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 eath 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 Brokers Trust Realty

Contact Person Michael Susak

Mailing Address 6663 SW Beaverton-Hillsdale Hwy. #194

City Portland State OR Zip Code 97225

Office Phone (503) 888-2333 Cell Phone _____ FAX _____

Email susakproperties@msn.com

Lot Owner Name DK Homes, LLC

Mailing Address PO Box 90277

City Portland State OR Zip Code 97290

Contractor Name DK Homes, LLC CCB# 159237

Project Information

Tax account number: R 682932	If you do not know the tax account number, call Multnomah County at 503-988-3326	
Cross streets: SE 79th/Raymond &		Tax lot number: 1
Plat name/number 2017-20	Block/lot:	Qtr section #:
Living area: 1980 sq.ft.	Basement: 0 sq.ft.	Garage/carport: 248 sq.ft.
Is there a detached garage/carport or other accessory structure being built? ☑ yes ☑ no		
Is there an existing house on the lot that will be demolished? ☑ yes ☑ no		DEMO 16-278600RS - HOUSE 16-278620RS - GARAGE
Land Use Review case numbers: 16-144753		
Plan designer/architect name:		Plan #
Has BDS permitted this design previously? ☑ yes ☐ no	Permit #	
Do you plan on building the same house plan again? ☐ yes ☐ no ☑ not sure		
Is this a Master House Plan? ☐ yes ☑ no	MHP #	

→ PARCEL 1 17-188547RS

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

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

Indicate each of the following

- ☐ Lot dimensions
- ☐ Street locations and names for all streets adjoining your lot
- ☐ Front door entrance
- ☐ North arrow

(does not need to be drawn to scale)

Full legal description

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

Partition Plat 2017-20, Lot 1

16-144753 FP

17-188547RS

PLUMBING PERMIT APPLICATION

City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7300 • TTY 503-823-6868 • www.portlandoregon.gov/bds

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

Type of work

- [x] New construction
- [ ] Addition/alteration/replacement
- [ ] Demolition
- [ ] Other:

Category of construction

- [x] 1 & 2 family dwelling
- [ ] Commercial/industrial
- [ ] Accessory building
- [ ] Multifamily
- [ ] Master builder
- [ ] Other:

Job site information and location

Job no.: | Job address: SE Raymond

City/State/ZIP:

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

Cross street/directions to job site: 79th/Raymond

Subdivision: | Lot no. 1 | Tax map/parcel no.

Description of work (example: 2 fixtures for kitchen remodel)

New SFR

Provide RS Permit no.

[x] Property owner [ ] Tenant

Name: DK HOMES LLC | E-mail: dkhomes888@gmail.com

Address: PO BOX 90277

City/State/ZIP: PORTLAND OR 97290

Phone: 503 380 5959 | FAX: 503 762 1996

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

Owner signature: [signature] Date:

[ ] Contractor [ ] Subcontractor

Business name: FINE STAR PLUMBING LLC

Address: 6138 SE 136 AVE

City/State/ZIP: PORTLAND OREGON 97236

Phone: 503-997-5000 | FAX:

Lic. no. PB 320 | CCB lic. no. 176756

Authorized signature: [signature]

Print name: CORNEL CUREA Date:

[x] Applicant [ ] Contact Person

Business name:

Contact name: Michael Engan

Address: 6663 SW Bell #194

City/State/ZIP: Portland OR 97225

Phone: (503) 999-2333 | FAX:

E-mail: Smokepropel@msn.com

Plan Review, please check all that apply

- [ ] Med gas/vacuum system for health care facility
- [ ] Vacuum drainage waste and vent system
- [ ] Fire sprinkler system
- [ ] Commercial booster pump
- [ ] 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
- [ ] Reclaimed wastewater/harvested rainwater system
- [ ] Wastewater pretreatment system
- [ ] Chemical drainage waste and vent system
- [ ] Grease processing/interception equipment system for food service/food processing

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	1	$780	
SFT (3) bath	3	$910	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 (_____linear ft.)		$116	
Installing drywell? [x] yes [ ] no		No fee	
Sanitary sewer (_____linear ft.)	1	$116	
Storm sewer (_____linear ft.)		$116	
Water service (_____linear ft.)	1	$116	
Fixture or item			
Backflow preventer		$39	
Backwater valve		$39	
Clothes washer	1	$39	39
Dishwasher	1	$39	
Drinking fountain		$39	
Ejectors/sump		$39	
Fixture cap		$39	
Floor drain/floor sink/primer		$39	
Garbage disposal		$39	
Hose bib	2	$39	78
Ice maker		$39	
Interceptor/grease trap		$39	
Interior mainline piping			
Water piping - first 100 feet	1	$116	
Drainage piping - first 100 feet	1	$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)			
TOTAL PERMIT FEE			

MECHANICAL PERMIT APPLICATION

17-188547RS

City of Portland, Oregon - Bureau of Development Services

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Type of work

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- [ ] Addition/alteration/replacement
- [ ] Demolition
- [ ] Other:

Category of construction

- [x] 1 & 2 family dwelling
- [ ] Commercial/industrial
- [ ] Accessory building
- [ ] Multifamily
- [ ] Master builder
- [ ] Other:

Job site information and location

Job no.:	Job address: SE Raymond
City/State/ZIP:	
Suite/bldg./apt. no.:	Project name:
Cross street/directions to job site:	79th / Raymond
Subdivision:	Lot no. / Tax map/parcel no.

