Residential Batch Intake Worksheet

Permit Number(s) (Staff Use):

Instructions

- Complete the Batch Intake Worksheet including the Batch Submittal Checklist.
- Provide complete sets of plans. Each set of plans will include a site plan (incorporating landscaping, civil, storm water management, and erosion control) architectural drawings and structural drawings for each structure type.
- Refer to the BDS website for options for submitting your permit application: www.portland.gov/bds/permit-review-process/apply-or-pay-permits.

Contact Information

Applicant Name Kyron Christman - Faster Permits

Applicant Signature Kyron Christman

Address 2000 SW First Ave, Suite 420

City Portland State OR Zip Code 97201

Day Phone 503-780-5385 FAX _____ e-mail kyron@fasterpermits.com

Lot Owner Name Anthony Heyman

Mailing Address 4429 N Vancouver Ave

City Portland State OR Zip Code 97217

Contractor Name Oregon Homeworks CCB# 187338

Project Information

Address 4429 N Vancouver Ave	
Tax account number: R 130853	
Applicable Land Use Review (LU) Numbers	
Existing Tax Account Numbers	
New Tax Account Numbers, if applicable (attach County printout)	
Will there be any demolition of existing structures on the lot? ☒ yes ☐ no	
If yes, what will be demolished? ☒ Single family residence with basement ☐ Garage	
Valuation for demo: $_____ ☐ Single family residence without basement ☐ Accessory structure	
What is the site development valuation? (valuation includes grading, shared driveway, landscaping and shared infrastructure)	$ 35,000

Due Diligence

Has the Planning and Zoning Neighborhood Contact form been completed? Contact Planning and Zoning at 503-823-7526 for further information.	☐ yes ◉ no
Have you consulted with: PBOT? ☐ yes ◉ no BES? ☐ yes ◉ no Water? ☐ yes ◉ no	
Do you intend to divide the site through the Middle Housing Land Division process? ☐ yes ◉ no (see additional submittal requirements)	

Continue on to next page.

To what code is the structure designed?

☑ **Townhouse**: single family dwelling unit, in a row of attached units designed to ORSC, Section Section R302.2. The units must be arranged side-by-side.

❑ **Duplex:** two attached units on a single tax lot designed to ORSC.

❑ **Single Family Residence:** single family dwelling designed to ORSC (including Detached Duplexes[1] and Cottage Clusters)[2]

Unit Information

Total number of units for this structure type: 4	Square footage for this structure type
Number of bathrooms, typical for this unit type only: 1.5	Living area: 904 ADU ______
Valuation typical for this unit type only: 100000	Garage/carport______ ❑ attached ❑ detached

Total number of units for this structure type:	Square footage for this structure type
Number of bathrooms, typical for this unit type only:	Living area:______ ADU ______
Valuation typical for this unit type only:	Garage/carport______ ❑ attached ❑ detached

Total number of units for this structure type:	Square footage for this structure type
Number of bathrooms, typical for this unit type only:	Living area:______ ADU ______
Valuation typical for this unit type only:	Garage/carport______ ❑ attached ❑ detached

Total number of units for this structure type:	Square footage for this structure type
Number of bathrooms, typical for this unit type only:	Living area:______ ADU ______
Valuation typical for this unit type only:	Garage/carport______ ❑ attached ❑ detached

Total number of units for this structure type:	Square footage for this structure type
Number of bathrooms, typical for this unit type only:	Living area:______ ADU ______
Valuation typical for this unit type only:	Garage/carport______ ❑ attached ❑ detached

Total number of units for this structure type:	Square footage for this structure type
Number of bathrooms, typical for this unit type only:	Living area:______ ADU ______
Valuation typical for this unit type only:	Garage/carport______ ❑ attached ❑ detached

Total number of units for this structure type:	Square footage for this structure type
Number of bathrooms, typical for this unit type only:	Living area:______ ADU ______
Valuation typical for this unit type only:	Garage/carport______ ❑ attached ❑ detached

Total number of units for this structure type:	Square footage for this structure type
Number of bathrooms, typical for this unit type only:	Living area:______ ADU ______

Continue on to next page.

Valuation typical for this unit type only:	Garage/carport_____ ❑ attached ❑ detached

Total number of units for this structure type:	Square footage for this structure type
Number of bathrooms, typical for this unit type only:	Living area:_____ ADU _____
Valuation typical for this unit type only:	Garage/carport_____ ❑ attached ❑ detached

BATCH SUBMITTAL CHECKLIST

The residential BATCH process is used to intake and process one- and two-family residential submittals for **three** or more structures at one time.

REQUIRED DOCUMENTS:

☑ Residential Batch Intake Worksheet (with valuation for site development for units on same lot)

❑ Construction Dewatering Form – linked here: www.portland.gov/bes/preventing-pollution/scm

Projects taking advantage of the Middle Housing Land Division allowances in Zoning Code Chapter 33.671

Note: To qualify for a middle housing land division, structures must be built to the Oregon Residential Specialty Code (ORSC) and meet building code provisions based on proposed lot lines.

- Attached units (duplex, triplex, fourplex options in the Zoning Code) must be designed to Townhouse standards of the ORSC.
- Detached units (detached duplex and cottage cluster options in the Zoning Code) must meet fire separation requirements of the ORSC based on proposed lot lines between the detached units.

Additional Submittal Requirements

❑ Permit site plan must show the proposed lot lines and any proposed easements and tracts. Provide dimensions from the proposed lot lines to the exterior walls and all proiections (e.g. eave overhangs, bay windows, etc).

❑ Detailed utility plan for sanitary sewer, stormwater management, water service and franchise utilities (power, cable gas, etc), including connections in the right-of-way and on-site plumbing outside of buildings.

Footnotes:

1. Detached Duplex: In the single-dwelling zones, a duplex can be two detached primary dwelling units on one lot. (Portland Zoning Code section 33.910 Definitions). This option requires an existing primary dwelling to be retained on the site.
2. Cottage Cluster: A grouping of no fewer than three and no more than 16 individual detached primary dwelling units on one lot. (Portland Zoning Code section 33.910 Definitions).

New Single Family Residential Minimum Submittal Checklist and Sample Site Plan

Folder number:	Date: 7/1/2022

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** 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 measures 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.portlandoregon.gov/BES/64040	☑ **Provided**	
8	**Systems Development Charge Form** One- and Two-Family Residential	☑ **Provided**	
	Documents that may be required for your submittal *(Text in italics describe the circumstances for which these items are typically required)*		
9	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**	
10	**Fire Sprinklers** *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. If fire sprinklers are not submitted when this application is submitted, they will be set up as a deferred submittal. There is an addtional fee for deferred subittals. Please see the Building and Other Permits Fee Schedule for the deferred submittal fee: www.portland.gov/bds/documents/city-portland-building-and-other-permits-fee-schedule-effective-july-1-2022	☑ **N/A** ☐ **Provided**	
11	**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.portland.gov/bds/documents/townhouse-maintenance-agreement	☑ **N/A** ☐ **Provided**	
12	**Geotechnical/soils report** *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**	

Continue on to next page. **1**

13	**Manufactured roof truss design details** *for buildings using manufactured roof trusses*. Provide roof truss drawings and layout stamped by an engineer licensed in Oregon. If roof trusses are not submitted when this application is submitted, they will be set up as a deferred submittal. There is an addtional fee for deferred subittals. Please see the Building and Other Permits Fee Schedule for the deferred submittal fee: www.portland.gov/bds/documents/city-portland-building-and-other-permits-fee-schedule-effective-july-1-2022	❑ **N/A** ☑ **Provided**	
14	**Manufactured floor truss design details** *for buildings using manufactured floor trusses.* Provide floor truss drawings and layout stamped by an engineer licensed in Oregon. If manufactured floor system designs/calculations are not submitted when this application is submitted, they will be set up as a deferred submittal. There is an addtional fee for deferred subittals. Please see the Building and Other Permits Fee Schedule for the deferred submittal fee: www.portland.gov/bds/documents/city-portland-building-and-other-permits-fee-schedule-effective-july-1-2022	☑ **N/A** ❑ **Provided**	
15	**Engineer's calculations** *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**	
16	**Beam calculations** *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**	
17	**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 (permit drawings) required for all submittals		
18	**Building Plans** 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**	
18a	**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**	
18b	**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**	
18c	**Cross Sections and Details** Show sizes and spacing for all framing members, such as floor beams, headers, joists, sub-floor, wall construction, and 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, and thermal insulation.	☑ **Provided**	
18d	**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.portland.gov/code/33/900s/930)	☑ **Provided**	
18e	**Energy Code Compliance** Identify the prescriptive energy path or provide energy calculations.	☑ **Provided**	

Continue on to next page. **2**

18f	**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 Structural 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**	
18g	**Floor/Roof Framing Plans** Show member sizing, spacing, and bearing locations. Show location of attic ventilation, size and location of attic access.	☑ **Provided**	
18h	**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 licensed in Oregon. Retaining walls must be shown on the site plan.	☑ **N/A** ❑ **Provided**	
18i	**Deck Plans** Deck framing plans, guardrail details, and deck connection details must be included in building plans.	☑ **N/A** ❑ **Provided**	
18j	**Radon Control Method** Indicate the method(s) of radon gas mitigation to be installed in the structure.	☑ **Provided**	
19	**Site/Plot plans** 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:

19a	North arrow	☑ **Provided**	
19b	Property and building corner elevations [see "J" on sample site plan]	☑ **Provided**	
19c	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]	☑ **Provided**	
19d	Footprint of new & existing structures, including decks and retaining walls [see "K" on sample site plan]	☑ **Provided**	
19e	Lot & building dimensions, and area in square feet.	☑ **Provided**	
19f	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]	☑ **Provided**	
19g	Building coverage % (building area minus eaves/lot area = % coverage)	☑ **Provided**	
19h	Impervious area (include structures, paving, and roof overhangs)	☑ **Provided**	
19i	Stormwater facility - location, type, size, and setbacks from buildings and property lines [see "O" on sample site plan]	☑ **Provided**	
19j	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	☑ **Provided**	
19k	Utilities - location, size, and type of pipe for water, sewer, storm, and gas [see "G" on sample site plan]	☑ **Provided**	
19l	Septic system and/or well locations, types, and sizes (if applicable)	☑ **Provided**	
19m	Driveway location, size, and material	☑ **Provided**	
19n	Street & right-of-way configuration, including curb, planting strip, sidewalk, and buffer [see "F" on sample site plan]	☑ **Provided**	
19o	Location and dimensions of all easements on property [see "N" on sample site plan]	☑ **Provided**	

Continue on to next page. **3**

19p	Tree Plan - show the location, size, and species of all Private Trees on-site at least 12 inches in diameter and all right-of-way Street Trees 3 inches in diameter and greater [see “A” and “D” on sample site plan]. Show proposed tree activity including: • protection for existing trees to be preserved lot [see "B" on sample site plan], • trees proposed for removal • location, species, planting size and number of trees proposed to be planted [see "C" and “E” on sample site plan].	☑ **Provided** ☐ **No Existing Applicable Private Trees** ☐ **No Existing Applicable Street Trees**	
19q	Landscape Plan - Any additional landscaping that is required City code or prior land use review.	☑ **Provided**	
19r	Provide dimensions from exterior walls, decks, stairs, and projections to all property lines, imaginary and real, to show compliance with fire separation distance. When more than one building is located on a lot, provide imaginary property lines between the buildings.	☑ **Provided**	
Plans required for projects taking advantage of the Middle Housing Land Division allowances in Zoning Code Chapter 33.671			
19s	Permit site plan must show the proposed lot lines and any proposed easements and tracts. Provide dimensions from the proposed lot lines to the exterior walls and all projections (e.g. eave overhangs, bay windows, etc).	☐ **Provided**	
19t	Detailed utility plan for sanitary sewer, stormwater management, water service and franchise utilities (power, cable, gas, etc), including connections in the right-of-way and on-site plumbing outside of buildings.	☐ **Provided**	

Applicant name (print) Kyron Christman - Faster Permits

Signature _____ **Date** 7/12/2022

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

SYSTEMS DEVELOPMENT CHARGE FORM | One and Two Family Residential

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, Water Works 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. The Bureau of Development Services does not charge SDCs.

To be completed for all new dwelling units, all accessory dwelling units, and all additions to existing dwelling units

Applicant Name Kyron Christman - Faster Permits

Address 2000 SW First Ave, Suite 420

City Portland State OR Zip Code 97201

Day Phone 503-780-5385 FAX _____ email kyron@fasterpermits.com

Project Information

What county is your project in? ☑ Multnomah, inside Portland ☐ Multnomah, outside Portland ☐ Clackamas ☐ Washington

Number/size of existing dwelling units ☐ 0 ☒ 1 size: 1470 ☐ 2 sizes: _____/_____

Number/size of new dwelling units ☐ 1 size: _____ ☑ 4 sizes: 904/904 / 904/904

If an addition to an existing dwelling unit, indicate the amount of new square feet being added: _____

Number of existing bathrooms ☒ 1 ☐ 1.5 ☐ 2 ☐ 2.5 ☐ 3 ☐ 3.5 ☐ 4 or more

Number of new bathrooms ☐ 0 ☐ 1 ☐ 2 ☐ 2.5 ☐ 3 ☐ 3.5 ☑ 4 or more

Is this a floating home? ☐ yes ☑ no

If yes, will it be moored within Portland City limits after construction? (If moored outside Portland City limits, attach copy of Moorage agreement) ☐ yes ☐ no

Was a building on this site demolished in order for new home to be constructed? ☑ yes ☐ no

If yes, demolition permit number and square feet of each occupancy category being demolished. If residential, indicate size of each dwelling unit demolished: 21-112397-RS

If the demolition credit could apply to multiple permits and you have a preference which it applies to, please indicate that here: _____

SDC Rates

Environmental Services (some properties may also owe for line and branch that serve the property	$ 8,076	single family residence (sanitary and storm)
	$ 12,226	duplex (sanitary and storm)
	$ 0	accessory dwelling unit (sanitary and storm) (exempt until 7/31/18)
Transportation	$ 5,393	single family residence (1,200 SF or larger) *
	$ 2,697	single family residence (1,199 SF or smaller) **
	* SFRs 1,200 SF or larger: add'l $3,450 in North Macadam Overlay, add'l $2,778 in Innovation Quadrant Overlay ** SFRs 1,199 SF or smaller: add'l $1,725 in North Macadam Overlay, add'l $1,389 in Innovation Quadrant Overlay	
Water	$ 3,062	5/8" meter (typically 1 to 1.5 baths)
	$ 4,593	3/4" meter (typically 2 to 3 baths)
	$ 7,655	1" meter (typically 3.5 or more baths)

THERE MAY BE ADDITIONAL PERMIT AND/OR REVIEW FEES FOR YOUR PROJECT

Parks	To see map and more information: *www.portlandoregon.gov/parks/sdc*	

THERE MAY BE ADDITIONAL PERMIT AND/OR REVIEW FEES FOR YOUR PROJECT

Dwelling Unit Size	Non-Central City Fee Per Unit	Central City Fee Per Unit
Less than 700 square feet	$6,472	$5,118
700 - 1199 square feet	$9,682	$7,656
1,200 - 1,699 square feet	$11,641	$9,204
1,700 - 2,199 square feet	$13,217	$10,451
2,200 or more square feet	$14,633	$11,570

Starting 8/1/18, certain accessory dwelling units are exempt per 17.14.070.F

SDC Exemptions

☐ SDC Exemption Program - Check this item ONLY if you are receiving SDC exemptions for affordable housing from the Portland Housing Bureau (PHB).

The burden of proof for exemptions is on the applicant. You must apply and be approved for exemptions through PHB and submit documentation of the approval for the proposed development. For more information on the affordable housing SDC Exemption Program, go to www.portlandoregon.gov/phb/sdc or contact PHB at 503-823-3270 or indirect@portlandoregon.gov.

If you have questions about how the exemptions apply, call:

Transportation (PBOT) 503-823-7002

Parks 503-823-5105

BES (Storm and sanitary sewers) 503-823-7761

Water 503-823-7368

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:

Signature _____ Date 7/1/2022

Print name Kyron Christman

Company name and your position Faster Permits - Manager

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).
- Provide proof of the PHB SDC Exemption approval, as applicable.

*__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.

Information is subject to change.

CITY OF PORTLAND
Stormwater Management Manual

SIMPLIFIED APPROACH FORM

PROJECT INFORMATION WORKSHEET

Project/Permit Number: _____

Land Use Case Number: _____

Contact Name: Kyron Christman - Faster Permits

Phone: 503-780-5385

Email: kyron@fasterpermits.com

Site Address/R Number(s) for all parcels:

R1308536

Project Description: 4-Plex

Existing impervious area: _____ ft^2

Total NEW impervious area: 2,738 ft^2

SITE CHARACTERISTICS

S.1 Do slopes exceed 20% anywhere within the project area? ☐ Yes ☒ No

S.2 Are there springs, seeps, or a high groundwater table within the project area? ☐ Yes ☒ No

S.3 Geotech Report? ☐ Yes ☒ No

S.4 Infiltration Test? ☐ Yes ☒ No

See back of form for required certifications.

SIMPLE PIT INFILTRATION TEST PROCEDURE

The person performing this test does not need a professional credential.

