Permit Revision Submittal Requirements and Application

A Permit Revision is required when there are proposed changes to the project after the permit has been issued. This may arise due to discrepancies between the city-approved permit drawings and actual field conditions, or the customer has changed their mind about an aspect of the project. In all cases, a revision to the existing permit must be submitted, reviewed and approved.

Minimum Submittal Requirements (check all boxes and sign below):

- ☑ A copy of this application.
- ☑ One PDF copy of plans for electronic submittals or three copies for paper submittals.
- ☑ All plans must clearly reflect the proposed change(s). Changes must be bubbled.
- ☑ Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.
- ☐ Project narrative for extensive revisions.
- ☑ One PDF copy of calculations and other supporting documents for electronic submittals or two copies for paper submittals.
- ☐ Copy of Inspector's correction notice, if the revision is due to an inspection correction. One PDF copy for electronic submittals and two copies for paper submittals.

Applicant Information:

Applicant Name Ryan Sheean

Street Address 622 SE 18th Ave City/State/ZIP Portland OR 97214

Email ryansheean@hotmail.com Phone 541-221-7926

Value of Proposed Revision $250 Issued Permit # 21-089225 RS

Job Site Address 622 SE 18th Ave City/State/ZIP Portland OR 97214

Description of Revision

Changes to garage joist size, changes to railing type, adding new framing for porch due to poor existing condition.

Applicant Signature _____ Date 4/13/2022

Fees:

An invoice with permit fees will be sent to the applicant once minimum submittal requirements have been verified. Permit Revisions are subject to fees associated with plan review, processing and any increase in project value.

The Bureau of Development Services fee schedule is on the BDS web site: www.portlandoregon.gov/bds/article/102792

Helpful Information:

Bureau of Development Services |City of Portland, Oregon
1900 SW 4th Avenue, Portland, OR 97201
For Hours Call 503-823-7310 or visit www.portlandoregon.gov/bds

Important Telephone Numbers:

BDS main number	503-823-7300
DSC automated information line	503-823-7310
Building code information	503-823-1456
BDS 24-hour inspection request line	503-823-7000
Residential information for one- and two-family dwelling	503-823-7388
General Permit Processing and Fee Estimate info	503-823-7357
Zoning Information Line	503-823-7526
City of Portland TTY	503-823-6868

FIRETECT®
Flame Retardants
www.Firetect.com

WT-102
PRODUCT DATA SHEET
FLAME RETARDANT FLAT LATEX BASED COATING

Color	ITEM NO.
Black:	WT-102B
White:	WT-102W
Color Base:	WT-102CB
Grey:	WT-102G

WT-102 Flame Retardant Coating is a Class A (Class 1 and Class 2) Non-Hazardous, Non-Toxic, Flat Interior, Latex-Based Flame-Retardant Intumescent Coating for Application over Raw Wood, Closed Cell Polystyrene & Other Surfaces tested by a Certified Lab. WT-102 has excellent adhesion abilities.

TECHNICAL DATA:

- Appearance - consistency of paint.
- Available in white, black and color-base for mixing of custom colors. Use water-soluble dispersible tint. When tinting, use no more than 8oz of tint per 1 gallon.
- Weight - 5-gallon pails weigh 60 lbs.
- Storage - do not allow to freeze. Store between 40°f and 80°f.
- Shelf life is one year if container is unopened. Once container is opened, chemical must be used completely.
- Do not add water or change chemical composition in any way.
- Closed containers exposed to heat may rupture due to pressure build-up.
- State of CA may require application by a CA State Certified Applicator to comply with requirements of the California State Fire Marshal and for a Certificate of Flame Resistance to be issued.

Don't forget, WT-102 can be tinted with liquid dispersion tints for custom colors! Purchase WT-102-CB for Bold, Bright Colors and WT-102 White for Pastels

APPROVALS:

California State Fire Marshal Approval #C-10000, NYC COA #5866, ASTM E84 Class A & B on Wood and Fabric, Meets ANS No. 2.5, NFPA 255, UL No. 723, UBC No. 42-1 British Standard 5867: Part 2:1980 & British Standard 476: Part 7:1987. Closed Cell Polystyrene. UL 94 HB, V-0, V-1, V-2, 5VA or 5VB.
Previously Approved by ICBO Report #3656 and City of Los Angeles Research Report #RR 24303.

APPLICATION INSTRUCTIONS:

Before using, user must determine suitability of this product for its intended use.