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

HVAC

Provide RS permit no.

Property owner

- [x] Property owner
- [ ] Tenant

Name: DK HOMES LLC E-mail: dkhomes888@gmail.com

Address: P O BOX 90277

City/State/ZIP: PORTLAND OR 97290

Phone: 503 380 3959 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

- [ ] Contractor
- [x] Subcontractor

Business name: FLOW TECH HEATING E-mail: FLOWTECHHEATING@AOL.com

Address: 11960 SE 222nd DR

City/State/ZIP: DAMASCUS, OR 97089

Phone: 971-570-0356 FAX:

Lic. no. CCB lic. no. 155412

Authorized signature:

Print name: JESSE O'HARA Date:

Applicant

- [x] Applicant
- [ ] Contact Person

Business name:

Contact name: Michael Swank

Address: 0003 SW BIRCH #194

City/State/ZIP: Portland OR 97225

Phone: (503) 888-2355 FAX:

E-mail: swankproperties@msn.com

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
Heating / cooling			
Air conditioner (site plan required)	1	$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	
Other fuel appliances			
Decorative gas fireplace		$26	
Flue vent for water heater or gas fireplace	1	$22	
Wood / pellet stove		$57	
Gas or wood fireplace / insert	1	$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	
Exhaust system apart from Heating or AC		$22	
Other:		$32	
Gas fuel piping			
$15 for the first four, $2.70 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	1		
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		$32	

Mechanical permit fees

Subtotal	259
Minimum permit fee ($95)	
Commercial plan review (60% of permit fee)	
State surcharge (12% of permit fee)	
TOTAL PERMIT FEE	

17-188547RS

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 Raymond

City/State/ZIP:

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

Cross street/directions to job site: 79th / Raymond

Subdivision: | Lot no. 1 | Tax map/parcel no.

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

Sign Over IVR #

Provide RS Permit no.

☒ Property owner ☐ Tenant

Name: DK Homes LLC | E-mail: DKHomes888@gmail.com

Address: P O Box 90277

City/State/ZIP: Portland OR 97290

Phone: 503 380 5959 | 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: Grizzly Electric | E-mail:

Address: 8002 NE HWY 99 #248

City/State/ZIP: Vancouver, WA 98665

Phone: 971-570-8101 | FAX: 360-694-8939

Elec. lic. no. 37-446 C | CCB lic. no. 186218

Metro or City lic no. | Date:

Supervising electrician Signature, required:

Print name: Ron Nelson | License no. 26435

Authorized signature:

Print name: Garry Hartsell | Date:

☒ Applicant ☐ Contact Person

Business name:

Contact name: Michael Smeak

Address: 6663 SW BHH #194

City/State/ZIP: Portland OR 97225

Phone: (503) 988-2333 | FAX:

E-mail: SmeakProperties@MSN.com

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.
- Residential FIR permit subcontractor submittals can be faxed to 503-823-7425.

Plan Review

Please check all that apply

- ☐ Fire pump
- ☐ Emergency system
- ☐ Addition of new motor load of 100 HP or more
- ☐ Patient area health care facility
- ☐ Hazardous locations
- ☐ Recreational vehicle parks
- ☐ Marinas and boatyards
- ☐ Floating buildings
- ☐ Six or more residential units
- ☐ Supply over 600 volts nominal
- ☐ Voluntary plan review
- ☐ Building over three stories
- ☐ Service or feeder 600 amps or over
- ☐ Commercial use agricultural buildings
- ☐ Installation of 150 KVA or larger separately derived system
- ☐ 'A', 'E', 'I-2, 'I-3' occupancies
- ☐ 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

Submit 2 sets of plans with any of the above.

Fee Schedule

Description	Qty.	Fee	Total	**
Residential single or multifamily dwelling unit (includes attached garage)				
1,000 sq. ft. or less	1	$266		4
Each added 500 sq. ft. or portion	2	$58		
Limited energy, residential		$58		2
Limited energy, multi-family		$58		2
Services or feeders: installation, alteration, and or relocation				
200 amps	1	$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
Temporary services or feeders: installation, alteration, and/or relocation				
200 amps or less		$122		2
201 amps to 400 amps		$184		2
401 amps to 600 amps		$232		2
Branch circuits – new, alteration, or extension per panel				
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		
Miscellaneous, service or feeder not included)				
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
Describe:				
Hourly rate:		$142		
Each additional inspection over allowable in any of the above				
Per inspection		$ 97		
Investigation fee				
Other				
Electrical permit fees*				
		Subtotal		
		Plan review (25% of permit fee)		
		State surcharge (12% of permit fee)		
		TOTAL PERMIT FEE		

* Requires Plan Review ** Number of inspections allowed per permit.

insp_permitapp_electrical 05/06/14

Grizzly Bee 360-694-8939 p.1

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 : April 26, 2018 **Permit number: 17-188547-000-00-RS**
Project Address: 7845 SE RAYMOND ST

Prescriptive wall bracing [x] **Engineered lateral design** [ ] **Retaining walls > 4' or surcharged** [ ]

The following "General Notes and Supplemental Information" are now **part of your approved plans**.

