

Department of Commerce
BUILDING CODES DIVISION

401 LABOR & INDUSTRIES BUILDING, SALEM, OREGON 97310 PHONE 378-4133

14

Doug?

July 19, 1979

Mayor Neil Goldschmidt
City of Portland
1220 SW 5th Ave.
Portland, OR 97204

RECEIVED
JUL 22 1979
MAYOR'S OFFICE

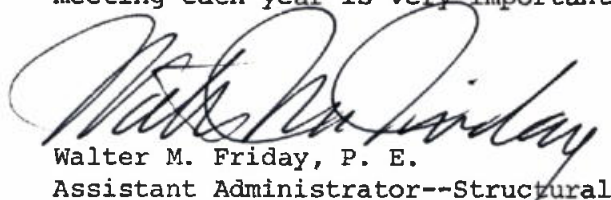
RE: Fifty-seventh Annual Conference on Education and Code Development,
International Conference of Building Officials, September 16-20,
1979, Captain Cook Hotel, Anchorage, Alaska.

The above annual meeting of the International Conference of Building Officials is fast approaching. For the past several years, the state has been urging Class A ICBO members to send their building official or a delegate to this meeting to represent the Class A members through their vote on code changes.

ICBO is the publisher of the Uniform Building Code and Uniform Mechanical Code, both of which have been adopted by the State of Oregon as the structural and mechanical specialty codes, respectively. Through a large delegation from the State of Oregon, we can more forcefully present Oregon's philosophy in building code matters. This participation ultimately results in a better code for Oregon and fewer Oregon amendments required to these model building codes.

The Oregon delegation has been very successful in persuading the assembly with the merits of our arguments on many code issues. This statement cannot be made without recognizing the organization and coordination efforts of the Oregon State Building Officials Association which deserves the major credit for this success.

We know your budgets are tight, but we believe sending a delegate to this meeting each year is very important both to the state and your community.


Walter M. Friday, P. E.
Assistant Administrator--Structural

WMF:cl

cc: James E. Griffith, Director, Bureau of Buildings



~~76~~
file 14,

June 28, 1979

OFFICE OF
THE MAYOR

NEIL GOLDSCHMIDT
MAYOR

1220 S. W. FIFTH AVE.
PORTLAND, OR. 97204
503 248-4120

MEMO

TO: Commissioner Francis Ivancie
Commissioner Connie McCready
Commissioner Mildred Schwab

FROM: Mayor Neil Goldschmidt *NG*
Commissioner Charles Jordan

SUBJECT: Report from Office of Management Services on Potential
Consolidation of Bureau of Neighborhood Environment
and Bureau of Buildings

The attached report, requested during the budget hearings, is transmitted for your review. It is our recommendation that the committee's report be approved by the City Council and that detailed implementation plans for the consolidation of these two City agencies be prepared.

We look forward to any comments or questions which you may have on the report. Please feel free to contact us or Ken Jones directly if you have any questions.

NG/CJ:ms
Attachment
cc: Kenneth C. Jones

14

MEMORANDUM

Date: June 26, 1979
To: Staff
From: Doug
Subject: CONSOLIDATION OF BNE and BUREAU OF BUILDINGS

As promised at the last staff meeting, I am sending for your review (and comment, if you so desire) a copy of the summary document prepared by OMS to consolidate BNE into the Bureau of Buildings.

This will be the subject of further staff discussion in the near future.

DC:cm
Attachment

SUMMARY

Following a request from the Mayor for the Office of Management Services to prepare a report on the costs and benefits of consolidating the Bureau of Neighborhood Environment with the Bureau of Buildings, a committee was formed to investigate this issue. The committee examined the advantages and disadvantages of several options: maintaining the status quo; eliminating duplication of services; functional consolidation; and total consolidation with a realignment of duties for inspectors.

The committee finds that the consolidation of the Bureau of Neighborhood Environment into the Bureau of Buildings could:

- enable improved productivity of inspectors through cross-training, reduced travel time, fuel savings and an increased number of inspections per employee.
- improve efficiency by establishing a central contact point for citizens making complaints.
- reduce total City costs by as much as \$63,000 annually and eliminate two full-time positions.

Potential disadvantages, discussed in the report, were not judged to outweigh the potential performance improvements noted above.

If the City Council approves of the committee's report, a detailed implementation plan should be developed and reviewed by the committee. That plan would be presented to Council for final action within the next four months. If further analysis identifies data which could change the committee's findings, the Council would immediately be consulted.

In the Mayor's budget message for 1979-80, the Office of Management Services was directed to prepare a report to the City Council on the costs and benefits of consolidating the Bureau of Neighborhood Environment with the Bureau of Buildings. A committee to investigate this issue was formed, comprised of representatives of the major bureaus that would be affected by consolidation.

The role of the committee has been to discuss the advantages and disadvantages of consolidation, taking into consideration the goals, objectives and functions of both bureaus. Models for consolidation were examined as well as maintaining the independent status of the bureaus.

Background Information

A brief description of each bureau and the current organizational structures follows:

Bureau of Neighborhood Environment

The major goal of the Bureau of Neighborhood Environment (BNE) is to provide a central response agency which enhances neighborhood livability by identifying and eliminating problems caused by noise, vehicles, accumulation and overgrowth, or by referring to other agencies problems that require their attention to resolve multiple environmental problems. To achieve this goal, the Bureau is divided into the following areas: Inspection Program, Bureau Services Program and Administrative Support Services Program. The inspection areas are nuisance abatement, vehicle inspection and noise control.

