



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

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | [www.portland.gov/bds](http://www.portland.gov/bds)



# 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 Bob Schatz


Street Address 2118 SE Division street City/State/ZIP Portland, OR 97202

Email Bob@AllusaArchitecture.com Phone 503 235-8585

Value of Proposed Revision \$15,000 Issued Permit # 21-072301-CO

Job Site Address 2110 SE Division street City/State/ZIP \_\_\_\_\_

Description of Revision  
RELOCATE SEWER LINE, MOVE 2ND FLOOR RESTROOM, REMOVE TRASH ROOM DOOR  
ADD OUTDOOR SEATING, ADD 2ND FLOOR TRELLIS, EXTEND COUNTER 1ST FLOOR

Applicant Signature  Date 7 12 23

### 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](http://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](http://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



# SYSTEMS DEVELOPMENT CHARGE FORM

## Commercial Projects

Effective July 1, 2019

### FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____	Address _____
Qtr Sec Map(s) _____	_____
Building Permit # _____	Tax Account # _____

Systems Development Charges (SDCs) are collected by the bureaus of Environmental Services, Parks and Recreation, Portland Water Bureau and the Portland Bureau of Transportation to help offset the impact your project will add to the City's infrastructure of storm and sanitary sewer systems, parks and recreation facilities, water and street systems. Commercial SDC fees for Parks went in to effect January 1, 2009, please call 503-823-5105 for details. The Bureau of Development Services does not charge SDCs.

- Complete for:**
- new construction
  - adding or removing plumbing fixtures
  - building additions or tenant improvements that change the number of units
  - change of use or occupancy
  - increase of impervious surfaces over 500 sq. ft.
- (as indicated on pages 2 and 3).

Applicant Name Bob Schatz

Address 2118 SE Division street

City Portland State OR Zip Code 97202

Day Phone 503 235-8585 FAX \_\_\_\_\_ email Bob@AllusaArchitecture.com

**Describe the scope of the project.** If applicable, include detail on the existing use(s) of the structure. If a building has been demolished, provide the demolition permit number and include the previous use information in column 4 in the following table (attach additional sheets as necessary).

— RELOCATE SEWER LINE, MOVE 2ND FLOOR RESTROOM, REMOVE —  
— TRASH ROOM DOOR ADD OUTDOOR SEATING, ADD 2ND FLOOR —  
— TRELLIS, EXTEND COUNTER 1ST FLOOR —

What county is your project in?

- ☐ Multnomah, inside Portland  
☐ Multnomah, outside Portland

- ☐ Clackamas  
☐ Washington

## Complete the table below and on the following page

**Column 3:** Enter the size (number of units) of your proposed development.

**Column 4:** If the project site has existing buildings or structures, enter the size (number of units) of the existing or most recent use and indicate the size (number of units) being demolished.

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
<b>Residential</b>			
Single or Multi family	Dwelling		
	699 sq feet or less		
	700 sq feet to 1,199 sq feet		
	1,200 sq feet to 1,699 sq feet		
	1,700 sq feet to 2,199 sq feet		
	2,200 sq feet or more		
Senior Housing/Assisted Living/Nursing Home	Dwelling		
	699 sq feet or less		
	700 sq feet to 1,199 sq feet		
	1,200 sq feet to 1,699 sq feet		
	1,700 sq feet to 2,199 sq feet		
	2,200 sq feet or more		
<b>Portland Bureau of Transportation (PBOT)</b>			
<b>Commercial Services</b>			
Bank	sq ft/GFA		
Day Care	sq ft/GFA		
Hotel/Motel	rooms		
Service Station	Vehicle Fueling Position - VFP		
Movie Theater/Event Hall	sq ft		
Car Wash	wash stall		
Health Club	sq ft/GFA		
<b>Commercial Institutional</b>			
School, K-12	sq ft/GFA		
University/College/Jr College	student		
Church	sq ft/GFA		
Hospital	Sq ft/GFA		
Park	acre		
<b>Commercial Restaurant</b>			
Restaurant (stand-alone)	sq ft/GFA	3,756	
Quick Service Restaurant (drive-through)	sq ft/GFA		