- It is the **responsibility of the builder to comply** with these requirements during construction.
- Where there is a conflict between a general note and the plans, **the more restrictive shall apply**.

SITE

R302.1 Property lines shall be clearly identified by finding the existing official corner markers or providing a property survey for inspection of the setbacks and fire separation distance between the lot lines and new construction.

P1101.5.3.2 Drywells must be located at least 5' from a property line and 10' from a building unless approved through a Plumbing Appeal. This distance is measured to the center of the drywell.

R324 Untreated wood shake or shingle roofing is not allowed on buildings located in a Wildfire Hazard zone.

FOUNDATION/UNDER-FLOOR/ATTIC

R109.1.1 Reinforcing steel and connectors to be embedded in concrete shall be in place and supported at time of foundation inspection.

R317.1 All wood shall be pressure-preservative-treated or of natural resistance to decay where there is less than 18" clearance to ground under floor joists or 12" under girders, in direct contact with concrete, or exposed and supporting porches and decks.

R502.6 Provide 3" of bearing at beam pockets and 1/2" air space at sides and ends.

R401.3 Lots shall be graded to drain surface water away from exterior walls a minimum of 6" vertical in 10' horizontal.

R403.1.5.1 Bottoms of foundation footings shall extend least 18" below finish grade; except foundations of freestanding accessory structures of light frame construction not more than 600 SF with an eave height not more than 10 feet, and decks not supported by a dwelling may extend not less than 12" below grade.

R403.1.1

Number of floors	*Wall Thickness*	*Footing Width*	*Footing Thickness*
1	6"	12"	6"
2	8"	15"	7"
3	10"	18"	8"

R404.1.1

R404.1.5

R403.1.4 When the footing and stem wall are placed in separate concrete pours, one #4 vertical bar shall be placed @ 48" o.c. with each bar having a 6" hook in the footing and extending at least 14" into the stem wall.

R403.1.4.1 Foundation stem walls shall be provided with a minimum of one #4 bar within 12 inches of the top of the wall and one #4 bar a minimum of 3" clear from the bottom of the footing. Monolithic foundations shall be permitted to have a minimum of two #4 bars placed in the footing.

R403.1.7 A grounding electrode system shall be installed in foundations: one #4 horizontal bar not less than 3" from the bottom of the footing and not less than 20' long, one #4 vertical bar stubbed up at least 12" above the floor plate with a minimum 12" splice to the horizontal bar.

R403.1.8 **R602.11.1** Foundation anchor bolts shall be not less than 1/2" diameter bolts embedded at least 7" into concrete, or masonry, spaced 6'-0" on center maximum, with at least two bolts per plate and within 12" of ends and corners. 1/4" X 3" X 3" washers are required at all anchor bolts the full length of all required braced wall lines.

R404.1.6 Foundation wall shall extend at least 6" above grade.

R405.1 Drains shall be provided around all foundations enclosing habitable or usable space below grade.

R406.2 Waterproofing is required on the outside surface of below-grade foundation walls enclosing interior space.

R407.3 Columns shall be anchored at the bottom, except columns less than 48" in height within underfloor areas enclosed by a continuous foundation.

R408.1 Provide foundation vents at a rate of 1 SF vent area per 150 SF of crawl area within 3' of each corner, and on at least 3 sides.

R408.3 An 18" x 24" access opening is required to all under-floor spaces.

R501.3 The underside of floor assemblies shall have 1/2" gypsum wallboard or 5/8" wood structural panel except over a crawl space not used for storage or fuel-fired equipment, or when supported by 2X10 or greater floor joists.