Test instructions:

1. Conduct the test in and/or near the location of the proposed infiltration facility.
2. Excavate a 2' by 2' pit to a depth of: 2' below grade for facilities less than 2' deep or 3' below grade for facilities greater than 2' deep. Check for standing water or hardpan soil preventing excavation. If either is present, document conditions on this form and **do not** proceed with the test.
3. Fill the pit with at least 12 inches of water and record the initial water depth and the time when the test starts. Check the water depth at regular intervals until all of the water has been absorbed or for 1 hour, whichever occurs first. Record the time and final water depth at the end of the test.
4. Repeat the process two more times for a total of three rounds. Conduct the tests in succession to accurately characterize the soil's infiltration rates at different levels of saturation. The third test provides the best measure of the infiltration rate when saturated.
5. Record infiltration test data in the table below and certify the results. Uncertified test results will not be accepted.

Required Infiltration Testing

Date of Test: _____

Depth of Excavation (ft): _____

Depth of Proposed Facility: _____

	TEST 1	TEST 2	TEST 3
A. Time *(of day)*			
B. Duration *(minutes; 1 hour maximum)*			
C. Initial Water Depth *(inches)*			
D. Final Water Depth *(inches)*			
E. Infiltration Rate* *(inches/hour)*			

*Infiltration Rate = Initial Depth *(in)* – Final Depth *(in)* / Duration of Test *(hours). hours = minutes/60*

Test Pit Location (site plan sketch)

Key information to include: 1) Site or parcel; 2) Adjacent road(s) or cross street(s); 3) Test pit location with dimensions

north

SIMPLIFIED APPROACH FORM
PROPOSED STORMWATER FACILITIES

Proposed Stormwater Facilities

Please note: Each individual tax lot is required to manage the stormwater runoff it generates on the same lot to the maximum extent feasible (for new construction or redevelopment). The following table includes accepted Simplified Approach facilities **as described in Chapters 2 & 3 of the *2020 Stormwater Management Manual***. Copies of the manual are available online at www.portlandoregon.gov/bes/SWMM**.**

STORMWATER FACILITY TYPE	**AREA DRAINING TO FACILITY (SF)**	**FACILITY SIZING FORMULA**	**FACILITY SIZE** (surface area of facility)
Ecoroof		Area x 1 (1:1 ratio)	
Pervious Pavement		Area x 1 (1:1 ratio)	
Rain garden		Area x 0.10	
Basin		Area x 0.09	
Planter		Area x 0.06	
Filter Strip		See sizing table in SWMM Section 3.3.2.1	
Driveway Center Strip		Min. width is 3 ft; max. length is 50 ft if slope is 10-15% (max. slope is 15%).	
Drywell	2738	See Maximum Catchment Area Managed by a Single Drywell Table below	4x10 (Drywell diameter, depth number)
Soakage Trench		25 ft² of soakage trench for every 500 ft² of impervious area. (Depth = 1.5 ft; width & length vary)	
Surface Sand Filter		Area x 0.06	
TOTAL IMPERVIOUS AREA (Managed, new, and redeveloped)	2738	Total impervious area must equal the total **NEW AND REDEVELOPED** impervious area being proposed.	

Maximum Catchment Area Managed by a Single Drywell (ft²)

MATERIAL **Ring Diameter**	**PLASTIC** **24 inches**	**CONCRETE** **28 inches**	**CONCRETE** **48 inches**
2 ft deep	500 ft²	NA	NA
5 ft deep	NA	1,000 ft²	2,500 ft²
10 ft deep	NA	2,500 ft²	4,500 ft²
15 ft deep	NA	3,500 ft²	5,000 ft²

No more than 2 plastic drywells allowed per catchment area.

Required Certifications

SIMPLE PIT TEST

Name of Tester

Signature of Tester

Date

PERSON RESPONSIBLE FOR APPLICATION ACCURACY

Kyron Christman

Contact Name–Printed

Signature

7/1/2022

Date

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

Simple Site Erosion Control Requirements Form

Project or Permit Number _____

Project Address 4429 N Vancouver Ave

Name of Responsible Party (print) Eric Thompson

Day Phone (503) 706-6133 **FAX** _____ **email** eric@oregonhomeworks.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 _____

Residential Energy Additional Measure Selection

Department of Consumer & Business Services
Building Codes Division
1535 Edgewater St. NW, Salem, Oregon
Phone: 503-373-1268 • Fax: 503-378-2322
oregon.gov/bcd

RESIDENTIAL INFORMATION

Date: 7/12/2022	Building permit number:	
Owner's name: Anthony Heyman		
Job address: 4429 NE Vancouver		
City:	State:	ZIP:

INSTRUCTIONS

Select the type of construction. If the project is an addition, select the applicable addition type and enter the selected measures accordingly; print and sign your name. Submit this form with your permit application or your project will be placed on hold until the required information is provided.

☑ **New construction.** All conditioned spaces within residential buildings shall comply with Table N1101.1(1) and one additional measure from Table N1101.1(2).

☐ **Additions.** Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of this chapter. [See ORSC Section N1101.3]

☐ **Large additions.** Additions that are equal to or more than 600 square feet in area are required to select one measure from Table N1101.1(2).

Enter the selected Table N1101.1(2) additional measure _____

☐ **Small additions.** Additions that are less than 600 square feet in area are required to select one measure from Table N1101.1(2) **or** select one measure from Table N1101.3.

☐ Selected Table N1101.1(2) additional measure _____

☐ Selected Table N1101.3 additional measure _____

☐ **Exception:** Additions that are less than 225 square feet in area are not required to comply with Table N1101.1(2) or Table N1101.3.

For reference Tables N1101.1(2) and N1101.3 are included in this form below.

Note: *Depending on the additional measure you have selected, there may be sub-options that you will have to specify. Check the appropriate box, if provided.*

Applicant's printed name: Kyron Christman Applicant's signature: KC

TABLE N1101.1(2) – ADDITIONAL MEASURES		
☐	1	**HIGH-EFFICIENCY HVAC SYSTEM[a]** a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air-source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground-source heat pump COP 3.5 or Energy Star rated
☐	2	**HIGH-EFFICIENCY WATER HEATING SYSTEM** a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
☐	3	**WALL INSULATION UPGRADE** Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
☐	4	**ADVANCED ENVELOPE** Windows—U-0.21 (Area weighted average), and Flat ceiling[b]—U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
☑	5	**DUCTLESS HEAT PUMP** For dwelling units with all-electric heat, provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and programmable thermostat for all heaters in bedrooms
☐	6	**HIGH EFFICIENCY THERMAL ENVELOPE UA[c]** Proposed UA is 8 percent lower than the code UA
☐	7	**GLAZING AREA** Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
☐	8	**3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION** Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

For SI: 1 square foot = 0.093 m^2, 1 watt per square foot = 10.8 W/m^2.

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a *U*-factor no greater than U-0.026.

c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.

TABLE N1101.3 – SMALL-ADDITION ADDITIONAL MEASURES (SELECT ONE)		
☐	1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
☐	2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2
☐	3	Insulate the existing floor, crawl space, or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED, or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
☐	4	Test the entire dwelling with a blower door and exhibit no more than 4.5 air changes per hour @ 50 Pascals.
☐	5	Seal and performance test the duct system.
☐	6	Replace existing 80-percent AFUE or less gas furnace with a 92-percent AFUE or greater system.
☐	7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0.
☐	8	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5.
☐	9	Replace existing water heater with a water heater meeting: Natural gas/propane water heater with minimum UEF 0.90, or Electric heat pump water heater with minimum 2.0 COP.

Radon Control Methods 2021 Oregon Residential Specialty Code, Appendix F

Bureau of Development Services FROM CONCEPT TO CONSTRUCTION

1900 SW 4th Avenue
Portland, Oregon 97201
503-823-7300
bds@portlandoregon.gov
www.Portland.gov/BDS

All new buildings shall have radon gas mitigation by one of the following methods:

☐ Crawl Space (AF103.5):

- ☐ Mechanically ventilated; or
- ☐ Passive sub-membrane depressurization system

☑ Slab-on-grade (AF103.6):

- ☑ Passive depressurization system with AF103.2 compliant subfloor preparation under slab.

Units A & D

Portland Water Bureau Development Services 1120 SW 5th Ave Portland, OR 97204

Small Meter Sizing Worksheet (1" and smaller) W-3

Email: devrev@portlandoregon.gov Phone: 503-823-7368, ext 4

Applicant/Contact Name Kyron Christman

Site Address, Portland Maps Property ID (R#) R130853

Building Permit/LU# /PW# _____

Required information

1. Check: ☐ Single-family ☑ Townhouse ☐ Duplex ☐ Accessory Dwelling Unit (ADU)
2. If multiple dwellings or structures on one lot: ☑ Separate meters ☐ Shared meter
3. If requesting a combination domestic and fire service, enter the fire line size needed: _____
4. If lot was created or modified by a recent land use action enter the LU or PR #:_____ .

Meter Sizing Worksheet (must include existing and fixtures proposed in new development):

Fixture Type	Dwelling Unit 1 Fixture qty	Dwelling Unit 2 Fixture qty	Dwelling Units 1 & 2	Fixture Unit Multiplier	Fixture Units
Bathroom or Bar Sink	2		0	X 1.0	2
Bathtub or Tub/Shower	0		0	X 4.0	0
Shower, Standalone	1		0	X 2.0	2
Toilet	2		0	X 2.5	5
Kitchen Sink	1		0	X 1.5	1.5
Dishwasher	1		0	X 1.5	1.5
Clothes Washer	1		0	X 4.0	4
Laundry sink			0	X 1.5	0
Hose Bib – 1st	1		0	X 2.5	2.5
Hose Bibs - Additional			0	X 1.0	0

Meter Size	Total Fixture Units
5/8" meter	0 - 22
3/4" meter	22.5 - 37
1" meter	37.5 - 89

Total Fixture Units: 18.5 Each Unit

The applicant is responsible for ensuring the proposed service installation location(s) conforms with requirements of Title 21: Water and Title 11: Trees, and all OAR separation requirements.

Once permit is issued and fees paid, please contact our Maintenance and Construction Scheduling Coordinators at wbistateshed@portlandoregon.gov or 503-823-1526 to learn about scheduling of service installations.

See page 2 for service installation and meter sizing reference charts

INSTALL GTF Value, Meter Sizes July 1, 2021 – June 30, 2022				
GTF Value	**Meter Size**	**System Development Charge (SDC)**	**Installation with Paving**	**Total Install Fee**
0 – 22	5/8″	$3,699	$7,160	$10,859
22.5 – 37	3/4″	$5,548		$12,708
37.5 – 89	1″	$9,247		$16,407

METER UPSIZING		
Existing 3/4″ Service Branch		**Total Upsize Fee**
5/8″ to 3/4″	$240.00 + $1,849.00 = (Labor + 3/4″ SDC – 5/8" SDC)	$1,947.00
5/8″ to 1″	$7,160.00 + $5,548.00 = (Labor + 1″ SDC – 5/8″ SDC)	$12,708.00
3/4″ to 1″	$7,160.00 + $3,699.00 = (Labor + 1″ SDC – 3/4″ SDC)	$10,859.00
Existing 1″ Service Branch		**Total Upsize Fee**
5/8″ to 1″	$240.00 + 5,548.00 = (Labor + 1″ SDC – 5/8″ SDC)	$5,788.00
3/4″ to 1″	$240.00 + 3,699.00 = (Labor + 1″ SDC – 3/4″ SDC)	$3,939.00

Water Meter Cost Comparison			
SHARED METER		**SEPARATE METER**	
Existing Fixture Count			
Existing Meter Size			
Existing Service Lateral			
Proposed Fixture Count		Proposed Fixture Count	
Fixture Total		Fixture Total	
Required Meter Size		Required Meter Size	
Fees		**Fees**	
SDC (set by meter size)		SDC (set by meter size)	
1″ Service Branch Installation	$7,160.00	1″ Service Branch Installation	$7,160.00
Meter Upsize Fee	$240.00		
Fee Total		Fee Total	
Credits		**Credits**	
ADU Waiver SDC credit	($3,699.00)	ADU Waiver SDC credit	($3,699.00)
Existing Meter SDC credit			
Credit Total	-	Credit Total	-
Shared Meter Total		**Separate Meter Total**	

Units B & C

Portland Water Bureau Development Services 1120 SW 5th Ave Portland, OR 97204

Small Meter Sizing Worksheet (1" and smaller) W-3

Email: devrev@portlandoregon.gov Phone: 503-823-7368, ext 4

Applicant/Contact Name Kyron Christman

Site Address, Portland Maps Property ID (R#) R130853

Building Permit/LU# /PW# _____

Required information

1. Check: ☐ Single-family ☑ Townhouse ☐ Duplex ☐ Accessory Dwelling Unit (ADU)
2. If multiple dwellings or structures on one lot: ☑ Separate meters ☐ Shared meter
3. If requesting a combination domestic and fire service, enter the fire line size needed: _____
4. If lot was created or modified by a recent land use action enter the LU or PR #:_____ .

Meter Sizing Worksheet (must include existing and fixtures proposed in new development):

Fixture Type	Dwelling Unit 1 Fixture qty	Dwelling Unit 2 Fixture qty	Dwelling Units 1 & 2	Fixture Unit Multiplier	Fixture Units
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Bathtub or Tub/Shower	1		0	X 4.0	4
Shower, Standalone	0		0	X 2.0	0
Toilet	2		0	X 2.5	5
Kitchen Sink	1		0	X 1.5	1.5
Dishwasher	1		0	X 1.5	1.5
Clothes Washer	1		0	X 4.0	4
Laundry sink			0	X 1.5	0
Hose Bib – 1st	1		0	X 2.5	2.5
Hose Bibs - Additional			0	X 1.0	0

Meter Size	Total Fixture Units
5/8" meter	0 - 22
3/4" meter	22.5 - 37
1" meter	37.5 - 89

Total Fixture Units: 20.5 Each Unit

The applicant is responsible for ensuring the proposed service installation location(s) conforms with requirements of Title 21: Water and Title 11: Trees, and all OAR separation requirements.

Once permit is issued and fees paid, please contact our Maintenance and Construction Scheduling Coordinators at wbistateshed@portlandoregon.gov or 503-823-1526 to learn about scheduling of service installations.

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Water Meter Cost Comparison			
SHARED METER		**SEPARATE METER**	
Existing Fixture Count			
Existing Meter Size			
Existing Service Lateral			
Proposed Fixture Count		Proposed Fixture Count	
Fixture Total		Fixture Total	
Required Meter Size		Required Meter Size	
Fees		**Fees**	
SDC (set by meter size)		SDC (set by meter size)	
1″ Service Branch Installation	$7,160.00	1″ Service Branch Installation	$7,160.00
Meter Upsize Fee	$240.00		
Fee Total		Fee Total	
Credits		**Credits**	
ADU Waiver SDC credit	($3,699.00)	ADU Waiver SDC credit	($3,699.00)
Existing Meter SDC credit			
Credit Total	-	Credit Total	-
Shared Meter Total		**Separate Meter Total**	

City of Portland
Development Services Center
1900 SW Fourth Avenue, Suite 1500 Portland, OR 97201
Telephone: (503) 823-7310

2021 OREGON RESIDENTIAL SPECIALTY CODE
GENERAL NOTES AND SUPPLEMENTAL INFORMATION
FOR NEW SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

Date: October 25, 2022

Permit number: 22-163680-000-00-RS, 22-163684-RS, 22-163687-RS, 22-163689-RS, 22-163692-SD

Project Address: 4445 N VANCOUVER AVE

Prescriptive wall bracing		**Engineered lateral design**	X	**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

R106.2 **SITE PLAN OR PLOT PLAN (PROPERTY SURVEY REQUIREMENTS).** The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from the lot lines. Lot line/ Property lines shall be clearly identified by finding the existing official corner markers or providing a property survey for inspection of the setbacks.

R302.1 **FIRE-RESISTANT CONSTRUCTION.** 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.

2021 OPSC 1101.6.3.2 **DRYWELLS.** 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.

R327.3.1.1 **WILDFIRE HAZARD ZONE REQUIREMENTS.** Untreated wood shake or shingle roofing is not allowed on buildings located in a Wildfire Hazard zone.

FOUNDATION / UNDER-FLOOR / ATTIC

R109.1.1 **FOUNDATION INSPECTION.** Foundation inspection shall be made after reinforcing steel and connectors to be embedded in concrete are in place and supported prior to the placing of concrete.

R317.1 **PROTECTION OF WOOD AGAINST DECAY.** 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 R317.1(4) **WOOD FLOOR FRAMING.** The ends of each joist, beam or girder shall have not less than 1-1/2" of bearing on wood or metal, have not less than 3" of bearing on masonry or concrete or be supported by an approved joist hanger. The ends of wood girders entering exterior masonry or concrete walls, "beam pockets", shall have a minimum 1/2" air space at sides and ends.

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

R403.1.4.1 **FOUNDATION DEPTH REQUIREMENTS.** Bottoms of foundation footings shall extend least 12" below finish grade, 18" for sites 2,500 feet or more in elevation.

R403.1.1 R404.1.5 **FOUNDATION SIZE REQUIREMENTS.**

Number of floors	*Wall Thickness*	*Footing Width*	*Footing Thickness*
1	6" minimum (Increase thickness as required based on hold down anchor bolt requirements and / or framed wall width above)	12"	6"
2		15"	7"
3		23"	8"

R403.1.3 **FOOTING AND STEM WALL REINFORCING REQUIREMENTS.** When the footing and stem wall are placed in separate concrete pours, one #4 vertical bar shall be placed at 48" o.c. with each bar having a 3" diameter hook (with 2-1/2" leg) in the footing and extending at least 14" into the stem wall.