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
<b>Commercial Retail</b>			
Shopping/Retail	sq ft/GFA		2,070
Convenience Market	sq ft/GFA		
Free Standing Retail Store/Supermarket	sq ft/GFA		
Car Sales, New and Used	sq ft/GFA		
<b>Commercial Office</b>			
Administrative Office	sq ft/GFA		
Medical Office / Clinic	sq ft/GFA		
<b>Commercial Industrial</b>			
Light Industrial / Manufacturing	sq ft/GFA		
Self-storage	sq ft/GFA		
Warehouse / Storage	sq ft/GFA		
Other			

#### Portland Parks and Recreation (PPR)

#### Commercial Services

Column 3: Enter the square footage of your proposed development's occupancy.

Column 4: Enter the square footage of any existing building's use or occupancy that will be demolished or changed within the last 36 months for your proposed development.

(1) Use Examples	(2) Occupancy Group Code	(3) Square Footage (GFA)	(4) Square Footage (GFA) in Existing Use
Hospital, convalescent hospital, institutional day care	I-1, I-2, I-4		
Office, bank	B		
Retail, restaurant, nightclub	M, A-2		
Industrial, school, assembly hall, motel, hotel	A-1, A-3, A-4, E, F, H, Non-Dwelling Unit R (R-1)		
Warehouse, storage parking garage, mausoleum	S, U		

#### Signature and Date (to be completed by all development review customers)

I certify that the information presented throughout this document is current and accurate to the best of my knowledge:

Print name Bob Schatz Signature  Date 7 13 2023

Company name and your position Allusa Architecture, Architect

# Bureau of Environmental Services (BES)

## Fixture Worksheet and Stormwater Information Form

Residential/Multiple Dwellings (number of units): 0

**NOTE:** Residential units for mixed-use developments will be charged 0.8 EDU per unit.

The commercial spaces will be charged by Drainage Fixture Unit (DFU).

### Part I: Calculation of Drainage Fixture Units (DFUs) for Commercial, Retail and Office spaces only.

Fixture Type (for Commercial only)	Number of Fixtures to be Added [1]	Number of Fixtures to be Removed [2]	Net Change in Number of Fixtures [3]	Equivalency Factor [4]	Net Change in Number of DFUs
<i>Calculation</i>			[1] – [2]		[3] x [4]
Bar Sink	2	0	1	2.0	4
Bathtub or Combination Bath/Shower				2.0	
Clothes Washer				3.0	
Dental Unit or Cuspidor				1.0	
Dishwasher	2	1	1	2.0	2
Drinking Fountain or Water Cooler				0.5	
Laundry Sink				2.0	
Lavatory (wash basin), single	4	1	3	1.0	3
Lavatory (wash basin), sets of 2 or 3				2.0	
Service Sink or Mop Basin	3	1	2	3.0	6
Shower				2.0	
Sink, Commercial, Food & Service	1	0	1	3.0	3
Sink, General	1	0	1	2.0	2
Urinal				2.0	
Water Closet (Toilet)	4	1	3	4.0	12
Floor Sink / Floor Drain				2.0	
Other* (Specify)					
* For Other fixtures, use DFU values from Oregon Plumbing Specialty Code <b>Total of Net Changes in DFUs</b> (if negative enter negative number) (if applicable show negative number for future credit)					<b>32</b>

### Storm Water Identification:

Are you increasing the impervious surface: ☐ yes ☒ no

If yes, please note the Impervious Surface Area (i.e. hard surface such as roof, asphalt, concrete, building footprint, etc.) as requested below:

Total impervious area on site after completion: 3,350 sq. ft.

Existing impervious area before construction: 3,475 sq. ft.

New impervious area to be added to site: 0 sq. ft.

Provide the amount of lineal footage of property fronting all public rights-of-way: 125 ft.