R806.1	Enclosed attics and rafter spaces shall have vent openings to the exterior with a total net free area of 1 unit per 300 units of attic area with at least 50% but not more than 80% of vents at least 3 feet above the eave and the remaining at the eave. Minimum 1-inch airspace shall be provided between insulation and roof sheathing.
R807.1	22" x 30" minimum attic access is required to all attic areas > 30 SF and with 30" or more clear height.
Appendix F	All new buildings shall have radon gas mitigation by one of the following methods: Crawl space: [ ] 1. Mechanically ventilated; or [X] 2. Passive sub-membrane depressurization; or [ ] 3. Permanently open foundation ventilation per R408.1 and a blower-door building tightness test. Slab-on-grade: [ ] 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. 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. Potential radon entry routes into the building shall be properly sealed. 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.
FRAMING	
R302.11	Fireblocking shall be installed in concealed spaces of wood construction: in walls at ceiling and floor levels, and not more than 10' horizontally; at intersections between vertical and horizontal spaces such as at dropped ceilings and soffits; between stair stringers at top and bottom of stair runs. Fireblocking shall consist of 2" nominal lumber, 1/2" gypsum board, mineral wool or glass fiber securely retained, or other approved material.
R302.12	Draftstopping shall be installed in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 sq. ft.
R317.3	Fasteners and connectors in contact with preservative-treated wood shall be hot dipped galvanized steel or equivalent.
R502.8.1	Notches in sawn lumber joists, rafters and beams shall not exceed 1/6 member's depth, not longer than 1/3 member's depth, and not located in the middle 1/3 of the member's span. Notches at ends shall not exceed 1/4 the member's depth. Tension side of members greater than 4" nominal thickness shall not be notched except at the ends. Hole diameters shall not exceed 1/3 member's depth, and not be closer than 2" to the top or bottom, or to any other hole or notch.
R502.8.2	Cuts, notches or holes are not permitted in engineered wood products, except where permitted by the product manufacturer or where designed by a registered design professional.
R602.6.1	Top plates of bearing walls notched or drilled more than 50 percent of their width shall have a minimum 16 gauge, 1-1/2" wide galvanized strap installed at the opening. Straps shall extend 6" minimum past the opening with 8 10d nails each side.
R802.10.1 **R802.11**	Engineered trusses design drawings shall be submitted for review and approval prior to erection. Trusses shall be braced. Tie-downs shall be installed to provide a continuous load path from the truss to the foundation.
GARAGES	
R302.5.1.1	Provide a 1-3/8" minimum solid core door, a 20-minute fire rated door or a solid or honeycomb steel door not less than 1-3/8" thick between garage and residence.
R302.5.2	Ducts penetrating the wall or ceiling separating the dwelling from the garage shall be of not less than 26 gauge steel, with no duct openings in the garage.
R302.11 #4	These penetrations shall be protected by filling the opening around the penetration item with approved material to resist the free passage of flame and products of combustion
R302.6	The garage shall be separated from the residence and attic by minimum ½" gypsum board. 5/8" Type X gypsum board is required at ceilings when habitable space is located above the garage. Supporting walls and structural elements shall be a minimum of 1/2" gypsum board.
M1307.2	Seismic anchorage of water heaters is required.
M1307.3 **M1307.3.1**	• Appliances in a garage that generate a glow, spark or flame shall be located at least 18" above the floor. • 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.

DWELLING UNIT

R303.1	All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of the room, or shall have permanent artificial illumination providing 6 footcandles average 30 inches above the floor. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.
R303.3 **M1507.2** **M1507.4**	• 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.
M1503.4	• Kitchen cooking appliances shall be equipped with ducted range hoods, down-draft system or wall- or ceiling-mounted fans designed to exhaust a minimum of 150 cfm intermittent or 25 cfm continuous.
M1503.1	• All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space.
M1502.3	• Clothes dryer exhaust duct terminations shall be located at the building exterior and shall have a backdraft damper.
M1502.7	• Clothes dryer installed in closets shall have a makeup air opening not less than 100 sq. in.
R308.4	Safety glazing shall be provided at hazardous locations such as: • Tub or shower enclosures where the glazing is less than 60" above any standing surface or the drain. • Within 24" of a door and less than 60" above the floor. • Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor. • 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. • 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.
R310	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.
R612.2	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.
R311.4.3	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.
E35-210.12	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.
R314	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.
R315	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.
P411.7 **P411.6**	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".
R703.1.1	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

R303.6	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.
R302.7	Walls and soffits of enclosed accessible space under stairs shall be protected with ½" gypsum board.
R311.7	Stairs must comply with the following dimensions: • 36" minimum width. • 6'-8" minimum headroom height measured vertically from the plane of the nosings of the treads. • 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.

R311.7.7	• 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.
R311.7.7.3	• Type I handrails shall be circular with an outside diameter not less than 1-1/4" and not more than 2". • 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.
R312	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.
R301.5	Stair handrail and newel posts shall extend the full depth of, and be anchored to, the floor structure.

ENERGY EFFICIENCY

N1107.2	50% of the permanently installed lighting fixtures shall have high-efficiency lamps. Screw-in compact fluorescent lamps are ok.
Table N1101.1(1)	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.
Table N1101.1(2)	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):

[ ]	1. High efficiency walls and windows	[x]	2. High efficiency envelope
[ ]	3. High efficiency ceiling, windows & duct sealing	[ ]	4. High efficiency thermal envelope UA
[ ]	5. Building tightness testing, ventilation & duct sealing	[ ]	6. Ducted HVAC systems within conditioned space

Conservation Measure (select one):

[X]	A. High efficiency HVAC system	[ ]	B. Ducted HVAC systems within conditioned space (cannot be used if measure 6 is used)
[ ]	C. Ductless heat pump	[ ]	D. High efficiency water heating & lighting
[ ]	E. Energy management device & duct sealing	[ ]	F. Solar photovoltaic
[ ]	G. Solar water heating		

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Simple Site Erosion Control Requirements Form

Project or Permit Number 17-188547 RS

Project Address R-682932

Name of Responsible Party (print) Michael Susak

Day Phone (503) 888-2333 **FAX** _____ **email** susakproperties@msn.com

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***

	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 _____ Date 6-2-17

Residential Water Service Application

W-3

Phone 503-823-7368 • Email devrev@portlandoregon.gov

Why complete this form?
The Portland Water Bureau uses this form to determine size of meter and service branch, installation fees, and meter location. Complete details help expedite your request for water service permit and service installation.

Who should use this form?
New or existing customers, including applicants upgrading residential plumbing, or building an accessory dwelling unit or new home.

What do I do with the completed form?