Nuisance abatement is concerned with the enforcement of the City's public nuisance code provisions. These problems are primarily identified through citizen complaints and other agency referrals. However, inspectors self-initiate compliance action when locating a violation. Abatement of public nuisance is covered in Sections 14.16.010 through 14.16.090 of the City Code. These sections authorize BNE to post notice of a nuisance; remove and abate nuisances, billing owner for all costs; and state conditions which constitute a nuisance. In addition, Section 14.20.010 gives BNE the authority to abate anything that obstructs public use of the street or sidewalk.

Vehicle inspectors respond to calls and self-initiate checks concerning automobiles, boats, campers and trailers which are in violation of City Codes. The inspector warns, then cites vehicles in violation. If the owner fails to respond, the vehicle is towed. The City Code authorizes BNE to enforce the following: Section 16.20.020, subsection 18, 26 and 31, which states vehicles cannot be on any street, alley or lane for longer than 24 hours, vehicles cannot be on private property without the consent of the owner, and that vehicles cannot be abandoned or dismantled on public property. Sections 16.20.070 and 16.20.120 specify regulations on parking vehicles for storage purposes or during repair. The towing of vehicles is covered in Section 16.04.

The noise control section performs a number of activities: variance permits, complaint calls, plan review and requests for public information. City Code Chapter 18 deals with the responsibilities and authority of the noise control officer. Responsibilities include: investigating citizen complaints, conducting or participating in studies, research and monitoring relating

to sound and noise, technical assistance, instituting a public education program regarding sound and noise, developing long-term objectives for achieving reduction of sound levels in the community.

The neighborhood enhancement program was established to conduct surveys and initiate a voluntary cleanup campaign in those neighborhoods with the greatest level of environmental problems. City Code Section 3.48.030 authorizes programs of this type: "The Bureau of Neighborhood Environment shall be responsible for working with and encouraging neighborhoods to resolve their own problems."

Bureau of Buildings

The Bureau of Buildings (BOB) is divided into two major divisions: a plans examination division and an inspection division. The goals of the bureau are "to safeguard life, limb, health, property and public welfare, to encourage the stabilization, maintenance and rehabilitation of structures and installations, and to support community development activities through formation and enforcement of zoning, housing and construction regulations."

The section of BOB that is of primary interest in the discussions concerning consolidation is the Housing Section of the Inspection Division. The Housing Section's field inspectors that have duties similar to the inspectors in BNE enforce planning and zoning regulations and hazardous or unsanitary conditions that constitute fire, health or safety hazards. Section 29.04.040 gives the authority of right-of-entry to inspect buildings or premises if there is reasonable cause to believe a violation exists. Section 29.28.010 (j) defines hazardous or unsanitary premises. Section 33.114.010 authorizes the Bureau of Buildings to enforce zoning regulations.

Conclusions and Alternatives

Purpose of Consolidation

The potential purposes of consolidation are: cost savings, increased productivity, enhancement of neighborhoods, improved communication between the City government and citizens. Achievement of these purposes will be discussed in detail later in the report.

Options

The options discussed by the committee were as follows:

- maintain the status quo (under this option, both bureaus would maintain their current structures and functions);
- eliminate duplication of services (this option would propose that the structures of the bureaus remain the same but that Code provisions be changed so that services are not being duplicated and so that authorization is delegated to bureaus by type of violation instead of location of violation, thus eliminating existing situations where there is confusion by the public as to the appropriate contact bureau);
- a third option is that of functional consolidation (in this case, the bureaus would merge with regard to their functions);

the fourth and preferable option is that of total consolidation with a realignment of duties for inspectors (under this option, inspectors would be cross-trained to perform all related inspections of a code violation). The following section presents this option.

Preferred Option for Consolidation

Under this option, BOB would be organized into three divisions: Plans Division, Neighborhood Quality Division, and an Inspections Division. The Neighborhood Quality Division would consist of three sections: Housing, Neighborhood Environment and Noise Control. See Appendix for organizational charts.

Within the Neighborhood Quality Division, inspectors will be cross-trained to inspect all code violations within this section. Code provisions will be changed to authorize the consolidated bureau to enforce code violations now being enforced separately by each bureau. The court, and contract options of enforcement under this plan will be available to all inspectors.

The establishment of priorities for the consolidated bureaus will take into consideration the priorities now being established by the Zoning Code Enforcement Committee.

Budgetary Impact of Consolidation

Potential savings from consolidation have been identified as \$36,609 for personal services, and \$26,463 (\$12,063 material and services for neighborhood enhancement program and \$14,400 space rental) for materials and services, for a total of \$63,072.

Chart A

Potential Savings

	<u>Savings</u>	<u>Savings if Transfer Funds to ONA</u>
Personal Savings	\$ 36,609	\$ 16,652
Materials and Services	12,063	2,584
Space Rental	<u>14,400</u>	<u>14,400</u>
	\$ 63,072	\$ 33,636

Personal savings would result from abolishing a Field Representative VI and Clerk II in the Bureau Services Program that historically have written and negotiated the contracts for various BNE programs. Negotiations are currently being held that, if successful, would result in the City Purchasing Division taking the bidding process. The Neighborhood Quality Division would perform the necessary paper processing functions to insure that work is completed satisfactorily.

In addition, there will be some personal savings realized from consolidation of the clerical staff of BNE and BOB. This consolidation would result in a savings of \$6,858.

Savings for all categories listed in Chart A are delineated in the Appendix.

