



# CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES



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

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

### What type of home(s) are you building?

- ☐ Single family residence   ☐ Duplex   ☐ Townhouses on individual lots   ☒ Townhouses on shared lots  
☐ Floating home   ☐ Manufactured home on its own lot  
☐ Detached accessory dwelling unit (ADU)   ☐ Other: \_\_\_\_\_

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

### Applicant Information

Company Name Urban Visions  
Contact Person Kevin Perten  
Mailing Address 223 NE 56<sup>th</sup> Ave  
City POX State OR Zip Code 97213  
Office Phone 503-421-2967 Cell Phone \_\_\_\_\_ FAX \_\_\_\_\_  
Email kevin@gorge.net  
Lot Owner Name Judson Threlkeld  
Mailing Address 19503 NE 6<sup>th</sup> St  
City Clatsop State WA Zip Code 98607  
Contractor Name JB Carreghine Construction CCB# 201637

### Project Information

Tax account number: <u>R 198870</u>		If you do not know the tax account number, call Multnomah County at 503-988-3326	
Cross streets: <u>SE Washington &amp; 76<sup>th</sup> Ave</u>		Tax lot number: <u>1200</u>	
Plat name/number <u>Kinzel PK</u>	Block/lot: <u>2 / 8</u>	Qtr section #: <u>3138</u>	
Living area: <u>1193</u> sq.ft.	Basement: <u>N/A</u> sq.ft.	Garage/carport: <u>1</u> sq.ft.	
Is there a detached garage/carport or other accessory structure being built?		<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Is there an existing house on the lot that will be demolished?		<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no <u>17-160540-RS</u>
Land Use Review case numbers:			
Plan designer/architect name: <u>I Stock House Plan Co.</u>		Plan #	
Has BDS permitted this design previously?		<input type="checkbox"/> yes	<input type="checkbox"/> no Permit #
Do you plan on building the same house plan again?		<input type="checkbox"/> yes	<input type="checkbox"/> no <input checked="" type="checkbox"/> not sure
Is this a Master House Plan?		<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no MHP #

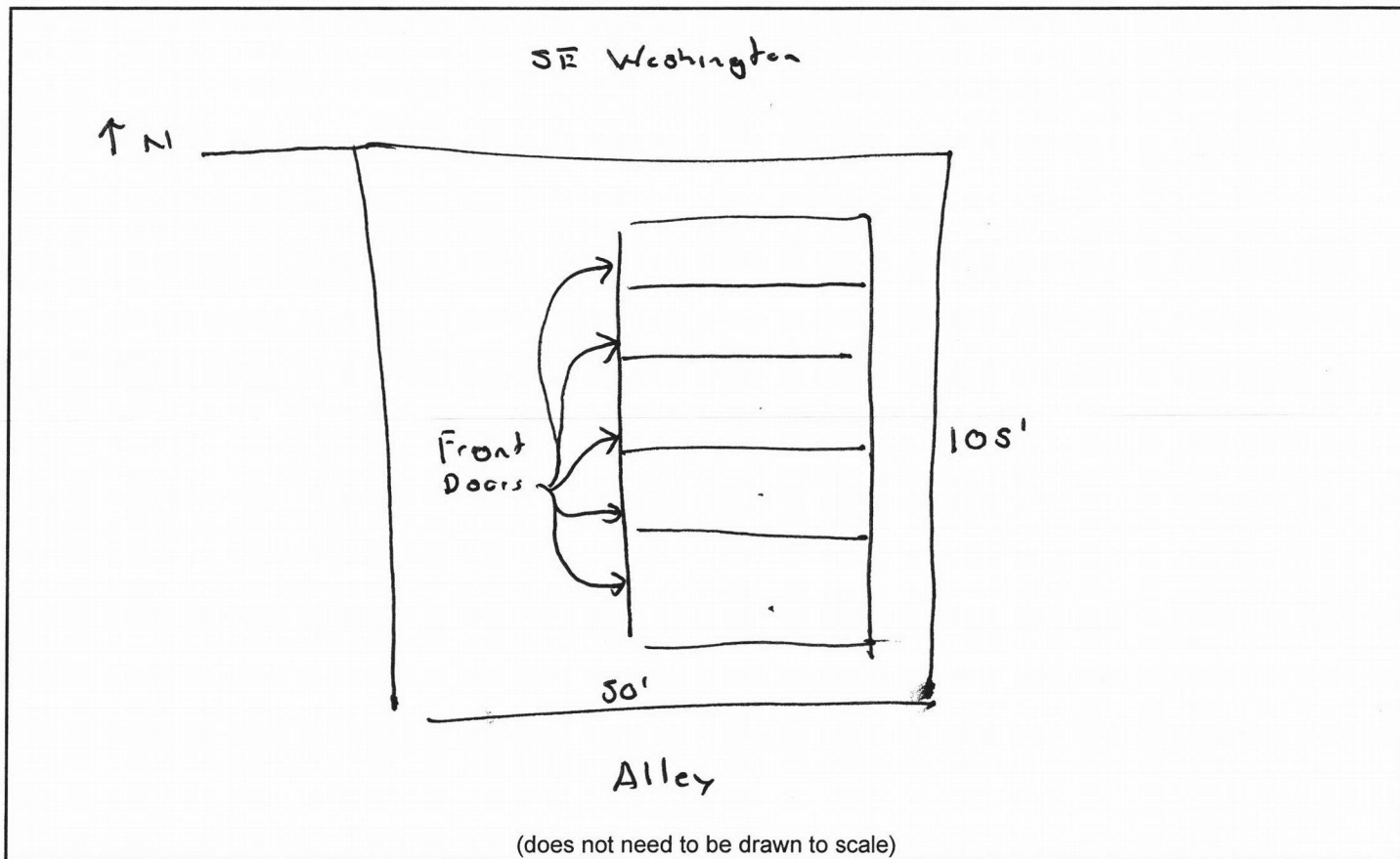
17-258825/47/53/57/58-RS

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

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

## Indicate each of the following

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Lot dimensions      | <input checked="" type="checkbox"/> Street locations and names for all streets adjoining your lot |
| <input checked="" type="checkbox"/> Front door entrance | <input checked="" type="checkbox"/> North arrow   |



## Full legal description

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

Kinzel Plt ; Blk 2 Lot 8





# CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

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

### What type of home(s) are you building?

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☐ Floating home    ☐ Manufactured home on its own lot  
☐ Detached accessory dwelling unit (ADU)    ☐ Other: \_\_\_\_\_

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Office Phone 503-421-2967 Cell Phone \_\_\_\_\_ FAX \_\_\_\_\_

Email kevin@gorge.net

Lot Owner Name Judson Threlkeld

Mailing Address 19503 NE 6<sup>th</sup> St

City Camas State WA Zip Code 98607

Contractor Name JB Cerreghine Construction CCB# 201637

### Project Information

Tax account number: R <u>198871</u>		If you do not know the tax account number, call Multnomah County at 503-988-3326	
Cross streets: <u>SE Washington &amp; 76<sup>th</sup> Ave</u>		Tax lot number: <u>1200</u>	
Plat name/number <u>Kinzel PK</u>	Block/lot: <u>2 / 8</u>	Qtr section #: <u>3138</u>	
Living area: <u>1195</u> sq.ft.	Basement: <u>N/A</u> sq.ft.	Garage/carport: <u>  </u> sq.ft.	
Is there a detached garage/carport or other accessory structure being built?		<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Is there an existing house on the lot that will be demolished?		<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no <u>17-160540-RS</u>
Land Use Review case numbers:			
Plan designer/architect name: <u>I Stock House Plan Co.</u>		Plan #	
Has BDS permitted this design previously?		<input type="checkbox"/> yes	<input type="checkbox"/> no Permit #
Do you plan on building the same house plan again?		<input type="checkbox"/> yes	<input type="checkbox"/> no <input checked="" type="checkbox"/> not sure
Is this a Master House Plan?		<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no MHP #

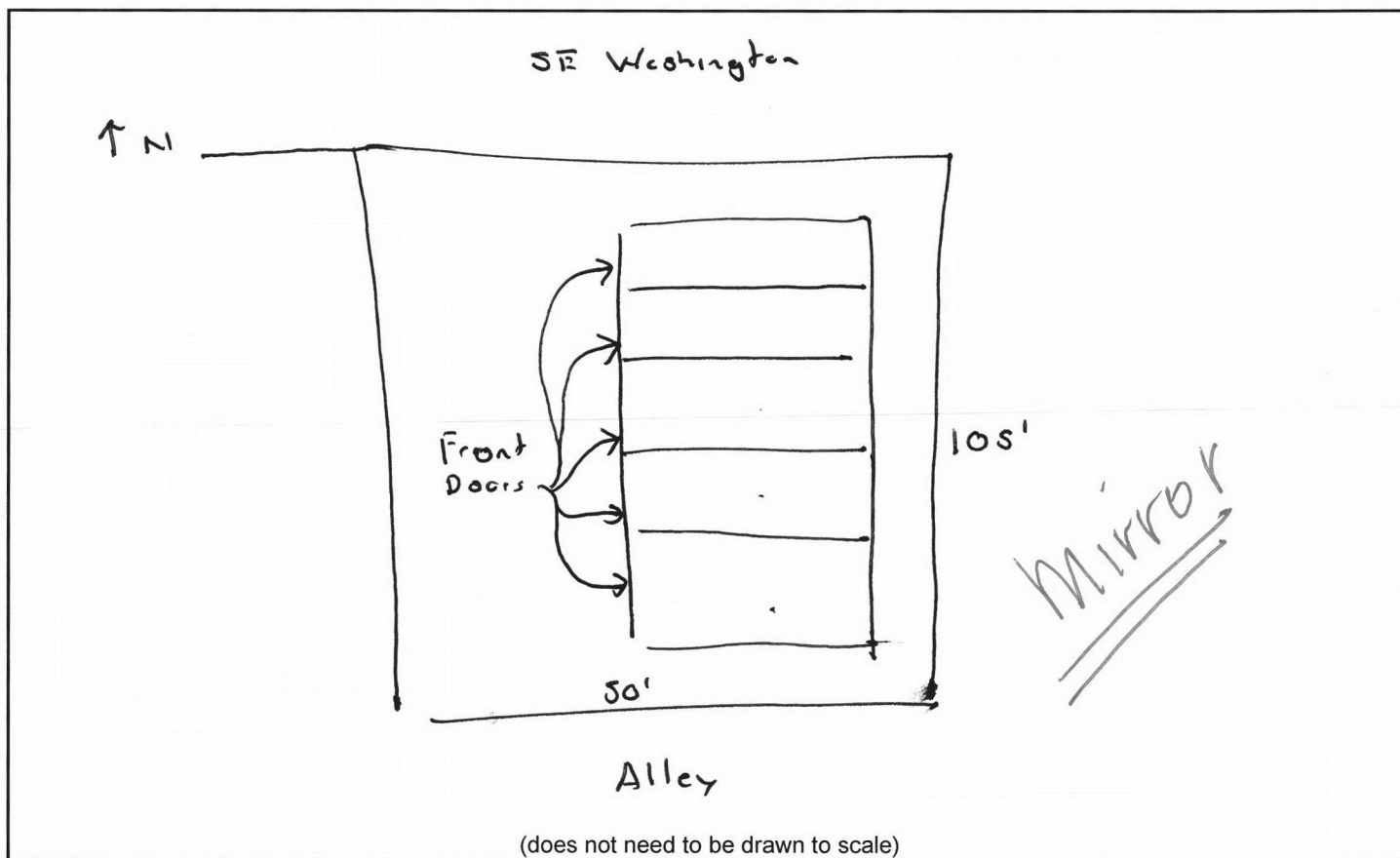
17-180493/496/497/498/500-RS

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

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

## Indicate each of the following

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Lot dimensions      | <input checked="" type="checkbox"/> Street locations and names for all streets adjoining your lot |
| <input checked="" type="checkbox"/> Front door entrance | <input checked="" type="checkbox"/> North arrow   |



## Full legal description

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

Kinzel PK ; Blk 2 Lot 8



# ELECTRICAL PERMIT APPLICATION

City of Portland, Oregon - Bureau of Development Services

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**Type of work**

☒ New construction ☐ Addition/alteration/replacement

☐ Demolition ☐ Other:

**Category of construction**

☐ 1 & 2 family dwelling ☐ Commercial/industrial ☐ Accessory building

☒ Multifamily ☐ Master builder ☐ Other:

**Job site information and location**

Job no.: Job address: SE Washington

City/State/ZIP: Portland

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

Cross street/directions to job site:

Subdivision: Lot no. Tax map/parcel no.

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

New 5-unit townhome

**Provide RS Permit no.**

☐ Property owner ☐ Tenant

Name: E-mail:

Address:

City/State/ZIP:

Phone: FAX:

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

Owner signature: Date:

☒ Contractor ☐ Subcontractor

Business name: Sunlight Electric Inc

Address: 2804 NE 65th Ave "D"

City/State/ZIP: Vancouver, WA. 98661

Phone: 360-518-7589 FAX: 360-326-9660

Elec. lic. no. C230 CCB lic. no. 172549

Metro or City lic. no. Date:

Supervising electrician Signature, required: Chester Garrett

Print name: CHESTER GARRETT License no. 17935

Authorized signature: Chester Garrett

Print name: CHESTER GARRETT Date:

☐ Applicant ☐ Contact Person

Business name:

Contact name:

Address:

City/State/ZIP:

Phone: FAX:

E-mail:

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

## Plan Review

Please check all that apply

☐ Fire pump ☐ Building over three stories

☐ Emergency system ☐ Service or feeder 800 amps or over

☐ Addition of new motor load of 100 HP or more ☐ Commercial use agricultural buildings

☐ Patient area health care facility ☐ Installation of 150 KVA or larger separately derived system

☐ Hazardous locations ☐ 'A', 'E', 'I-2', 'I-3' occupancies

☐ Recreational vehicle parks ☐ Service or feeder 400 amps or more where the available fault current exceeds 10,000 amps at 150 volts or less to ground, or exceeds 14,000 amps for all other installations

☐ Marinas and boatyards

☐ Flooding buildings

☐ Six or more residential units

☐ Supply over 600 volts nominal

☐ Voluntary plan review

Submit 2 sets of plans with any of the above.