Mail it to:
Portland Water Bureau
Development Services
1120 SW 5th Ave, Rm 600
Portland, OR 97204

Bring it to our office:
1900 SW 4th Avenue
Development Services
Center (first floor)

For hours of operation call
503-823-7310, option 1

Email it to:
devrev@portlandoregon.gov

Questions?

Portland Water Bureau
Development Services
Phone 503-823-7368

Sewer Connection Questions

Bureau of Environmental Services Sewer Hotline
Phone 503-823-7761

Today's date	Building Permit Number
	17-188547RS

Service Installation Information

Applicant Name	Daytime Telephone Number
Michael Susak	(503) 888-2333

Site Address, City, State, ZIP Code

Multnomah County legal number	Legal description (lot & block)
R 682932	Partition Plat 2017-20, Lot 1

Dwelling Type (check all that apply)	■ Single-family ☐ Rowhouse ☐ Duplex ☐ Townhouse ☐ Accessory Dwelling Unit (ADU)	
	If a duplex, townhouse, or ADU, do you want individual meters?	☐ Yes ☐ No
Does the lot currently have water service?		■ Yes ☐ No
Is the service to be installed in a paved street?		■ Yes ☐ No
Will the service branch cross a stormwater facility – either a landscaped swale or concrete planter?		☐ Yes ☐ No
Will you install a fire sprinkler system?		☐ Yes ☐ No
If yes, what are the flow needs (gallons per minute - GPM)?		GPM _____
Will the meter be installed in the driveway area? (Avoid driveway if possible.)		☐ Yes ☐ No
Is there a Public Works Improvement Project? If "No" and one is required at a later date you must notify Water Bureau Development Services, 503-823-7368 prior to service installation.		☐ Yes ☐ No #_____

Complete the Water Meter Sizing Worksheet (Residential) on page 2.

Scheduling and Installing Water Services

Call Portland Water Bureau Scheduling Services at 503-823-1526 when you are ready to install the service.

- **Provide the address, building permit number or IVR number, and a PDOT-approved Street Improvement Plan number, if known.**
- **Indicate whether or not the supply line on private property will be metallic or plastic.**
- **The applicant is responsible for identifying the location for proposed service installation; the applicant is responsible for ensuring the proposed service installation location conforms with the requirements of Title 21, Water and Title 11, Trees.**
- **Service will be installed within 15 working days from date of scheduling.**

17-188547RS

How do I know my water meter is the right size?
You'll want a water meter and service branch that adequately serves your household water needs. The Portland Water Bureau uses American Water Works Association and Uniform Plumbing Code guidelines to establish meter size.

How to compute values
Column A describes fixture types

Column B

Enter the number of fixtures in single family dwelling or housing unit 1.

Column C

If a duplex or ADU, enter the number of fixtures in the second housing unit. *ADU fixtures must be entered separately in this column.*

Column D

Add columns B and C. Enter the sum in this column.

Column E

Contains the fixture value. This value is based on the volume capacity of typical plumbing fixtures.

Column F

Multiply Column D (sum) times the values in Column E (D x E).

Enter the results for each fixture in Column F.

Add numbers in Column F to determine Grand Total Fixture Value (GTF Value).

Refer to the chart for meter size and costs.

*If your structure requires a fire sprinkler system, it may trigger an additional review for proper meter size.

The applicant is responsible for identifying the location for proposed service installation; the applicant is responsible for ensuring the proposed service installation location conforms with the requirements of Title 21. Water and Title 11. Trees.

Water Meter Sizing Worksheet (Residential)

Include existing and planned plumbing fixtures

A	B	C	D	E	F	
Fixture Type	Unit 1 Fixtures	If a Duplex or ADU, Unit 2 Fixtures	Add B+C	Fixture Value	Total Fixture Value	For Office Use
	Enter Qty	Enter Qty	Sum		D (sum) x E	
Bathroom or Bar Sink	3		3	1.0	3	
Bathtub or Tub/Shower	1		1	4.0	4	
Clothes Washer	1		1	4.0	4	
Dishwasher	1		1	1.5	1.5	
Hose Bib, first	1		1	2.5	2.5	
Hose Bibs, each additional	1		1	1.0	1	
Kitchen Sink	1		1	1.5	1.5	
Laundry or Service Sink	1		1	1.5	1.5	
Shower, Standalone	1		1	2.0	2	
Toilet	3		3	2.5	7.5	
Grand Total Fixture Value (GTF Value)					29.5	
Meter Size Required*					3/4"	

Applicant's Authorization

Name of Authorized Signer: Michael Susak	Building Permit Number
Signature	
Company Name: Brokers Trust Realty	Date

GTF Value, Meter Sizes & Typical Water Service Permit Costs
July 1, 2016– June 30, 2017

GTF Value	Meter Size	System Development Charge	Installation with Paving	Total
0 – 22	5/8"	$2,400	$5,610	$8,010
22.5 – 37	3/4"	$3,599		$9,209
37.5 – 89	1"	$5,999		$11,609

City of Portland, Oregon - Bureau of Development Services

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New Single Family Residential Minimum Submittal Checklist and Sample Site Plan

Folder number: 17-188547 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.