Transfer of Funds

The Neighborhood Enhancement Project was allocated \$38,764 in the approved budget; \$26,705 of this was in personal services and \$12,059 in materials and services. Personal services dollars were distributed in the following manner: .25 of 1 field inspector in contract services and the equivalent of 1 field inspector in area inspection spread across all inspector time.

During committee discussions it was proposed that a portion of these funds (\$29,436) be transferred to the Office of Neighborhood Associations to coordinate the Neighborhood Enhancement Project. This would produce a net savings of \$9,328.

The plan proposed by ONA for coordination is to hire temporary people during the good weather to work with selected neighborhoods identifying major problem areas and organizing the clean-up of these areas.

The estimated amount to transfer to ONA is \$19,957 in personal services and \$9,479 in materials and services. The budgetary impact of this transfer is shown in Chart A.

Advantages of Consolidation

- Production should increase as a result of inspectors having authority to utilize the court system and contracting methods of enforcement. The ability to utilize the appropriate method given the situation will reduce re-inspections and referrals. Currently, when the BOB inspects a building and discovers gross accumulations, abandoned vehicles, etc., the BNE is contacted to inspect and resolve the problem(s).
- The cross-training of inspectors will result in smaller geographical areas of responsibility per inspector, thus travel time between inspections will be reduced resulting in an increase in the number of inspections performed. A savings in fuel should be realized due to smaller geographical inspection areas.
- A central contact bureau for complaints concerning all violations should improve lines of communication between citizens and the City. Currently there is a great deal of citizen confusion over bureau responsibility for violations. Response time to complaints should decrease as a function of easier access given a centralized response center and cross-trained inspectors.
- Code revisions that take into consideration all bureaus who are involved with nuisance and vehicle violations will eliminate over-laps, promote easier access to the appropriate bureau thus decreasing response time and increasing the probability of compliance.
- More efficient utilization of clerical staff.
- Opportunity for upward mobility for field inspectors.

Disadvantage of Consolidation

- Loss of visibility of BNE.
- File systems may be incompatible.
- Physical location of combined bureaus could be a problem with regard to working space and schedules.
- Moving expense.
- Merger may disrupt BNE program effectiveness or relationships with citizen groups.

Space

The minimum number of square feet necessary to accommodate BNE personnel with BOB is estimated at 1,700 square feet. Due to the need for close proximity of inspectors, clerical staff and records, space adjacent to the BOB was considered.

Information on obtaining space on the 1st floor of City Hall was requested from Facilities Management. Their response indicated that space might be made available by relocating some of the present occupants. This option will require further exploration if Council approves the concept of consolidation.

Recommendations

It is the recommendation of this report that:

- Council accept the concept of consolidating the Bureau of Neighborhood Environment with the Bureau of Buildings based on the advantages identified in this report.
- Council directs a detailed implementation plan be developed for consolidation.
- The Committee review the proposed implementation plan before being presented to Council.
- If serious problems occur regarding consolidation during the time plans are being formulated that the committee re-evaluate the proposed consolidation.