R403.1.3.1 **CONCRETE STEM WALLS WITH CONCRETE FOOTINGS.** Where a construction joint is created between a concrete footing and a concrete stem wall, a minimum of one No. 4 vertical bar shall be installed at not more than 4 feet on center. The vertical bar shall have a standard hook which extends to the footing, shall have support and cover and extend a minimum of 14" into the stem wall.

R403.1.3.3 **SLABS-ON-GROUND WITH TURNED DOWN FOOTINGS.** Monolithically poured foundations with turned down footings shall have a minimum of one #4 bar at the top and bottom of the footing or (1) #5 or (2) #4 bars in the middle third of the footing depth.

R403.1.8 **GROUNDING ELECTRODES.** When concrete reinforcing bars are installed in concrete footings, the following requirements shall be met to provide a grounding electrode system:

1. Uncoated No. 4 reinforcing bar installed not less than 3" from the bottom of the footing and not less than 20' in length encased with a minimum of 2" of concrete.
2. An uncoated No. 4 reinforcing bar stubbed up at least 12" above the floor plate line and tightly attached to the reinforcing bar located in the footing. The spliced lap of the stubbed up bar to the footing bar shall be a minimum of 12".

R403.1.6 **FOUNDATION ANCHORAGE.** Foundation anchor bolts shall be not less than 1/2" diameter bolts embedded
R602.11.1 at least 7" into concrete, or masonry, spaced 6' on center maximum, with at least two bolts per plate and within 12" of ends and corners. 0.229" x 3" x 3" washers are required at all anchor bolts the full length of all required braced wall lines.

R404.1.6 **HEIGHT OF FOUNDATION ABOVE FINISHED GRADE.** Foundation wall shall extend at least 6" above grade (4" where masonry veneer is used).

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

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

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

R408.1 **FOUNDATION VENTILATION.** Provide foundation ventilation at a rate of 1 square foot of vent area per 150 square foot of under floor (crawl) area with at least one vent within 3' of each corner, and on at least 3 sides.

R408.4 **CRAWL SPACE ACCESS.** An 18" x 24" access opening is required to all under-floor spaces.

R302.13 **FIRE PROTECTION OF FLOORS.** Floor assemblies shall be provided with a 1/2" gypsum wallboard membrane, 5/8" wood structural panel membrane, or equivalent on the underside of the floor framing member over a crawl space not used for storage or fuel-fired equipment, or when supported by nominal 2x10 of greater floor joists.

R806.2 **ROOF VENTILATION REQUIREMENTS.** The minimum net free ventilation area shall be 1/150 of the area of
R806.3 the vented space. As an exception, the minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

- A Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
- Not less than 40% and not more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet below the ridge or highest point of the space shall be permitted.

R807.1 **ATTIC ACCESS OPENING.** 22" x 30" minimum attic access is required to all attic areas > 30 square foot in area and with 30" or more clear height and shall be located in a hallway of other location with ready access.

RADON CONTROL METHODS

Appendix F **RADON MITIGATION.** All new buildings shall have radon gas mitigation by one of the following methods:

Crawl space (AF103.5):

- [ ] Mechanically vented
- [ ] Passive sub-membrane depressurization system

Slab-on-grade (AF103.6):

- [X] Passive depressurization system with AF103.2 compliant subfloor preparation under slab

AF103.2 **SUBFLOOR PREPARATION.** A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living space of the building. The gas-permeable layer shall consist of one of the following:

- Minimum 4" thick uniform layer of clean aggregate consisting of material that will pass through a 2" sieve and be retained by a 1/4" sieve; or
- Minimum 4" thick uniform layer of sand (native or fill), overlain by a layer or strips of geo-textile drainage matting designed to allow the lateral slow of soil gases; or
- Other materials, systems, or floor designs with demonstrated capability to permit depressurization across the entire subfloor area

AF103.3 **SOIL-GAS-RETARDER.** A 6-mil polyethylene membrane shall be installed over under-slab aggregate or crawl space soil, lapped 12" and closely fit around penetrations.

AF103.4 **ENTRY ROUTES.** Potential radon entry routes into the building shall be properly sealed.

AF103.4.8 **DUCTS.** Ductwork shall meet the following based on application;

- **Ductwork passing through or beneath a slab** shall be of seamless material unless the air-handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage.
- **Ductwork located in crawl spaces** shall have all seams and joints sealed by closure systems in accordance with Section M1601.4.1. Where fan systems circulate air to living spaces, all ductwork located in crawl spaces shall be positive pressure ductwork.

AF103.5.1.3 **VENT PIPE.** A minimum 3" diameter vent pipe for depressurization with a plumbing tee shall be installed
AF103.6.1 beneath the membrane and extend up through the building floors and terminate at least 12" above the roof,
AF103.6.2 10' away from openings less than 2' below termination and 10' from any window or other opening in adjoining or adjacent buildings.

AF103.10 **COMBINATION FOUNDATIONS.** Combination basement / crawl space or slab-on-grade / crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.

AF103.12 **POWER SOURCE.** To provide for future installation of an active system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall also be accessible in anticipated locations of system failure alarms.

FRAMING

R302.11 **FIREBLOCKING.** In combustible construction fireblocking shall be provided to cut off all concealed draft openings (both horizontal and vertical) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-framed construction in the following locations:

- Concealed spaces of wall studs and partitions, including furred spaces and parallel rows of studs or staggered studs vertically at the ceiling and floor levels and horizontally at intervals not to exceed 10'.
- All interconnections of vertical and horizontal spaces (i.e., soffits, drop ceilings, cove ceilings).
- Concealed spaces between stair stringers at the top and bottom of the run.
- Openings around vents, pipes, ducts, cables, and wires at ceiling and floor level with an approved material to resist free passage of flame and products of combustion.

R302.11.1 **FIREBLOCKING MATERIAL.** Fireblocking shall consist of one of the following (except at openings around vents, pipes, ducts, cables, and wires at ceiling and floor level):

- One layer of 2" nominal lumber
- Two thicknesses of 1" nominal lumber with broken lap joints
- One thickness of 23/32" wood structural panels with joints backed by 23/32" wood structural panels
- One thickness of 3/4" particleboard with joints backed by 3/4" particleboard
- One layer of 1/2" gypsum board
- One layer of 1/4" cement-based millboard
- Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.
- Cellulose insulation installed as tested in accordance with ASTM E119 or UL 263, for the specific application.

R302.12 **DRAFTSTOPPING.** Draftstopping shall be installed in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 square feet

R317.3 **FASTENERS AND CONNECTORS IN CONTACT WITH TREATED WOOD.** Fasteners and connectors in contact with treated wood shall comply with one of the following:

- **Preservative-treated wood:** Fasteners shall be hot dipped zinc-coated galvanized steel, stainless steel, silicone bronze or copper. Connectors shall be in accordance with the connector's manufacturer's specifications (ASTM A653 type G185 zinc-coated galvanized steel or equivalent shall

be used in the absence of manufacturer's specifications (minimum)).

- **Fire-retardant-treated wood used in exterior applications or wet or damp locations:** Fasteners shall be hot dipped zinc-coated galvanized steel, stainless steel, silicone bronze or copper. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
- **Fire-retardant-treated wood used in interior applications:** Fasteners shall be in accordance with the manufacturer's recommendations or per ORSC Section R317.3.3 in the absence of manufacturer's specifications.

R502.8.1 **DRILLING AND NOTCHING OF SAWN LUMBER.** Drilling and notching of sawn lumber joists, rafters and beams shall comply with the following requirements

- Notches shall not exceed 1/6 of the depth of the member
- Notches shall not be longer than 1/3 the depth of the member
- Notches shall not be located in the middle 1/3 of the member's span
- Notches at ends shall not exceed 1/4 of the member's depth
- Tension side of members 4" or greater in nominal thickness shall not be notched except at the ends
- Hole diameters shall not exceed 1/3 of the member's depth
- Holes shall not be closer than 2" to the top or bottom of the member, or to any other hole or notch

R502.8.2 **DRILLING AND NOTCHING OF ENGINEERED WOOD PRODUCTS.** Cuts, notches and holes bored in trusses, structural composite lumber, structural glu-laminated members, cross-laminated timber members, or I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional.

R602.6.1 **DRILLING AND NOTCHING OF TOP PLATES.** When the top plate of an exterior wall or interior load-bearing wall requires cutting, drilling or notching by more than 50% of its width, a galvanized metal tie not less than 0.054" thick (16 gauge) and 1-1/2" wide shall be fastened across and to the top plate at each side of the opening with not less than (8) 10d nails having a minimum length of 1-1/2" at each side or equivalent. The metal tie must extend a minimum of 6" past the opening.

R802.10.1 **ROOF TRUSSES.** Engineered truss design drawings shall be submitted for review and approval prior to
R802.10.3 installation. Trusses shall be braced to prevent rotation. Tie-downs (uplift resistance) shall be installed to
R802.11 provide a continuous load path from the truss to the foundation.

GARAGES

R302.5.1.1 **DWELLING / GARAGE OPENING PROTECTION.** Openings shall be equipped with solid wood doors not less than 1-3/8" in thickness, solid or honeycomb core steel doors not less than 1-3/8" thick or 20-minute fire rated doors.

R302.5.2 **DUCT PENETRATION.** Ducts in the garage and ducts penetrating the walls or ceiling separating the dwelling from the garage shall be constructed of a minimum 26 gauge sheet steel or other approved material and shall have no openings into the garage.

R302.5.3 **OTHER PENETRATIONS.** Penetrations through the dwelling / garage fire separation required by Section R302.6, shall be protected by filling openings with an approved material to resist free passage of flame and products of combustion (per R302.11 item 4).

R302.6 **DWELLING / GARAGE FIRE SEPARATION.** The garage shall be separated from the dwelling as follows:

- **From the residence and attics:** Minimum 1/2" gypsum board or equivalent applied to the garage side.
- **From all habitable rooms above the garage:** Not less than 5/8" type-X gypsum board or equivalent, attached per Table R702.3.5.

M1307.2 **ANCHORAGE OF APPLIANCES.** Water heaters shall be anchored and strapped to resist displacement caused by earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vertical dimensions. At the lower point, the strapping shall maintain a minimum distance of 4" above the controls.

M1307.3 **ELEVATION OF IGNITION SOURCE.** Appliances having an ignition source (generate a glow, spark or flame) shall be elevated such that the source of ignition is not less than 18" above the floor in garages.

M1307.3.1 **PROTECTION FROM IMPACT.** Appliances shall not be installed in a location subject to vehicle damage except where protected by approved barriers. Code approved barrier examples include:

1. Minimum 2" diameter schedule 40 iron pipe filled with concrete extending 36" minimum above the finished slab and embedded 12" minimum below the finished slab in a minimum 6" diameter concrete filled hole.
2. Minimum 6" high wheel barrier bolted to the slab per Figure M1307.3.1
3. Minimum 2" diameter schedule 40 iron pipe with a steel base plate secured to the slab with anchors defined within Figure M1307.3.1.

DWELLING UNIT

R303.1 **M1505.4**	**HABITABLE ROOM LIGHT AND VENTILATION.** All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of the room with a minimum natural ventilation operable area of 4 percent of the floor area of the room. Code defined exceptions allow provisions via artificial light and mechanical ventilation.
R303.3.1 **M1505.2** **M1505.5** **M1504.2**	**VENTILATION OF ROOMS <u>WITH</u> BATHING OR SPA FACILITIES.** Any room with a bathtub, shower or spa facility shall be provided with mechanical ventilation meeting <u>all</u> of the following criteria: • Controlled by a de-humidistat, timer, or other approved means of automatic control; and • Minimum 80 cfm intermittent or 20 cfm continuous exhaust rate; and • Use of 4” diameter, smooth ducts are limited to 20’ in length with 3 elbows maximum; and • Exhaust directly to the outdoors (may not terminate in an attic or crawl space).

R303.3.2
M1505.2
M1505.5
	VENTILATION OF ROOMS <u>WITHOUT</u> BATHING OR SPA FACILITIES. Water closet compartments or toilet rooms without bathtub, shower or spa facilities shall be provided with ventilation meeting <u>one</u> of the following:
	• Aggregate glazing of not less than 3 square feet, one half of which must be operable; or
	• Mechanical ventilation meeting <u>all</u> of the following:
	  o Minimum 50 cfm exhaust rate
	  o Exhaust directly to the outdoors (may not terminate in an attic or crawl space).

R303.4 **M1505.4**	**MECHANICAL VENTILATION.** Each dwelling unit shall be provided with continuously-operating, whole-house mechanical ventilation that is balanced.
M1503 **M1505.5**	**VENTILATION OF KITCHEN RANGE HOODS.** Domestic kitchen cooking appliances shall be equipped with a ducted range hood or down-draft exhaust system meeting <u>all</u> of the following criteria: • Minimum 150 cfm intermittent exhaust rate (>400 cfm exhaust rate requires makeup air); and • Single-wall ducting with a smooth interior surface; and • Air-tight ducting equipped with a backdraft damper; and • Exhaust directly to the outdoors (may not terminate in an attic or crawl space).

M1502	**CLOTHES DRYER EXHAUST.** Dryer exhaust systems shall be independent of all other systems and shall meet <u>all</u> of the following criteria:
	• Convey the moisture to the outdoors
	• Nominal 4” diameter, minimum 0.0157” thick (No. 28 gage) ducting, supported and secured at 4’ intervals
	• Duct length shall meet <u>one</u> of the following:
	  o Maximum of 35’ from dryer to exhaust with fitting reductions per Table M1502.4.5.1; or
	  o As determined by the dryer manufacturer’s installation instructions. The code official shall be provided with a copy of the installation instructions for the make and model of the dryer at the concealment inspection.
	• Makeup air shall be provided for exhaust rates greater than 200 cfm. Where a closet is designed for the installation of a clothes dryer, an opening having an area not less than 100 square inches shall be provided in the closet enclosure.

R308.4 **SAFETY GLAZING.** Safety glazing shall be provided at hazardous locations such as:

- When the sill is less than 60” above the floor or walking surface and it meets either of the following:
  - Within 24” of either side of the door in the plane of the door in a closed position; or
  - Is on a wall less than 180 degrees from the plane of the door in a closed position and within 24” of the hinge side of an in-swinging door.
- When all of the following conditions are met:
  - Exposed area of an individual pane is larger than 9 square feet; and
  - The bottom edge is less than 18” above the floor; and
  - The top edge is more than 36” above the floor; and
  - One or more walking surfaces are within 36”, measured horizontally and in a straight line, of the glazing.
- **Glazing and wet surfaces.** Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60” measured vertically above any standing or walking surface and within 60” measured horizontally and in a straight line from the water’s edge shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.
- **Glazing adjacent to stairs and ramps.** Glazing where the bottom exposed edge of the glazing is less than 36” above the plane of the adjacent walking surface and less than 36” measured horizontally from the walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.
- **Glazing adjacent to the bottom stair landing.** Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36” above the landing and within a 60” horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location unless the glazing is protected by a guard complying with Section R312 and the plane of the glass is more than 18” from the guard.

R310.1 **EMERGENCY ESCAPE AND RESCUE OPENINGS.** Basements and every sleeping room shall have not less
R310.2 than one operable emergency escape and rescue opening meeting all of the following criteria:

- Net clear opening of 5.7 square feet (5 square feet for grade floor windows); and
- Minimum clear opening height of 24”; and
- Minimum clear opening width of 20”; and
- Maximum sill height of 44” measured from the finished floor to the bottom of the clear opening.

R312.2 **WINDOW FALL PROTECTION.** In dwelling units, where the top of the sill of an operable window opening is
R310.2.1 located less than 24” above the finished floor and the finished grade or flat surface not less than 36” in width below on the exterior of the building, the operable window shall comply with one of the following:

- Operable windows with openings that will not allow a 4” diameter sphere to pass through the opening where the opening is in its largest opened position.
- Operable windows are provided with window fall prevention devices that comply with ASTM F2090.
- Operable windows are provided with window opening control devices that comply with R312.2.2.
- Where an operable window serves as an emergency escape and rescue opening, a window opening control device, after operation to release the control device or fall prevention device allowing the window to fully open, shall not reduce the net clear opening of the window unit to less than the area required by Sections R310.2.1.

R311.3 **FLOOR ELEVATIONS AT EXTERIOR DOORS.** There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served and a minimum dimension of 36” in the direction of travel. Landings or floors at the required egress door shall not be more that 1-1/2” lower than the top of the threshold, except the exterior landing may be not more than 8” below the top of the threshold where the door does not swing over the landing or floor (except exterior storm or screen doors).

R314 **SMOKE ALARMS.** Smoke alarms shall comply with NFPA 72 and be listed in accordance with UL 217, and be installed as follows:

Required locations. Within dwelling units, smoke alarms shall be installed in each sleeping room, outside each separate sleeping area, within 21' of any door to a sleeping room measured along the path of travel, and on each additional story of the dwelling, including basements.

Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3:

- **Ionization smoke alarms** shall not be installed less than 20' horizontally from a permanently installed cooking appliance.
- **Ionization smoke alarms** with an alarm-silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance.
- **Photoelectric smoke alarms** shall not be installed less than 6' horizontally from a permanently installed cooking appliance.

Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms. Combination smoke alarms shall be listed in accordance with UL 268 and UL 2075.

