

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 - Held over from ID 18889 (1/23/19) for additional information

Appeal ID: 21876	Project Address: 5201 SE Johnson Creek Blvd (shop)
Hearing Date: 9/18/19	Appellant Name: Keivan Rezaei
Case No.: B-001	Appellant Phone: 503-593-0547
Appeal Type: Building	Plans Examiner/Inspector: Jay Shoemaker, Chris Pagnotta
Project Type: commercial	Stories: 1 Occupancy: F-1 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 18-277498-ZP
Plan Submitted Option: pdf [File 1]	Proposed use: Establish building record for existing buildings

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC202

Requires

Proposed Design Establish building records for existing buildings.

Reason for alternative City of Portland annexed property and no records found to establish existing status.

APPEAL DECISION

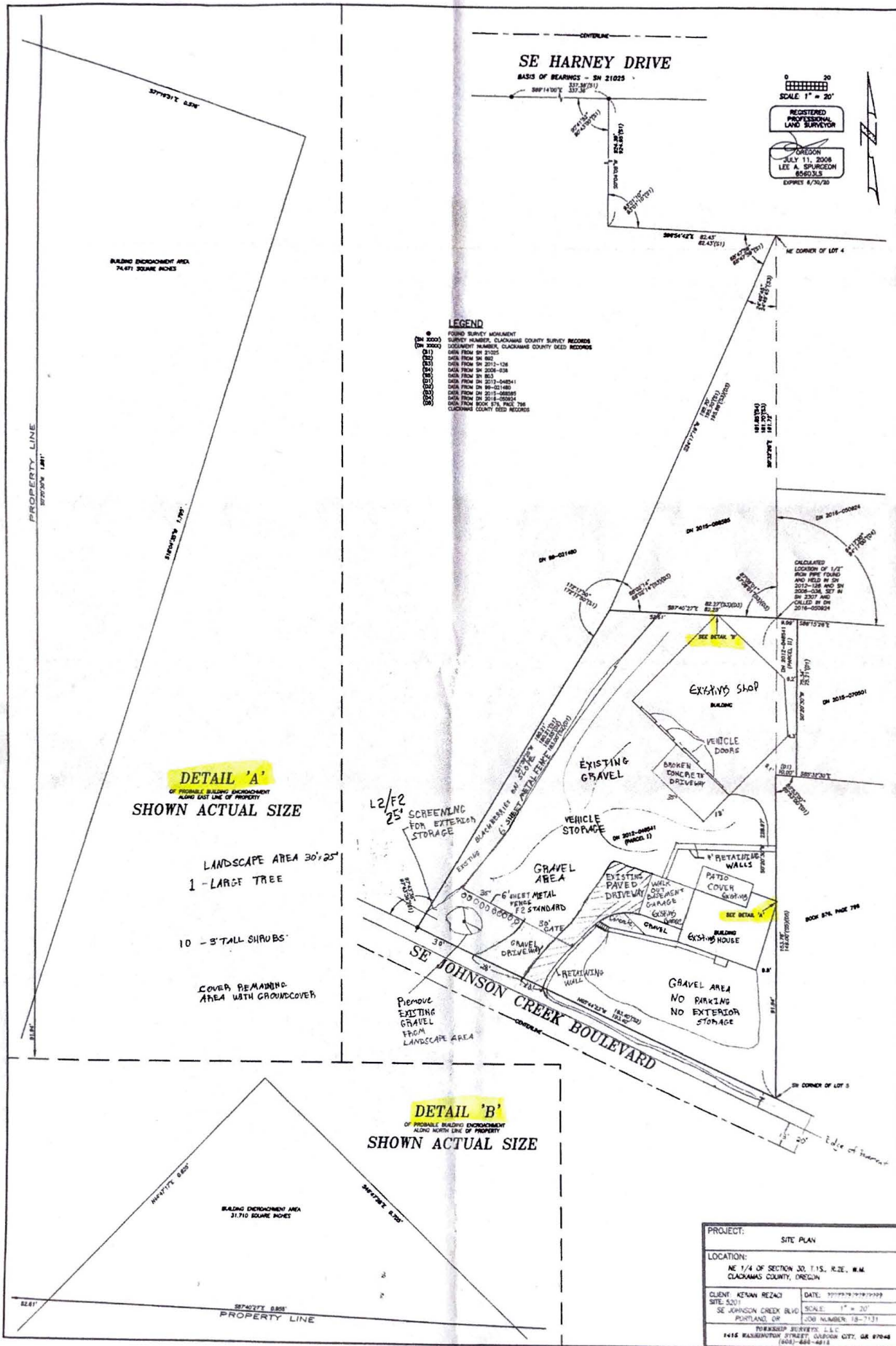
Determination of shop as existing building at the time of annexation into City of Portland: Denied.