## Definitions

from Institute of Transportation Engineers Trip Generation Manual

### Gross Floor Area (GFA)

The sum (in square feet) of the area of each floor level in the building, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores and offices, that are within the principal outside faces of exterior walls, not including architectural setbacks or projections. Included are all areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this GFA is considered part of the overall square footage of the building. However, unroofed areas and unenclosed roofed-over spaces, except those contained within the principle outside faces of exterior walls, should be excluded from the area calculations. For purposes of trip generation and parking generation calculations, the GFA of any parking garages within the building should not be included within the GFA of the entire building. The unit of measurement for office buildings is currently GFA; however, it may be desirable to also obtain data related to gross rentable area and net rentable area. With the exception of buildings containing enclosed malls or atriums, GFA is equal to gross leasable area and gross rentable area.

## Optional Alternate Rate and Fee Calculation

### Transportation

If you want us to use trip generation rates other than those used in the City's Transportation SDC Ordinance and Rate Study, you must submit data certified by a professional traffic engineer. Use *Request for Alternate Trip Generation Rate and SDC Calculation Form TSDC-3* to submit such data, and attach it to this application. Institutional development (educational and medical campuses) may elect to base SDC on annual changes in trip generation. Submit *Election by Institutional Development of Special Trip Generation Rate and SDC Calculation Form TSDC-4*.

### Parks

If you want us to use an alternate number of persons per Dwelling Unit for residential development, or resident equivalents for non-residential development than those used in the City's Parks SDC Methodology Report, you need to submit documentation, analyzed and certified by a suitable and competent professional. Alternative SDC rate calculations must be based on analysis of occupancy of classes of structures, not on the intended occupancy of a particular New Development. Use Alternative SDC Rate Request (Form PSDC-6) and attach it to this application.

## Optional Credit for

## Providing Qualified Public Improvements

### Transportation

If you want to reduce the amount of your Transportation SDC, you may make improvements to specific transportation facilities in the City of Portland. Use "Request for Credit for Qualified Public Improvement" Form TSDC-5 to submit such data, and attach it to this application.

### Parks

To reduce the amount of your Parks SDC, you may donate property or improvements to certain qualified park facilities in the City of Portland. Use "Request for Parks SDC Credit for Qualified Public Improvement" (Form PSDC-7) to submit a request, and attach it to this application.

## Timing and Method of Payment

The City will give you a Notification of SDC Fees if you are required to pay any charges for your development. At this point you will decide when and how to pay for the SDCs.

### For all SDCs...

- Pay by cash, check, money order or credit card at the time the City issues a building permit.
- Water SDCs are due when water services are purchased. Pay by check, money order or credit card.
- Request a City loan by completing and signing an installment contract to pay the SDCs in monthly installments over a number of years.\*
- Defer payment for 6, 9, or 12 months, depending on the project valuation.
- Transfer SDC credits (contact respective bureaus for more information).

\* **SPECIAL NOTE:** The City secures a loan or deferral by recording a lien on the benefited property. The lien remains in effect until the SDCs are paid in full. The City charges a non-refundable processing fee to cover the expense of setting up a loan or deferral. The installment contract must be signed by the property owner of record before the City authorizes a loan for the SDCs.

### If you need help:

If you need help with this form or have questions about your Systems Development Charge (SDC) please call:  
Portland Bureau of Transportation..... 503-823-7002  
Bureau of Parks and Recreation ..... 503-823-5105  
Bureau of Environmental Services ..... 503-823-7761  
Portland Water Bureau ..... 503-823-7368

## Portland Housing Bureau (PHB) administers the SDC Exemption Program for affordable housing.

For more information:

Website: [www.portlandoregon.gov/phb/sdc](http://www.portlandoregon.gov/phb/sdc)

E-mail: [Inclusionary-Housing@portlandoregon.gov](mailto:Inclusionary-Housing@portlandoregon.gov)