Power source. Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exception: Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.

Fire alarm systems. Fire alarm systems shall be permitted to be used in lieu of smoke alarms and shall comply with Sections R314.7.1 through R314.7.4.

R315 **CARBON MONOXIDE ALARMS.** Carbon monoxide alarms shall be listed in accordance with UL 2034, and be installed as follows:

Required locations. Within dwelling units, carbon monoxide alarms shall be located in each sleeping room or within 15' outside of each sleeping room door. Sleeping rooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story. Where a fuel-burning appliance is located within a sleeping room or its attached bathroom, a carbon monoxide alarm shall be installed within the sleeping room.

Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exception: Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.

Carbon monoxide detection systems. Carbon monoxide detection systems shall be permitted to be used in lieu of carbon monoxide alarms and shall comply with Sections R315.7.1 through R315.7.4.

2021 OPSC P408.6 **SHOWERS.** The clear opening width at shower doors shall be at least 22". Showers shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30" diameter circle measured at the top of the threshold maintained to a height of 70" above the drain outlet.

R703.1.1 **EXTERIOR WALL ENVELOPE.** The exterior wall envelope shall be installed in a manner such that water entering the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistant barrier per R703.2, a minimum 1/8" space between the water-resistive barrier and the exterior veneer, and integrated flashings per R703.4. The 1/8" space is not required where the exterior wall covering is installed over a water-resistive barrier per R703.2 and complies with ASTM E2273, or the drawings include details of pan flashings that drain to the exterior surface of the wall covering in a through wall fashion. Self-adhering membrane flashing shall be covered by trim or other measures to protect from sunlight.

OESC 210.12(A) & 210.12(B) **ARC-FAULT CIRCUIT INTERRUPTER PROTECTION.** Arc-Fault Circuit Interrupter circuits are required for all 120 Volt 15-20 amp circuits supplying outlets or devices in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, sunrooms, recreation rooms, closets, hallways, alcoves, laundry areas, or similar rooms or areas.

Exceptions:

- GFCI protected receptacles in dining rooms
- Optional receptacles on dedicated circuits that supply equipment known to cause unwanted tripping
- Branch circuits supplying receptacles or appliances in hallway, kitchens, laundry areas
- Branch circuit extensions / modifications
- Panel replacements

STAIRS & GUARDRAILS

R303.7 **STAIRWAY ILLUMINATION.** All interior and exterior stairways shall be provided with illumination as follows:

R303.8 **N1107.3** **Interior stairway illumination.** Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers. A switch is not required where remote, central or automatic control of lighting is provided. **Exterior stairway illumination.** Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway. All exterior lighting fixtures affixed to the exterior of the building shall be high-efficiency light sources.

R302.7 **UNDER-STAIR PROTECTION.** Enclosed space under stairs that is accessible by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" gypsum board.

R311.7 **STAIRWAYS.** Stairs must comply with the following dimensions:

- Minimum 36" clear width at all points above the permitted handrail height
- Minimum 6'-8" headroom height measured vertically from the sloped line adjoining the tread nosing
- Maximum 8" riser height with 3/8" maximum variation between the smallest and largest
- Minimum 9" tread depth, with 3/8" maximum variation between the smallest and largest

R311.7.6 **LANDINGS FOR STAIRWAYS.** There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36".

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.8 **HANDRAILS.** Stairways with 4 or more risers shall have handrails meeting the following criteria:

- **Height** of not less than 30" and not more than 38" above the sloped plane adjoining tread nosing
- **Continuity** maintained along at least one side of the stairway, shall be returned or shall terminate in newel posts or safety terminals, and if adjacent to a wall shall have not less than a 1-1/2" space between the handrail and the wall. The handrail required for winders shall be located on the side of the stairway where the treads are narrower.
- **Grip-size** shall meet <u>one</u> of the following types or provide equivalent graspability:
  - <u>Type I.</u> Handrails with a circular cross section with an outside diameter not less than 1-1/4" and not greater than 2". If handrail is not circular, it shall have a perimeter dimension of not less than 4" and not greater than 6-1/4" with a maximum cross section of dimension of not more than 2-1/4".
  - <u>Type II.</u> Handrails with a perimeter greater than 6-1/4" with minimum 5/16" deep graspable finger recess areas on both sides of the profile. The finger recesses shall start not more than 3/4" below the top of the rail. The width of the handrail above the recess shall be 1-1/4" minimum and not more than 2-3/4".

R301.5 **R312.1** **GUARDS.** Guards shall be located along open-sided walking surfaces, including stairs, ramps, and landings, that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. Insect screening shall not be considered as a guard. Guards shall comply with the following:

- **Height** shall not be less than 36" high measured vertically above the adjacent walking surface or the line connecting the nosings.
- **Opening limitations** along required guards shall prevent passage of a 4" diameter sphere. Along stairs, the triangular opening formed by the riser, tread and bottom of the guard shall prevent passage of a 6" diameter sphere. Guards along the open sides of stairs shall prevent passage of a 5" diameter sphere (applicable above the second riser of the stair).
- **Resistance** of a 200# concentrated point load applied in any direction at any point along the top shall be provided.

ENERGY EFFICIENCY

N1107.2 **HIGH-EFFICIENCY INTERIOR LIGHTING.** All permanently installed lighting fixtures shall be high efficiency light sources. Screw-in compact fluorescent and LED lamps comply with this requirement, see ORSC definition of "high-efficiency light source" for more options.

N1107.4 **SOLAR INTERCONNECTION PATHWAY.** A square metal junction box not less than 4 inches by 4 inches with a metal box cover shall be provided within 24 inches horizontally or vertically of the main electrical panel. A minimum 3/4" non-flexible metal raceway shall extend from the junction box to a capped roof termination or to an accessible location in the attic with a vertical clearance of not less than 36 inches. Where the raceway terminates in the attic, the termination shall be located not less than 6 inches above the insulation. The end of the raceway shall be marked as “RESERVED FOR SOLAR.”

Exception: In lieu of a 3/4-inch rigid metal raceway, a minimum #10 copper 3-wire MC cable installed from the junction box to the termination point including 6 inches additional wire is permitted.

Table N1101.1(1) **PRESCRIPTIVE ENVELOPE REQUIREMENTS.** All conditioned spaces within residential buildings shall comply with the following AND one additional measure from Table N1101.1(2):

Wall insulation - above grade: R-21 intermediate
Wall insulation - below grade: R-15 c.i. / R-21
Flat ceilings: R-49
Vaulted rafter: R-30 (max 50% of heated floor area)
Vaulted truss: R-30A (max 50% of heated floor area)
Under-floor: R-30
Slab-edge perimeter: R-15
Heated slab interior: R-10 underneath slab with radiant floor heating system within slab
Windows: U- 0.27
Skylights: U-0.50
Exterior doors: U-0.20 (28sf of exterior door per dwelling (max) can have U-0.54 or less)
Exterior doors w/ >2.5sf glazing: U-0.40

Table N1101.1(2) **ADDITIONAL MEASURES.** All conditioned spaces within residential buildings shall comply with one of the below Additional Measures:

Additional Measures (select one):

	1) HIGH EFFICIENCY HVAC SYSTEM a. Gas-fired furnace or boiler AUE 94%, **OR** b. Air source heat pump HSPF 10.0 / 14.0 SEER cooling, **OR** c. Ground source heat pump COP 3.5 or Energy Star rated
	2) HIGH EFFICIENCY WATER HEATING SYSTEM a. Natural gas / propane water heater with UEF 0.90, **OR** b. Electric heat pump water heater with minimum 2.0 COP, **OR** c. Natural gas / propane tankless / instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower / tub-shower
	3) WALL INSULATION UPGRADE Exterior walls: U-0.045 / R-21 conventional framing + R-5 continuous insulation
	4) ADVANCED ENVELOPE • Windows: U-0.21 (Area weighted average), **AND** • Flat ceiling: U-0.017 / R-60, **AND** • Framed floors: U-0.026 / R-38 or Slab Edge Insulation: F-0.48 or less (R-10 for 48”; R-15 for 36” or R-5 fully insulated slab)
X	**5) DUCTLESS HEAT PUMP** For dwelling units with all-electric heat provide: • Ductless heat pump HSPF 10.0 in primary zone replaces zonal electric heat sources, **AND** • Programmable thermostat for all heaters in bedrooms
	6) HIGH EFFICIENCY THERMAL ENVELOPE UA Proposed UA is 8% lower than the code UA in accordance with Table N1104.1(1)
	7) GLAZING AREA Glazing area, measured as the total of framed openings, is less than 12% of conditioned floor area.
	8) ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66%.

City of Portland, Oregon
Bureau of Development Services
Site Development
FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner
David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

SITE DEVELOPMENT PERMIT INSPECTION RECORD

24-HOUR INSPECTION REQUEST SERVICE

Buildings	TDD	Fire Marshal
(503) 823-7000	(503) 823-6868	(503) 823-3700

THIS RECORD SHALL BE MAINTAINED IN A CONSPICUOUS PLACE ON THE JOB UNTIL COMPLETION.

PLEASE CALL FOR ALL INSPECTIONS.

APPROVED PLANS REQUIRED ON JOB SITE AT ALL TIMES.

NO WORK OF ANY KIND, ON ANY PART OF ANY BUILDING OR STRUCTURE REQUIRING INSPECTION SHALL BE COVERED OR CONCEALED IN ANY MANNER WHATSOEVER, WITHOUT FIRST OBTAINING APPROVAL.

Place permit sticker here

Inspection Record invalid without sticker

Address: 4429 N VANCOUVER AVE
RNumber: R146800010
IVR Number: 4826982
Permit Number: 22-163692-000-00-SD
General Contractor:
Contact Phone:
Excavation Contractor:
Contact Phone:

IVR CODE	INSPECTION/COMMENTS	DATE	INSP
200 - Pre-Construction EC			
210 - Permanent EC Measures			
999 - Permit Final			

This permit shall become null and void without prior notification by the Bureau of Development Services, if such work authorized by this permit is not commenced within 180 days from the date of issuance, or if said work is suspended or abandoned for a period of 180 days from the start of such work.

RECORD OF SURVEY

A PORTION OF LOTS 5 AND 8, BLOCK 18, CENTRAL ALBINA ADDITION AND A PORTION OF LOT 1, BLOCK 1, CENTRAL ALBINA, LOCATED IN THE NE 1/4 AND SE 1/4 OF SECTION 22, T. 1. N., R. 1 E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

OCTOBER 9, 2012

MULTNOMAH COUNTY
SURVEY RECORDS

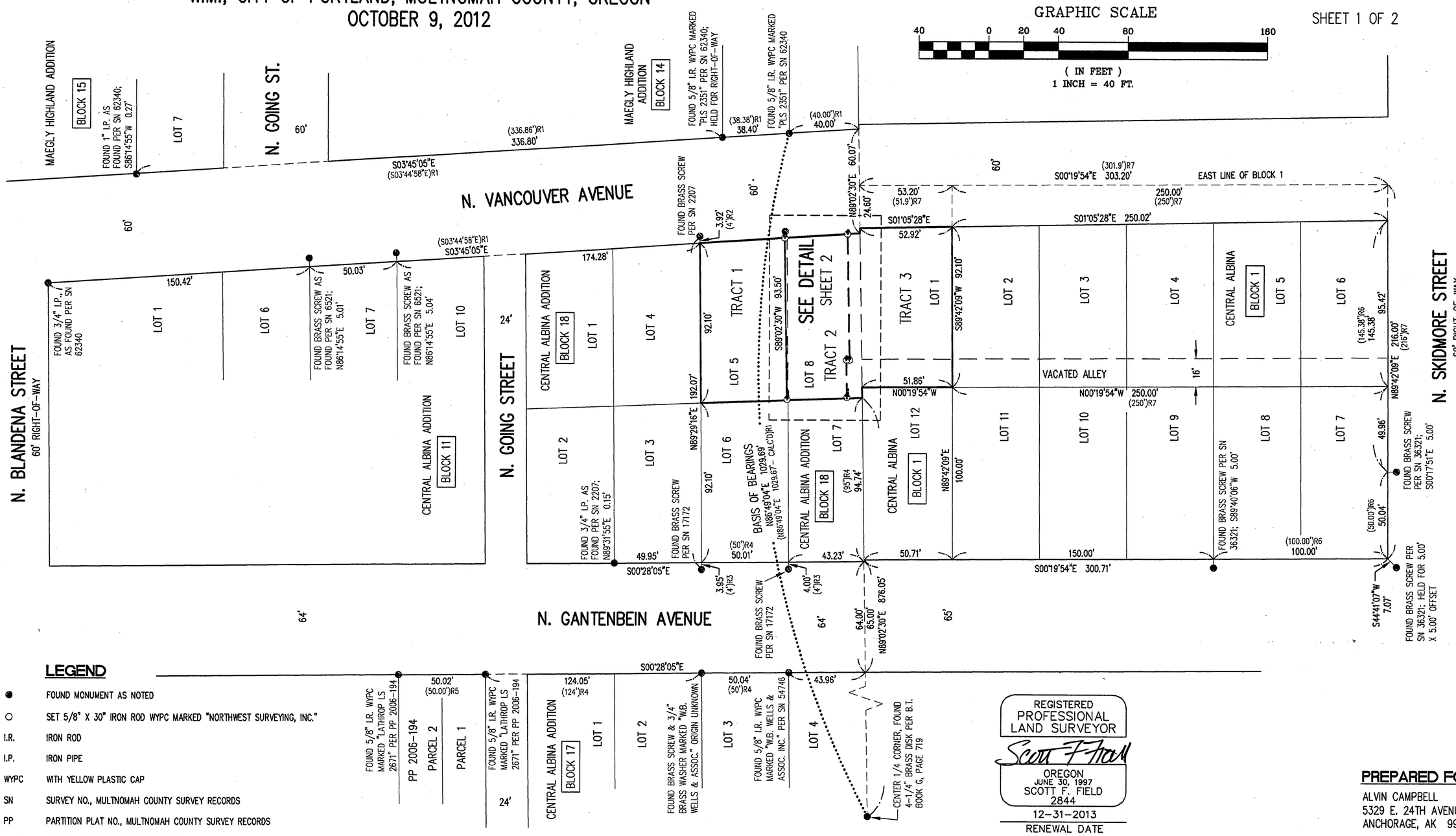
DATE FILED OCTOBER 19, 2012

63421
REGISTER NUMBER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT.



LEGEND

●	FOUND MONUMENT AS NOTED
○	SET 5/8" X 30" IRON ROD WYPC MARKED "NORTHWEST SURVEYING, INC."
I.R.	IRON ROD
I.P.	IRON PIPE
WYPC	WITH YELLOW PLASTIC CAP
SN	SURVEY NO., MULTNOMAH COUNTY SURVEY RECORDS
PP	PARTITION PLAT NO., MULTNOMAH COUNTY SURVEY RECORDS
( )R1	RECORD INFORMATION PER SN 62340
( )R2	RECORD INFORMATION PER SN 2207
( )R3	RECORD INFORMATION PER SN 17172
( )R4	RECORD INFORMATION PER PLAT OF CENTRAL ALBINA ADDITION
( )R5	RECORD INFORMATION PER PP 2006-194
( )R6	RECORD INFORMATION PER SN 36321
( )R7	RECORD INFORMATION PER PLAT OF CENTRAL ALBINA

REGISTERED PROFESSIONAL LAND SURVEYOR
Scott F. Field
OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844
12-31-2013
RENEWAL DATE

PREPARED FOR
ALVIN CAMPBELL
5329 E. 24TH AVENUE
ANCHORAGE, AK 99508

JOB NAME:	CONKRAFT PLA
JOB NUMBER:	821
DRAWN BY:	SFF
CHECKED BY:	CHS
DRAWING NO:	821PLA-ROS.DWG

BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL
NORTHWEST SURVEYING, Inc.
1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006
PHONE: (503) 848-2127 FAX: (503) 848-2179