Proposal does not provide equivalent Life Safety protection.

Appellant may contact John Butler (503 823-7339) with questions.

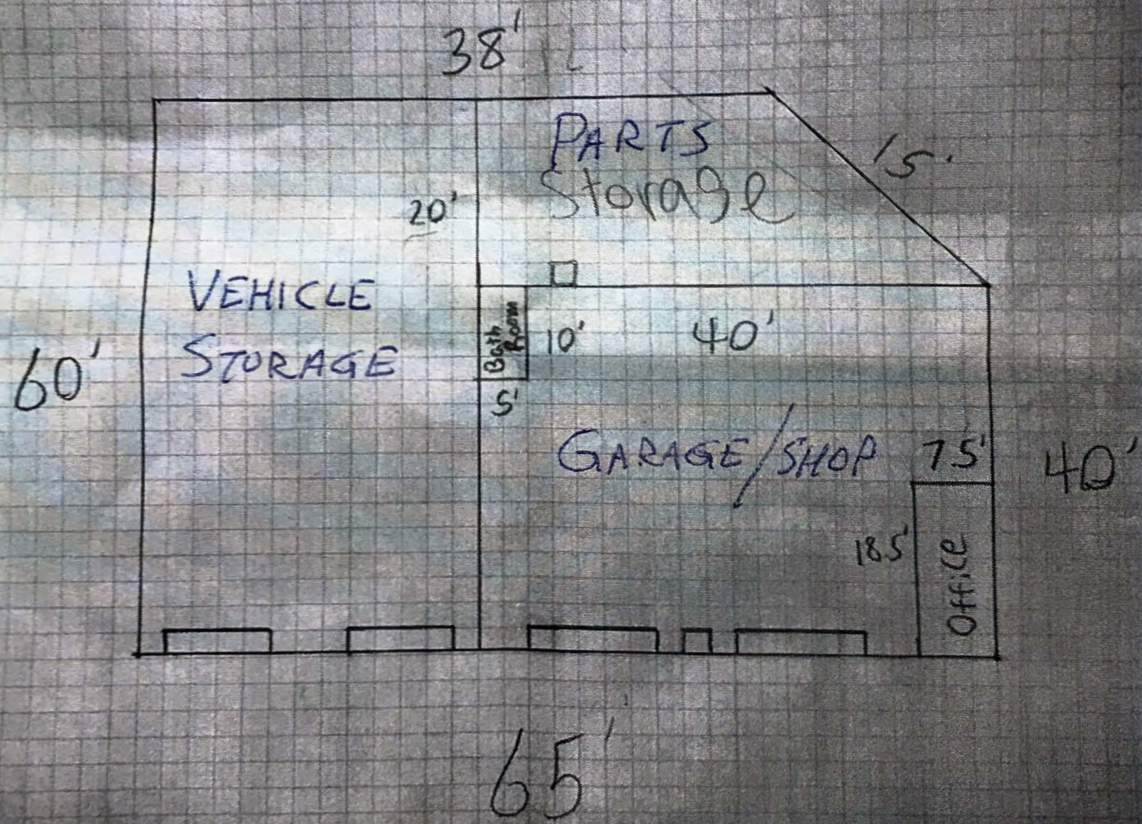
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

