

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15719	Project Address: 15602, 15606 SE Division St
Hearing Date: 8/23/17	Appellant Name: Allen Sumpter
Case No.: E-001	Appellant Phone: 503-593-3180
Appeal Type: Building	Plans Examiner/Inspector: Jason Troutman, Brett Welland
Project Type: commercial	Stories: 2 Occupancy: R-4 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 17-161316-ET
Plan Submitted Option: pdf [File 1]	Proposed use: R-4 residential care congregate living

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	210.25
Requires	210.25 verify house panel common area branch circuit shall not be supplied by individual dwelling unit.
Proposed Design	New circuit for the fire alarm panel is located in the existing residential panel and can be used there.
Reason for alternative	<p>Rolfson House Residential Treatment Homes, CODA Inc. provides housing and mental health and addictions services to clients that are under the supervision of the State of Oregon's Psychiatric Security Review Board (PSRB). PSRB services are designed to provide a community transition for adults who have experience treatment success while in the State Hospital and have sufficiently recovered to be deemed ready to transition to a monitored residential facility. The Rolfson House serves adults who are transitioning from the Oregon State Hospital. See attached for more information on this facility.</p> <p>The Rolfson House is staffed 24 hours a day 7 days a week to monitor and supervise the residents. The office area is a converted garage space on the ground level that houses the new fire alarm panel. Providing a new separate service to power the fire alarm would cause undue expense not needed for this facility. The alarm is provided with a battery backup that will notify the fire department of any interruption in power after 4 hours if power is not restored in that time. Furthermore the alarm panel is located in the office manned 24/7 by the staff. The branch circuit is clearly identified at the panel with red identification and a lock out device. The service panel is locked with a key kept in the office.</p>

APPEAL DECISION

Circuit for fire alarm panel located in existing residential panel: Granted for this use only.

Appellant may contact Brett Welland (503-823-7289) with questions.

The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Commercial
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7303
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www.portlandoregon.gov/bds

CORRECTIONS NOT MADE – 10 DAY LETTER

August 7, 2017

LAKE ELECTRONIC CONTRACTORS INC
PO BOX 1550
TUALATIN, OR 97062-1550

17-161316-000-00-ET

AUG 10 2017

CC: CODA PROPERTIES LLC
1027 E BURNSIDE ST
PORTLAND, OR 97214-1328

Re: 15602 SE DIVISION ST

On May 26, 2017, this office issued a notice of required corrections regarding the above-referenced property. Our records indicate the following corrections have not been completed:

1. 760.41 - BRANCH CIRCUIT SHALL SUPPLY NO OTHER LOADS/PERMANENTLY IDENTIFIED AT FIRE ALARM DISCONNECTING MEANS SHALL HAVE RED IDENTIFICATION.
2. 210.25 - VERIFY HOUSE PANEL COMMON AREA BRANCH CIRCUIT SHALL NOT BE SUPPLIED BY INDIVIDUAL DWELLING UNIT.

VIOLATIONS MUST BE CORRECTED WITHIN TEN (10) DAYS FROM THE DATE OF THIS LETTER

CODE OF THE CITY OF PORTLAND, SECTION 26.06.050

This office is preparing to refer this matter to the Office of Code Compliance. As a result, a complaint will be brought before a City Code Hearings Officer. The complaint will request an Order to compel correction of outstanding Code violations.

Your property will be subject to assessment of monthly enforcement penalties upon referral to Code Compliance. A code enforcement penalty of \$643 plus a 10% Auditor's Office will be assessed for each month the property remains out of compliance. Additional Auditor's Office charges will be imposed if the monthly charges are not paid in a timely manner. Monthly fees will double if violations are not corrected within three (3) months of the initial notice of violation. If this case is filed with a City Code Hearings Officer, an automatic charge of \$359 will be assessed. The Hearings Officer is empowered to levy civil penalties of up to \$1,000.00 per day of violations. A lien will be placed against the property to secure payment.

Please call the undersigned inspector between the hours of 7:30 a.m. and 9:00 a.m. for further information.

Regards,

Jason Troutman

APPEALS: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02 and 28.03, the Owner/Contractor may appeal any code provision cited in this Correction Notice to the BDS Administrative Board of Appeal within 180 calendar days from the date of the inspection for which the Correction Notice was issued. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo or call 503-823-7335. Permit expiration may not be extended pending resolution of any administrative appeal, upon receipt of a written request to do so and approval of the Building Official.