## Fee Schedule

Description	Qty.	Fee	Total	**
<b>Residential single or multifamily dwelling unit.</b>				
Includes attached garage.				
1,000 sq. ft. or less	1	\$266		4
Each added 500 sq. ft. or portion	1	\$58		
Limited energy, residential		\$58		2
Limited energy, multi-family		\$58		2
<b>Services or feeders installation, alteration, and/or relocation</b>				
200 amps		\$137		2
201 to 400 amps		\$195		2
* 401 to 600 amps		\$255		2
* 601 amps to 1,000 amps		\$385		2
* Over 1,000 amps or volts		\$708		2
Service Reconnect Only		\$124		1
<b>Temporary services or feeders installation, alteration, and/or relocation</b>				
200 amps or less		\$122		2
201 amps to 400 amps		\$184		2
401 amps to 600 amps		\$232		2
<b>Branch circuits - new, alteration, or extension, per panel</b>				
A. Fee for branch circuits with service or feeder fee, each branch circuit		\$13		2
B. Fee for branch circuits without service or feeder fee, first branch circuit		\$112		2
Each additional branch circuit		\$13		
<b>Miscellaneous (service or feeder not included)</b>				
Each manufactured or modular dwelling, service and/or feeder		\$156		2
Pump or irrigation circle		\$99		2
Sign or outline lighting		\$99		2
Signal circuit(s) or limited-energy panel, alteration, or extension.		\$99		2
<b>Describe:</b>				
Hourly rate:		\$142		
Each additional inspection over allowable in any of the above				
Per inspection		\$ 97		
Investigation fee				
Other				
<b>Electrical permit fees</b>				
Subtotal				
Plan review (25% of permit fee)				
State surcharge (12% of permit fee)				
<b>TOTAL PERMIT FEE</b>				

RS Combo Permit/No Fees Due ☒

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

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

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

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\* Requires Plan Review

\*\* Number of inspections allowed per permit.



17-180493/496/497/498/500-RS PER UNIT



## MECHANICAL PERMIT APPLICATION

City of Portland, Oregon - Bureau of Development Services

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17-258825/47/53/51/

## Type of work

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

## Category of construction

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

## Job site information and location

Job no.: Job address: 2903 SE Washington

City/State/ZIP:

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

Cross street/directions to job site: 11-198892-000-60-RS

NDFF 11/2 3086231  
Subdivision: Lot no. Tax map/parcel no.

## Description of work (example: upstairs bath fan/dryer exhaust)

New 5 unit townhome

## Provide RS permit no.

- ☐ Property owner ☐ Tenant

Name: E-mail:

Address:

City/State/ZIP:

Phone: FAX:

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

Owner signature: Date:

- ☐ Contractor ☐ Subcontractor

Business name: Action Heating E-mail:

Address: 6419 SE 84th Ave

City/State/ZIP: Portland OR 97266

Phone: (503) 805-7897 FAX:

Lic. no. 16144 CCB lic. no. 187575

Authorized signature:

Print name: CRAIG HATCHER Date: May 08, 2013

- ☐ Applicant ☐ Contact Person

Business name:

Contact name:

Address:

City/State/ZIP:

Phone: FAX:

E-mail:

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete. 58-RS

## Commercial Fee Schedule - Use Checklist

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

Value: \$

## Residential Equipment / Systems Fees

For special information use checklist

Description	Qty.	Fee	Total
<b>Heating / cooling</b>			
Air conditioner (site plan required)		\$26	
Furnace / burner including duct work / vent / liner	1	\$55	
Heat pump (site plan required)		\$51	
Air handling unit		\$26	
Hydronic hot water system		\$32	
Residential boiler (radiator or hydronic) includes piping		\$32	
Unit heaters (fuel type, not electric) in-wall, in-duct, suspended, etc.		\$26	
Vent for appliance other than furnace		\$22	
Alteration of existing HVAC system		\$32	
<b>Other fuel appliances</b>			
Decorative gas fireplace		\$26	
Flue vent for water heater or gas fireplace		\$22	
Wood / pellet stove		\$57	
Gas or wood fireplace / insert		\$57	
Chimney / liner / flue / vent		\$22	
Other:		\$32	

## Environmental exhaust and ventilation

Range hood / other kitchen equipment	1	\$14	
Clothes dryer exhaust	1	\$14	
Single-duct exhaust (bathrooms, toilet compartments, utility rooms)	4	\$14	
Attic / crawl space fans		\$14	
Other:		\$32	

## Gas fuel piping

\$14 for the first four, \$2.57 for each additional. Please indicate number of fuel gas piping outlets below:

Furnace, etc.	1		
Gas heat pump			
Wall / suspended / unit heater			
Water heater / boiler	1		
Fireplace			
Range	1		
Barbecue			
Clothes dryer			
Other:			

## Other appliances

Including oil tanks, gas and diesel generators, gas and electric kilns, gas appliances / equipment not included above

## Mechanical permit fees

Subtotal	
Minimum permit fee (\$95)	
Commercial plan review (60% of permit fee)	
State surcharge (12% of permit fee)	
<b>TOTAL PERMIT FEE</b>	

RS Permit/No Fees Due ☐

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

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17-180493/496/497/498/500-RS

17-258825/47/53/57/58-RS

**PLUMBING PERMIT APPLICATION**

City of Portland, Oregon - Bureau of Development Services

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**Type of work**

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

**Category of construction**

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

**Job site information and location**Job no.: Job address: **SE Washington**

City/State/ZIP:

Suite/bldg./apt. no.:

Project name:

Cross street/directions to job site:

Subdivision:

Lot no.:

Tax map/parcel no.:

**Description of work (example: 2 fixtures for kitchen remodel)****New five unit townhome**

Provide RS Permit no.:

☐ Property owner☐ Tenant

Name:

E-mail:

Address:

City/State/ZIP:

Phone:

FAX:

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

Owner signature:

Date:

☐ Contractor☒ SubcontractorBusiness name: **Liquid Tight Plumbing**E-mail: **ChrisM.Judd@gmail.com**Address: **80 BOX 642**City/State/ZIP: **Seaside OR 97069**Phone: **503-807-6850**

FAX:

Lic. no. **3-532PB**CCB lic. no. **169069**

Authorized signature:

Print name: **Chris Judd**

Date:

☐ Applicant☐ Contact Person

Business name:

Contact name:

Address:

City/State/ZIP:

Phone:

FAX:

E-mail:

**Plan Review, please check all that apply**

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

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

**Fee Schedule**

Description	Qty.	Fee	Total
New 1&2 family dwellings (includes 100 ft. for each utility connection)			
SFR (1) bath		\$520	
SFR (2) bath		\$780	
SFT (3) bath	1	\$910	
Each additional bath/kitchen		\$218	
Fire sprinkler ( sq.ft.)		Per fee schedule	
Site utilities			
Catch basin or area drain		\$39	
Manufactured home utilities		\$92	
The following fees for exterior lines are in addition to unit fixture fees. The prices listed below are for the first 100 feet. Each additional 100 feet or portion thereof is \$87.			
Rain drain ( 99 linear ft.)		\$116	
Installing drywell? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		No fee	
Sanitary sewer ( 99 linear ft.)		\$116	
Storm sewer ( 99 linear ft.)		\$116	
Water service ( 99 linear ft.)		\$116	
Fixture or Item			
Backflow preventer		\$39	
Backwater valve		\$39	
Clothes washer		\$39	
Dishwasher		\$39	
Drinking fountain		\$39	
Ejectors/sump		\$39	
Fixture cap		\$39	
Floor drain/floor sink/primer		\$39	
Garbage disposal		\$39	
Hose bib	1	\$39	
Ice maker		\$39	
Interceptor/grease trap		\$39	
Interior mainline piping			
Water piping - first 100 feet		\$116	
Drainage piping - first 100 feet		\$116	
Each additional 100 feet or portion of		\$87	
Replacing in-building water supply lines			
Residential - first floor		\$83	
each additional floor		\$32	
Commercial - first five branches		\$83	
each fixture branch over five		\$20	
Medical gas (\$ value)		Per fee schedule	
Rainwater harvesting (\$ value)		Per fee schedule	
Roof drain (commercial)		\$39	
Sewer cap		\$103	
Sink/basin/lavatory		\$39	
Stormwater retention/detention tank/facility		\$104	
Tub/shower/shower pan		\$39	
Urinal		\$39	
Water closet		\$39	
Water heater/expansion tank		\$39	
Other		\$39	

**Plumbing permit fees**

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



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

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# 2014 Energy Efficiency Additional Measures Requirements

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

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

All Energy Efficiency components must be reflected on the plans. For all structures, a minimum of 50% of permanently installed lighting fixtures shall have high efficacy lamps.

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

### ☐ 1 High efficiency walls & windows:

- Exterior walls – R-19+5 (insulation sheathing)/SIPS, and one of the following options:
  - ☐ Windows – Max 15% of conditioned area, or
  - ☐ Windows – U-0.30

### ☒ 2 High efficiency envelope:

- Exterior walls – R-21 Intermediate framing, and
- Vaulted ceilings – R-30 Advanced framing, and
- Flat ceilings – R-49, and
- Framed floors – R-38, and
- Windows – U-0.30, and
  - ☐ Doors – All doors U-0.20, or
  - ☐ Additional 15% of permanently installed lighting fixtures as high-efficacy lamps or Conservation Measure D and E

### ☐ 3 High efficiency ceiling, windows and duct sealing:

(Cannot be used with Section B: Conservation Measure E)

- Vaulted ceilings – R-30 Advanced framing (not more than 50% of the heated floor area), and
- Flat ceilings – R-49, and
- Windows – U-0.30, and
- Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection)

(Continued to page 2)

- ☐ **4 High efficiency thermal envelope UA:**
  - Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
- ☐ **5 Building tightness testing, ventilation and duct sealing:**
  - Mechanical system providing whole-building ventilation per Table N1101.1(3), or ASHRAE 62.2, **and**
  - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection), **and**
  - Blower door test report submitted to building inspector prior to final inspection showing  $\leq 6.0$  air changes per hour.
- ☐ **6 Ducted HVAC systems within conditioned space:**

(Cannot be used with Section B: Conservation Measure B or C)

  - All ducts and air handler are contained within heated building envelope

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

- ☐ **A High efficiency HVAC system - Select one of the following options:**
  - ☐ Gas-fired furnace or boiler with 90% minimum AFUE (sealed combustion air ducted directly from outdoors if furnace or boiler is within conditioned space), **or**
  - ☐ Air-source heat pump 8.5 minimum HSPF, **or**
  - ☐ Closed-loop ground source heat pump with 3.0 minimum COP
- ☐ **B Ducted HVAC systems within conditioned space:**
  - All ducts and air handlers are within heated building envelope
- ☒ **C Ductless heat pump:**
  - Replace electric resistance heating in at least the primary zone with at least one ductless mini-split heat pump with 8.5 minimum HSPF
- ☐ **D High efficiency water heating and lighting:**
  - Natural gas/propane, on-demand water heating with 0.80 minimum EF, **and**
  - Minimum 75% of permanently installed lighting fixtures as CFL or linear fluorescent or minimum 40 lumens per watt
- ☐ **E Energy management device & duct sealing:**
  - Whole building energy management device capable of monitoring or controlling energy consumption, **and**
  - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection), **and**
  - 75% of permanently installed lighting fixtures as high-efficacy lamps
- ☐ **F Solar voltaic:**
  - Minimum 1 watt per square foot of conditioned floor space with Total Solar Resource Fraction  $\leq 75\%$
- ☐ **G Solar water heating:**
  - 40 square feet minimum gross collector area with Total Solar Resource Fraction  $\leq 75\%$

(Continued to page 3)

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

- ☐ 1 Increase the ceiling insulation in the existing home to R-49, or R-21/R-25 for vaulted ceilings.
- ☐ 2 Replace all existing single-paned windows to U-.35.
- ☐ 3 Insulate the floor system to R-30 (for 10" joists) or R-25 (for 8" joists) and install 50% of the permanent lighting as CFL or linear fluorescent or a minimum efficacy of 40 lumens per watt per N1107.2.
- ☐ 4 Test the entire dwelling with a blower door and exhibit no more than 7.0 air changes per hour @ 50 Pascals.
- ☐ 5 Seal and performance test the duct system (ODOE documentation to be submitted to building inspector prior to final inspection).
- ☐ 6 Replace existing 78% AFUE or less gas furnace with a 92% AFUE or greater system.
- ☐ 7 Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 8.5.
- ☐ 8 Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 8.5.
- ☐ 9 Replace existing water heater for a natural gas/propane water heater with a minimum EF of 0.67.
- ☐ 10 Install a solar water heating system with a minimum of 40 square feet of gross collector area.





## **Radon Control Methods**

### **2011 Oregon Residential Specialty Code, Appendix F**

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

☒ **Crawl space construction:**

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

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

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



# City of Portland, Oregon - Bureau of Development Services

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## Simple Site Erosion Control Requirements Form

Project or Permit Number: 17-180493/496/497/498/501-RS  
 Project Address: S12 Washington 17-180501-SD  
 Name of Responsible Party (print): Jessey Cereghino 17-258829/47/53/57/58-RS  
 Day Phone: 503-480-0829 FAX: \_\_\_\_\_ email: \_\_\_\_\_

**Erosion control inspections are required and it is your responsibility to request these inspections.**

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

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

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

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

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

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

Signature of Responsible Party  
 Property Owner or Owner's Agent

*[Signature]*

Date 5-15-17

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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SE Uplift  
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Portland, Or 97214



9590 9402 2725 6351 6325 29

## 2. Article Number (Transfer from service label)

7016 0910 0000 3260 0252

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

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☐ Address

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4-27-17

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| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restrict Delivery          |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
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Total Postage and Fees \$6.59

04/25/2017

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Portland, Or 97214

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Postage \$0.49

Total Postage and Fees \$6.59

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Montaville Neigh Assoc.  
C/O SE UPLIFT  
3534 SE Main St  
Portland, Or 97214



9590 9402 2725 6351 6325 12

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7016 0910 0000 3260 0245

PS Form 3811, July 2015 PSN 7530-02-000-9053

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<p>1. Article Addressed to:</p> <p>SF Uplift            3534 SE Main St            Portland, Or 97214</p>		<p>B. Received by (Printed Name)  <i>Kelly Feddersen</i></p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from carrier label)            7016 3010 0000 5421 8428</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>			

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

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<p>1. Article Addressed to:</p> <p>Monteville Neigh Assoc.            c/o SF Uplift            3534 SE Main St            Portland, Or 97214</p>		<p>B. Received by (Printed Name)  <i>Kelly Feddersen</i></p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from carrier label)            7016 3010 0000 5421 8435</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>			

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## Alvey, Chandra

**From:** Kevin Partain <kevinp@gorge.net>  
**Sent:** Thursday, October 19, 2017 8:18 AM  
**To:** Alvey, Chandra  
**Subject:** RE: SE Washington Batch Submittal

Chandra,

Please see below for answers in blue.