5201 SE JOHNSON CREEK BLVD



~~18-277498-ZP~~



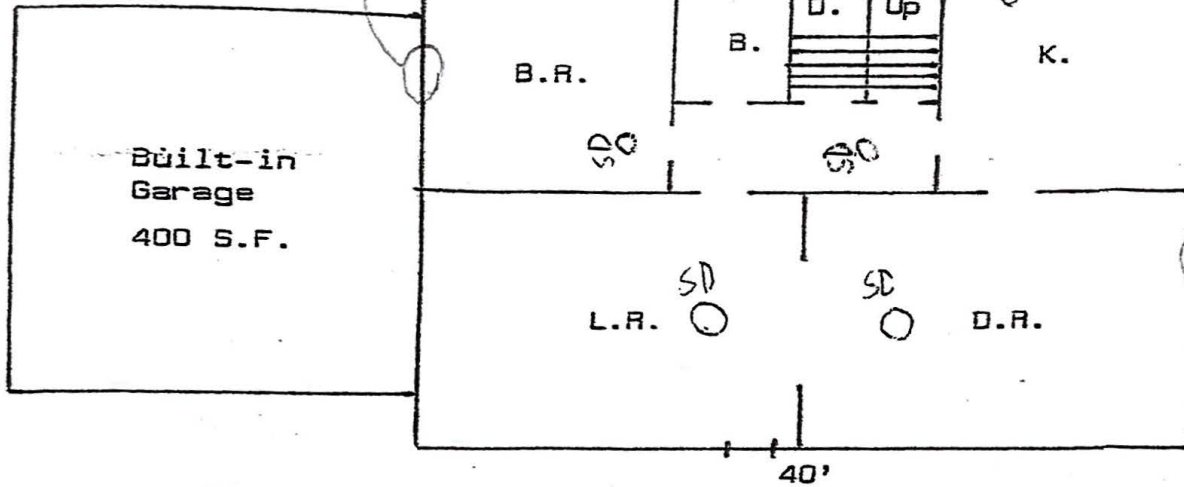


$$26' \times 40' = 1040 \text{ S.F.}$$

$$12' \times 8' = 96$$

$$1136 \text{ S.F.}$$

Covered
Fr. Deck



HEIGHT 2 STORIES

AREA 2176 S.F.