TABLE 1

PREFERRED OPTION FOR CONSOLIDATION

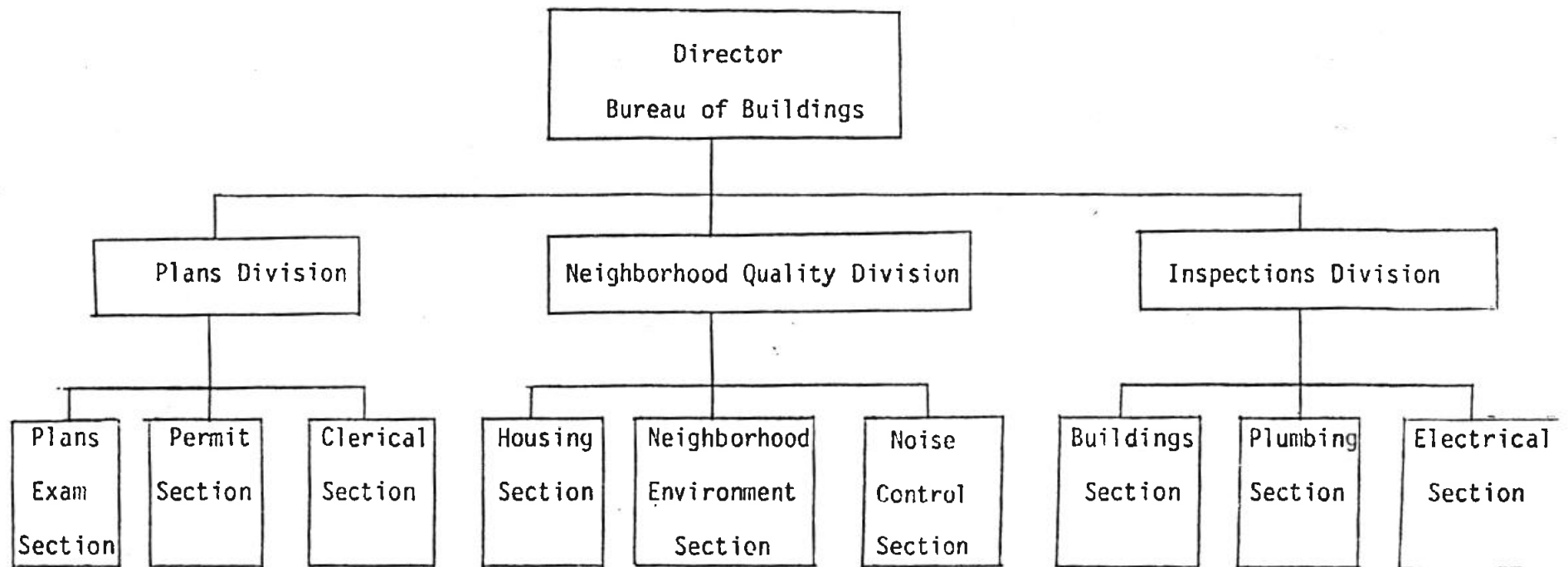
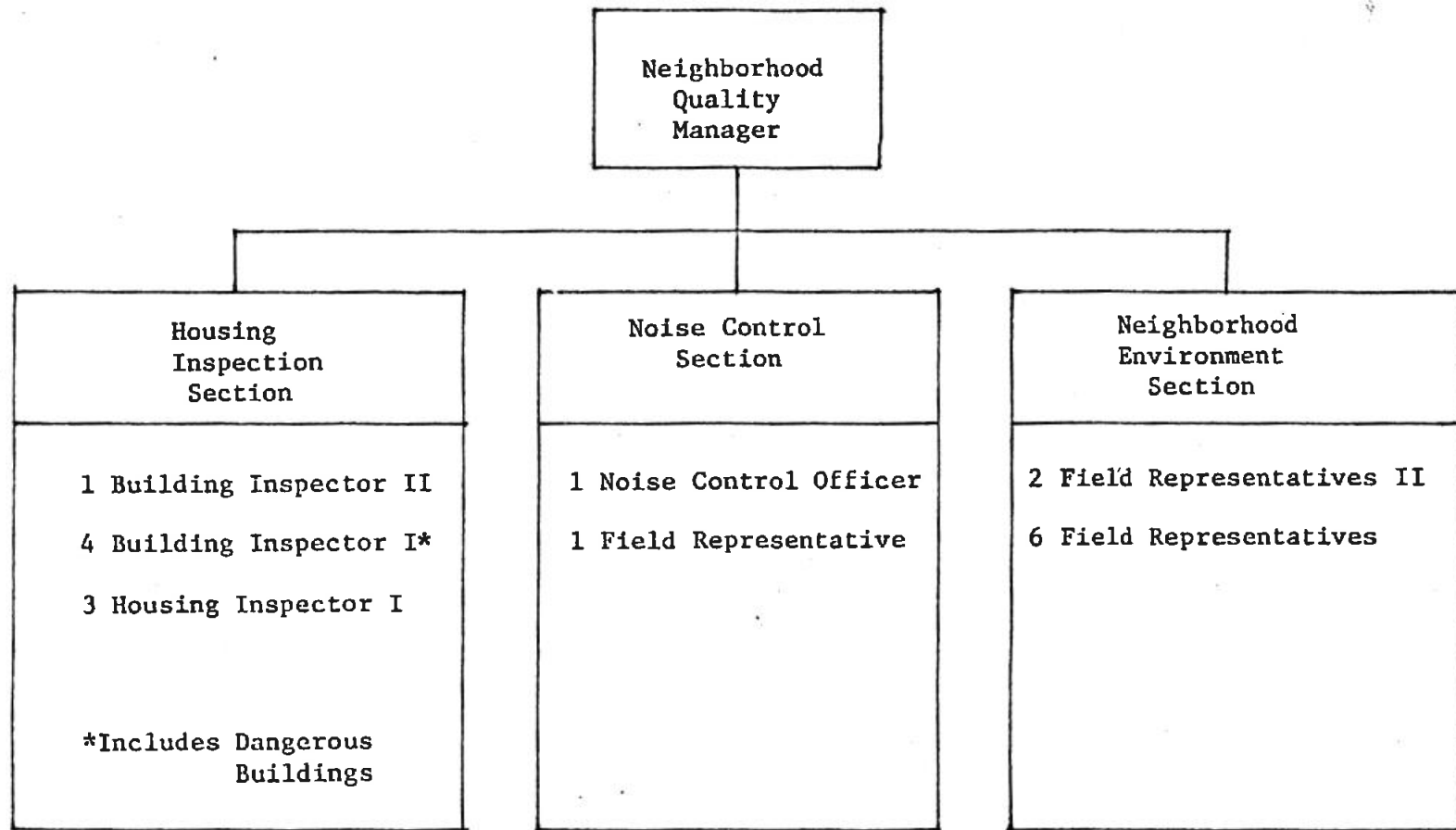


TABLE 2



BUREAU OF BUILDINGS/BNEPOTENTIAL SAVINGS FROM CONSOLIDATION

A. PERSONAL SERVICES

	<u>Current Position</u>	<u>Proposed Position</u>	<u>Net Savings</u>
1.	BNE Coordinator	Neighborhood Quality Mgr	
.110	\$21,444	\$27,000	
.170	<u>5,037</u>	<u>5,000</u>	
Total	\$26,481	\$32,000 estimated	(\$5,519)
2.	Clerk III	Clerk II	
.110	\$13,507	\$ 9,428	
.170	<u>3,104</u>	<u>2,923</u>	
Total	\$16,611	\$12,351	4,260
3.	Clerk II	Typist Clerk	
.110	\$10,948	\$ 8,623	
.170	<u>3,074</u>	<u>2,801</u>	
Total	\$14,022	\$11,424	2,598
4.	Field Rep. II	Abolished	
.110	\$18,312		
.170	<u>3,866</u>		
Total	\$22,178		22,178
5.	Clerk II	Abolished	
.110	\$10,071		
.170	<u>3,021</u>		
Total	\$13,092	-	13,092
Personal Services Total Savings			<u>36,609</u>