Thanks  
Kevin

---

**From:** Alvey, Chandra [mailto:Chandra.Alvey@portlandoregon.gov]  
**Sent:** Wednesday, October 18, 2017 4:55 PM  
**To:** Kevin Partain  
**Subject:** SE Washington Batch Submittal

Hi Kevin,

Elliot forwarded me the new plans and the documents for this batch. The Admin Hold will not be released and corrections forwarded to PZ until I set up permits for the 5 new units, but some information is not clear:

- What is the R# of the new lot? R198870
- Please provide the square footage for each unit, both original and new, as the original units may have changed. For both structures, units #1 are 1,054 sq ft & units 2-5 are 1,023 sq ft
- Are both buildings the same, just mirrored? Yes, both buildings are the same but mirrored
- Is the total valuation for the SD permit \$20,000? Yes, the SD permit valuation is \$20k

Thanks,

**Chandra Alvey**  
Permitting Services  
[Chandra.Alvey@portlandoregon.gov](mailto:Chandra.Alvey@portlandoregon.gov)  
503-823-7396 Direct  
Work Hours: Monday through Friday, 8:00 am to 5:00 pm

- Update SD permit ✓
  - description (2 lots) ✓
  - Add R# 198870 ✓
  - Change valuation ✓

- Update old RS permits for new sq footages
- Need W-3 for new units
- Bill Intake fees for new RS permits ✓

Scan new site plan.  
Email reviewers.  
Add notes in TRACS.

Verify  
garages

## Alvey, Chandra

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**From:** Alvey, Chandra  
**Sent:** Friday, August 18, 2017 11:17 AM  
**To:** 'I Stock House Plans'  
**Cc:** Boren-King, Tammy  
**Subject:** RE: FW: Checksheet for Batch 17-180493/496/497/498/500-RS

Hi Brian,

To move forward with the two lots as one batch submittal, you will need to consolidate the two tax lots into one at Multnomah County and resubmit new plans showing all the units and the driveway as proposed along with a new application packet for the additional units. At that time, we will cancel the Administration Hold, set up permits for the added units, and restart the review times. We will not need to cancel the permits for the original five units and for the site development.

Please contact me if you have any questions.

**Chandra Alvey**  
Permitting Services  
[Chandra.Alvey@portlandoregon.gov](mailto:Chandra.Alvey@portlandoregon.gov)  
(503) 823-7396 Direct  
(503) 823-4172 Fax

**From:** b.dag.name@gmail.com [mailto:b.dag.name@gmail.com] **On Behalf Of** I Stock House Plans  
**Sent:** Thursday, August 17, 2017 2:02 PM  
**To:** Alvey, Chandra <Chandra.Alvey@portlandoregon.gov>  
**Cc:** Boren-King, Tammy <Tammy.Boren-King@portlandoregon.gov>  
**Subject:** Re: FW: Checksheet for Batch 17-180493/496/497/498/500-RS

Thanks Chandra, Tammy deferred to you for part of it. It sounds like we are submitting 2 permits then with the same full site plan for each submission. It feels a little messier that way because we will end up with 2 different plans examiners creating 2 different checksheets for what is essentially the exact same project. It seems to me the process would work smoother if we at least had the same plans examiner for both parcels.

Brian D'Agostine  
Istockhouseplans LLC

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On Thu, Aug 17, 2017 at 1:56 PM, Alvey, Chandra <[Chandra.Alvey@portlandoregon.gov](mailto:Chandra.Alvey@portlandoregon.gov)> wrote:

Hi Brian,

I would suggest discussing the shared driveway question with Tammy Boren-King at Planning and Zoning. These permits are all on Administration Hold per Tammy, so the driveway changes may be able to be incorporated into the plan changes necessary to move these permits forward.

You will be required to submit a separate batch submittal for the new lot.

**Chandra Alvey**

Permitting Services

[Chandra.Alvey@portlandoregon.gov](mailto:Chandra.Alvey@portlandoregon.gov)

[\(503\) 823-7396](tel:(503)823-7396) Direct

[\(503\) 823-4172](tel:(503)823-4172) Fax

---

**From:** [b.dag.name@gmail.com](mailto:b.dag.name@gmail.com) [mailto:[b.dag.name@gmail.com](mailto:b.dag.name@gmail.com)] **On Behalf Of** I Stock House Plans

**Sent:** Thursday, August 17, 2017 12:20 PM

**To:** Alvey, Chandra <[Chandra.Alvey@portlandoregon.gov](mailto:Chandra.Alvey@portlandoregon.gov)>

**Subject:** Fwd: FW: Checksheet for Batch 17-180493/496/497/498/500-RS

Hi Chandra;

We have this permit in process and are working through a checksheet. In a bizarre twist, the lot next door went up for sale and the builder purchased it. He now intends to build the same structure twice but still have a single shared 20' driveway. The driveway will straddle the property line thereby using up only half the space for each lot. As we prepare to submit, how would you like to have this done:

Each lot with its own submittal, but lightly referencing the other site

A fully updated submittal showing both buildings on the same permit set.

The lots will remain as separate tax lots but under the same ownership.

Thanks,

Brian D'Agostine  
Istockhouseplans LLC

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----- Forwarded message -----

From: **Boren-King, Tammy** <[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)>

Date: Thu, Aug 17, 2017 at 10:30 AM

Subject: RE: FW: Checksheet for Batch 17-180493/496/497/498/500-RS

To: I Stock House Plans <[info@istockhouseplans.com](mailto:info@istockhouseplans.com)>

Hi Brian,

In these situations, we typically see multiple permits on the same set of plans. Zoning will look at it as one site, so there should be one site plan. You will need to get in touch with permitting services regarding how to make that change. It is possible you will need to abandon the current permit and restart the permit review process. There may be other options, but I just don't know enough about that to advise you in a meaningful way. Chandra Alvey is the permit tech who set up your original batch. You can give her a call and see how to proceed with adding an additional property and structure to this batch. Her number is 503-823-7396.

**Tammy Boren-King, City Planner**

Planning & Zoning Review, Land Use Services Division

Bureau of Development Services, City of Portland

1900 SW 4<sup>th</sup> Ave., Suite 5000

Portland, OR 97201

(503) 823-5765; [Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)



Work Hours: Monday through Friday 8:00 am to 4:30 pm

**From:** [b.dag.name@gmail.com](mailto:b.dag.name@gmail.com) [mailto:[b.dag.name@gmail.com](mailto:b.dag.name@gmail.com)] **On Behalf Of** I Stock House Plans  
**Sent:** Thursday, August 17, 2017 10:02 AM

**To:** Boren-King, Tammy <[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)>  
**Subject:** Re: FW: Checksheet for Batch 17-180493/496/497/498/500-RS

Tammy, I believe we're getting close to having revisions ready.

In a bizarre twist, the lot next door went up for sale and the builder purchased it. He now intends to build the same structure twice but still have a single shared 20' driveway. The driveway will straddle the property line thereby using up only half the space for each lot. As we prepare to submit, how would you like to have this done:

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Thanks,

Brian D'Agostine  
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Go tiny!: <http://www.amazon.com/dp/B00Q94QF1O#>

On Thu, Jul 20, 2017 at 1:59 PM, Boren-King, Tammy <[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)> wrote:

Hi Brian,

I am so glad you read that exception for the parking lot landscaping. Yes. That would apply to your situation. You could do a fence instead of needing to devote 5 feet of land to landscaping. That's great!

The shared court is really something that only gets pulled in if you are doing a land division. Section 33.120.270. E only applies to attached houses (on their own lots), detached houses, and duplexes. The definition of attached houses is in 33.910 under "Residential Structure Types." If you are moving forward with multi-dwelling development (3 or more units on a single lot) you can just call it a driveway. If you are surfacing the driveway in pavers, it can also double as your pedestrian system per 33.120.255.B.2.d.

The mechanical equipment is a hard one in multi-dwelling zones. You don't get the same allowances as single-family zones. In a single family zone, you can have mechanical equipment in the setback if it is screened per 33.110.250.F. Section 33.120.280.F (Detached mechanical equipment) only gives you that option when the mechanical equipment is accessory to a house, attached house (meaning a unit on its own lot), duplex, attached duplex, or manufactured home. When part of multi-dwelling development, detached mechanical equipment cannot be in the building setback. Some people have solved this issue using wall mounted equipment. The setback section allows certain features of a building to project closer to the property line for up to 20% of the required setback. So, if you had an 8 foot setback, a wall mounted unit could project 1.6 feet closer to the property line per Section 33.120.220.D.1.a.

If you want to retain vehicle parking, the minimum parking space is 9 x 18 feet. So, if you want to accommodate the trash cans and bike racks in the garages, they need to be designed to still allow a clear parking space (not impeded by bike racks or trash cans) of 9 x 18 feet. If you are not going to have vehicle parking and these areas will be storage areas, not garages, then you can put the bikes and trash cans in there. If you don't have parking spaces, you cannot have a driveway with a curb cut. In my experience, PBOT does not give curb cuts for pedestrian or bicycle access. You could have a very nice, wide pedestrian system, though.

From the other email you sent earlier today, I do want to address your question about setbacks using different wall planes. Per Table 120-4, you can have up to 1,000 sq. ft. of wall area at the 5 foot plane without needing to look at the bay projection standards of 33.120.220D.1.d. Regardless of what setback you end up with, you can have bays and bay windows that project into the required setback if they meet 33.120.220.D.1.d. For example, you can have up to 1,000 sq. ft. of wall area at the 5 foot setback line. Up to 30% of this wall area could then have bays that project to 4 feet from the property line if they meet 33.120.220.D.1.d. I know this is confusing. Just be careful to design any cantilevered portions in a way where you aren't having to include area under the cantilever as part of the wall plane. See the measurements section of 33.930.080.

Feel free to just call me if you have more questions-

**Tammy Boren-King, City Planner**

Planning & Zoning Review, Land Use Services Division

Bureau of Development Services, City of Portland

1900 SW 4<sup>th</sup> Ave., Suite 5000

Portland, OR 97201

(503) 823-5765; [Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)

Work Hours: Monday through Friday 8:00 am to 4:30 pm

**From:** [b.dag.name@gmail.com](mailto:b.dag.name@gmail.com) [mailto:[b.dag.name@gmail.com](mailto:b.dag.name@gmail.com)] **On Behalf Of** I Stock House Plans

**Sent:** Thursday, July 20, 2017 12:14 PM

**To:** Boren-King, Tammy <[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)>

**Subject:** Re: FW: Checksheet for Batch 17-180493/496/497/498/500-RS

Tammy;

Another question regarding parking. In your checksheet item #4 you state that we need a 5' landscaping setback per 266.130.G.2. Exception b(2) should apply here especially as we find that on site parking may be eliminated. As currently drawn we have no more than 5 legal parking spaces. If I am correct then a 3' fence and no setback should be adequate.

We are also looking at the option that you mentioned in 120.270.E, shared courts. The builder had already decided to do the shared driveway in pavers. This section should allow us to still have our superfluous garages accessible to cars. However there is very little in the code regarding dimensional standards for the shared court.

For item 9, mechanical equipment, you're asking for us to place our equipment such that it is not in the setback per 120.280.F. But as long as we build an F2 qualifying fence and on the east and comply with F.2.a and F.2.b this should be a non-issue, correct? I want to make sure that I'm not missing something here.

Regarding long-term bike parking and recycling, is there any reason not to place it in the garages? The garages are not required and may or may not end up being accessible depending on how we configure or are able to use the shared court. They would end up being used as I use my garage, storage for all the extra stuff I think I need but don't have a place for. :-)

Thanks,

Brian D'Agostine  
Istockhouseplans LLC

Are your house plans optimized? <https://efficiencybydesign.wordpress.com/>

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Go tiny!: <http://www.amazon.com/dp/B00Q94QF1O#>

On Thu, Jul 20, 2017 at 10:55 AM, I Stock House Plans <[info@istockhouseplans.com](mailto:info@istockhouseplans.com)> wrote:

Hi Tammy. I explored a couple of other recently built R1/R2 projects and realize what the issue is. I think we can have a feasible solution that results in a base setback of 8' but I need to discuss with the builder. Just to



verify, cantilevers are not subject to the setback so long as they comply with all other parts of the cantilever exception, correct? The cantilevers currently account for about 796sf which is 30% of the wall face. I suppose at that square footage, that portion would be allowed to be as close as 5' to the property line though per table 120-4.

Thanks,

Brian D'Agostine  
Istockhouseplans LLC

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Go tiny!: <http://www.amazon.com/dp/B00Q94QF1O#>

On Wed, Jul 19, 2017 at 2:42 PM, Boren-King, Tammy <[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)> wrote:

Hi Brian,

Thanks for checking in. There are multiple codes at work here. I believe you are referencing the building code. It is confusing that the building code and zoning code classify things differently. My review is based on the zoning code. You can find the zoning code online at <https://www.portlandoregon.gov/bps/index.cfm?c=31612>.

Something can be multiple "buildings" under the building code definition and still be one "structure" under the zoning code. The zoning code definition section ([33.910](#)) defines structure as, "**Structure.** Any object constructed in or on the ground. Structure includes buildings, decks, fences, towers, flag poles, signs, and other similar objects. Structure does not include paved areas or vegetative landscaping materials." Then you also need to look at the definition of multi-dwelling structure, which reads, "**Multi-Dwelling Structure.** A structure that contains three or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate lots. Multi-dwelling includes structures commonly called garden apartments, apartments, and condominiums."

Under the zoning code, your project is one multi-dwelling structure. We cannot look at the plane of the building wall for each individual unit. You have to remember, the whole point of the plane of the building wall regulation is

to make bigger walls be father away from property lines. Looking at each individual unit totally undermines that purpose.

With that in mind, I went to talk to the senior planner about whether or not doing a land division would change this to make it where the units could be evaluated separately with regards to rear setback. I was incorrect when we spoke a day or two ago. The setbacks apply to each structure, regardless of the underlying lots per 33.120.220. This reads, "The required minimum building setbacks apply to all buildings and structures on a site, except as specified in this section." The zoning code defines "site" as "an ownership." So, a structure with multiple units either on one lot or over several lots that are one site will have to meet the plane of the building wall standard based on the size of the overall wall of the structure.

As far as fire rating goes, I think everyone agrees that is important. It's just not part of the zoning code. Fire rating isn't something that I know much about, but you should feel free to contact the life safety reviewer. I'm pretty sure I sent you that contact info, but feel free to email or call if you need it.

Feel free to call me if you have more questions.

**Tammy Boren-King, City Planner**

Planning & Zoning Review, Land Use Services Division

Bureau of Development Services, City of Portland

1900 SW 4<sup>th</sup> Ave., Suite 5000

Portland, OR 97201

(503) 823-5765; [Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)

Work Hours: Monday through Friday 8:00 am to 4:30 pm

**From:** b.dag.name@gmail.com [mailto:b.dag.name@gmail.com] **On Behalf Of** I Stock House Plans  
**Sent:** Wednesday, July 19, 2017 2:10 PM  
**To:** Boren-King, Tammy <Tammy.Boren-King@portlandoregon.gov>  
**Subject:** Re: FW: Checksheet for Batch 17-180493/496/497/498/500-RS

Tammy:

Regarding our issue with the massing I'm taking a tour through Section R302. We had discussed breaking this project into multiple buildings in order to meet wall square footage requirements for setbacks. There was some question as to how far apart the buildings had to be. Per R302 I read and understand the following (I understand these are structural determinations issued by the state):

Townhouse definition: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

Building definition: Building shall mean any low-rise residential or portion thereof, including townhouses, that is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include accessory structures thereto.