- Prepare substrate by sanding and removing any dirt or coatings from surface just as you would prepare surface when using any other latex coating.
- Applicator must wear paint mask, goggles and gloves suitable for latex coatings.
- WT-102 must be mixed extremely well. Minimize contact with air as product dries fast.
- **Luan:** Class A or Class 1 at 125 sq. ft. per gallon, in 1 Coat or 15-16 wet mils.
- **Doug Fir & Birch:** Class A or Class 1 at 200 sq. ft. per gallon in two coats
- **MDF:** Class B or Class 2 at 150 sq. ft. per gallon in one coat
- **Nylon Netting:** NFPA 701 and CA Title 19 Roll application at 130 sq. ft. per gal. in two coats
- **Closed Cell Polystyrene (EPS) Type 1 Closed Cell Foam** Class B Apply with airless sprayer with a 415-spray tip, brush or ½" nap roller in 1 application at 22 wet mil thickness to all exposed areas.
- **OEM Manufacturing for custom applications** – contact manufacturer for specifics

CLEAN-UP:

Flush sprayer and/or equipment with water and wash hands with soap and water.

CAUTION:

Keep out of reach of children. Do not ingest. Call physician if swallowed. Clean with soap and water all contacted areas.

WARRANTY AND DISCLAIMER

Use only as directed. Sellers and Manufacturers only obligation shall be to replace such quantity of the product proved to be defective. Neither seller nor manufacturer shall be liable for any injury, loss or damage, direct or consequential, arising out of the use of or inability to use the product. Before using, user must determine the suitability of the product for its intended use. The user assumes all risk and liability whatsoever in connection therewith. Any statement or recommendation not contained herein shall have no force or effect unless contained in an agreement signed by officers of seller and manufacturer. Deterioration of coatings applied to interior finishes can occur due to ambient conditions and repeated cleaning of the surface or painting over applied coatings. Fire Retardants shall possess the desired degree of permanency and shall be maintained so as to retain the effectiveness of the treatment under the service conditions encountered in actual use. Periodic testing and inspection are recommended.

STRUCTURAL CHECKSHEET

Residential 1 & 2 Family Permit

Application # : **21-089225-REV-01-RS**

Review Date : **May 9, 2022**

To:	APPLICANT	RYAN SHEEAN 622 SE 18TH AVE PORTLAND OR 97214	Work Home Email	541 221-7926 503 - RYANSHEEAN@HOTMAIL.COM
From:	Structural Engineer	David Tarries	Phone Email	503-865-6508 David.Tarries@portlandoregon.gov
cc:	OWNER	MOLLY SHEEAN & RYAN SHEEAN 622 SE 18TH AVE PORTLAND, OR 97214-2703		

PROJECT INFORMATION

Street Address:	622 SE 18TH AVE
Description of Work:	SINGLE PDF - REVISION TO CHANGE GARAGE JOIST SIZE, RAILING TYPE AND ADDING FRAMING TO PORCH DUE TO EXISTING CONDITIONS

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the Oregon Structural Specialty Code and / or other city, state, or federal requirements.

Item #	Location on plans	Code Section	Clarification / Correction Required
1.	A2	OSSC 107.2.1, OSSC 1604.4	A) It appears a leader now suggest only single joists are to be used, but the plans graphically still show double joists. Please clarify what should be done and clean up the drawings if they are not to be doubled. B) It appears the sheets changed number and A-A and B-B cuts are not longer on A4 as suggested on this sheet. Please update cuts as needed. C) It appears a new 4x6 post is being installed on top of an existing concrete wall. Please clarify what bracket and post installed anchors should be used. Calcs may be required. D) Please clarify if the structure will be occupied while work is being done. It appears that the porch gravity support will be removed with the existing concrete wall on this sheet. It appears an occupant safety plan is needed to show what parts of the home can be occupied at any given time during construction sequencing or shoring needs to be shown to meet code and have complete sequencing on the drawings. If the structure is indicated as not occupied while work is completed, an occupant safety plan is not needed.
2.	A3	OSSC 107.2.1, OSSC 1604.4	A) It appears an existing roof will have gravity supports removed at 3 locations while new posts and foundations are installed. Please see item 1D) as this needs to be considered in an occupant safety plan or the structure should be empty. B) Please clarify the depth of the new 14” dia column footing (frost depth minimum) and a connection to the new column. C) It appears 4x4 wood posts are being provided for the railing. Please confirm the base connections (sheet A6 blocking detail?) meet city prescriptive details or