5602 SE DIVISION ST
7-161316-000-00-ET

4007820

Electrical Permit
Issued: 4/26/17

Commercial/Multifamily/Addition/Alteration/Replacement

Occupancy: Const. Type:

Role Building system with sprinkler monitoring

Inspection:

9 Final - Electrical

Scott

(503) 516-7948

Call Date/Time: 5/24/2017 01:06:25

Requested Date/Time: 5/26/17

RE ALARM SYSTEM

SPECTION MEMO:
VE 1 HR NOTICE

Contractor's Job#: 4500-CODA
<> Ltd Energy Panel/Signal
Circuits: 1

Applicant:
Scott Bull
LAKE ELECTRONIC
CONTRACTORS INC/LEC SOUND
& COMMUNICATIONS
Home: (503) 234-3044

Owner:
CODA PROPERTIES LLC

CCB - Contractor:
LAKE ELECTRONIC
CONTRACTORS INC/LEC SOUND
& COMMUNICATIONS
Work: (503) 234-3044
Fax: (503) 234-3043

BCD - Electrical:
LAKE ELECTRONIC
CONTRACTORS INC
Work: (503) 234-3044
Fax: (503) 234-3043

Most Recent Inspections:

5/25/17 199 4 PE
5/24/17 199 4 EH

City of Portland BDS

INSPECTION REPORT

IVR Number: 4007820

Inspection Code: 199

1	Approved
2	Partially Approved
3	Approved with Corrections
4	Rollover/Missed
5	Not Approved
6	Consultation Completed
7	Requested in Error
8	Posted in Error

No Access	1
Stop Work Order Issued	2
Not Ready	3
Could Not Locate	4
See Correction Notice on Job Site	5
No Plans on Job	6
No Permit Card on Job	7
Fees Owed	8
Subcontractor Information Missing	9
Cancelled by Customer	0

Confirmation:

081638-01

Inspector/Date/Time/Phone

Jason Troutman ~ 503-823-7948

CORRECT THE FOLLOWING ITEMS BY THIS DATE:

760-41 CB /

1. Branch circuit shall supply no
other loads / permanently identified
AT fire alarm disconnecting
means shall have red identification

2. Verify House panel 210.25
Common Area Branch circuit
shall not be supplied by
individual dwelling unit

Fees Paid

Electrical Permit CO

\$99.00

APPEALS: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, the Owner/Contractor may appeal any code provision cited in this Correction Notice to the BDS Administrative Board of Appeal within 180 calendar days from the date of the inspection for which the Correction Notice was issued. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo or call (503) 823-7335. Permit expiration may not be extended pending resolution of any administrative appeal, upon receipt of a written request to do so and approval of the Building Official.

At the two Rolfson House Residential Treatment Homes, CODA, Inc. provides housing and mental health and addictions services to clients that are under the supervision of the State of Oregon's Psychiatric Security Review Board (PSRB). PSRB services are designed to provide a community transition for adults who have experienced treatment success while in the State Hospital and have sufficiently recovered to be deemed ready to transition to a monitored residential facility.

The Rolfson House Residential Treatment Homes serve adults, ages 18 and older, who are transitioning from the Oregon State Hospital. These individuals are under the supervision of the State of Oregon's Psychiatric Security Review Board (PSRB), are diagnosed with a severe mental illness and substance use disorders, and are in need of supervised residential services. Individuals under PSRB jurisdiction have been charged with a crime and have been found Guilty Except for Insanity.

Residents are referred to Rolfson House from the Oregon State Hospital. Once a referral is made, hospital staff persons bring the potential resident for an assessment with the Program Manager and Psychiatrist. After this assessment, the potential resident will meet with CODA's Residential Administrator and the county specialist to determine if they are a good fit for the residence. If appropriate, a recommendation is made to PSRB, which then conducts a hearing to determine if a transfer to Rolfson House is warranted. Residents generally live at Rolfson House for 1-3 years. Once a resident has made significant progress with his or her treatment plan, a recommendation is made to PSRB, which then conducts a hearing to determine if a transfer to independent living is appropriate. Those who transition to independent living are generally referred to the Intensive Case Management team.

Each home currently houses four men with ages ranging from 40 years to 60 years of age. The Rolfson House Residential Treatment Homes are owned (since 2005) and operated by CODA. CODA, Inc. has made a commitment to the State of

Oregon to maintain these homes for individuals with severe and persistent mental illness until the year 2035.

CODA's Rolfson House Residential Treatment Homes provide direct services, both on-site and in the community, in order to support the highest level of independence and recovery among its clientele. Residents take part in a minimum of 20 structured hours of activity while living at Rolfson. Each week, eleven treatment groups facilitated by staff take place on-site. Each week, every resident meets with the Clinical Coordinator for an individual counseling session and a case management meeting with a Residential Counselor. Residents have an appointment with the Psychiatrist at least once monthly, as well as periodic meetings with the Behavioral Case Manager. Residents are transported by staff to 2 weekly recovery support meetings in the community and have an opportunity to attend at least 3 recreational activities in the community each week. Residents are expected to complete a daily chore, and to prepare one meal each week for the house.

Other on-site services include monitoring and supervision, daily skills training, medication management, strengths-based case management, family therapy, crisis intervention, community coordination, money management, drug and alcohol screening, and methadone maintenance. Individual and group skills development may include community integration, vocational support, relapse prevention, interpersonal skills, and self-administration of medication. Off-site services include group outings and activities, mutual aid support groups, and payee representative services, which are provided by CODA at our Administrative Office.

Additionally, within the framework of care provided by the Rolfson Houses, a number of evidence-based clinical strategies are used in order to address specific barriers to recovery. These strategies include:

- ASAM-based assessment and evaluation
- Stage-based motivational work
- Cognitive behavioral therapy