R302.2:

Each townhouse shall be considered a separate building and shall be separated by a 2-hour fire-resistance-rated wall assemblies meeting the requirements of this section for exterior walls.

From the city requirements:

Building. A structure that has a roof and is enclosed on at least 50 percent of the area of its sides.

Structure. Any object constructed in or on the ground. Structure includes buildings, decks, fences, towers, flag poles, signs, and other similar objects.

The city does not actually define townhouse. The closest for our purposes is a multi-dwelling development which contains a structure that contains one or more dwelling units.

However, let it be noted that per the State definition we are creating 5 separate buildings, each with their own firewalls with a 1" air gap separation. In this case each dwelling unit is also a separate building. The trigger for this came as I was thinking through your proposal of putting a parking garage under the units. The problem with this is that we would no longer have full and uninterrupted separation between each townhouse building as they would essentially be tied together with the parking garage. It would make one building out of them.

I think the fine difference between this project and others that you have seen is that this is not an apartment complex where if one dwelling unit catches fire it can compromise structural integrity of other portions. In the case of our project we have 5 separate dwelling units where if one catches fire, the rest should theoretically be perfectly fine. See attached photo, one of my favorite for showing people why firewalls matter.

What am I missing with this line of thinking?

Thanks,

Brian D'Agostine  
Istockhouseplans LLC

503.381.6102

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**Pagnotta, Chris**

---

**From:** Pagnotta, Chris  
**Sent:** Wednesday, June 07, 2017 3:21 PM  
**To:** Alvey, Chandra  
**Subject:** 17-173114-IQ batch intake recheck

Good afternoon Chandra,

I have rechecked the batch submittal under 17-173114-IQ and find the following items still require revision to allow intake (also added to the comment tab of this same IQ folder):

17-173114-IQ Life Safety / Structural Batch Intake recheck comments (C.Pagnotta 6/7/17). Please revise the submittal as follows:

Item #1:

Original 5/25/17 request: Clearly identify the code of reference. This review has been completed assuming the code of reference is the 2014 Oregon Residential Specialty Code under the townhouse design path which will net a residential building permit for residential, townhouse dwelling units on (1) shared tax lot.

RECHECK 6/7/17: No response of revisions located in the drawing set. Please resolve the original request.

Item #3:

Original 5/25/17 request: Sheet 4: provide the required fire resistant construction at the 3rd floor level cantilevered living areas making sure to coordinate with the foundation plan depending on the path selected to achieve the required separation (R302.2.7.2).

RECHECK 6/7/17: No revision or response submitted. Please resolve the original request.

Respectfully,

Chris Pagnotta

Senior Plans Examiner

Bureau of Development Services, City of Portland

[Chris.Pagnotta@PortlandOregon.gov](mailto:Chris.Pagnotta@PortlandOregon.gov)

503-823-7345

## NEIGHBORHOOD MEETING REQUEST

Date: August 21, 2017

Montavilla Neighborhood Association  
C/O SE Uplift  
3534 SE Main  
Portland, OR 97214

RE: EARLY NEIGHBORHOOD INVOLVEMENT MEETING  
PROPOSED DEVELOPMENT – Two New Five Unit Three Story Multi-Family Dwelling  
Structures

TAX MAP AND LOT NUMBER 1S2E05AB TL#s 1100 &amp; 1200

To Whom It May Concern:

Urban Visions is representing the owner of the properties located at 7614 & 7622 SE Washington, more specifically shown by the attached tax map. We are preparing to apply for a permit to develop each lot with five new attached dwelling units. Prior to applying to the Portland Bureau of Development Services for the necessary approval, we would like to take the opportunity to discuss the proposal with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that such issues may be considered before the formal application is turned in to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with Portland's development code.

Pursuant to Bureau of Development Services, City of Portland requirements for development, we ask that you determine the necessity of a neighborhood meeting. If a meeting is deemed necessary we ask that you schedule and hold a meeting within 45 days.

Please inform us of your decision in a timely manner so that we may prepare for the meeting.

We look forward to hearing back from you. Please call me at (503) 421-2967 or fax me at (503) 234-4120 with your decision. Or, you reach me by mail at 223 NE 56<sup>th</sup> Ave, Portland, OR 97213.

Sincerely,

Kevin Partain

Attachment - map

17-180501-SD 17-180693/497/498/500-ES 17-180694/497/498/500-ES

scan

## NEIGHBORHOOD MEETING REQUEST

Date: April 25, 2017

Montavilla Neighborhood Association  
C/O SE Uplift  
3534 SE Main  
Portland, OR 97214

RE: EARLY NEIGHBORHOOD INVOLVEMENT MEETING  
PROPOSED DEVELOPMENT – New Five Unit Three Story Multi-Family Dwelling  
Structure

TAX MAP AND LOT NUMBER                      1S2E05AB TL# 1200

To Whom It May Concern:

Urban Visions is representing the owner of the property located at 7614 SE Washington, more specifically shown by the attached tax map. We are preparing to apply for a permit to develop the site with five new attached dwelling units. Prior to applying to the Portland Bureau of Development Services for the necessary approval, we would like to take the opportunity to discuss the proposal with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that such issues may be considered before the formal application is turned in to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with Portland's development code.

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Sincerely,

Kevin Partain

Attachment - map

17-180501-SD  
17-180493/496/497/498/500-RS



Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7310  
Fax: (503) 823-4172  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)



Footing

Size	Shape	Max load
24	round	4712
26	round	5530
18	square	3375
20	square	4166
22	square	5041
24	square	6000
26	square	7041
28	square	8166
30	square	9000

Per 403.1.2

FEB 22 2018

DOCUMENT CONTROL

Project: Washington5

Location: Footing C

Footing

[2009 International Building Code(2005 NDS)]

Footing Size: 2.67 FT x 2.67 FT x 12.00 IN

Reinforcement: #4 Bars @ 8.00 IN. O.C. E/W / (4) min.

Section Footing Design Adequate



Brian D'Agostine  
Istockhouseplans

page  
of

StruCalc Version 8.0.113.0

2/14/2018 3:59:06 PM

#### FOOTING PROPERTIES

Allowable Soil Bearing Pressure:  $Q_s = 1500$  psf  
Concrete Compressive Strength:  $F'_c = 2500$  psi  
Reinforcing Steel Yield Strength:  $F_y = 40000$  psi  
Concrete Reinforcement Cover:  $c = 3$  in

#### FOOTING SIZE

Width:  $W = 2.67$  ft  
Length:  $L = 2.67$  ft  
Depth:  $Depth = 12$  in  
Effective Depth to Top Layer of Steel:  $d = 8.25$  in

#### COLUMN AND BASEPLATE SIZE

Column Type: Wood  
Column Width:  $m = 3.5$  in  
Column Depth:  $n = 5.5$  in

#### FOOTING CALCULATIONS

##### Bearing Calculations:

Ultimate Bearing Pressure:  $Q_u = 1331$  psf  
Effective Allowable Soil Bearing Pressure:  $Q_e = 1350$  psf  
Required Footing Area:  $A_{req} = 7.03$  sf  
Area Provided:  $A = 7.13$  sf

##### Baseplate Bearing:

Bearing Required:  $Bear = 13286$  lb  
Allowable Bearing:  $Bear-A = 53178$  lb

##### Beam Shear Calculations (One Way Shear):

Beam Shear:  $V_{u1} = 3222$  lb  
Allowable Beam Shear:  $V_{c1} = 19825$  lb

##### Punching Shear Calculations (Two Way Shear):

Critical Perimeter:  $B_o = 51$  in  
Punching Shear:  $V_{u2} = 11195$  lb  
Allowable Punching Shear (ACI 11-35):  $vc2-a = 71719$  lb  
Allowable Punching Shear (ACI 11-36):  $vc2-b = 133650$  lb  
Allowable Punching Shear (ACI 11-37):  $vc2-c = 63113$  lb  
Controlling Allowable Punching Shear:  $vc2 = 63113$  lb

##### Bending Calculations:

Factored Moment:  $M_u = 53210$  in-lb  
Nominal Moment Strength:  $M_n = 226628$  in-lb

##### Reinforcement Calculations:

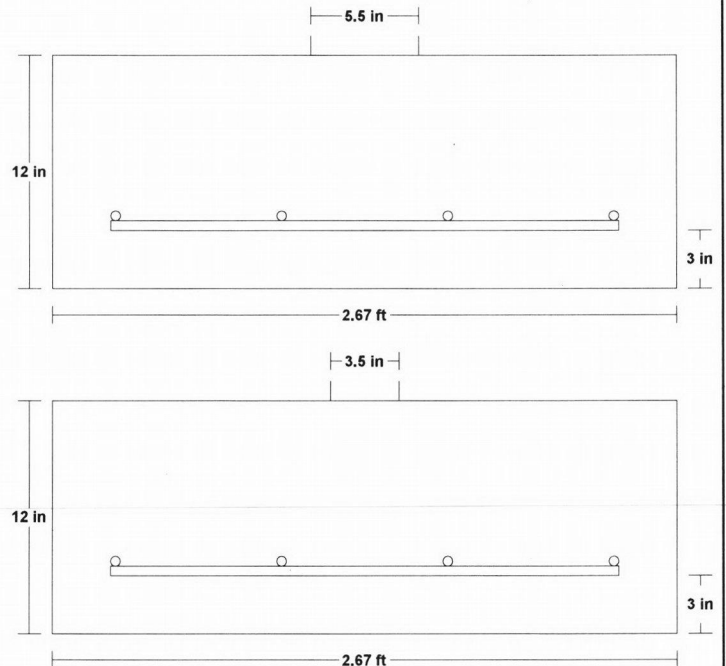
Concrete Compressive Block Depth:  $a = 0.46$  in  
Steel Required Based on Moment:  $As(1) = 0.18$  in<sup>2</sup>  
Min. Code Req'd Reinf. Shrink./Temp. (ACI-10.5.4):  $As(2) = 0.77$  in<sup>2</sup>  
Controlling Reinforcing Steel:  $As-reqd = 0.77$  in<sup>2</sup>  
Selected Reinforcement: #4's @ 8.0 in. o.c. e/w (4) Min.  
Reinforcement Area Provided:  $As = 0.79$  in<sup>2</sup>

##### Development Length Calculations:

Development Length Required:  $L_d = 15$  in  
Development Length Supplied:  $L_{d-sup} = 13.02$  in

Note: Plain concrete adequate for bending,  
therefore adequate development length not required.

#### LOADING DIAGRAM



#### FOOTING LOADING

Live Load:  $PL = 0$  lb  
Dead Load:  $PD = 9490$  lb  
Total Load:  $PT = 9490$  lb  
Ultimate Factored Load:  $P_u = 13286$  lb  
Weight to resist uplift w/ 1.5 F.S.:  $U.R. = 689$  lb

#### NOTES

TAMMY BOREN-KING  
Zoning Plan Examination Checksheet Response

Permit #: 17-180493-000-00-RS

Date: 11-22-17

Customer name and phone number: Kevin Partain 503-421-2967

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

[illegible]

Plan Bin Location: 26 RS Mtg. 5/30

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**Bureau of Development Services**  
**Plan Review / Permitting Services**  
 FROM CONCEPT TO CONSTRUCTION



**Boren-King, Tammy**

---

**From:** Kevin Partain <kevinp@gorge.net>  
**Sent:** Thursday, February 08, 2018 8:58 AM  
**To:** Boren-King, Tammy  
**Subject:** [User Approved] RE: Batch permit 17-180493-RS

Hey Tammy,

Please change the trees to Incense Cedars, thanks for all your help!

Kevin

---

**From:** Boren-King, Tammy [mailto:Tammy.Boren-King@portlandoregon.gov]  
**Sent:** Wednesday, February 7, 2018 3:04 PM  
**To:** Kevin Partain  
**Subject:** Batch permit 17-180493-RS

Hi Kevin,

The attached checksheet for the batch permit starting 17-180493-RS has a single item on it. There are some trees called out as Western Red Cedars that are being planted in an area that is only 5 feet wide. You can only plant small or medium tree species in that small of an area. Western Red Cedars are large trees which take a 10 foot by 10 foot planting area. Please pick a different tree species that is small or medium. There is a list for reference at <https://www.portlandoregon.gov/bds/article/71964>. I kept the plans at my desk in case you grant me permission to redline the different tree species onto the plans.

This is a third checksheet, but I cancelled the extra checksheet fee. Have a good one-

**Tammy Boren-King, City Planner**

Planning & Zoning Review, Land Use Services Division  
Bureau of Development Services, City of Portland  
1900 SW 4<sup>th</sup> Ave., Suite 5000  
Portland, OR 97201  
(503) 823-5765; [Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)

Work Hours: Monday through Friday 8:00 am to 4:30 pm



Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7310  
Fax: (503) 823-4172  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

w/ 17-180496-RS  
BDS

## Plr cksheet resp form 07/15/15

MITCHELL SCHAUB

Permit #: 17-180501-SDDate: 12-27-17

Customer name and phone number: Kevin Partain 503-421-2967

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

[illegible]

Plan Bin Location: 26 RS Mtg. 5/30

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## Site Development Checksheet Response

Permit #: 17-180501-SD, 17-180493 / 496 /  
497 / 498 / 500 and 17- 258825 / 847 / 853 /  
857 / 858 -RS

Date: 12-27-17

Customer name and phone number: Kevin Partain 503-421-2967

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

[illegible]

Plan Bin Location: 26 RS Mtg. 5/30

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## BDS Checksheet Response

Permit #: 17-180493.RS.Ft-AL

Date: 1-31-18

Customer name and phone number: Kevin Perten

*Note:* Check which review you are responding to. Please provide specific information concerning the changes you have made in response to the checksheet. Note the checksheet item number. Describe the change, revision, or correction. Identify the location on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checksheet, write "Applicant" in the column labeled "Checksheet item number."*

- |                                      |  |                                     |   |                                    |
|--------------------------------------|--|-------------------------------------|---|------------------------------------|
| <input type="checkbox"/> Planning    | <input type="checkbox"/> Structural                | <input type="checkbox"/> PBOT       | <input type="checkbox"/> Fire               | <input type="checkbox"/> Plumbing  |
| <input type="checkbox"/> Life Safety | <input type="checkbox"/> BES Pollution Prevention  | <input type="checkbox"/> BES        | <input type="checkbox"/> Water              | <input type="checkbox"/> Site Dev. |
| <input type="checkbox"/> Electrical  | <input checked="" type="checkbox"/> Urban Forestry | <input type="checkbox"/> Addressing | <input type="checkbox"/> Parks & Recreation |                                    |

Please use this sheet to submit your response to only one of the above review groups. If you need to respond to more than one review group, you will need a separate Checksheet Response Form for each group.

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
	PBOT signed off	

# Life Safety & Structural Checksheet Response

Chanel H.