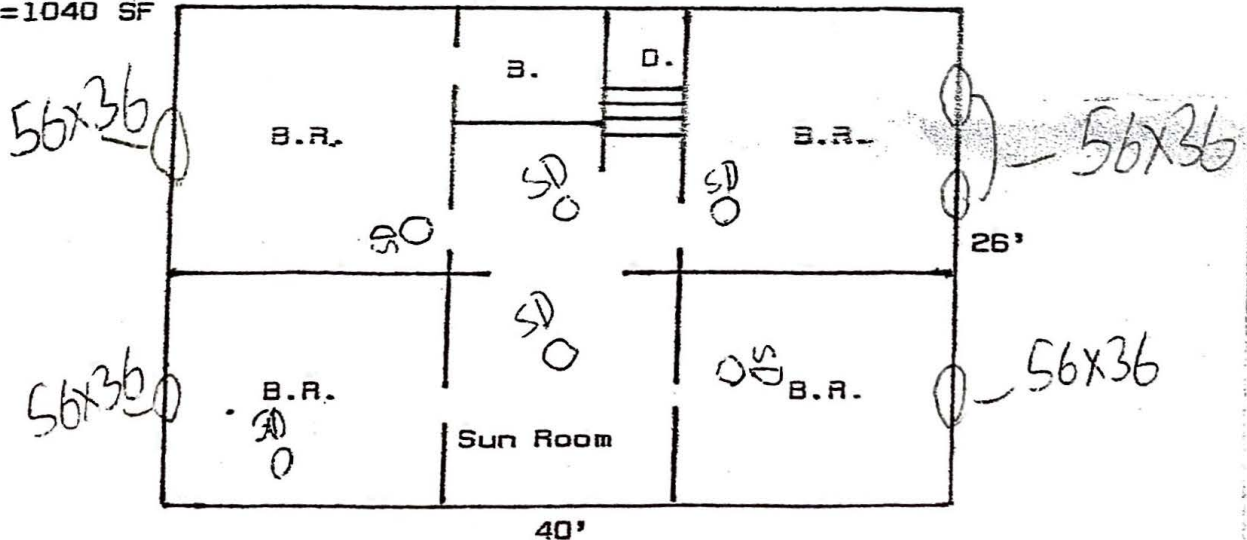
Const. Type VB

All bedrooms

have 56 X 36 inch
Windows

Second Story:

$$26' \times 40' = 1040 \text{ SF}$$

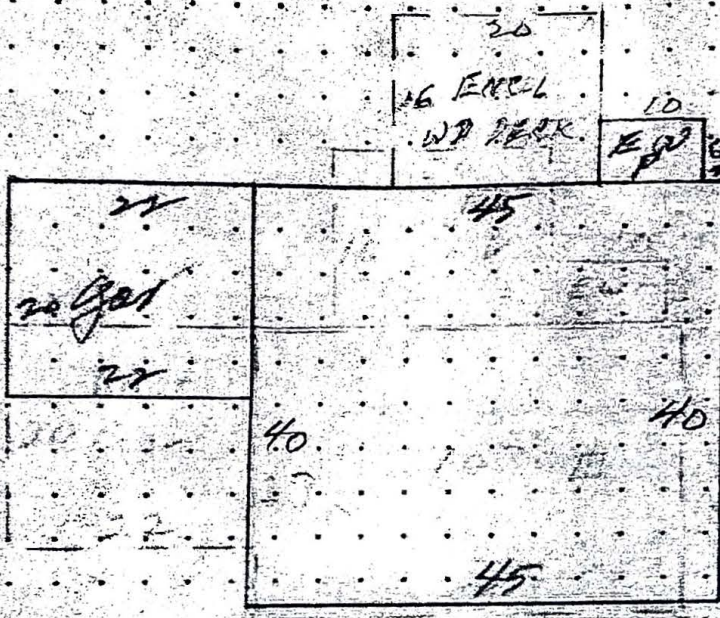


Total Improved Living Area: 1136 S.F. + 1040 S.F. = 2176 S.F.

(House)

BUILDING DIAGRAM

45 x 40 = 1800 #



GARAGE AND OUTBUILDINGS

LAND DESCRIPTION

GARAGE ATT. DET BSMT. 1/4 1/3 1/2 3/4 BLT.	DESCRIPTION					DIMEN- SIONS	SQ. FT. AREA	NO.	SOIL TYPE	LAND CLASS	DIMENSIONS OR ACRES
	FOUND	FLOOR	ROOF	WALLS	MISC.						
1	CON	CON	Asph	Met		22x20	440	1	1/5	1/5	125 x 200
2	Deck	Frame	wd.	con		16 x 20	320	2			.61 AC
3	Asph.	Asph.	Asph.			20 x 100	2000	3			
4	G.P.	POLE	CONC	GAB	Met	10 x 10	100	4			
5	CON					20 x 30	600	5			
6	CON	CON	Met		MOBL	26 x 40	1040	6			
7								7			
8								8			
9								9			

INCREMENTS TO LAND:

TOTAL ACRES 0

APPRaiser *Ad* DATE 11/30/7

APPRaiser *Jim* DATE 6/16/72

APPRaiser *M* DATE 9/21/7

APPRaiser DATE 1/1



15532 SW PachHwy C1B#512
Tigard, OR 97224
(503) 590-4889

Oregon Certified Home Inspectors
www.elitehomeinspections.com
FAX: (503) 625-9722

State of Oregon
Standards Used
CCB# 116826

INSPECTION CONDITIONS



THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PUCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

CLIENT & SITE INFORMATION:

FILE Number:

A090211B.