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

14	**Engineer's calculations (2 sets)** *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.	❑ N/A ❑ Provided	
15	**Beam calculations (2 sets)** *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.	❑ N/A ❑ Provided	
16	**Limited Structural Engineering Plan Review Form** *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).	❑ N/A ❑ Provided	
	Plans required for all submittals		
17	**Building Plans (4 copies)** Plans must be legible, drawn to scale, and show conformance to the applicable local and state building codes. **Each set should include the following:**	❑ Provided	
17a	**Foundation Plan** Show dimensions, anchor bolts, any hold-down types and locations, connection details, vent size and location, location and size of crawl space access.	❑ Provided	
17b	**Floor Plans** 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.	❑ Provided	
17c	**Cross Sections and Details** 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.	❑ Provided	
17d	**Building Elevation Views** 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 www.portlandoregon.gov/bps/article/53502)	❑ Provided	
17e	**Energy Code Compliance** Identify the prescriptive energy path or provide energy calculations.	❑ Provided	
17f	**Bracing/Lateral Load System Details** 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.	❑ Provided	
17g	**Floor/Roof Framing Plans** Show member sizing, spacing, bearing locations. Show location of attic ventilation, size and location of attic access.	❑ Provided	
17h	**Basement and Retaining Wall Cross-Sections and Details** 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.	❑ N/A ❑ Provided	
17i	**Deck Plans** Deck framing plans, guardrail details, and deck connection details must be included in building plans.	❑ N/A ❑ Provided	
17j	**Radon Control Method** Indicate the method(s) of radon gas mitigation to be installed in the structure.	❑ Provided	

18	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. **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.**	☐ **Provided**	
	Your site plan must include all of the following elements:		
18a	North arrow	☐	
18b	Property and building corner elevations [see "J" on sample site plan]	☐	
18c	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]	☐	
18d	Footprint of new & existing structures, including decks and retaining walls [see "K" on sample site plan]	☐	
18e	Lot & building dimensions, and area in square feet.	☐	
18f	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]	☐	
18g	Building coverage % (building area minus eaves/lot area = % coverage)	☐	
18h	Impervious area (include structures, paving, and roof overhangs)	☐	
18i	Stormwater facility - location, type, size, and setbacks from buildings and property lines [see "O" on sample site plan]	☐	
18j	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	☐	
18k	Utilities - location, size, and type of pipe for water, sewer, storm, and gas [see "G" on sample site plan]	☐	
18l	Septic system and/or well locations, types, and sizes (if applicable)	☐	
18m	Driveway location, size, and material	☐	
18n	Street & right-of-way configuration, including curb, planting strip, sidewalk, and buffer [see "F" on sample site plan]	☐	
18o	Location and dimensions of all easements on property [see "N" on sample site plan]	☐	
18p	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	☐	
18q	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]	☐ **N/A** ☐ **Provided**	

Applicant name (print) Michael Sucalo

Signature _____ **Date** 10-2-17

17-188547 RS

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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 ≤ 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 on 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 ≤ 75%

☐ **G Solar water heating:**

- 40 square feet minimum gross collector area with Total Solar Resource Fraction ≤ 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.

17-188547RS

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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:**

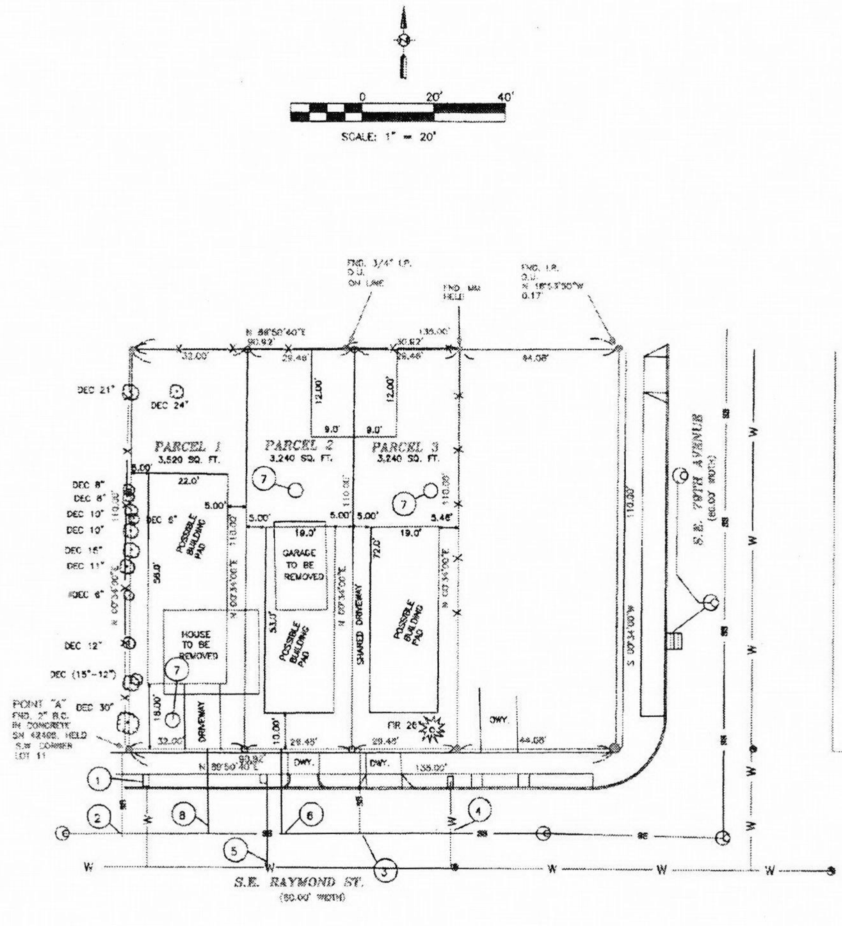
- ☐ Mechanically ventilated (detailed on plans); or
- ☒ Passive sub-membrane depressurization; or
- ☐ Permanently open foundation ventilation per R408.1 and a blower-door building tightness test. Test results to be provided to the building inspector prior to final inspection approval.

