE

Dear Mayor Goldschmidt:

We have received your memo of January 4 concerning termination of sewer charges. The Bureau of Buildings would have no objection to the discontinuance of the sewer user's charge on dwellings which have been devastated by fire or where condemnation is imminent, provided the water meter has been removed.

In case the structure is rehabilitated under permits, then the usual connection fee and sewer user's charge could be imposed when the water meter is reinstalled.

Respectfully submitted,



C. N. CHRISTIANSEN  
BUILDING INSPECTIONS DIRECTOR

CNC:h1

CITY OF PORTLAND  
INTER-OFFICE CORRESPONDENCE  
(NOT FOR MAILING)

January 4, 1974

*From* Neil Goldschmidt  
*To* Bureau of Buildings  
*Addressed to*  
*Subject* Sewer disconnects

I'd appreciate any advice you have before I discuss with the Public Works Department whether there would be any problems arranging for termination of sewer charges where homes are burned out or otherwise condemned.

Thank you very much.



NG. sp

RECEIVED  
JAN 7 - 1974