63421

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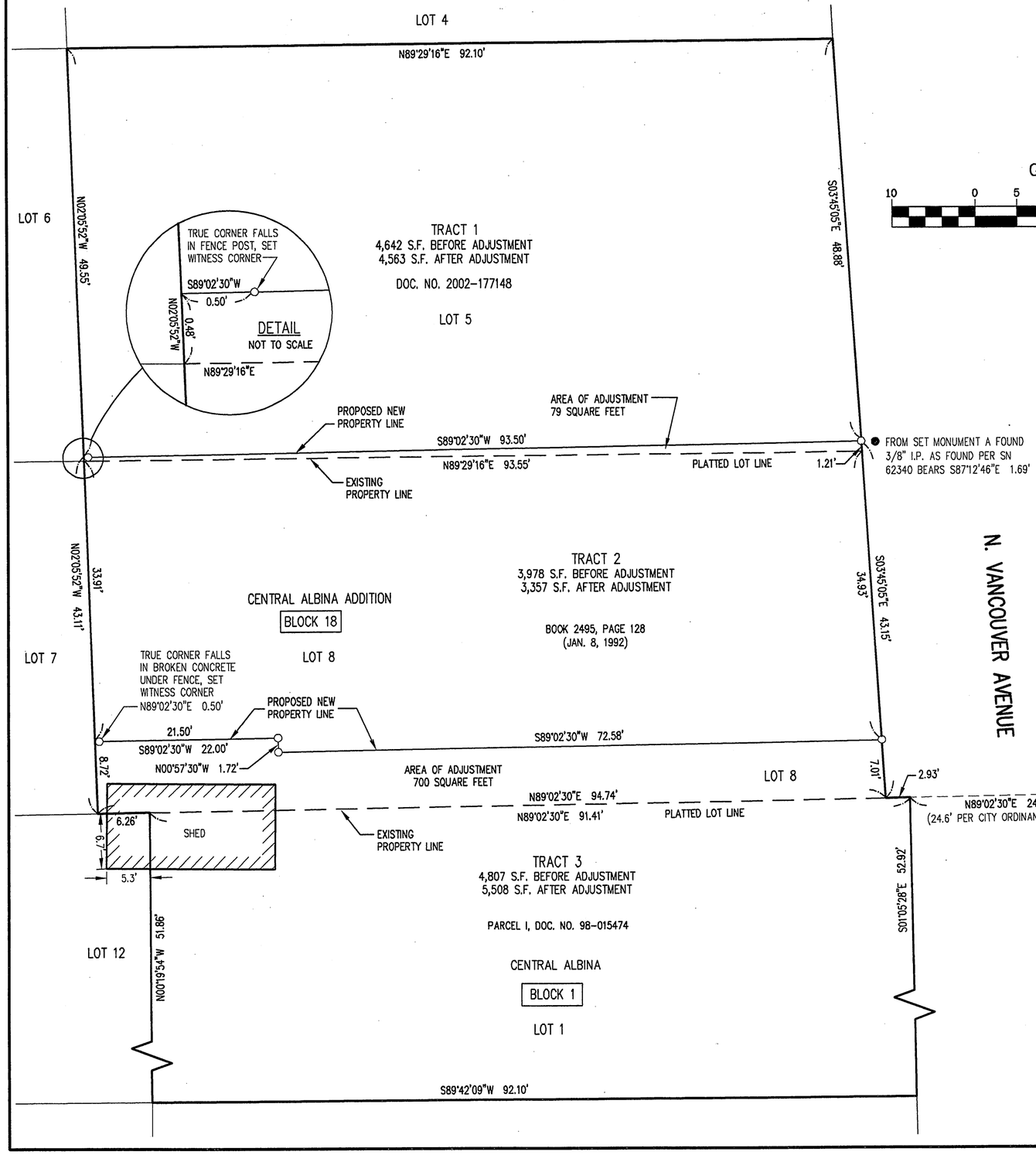
SUBMITTED
10/17/2022

63421

RECORD OF SURVEY

A PORTION OF LOTS 5 AND 8, BLOCK 18, CENTRAL ALBINA ADDITION AND A PORTION OF LOT 1, BLOCK 1, CENTRAL ALBINA, LOCATED IN THE NE 1/4 AND SE 1/4 OF SECTION 22, T. 1. N., R. 1 E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

OCTOBER 9, 2012



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 10 FT.

MULTNOMAH COUNTY
SURVEY RECORDS

DATE FILED OCTOBER 19, 2012

63421
REGISTER NUMBER

SHEET 2 OF 2

LEGEND

●	FOUND MONUMENT AS NOTED
○	SET 5/8" X 30" IRON ROD WYPC MARKED "NORTHWEST SURVEYING, INC."
I.R.	IRON ROD
I.P.	IRON PIPE
WYPC	WITH YELLOW PLASTIC CAP
SN	SURVEY NO., MULTNOMAH COUNTY SURVEY RECORDS
PP	PARTITION PLAT NO., MULTNOMAH COUNTY SURVEY RECORDS
( )R1	RECORD INFORMATION PER SN 62340
( )R2	RECORD INFORMATION PER SN 2207
( )R3	RECORD INFORMATION PER SN 17172
( )R4	RECORD INFORMATION PER PLAT OF CENTRAL ALBINA ADDITION
( )R5	RECORD INFORMATION PER PP 2006-194
( )R6	RECORD INFORMATION PER SN 36321
( )R7	RECORD INFORMATION PER PLAT OF CENTRAL ALBINA

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT TWO PROPERTY LINE ADJUSTMENTS BETWEEN THE COMMON LINES OF PROPERTIES DESCRIBED IN DOCUMENT NO. 2002-177148, 98-015474 AND BOOK 2495, PAGE 128. MY BASIS OF BEARING IS BETWEEN FOUND MONUMENTS AS SHOWN HOLDING A CALCULATED BEARING FROM SN 62340. FOR THE QUARTER SECTION LINE, I HELD THE CENTER ONE-QUARTER CORNER AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N. VANCOUVER AVENUE 40.00 FEET SOUTHERLY FROM THE MONUMENT SET PER SN 62340. THIS LINE WAS ALSO HELD FOR THE NORTH LINE OF CENTRAL ALBINA AND THE SOUTH LINE OF CENTRAL ALBINA ADDITION. FOR THE RIGHT-OF-WAY OF N. VANCOUVER AVENUE ADJACENT TO BLOCK 18, I HELD THE FOUND MONUMENT ON THE NORTH LINE OF BLOCK 11 AND THE MONUMENT SET BY SN 62340 AS NOTED. FOR THE RIGHT-OF-WAY OF N. GANTENBEIN AVENUE WITHIN CENTRAL ALBINA ADDITION, I HELD THE FOUND MONUMENTS AT THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2006-194 AND THE NORTHEAST CORNER OF LOT 4, BLOCK 17. FOR THE NORTH LINE OF LOTS 5 AND 6, BLOCK 18, I HELD A LINE BETWEEN THE OFFSET MONUMENTS AT THE NORTHEAST CORNER OF LOT 5 AND THE NORTHWEST CORNER OF LOT 6. FOR THE SOUTH LINE OF LOTS 5 AND 6, I HELD A LINE PARALLEL WITH THEIR NORTH LINE EXTENDING EASTERLY FROM THE OFFSET MONUMENT TO THE SOUTHWEST CORNER OF LOT 6. THE COMMON LINES BETWEEN LOTS 5 AND 6, AND LOTS 7 AND 8, BLOCK 18 WERE THEN ESTABLISHED BY PROPORTIONMENT BETWEEN THE RIGHT-OF-WAY LINES.

THE SOUTHEAST CORNER OF BLOCK 17, CENTRAL ALBINA ADDITION WAS CALCULATED BY INTERSECTING THE EAST LINE OF SAID BLOCK WITH THE QUARTER SECTION LINE. THE RIGHT-OF-WAY OF N. GANTENBEIN AVENUE WITHIN CENTRAL ALBINA WAS ESTABLISHED HOLDING THE OFFSET MONUMENT TO THE NORTHWEST CORNER OF LOT 8, BLOCK 1 AND THE CALCULATED SOUTHEAST CORNER OF BLOCK 17, CENTRAL ALBINA ADDITION. THE RIGHT-OF-WAY OF N. SKIDMORE STREET WAS ESTABLISHED HOLDING OFFSET MONUMENTS ADJACENT TO THE SOUTH LINE OF LOT 7, BLOCK 1. THE EAST LINE OF BLOCK 1 WAS ESTABLISHED PARALLEL WITH AND AT PLAT DISTANCE FROM THE WEST LINE OF BLOCK 1. A PORTION OF BLOCK 1 ALONG ITS EAST SIDE WAS ACQUIRED FOR RIGHT-OF-WAY AS DESCRIBED IN CITY ORDINANCE NO. 12982 (9/8/1902) AND 13182 (1/21/1903). THE ORDINANCES REFERENCE THE CITY ENGINEER HAVING MADE A SURVEY MAP FOR THE PORTION OF BLOCK 1 ACQUIRED FOR ADDITIONAL RIGHT-OF-WAY, HOWEVER THIS MAP COULD NOT BE LOCATED BY CITY OR COUNTY EMPLOYEES AND IT IS UNKNOWN IF IT STILL EXISTS. FOR THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF N. VANCOUVER AVENUE INTERSECTS THE SOUTH LINE OF BLOCK 1, I HELD THE RECORD DISTANCE PER SN 36321 FROM THE OFFSET MONUMENT ADJACENT TO THE SOUTH LINE OF LOT 7. FOR THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE INTERSECTS THE NORTH LINE OF BLOCK 1, I HELD THE RECORD DISTANCE FROM THE NORTHEAST CORNER OF BLOCK 1 DESCRIBED WITHIN ORDINANCE 12982. PLAT DIMENSIONS WERE HELD FOR LOTS 2-11 INCLUSIVE OF BLOCK 1 WITH THE REMAINDER BEING APPLIED TO LOTS 1 AND 12. THIS IS IN AGREEMENT WITH THE PLAT THAT APPLIED THE REMAINDER TO THESE LOTS AND TAKES INTO ACCOUNT ANY DEVIATION THAT MAY HAVE OCCURRED WITH THE CENTER SECTION LINE (PLAT BOUNDARIES) AFTER THE PLATS WERE RECORDED. THE ADJUSTED LINES WERE THEN MONUMENTED AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott F Field

OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844

12-31-2013
RENEWAL DATE

PREPARED FOR

ALVIN CAMPBELL
5329 E. 24TH AVENUE
ANCHORAGE, AK 99508

JOB NAME:	CONKRAFT PLA
JOB NUMBER:	821
DRAWN BY:	SFF
CHECKED BY:	CHS
DRAWING NO:	821PLA-ROS.DWG

BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL
NORTHWEST SURVEYING, Inc.
1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006
PHONE: (503) 848-2127 FAX: (503) 848-2179

63421

63421

SUBMITTED
10/17/2022

63121

CITY OF PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
www.portlandoregon.gov/bds

Request an inspection call: 503-823-7000 for automated inspection request line. **TTY:** 503-823-6868

Residential Inspection Record Card

DO NOT POUR ANY CONCRETE UNTIL THE NEEDED INSPECTIONS BELOW HAVE BEEN SIGNED

Building	IVR#	App by	Date	Inspector's Notes	App By	Date	Plbg/Elec/Mech/Spec	IVR#
Tree Preservation	507						Grounding Electrode	227
Erosion Control	200						Radon Mitigation	238
Setbacks	215						Waterproofing	245
Footings	220						Reinforcing/Masonry	250
Foundation Wall	225						Underslab Plumbing	305
Reinforcing/Concrete	230						Oil Tank Pad	670
Concrete Slab	235						Electrical Temp. Service	115
BES Storm Eval	487							

For Demolition Permits - below inspections must be signed before Demo Permit can be Finaled

Demolition	288						Decomm. Septic Sys.	842
Sewer Cap	360						Other	295

POST & BEAM - Do not install sub floor until the needed inspections have been Approved and Signed

Post & Beam Struct.	240						Post & Beam Plbg.	300
Other	295						Post & Beam Mec.	600

Rough Inspections must be inspected and approved prior to Framing Inspection requested

Interim EC	205						Perm. Electrical Service	120
Shearwall	260						Rough Electrical	105
Firewall	265						Rough Plumbing	310
Fire Sprinklers	320						Shower Pan	315
Framing	270			☐ M.C.			Gas Line	605
Fireplace	255						Green Tag	615
Roofing	285						Rough Mech.	620

Insulation - Do not cover until Insulation is Approved and Signed

Insulation	280							

Ground Utilities

Sanitary Sewer	350						Storm Sewer	355
Water Service	345						Rain Drains	365
Backflow Device	335						Other	295

Final Inspections - Have all other Final Inspections approved and signed prior to requesting 999

Permanent EC	210						Mechanical Final	699
Electrical Final	199						Grading Final	990
Structural Final	299			☐ H.E.L			Final Permit	999
Plumbing Final	399							

☐ **Okay to Occupy** ☐ **Do Not Occupy until the needed inspections above have been approved and signed**

CITY OF PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
www.portlandoregon.gov/bds

POST IN CLEAR VIEW AND IN ACCESSIBLE LOCATION

Request an inspection call: 503-823-7000 for automated inspection request line. **TTY:** 503-823-6868

IVR #:
4826970

Address:

Notes:
4445 N VANCOUVER AVE - UNIT 1
NEW TOWNHOUSE: UNIT 1:
22-163680-RS

Development Services Approval:

For a **Stormwater Treatment Facility** inspection call 503-823-7761 or use IVR # 487.

Contact Us:
1900 SW 4th Avenue
Portland, OR 97201

Phone: 503-823-7300
TTY: 503-823-6868

www.portlandoregon.gov/bds

Residential Inspections: 503-823-7388

Urban Forestry: 503-823-8733

Permitting Services: 503-823-7357

Planning and Zoning: 503-823-7526

Mechanical, Electrical, Plumbing
Sign Permits: 503-823-7363

Permit Status via voicemail: 503-823-7000 (4)

Work related to this Building Permit may be subject to regulations governing the removal, handling, and/or disposal of asbestos and/or lead-based paint. For Asbestos concerns: Contact DEQ: **1-888-997-7888;** Lead-base paint concerns: Contact Oregon Health Authority: **971-673-0440**.

BEFORE YOU DIG
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. Call 1-800-332-2344 for locates.

Homeowner:
This is your Record of Permits and Inspections and should be kept with your permanent records.

This permit will expire if 180 days pass without an approved inspection. A permit can be extended one time only. Call for questions 503-823-7388.

If Special Inspections (i.e. adhesive anchors, soils, concrete construction) are required, a Special Inspection Final Summary Report must be submitted and approved prior to requesting a Final Permit Inspection #999.

To help ensure equal access to City programs, services and activities, the City of Portland will provide translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and information, call 503-823-7300, TTY 503-823-6868, use Oregon Relay Service: 711, come to 1900 SW 4th Ave, 5th Floor, Portland, OR 97201, or email bds@portlandoregon.gov.

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

Subcontractor Permit Information Process

A Message to the Home Owner and General Contractor about Trade Work Associated with this Project:

As of February 1, 2016 if residential building permit applicants do not have completed/signed trade permit applications (mechanical, electrical, plumbing) for sub-contractors when submitting their building permit application, the trade work will not be included under that permit number and is not eligible to be added to the permit at a later date. The required trade permits must be applied for separately when sub-contractors are hired.

If this is the case for your project BDS recommends you use the space below to record the trade permit number(s) obtained in association with the project. You may also show this card to the BDS inspector who comes to inspect these trade permits and request they note on this record inspection results.

Permit Number	Issued Date	Approved by (Inspector name & date)	Notes

This record of permits and inspection should be kept with your permanent records.

Instructions about the following are available at www.portlandoregon.gov/bds/67391

1. How to request an inspection using the (IVR) system.

2. Accessing and viewing daily on-line Residential Inspection Route slips.

City of Portland, Oregon
Bureau of Development Services
www.portlandoregon.gov/bds

Inspection Request (IVR) Pocket Reference

Dial: 503-823-7000 **TTY:** 503-823-6868 **Press:**

1	Schedule an Inspection
2	Cancel or Reschedule an Inspection
(**1 & 2**	Don't hang up without a confirmation number)
3	Obtain Inspection Results
4	Obtain Plan Review Status via FAX
5	Obtain Fax Back Documents
6	Obtain a List of Scheduled Inspections by IVR Number
0	Speak with Inspection Section regarding your inspection or to obtain your IVR number
*	Listen to General Information
#	Hang Up

If tree preservation is required on your approved plans, approval of inspection #507 is required before requesting further inspections.

Inspection #200 must be in place prior to any ground disturbance activities, and must be requested first when requesting inspection for setbacks, footings and foundation inspections.

Inspection #210 must be approved before permit final approval.