Phone: 503-823-9042

# Portland Water Bureau

## Water Meter Sizing Worksheet - Commercial or Mixed Use

TOTAL WATER BUREAU FIXTURES

Revised: May 2008 According to UPC-2005-Appendix A

Building Permit Number <div style="text-align: center; font-weight: bold;">21-072301-CO</div>	Service Address <div style="text-align: center; font-weight: bold;">2110 SE Division street</div>
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(1) Type of Fixture	(2) Total Fixtures in New/Remodeled Structure		(3) Fixture Values	(4) Total Fixture Unit Value
Bar Sink =	2	x	2.0	4
Bathtub or Tub/Shower =	0	x	4.0	0
Clinic Sink =	0	x	3.0	0
Clothes Washer =	0	x	4.0	0
Dishwasher =	2	x	1.5	3
Drinking Fountain =	0	x	0.5	0
Hose Bibb, 1st one =	1	x	2.5	2.5
Hose Bibb, each additional =	1	x	1.0	1
Kitchen Sink =	1	x	1.5	1.5
Laundry Sink =	0	x	1.5	0
Lavatory Sink =	4	x	1.0	4
Mop or Service Sink =	3	x	3.0	9
Shower =	0	x	2.0	0
Urinal, 1st one* =	0	x	20.0	0
Urinal, each additional* =	0	x	10.0	0
Water Closet, 1.6 GPF Gravity Tank =	4	x	2.5	10
Water Closet, Flushometer Valve 1st one* =	0	x	40.0	0
WC Flushometer Valve, each additional* =	0	x	20.0	0

**\*Note:** Fixture units for flushometers are approximate values. Values may be adjusted by Portland Water Bureau Staff on a case by case basis.

**Total Fixture Units =** 35

### Instructions

Column 2: Enter the total number of each fixture type for the completed new structure. If the project has an existing structure that will be using the same water meter enter the total number of each fixture type for the completed project.

Column 3: Per unit value of each fixture type

Column 4: Enter the number of column 2 times column 3

Fixture Unit Count (column 2 total)	Required Meter Size
0 – 22	5/8" meter
22.5 – 37	3/4" meter
37.5 – 89	1" meter
89.5 – 286	1.5" meter
286.5 – 532	2" meter
532.5 – 1,300	3" meter
1,300.5 – 3,600	4" meter
3,600.5 – 8,200	6" meter

**NOTE:** There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines. Fees are due at time water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.



## 2<sup>nd</sup> Structural Checksheet Response

Permit #: 21-072301-REV-01-CO

**Date:** 11 15 2023

**Customer name and phone number:** Bob Schatz 503 235-8585

**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.

[illegible]

(for office use only)

**RECEIVED**  
By BDS at 8:26 am, Nov 20, 2023



## Life Safety Checksheet Response

Permit #: 21-072301-REV-01-CO

Date: 9 22 2023

Customer name and phone number: Bob Schatz 503 235-8585

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

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
2	I have added a 1-hour shaft enclosure around the dumbwaiter. See 1 <sup>st</sup> and 2 <sup>nd</sup> floor plans. Also see assembly A/2.0. in the notes on the floor plan, note 14, see I am calling out the 1-hour door on the dumbwaiter, that is supplied with the dumbwaiter.	
3	On section A/9.0 I added notes about a 1-hour fire rated ceiling. The manual really doesn't have a specific fire rated ceiling but the closes thing is a fire rated floor-ceiling assembly. This assembly is for a truss, which we have. Although the roof is not a floor it still has the 5/8" plywood roof sheathing that this assembly calls out as a floor. If you feel we need to add a second layer of 5/8" gypsum board to make this work, that would be OK with me.	A/9.0
4	We had an interior designer that completely changed the furniture, see the second floor plan where the egress path changed and we have plenty of room	4.0 2.0
5	I could not find a way to make this work with the larger occupancy loading so I removed that additional 2 <sup>nd</sup> floor outdoor dining area.	5.0

Submitted 9 22 2023

## Structural Checksheet Response

Permit #: 21-072301-REV-01-CO

**Date:** 9 22 2023

**Customer name and phone number:** Bob Schatz 503 235-8585

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 number change addresses. If the item is not in response to a checksheet, write **cus** Shouldn't this be page number?

[illegible]

(for office use only)

Submitted 9 22 2023