Signature of Inspector Completing Inspection and Report:

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Shop.

STORIES:

1.

UTILITY SERVICES:

UTILITIES STATUS:

All utilities on.

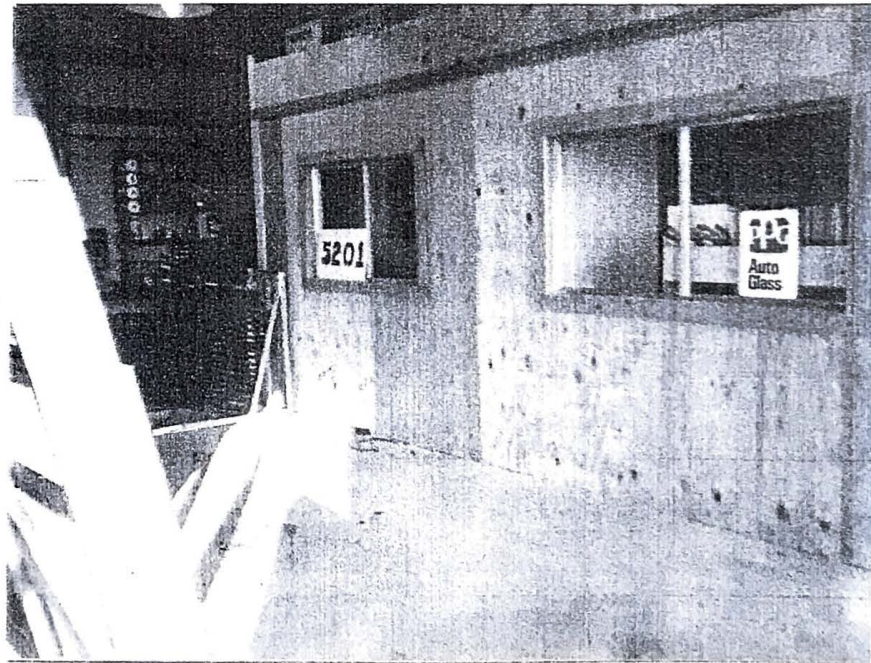
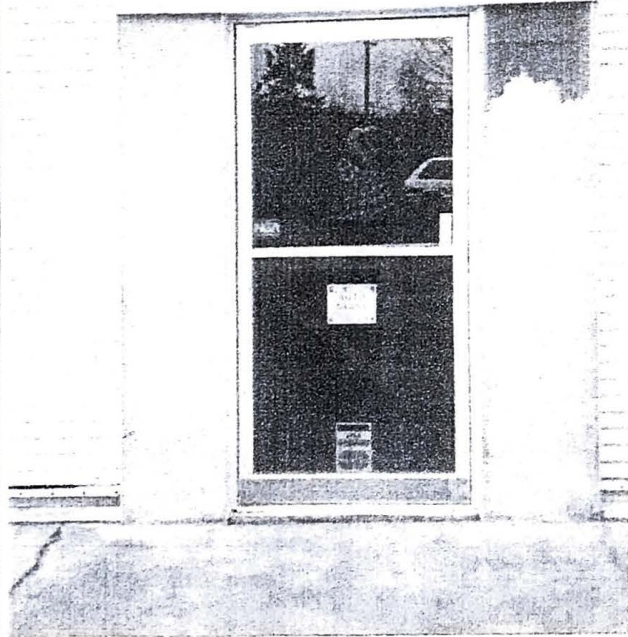
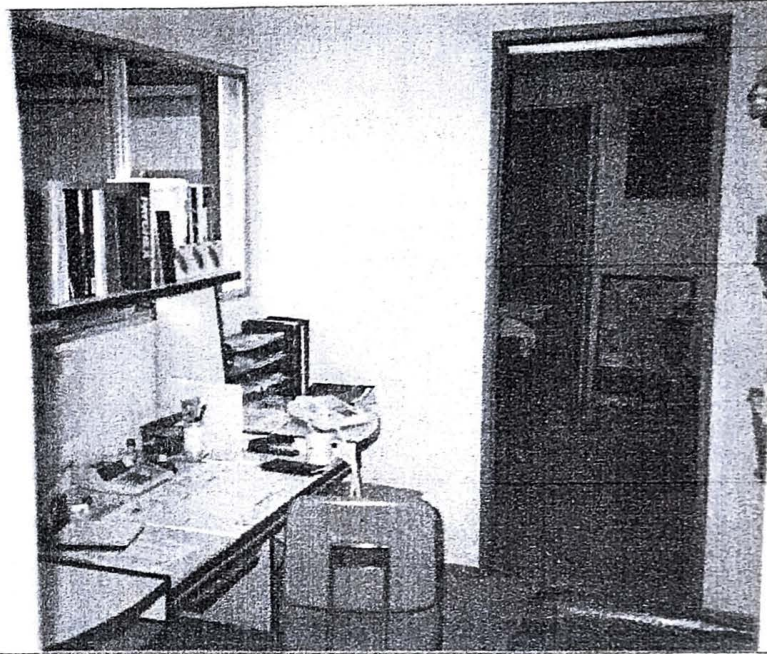
DEFINITION OF TERMS:

Appears Satisfactory/operational: The use of these terms indicate a condition average for the age, appearance and workability of the visible portion or portion inspected of the item or system described. The terms APPEARS SATISFACTORY/OPERATIONAL may be used although normal wear and tear is evident

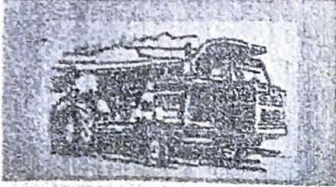
INTEGRITY PLUS

Auto Glass Services Inc

"Autographed by Excellence"



Ray's Custom Tractor Service



Mowing, Rototilling, Grading & More
Backhoe, Tractor, Trailer & 5yard Dump Truck

Ray Table
360-837-1531
Licensed & Bonded

Brakes
Alignment

Frame Straightening
Wheel Balancing

Ray's Alignment Center

Ray Table
771-2734

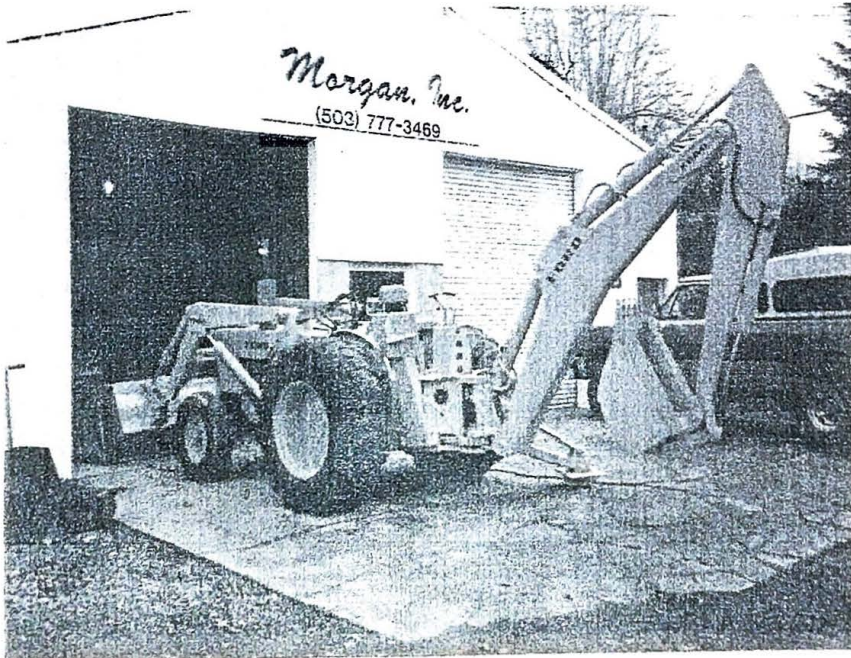
5201 S. E. Johnson Creek
Portland, Oregon 97222