Building
507 Tree Preservation
200 Pre-Construction Erosion Control
205 Interim Erosion Control
210 Permanent Erosion Control Measures
215 Setbacks
220 Footings
225 Foundation
226 Foundation Drain
227 Grounding Electrode (RS only)
230 Concrete/Reinforcing
235 Slab/Flatwork
238 Radon Mitigation
240 Underfloor/Post & Beam
245 Waterproofing (RS Only)
250 Masonry/Reinforcing
255 Masonry Fireplace
260 Shearwalls (use 270 for CO permits)
261 Reinspection Shearwall (RS Only)
265 Firewall Nailing (use 275 for CO permits)
270 Framing
271 Reinspection Framing (CO & MG Only)
275 Wallboard Attachment
277 Ceiling Grid
280 Insulation/Vapor Barrier
285 Roofing
288 Demolition
290 Temporary Occupancy
295 Other/Consultation
299 Final - Structural (RS Only)
487 BES On-Site Stormwater Facility Eval
510 Tree Preservation/Env Zone
990 Final - Grading (RS Only)
992 Final - Subsurface (RS Only)
999 Final Permits (CO, RS - to final job)

Development Review
507 Tree Preservation
200 Pre-Construction Erosion Control
210 Permanent EC Measures
487 BES ON-Site Stormwater Facility Eval
555 Code Compliance Inspection
842 Decommission System (Pumped & Filled)
999 Final Permit

Electrical
105 Rough-in - Electrical
107 Cover Electric In-Floor Heat
110 Underground-Electrical

Electrical, continued
111 Electrical Service Reconnect
115 Temporary Electrical Service
120 Permanent Electrical Service
125 Low Voltage/Alarm
135 Hot Tub/Spa/Swimming Pool
140 Industrial Plant
145 Circuits/Feeders
150 Generator/Transfer Switch
155 Other/Consultation - Electrical
199 Final - Electrical

Mechanical
600 Underfloor/Post & Beam, Mechanical
605 New Gas Piping/Pressure Test
610 Extend Gas Piping/Pressure Test
615 Gas Line Tag
617 Hydronic Piping (Closed/Open Loop)
620 Rough-in Mechanical
625 Wood Stove/Pellet Stove/Decorative Appl
630 AC/Furnace/Heat Pump/HVAC
635 Kitchen Exhaust/Commercial Hood
640 Oil Tank
645 Vent/Chimney Liner
650 Other/Consultation- Mechanical
670 Oil Tank Pad
699 Final - Mechanical

Plumbing (RS and PT Permits only)
300 Post and Beam - Plumbing
305 Underslab/Ground Work - Plumbing
310 Rough-In/Top Out Plumbing
312 Hydronic Piping (Open Loop Only)
315 Shower Pan/Bathtub Test
320 Fire Sprinklers
325 Fixture Cap
330 Drain Reversal
335 Backflow Device (Water Supply)
337 Backwater Valve (Drainage)
340 Water Heater
345 Water Service
350 Sanitary Sewer
355 Storm Sewer
360 Sewer Cap
365 Rain Drains
370 Catch Basin
375 Manhole
380 Detention Facility
390 Dry Well
392 Sewer Connection
395 Soakage Trench
396 Medical Gas/Vacuum System
397 Other/Consultation-Plbg
399 Final - Plumbing

Sanitation Permits

On-Site Sewage Disposal Permit
800 Initial Advanced Treatment Technology
802 Secondary Adv. Treatment Technology
804 Final Advanced Treatment Technology
806 Alternative System
808 Initial Capping Fill
810 Secondary Capping Fill
812 Final Capping Fill
814 Drainfield
816 Gray Water Sump
818 Initial Holding Tank
820 Secondary Holding Tank
822 Final Holding Tank
824 Pressure Distribution
826 Pumping System
828 Redundant System
830 Initial Sand Filter
832 Secondary Sand Filter
834 Final Sand Filter
836 Septic Tank
838 Steep Slope System/Disposal
840 Tile Dewatering
842 Decommission System (Pumped & Filled)
999 Final Permit

On-Site Sewage Evaluation/Services
842 Decommission System (Pumped & Filled)
844 Sep. Sys. Pumped/Drain Lines Staked
846 Septic System Staked
848 Test Pits Dug and Flagged

Sewer Permits (UC)
350 Sanitary Sewer
842 Decommission System (pumped & filled)
399 Final Plumbing

Site Development Permits
507 Tree Preservation
200 Pre-Construction Erosion Control
205 Interim Erosion Control Inspection
210 Permanent Erosion Control Inspections
487 BES On-Site Stormwater Facility Eval
500 Site Development Inspection
510 Tree Preservation/Env Zone
512 Clearing Limits
514 Landscape Mitigation/Env. Zone Planting
516 Pedestrian Pathway/Trail
518 Retaining Wall Footing
520 Retaining Wall Forms/Reinforcing
522 Site Grading
524 Stormwater Culvert/Riprap
526 Trench Backfill Compaction
530 Private Street Curb Setback
532 Private Street Subgrade
534 Private Street Base Rock
536 Private Street Base Lift
538 Private Street Top Lift
540 Private Street Sidewalk/ADA Ramps
542 Private Street Signage
544 Street Light Base
546 Street Light Pole
550 Private Street Final Inspection
990 Final - Grading
999 Final Permit

Manufactured Homes
120 Permanent Electrical Service
200 Pre-Construction Erosion Control
210 Permanent Erosion Control measures
227 Grounding Electrode
337 Backwater Valve (Drainage)
487 BES On-Site Stormwater Facility Eval
605 New Gas Piping/Pressure Test
625 Wood Stove/Pellet Stove/Decorative Appl
630 AC/Furnace/Heat Pump/HVAC
700 Footing Form/Okay to Pour
706 Foundation Blocking
708 Tie Downs
710 Sewer Connection Outside
714 Water Service
716 Electrical Feeder
722 Heating Duct
728 Enclose/Install Perimeter Foundation
730 Perimeter Foundation
740 Rain Drain System
742 Stormwater Disposal
756 Garage/Carport Final
299 Final - Building
199 Final - Electrical
699 Final - Mechanical
399 Final - Plumbing
999 Final Permit

Zoning (ZP Permits)
487 BES On-Site Stormwater Facility Eval
555 Final - Code Compliance Inspection

Sign Permits
400 Sign Footings
405 Electrical Service - Sign
410 Sign Structure
999 Final Permit

Miscellaneous
440 Adult Care License

insp_ivr_pktcust 12/07/15

Instructions available at: www.portlandoregon.gov/bds/article/81111

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IVR #:
4826970

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4445 N VANCOUVER AVE - UNIT 1
NEW TOWNHOUSE: UNIT 1:
22-163680-RS

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TTY: 503-823-6868

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Residential Inspections: 503-823-7388

Urban Forestry: 503-823-8733

Permitting Services: 503-823-7357

Planning and Zoning: 503-823-7526

Mechanical, Electrical, Plumbing
Sign Permits: 503-823-7363

Permit Status via voicemail: 503-823-7000 (4)

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City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

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6	Obtain a List of Scheduled Inspections by IVR Number
0	Speak with Inspection Section regarding your inspection or to obtain your IVR number
*	Listen to General Information
#	Hang Up

If tree preservation is required on your approved plans, approval of inspection #507 is required before requesting further inspections.

Inspection #200 must be in place prior to any ground disturbance activities, and must be requested first when requesting inspection for setbacks, footings and foundation inspections.

Inspection #210 must be approved before permit final approval.

Building
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200 Pre-Construction Erosion Control
205 Interim Erosion Control
210 Permanent Erosion Control Measures
215 Setbacks
220 Footings
225 Foundation
226 Foundation Drain
227 Grounding Electrode (RS only)
230 Concrete/Reinforcing
235 Slab/Flatwork
238 Radon Mitigation
240 Underfloor/Post & Beam
245 Waterproofing (RS Only)
250 Masonry/Reinforcing
255 Masonry Fireplace
260 Shearwalls (use 270 for CO permits)
261 Reinspection Shearwall (RS Only)
265 Firewall Nailing (use 275 for CO permits)
270 Framing
271 Reinspection Framing (CO & MG Only)
275 Wallboard Attachment
277 Ceiling Grid
280 Insulation/Vapor Barrier
285 Roofing
288 Demolition
290 Temporary Occupancy
295 Other/Consultation
299 Final - Structural (RS Only)
487 BES On-Site Stormwater Facility Eval
510 Tree Preservation/Env Zone
990 Final - Grading (RS Only)
992 Final - Subsurface (RS Only)
999 Final Permits (CO, RS - to final job)

Development Review
507 Tree Preservation
200 Pre-Construction Erosion Control
210 Permanent EC Measures
487 BES ON-Site Stormwater Facility Eval
555 Code Compliance Inspection
842 Decommission System (Pumped & Filled)
999 Final Permit

Electrical
105 Rough-in - Electrical
107 Cover Electric In-Floor Heat
110 Underground-Electrical

Electrical, continued
111 Electrical Service Reconnect
115 Temporary Electrical Service
120 Permanent Electrical Service
125 Low Voltage/Alarm
135 Hot Tub/Spa/Swimming Pool
140 Industrial Plant
145 Circuits/Feeders
150 Generator/Transfer Switch
155 Other/Consultation - Electrical
199 Final - Electrical

Mechanical
600 Underfloor/Post & Beam, Mechanical
605 New Gas Piping/Pressure Test
610 Extend Gas Piping/Pressure Test
615 Gas Line Tag
617 Hydronic Piping (Closed/Open Loop)
620 Rough-in Mechanical
625 Wood Stove/Pellet Stove/Decorative Appl
630 AC/Furnace/Heat Pump/HVAC
635 Kitchen Exhaust/Commercial Hood
640 Oil Tank
645 Vent/Chimney Liner
650 Other/Consultation- Mechanical
670 Oil Tank Pad
699 Final - Mechanical

Plumbing (RS and PT Permits only)
300 Post and Beam - Plumbing
305 Underslab/Ground Work - Plumbing
310 Rough-In/Top Out Plumbing
312 Hydronic Piping (Open Loop Only)
315 Shower Pan/Bathtub Test
320 Fire Sprinklers
325 Fixture Cap
330 Drain Reversal
335 Backflow Device (Water Supply)
337 Backwater Valve (Drainage)
340 Water Heater
345 Water Service
350 Sanitary Sewer
355 Storm Sewer
360 Sewer Cap
365 Rain Drains
370 Catch Basin
375 Manhole
380 Detention Facility
390 Dry Well
392 Sewer Connection
395 Soakage Trench
396 Medical Gas/Vacuum System
397 Other/Consultation-Plbg
399 Final - Plumbing

Sanitation Permits

On-Site Sewage Disposal Permit
800 Initial Advanced Treatment Technology
802 Secondary Adv. Treatment Technology
804 Final Advanced Treatment Technology
806 Alternative System
808 Initial Capping Fill
810 Secondary Capping Fill
812 Final Capping Fill
814 Drainfield
816 Gray Water Sump
818 Initial Holding Tank
820 Secondary Holding Tank
822 Final Holding Tank
824 Pressure Distribution
826 Pumping System
828 Redundant System
830 Initial Sand Filter
832 Secondary Sand Filter
834 Final Sand Filter
836 Septic Tank
838 Steep Slope System/Disposal
840 Tile Dewatering
842 Decommission System (Pumped & Filled)
999 Final Permit

On-Site Sewage Evaluation/Services
842 Decommission System (Pumped & Filled)
844 Sep. Sys. Pumped/Drain Lines Staked
846 Septic System Staked
848 Test Pits Dug and Flagged

Sewer Permits (UC)
350 Sanitary Sewer
842 Decommission System (pumped & filled)
399 Final Plumbing

Site Development Permits
507 Tree Preservation
200 Pre-Construction Erosion Control
205 Interim Erosion Control Inspection
210 Permanent Erosion Control Inspections
487 BES On-Site Stormwater Facility Eval
500 Site Development Inspection
510 Tree Preservation/Env Zone
512 Clearing Limits
514 Landscape Mitigation/Env. Zone Planting
516 Pedestrian Pathway/Trail
518 Retaining Wall Footing
520 Retaining Wall Forms/Reinforcing
522 Site Grading
524 Stormwater Culvert/Riprap
526 Trench Backfill Compaction
530 Private Street Curb Setback
532 Private Street Subgrade
534 Private Street Base Rock
536 Private Street Base Lift
538 Private Street Top Lift
540 Private Street Sidewalk/ADA Ramps
542 Private Street Signage
544 Street Light Base
546 Street Light Pole
550 Private Street Final Inspection
990 Final - Grading
999 Final Permit

Manufactured Homes
120 Permanent Electrical Service
200 Pre-Construction Erosion Control
210 Permanent Erosion Control measures
227 Grounding Electrode
337 Backwater Valve (Drainage)
487 BES On-Site Stormwater Facility Eval
605 New Gas Piping/Pressure Test
625 Wood Stove/Pellet Stove/Decorative Appl
630 AC/Furnace/Heat Pump/HVAC
700 Footing Form/Okay to Pour
706 Foundation Blocking
708 Tie Downs
710 Sewer Connection Outside
714 Water Service
716 Electrical Feeder
722 Heating Duct
728 Enclose/Install Perimeter Foundation
730 Perimeter Foundation
740 Rain Drain System
742 Stormwater Disposal
756 Garage/Carport Final
299 Final - Building
199 Final - Electrical
699 Final - Mechanical
399 Final - Plumbing
999 Final Permit

Zoning (ZP Permits)
487 BES On-Site Stormwater Facility Eval
555 Final - Code Compliance Inspection

Sign Permits
400 Sign Footings
405 Electrical Service - Sign
410 Sign Structure
999 Final Permit

Miscellaneous
440 Adult Care License

insp_ivr_pktcust 12/07/15

Instructions available at: www.portlandoregon.gov/bds/article/81111

CITY OF PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
www.portlandoregon.gov/bds

Request an inspection call: 503-823-7000 for automated inspection request line. **TTY:** 503-823-6868

Residential Inspection Record Card

DO NOT POUR ANY CONCRETE UNTIL THE NEEDED INSPECTIONS BELOW HAVE BEEN SIGNED

Building	IVR#	App by	Date	Inspector's Notes	App By	Date	Plbg/Elec/Mech/Spec	IVR#
Tree Preservation	507						Grounding Electrode	227
Erosion Control	200						Radon Mitigation	238
Setbacks	215						Waterproofing	245
Footings	220						Reinforcing/Masonry	250
Foundation Wall	225						Underslab Plumbing	305
Reinforcing/Concrete	230						Oil Tank Pad	670
Concrete Slab	235						Electrical Temp. Service	115
BES Storm Eval	487							

For Demolition Permits - below inspections must be signed before Demo Permit can be Finaled

Demolition	288						Decomm. Septic Sys.	842
Sewer Cap	360						Other	295

POST & BEAM - Do not install sub floor until the needed inspections have been Approved and Signed

Post & Beam Struct.	240						Post & Beam Plbg.	300
Other	295						Post & Beam Mec.	600

Rough Inspections must be inspected and approved prior to Framing Inspection requested

Interim EC	205						Perm. Electrical Service	120
Shearwall	260						Rough Electrical	105
Firewall	265						Rough Plumbing	310
Fire Sprinklers	320						Shower Pan	315
Framing	270			☐ M.C.			Gas Line	605
Fireplace	255						Green Tag	615
Roofing	285						Rough Mech.	620

Insulation - Do not cover until Insulation is Approved and Signed

Insulation	280							

Ground Utilities

Sanitary Sewer	350						Storm Sewer	355
Water Service	345						Rain Drains	365
Backflow Device	335						Other	295

Final Inspections - Have all other Final Inspections approved and signed prior to requesting 999

Permanent EC	210						Mechanical Final	699
Electrical Final	199						Grading Final	990
Structural Final	299			☐ H.E.L			Final Permit	999
Plumbing Final	399							

☐ **Okay to Occupy** ☐ **Do Not Occupy until the needed inspections above have been approved and signed**

CITY OF PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
www.portlandoregon.gov/bds

POST IN CLEAR VIEW AND IN ACCESSIBLE LOCATION

Request an inspection call: 503-823-7000 for automated inspection request line. **TTY:** 503-823-6868

IVR #:
4826970

Address:

Notes:
4445 N VANCOUVER AVE - UNIT 1
NEW TOWNHOUSE: UNIT 1:
22-163680-RS

Development Services Approval:

For a **Stormwater Treatment Facility** inspection call 503-823-7761 or use IVR # 487.

Contact Us:
1900 SW 4th Avenue
Portland, OR 97201

Phone: 503-823-7300
TTY: 503-823-6868

www.portlandoregon.gov/bds

Residential Inspections: 503-823-7388

Urban Forestry: 503-823-8733

Permitting Services: 503-823-7357

Planning and Zoning: 503-823-7526

Mechanical, Electrical, Plumbing
Sign Permits: 503-823-7363

Permit Status via voicemail: 503-823-7000 (4)

Work related to this Building Permit may be subject to regulations governing the removal, handling, and/or disposal of asbestos and/or lead-based paint. For Asbestos concerns: Contact DEQ: **1-888-997-7888;** Lead-base paint concerns: Contact Oregon Health Authority: **971-673-0440**.

BEFORE YOU DIG
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. Call 1-800-332-2344 for locates.

Homeowner:
This is your Record of Permits and Inspections and should be kept with your permanent records.

This permit will expire if 180 days pass without an approved inspection. A permit can be extended one time only. Call for questions 503-823-7388.

If Special Inspections (i.e. adhesive anchors, soils, concrete construction) are required, a Special Inspection Final Summary Report must be submitted and approved prior to requesting a Final Permit Inspection #999.

To help ensure equal access to City programs, services and activities, the City of Portland will provide translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and information, call 503-823-7300, TTY 503-823-6868, use Oregon Relay Service: 711, come to 1900 SW 4th Ave, 5th Floor, Portland, OR 97201, or email bds@portlandoregon.gov.

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

Subcontractor Permit Information Process

A Message to the Home Owner and General Contractor about Trade Work Associated with this Project:

As of February 1, 2016 if residential building permit applicants do not have completed/signed trade permit applications (mechanical, electrical, plumbing) for sub-contractors when submitting their building permit application, the trade work will not be included under that permit number and is not eligible to be added to the permit at a later date. The required trade permits must be applied for separately when sub-contractors are hired.

If this is the case for your project BDS recommends you use the space below to record the trade permit number(s) obtained in association with the project. You may also show this card to the BDS inspector who comes to inspect these trade permits and request they note on this record inspection results.

Permit Number	Issued Date	Approved by (Inspector name & date)	Notes

This record of permits and inspection should be kept with your permanent records.

Instructions about the following are available at www.portlandoregon.gov/bds/67391

1. How to request an inspection using the (IVR) system.

2. Accessing and viewing daily on-line Residential Inspection Route slips.

City of Portland, Oregon
Bureau of Development Services
www.portlandoregon.gov/bds

Inspection Request (IVR) Pocket Reference

Dial: 503-823-7000 **TTY:** 503-823-6868 **Press:**

1	Schedule an Inspection
2	Cancel or Reschedule an Inspection
(**1 & 2**	Don't hang up without a confirmation number)
3	Obtain Inspection Results
4	Obtain Plan Review Status via FAX
5	Obtain Fax Back Documents
6	Obtain a List of Scheduled Inspections by IVR Number
0	Speak with Inspection Section regarding your inspection or to obtain your IVR number
*	Listen to General Information
#	Hang Up

If tree preservation is required on your approved plans, approval of inspection #507 is required before requesting further inspections.