B. MATERIALS AND SERVICES

	Neighborhood Enhancement Program	Savings
.260 Miscellaneous Services	\$4,907	\$
.320 Operating Supplies		36
.380 Other Commodities - External	429	
.420 Local Travel	471	
.510 Fleet Services	1,099	1,099
.520 Printing	1,000	
.530 Distribution		298
.540 Electronic Services		514
.560 Insurance	1,573	
.570 Telephone		237
.580 Intra-Fund (Photo)		400
Total Materials and Services	<u>\$9,479</u>	<u>\$2,584</u>

BUREAU OF BUILDINGS/BNP
POTENTIAL SAVINGS FROM CONSOLIDATION
(Page 2)

C. MATERIALS AND SERVICES (General)

.440 Space Rental	\$14,400
Total Materials and Services	<u>\$14,400</u>

Total Identified Savings	<u>\$63,072</u>
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(14)

FILE

Elaine

Did this
get
processed?
Doug

Doug
my
over

memo
attached

MEMORANDUM

Date: June 4, 1979
To: Mike Linberg, Administrator OPD
From: Douglas L. Capps, Executive Asst.
Subject: SUBSTANDARD DWELLING OWNERSHIP: TENANT
MORTGAGE CONTRACT

I am not aware of the extent or precise nature of the problem, but there is apparently a substantial problem with a number of dwellings owned by Tenet Mortgage Company in the Portland area that are in substandard condition. A list of ownership has been provided to us by Doug Miller in the Bureau of Buildings. A copy of that memo is attached.

The Mayor's response is to have you organize something with Griffith, Beckman, LaCrosse, etc. (including someone from this office) to determine ways in which these folks can be gone after.

Please keep us posted as this proceeds. Thanks, Mike.

DC:cm
Attachment

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)
April 17, 1979

*Don't
For Old
Have more Ask Benson, Interest,
Confusion, at all - Plus
Lan B. Topni: How to Go
After Fred*

RECEIVED
APR 18 1979
MAYOR'S OFFICE

From Bureau of Buildings
To Mayor's Office
Addressed to Neil Goldschmidt
Subject Substandard dwelling ownership

Dear Mayor Goldschmidt:

Several weeks ago in council hearing, you expressed an interest in the number of dwellings owned by Tenet Mortgage Company in the Portland area. A search of the ownership records in the Auditor's Office indicates the following listings for Tenet Mortgage and other names which they have an interest in:

Under Tenet Mortgage Co.	47
Under Robert N. Ashley	31
Under Karat Inc.	<u>13</u>
Total	91

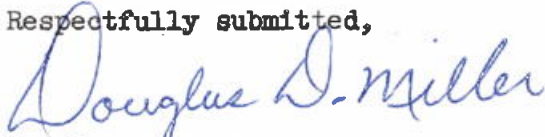
The following is a listing of another group of individuals operating alone and as Lincoln Loan Co. in basically the same manner as Tenet Mortgage Co. only on a larger scale:

Fred O. Benson	49
Marian L. Benson (Wife of Fred)	36
Harry V. Benson	35
Marjorie J. Benson (Wife of Harry)	31
Carl W. Benson	27
Addie K. Benson (Wife of Carl)	24
John E. Benson	15
Lincoln Loan Co.	<u>264</u>
Total	481

Mayor's Office
April 17, 1979
Page 2

The foregoing list does not include those structures that have been sold on a lease-option contract, which may be listed in the buyer's name.

Respectfully submitted,



Douglas D. Miller
Building Inspector

DDM:sm

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)
April 30, 1979

14
Neil

From Jim Griffith
To Doug Capps
Addressed to Mayor's Office
Subject Port of Portland Dry-Dock

RECEIVED
MAY 1 1979
MAYOR'S OFFICE

Dear Doug:

Thank you, Neil, or whoever is responsible for stimulating the Port to proceed on their electrical corrections. If they proceed as they have stated, they may lose their honor of being at the top of my list!!

Again thanks for the help!

Sincerely,

Jim

Jim Griffith

JG:sm

Attach.

Box 3529 Portland, OR 97208
503/231-5000
TWX 910-464-6151

Offices also in Hong Kong, Manila, Seoul,
Singapore, Taipei, Tokyo, Sydney,
Chicago, Pasco, Washington D C

April 25, 1979

Mr. Paul Miller
Asst. Chief Electrical Inspector
City of Portland
1220 S.W. Fifth Avenue
Portland, Oregon 97204

SWAN ISLAND SHIP REPAIR YARD - DRY DOCK NO. 4 - PROJECT NO. 28884 -
Electrical Permit

- Refs: 1) Letter from Paul Miller, City of Portland, to William Siggelkow, Port of Portland, dated March 30, 1979 (copy attached)
- 2) Meeting between Bureau of Buildings, City of Portland, and Engineering Services, Port of Portland, on April 18, 1979 (Attended by Jim Griffith, R. Niedermeyer, Paul Miller, City of Portland, and R. L. Nordlander, W. E. Siggelkow, R. F. Balaski, of the Port)

This letter is to confirm our agreement at the referenced meeting of April 18, 1979. Based on discussion at that meeting, the Port will employ a licensed electrical contractor to correct the deficiencies listed in your letter of March 30, 1979. When this deficiency list work is complete and a follow-up inspection made, the City will issue a permit for the Dry Dock No. 4 electrical work. Therefore, with the exception of the 14 items listed in the letter, electrical work on the dry dock has been accepted by the City.