FCE

Questions? Please call
228-6322 or 1-800-542-8818

Service Address:

C & R PAINTING
5201 SE JOHNSN CK BL D
MILWAUKIE OR 97222





CLACKAMAS COUNTY, OREGON

Department of Transportation & Development
Building Services Division
902 Abernethy Road, Oregon City, Oregon 97045
Office Phone: (503) 855-8521
Fax Line: (503) 650-3019
Inspection Line: (503) 557-6330

27211-97

Permit No: E0721197
Type: Electrical
Status: APPROVED
Situs Addr: 5201 SE JOHNSON CREEK BLVD
Description:

Applied: Sep 30, 1997
Approved: Sep 30, 1997
Final:
To Expire: Mar 29, 1998

Location: ALARM C & R PAINTING INC
Parcel No:
Printed: Sep 30, 1997 12:24
Contact Ph: 284-3265 Contract

Insp. Area:
Entered By: BFD

APPLICANT A D T SECURITY SYSTEMS
703 NE HANCOCK, PORTLAND OR 97212
CONTRACTOR A D T SECURITY SYSTEMS
703 NE HANCOCK, PORTLAND OR 97212

Phone: 284-3265

Phone: 284-3265

SFR/DUP 1st Unit(SqFt):
Manuf Dwell:
Circuits w/Service:
1st Circ w/o Service:
..each addt'l:

Add'l Unit:
Type: 0

Service/Feeder
0 - 200 amps:
201 - 400 amps:
401 - 600 amps:
601 - 1000 amps:
1000+ amps:

Multi-Fam 0-1000 sqft:
addt'l 500 sqft:

Reconnect Only: N Temp Srv/Fdr: amps:
Special Insp(hrs):
Low Energy:
Misc: 1 Type: Lmt Ener

Inspection Fees.....:	\$.00
Plan Check Fees.....:	\$.00
Permit Fees.....:	\$48.00
State Surcharge.....:	\$2.40

** Total Fees.....:	\$50.40
** Total Payments.....:	\$50.40
** Balance Due.....:	\$.00

CLACKAMAS COUNTY
DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

BUILDING SERVICES DIVISION
902 ABERNETHY ROAD, OREGON CITY, OREGON 97045
PHONE 655-8521 • FAX 650-3019
INSPECTION REQUESTS: 655-8699

PLEASE COMPLETE ALL SECTIONS

1. LOCATION OF INSTALLATION

5201 SE Johnson Creek Blvd
Address
City Portland OR Clackamas
Directions see map

PERMITS ARE NON-TRANSFERABLE AND
NON-REFUNDABLE AND EXPIRE IF WORK IS NOT
STARTED WITHIN 180 DAYS OF ISSUANCE OR IF WORK
IS SUSPENDED FOR 180 DAYS.