Permit #: 17-180501-SD, 17-180493 / 496 /  
497 / 498 / 500 and 17- 258825 / 847 / 853 /  
857 / 858 -RS

Date: 12-22-17

Customer name and phone number: Kevin Partain 503-421-2967

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
1	<u>Gas will not be provided.</u> Electric service shown	0
2, 48	Elevation labeling fixed	1.1
3, 49 a	North arrow added	2-5
3, 49 b	Assumed (imaginary) property lines noted as dashed lines	2-5
3, 49 c-f	Upper floor notes and lines correlated	2-5
3, 49 g	Layouts in question are now noted per request. My client has been building from a ceiling framing plan for years and I don't want to cause any undue grief or errors by changing it up now. As neither "Ceiling Framing" nor "Floor Framing" are defined in chapter 2 yet those terms are widely known, it meets the intent of R106.1.1. Note that the sheets are laid out in building order. Sheet 2 builds the foundation, Sheet 3 top shows the walls on top of that foundation and the bottom of Sheet 3 shows the joists that go on top of those walls. It seems you are specifically looking for the text "Floor Framing". In this case I have dually labeled the layouts in question.	3, 4
4, 50	Text updated	6
5, 51	Detail 6/C added and keyed throughout	3-5
6, 52	Additional 2x4 wall added to ground floor porches	3
7-8, 53-54	Detail 6/B added and keyed throughout. Please note that detail 6/A has been divided into separate details. In some cases 6/B may extend a certain length to a beam. At that point detail 6/F is used to fire rate the underside of the cantilever.	3-5
9, 55	"No Penetrations" note and shading added	5
10, 56	Radon Vent path shown through framing plans as it is more conducive to framing the building than showing on the floor plans	2-5
11, 57	Eaves to be soffit and enclosed.	5
12, 58 a-b	This appears to repeat the request that runs through items 5-8	
12, 58 c, f, g, h, i, k, m, o, q	Text updated	6
12, 58 d	Figure 302.2(d) appears to be the same as GA file WP3820. It has been the intent all along to use the modified detail as derived from WP3820. I believe this has been resolved over email.	6
12, 58 j	Per email, wood stud size is dependent on location and WP3820 only requires a minimum of 2x4 on each side. Foundation sizes are already called out to take stud wall size into consideration. See sheet 2.	6
12, 58 l	WP3820 is only a wall assembly and the source of figures R302.2(c)(d). These figures have always sufficed for the detail of the trusses as the details and notes are already there.	6
12, 58 n	Section C-C demonstrated this variant, Nonetheless, detail 6/D added	5, 6

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SCAN

12, 58 e, p	Detail has been broken into individual parts to remove confusion and keyed	2, 3, 4, 5, 6
13, 59***	Townhouse units are structurally independent	L1
14, 60	Water heater added	4
15, 61	Windows coordinated	1.1, 5
16, 62	Tempered glass or sill height noted	3, 4, 5
17, 63	Fire rating note added to man doors at garage	3
18, 64	Please note that D/7 is a generic construction detail while the stairs shown in sections AA and CC show gyp board under them.	
19, 65 a	Additional supporting dimensions added	3, 4, 5
19, 65 b	Please note that while the dimension comes from the tread nosing, it also represents the shortest dimension and worst case scenario. The sloped line will touch each of these treads. Therefore it is demonstrated that along the slope, no dimension will be shorter than the required 80", even at the landings above stair runs. Nonetheless, dashed lines have been added to indicate this. Note that section BB does not contain any stairs.	6
19, 65 c	New detail added	4, ND
19, 65 d***	Detail D7 updated with nosing notes	ND
19, 65 e	Note added to all existing handrail locations for clarity	3, 4, 5
19, 65 f, h	This info is already included on the detail. Please clarify, otherwise, no issue	
19, 65 g***	Detail D7 updated with handrail notes	ND
19, 65 i	Note: 36" TALL WALL has been added to floor plan and typical construction added to section CC. Wall should be understood to mean the typical construction shown in section CC	5, 6
20, 66	Attic access added from bathroom below	5
21, 67	Ventilation calcs added	5
22, 68 a, c, e, f	All text updated. Details should be sufficient now per email.	6
22, 68 b	Note that the entirety of units 2-5 is vaulted while only the stair area of unit 1 is vaulted.	5
22, 68 d, g, j	Detail updated	ND
22, 68 h	Insulation shown on plan	3
22, 68 i***	Resolved as per email decision forwarded from State BCD. No issue.	
23, 69 a, d, e, k, l	Covered by a "...typ u.n.o." note. (all other connections specifically specified)	3, 4
24, 70	This beam is a single 2x12 and now called out. The reactions on it are the same as the other floor joists further back with the exception that the main floor cantilever front joists are acting upon it with an uplift of 148# per 16". See end of beam calc packet for this calculation. This joist is therefore carrying less load than it's companions further back. As demonstrated in item 27 below, the LUS28 hangers are typical at all connections u.n.o.  New beam #22 added.	3
25, 71	Thanks for the catch. This error was due to a last minute change of 2' that wasn't thoroughly executed throughout the plan. Beam calc updated.	3
26, 72	This span is correct. It is 11' from post to post. The remainder of the beam over the front porch is 4x12 per unit 1, now noted at every unit	3
27, 73	Please note that even a little LU24 hanger will provide 265# of uplift. As the smallest piece of lumber in the floor framing is 2x12, the LUS28 will handle 875# of uplift. Note added to plans. Beam #14 has been run back to the perpendicular 2x12 to be held by an LUS28. Consequently the beam calc has changed and there is no longer any uplift on this beam.	3, 4
28, 74	Beam #15 now noted as 4x12 on plans. Runs back to beam #13. A35 to be used in most situations where uplift is 510# or less per condition 4 of	3



	the Strongtie guide for A35	
29, 75	Former beam #18 is now a duplicate of beam #19. Beam #18 has been moved 2' to pick up the point load from above.	3
30, 76	All porch col 4x4 typ, u.n.o.	3
31a, 77d	In the absence of a specific callout, the deck joists were intended to be exactly the same as the typical callout already on the plans. However in light of this item I believe you are looking for pressure treated material. Therefore a new callout has been given to the deck joists to specify PT. Please note the existing coordination with section AA/6. The deck floor shall be T&G decking. The joists shall be ripped slightly so as to slope for drainage. Cf Framing Notes as well.	3, 6
31b, 77e	Elevations drawn with railing. Guardrail height noted on section AA/6. New guardrail calc provided. Note that for the 7' width of the deck, a free span 2x6 as per the top cap on the City's drawing is sufficient to withstand a 200# load in the middle. With only ~100# to mitigate at each end, and A35 is more than sufficient to tie into the wall on either side.	1.1, 1.2, 6
31c, 77f	Joist to beam connection is already shown in section AA/6	6
32, 78***	Per engineer	
33, 79***	Section A demonstrates typical framing on unit 1. Section C has been updated to clarify how the windows will be framed into the otherwise typically framed wall. No balloon framing.	6
34, 80	Double 2x12 labeled	3
35, 81***	Note that beam #5 is within the floor/ceiling system and into the above wall. It should be treated as a ceiling member per new detail 6/B. The wall below is built as a standard modified wall. The wall above is built on top of it. Per R302.2 the GL should indeed have an extra 2x12 against it to comply with the minimum 4" of wood option for fire rated assemblies. In order to remove any confusion I've added detail 6/G.  Beam #5 is indeed cantilevered so as not to put any load beyond the perpendicular exterior wall	4, 6
36, 82	See attached beam calc per supplier	
37, 83***	Double studs have been added at all locations per L pages	3, 4, 5
38, 84	It appears that you were either not given the updated truss packet or it was buried in all the paperwork and missed. Please see the new packet submitted and double check that the date is recent (late Dec/early Jan)	
39, 85***	Lap joint called out and nailing specified.	6
40, 86	Location of dimension verified and changed. 4' now references the top of the wall instead of top of grade.	6
41-47, 87-93	Per engineer	
94	Additional set of mirrored engineering submitted for second building	

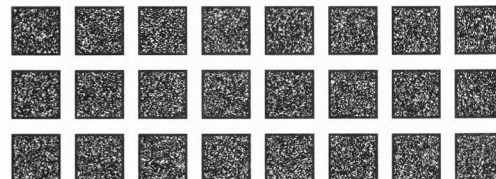
Plan Bin Location: 26 RS



# Benchmark Engineering

Civil & Structural Engineering  
2905 SE Oak Grove Blvd., Ste #8  
Milwaukie, Oregon 97267

Ph (503) 659-9371 Fax (503) 659-9796



RE: 7622 SE Washington St

Date: Jan 12, 2018  
Job No. 18-05

Permit 17-258825-000-00-RS  
17-258847-000-00-RS  
17-258853-000-00-RS  
17-258857-000-00-RS  
17-258858-000-00-RS

Benchmark Engineering (503)310-1456

Item	Description	Checksheet #
1	Length of wall 7 has been revised/corrected	41, 87
2	Length of wall 20 has been revised/corrected.	42, 88
3	Length of walls 21 & 25 have been revised/corrected to show 7.5 ft	43, 89
4	Detail added to the drawings for cantilevered joist/shearwall connection.	45, 90
5	Shearwall segment length has been revised to show 7'-6"	46, 91
6	Revised Ground Floor lateral provided with this submittal (Sheet L7).	47, 92

Respectfully,

Rich Silkett  
Benchmark Engineering LLC  
503-310-1456

# Life Safety & Structural Checksheet Response

Permit #: 17-180501-SD, 17-180493 / 496 /  
497 / 498 / 500 and 17- 258825 / 847 / 853 /  
857 / 858 -RS

Date: 12-22-17

Customer name and phone number: Kevin Partain 503-421-2967

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
1	Electrical has been moved underground as approved per PGE	0
5, 51	Per contractor, wall 6/E has been modified to a type X gyp sheathing solution. The assembly detail contains the note, "SHEATHINGS ON BOTH SIDES TO BE CONTINUOUS THROUGH ALL LEVELS AND ATTIC TO THE UNDERSIDE OF ROOF DECKING." Tagging has been added to every possible location from ground floor walls through attic.	3-6
6, 52	Fire rated wing walls at ground level have been extended 24" forward to meet the edge of the porch cover.	3
7-8, 53-54	Fire rated wing walls at ground level have been extended 24" forward to meet the edge of the porch cover and cantilever. The 2x4 non-bearing fire rating walls are now continuous. The floor ceiling assembly is no longer utilized.	3-5
10, 56	Please review plans for radon vent on unit 1. Vent starts inside wall between garage and living area (sheet 2) passes through a floor cavity to the exterior wall (sheet 3), and terminates at the outer edge of the roof (sheet 5). If there is a different issue please let me know otherwise this item was previously resolved.	2-5
11, 57 a	More eave dimensions added	5
11, 57 b	All eaves reduced to 24" or less	5
11, 57 c	Bird blocking (as well as radon vents, mushroom vents, ridge vents, DWV pipes, weatherheads, mechanical vents, etc) would be a penetration or opening and therefore falls under the scope of the notes in details 6/C and 6/D and the areas as already noted on the roof framing plan.  In addition, ventilation area has already been demonstrated on the left side of sheet 5, please review there. Units 2-5 have the opportunity to provide 7 bird block vents of 20sqin or 0.14 NFA each. This seems very reasonable. Unit 1 has much more opportunity to provide less NFA.	
11, 57 d	Please note that D/6 has been broken into D/6 (for flat ceilings) and D/6A (for vaulted ceilings). D6/A is now the applicable detail for all cases to which R302.2.4.4 applies. As you note, note Detail D/6 illustrates an unenclosed eave with roof framing parallel to the property line. Per Table R302.2.4.4, this condition (last one in the table) may extend 24", may have eave ventilation, and is not required to have 1 hr rated protection. The orientation of this system seems to satisfy the code and appears to be no issue.	
12, 58 a1	Text under details has been enlarged and embellished to cover all of the fire rating details.	6
12, 58 a2	There appears to have been one instance of this and has been changed.	4
12, 58 a3	There appears to have been two instances of this and has been removed. Please note that the detail is still tagged and relevant towards the rear of the units.	4

*Scanned*

12, 58 a4	Linestyle fixed	6
12, 58 a5	Detail 6/G is not designed for or tagged at a stair location so it is correct. Per email request, additional fire rating detail 6/H at stair stringers has been added.	6
12, 58 i	Text from WP3820 regarding insulation added to detail box and is applicable for all details 6/A – 6/H	6
12, 58 o	Text updated in 6/C and 6/D	6
12, 58 q	Detail 6/A has been updated to show that the gyp board is not required to be supported by the foundation. All stemwalls have been verified to be the correct width for the framing that they support and 1" air gap. All pours are verified to be monopour.	6
16, 62	Tempered glass note added	4
18, 64	As previously noted the gypsum board under the stairs is shown however a typical note has been added to sections AA and CC	6
19, 65 c	Dimensions of walkline had been misplaced in previous dimension. See updated detail.	4, ND
19, 65 g	Phantom handrail notes re-established	ND
22, 68 a	Insulation and values have been copied from typical details to sections.	6
22, 68 a2	Detail D/6 is now applicable to flat and vaulted ceiling situations	6
22, 68 a3	Detail D/5 now specifically specifies cantilevers in addition to all floors over unheated areas. Section BB specifically specifies R38 in the cantilevered floor area	6, ND
22, 68 c	Detail D/6A has been added for vaulted ceiling situations	ND
22, 68 f	Detail D/3C has been added for the wall between house and garage and tagged on foundation and floor plans.	2, 3, ND
26, 72 a	Beam calc for #23 added.	3
26, 72 b	Beam calc for #20 corrected to match plans	3
28, 74 a	I know it may a bit confusing but the beam calc is correct. The beam is specifically designed to backspan 7.67' in order to have a more favorable uplift at the end and in order to be more continuous since it is noted as a rimjoist meaning that it is buried into the floor/ceiling. The double stud drawn at the corner was your requirement in regards to shear panels. The double stud is not connected to Beam #15. There were a couple of locations where beam #15 had been cut short on the 7614 plan and are now resolved.	3
28, 74 b	The A35 connection is shown directly on the plans from beam #15 to beam #13.	3
30, 76	Porch column calc added. Please note that since the tops of the beam equals the top of the plate, the column will not be full height.	3
31, 77c	Simpson H3 is shown from each joist to the beam for this case.	6
33, 79	Section CC was incorrectly updated as showing the floor platforms penetrating the wall. In actuality the standard floor system will continue through the wall at each level. See new detail D/5B which has been tagged throughout. Given the location of the cut through section CC to show the stairs and windows, the typical floor framing system is shown beyond the windows with dashed lines. The windows will penetrate as needed. The typical rimjoist is noted on the floor/ceiling framing plans.	3, 4
35, 81	<p>I have reviewed this item and still found there to be no issue. You'll need to be clearer or include a diagram of what you are referring to. I'll trace the load path through unit 4 which should be typical for units 2-4. Unit 1 has no such 2x4 non-bearing wall called out. Unit 5 has no need for a 2x4 firewall as it is an end unit.:</p> <p>Starting on sheet 5, roof framing, it is seen that all trusses bear to the front and the rear. The ones that could be of concern are the trusses bearing on the inset area.</p>	4, 6