As agreed, we have developed a schedule to complete this work. The schedule is as follows (item numbers correspond to those in your letter):

- 1) Scheduled for completion by May 31, 1979.
- 2) During the survey and work scope preparation, Port personnel will apply temporary labels to the equipment, and will subsequently order engraved labels. This is scheduled for completion by May 31, 1979. Permanent labels will be installed by June 30, 1979.

- 3) Scheduled for completion by May 31, 1979.
- 4) Scheduled for completion by July 31, 1979.
- 5) Scheduled for completion by May 31, 1979.
- 6) The Port of Portland will initiate survey immediately and prepare work scope. We estimate completion by June 30, 1979, depending on scope.
- 7) Scheduled for completion by June 30, 1979.
- 8) The Port will survey and prepare work descriptions by May 30, 1979. Work by the contractor is scheduled for completion by June 30, 1979.
- 9) Port staff will meet with you and review Kirk Key System by May 11, 1979.
- 10) The Port will obtain copies of material and test data, identify the installer, and review with you by May 11, 1979.
- 11) This item has been repaired and tested.
- 12) The Port will provide temporary Kirk Key System operation instructions. These are scheduled to be in place by May 31, 1979. Final (durable) instructions are scheduled to be in place by June 30, 1979.
- 13) It is anticipated that survey and discussions regarding U.L. labeling with manufacturers via our contractor will generate considerable correspondence and further discussion, causing some delay. The Port will continually pursue this work, however, with estimated completion by August 31, 1979.
- 14) This item is covered under the Hitachi crane contract with the Port, and the city permit taken out by Hitachi's subcontractor, Crasle Electric Co. This will not be the responsibility of the dry dock electrical contractor.

April 25, 1979
Dry Dock Electrical Permit
Page 3

I am sure you understand that adherence to the work schedule could be affected during planning and implementation by several factors. The most important of these are:

- A) The total amount of work involved for some items will not be known until Port engineers complete the definition of the scope of the work.
- B) Some items are covered by guarantee provisions in the original construction contract. This will require the Port to work through the provisions of the contract and the contractor's offices in Japan.
- C) Material deliveries are sometimes a problem.

We will, however, exert the best effort possible to adhere to this time table.



R. F. Balaski
Project Manager

cc: Jim Griffith
Director, Bureau of Buildings

RECEIVED
APR 27 1979

THE CITY OF
PORTLAND



OREGON

DEPARTMENT OF
FINANCE AND
ADMINISTRATION
NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS
JAMES E. GRIFFITH
DIRECTOR

1220 SW FIFTH AVE
PORTLAND OR 97204
503/248-4230

March 30, 1979 '79 APR 2 AM 8:08

THE PORT OF PORTLAND

Port of Portland
William E. Siggelkow, P.E.
Project Engineer
Box 3529
Portland, OR 97208

	Mr.	Mr.
Commissioner		
Executive Director		
Deputy Exec. Director		
Asst. Exec. Director		
Attorney <i>J. Talbot</i>		(X)
Aviation		
Community Development		
Engineering <i>James E. Griffith</i>		(X)
Finance Administration		
Marine Department		
<i>W. Siggelkow</i>	(X)	
<i>B. Balaski</i>		(X)
<i>D. Gende</i>		(X)

-5-

Subject: Floating Dry Dock No. 4, Electrical Inspection

Dear Sir:

Electrical inspections were made by the City of Portland on March 9th, 16th and 24th of the Port of Portland floating drydock. These inspections were conducted with the following people included: William E. Siggelkow, Robert F. Balaski, Grant Kelley, Ken Harvey, Basil Langlois, Dave Gende, and Paul L. Miller.

The following are the electrical code violations and deficiency items found:

1. Electrical enclosures and supports used outside have metal hardware which will corrode, and is corroding such as door hinges, door latches, cable supports, and conduit supports.
2. Identification is lacking on switches, panels, and control equipment. Identification shall be durable and easily readable.
3. Transformer enclosures have ventilation openings adjacent to exposed bus. Provide a barrier baffle for these openings.
4. 480 volt switchboards have conductors run in the bus area which will require some bus change and the rerouting of the conductors. Note switchboards: S-5, S-6, S-7 and S-8.
5. Light ballast enclosures shall have the conductors routed away from the ballasts.
6. Bull switch units - Recheck all units for adequate bus support and insulating barriers. Provide all units with a microswitch type control to operate shunt trip breaker; this unit to be mounted in such a way to deactivate power to the supply on load bus terminals if the bus cover is not closed. Provide lugs on the load bus that will not pivot.

Page 2

7. The control switch for the 125 H.P. dewatering motor is rated 100 H.P. Provide a switch with adequate H.P. rating.
8. There are numerous locations where the head room in front of electrical equipment has been restricted by hazardous supports jutting out from the wall. Rearrange supports to provide minimum 6½ feet head room in the equipment access area.
9. Provide durable signs with large lettering on H.V. switch gear warning of live fuses and blades when switch is in the off position.
10. Stress cones on 5 K.W. cable terminations appear defective.
11. Correct nonfunctioning ground detector alarm on 480 volt ungrounded systems.
12. Provide a printed durable plasticized plaque with Kirk Key instructions by the H.V. supply switches and by the Kirk Key cluster in the control room on board the dry dock.
13. All electrical equipment shall have an approved identification from a recognized testing laboratory complying with the State of Oregon Electrical Safety Law.
14. Hitachi Crane: Transfer switch does not have protection when tapped off of the main switch. 480-208 transformer has several taps, one is properly protected by overcurrent protection. Provide overcurrent protection on both legs of 120 volt ungrounded circuits. Properly identify neutral grounded conductors. Provide proper overcurrent protection on No. 12 and other conductors. All control transformers to have overcurrent protection to comply with the National Electric Code. The isolation transformers are overfused and conductors are too small.