2. CONTRACTOR APPLICATION:

Contractor ADT SECURITY Type: ELEC
Address 703 NE Hancock - Portland 97212
Date 9/26/97 for 9/29 083-0952201
Property Owner C & R Painting Inc
Contractor's Board Reg. No. 59944 26-209 CLE
Phone No. 284-3265 Fax 280-1758

3. OWNER APPLICATION:

Ken Millsprugh 503-775-6799
Print Owner's Name Phone No.
Address
City State Zip

This permit is issued under OAR 918-320-370. The applicant
agrees to make only restricted energy installations (100 volt
amps or less) under this permit and to do the following:

1. Only use electrical licensed persons to do installations
where required. (Certain residential and other
transactions are exempt from licensing. These have
asterisks (*). All others need licensing).
2. Call for an inspection when all of the installations under
this permit are ready for inspection.
3. Purchase separate permits for all installations that are
not ready for inspection when the inspector is out to
inspect under this permit.
4. Assume responsibility for assuring that all corrections
required by the inspector are done, and
5. Assume responsibility for calling for a final inspection
when all of the corrections are completed.

The person signing this permit must be the applicant or a
person authorized to bind the applicant.

Signature

Authority if other than applicant

RESTRICTED ENERGY ELECTRICAL
APPLICATION

PERMIT # E 7211-97
DATE
ISSUED BY

TYPE OF WORK:

RESIDENTIAL..... Restricted Energy Fee \$48.00
(FOR ALL SYSTEMS)

CHECK TYPE OF WORK INVOLVED:

- ☐ Audio and Stereo Systems*
- ☐ Burglar Alarm
- ☐ Garage Door Opener*
- ☐ Fire Alarm
- ☐ Heating, Ventilation and Air Conditioning Systems*
- ☐ Vacuum Systems*
- ☐ Other

COMMERCIAL..... Fee for each system \$48.00 ea.
(SEE OAR 918.280-280)

CHECK TYPE OF WORK INVOLVED:

- ☐ Boiler Controls
- ☐ Clock Systems
- ☐ Data Telecommunication Installations
- ☐ Fire Alarm Installation
- ☐ HVAC
- ☐ Instrumentation
- ☐ Intercom and Paging Systems
- ☐ Landscape Irrigation Control*
- ☐ Medical
- ☐ Nurse Calls
- ☐ Outdoor Landscape Lighting*
- ☒ Protective Signaling
- ☐ Other

Number of Systems

* No licenses are required. Licenses are required for all
other installations.

5. FEES

A. Enter fees: \$48.00
% Surcharge (.05 X Total Above) \$ 2.40
TOTAL \$50.40

ELECTRICAL INSPECTION REPORT

CLACKAMAS COUNTY
BUILDING SERVICES DIVISION

PHONE 655-8521

902 ABERNETHY ROAD
OREGON CITY, OR

PERMIT NO. E - 7211-97

DATE/TIME RECEIVED: 11-21

CONTRACTOR/OWNER APT

PHONE NUMBER: _____

INSPECTION TO BE MADE:

MON. TUES. WED. THUR. FRI. A.M. P.M.

REC. BY _____ C-A-P _____

BLDG. PERMIT _____

LOCATION: 5201 SE Johnson Creek Blvd

TYPE OF INSPECTION

APPROVED

APPROVED WITH CORRECTIONS REINSPECTIONS NOT REQUIRED

NOT APPROVED CALL FOR REINSPECTIONS

TEMPORARY SERVICE	☐	☐	☐	☐
SERVICE	☐	☐	☐	☐
ROUGH-IN/COVER	☐	☐	☐	☐
FINAL	☒	☐	☐	☒
MOBILE HOME SERVICE	☐	☐	☐	☐
MOBILE HOME FEEDER	☐	☐	☐	☐
OTHER	☐	☐	☐	☐

SPECIAL INSPECTION ☐ (SEE BELOW FOR COMMENTS OR CORRECTIONS)

INSPECTOR Larry J. Jarmen

DATE 11-24-97 TIME 2:30 PM

COMMENTS/CORRECTIONS

Provide instructions for equip
grounding or a grounding connection
to power wiring grounding electrode
system.

Note - system ground connected to branch
circuit metal raceway at this time.

FOR INSPECTIONS, PLEASE CALL 557- 6330

NOTE: Approval is subject to obtaining other required inspections.

CCP-PW64 (Rev. 5/96)