	<p>On sheet 4, those gravity loads will continue through the wall and floor framing and land on beam #4. The joists in this area are turned to run front to back and therefore do not bear on the 2x4 wall. They too bear on beam #4.</p> <p>Beam #4 bears at the left and the right. On the left the load drops through the wall and lands on beam #15 at the lower level. The right side, however, is noted with a hanger and is supported by beam #5.</p> <p>Beam #5 is a cantilevered beam. The load is transferred back to the corner of the building, never landing on the non-bearing 2x4 wall used for fire rating. I did however note that the supplier had a bearing point at the end of beam #5 (their beam B2) and asked them to change this. Note the updated calc for beam #5 now shows a cantilever condition.</p>	
36, 82	Beam #7 has been recalculated to be a solid sawn member	4
38, 84	All points updated and insulation detail for heel shown in Detail 6/A and reiterated on section B-B.	6, ND
39, 85	In note 6 for truss E02, it is specifically specified that the end of the truss can accommodate a 689# load. The connection has been modified to and is shown on the section to be a Simpson LSSU210 which has a capacity of 1185#	6
info	For the items below, please note that the L sheets have been replaced with S sheets. Any changes to engineering pages will still be labeled as L.	
95, 104	Sheets are now to scale. Please note that S/1 and S/5 are very generic and used throughout the plans. Keying them would cause undue clutter.	L1
96, 105	All requested items added to schedule	L1
97, 106	T-wall detail added. Plywood sheathing is intended to be installed on shearwalls before T-walls are framed. Dimensions have been added to shear sheets but the calculated length should take precedence as it determines how an inside corner is treated.	S1, S2
98, 107	See detail S/4	S1, S2
99, 108	Yes, 22' is correct. Please review and make sure you are not mistaking the interior stair wall for the common wall next to the stairs. Without more information it's not clear where you are getting 6'-6". The engineer and I discussed and our best guess is that you're looking at the wrong wall. Callouts have been fine tuned to try to make it clearer. Please note that ZERO walls inside the townhouses are being used for shear, ONLY the common walls.	
100, 109	ALL shearwalls now use SDS25312 for the sill to plate connection. This has been updated on the shearwall schedule and details.	S1
101, 110	Straps and holddowns now line up perfectly from floor to floor.	3, 4, 5, S1, S2
102, 111	6x6 column has been shown on plans to clarify holddown locations.	3
103, 112	Width of piers dimensioned on foundation and shear. Even though all piers are 18" wide I intend to leave the entire H/W schedule on the portal frame. In case of any field errors the information will be readily available.	2, S1

Plan Bin Location: 26 RS



# Channel Horn

## Life Safety & Structural Checksheet Response

Permit #: 17-180501-SD, 17-180493 / 496 / 497 / 498 / 500 and 17- 258825 / 847 / 853 / 857 / 858 -RS

Date: 4-12-18

Customer name and phone number: Kevin Partain 503-421-2967

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
6-8	Oops, didn't get the changes transferred to both plans. Resolved now.	3
11, 57 a	Truss engineering updated	5
11, 57 b c (1, 3)	Soffits removed from trusses. See updated truss engineering.	5
11, 57 c (2, 4)	<p>This was already provided for in the last checksheet but appears to apply specifically to the soffits which have been removed. Bird blocking (as well as radon vents, mushroom vents, ridge vents, DWV pipes, weatherheads, mechanical vents, etc) would be a penetration or opening and therefore falls under the scope of the notes in details 6/C and 6/D and the areas as already noted on the roof framing plan. You are asking for a 3' exclusion area to either side of the assumed property line and I am going above and beyond the code in calling for 4' per figures 302.2 as reflected in details 6/C and 6/D. Detail D/6A was already updated at your request with sheathing on the underside of the eave. I have further called it out per the City of Portland detail at <a href="https://www.portlandoregon.gov/bds/article/633996">https://www.portlandoregon.gov/bds/article/633996</a>.</p> <p>In addition, ventilation area has already been clearly demonstrated on the left side of sheet 5, please review there. Units 2-5 have the opportunity to provide 7 bird block vents of 20sqin or 0.14 NFA each. This seems very reasonable. Unit 1 has much more opportunity to provide for less NFA.</p>	ND
12, 58 a	Shear sheathing now specifically specified on all common wall details (6/A through 6/H as applicable) to the air gap side of the common walls as allowed by the Gypsum Association Fire Resistance Design Manual, 20 <sup>th</sup> Edition, General Explanatory Notes, page 9, note 23. Stemwall size has been increased where necessary to account for the extra inch.	2, 6
12, 58 q	Note removed	6
13, 59	Structurally independent note re-added to plans	S1, S2
30, 76	Porch column upgraded to 4x6 in isolated column cases only. Columns within walls are still 4x4. This is all noted on the plans.	3
33, 79	<p>Detail D/5B was indeed added to Sheet ND, to the left of D/4 and D/8, right above the deck details. It was also indeed keyed to the plans on sheets 3 and 4, specifically but not limited to the exterior walls of the floor and framing plans. I'm not sure if it is being understood as "TYPICAL" so I have additionally keyed it to every single stairwell location on all the plans.</p> <p>Detail D/5A has been removed from the details and plan sheets.</p>	
36, 82	Please note that Beam #7 accurately calculates the gravity loads. The 4' cantilever is only 2'-4" from a bearing wall which is picked up by beam #14 on the lower level. So the floor load of 1.17'x55 LL/DL is correct. The 100plf uniform load for the wall is noted separately. The engineer has	4, calcs

	additionally recalced the beam to add shear/overturn/compression loads to it and shown that the 4x12 is still adequate.	
38, 84	I reviewed the truss engineering that was submitted and there is absolutely a raised heel shown on each end of each scissor truss. You'll need to be more specific with which truss (A01, etc.). I also reviewed detail D/6A and it very clearly has a note to the upper right of the detail that points to the rigid insulation and calls it out with "IN AREAS W/LESS THAN 11" CLEARANCE, USE R5 PER INCH RIGID FOAM INSUL". I verified with the truss engineer that there is a minimum of 7" (6" of R5 plus 1" air gap) at the BACK side of the blocking since the location of the blocking itself can't be insulated. Unless I'm misunderstanding I don't see an issue.	
85	It appears this item was left open despite being resolved on the last checksheet. Note 5 on the calcs for truss E02 allows for a 689# load.	
95	Per the last checksheet response it was noted that L1 was no longer relevant. Plans runner will void it out.	
96, 105	The nailing schedule for the MST60 does indeed specify nailing as "FILL 23 HOLES TOP AND 23 HOLES BOTTOM". No issue found. For the HDU connections, "FILL ALL HOLES" is exactly the same as the manufacturer's directions. An HDU4 only has 10 holes and Simpson calls for 10 fasteners. Likewise an HDU11 has 30 holes and Simpson calls for 30 fasteners. I can understand with other products that include the triangle holes how this could differ. But calling out to fill all holes is correct and makes it simple for the installer and inspector as well. If a hole is empty upon inspection, fill it.	S1
97, 106	Detail S/6 is specifically called out as a T-wall intersection. It appears that you are also asking for a corner intersection with through sheathing. This detail has been updated to reflect your request as well as adding other conditions as may occur.  Dimensions have been updated per your specifications. The dimension strings themselves denote the full extent of the shearwall with text support noting wall number, total length, and effective length that contributes to the bracing.	S1, S2
98, 107	See engineer's explanation, attached. Also: Wall line 3a: Detail S/4 shown to tie into floor below; Wall line 15: No straps for shear transfer are called out. Perp blocking has been added along beam 19; Wall line 17: Detail S/4 shown to tie into floor below; Wall line 21: No straps for shear transfer are called out. Perp blocking has been added along beam 19; Wall line 12b: Detail S/4 shown to tie into floor below;	S2  3 S2  3 S2
99, 100, 101, 108, 109, 110	Per the previous checksheet, please note that L1 should have been removed and is no longer a valid part of this permit.	
102, 111	6x6 column has been shown on plans to clarify holddown locations. Detail S/3 has been expanded to detail footing at pier of shear wall 28 and 38. Engineer has provided cone of uplift calcs and clarified anchor bolts which are now shown on the plan.	2, 3, S1, calcs
103, 112	Please explain how a double top plate over the ground floor garage header would show up on the upper floor framing plan? Detail S/2 is not illustrating a wall over a garage header as you appear to imply. Every exterior and interior wall in this structure has top plates regardless of whether there is a wall over the top of them. This is basic construction technique. What you appeared to be asking for in the previous checksheet was for Detail S/4 (showing an offset shear wall with straps and a double top plate over the garage door) to be resolved with the single top plate that had been previously shown on Section BB. Section BB corroborates with the framing plans in not showing a wall over the top of the garage header. What Section BB does show is an offset wall above that is 10' in front of the garage door. Detail S/4 shows how this shear transfer is resolved through the floor joists from the upper shearwall to the lower shearwall	2, S1

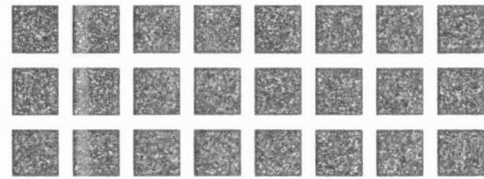
	(garage portal frame). This framing is demonstrated on Sheet 3, ground floor ceiling framing (main floor floor framing plan). Detail S/4 is purposely not dimensioned as it is a typical detail that applies to several locations with different distances between the upper shearwall and the lower shearwall.	
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Plan Bin Location: 26 RS

# Benchmark Engineering

Civil & Structural Engineering  
2905 SE Oak Grove Blvd., Ste #8  
Milwaukie, Oregon 97267

Ph (503) 659-9371 Fax (503) 659-9796



RE: 7614 SE Washington St

Date: April 6, 2018  
Job No. 18-05

Permit 17-180501-000-00-SD  
17-180493-000-00-RS  
17-180496-000-00-RS  
17-180497-000-00-RS  
17-180498-000-00-RS  
17-180500-000-00-RS

Benchmark Engineering (503)310-1456

Item	Description	Checksheet #
97 / 106 1	Shearwalls span between diaphragms and sometimes it isn't possible to 'stack' shearwalls or align them with the shearwalls above or below the diaphragm they are shown on. Therefore, the shearwalls transfer the lateral load resisted by them into the diaphragm they are attached to, not always another shearwall directly below. The diaphragms then transfers that lateral load into shearwalls below. The process is repeated until all the lateral load reaches the foundation. The other case is when a shearwall is above a beam. In this case the beam is checked to insure that it can take the overturning and uplift from the shearwall.	
? 2	The missing holodowns have been added to the shearwall plan sheet.	
102 / 111 3	Attached is a calculation for the pullout of the double anchor bolts and a detail of the footing and embedment of the anchor bolts for shearwalls 28 and 38.	

Respectfully,

Rich Silkett  
Benchmark Engineering LLC  
503-310-1456



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Plan Review / Permitting Services**  
**FROM CONCEPT TO CONSTRUCTION**

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7310  
Fax: (503) 823-4172  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## BDS Checksheet Response

Permit #: 17-1804<sup>501</sup>~~4~~-50

Date: 5-9-18

Customer name and phone number: Kevin Portier

*Note:* Check which review you are responding to. Please provide specific information concerning the changes you have made in response to the checksheet. Note the checksheet item number. Describe the change, revision, or correction. Identify the location on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checksheet, write “Applicant” in the column labeled “Checksheet item number.”*

- |                                      |   |   |   |                                    |
|--------------------------------------|---|---|---|------------------------------------|
| <input type="checkbox"/> Planning    | <input type="checkbox"/> Structural               | <input type="checkbox"/> PBOT           | <input type="checkbox"/> Fire               | <input type="checkbox"/> Plumbing  |
| <input type="checkbox"/> Life Safety | <input type="checkbox"/> BES Pollution Prevention | <input checked="" type="checkbox"/> BES | <input type="checkbox"/> Water              | <input type="checkbox"/> Site Dev. |
| <input type="checkbox"/> Electrical  | <input type="checkbox"/> Urban Forestry           | <input type="checkbox"/> Addressing     | <input type="checkbox"/> Parks & Recreation |                                    |

Please use this sheet to submit your response to only one of the above review groups. If you need to respond to more than one review group, you will need a separate Checksheet Response Form for each group.

[illegible]





**City of Portland, Oregon**  
**Bureau of Development Services**  
**Plan Review / Permitting Services**  
 FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7310  
Fax: (503) 823-4172  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## BDS Checksheet Response

Permit #: 17.258825/47/53/57/58-BS Date: 3-26-18

Customer name and phone number: Kevin Partain

*Note:* Check which review you are responding to. Please provide specific information concerning the changes you have made in response to the checksheet. Note the checksheet item number. Describe the change, revision, or correction. Identify the location on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checksheet, write “Applicant” in the column labeled “Checksheet item number.”*

- ☐ Planning      ☐ Structural      ☐ PBOT      ☐ Fire      ☐ Plumbing  
☐ Life Safety      ☐ BES Pollution Prevention      ☐ BES      ☒ Water      ☐ Site Dev.  
☐ Electrical      ☐ Urban Forestry      ☐ Addressing      ☐ Parks & Recreation

Please use this sheet to submit your response to only one of the above review groups. If you need to respond to more than one review group, you will need a separate Checksheet Response Form for each group.