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

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

EXISTING CONDITIONS PLAN
POSSIBLE PROPOSED DEVELOPMENT

A PORTION OF LOT 11
"MARYSVILLE"
NE 1/4 SEC 17, T1S, R2E, WM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
SEPTEMBER 28, 2015 SCALE: 1"= 20'



LEGEND

●	FND. MONUMENT AS NOTED
○	TO BE SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "MANWELL LS 57148" ON
MM	FND. 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "MANWELL LS 57148" PER SN 64507
S.N.	SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
FND.	FOUND
B.C.	BRASS CAP
B.C.	ORIGIN UNKNOWN
I.P.	IRON PIPE
O.U.	IRON ROD
SQ. FT.	SQUARE FEET
P	DATA PER PLAT OF "FIR GROOVE"

CASE NO. 16-144753 LDP
EXHIBIT C-1

UTILITY NOTES:

1. EXIST. WATER METER TO SERVE PARCEL 1
2. EXIST. SEWER WYE LAT. TO BE DISCONNECTED
3. EXIST. SEWER LAT. TO SERVE PARCEL 3
4. EXIST. WATER METER TO SERVE PARCEL 3
5. NEW WATER METER TO SERVICE PARCEL 2
6. NEW SEWER LAT. TO SERVICE PARCEL 2
7. POSSIBLE 4' X 5' DRYWELL 5.00' MIN. FROM PROPERTY LINES 10.00' MIN. FROM STRUCTURES
8. NEW SEWER LAT. TO SERVICE PARCEL 1

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael Manwell
OREGON
FEBRUARY 8, 2000
MICHAEL L. MANWELL
57148
RENEWS: 12-31-16

17-185471 LDS

MICHAEL LEE MANWELL
Professional Land Surveyor
2847 SE 18TH CIRCLE
GRESHAM, OREGON 97080
(503) 661-5270
Email: mmanpls@aol.com

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Planning & Zoning Review

NSFR and ADU Intake – Minimum Submittal requirements

Address: parent parcel

R number: 214023 ← new Lot #1

NO INTAKE/PERMIT CANNOT BE SET UP: 17-188547RS

☐ A land division is underway for this site. Permits can only be accepted for new development if the Final Plat is City Approved or the assigned planner has noted in the Comments for the Final Plat folder that permits can be accepted.

OK

LU _____ Planner Assigned/Phone: _____

☐ At least one land use review is required for the proposed development to be approved.

NO INTAKE/REVISIONS MUST BE MADE PRIOR TO INTAKE:

Based on a cursory review, the following development standards are not met. Compliance with all applicable development standards will be determined at the time of permit review.

- ☐ Height – building height is measured from a basepoint to the average height of the highest gable or to the highest point of the roof depending on the roof style. 35
- ☐ Building coverage – includes the building footprint, projections, covered porches and portions of decks over 6 feet above the ground.
- ☐ Garage Setback – a garage wall facing the street may not be closer to the street than the longest street-facing wall of the dwelling unit.
- ☒ Length of Garage Wall – a garage wall that faces the street may not be more than 50 percent of the total street-facing wall of the dwelling unit.

INTAKE/MORE INFORMATION IS NEEDED AND WILL REQURE A CHECKSHEET:

☐ Tree Code:

- ☐ Title 11 requires that one-third of the trees over 12 inches on a site are preserved with new development. The site plan must show the location and size of all trees 12 inches or larger on the property. All trees over 36 inches in diameter must be preserved, or mitigation/public notice is required.
- ☐ Trees must be preserved or planted to meet the required density based on lot size.
  - Required Tree Density: _____ square feet
  - Trees meeting the density standard must be shown on the site plan.
- ☐ If prescriptive tree preservation measures cannot be provided, an arborist report is required.
- Additional information:
  - Tree Code: www.portlandoregon.gov/trees/article/522374
  - Tree Classifications: www.portlandoregon.gov/bds/article/71964

☐ Deed recorded with Multnomah County prior to July 26, 1979, describing this property in its current configuration.

Approved for intake: Y (N) Planner: K Moore Date: 6/2/17

Parcel 1 - NO, Need to flip garage location per Cond. of approval

NSFR-Intake-Prescreen-Form 05/16/16

16-144753-LDP

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Planning & Zoning Review

NSFR and ADU Intake – Minimum Submittal requirements

Address: Parent Parcels

R number: 2N4E23 new lot #1

NO INTAKE/PERMIT CANNOT BE SET UP: 17-188547RS

- ❑ A land division is underway for this site. Permits can only be accepted for new development if the Final Plat is City Approved or the assigned planner has noted in the Comments for the Final Plat folder that permits can be accepted.