Inspection #200 must be in place prior to any ground disturbance activities, and must be requested first when requesting inspection for setbacks, footings and foundation inspections.

Inspection #210 must be approved before permit final approval.

Building
507 Tree Preservation
200 Pre-Construction Erosion Control
205 Interim Erosion Control
210 Permanent Erosion Control Measures
215 Setbacks
220 Footings
225 Foundation
226 Foundation Drain
227 Grounding Electrode (RS only)
230 Concrete/Reinforcing
235 Slab/Flatwork
238 Radon Mitigation
240 Underfloor/Post & Beam
245 Waterproofing (RS Only)
250 Masonry/Reinforcing
255 Masonry Fireplace
260 Shearwalls (use 270 for CO permits)
261 Reinspection Shearwall (RS Only)
265 Firewall Nailing (use 275 for CO permits)
270 Framing
271 Reinspection Framing (CO & MG Only)
275 Wallboard Attachment
277 Ceiling Grid
280 Insulation/Vapor Barrier
285 Roofing
288 Demolition
290 Temporary Occupancy
295 Other/Consultation
299 Final - Structural (RS Only)
487 BES On-Site Stormwater Facility Eval
510 Tree Preservation/Env Zone
990 Final - Grading (RS Only)
992 Final - Subsurface (RS Only)
999 Final Permits (CO, RS - to final job)

Development Review
507 Tree Preservation
200 Pre-Construction Erosion Control
210 Permanent EC Measures
487 BES ON-Site Stormwater Facility Eval
555 Code Compliance Inspection
842 Decommission System (Pumped & Filled)
999 Final Permit

Electrical
105 Rough-in - Electrical
107 Cover Electric In-Floor Heat
110 Underground-Electrical

Electrical, continued
111 Electrical Service Reconnect
115 Temporary Electrical Service
120 Permanent Electrical Service
125 Low Voltage/Alarm
135 Hot Tub/Spa/Swimming Pool
140 Industrial Plant
145 Circuits/Feeders
150 Generator/Transfer Switch
155 Other/Consultation - Electrical
199 Final - Electrical

Mechanical
600 Underfloor/Post & Beam, Mechanical
605 New Gas Piping/Pressure Test
610 Extend Gas Piping/Pressure Test
615 Gas Line Tag
617 Hydronic Piping (Closed/Open Loop)
620 Rough-in Mechanical
625 Wood Stove/Pellet Stove/Decorative Appl
630 AC/Furnace/Heat Pump/HVAC
635 Kitchen Exhaust/Commercial Hood
640 Oil Tank
645 Vent/Chimney Liner
650 Other/Consultation- Mechanical
670 Oil Tank Pad
699 Final - Mechanical

Plumbing (RS and PT Permits only)
300 Post and Beam - Plumbing
305 Underslab/Ground Work - Plumbing
310 Rough-In/Top Out Plumbing
312 Hydronic Piping (Open Loop Only)
315 Shower Pan/Bathtub Test
320 Fire Sprinklers
325 Fixture Cap
330 Drain Reversal
335 Backflow Device (Water Supply)
337 Backwater Valve (Drainage)
340 Water Heater
345 Water Service
350 Sanitary Sewer
355 Storm Sewer
360 Sewer Cap
365 Rain Drains
370 Catch Basin
375 Manhole
380 Detention Facility
390 Dry Well
392 Sewer Connection
395 Soakage Trench
396 Medical Gas/Vacuum System
397 Other/Consultation-Plbg
399 Final - Plumbing

Sanitation Permits

On-Site Sewage Disposal Permit
800 Initial Advanced Treatment Technology
802 Secondary Adv. Treatment Technology
804 Final Advanced Treatment Technology
806 Alternative System
808 Initial Capping Fill
810 Secondary Capping Fill
812 Final Capping Fill
814 Drainfield
816 Gray Water Sump
818 Initial Holding Tank
820 Secondary Holding Tank
822 Final Holding Tank
824 Pressure Distribution
826 Pumping System
828 Redundant System
830 Initial Sand Filter
832 Secondary Sand Filter
834 Final Sand Filter
836 Septic Tank
838 Steep Slope System/Disposal
840 Tile Dewatering
842 Decommission System (Pumped & Filled)
999 Final Permit

On-Site Sewage Evaluation/Services
842 Decommission System (Pumped & Filled)
844 Sep. Sys. Pumped/Drain Lines Staked
846 Septic System Staked
848 Test Pits Dug and Flagged

Sewer Permits (UC)
350 Sanitary Sewer
842 Decommission System (pumped & filled)
399 Final Plumbing

Site Development Permits
507 Tree Preservation
200 Pre-Construction Erosion Control
205 Interim Erosion Control Inspection
210 Permanent Erosion Control Inspections
487 BES On-Site Stormwater Facility Eval
500 Site Development Inspection
510 Tree Preservation/Env Zone
512 Clearing Limits
514 Landscape Mitigation/Env. Zone Planting
516 Pedestrian Pathway/Trail
518 Retaining Wall Footing
520 Retaining Wall Forms/Reinforcing
522 Site Grading
524 Stormwater Culvert/Riprap
526 Trench Backfill Compaction
530 Private Street Curb Setback
532 Private Street Subgrade
534 Private Street Base Rock
536 Private Street Base Lift
538 Private Street Top Lift
540 Private Street Sidewalk/ADA Ramps
542 Private Street Signage
544 Street Light Base
546 Street Light Pole
550 Private Street Final Inspection
990 Final - Grading
999 Final Permit

Manufactured Homes
120 Permanent Electrical Service
200 Pre-Construction Erosion Control
210 Permanent Erosion Control measures
227 Grounding Electrode
337 Backwater Valve (Drainage)
487 BES On-Site Stormwater Facility Eval
605 New Gas Piping/Pressure Test
625 Wood Stove/Pellet Stove/Decorative Appl
630 AC/Furnace/Heat Pump/HVAC
700 Footing Form/Okay to Pour
706 Foundation Blocking
708 Tie Downs
710 Sewer Connection Outside
714 Water Service
716 Electrical Feeder
722 Heating Duct
728 Enclose/Install Perimeter Foundation
730 Perimeter Foundation
740 Rain Drain System
742 Stormwater Disposal
756 Garage/Carport Final
299 Final - Building
199 Final - Electrical
699 Final - Mechanical
399 Final - Plumbing
999 Final Permit

Zoning (ZP Permits)
487 BES On-Site Stormwater Facility Eval
555 Final - Code Compliance Inspection

Sign Permits
400 Sign Footings
405 Electrical Service - Sign
410 Sign Structure
999 Final Permit

Miscellaneous
440 Adult Care License

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Instructions available at: www.portlandoregon.gov/bds/article/81111

CITY OF PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
www.portlandoregon.gov/bds

Request an inspection call: 503-823-7000 for automated inspection request line. **TTY:** 503-823-6868

Residential Inspection Record Card

DO NOT POUR ANY CONCRETE UNTIL THE NEEDED INSPECTIONS BELOW HAVE BEEN SIGNED

Building	IVR#	App by	Date	Inspector's Notes	App By	Date	Plbg/Elec/Mech/Spec	IVR#
Tree Preservation	507						Grounding Electrode	227
Erosion Control	200						Radon Mitigation	238
Setbacks	215						Waterproofing	245
Footings	220						Reinforcing/Masonry	250
Foundation Wall	225						Underslab Plumbing	305
Reinforcing/Concrete	230						Oil Tank Pad	670
Concrete Slab	235						Electrical Temp. Service	115
BES Storm Eval	487							

For Demolition Permits - below inspections must be signed before Demo Permit can be Finaled

Demolition	288						Decomm. Septic Sys.	842
Sewer Cap	360						Other	295

POST & BEAM - Do not install sub floor until the needed inspections have been Approved and Signed

Post & Beam Struct.	240						Post & Beam Plbg.	300
Other	295						Post & Beam Mec.	600

Rough Inspections must be inspected and approved prior to Framing Inspection requested

Interim EC	205						Perm. Electrical Service	120
Shearwall	260						Rough Electrical	105
Firewall	265						Rough Plumbing	310
Fire Sprinklers	320						Shower Pan	315
Framing	270			☐ M.C.			Gas Line	605
Fireplace	255						Green Tag	615
Roofing	285						Rough Mech.	620

Insulation - Do not cover until Insulation is Approved and Signed

Insulation	280							

Ground Utilities

Sanitary Sewer	350						Storm Sewer	355
Water Service	345						Rain Drains	365
Backflow Device	335						Other	295

Final Inspections - Have all other Final Inspections approved and signed prior to requesting 999

Permanent EC	210						Mechanical Final	699
Electrical Final	199						Grading Final	990
Structural Final	299			☐ H.E.L			Final Permit	999
Plumbing Final	399							

☐ **Okay to Occupy** ☐ **Do Not Occupy until the needed inspections above have been approved and signed**

CITY OF PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
www.portlandoregon.gov/bds

POST IN CLEAR VIEW AND IN ACCESSIBLE LOCATION

Request an inspection call: 503-823-7000 for automated inspection request line. **TTY:** 503-823-6868

IVR #:
4826970

Address:

Notes:
4445 N VANCOUVER AVE - UNIT 1
NEW TOWNHOUSE: UNIT 1:
22-163680-RS

Development Services Approval:

For a **Stormwater Treatment Facility** inspection call 503-823-7761 or use IVR # 487.

Contact Us:
1900 SW 4th Avenue
Portland, OR 97201

Phone: 503-823-7300
TTY: 503-823-6868

www.portlandoregon.gov/bds

Residential Inspections: 503-823-7388

Urban Forestry: 503-823-8733

Permitting Services: 503-823-7357

Planning and Zoning: 503-823-7526

Mechanical, Electrical, Plumbing
Sign Permits: 503-823-7363

Permit Status via voicemail: 503-823-7000 (4)

Work related to this Building Permit may be subject to regulations governing the removal, handling, and/or disposal of asbestos and/or lead-based paint. For Asbestos concerns: Contact DEQ: **1-888-997-7888;** Lead-base paint concerns: Contact Oregon Health Authority: **971-673-0440**.

BEFORE YOU DIG
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. Call 1-800-332-2344 for locates.

Homeowner:
This is your Record of Permits and Inspections and should be kept with your permanent records.

This permit will expire if 180 days pass without an approved inspection. A permit can be extended one time only. Call for questions 503-823-7388.

If Special Inspections (i.e. adhesive anchors, soils, concrete construction) are required, a Special Inspection Final Summary Report must be submitted and approved prior to requesting a Final Permit Inspection #999.

To help ensure equal access to City programs, services and activities, the City of Portland will provide translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and information, call 503-823-7300, TTY 503-823-6868, use Oregon Relay Service: 711, come to 1900 SW 4th Ave, 5th Floor, Portland, OR 97201, or email bds@portlandoregon.gov.

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

Subcontractor Permit Information Process

A Message to the Home Owner and General Contractor about Trade Work Associated with this Project:

As of February 1, 2016 if residential building permit applicants do not have completed/signed trade permit applications (mechanical, electrical, plumbing) for sub-contractors when submitting their building permit application, the trade work will not be included under that permit number and is not eligible to be added to the permit at a later date. The required trade permits must be applied for separately when sub-contractors are hired.

If this is the case for your project BDS recommends you use the space below to record the trade permit number(s) obtained in association with the project. You may also show this card to the BDS inspector who comes to inspect these trade permits and request they note on this record inspection results.

Permit Number	Issued Date	Approved by (Inspector name & date)	Notes

This record of permits and inspection should be kept with your permanent records.

Instructions about the following are available at www.portlandoregon.gov/bds/67391

1. How to request an inspection using the (IVR) system.

2. Accessing and viewing daily on-line Residential Inspection Route slips.

City of Portland, Oregon
Bureau of Development Services
www.portlandoregon.gov/bds

Inspection Request (IVR) Pocket Reference

Dial: 503-823-7000 **TTY:** 503-823-6868 **Press:**

1	Schedule an Inspection
2	Cancel or Reschedule an Inspection
(**1 & 2**	Don't hang up without a confirmation number)
3	Obtain Inspection Results
4	Obtain Plan Review Status via FAX
5	Obtain Fax Back Documents
6	Obtain a List of Scheduled Inspections by IVR Number
0	Speak with Inspection Section regarding your inspection or to obtain your IVR number
*	Listen to General Information
#	Hang Up

If tree preservation is required on your approved plans, approval of inspection #507 is required before requesting further inspections.

Inspection #200 must be in place prior to any ground disturbance activities, and must be requested first when requesting inspection for setbacks, footings and foundation inspections.

Inspection #210 must be approved before permit final approval.

Building
507 Tree Preservation
200 Pre-Construction Erosion Control
205 Interim Erosion Control
210 Permanent Erosion Control Measures
215 Setbacks
220 Footings
225 Foundation
226 Foundation Drain
227 Grounding Electrode (RS only)
230 Concrete/Reinforcing
235 Slab/Flatwork
238 Radon Mitigation
240 Underfloor/Post & Beam
245 Waterproofing (RS Only)
250 Masonry/Reinforcing
255 Masonry Fireplace
260 Shearwalls (use 270 for CO permits)
261 Reinspection Shearwall (RS Only)
265 Firewall Nailing (use 275 for CO permits)
270 Framing
271 Reinspection Framing (CO & MG Only)
275 Wallboard Attachment
277 Ceiling Grid
280 Insulation/Vapor Barrier
285 Roofing
288 Demolition
290 Temporary Occupancy
295 Other/Consultation
299 Final - Structural (RS Only)
487 BES On-Site Stormwater Facility Eval
510 Tree Preservation/Env Zone
990 Final - Grading (RS Only)
992 Final - Subsurface (RS Only)
999 Final Permits (CO, RS - to final job)

Development Review
507 Tree Preservation
200 Pre-Construction Erosion Control
210 Permanent EC Measures
487 BES ON-Site Stormwater Facility Eval
555 Code Compliance Inspection
842 Decommission System (Pumped & Filled)
999 Final Permit

Electrical
105 Rough-in - Electrical
107 Cover Electric In-Floor Heat
110 Underground-Electrical

Electrical, continued
111 Electrical Service Reconnect
115 Temporary Electrical Service
120 Permanent Electrical Service
125 Low Voltage/Alarm
135 Hot Tub/Spa/Swimming Pool
140 Industrial Plant
145 Circuits/Feeders
150 Generator/Transfer Switch
155 Other/Consultation - Electrical
199 Final - Electrical

Mechanical
600 Underfloor/Post & Beam, Mechanical
605 New Gas Piping/Pressure Test
610 Extend Gas Piping/Pressure Test
615 Gas Line Tag
617 Hydronic Piping (Closed/Open Loop)
620 Rough-in Mechanical
625 Wood Stove/Pellet Stove/Decorative Appl
630 AC/Furnace/Heat Pump/HVAC
635 Kitchen Exhaust/Commercial Hood
640 Oil Tank
645 Vent/Chimney Liner
650 Other/Consultation- Mechanical
670 Oil Tank Pad
699 Final - Mechanical

Plumbing (RS and PT Permits only)
300 Post and Beam - Plumbing
305 Underslab/Ground Work - Plumbing
310 Rough-In/Top Out Plumbing
312 Hydronic Piping (Open Loop Only)
315 Shower Pan/Bathtub Test
320 Fire Sprinklers
325 Fixture Cap
330 Drain Reversal
335 Backflow Device (Water Supply)
337 Backwater Valve (Drainage)
340 Water Heater
345 Water Service
350 Sanitary Sewer
355 Storm Sewer
360 Sewer Cap
365 Rain Drains
370 Catch Basin
375 Manhole
380 Detention Facility
390 Dry Well
392 Sewer Connection
395 Soakage Trench
396 Medical Gas/Vacuum System
397 Other/Consultation-Plbg
399 Final - Plumbing

Sanitation Permits

On-Site Sewage Disposal Permit
800 Initial Advanced Treatment Technology
802 Secondary Adv. Treatment Technology
804 Final Advanced Treatment Technology
806 Alternative System
808 Initial Capping Fill
810 Secondary Capping Fill
812 Final Capping Fill
814 Drainfield
816 Gray Water Sump
818 Initial Holding Tank
820 Secondary Holding Tank
822 Final Holding Tank
824 Pressure Distribution
826 Pumping System
828 Redundant System
830 Initial Sand Filter
832 Secondary Sand Filter
834 Final Sand Filter
836 Septic Tank
838 Steep Slope System/Disposal
840 Tile Dewatering
842 Decommission System (Pumped & Filled)
999 Final Permit

On-Site Sewage Evaluation/Services
842 Decommission System (Pumped & Filled)
844 Sep. Sys. Pumped/Drain Lines Staked
846 Septic System Staked
848 Test Pits Dug and Flagged

Sewer Permits (UC)
350 Sanitary Sewer
842 Decommission System (pumped & filled)
399 Final Plumbing

Site Development Permits
507 Tree Preservation
200 Pre-Construction Erosion Control
205 Interim Erosion Control Inspection
210 Permanent Erosion Control Inspections
487 BES On-Site Stormwater Facility Eval
500 Site Development Inspection
510 Tree Preservation/Env Zone
512 Clearing Limits
514 Landscape Mitigation/Env. Zone Planting
516 Pedestrian Pathway/Trail
518 Retaining Wall Footing
520 Retaining Wall Forms/Reinforcing
522 Site Grading
524 Stormwater Culvert/Riprap
526 Trench Backfill Compaction
530 Private Street Curb Setback
532 Private Street Subgrade
534 Private Street Base Rock
536 Private Street Base Lift
538 Private Street Top Lift
540 Private Street Sidewalk/ADA Ramps
542 Private Street Signage
544 Street Light Base
546 Street Light Pole
550 Private Street Final Inspection
990 Final - Grading
999 Final Permit