[illegible]

*KRIS CALVERT*  
Water Bureau Checksheet Response

Permit #: 17-180493-000-00-RS

Date: 11-22-17

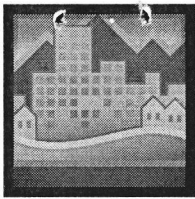
Customer name and phone number: Kevin Partain 503-421-2967

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
1	Water services now shown perpendicular to water main until entering private property.	0

Plan Bin Location: 26 RS Mtg. 5/30

RECEIVED  
JAN 31 2018  
BDS  
DOCUMENT SERVICES



# City of Portland Development Services Center

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



## GENERAL NOTES AND SUPPLEMENTAL INFORMATION 2011 OREGON RESIDENTIAL SPECIALTY CODE

Date : May 1, 2018

Permit number:

17-258858-000-00-RS  
17-258847-000-00-RS  
17-258853-000-00-RS  
17-258857-000-00-RS  
17-258858-000-00-RS

Project Address: 7616 SE WASHINGTON ST

Prescriptive wall bracing ☐

Engineered lateral design ☒

Retaining walls > 4' or surcharged ☐

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<b>R807.1</b>	22" x 30" minimum attic access is required to all attic areas > 30 SF and with 30" or more clear height.
<b>Appendix F</b>	<p>All new buildings shall have radon gas mitigation by one of the following methods:</p> <p><u>Crawl space:</u> <input type="checkbox"/> 1. Mechanically ventilated; or <input type="checkbox"/> 2. Passive sub-membrane depressurization; or <input type="checkbox"/> 3. Permanently open foundation ventilation per R408.1 and a blower-door building tightness test.</p> <p><u>Slab-on-grade:</u> <input checked="" type="checkbox"/> Passive depressurization system with 4" gas-permeable layer of aggregate under slab. A 6-mil polyethylene membrane shall be installed over under-slab aggregate or crawl space soil, lapped 12" and closely fit around penetrations.</p> <p>A minimum 3" diameter vent pipe for depressurization with a plumbing tee shall be installed beneath the membrane and extend up through the building floors and terminate at least 12" above the roof, 10' away from openings less than 2' below termination.</p> <p>Potential radon entry routes into the building shall be properly sealed.</p> <p>An electrical box with power shall be installed in the attic for potential future installation of a fan for active depressurization where passive depressurization is installed.</p>

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## **GARAGES**

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<b>M1307.3.1</b>	<ul style="list-style-type: none"> <li>Furnaces or water heaters in a garage shall be protected from vehicle impact by 2" diameter steel post embedded 12" deep in 6" diameter hole, concrete filled, extending 36" above garage floor.</li> </ul>



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## **DWELLING UNIT**

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<b>R303.3</b> <b>M1507.2</b> <b>M1507.4</b>	<ul style="list-style-type: none"><li>• Rooms with bathing facilities shall have a mechanical ventilation system designed to exhaust a minimum of 80 cfm intermittent or 20 cfm continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control. 4" dia. ducts must be smooth and no more than 20' long, with 3 elbows. Natural ventilation is okay for bathrooms without bathing facilities.</li></ul>
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<b>M1503.1</b> <b>M1502.3</b>	<ul style="list-style-type: none"><li>• All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space.</li><li>• Clothes dryer exhaust duct terminations shall be located at the building exterior and shall have a backdraft damper.</li></ul>
<b>M1502.7</b>	<ul style="list-style-type: none"><li>• Clothes dryer installed in closets shall have a makeup air opening not less than 100 sq. in.</li></ul>
<b>R308.4</b>	Safety glazing shall be provided at hazardous locations such as: <ul style="list-style-type: none"><li>• Tub or shower enclosures where the glazing is less than 60" above any standing surface or the drain.</li><li>• Within 24" of a door and less than 60" above the floor.</li><li>• Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor.</li><li>• Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface.</li><li>• Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.</li></ul>
<b>R310</b>	All basements and each sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall have a net clear opening of 5.7 square feet (5 for grade floor windows). Minimum clear opening height 24"; width 20". Sill height above finished floor is 44" max.
<b>R612.2</b>	Windows more than 72" above exterior grade or surface below and less than 24" above the floor of the room shall not allow passage of a 4" sphere through the window opening or fall prevention device. The minimum net clear opening size of required egress windows shall not be reduced.
<b>R311.4.3</b>	There shall be a floor or landing, not more than 1.5 inches lower than the top of the threshold, on each side of the required exit door, except an exterior landing may be not more than 8" below the top of the threshold where the door does not swing over the landing (except exterior storm or screen doors.) Landings shall be at least as wide as the door and shall be at least 36" long measured in the direction of travel.
<b>E35-210.12</b>	Arc-Fault Circuit Interrupter circuits are required in all sleeping areas. When existing wall covering is left in place and the wiring is "fished" in the wall, an AFCI circuit breaker is not required.
<b>R314</b>	Smoke alarms with battery backup that are interconnected and connected to the house wiring are required in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story including basements. Ionization alarms are not allowed near kitchens, bathrooms with tubs/showers, and HVAC supply registers. Photoelectric alarms are suitable for all locations.
<b>R315</b>	Carbon monoxide alarms shall be installed in each sleeping room or within 15 feet outside each sleeping room door. CO alarms may be hard-wired or battery-powered. CO alarms may be combination smoke/CO alarms when installed as required for smoke alarms.
<b>P411.7</b> <b>P411.6</b>	Showers shall have a clear area measured at the top of the threshold not less than 1,024 square inches and 30" diameter circle. The clear opening width at shower doors shall be at least 22".
<b>R703.1.1</b>	The exterior wall envelope shall be installed in a manner to allow water that enters the assembly to drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier, a minimum 1/8" space between the water-resistive barrier and the exterior veneer, and integrated flashings. The 1/8" space is not required where the exterior veneer or water-resistive barrier complies with ASTM E2273, or the drawings include details of window sill pan flashing which drains through the veneer to the exterior surface.

## **STAIRS & GUARDRAILS**

<b>R303.6</b>	All exterior and interior stairways are to be provided with illumination. Interior stairs shall have light located in the immediate vicinity of each landing and controlled at the top and bottom of the stairway. Exterior stairways shall have light located in the immediate vicinity of the top landings and controlled from inside.
<b>R302.7</b>	Walls and soffits of enclosed accessible space under stairs shall be protected with ½" gypsum board.



<b>R311.7</b>	Stairs must comply with the following dimensions: <ul style="list-style-type: none"> <li>• 36" minimum width.</li> <li>• 6'-8" minimum headroom height measured vertically from the plane of the nosings of the treads.</li> <li>• Minimum 4" to maximum 8" riser height and a minimum 9" tread depth, with 3/8" maximum variation between the smallest and largest treads and risers.</li> </ul>
<b>R311.7.7</b>	• Stairways with 4 or more risers shall have a handrail on one side that is not less than 30" and not more than 38" above the tread nosing, is continuous for the full length of the flight, and is returned to a wall or terminated at a newel post.
<b>R311.7.7.3</b>	<ul style="list-style-type: none"> <li>• Type I handrails shall be circular with an outside diameter not less than 1-1/4" and not more than 2".</li> <li>• Type II handrails shall be at least 1-1/4" and not more than 2-3/4" wide, with finger recesses on both sides of the rail starting not more than 3/4" below the top of the rail and at least 5/16" deep.</li> </ul>
<b>R312</b>	Floor surfaces, ramps, balconies or porches located more than 30" above the adjacent floor or grade shall have guards not less than 36" in height. Open sides of stairs more than 30" above the floor or grade below shall have guards at least 34" in height measured vertically from the tread nosing. Guards shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through, except at the open sides of stairs where the intermediate rails may be spaced such that a sphere 5" in diameter cannot pass through.
<b>R301.5</b>	Stair handrail and newel posts shall extend the full depth of, and be anchored to, the floor structure.

#### **ENERGY EFFICIENCY**

<b>N1107.2</b>	50% of the permanently installed lighting fixtures shall have high-efficiency lamps. Screw-in compact fluorescent lamps are ok.	
<b>Table N1101.1(1)</b>	Prescriptive Envelope Requirements: Above grade wall: R-21; Below grade wall: R-15; Flat ceiling: R-38; Vaulted ceiling: R-30 (max. 50% of heated floor area); Under-floor: R-30; Slab-edge perimeter: R-15; Heated slab R-10; Windows U= 0.35; Skylights: U-0.60; Exterior door, max. 28 sf, U=0.54 or less, other exterior doors U=0.20; Forced air ducts: R-8.	
<b>Table N1101.1(2)</b>	New heated buildings and additions more than 600 SF or more than 40% of the original heated floor area shall have at least two of the Additional Measures in the structure, one from Envelope and one from Conservation:	
	Envelope Enhancement Measure (select one):	
<input type="checkbox"/>	1. High efficiency walls and windows	<input checked="" type="checkbox"/> 2. High efficiency envelope
<input type="checkbox"/>	3. High efficiency ceiling, windows & duct sealing	<input type="checkbox"/> 4. High efficiency thermal envelope UA
<input type="checkbox"/>	5. Building tightness testing, ventilation & duct sealing	<input type="checkbox"/> 6. Ducted HVAC systems within conditioned space
	Conservation Measure (select one):	
<input type="checkbox"/>	A. High efficiency HVAC system	<input type="checkbox"/> B. Ducted HVAC systems within conditioned space (cannot be used if measure 6 is used)
<input checked="" type="checkbox"/>	C. Ductless heat pump	<input type="checkbox"/> D. High efficiency water heating & lighting
<input type="checkbox"/>	E. Energy management device & duct sealing	<input type="checkbox"/> F. Solar photovoltaic
<input type="checkbox"/>	G. Solar water heating	



# City of Portland Development Services Center

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



## GENERAL NOTES AND SUPPLEMENTAL INFORMATION 2011 OREGON RESIDENTIAL SPECIALTY CODE

Date : December 12, 2017

Permit number:

17-180493-000-00-RS  
17-180496-000-00-RS  
17-180497-000-00-RS  
17-180498-000-00-RS  
17-180500-000-00-RS

Project Address: 7628 SE WASHINGTON ST

Prescriptive wall bracing ☐

Engineered lateral design ☒

Retaining walls > 4' or surcharged ☐

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<b>M1503.1</b> <b>M1502.3</b>	<ul style="list-style-type: none"><li>• All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space.</li><li>• Clothes dryer exhaust duct terminations shall be located at the building exterior and shall have a backdraft damper.</li></ul>
<b>M1502.7</b>	<ul style="list-style-type: none"><li>• Clothes dryer installed in closets shall have a makeup air opening not less than 100 sq. in.</li></ul>
<b>R308.4</b>	Safety glazing shall be provided at hazardous locations such as: <ul style="list-style-type: none"><li>• Tub or shower enclosures where the glazing is less than 60" above any standing surface or the drain.</li><li>• Within 24" of a door and less than 60" above the floor.</li><li>• Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor.</li><li>• Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface.</li><li>• Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.</li></ul>
<b>R310</b>	All basements and each sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall have a net clear opening of 5.7 square feet (5 for grade floor windows). Minimum clear opening height 24"; width 20". Sill height above finished floor is 44" max.
<b>R612.2</b>	Windows more than 72" above exterior grade or surface below and less than 24" above the floor of the room shall not allow passage of a 4" sphere through the window opening or fall prevention device. The minimum net clear opening size of required egress windows shall not be reduced.
<b>R311.4.3</b>	There shall be a floor or landing, not more than 1.5 inches lower than the top of the threshold, on each side of the required exit door, except an exterior landing may be not more than 8" below the top of the threshold where the door does not swing over the landing (except exterior storm or screen doors.) Landings shall be at least as wide as the door and shall be at least 36" long measured in the direction of travel.
<b>E35-210.12</b>	Arc-Fault Circuit Interrupter circuits are required in all sleeping areas. When existing wall covering is left in place and the wiring is "fished" in the wall, an AFCI circuit breaker is not required.
<b>R314</b>	Smoke alarms with battery backup that are interconnected and connected to the house wiring are required in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story including basements. Ionization alarms are not allowed near kitchens, bathrooms with tubs/showers, and HVAC supply registers. Photoelectric alarms are suitable for all locations.
<b>R315</b>	Carbon monoxide alarms shall be installed in each sleeping room or within 15 feet outside each sleeping room door. CO alarms may be hard-wired or battery-powered. CO alarms may be combination smoke/CO alarms when installed as required for smoke alarms.
<b>P411.7</b> <b>P411.6</b>	Showers shall have a clear area measured at the top of the threshold not less than 1,024 square inches and 30" diameter circle. The clear opening width at shower doors shall be at least 22".
<b>R703.1.1</b>	The exterior wall envelope shall be installed in a manner to allow water that enters the assembly to drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier, a minimum 1/8" space between the water-resistive barrier and the exterior veneer, and integrated flashings. The 1/8" space is not required where the exterior veneer or water-resistive barrier complies with ASTM E2273, or the drawings include details of window sill pan flashing which drains through the veneer to the exterior surface.

## **STAIRS & GUARDRAILS**

<b>R303.6</b>	All exterior and interior stairways are to be provided with illumination. Interior stairs shall have light located in the immediate vicinity of each landing and controlled at the top and bottom of the stairway. Exterior stairways shall have light located in the immediate vicinity of the top landings and controlled from inside.
<b>R302.7</b>	Walls and soffits of enclosed accessible space under stairs shall be protected with 1/2" gypsum board.



<b>R311.7</b>	Stairs must comply with the following dimensions: <ul style="list-style-type: none"> <li>• 36" minimum width.</li> <li>• 6'-8" minimum headroom height measured vertically from the plane of the nosings of the treads.</li> <li>• Minimum 4" to maximum 8" riser height and a minimum 9" tread depth, with 3/8" maximum variation between the smallest and largest treads and risers.</li> </ul>
<b>R311.7.7</b>	<ul style="list-style-type: none"> <li>• Stairways with 4 or more risers shall have a handrail on one side that is not less than 30" and not more than 38" above the tread nosing, is continuous for the full length of the flight, and is returned to a wall or terminated at a newel post.</li> </ul>
<b>R311.7.7.3</b>	<ul style="list-style-type: none"> <li>• Type I handrails shall be circular with an outside diameter not less than 1-1/4" and not more than 2".</li> <li>• Type II handrails shall be at least 1-1/4" and not more than 2-3/4" wide, with finger recesses on both sides of the rail starting not more than 3/4" below the top of the rail and at least 5/16" deep.</li> </ul>
<b>R312</b>	Floor surfaces, ramps, balconies or porches located more than 30" above the adjacent floor or grade shall have guards not less than 36" in height. Open sides of stairs more than 30" above the floor or grade below shall have guards at least 34" in height measured vertically from the tread nosing. Guards shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through, except at the open sides of stairs where the intermediate rails may be spaced such that a sphere 5" in diameter cannot pass through.
<b>R301.5</b>	Stair handrail and newel posts shall extend the full depth of, and be anchored to, the floor structure.