  LU _____ Planner Assigned/Phone: _____
- ❑ At least one land use review is required for the proposed development to be approved.
- ❑ ADUs may be added to a house, attached house or manufactured home. They are not allowed with duplexes, multidwelling development or attached houses built using the regulations of 33.110.240.E. Duplexes and Attached Houses on Corners.
- ❑ ADUs are not allowed on sites with Type B Home Occupations.

NO INTAKE/REVISIONS MUST BE MADE PRIOR TO INTAKE:

Based on a cursory review, the following development standards are not met. Compliance with all applicable development standards will be determined at the time of permit review.

- ❑ Height – building height is measured from a basepoint to the average height of the highest gable or to the highest point of the roof depending on the roof style. Narrow lot OK
- ❑ ADU Height – ADUs are allowed within required side and rear setbacks when they are no taller than 15 feet with walls no taller than 10 feet. NA
- ❑ Garage Setback – a garage wall facing the street may not be closer to the street than the longest street-facing wall of the dwelling unit. OK
- ❑ Length of Garage Wall – a garage wall that faces the street may not be more than 50 percent of the total street-facing wall of the dwelling unit. OK

See conditions of 16-144753-LDP re: trees & driveway

Narrow lot dev stds apply.

✓ Height = 1.5x width

✓ Garage 50%. if house at least 22'

Approved for intake: (Y) N Planner: L. Breuning Date: 6/16/17

Dan Berge (BES)

Concept Design & Associates

P.O. BOX 8464
PORTLAND, OREGON, 97207
PHONE: 503.515.7418
EMAIL: KYMARCHI@KNSTUDIOPDX.COM

BES CHECK SHEET RESPONSE

Permit number: **17-188547-RS** Date: 09-10-2017 **3-23-2018**
Permit Address: **7845 SE RAYMOND ST**
Customer name and Phone number: Concept Design & Associates: **Kym Nguyen (503) 515-7418**

Item #	Description of Changes, revisions, additions, etc.	Check sheet and Item #
1	Sewer line revised on Site Plan	CS
2	Drywell indicated on CS sheet, detail of drywell attached to each permit set on the top left corner	CS

Tara Carlsen (LS+Str)

Concept Design & Associates

P.O. BOX 8464
PORTLAND, OREGON, 97207
PHONE: 503.515.7418
EMAIL: KYMARCHI@KNSTUDIOPDX.COM

LIFE SAFETY & STRUCTURAL CHECK SHEET RESPONSE

Permit number: **17-188547-RS** Date: 09-10- 2017/**3-23-2018**
Permit Address: **7845 SE RAYMOND ST**
Customer name and Phone number: Concept Design & Associates: **Kym Nguyen (503) 515-7418**

Item #	Description of Changes, revisions, additions, etc.	Check sheet and Item #
1	Insulation 49 replace to 38 at section A/A4	A4
2	Window at left wall on the hall bath was noted with TEMP. Glass on original submittal. A cloud revision indicated as I added on	2/A1
3	BP replace to ABP, header below 4 X12, with (3) 2 X12 under end of brace, tie to header with HU612 hanger. All shown at main floor plan. Also change to BP at right corner of bathroom at front house on 2nd floor, Framing below changed as well	A2
4	Balloon framing at exterior stair way	A2
5	Cross section B reflected with corrections	A4

NSFR Intake Check List

Permit # 17-188547 RS

- [x] No mirrored Plans. Plans Legible. Label all room uses. No options. Copyright Stamps.
- [x] Dimensions to property line and detached structures.
- [x] Elevations at property corners. Elevations at building corners and contour lines if over 4' slope.
- [x] Elevations at Site Plan must reflect Elevations and Cross Sections.
- [ ] Retaining wall must be shown and reflect the Site Plan. Retaining wall calcs_____
- [x] Window size and function is on the Architectural Plans.
- [x] Beam Layout is provided.
- [x] Roof Trusses that reflect the Roof Plan and Architectural Plans. DFS_____
- [x] Floor Framing that reflects engineering. (ie:Floor Plan cannot be TJI, Engineering indicates RFPI, and a LP layout is submitted) 2x12 DFS_____
- [x] A fully dimensioned foundation plan.
- [x] Brace Panels or Shear wall Panels are clearly identified on the plans.
- [ ] Engineering calcs and layout that reflects the Architectural Plans.
- [x] Shear wall/Hold down Key is on the Plans.
- [x] Hold downs must be shown on the foundation plan or the engineered shear wall plan.
- [x] If Prescriptive, the plans need to clearly identify which Code they will be using. Bracing calcs for 2011 code will be required. 2009
- [ ] Rated Construction for project type: Duplex, ADU, Town house.Town Houses must show all Units.
- [ ] Town house: Utilities must be show on the Site Plan. Will these be separate to each lot or ganged? If ganged, easements must be clearly identified on the site plan.
- [ ] Is this a 4 story? Fire sprinkle plan. DFS _____
  Notify tech for electrical plan review assignment/fire sprinklers.
- [ ] Is there a Pier Pile, micro pile foundation system?

- [ ] Other:

Checked by: JAVELLE Date: 06.16.09