Manufactured Homes
120 Permanent Electrical Service
200 Pre-Construction Erosion Control
210 Permanent Erosion Control measures
227 Grounding Electrode
337 Backwater Valve (Drainage)
487 BES On-Site Stormwater Facility Eval
605 New Gas Piping/Pressure Test
625 Wood Stove/Pellet Stove/Decorative Appl
630 AC/Furnace/Heat Pump/HVAC
700 Footing Form/Okay to Pour
706 Foundation Blocking
708 Tie Downs
710 Sewer Connection Outside
714 Water Service
716 Electrical Feeder
722 Heating Duct
728 Enclose/Install Perimeter Foundation
730 Perimeter Foundation
740 Rain Drain System
742 Stormwater Disposal
756 Garage/Carport Final
299 Final - Building
199 Final - Electrical
699 Final - Mechanical
399 Final - Plumbing
999 Final Permit

Zoning (ZP Permits)
487 BES On-Site Stormwater Facility Eval
555 Final - Code Compliance Inspection

Sign Permits
400 Sign Footings
405 Electrical Service - Sign
410 Sign Structure
999 Final Permit

Miscellaneous
440 Adult Care License

insp_ivr_pktcust 12/07/15

Instructions available at: www.portlandoregon.gov/bds/article/81111

22-163680-RS - UNIT 1
22-163684-RS - UNIT 2
22-163687-RS - UNIT 3
22-163689-RS - UNIT 4
22-163692-SD

m.o.daby design llc

3948 SE 26th Ave
Portland, OR 97202
mattd@modabydesign.net
phone: 503.475.6151
www.modabydesign.net

To: Nimble Homes
eric@oregonhomeworks.com; grace@oregonhomeworks.com

Date: 10.12.23

From: Matthew Daby
M.O.Daby Design

RE: City of Portland **Life Safety & Structural** check sheet response
4429 N Vancouver Ave Portland, OR
Permit Application # 22-163680/84/87/89-RS & 92-SD

The following are responses to the City of Portland check sheet dated 10.06.23:

Checksheet Item #1:
Based on direction from Life Safety Reviewer Ethan Gilliam on another identical building on SE Windsor Court, the fire separation at the porches has been addressed and shown on detail 14/A10.
See the attached check sheet from the SE Windsor building, Items #5 and #6 for reference.

SUBMITTED
10/16/2023

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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portland.gov/bds

LIFE SAFETY & STRUCTURAL CHECKSHEET

Review Date: August 16, 2022

Application #: **22-168110 / 126 /130 / 135-RS**
IVR #: **4831677**

To:	APPLICANT	**KYRON CHRISTMAN** **FASTER PERMITS** **2000 SW 1ST AVE STE 420** **PORTLAND OR 97201**	Work Home Email	(503) 780-5385 (503) - kyron@fasterpermits.com
From:	RESIDENTIAL PLANS EXAMINER	**ETHAN GILLIAM**	Phone Email	(503)-823-1897 ethan.gilliam@portlandoregon.gov
cc:	OWNER	**OREGON HOUSEWORKS LLC** **10200 SW EASTRIDGE ST STE #200** **PORTLAND, OR 97225**		

PROJECT INFORMATION

Street Address:	**SE WINDSOR CT**
Description of Work:	**SINGLE PDF - NEW 1 OF 4 UNIT TOWNHOUSES ON SHARED LOT / 2-STORY / NO GARAGE / FLAT LOT / COMPLEX w/22-168126-RS, 22-168130-RS, 22-168135-RS, & 22-168140-SD***ET, MT, AND PT PERMITS SEPARATE**

The following assumptions were made when reviewing your project:

Building Area	Stories	Sprinklers
904 SF	**2**	

PLAN REVIEW

Based on the plans submitted, the items listed below appear to be missing or not in conformance with the Oregon Residential Specialty Code and/or other City requirements.

Item #	Location on plans	Code Section	Clarification / Correction Required
1	A1	R303.4 M1505.4	Please update Mechanical Ventilation notes to clarify EACH townhouse will have a separate mechanical ventilation system and specify the required airflow rate for each (appears to be **45 cfm** per Table – it's fine to just circle the 45 on the Table).
2	A4	R308.4	Please update plans to specify tempered glazing for the following windows in

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			hazardous locations: (a) Units A and C: The 3-0/5-0 FX window adjacent to the entry door; they appear to be <24" from the entry doors.
3	A1, A5	R303.10 R106.1.1	(a) Please clarify and locate the source(s) of heat for all units. Cover Sheet specifies Additional Energy Measure #5 (ductless heat pump), but Upper Level Plan references "appliances located in attic." Please clarify which if any appliances are located in the attic. Correlate with Additional Energy Measure and with truss layout and truss package; trusses do not appear to be designed for a mechanical platform. (b) If heat pumps are a source of heat, please update Site Plan to locate all external condensing units and any other mechanical equipment located outside.
4	(3) A8 A4	R302.1	Exterior walls that are less than 3 feet from the property line must have a 1-hr fire resistance rating per Table R302.1. At detail (3)A8 please show the location of the imaginary property line in relation to the wall. Also, please provide information at this detail showing how the required 1-HR rating at the property line is maintained to the roof sheathing.
5	A4	R302.2.4.2(3)	Where a porch is less than 3'-0" from a property line and there is no adjacent porch cover, a 1-hr fire-resistance rated exterior wall shall be provided to the furthest point of the porch cover. Please provide a dimension from the overhang to the imaginary property line showing that it is 3'-0" or more from the property line.
6	A4	R302.2.4.2(3)	Where a porch is less than 3'-0" from a property line and there is no adjacent porch cover, a 1-hr fire-resistance rated exterior wall shall be provided to the furthest point of the porch cover. This wall must be continuous from the foundation to the roof sheathing. A. Provide a wall section detail showing compliance. Note: The 1-hr wall requirement can be met by extending the 'modified' 2-hr common wall to the porch roof sheathing. B. In plan, the required 1-hr wall extending to the furthest point of the porch cover. Note: The 1-hr wall requirement can be met by extending the 'modified' 2-hr common wall to the furthest point of the porch cover.

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

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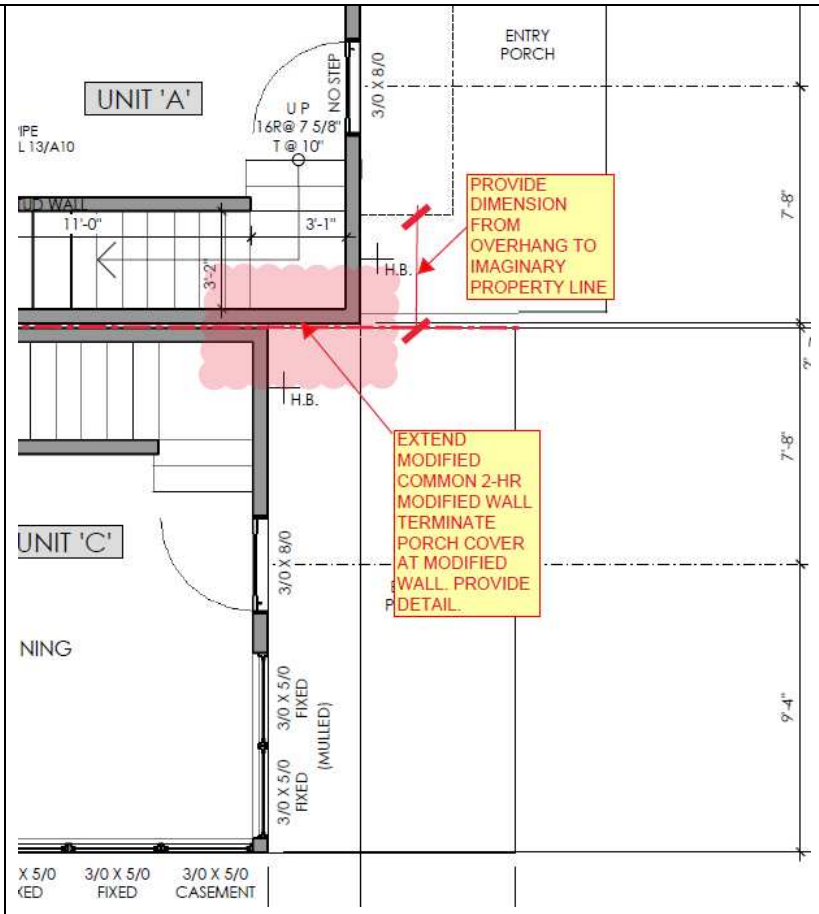


End of Checksheet

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.

BES Plan Check Corrections Response

Permit #: **22-163692-000-00-SD** **Date:** 10.10.2022

Customer name and phone number: Kyron Christman 503-780-5385

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."*

Item number	Description of changes, revisions, additions, etc.	Location on plans
1	Note added to site plan. Keynote 11	Sheet ST1
2	See attached Simplified Approach Form with infiltration testing results	
3	O&M to be submitted directly to reviewer once complete	
4	Notes added to site plan	Sheet ST1

SUBMITTED
10/17/2022

Plan Bin Location: SINGLE PDF W/ 22-163680/84/87/89

BES Plan Check Corrections Response

Permit #: **22-163692-000-00-SD** **Date:** 10/31/2022

Customer name and phone number: Kyron Christman 503-780-5385

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."*

Item number	Description of changes, revisions, additions, etc.	Location on plans
1	Note Added	Site Plan
2	Draft O&M has been approved for signage, still working to have it signed and recorded.	
	We will send it direcly to you once that has been completed.	

SUBMITTED
10/31/2022

Plan Bin Location: SINGLE PDF W/ 22-163680/84/87/89

Life Safety & Structural Checksheet Response

Permit #: **22-163680/84/87/89/92-000-00-RS** **Date:** 10.10.2022

Customer name and phone number: Kyron Christman 503-780-5385

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
1	"4PLEX' has been changed to "Townhouses"	ALL Sheets
2	The mechanical ventilation notes have been revised as requested	Sheet A1
3	No mechanical appliances are proposed in the attics. Note on the	Sheet A5, ST1
	plans has been revised. Site plan has been updated to show	
	proposed locations of outside condensing units.	
4	Windows have been noted as tempered	Sheet A4

SUBMITTED
10/17/2022

Plan Bin Location: SINGLE PDF W/ 22-163684/87/89 AND 22-163692 SD

Please reopen Planinng due to front facade window revisions

22-163680-RS - UNIT 1
22-163684-RS - UNIT 2
22-163687-RS - UNIT 3
22-163689-RS - UNIT 4
22-163692-RS

Life Safety Checksheet Response #2

Permit #: **22-163680-000-00-RS** **Date:** 12/7/23

Customer name and phone number: Kyron Christman 503-780-5385

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
	See attached response memo - includes voluntary revisions	
	RECEIVED 12.13.2023	

SUBMITTED
12/07/2023

Plan Bin Location: SINGLE PDF W/ 22-163684/87/89 AND 22-163692 SD

m.o.daby design llc

3948 SE 26th Ave
Portland, OR 97202
mattd@bymodd.com
phone: 503.475.6151
www.bymodd.com

To: Nimble Homes
grace@oregonhomeworks.com

Date: 10.12.23

From: Matthew Daby
M.O.Daby Design

RE: City of Portland **Life Safety & Structural** check sheet response
4429 N Vancouver Ave Portland, OR
Permit Application # 22-163680/84/87/89-RS & 92-SD

The following are responses to the City of Portland check sheet dated 10.23.23:

Checksheet Item #1:
Detail 14/A10 has been revised.
Location on Plans: A10, A4, and associated S sheets

Voluntary revision:
The roof trusses have been revised to have scissor vaults at bedroom 1 and bedroom 2.
Location on Plans: A5, A6, A7, associated S sheets, and revised truss layout/calculations

Previously submitted in September

Voluntary revision:
The water heater has been relocated to the back of bedroom 1 closet.
Location on Plans: A5, A7, and associated S sheets

Voluntary revision:
The visitable main level bathroom has been switched from unit A to unit B
Location on Plans: A4, ST1

Voluntary revision:
The heat pump outdoor unit location has been revised from being ground mounted to wall mounted
Location on Plans: A2, A3, A5

Voluntary revision:
Some window operations and sizes have been revised
Location on Plans: A2, A3, A4, A5, and associated S sheets

Zoning Plan Examination Checksheet Response

Permit #: 22-163680-000-00-RS **Date:** 10.10.2022

Customer name and phone number: Kyron Christman 503-780-5385

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	Noted.	
2	Removed trees have been shown on the site plan for the demo permit.	Sheet A1
	Removed tree notes from site plan.	
3	Tree species have been noted on the site plan	Sheet ST1
4	Please see the submitted record of survey for explanation of the notch	
5	Knee braces added to define the eave area at these roof elements.	Sheet A6, ST1, A2, A3, A10
	Building coverage calculation revised. Please also see the submitted	
	copy of our email conversation regarding this item	
6	Door has been revised to 36" wide	Sheet A4

SUBMITTED
10/17/2022

(for office use only)

22-163680 RS

Gulizia, Andrew <Andrew.Gulizia@portlandoregon.gov> Fri, Aug 12, 2022 at 10:58 AM
To: Matt Daby <mattd@modabydesign.net>

Yes – I can confirm that kind of bracket is also a support that makes an “eave” beyond it.

Andy Gulizia, City Planner

City of Portland Bureau of Development Services

Title 33 Section, Land Use Services Division

1900 SW 4th Avenue, Suite 5000

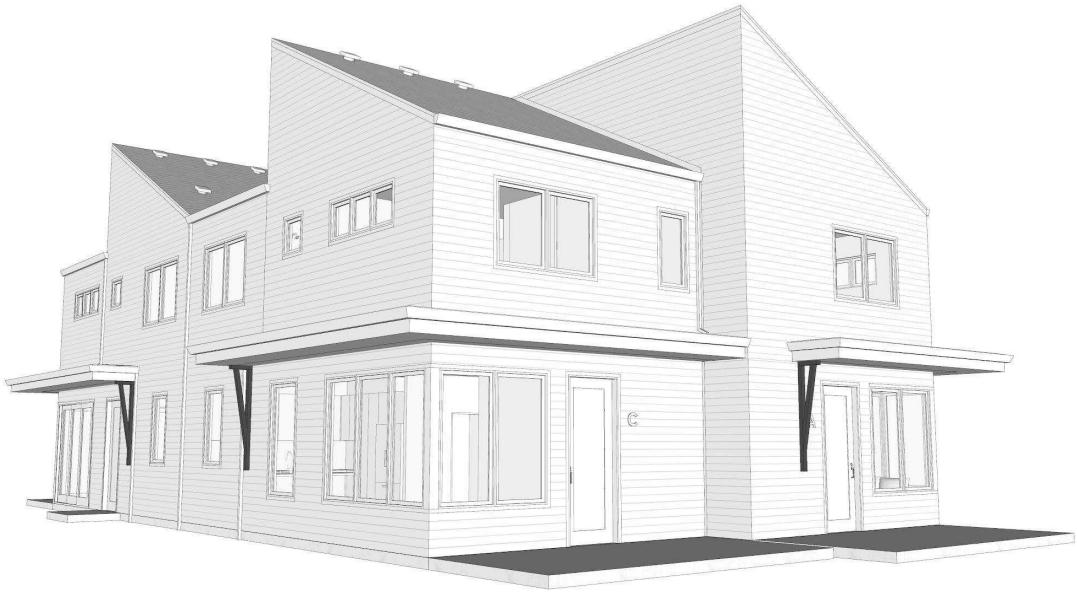
Portland, OR 97201 (503) 865-6714

work hours: Monday-Friday, 8:00 – 5:00

From: Matt Daby <mattd@modabydesign.net>
Sent: Friday, August 12, 2022 10:00 AM
To: Gulizia, Andrew <Andrew.Gulizia@portlandoregon.gov>
Subject: Re: 22-163680 RS

Thank you for the confirmation Andrew.

To complete our discussion on this item, can you confirm that a knee brace as shown on the image below also meets the code definition of support?



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22-163680-RS - UNIT 1
22-163684-RS - UNIT 2
22-163687-RS - UNIT 3
22-163689-RS - UNIT 4
22-163692-SD

Zoning Plan Examination Checksheet Response

Permit #: **22-163680-000-00-RS** **Date:** 9/29/23

Customer name and phone number: Kyron Christman 503-780-5385

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 #
	Demo Permit has been approved and issued	

SUBMITTED
09/29/2023

(for office use only)

Site Development Checksheet Response

Permit #: **22-163680-000-00-RS** **Date:** 9/29/23

Customer name and phone number: Kyron Christman - 503-780-5385

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 #
	Demo permit has been approved and issued	

SUBMITTED
09/29/2023

(*For office use only*)

Water Bureau Checksheet Response

Permit #: 22-163680-000-00-RS **Date:** 10/17/2022

Customer name and phone number: Kyron Christman 503-780-5385

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	New 1" water service shown on the plans	Sheet ST1
2	Water meter labeling detail added to the site plan	Sheet ST1

SUBMITTED
10/17/2022

(for office use only)