## **ENERGY EFFICIENCY**

<b>N1107.2</b>	50% of the permanently installed lighting fixtures shall have high-efficiency lamps. Screw-in compact fluorescent lamps are ok.																												
<b>Table N1101.1(1)</b>	Prescriptive Envelope Requirements: Above grade wall: R-21; Below grade wall: R-15; Flat ceiling: R-38; Vaulted ceiling: R-30 (max. 50% of heated floor area); Under-floor: R-30; Slab-edge perimeter: R-15; Heated slab R-10; Windows U= 0.35; Skylights: U-0.60; Exterior door, max. 28 sf, U=0.54 or less, other exterior doors U=0.20; Forced air ducts: R-8.																												
<b>Table N1101.1(2)</b>	<p>New heated buildings and additions more than 600 SF or more than 40% of the original heated floor area shall have at least two of the Additional Measures in the structure, one from Envelope and one from Conservation:</p> <p>Envelope Enhancement Measure (select one):</p> <table><tr><td><input type="checkbox"/></td><td>1. High efficiency walls and windows</td><td><input checked="" type="checkbox"/></td><td>2. High efficiency envelope</td></tr><tr><td><input type="checkbox"/></td><td>3. High efficiency ceiling, windows &amp; duct sealing</td><td><input type="checkbox"/></td><td>4. High efficiency thermal envelope UA</td></tr><tr><td><input type="checkbox"/></td><td>5. Building tightness testing, ventilation &amp; duct sealing</td><td><input type="checkbox"/></td><td>6. Ducted HVAC systems within conditioned space</td></tr></table> <p>Conservation Measure (select one):</p> <table><tr><td><input type="checkbox"/></td><td>A. High efficiency HVAC system</td><td><input type="checkbox"/></td><td>B. Ducted HVAC systems within conditioned space (cannot be used if measure 6 is used)</td></tr><tr><td><input checked="" type="checkbox"/></td><td>C. Ductless heat pump</td><td><input type="checkbox"/></td><td>D. High efficiency water heating &amp; lighting</td></tr><tr><td><input type="checkbox"/></td><td>E. Energy management device &amp; duct sealing</td><td><input type="checkbox"/></td><td>F. Solar photovoltaic</td></tr><tr><td><input type="checkbox"/></td><td>G. Solar water heating</td><td></td><td></td></tr></table>	<input type="checkbox"/>	1. High efficiency walls and windows	<input checked="" type="checkbox"/>	2. High efficiency envelope	<input type="checkbox"/>	3. High efficiency ceiling, windows & duct sealing	<input type="checkbox"/>	4. High efficiency thermal envelope UA	<input type="checkbox"/>	5. Building tightness testing, ventilation & duct sealing	<input type="checkbox"/>	6. Ducted HVAC systems within conditioned space	<input type="checkbox"/>	A. High efficiency HVAC system	<input type="checkbox"/>	B. Ducted HVAC systems within conditioned space (cannot be used if measure 6 is used)	<input checked="" type="checkbox"/>	C. Ductless heat pump	<input type="checkbox"/>	D. High efficiency water heating & lighting	<input type="checkbox"/>	E. Energy management device & duct sealing	<input type="checkbox"/>	F. Solar photovoltaic	<input type="checkbox"/>	G. Solar water heating		
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**CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES**1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • [www.portlandonline.com/bds](http://www.portlandonline.com/bds)**Residential Batch Intake Worksheet**Permit Number(s) (Staff Use): 17-180493/496/497/498/500-RS**Instructions**

- Complete one Batch Intake Worksheet for each structure type.
- Provide four (4) sets of plans. Each set of plans will include a site plan (incorporating landscaping, civil, storm water management, and erosion control) architectural drawings and structural drawings for each structure type.
- Bring the completed Batch Intake Worksheet(s) and the four (4) sets of plans to Permitting Services, attention Permitting Services Team Leader, 2nd floor of the Bureau of Development Services. For further questions please contact Permitting Services at 503-823-7357

**Contact Information**

Applicant Name Urban Visions / Kevin Porten  
Address 223 NE 56th Ave  
City POX State OR Zip Code 97213  
Day Phone 503-421-2967 FAX \_\_\_\_\_ e-mail kevinp@orga.net  
Contractor Name JB Cereghino Construction CCB# 201637

**Project Information**

Address	<u>7614 SE Washington St</u>
Applicable Land Use Review (LU) Numbers	<u>N/A</u>
Existing Tax Account Numbers	<u>198871</u>
New Tax Account Numbers, if applicable (attach County printout)	<u>N/A</u>
Will there be any demolition of existing structures on the lot?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
If yes, what will be demolished?	<input checked="" type="checkbox"/> Single family residence with basement <input type="checkbox"/> Garage
Valuation for demo: <u>\$5,000</u>	<input type="checkbox"/> Single family residence without basement <input checked="" type="checkbox"/> Accessory structure
What is the site development valuation? (valuation includes grading, shared driveway, landscaping and shared infrastructure)	<u>\$10,000</u>

**Due Diligence**

Has the Planning and Zoning Neighborhood Contact form been completed?	<input checked="" type="checkbox"/> yes <input checked="" type="checkbox"/> no
Contact Planning and Zoning at 503-823-7526 for further information.	
Are you designing to townhouse standards with the intent to convert to rowhouses?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Have you consulted with: PDOT? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	BES? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Water? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	

**Unit Information**

Total number of units for this structure type: <u>5</u>	Square footage for this structure type
Number of bathrooms, typical for this unit type only: <u>3</u>	Living area: <u>1,195 sq ft</u> Basement <u>N/A</u>
Valuation typical for this unit type only: <u>\$77,675.00</u>	Garage/carport <u>198</u> <input checked="" type="checkbox"/> attached <input type="checkbox"/> detached

**To what code is the structure designed?**

- ☒ **Townhouse:** single family dwelling unit, in a row of attached units on a single tax lot designed to ORSC, Section 317.2.
- ☐ **Rowhouse:** single family dwelling unit, in a row of attached units separated by property lines designed to ORSC, Appendix O
- ☐ **Duplex:** two unit single family dwelling, on a single tax lot designed to ORSC, Section 317
- ☐ **Single Family Residence:** single family dwelling designed to IRC



## Residential Batch Intake Worksheet

Permit Number(s) (Staff Use): ~~180493/496/497/498/500 R~~

## Instructions

- Complete one Batch Intake Worksheet for each structure type.
- Provide four (4) sets of plans. Each set of plans will include a site plan (incorporating landscaping, civil, storm water management, and erosion control) architectural drawings and structural drawings for each structure type.
- Bring the completed Batch Intake Worksheet(s) and the four (4) sets of plans to Permitting Services, attention Permitting Services Team Leader, 2nd floor of the Bureau of Development Services. For further questions please contact Permitting Services at 503-823-7357

## Contact Information

Applicant Name Urban Visions / Kevin Portain  
Address 223 NW 56th Ave  
City POX State OR Zip Code 97213  
Day Phone 503.421.2967 FAX \_\_\_\_\_ e-mail kevin@pegorge.net  
Contractor Name JB Cereghino Construction CCB# 201637

## Project Information

Address	7614 SE Washington St		
Applicable Land Use Review (LU) Numbers	N/A		
Existing Tax Account Numbers	198870		
New Tax Account Numbers, if applicable (attach County printout)	N/A		
Will there be any demolition of existing structures on the lot?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
If yes, what will be demolished?	<input checked="" type="checkbox"/> Single family residence with basement	<input checked="" type="checkbox"/> Garage	
Valuation for demo: \$5,000	<input type="checkbox"/> Single family residence without basement	<input checked="" type="checkbox"/> Accessory structure	
What is the site development valuation? (valuation includes grading, shared driveway, landscaping and shared infrastructure)	\$10,000		

## Due Diligence

Has the Planning and Zoning Neighborhood Contact form been completed? Contact Planning and Zoning at 503-823-7526 for further information.	<input checked="" type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Are you designing to townhouse standards with the intent to convert to rowhouses?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Have you consulted with: PDOT? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	BES? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Water? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no

### Unit Information

Total number of units for this structure type: <u>5</u>	Square footage for this structure type	
Number of bathrooms, typical for this unit type only: <u>3</u>	Living area: <u>1,195</u>	Basement: <u>N/A</u>
Valuation typical for this unit type only: <u>\$776.75.00</u>	Garage/carport: <u>198</u>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> detached

**To what code is the structure designed?**

- ☒ **Townhouse:** single family dwelling unit, in a row of attached units on a single tax lot designed to ORSC, Section 317.2.
- ☐ **Rowhouse:** single family dwelling unit, in a row of attached units separated by property lines designed to ORSC, Appendix O
- ☐ **Duplex:** two unit single family dwelling, on a single tax lot designed to ORSC, Section 317
- ☐ **Single Family Residence:** single family dwelling designed to IRC





# City of Portland, Oregon - Bureau of Development Services

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



## New Single Family Residential Minimum Submittal Checklist and Sample Site Plan

17-180501-SD

Folder number: 17-180493/496/497/498/500-RS Date:

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

17-258825/47/53/57/58-RS

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



<b>14</b>	<b>Engineer's calculations (2 sets)</b> for buildings using engineered lateral systems. Engineering calculations shall be prepared and stamped by an architect or engineer licensed in Oregon as applicable to the project under review. Lateral design details and connections must be incorporated into the plans or on a separate full size sheet attached to the plans with cross-references between plan location and details.	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Provided	
<b>15</b>	<b>Beam calculations (2 sets)</b> for buildings with beams and/or multiple joists over ten feet in length and/or any beam/joist carrying a non-uniform load or for cantilever conditions. Calculations stamped by an engineer are required for beams supporting loads from more than one level or beams supporting overturning loads from discontinuous shear walls.	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Provided	
<b>16</b>	<b>Limited Structural Engineering Plan Review Form</b> if this option is selected by the owner and engineer. The exemption form must have original signatures from both the owner and the engineer. Faxes and photocopies are not acceptable. If the structural exemption form is signed, the structural engineering plan review will be of a limited nature and conducted as part of the life safety review. The building owner is responsible for any field corrections that may be necessary as a result of the inspection process; however, this does not exempt a project from other required reviews (Life Safety, Planning, etc).	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Provided	
<b>Plans required for all submittals</b>			
<b>17</b>	<b>Building Plans (4 copies)</b> Plans must be legible, drawn to scale, and show conformance to the applicable local and state building codes. <b>Each set should include the following:</b>	<input checked="" type="checkbox"/> Provided	
<b>17a</b>	<b>Foundation Plan</b> Show dimensions, anchor bolts, any hold-down types and locations, connection details, vent size and location, location and size of crawl space access.	<input checked="" type="checkbox"/> Provided	
<b>17b</b>	<b>Floor Plans</b> Show all dimensions, room identification, window type and size, location of smoke detectors, water heater, furnace, ventilation fans, plumbing fixtures, balconies and decks, location and construction details for stairs and handrails.	<input checked="" type="checkbox"/> Provided	
<b>17c</b>	<b>Cross Sections and Details</b> Show sizes and spacing for all framing members, such as floor beams, headers, joists, sub-floor, wall construction, roof construction. More than one cross section may be required to clearly portray construction. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundation, stairs, fireplace construction, thermal insulation.	<input checked="" type="checkbox"/> Provided	
<b>17d</b>	<b>Building Elevation Views</b> Provide exterior elevations for all sides showing materials, doors, windows, and both existing and proposed finished grades. Building elevations must match the finished grades shown on the site plan. For new detached ADUs proposing to visually match the existing house, front and side elevations of the existing house are required. Building height must be dimensioned from an identifiable base point on the site (see: Zoning Code Measurements Chapter <a href="http://www.portlandoregon.gov/bps/article/53502">www.portlandoregon.gov/bps/article/53502</a> )	<input checked="" type="checkbox"/> Provided	
<b>17e</b>	<b>Energy Code Compliance</b> Identify the prescriptive energy path or provide energy calculations.	<input checked="" type="checkbox"/> Provided	
<b>17f</b>	<b>Bracing/Lateral Load System Details</b> and locations of lateral load resisting elements must be shown on the plans. The lateral system may be prescriptive per requirements of the Oregon Residential Specialty Code OR may be engineered to the requirements of the Oregon Residential Specialty Code. If engineered, all building drawings and calculations must be stamped by an engineer or architect licensed in Oregon. Drawings must be complete with all required engineered details included on full-size sheets attached to every set of plans.	<input checked="" type="checkbox"/> Provided	
<b>17g</b>	<b>Floor/Roof Framing Plans</b> Show member sizing, spacing, bearing locations. Show location of attic ventilation, size and location of attic access.	<input checked="" type="checkbox"/> Provided	
<b>17h</b>	<b>Basement and Retaining Wall Cross-Sections and Details</b> Show reinforcement sizes and locations, footing sizes, etc. Retaining walls greater than 4 ft or basement walls greater than 10 ft in height must be engineered with calculations stamped by an engineer. Retaining walls must be shown on the site plan.	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Provided	
<b>17i</b>	<b>Deck Plans</b> Deck framing plans, guardrail details, and deck connection details must be included in building plans.	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Provided	
<b>17j</b>	<b>Radon Control Method</b> Indicate the method(s) of radon gas mitigation to be installed in the structure.	<input checked="" type="checkbox"/> Provided	

<b>18</b> Site/Plot plans (4 copies) Site plans must be drawn to scale. Minimum scale requirement is 1"=10'. Minimum paper size is 11"x17", with sufficient white space Provided for reviewers' notes and stamps. <b>Please note: At the time of the setback inspection you are required to provide exposed property corner pins readily viewable on at least one side of the property from the front to the back of the property with a string line set for reference, or provide a survey that identifies the property lines, for the purpose of measuring the required building setbacks.</b>	<input type="checkbox"/> Provided	
<b>Your site plan must include all of the following elements:</b>		
<b>18a</b> North arrow	<input checked="" type="checkbox"/>	
<b>18b</b> Property and building corner elevations [see "J" on sample site plan]	<input checked="" type="checkbox"/>	
<b>18c</b> If there is more than a 4 foot elevation differential, the site plan must show existing and proposed elevation contours at 2' intervals [see "L" and "M" on sample site plan]	<input checked="" type="checkbox"/>	
<b>18d</b> Footprint of new & existing structures, including decks and retaining walls [see "K" on sample site plan]	<input checked="" type="checkbox"/>	
<b>18e</b> Lot & building dimensions, and area in square feet.	<input checked="" type="checkbox"/>	
<b>18f</b> Setbacks dimensions for the following - building(s) to property line, building to building, front door to property line, garage door to property line [see "H" and "I" on sample site plan]	<input checked="" type="checkbox"/>	
<b>18g</b> Building coverage % (building area minus eaves/lot area = % coverage)	<input checked="" type="checkbox"/>	
<b>18h</b> Impervious area (include structures, paving, and roof overhangs)	<input checked="" type="checkbox"/>	
<b>18i</b> Stormwater facility - location, type, size, and setbacks from buildings and property lines [see "O" on sample site plan]	<input checked="" type="checkbox"/>	
<b>18j</b> Stormwater discharge point - location and type of discharge point (e.g. drywell, trench, storm or combo sewer, drainageway, ditch etc) - a separate discharge point is not needed if the primary stormwater facility is a drywell or soakage trench	<input checked="" type="checkbox"/>	
<b>18k</b> Utilities - location, size, and type of pipe for water, sewer, storm, and gas [see "G" on sample site plan]	<input checked="" type="checkbox"/>	
<b>18l</b> Septic system and/or well locations, types, and sizes (if applicable)	<input checked="" type="checkbox"/>	
<b>18m</b> Driveway location, size, and material	<input checked="" type="checkbox"/>	
<b>18n</b> Street & right-of-way configuration, including curb, planting strip, sidewalk, and buffer [see "F" on sample site plan]	<input checked="" type="checkbox"/>	
<b>18o</b> Location and dimensions of all easements on property [see "N" on sample site plan]	<input checked="" type="checkbox"/>	
<b>18p</b> Landscaping - show the location, size, and species of proposed trees [see "C" on sample site plan] AND/OR root protection for existing trees to be preserved on lot [see "A" and "B" on sample site plan] • if your lot is 5,000 square feet or greater show location, size and species of existing trees 6" diameter and greater on your site plan	<input checked="" type="checkbox"/>	
<b>18q</b> Street trees - show existing street trees to be removed or preserved [see "D" on sample site plan] AND/OR provide room for new street trees in public right-of-way [see "E" on sample site plan]	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Provided	

Applicant name (print) Kevin Porten  
 Signature [Signature] Date 5-15-17