Please arrange for a licensed electrical contractor to take out the required permit and for corrections to be made promptly.

Truly yours,



Paul L. Miller
Asst. Chief Electrical Inspector

PLM:pd

April 13, 1979

TO THE COUNCIL:

Your Commissioner of Finance and Administration returns Council Calendar #974, April 4, 1979, requesting City Council require the Bureau of Buildings to force the owner of real property located at 3584 S.E. Holgate Blvd. to abide by the Uniform Building Code Governing excavation and grading, and recommends Council consideration.

Respectfully submitted,

Neil Goldschmidt

NG:ph
Attachments

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE

(NOT FOR MAILING)

April 3, 1979

From Geroge Blew, Building Inspector
To Dave Beckman, Building Inspections Manager
Addressed to Re: 4501 S. E. 36th
Subject

In response to your request I visited the above address on April 2, 1979 to check the grading of the lot for compliance.

The area at the South end of the house slopes up from the property line approximately 24" which would be less than the allowed 2 to 1 slope permitted by code.

In addition a ditch has been dug at the toe of the slope to catch runoff and carry it to the West.

At the time of my visit there was a heavy rain shower with no amount of runoff visable.

I feel as I have stated several times before this construction does not violate the intent of the code.

Geroge Blew

GB:bd

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

April 10, 1979

copy for Luke L.

then →

FILE
14

From Jim Griffith
To Mayor's Office
Addressed to Doug Capps
Subject Port of Portland: Dry Dock Inspections

RECEIVED

APR 10 1979

MAYOR'S OFFICE

Discussions with the Port of Portland and the Dry Dock date back to March 1, 1977, at which time we were discussing the total project including permits and fees. At that time, it was agreed that if the dock was constructed outside of Portland, and to American Bureau of Shipping (A.B.S.) standards, we would not require a structural review or permit. It was to be constructed as a dedicated vessel. However, we noted at that time that it would require an electrical permit with inspections when it was connected to permanent shore side services.

September 1978: I informed the Port (Bob Nordlander) that it would be very beneficial if we could obtain electrical plans early for review, prior to installing the electrical equipment scheduled for installation once the dock was in Portland. We were informed that that was impossible for two reasons. (1) The dock was still under the builder's control and (2) It was a dedicated vessel and was exempt from the code.

October 1978: Many phone calls: The Port took the position that it was a dedicated vessel wired to A.B.S. standards, therefore, we had no jurisdiction. The State and City both felt they had to obtain a permit. They stated the A.B.S. standards were more stringent than the N.E.C. City Electrical Code. We agreed to review the A.B.S. to compare. The Port refused to give a copy of the standards. We contacted the local A.B.S. folks who stated the Port had talked to them and that they would not loan us a copy either. However, they did tell me where we could purchase a copy in New York or Washington D.C..

At this point I knew we were going to be in a battle, plus by this time any benefit of possible needed changes was almost lost. I requested a City Attorney's opinion as to our jurisdiction. Received response October 30 stating a permit would be required.

November 1, 1978: Meeting with Lloyd Anderson, Mike Lindberg, Bob Nordlander, Bob Balaski, and myself, to review the City position. After 1½ hours, they agreed to lend us their A.B.S. standards for review. Roger Niedermeyer reviewed and compared and found 6 areas of concern. We notified them of our concerns on December 11, 1978.



March 30, 1979

Port of Portland
William E. Siggelkow, P.E.
Project Engineer
Box 3529
Portland, OR 97208

Subject: Floating Dry Dock No. 4, Electrical Inspection

Dear Sir:

Electrical inspections were made by the City of Portland on March 9th, 16th and 24th of the Port of Portland floating drydock. These inspections were conducted with the following people included: William E. Siggelkow, Robert F. Balaski, Grant Kelley, Ken Harvey, Basil Langlois, Dave Gende, and Paul L. Miller.

The following are the electrical code violations and deficiency items found:

1. Electrical enclosures and supports used outside have metal hardware which will corrode, and is corroding such as door hinges, door latches, cable supports, and conduit supports.
2. Identification is lacking on switches, panels, and control equipment. Identification shall be durable and easily readable.
3. Transformer enclosures have ventilation openings adjacent to exposed bus. Provide a barrier baffle for these openings.
4. 480 volt switchboards have conductors run in the bus area which will require some bus change and the rerouting of the conductors. Note switchboards: S-5, S-6, S-7 and S-8.
5. Light ballast enclosures shall have the conductors routed away from the ballasts.
6. Bull switch units - Recheck all units for adequate bus support and insulating barriers. Provide all units with a microswitch type control to operate shunt trip breaker; this unit to be mounted in such a way to deactivate power to the supply on load bus terminals if the bus cover is not closed. Provide lugs on the load bus that will not pivot.