			provide calcs to justify what is shown on the drawings. Please also provide information on the top rail and connections to the posts to meet OSSC 1607.8 loading or provide prescriptive railing details (may be limited to 4' spacing, check city website).
3.	A5	OSSC 107.2.1, OSSC 1604.4	A) Please clarify where calcs for the new concrete walls can be found. Was concrete designed as 2500psi or is special inspection needed (note it on the drawings)? What soil and surcharge loads were considered for the controlling design condition and how is the new roof/floor shown to work as a diaphragm to brace the top of the wall, or was it designed as a cantilever foundation? If a diaphragm is needed to take loads to orthogonal walls to brace the basement walls, will the trench drain be considered in that design? Please clarify and provide calcs. Are any dowels needed to connect the new walls to old walls? B) Please clarify what is done to connect new sill plates to existing concrete walls where they occur. The embed anchor does not appear to be an option. C) Please clarify if the Simpson CBS has the appropriate edge distances available when placed in the top of a 6" concrete wall. The wall may not be thick enough to meet manufacturer requirements for force transfer, if needed in design. D) Section cut B-B' appears to show double joists at the framing, but the plans may not suggest only single joists are used. Please clarify.
4.	A7	OSSC 107.2.1, OSSC 1604.4	Please clarify if enough detail is provided for the porch rebuild. What is typical stair stringer and railing? Is the ledger new or existing and how is it attached to the existing structure for gravity and lateral load?
5.	calcs	OSSC 107.2.1, OSSC 1604.4	It is not clear that the output provided shows what member and grade is being checked. Please confirm it is clear and matches the drawings. Calcs may not have been provided in the first review of this permit that should be provided this round as indicated in other comments.

STRUCTURAL CHECKSHEET

Application # 21-089225-REV-01-RS
Review Date: May 9, 2022

INSTRUCTIONS

To respond to this Checksheet, you may need to revise your plans, your supporting documents, or provide additional information. When you finish with your changes, please submit your updated plans and supporting documents. Make sure to include the attached Checksheet Response Form. Visit the BDS Permit Review Process website for more helpful information and available services: https://www.portland.gov/bds/permit-review-process

If you want to report a delay, a regulatory conflict or other issue that you have been unable to resolve with your City review team, please visit https://www.portland.gov/bds/development-permit-processes/report-problem

If you have questions about this Checksheet, please contact me at the email address or phone number listed above. To check the status of your project, go to https://www.portlandmaps.com/advanced/?action=permits. Or you may request the status to be faxed to you, by calling 503.823.7000 and selecting option 4. Please have your IVR number and fax number available.

Application fees cover an initial plan review and two checksheets. Starting with the third checksheet, additional fees will be added. These fees are based on the current Fee Schedule: https://www.portland.gov/bds/current-fee-schedules#toc-city-of-portland-fee-schedules

Appeals: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, you may appeal any code provision cited in this Checksheet to the BDS Administrative Board of Appeal within 180 calendar days of the review date. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portland.gov/bds/file-appeal or call (503) 823-7300 for assistance. Permit application expiration will not be extended pending resolution of any administrative appeal.

SUBMITTED 5/23/22

Structural Checksheet Response

Permit #: **21-089225-REV-01-RS** **Date:** 05/22/2022

Customer name and phone number: Ryan Sheean 541-221-7926

Note: *Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write* **customer** *in the last column.*

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	Both single and double joists to be used. Shown on sheet	1A
	A2 and A5. See sheet A5 for specific call outs.	
2	A-A and B-B cuts updated and shown on A5.	1B
3	4x6 brackets are called out on sheets A2, A3 and A4.	1C
4	Structure will not be occupied during work.	1D
5	Structure will be empty during removal of gravity supports.	2A
6	Depth of new column footing is 18". Connection is called out	2B
	as Simpson CBSQ46-SDS2 Column Base on sheet A3.	
7	4x4 post base connections are shown on sheet A7 with	2C
	supporting technical report reference. Top rail connections	
	shown on sheet A5 and tech reports are provided in	
	calculations meeting OSSC 1607.8.	
8	Revised concrete wall calcs can be found in the calculation	3A
	package. Concrete designed as 2,500 psi. Lateral earth	
	pressure and wind load considered, no additional surcharge	
	loads were considered. Diaphragm acts to resist horizontal	
	reaction at top of wall against opposite wall. Retaining wall	
	loads are not taken orthogonal to basement wall. Dowels to	
	existing wall provided in revised design, sheet A2 and A5.	
9	Retrofit expansion anchor bolts proposed for sill plate	3B
	connection, sheet A6.	
10	Revised walls are 8" thick, CBS column bases have	3C
	adequate clearance.	

(for office use only)

Structural Checksheet Response

Permit #: **21-089225-REV-01-RS** **Date:** 05/22/2022

Customer name and phone number: Ryan Sheean 541-221-7926

Note: *Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write* **customer** *in the last column.*

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	Section cut B-B has been revised to show porch footing.	3D
2	Additional detail has been shown for porch rebuild on all	4
	sheets. Typical stringers are called out on sheet A3 and	
	typical railing construction is shown on sheet A5.	
	Existing ledger is inadequate and will be replaced.	
	Ledger will be attached with 1/4" lag screws.	
	Calculations for ledger shown in revised calc package.	
3	Calculation package has been revised.	5

(for office use only)