Page 2

7. The control switch for the 125 H.P. dewatering motor is rated 100 H.P. Provide a switch with adequate H.P. rating.
8. There are numerous locations where the head room in front of electrical equipment has been restricted by hazardous supports jutting out from the wall. Rearrange supports to provide minimum 6½ feet head room in the equipment access area.
9. Provide durable signs with large lettering on H.V. switch gear warning of live fuses and blades when switch is in the off position.
10. Stress cones on 5 K.W. cable terminations appear defective.
11. Correct nonfunctioning ground detector alarm on 480 volt ungrounded systems.
12. Provide a printed durable plasticized plaque with Kirk Key instructions by the H.V. supply switches and by the Kirk Key cluster in the control room on board the dry dock.
13. All electrical equipment shall have an approved identification from a recognized testing laboratory complying with the State of Oregon Electrical Safety Law.
14. Hitachi Crane: Transfer switch does not have protection when tapped off of the main switch. 480-208 transformer has several taps, one is properly protected by overcurrent protection. Provide overcurrent protection on both legs of 120 volt ungrounded circuits. Properly identify neutral grounded conductors. Provide proper overcurrent protection on No. 12 and other conductors. All control transformers to have overcurrent protection to comply with the National Electric Code. The isolation transformers are overfused and conductors are too small.

Please arrange for a licensed electrical contractor to take out the required permit and for corrections to be made promptly.

Truly yours,

Paul L. Miller
Asst. Chief Electrical Inspector

PLM:pd

(14)

CITY OF PORTLAND

INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

March 26, 1979

RECEIVED

MAR 27 1979

MAYOR'S OFFICE

file

From Christopher P. Thomas *CP*
To Mayor Goldschmidt
Addressed to
Subject Abatement of Buildings as Public Nuisances

You asked me to prepare a memorandum on the procedure to be followed by the Council for abating buildings as public nuisances under the recent amendments to the City Code. The procedure is as follows:

1. The Director of the Bureau of Buildings, after inspection of a building, issues a notice and order to the record owner seeking voluntary repair or demolition of the building.
2. If the record owner does not voluntarily comply, then the Director refers the case to the commissioner in charge, who reports it to the Council.
3. The Council sets a date for hearing. Notice of the hearing is posted, mailed to appropriate persons, and published.
4. The Council holds a hearing. There is no formal procedure, but the best procedure is (a) a brief summary of the Bureau of Buildings report by its representative; (b) presentations by any interested parties; (c) a more detailed report by the Bureau's representative, if needed. This order may be flexible.
5. The Council then approves or disapproves the Bureau's report. The report will contain within it the Bureau's recommendation and the basis for the recommendation.
6. If the Council approves the Bureau's report, the Bureau and Office of City Attorney will prepare an ordinance for subsequent introduction containing the necessary findings and ordering abatement in the manner approved by the Council.

Abatement of Buildings
March 26, 1979
Page 2

We are and will be consulting regularly with the Bureau of Buildings to be sure the Bureau's reports contain the necessary information to support the City's action. We have prepared a model ordinance for use in demolition cases and are in the process of preparing a model ordinance for use in building acquisition, repair, and resale cases.

CPT:mlc

cc: All Council Members
Jim Griffith
Bill Selby
Lynn Schuman
Bob Irelan
Bob Hurtig



DEPARTMENT OF
FINANCE AND
ADMINISTRATION

NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS
JAMES E. GRIFFITH
DIRECTOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4230

W. Bob
291-5354

RECEIVED

MAR 2 6 1979

MAYOR'S OFFICE

March 23, 1979

FROM: Jim Griffith
TO: Mayor Neil
RE: George Rickles Fence

Dear Neil:

Our concern on Mr. Rickles fence is that he built a beautiful 6'0" fence on a corner lot up to within two feet of the sidewalk completely blocking off any visual contact of cars coming from the side street. (Not to mention the required permit!!)

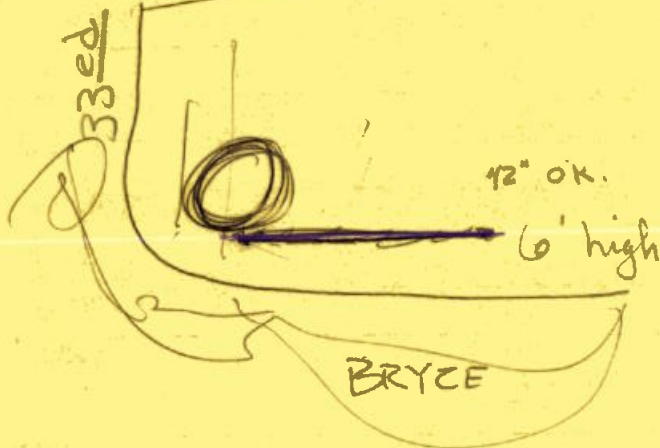
He can have a 42" fence back to 30 feet from the corner, then up to 6 feet, but not 6 feet all the way out.

Have him call me if he so desires, (248-4232).

Sincerely,

JAMES E. GRIFFITH
DIRECTOR, BUREAU OF BUILDINGS

JEG:jd



without permit.

with 30'-42" of front corner.

ADDRESS _____

DOUBLE FEE _____

NAME _____

ADDRESS _____

TYPE OF WORK _____

COPY TO: NAME _____

ADDRESS _____

NAME _____

ADDRESS _____

SPECIAL FACTS _____

INSPECTOR _____

DATE _____

February 23, 1979

Mr. George Rickles
3315 N. E. Bryce
Portland, Oregon 97212

Re: 3315 N. E. Bryce

Dear Mr. Rickles:

Our district inspector reports that a new fence has been constructed at the above address without a building permit.

Such work requires a permit, per Section 24.03.010 of the Building Regulations of the City of Portland; therefore, you are advised to obtain the required permits to legalize this work.

It should also be noted that Section 24.03.030(e) states that work upon construction, alteration, repair, of any structure commenced without a permit, the fee assessed when a permit is issued shall be double.

Reinspection will be made in 30 days, and noncompliance will be abated as provided by City Code, including legal action if necessary.

Should you have any questions, please do not hesitate to contact the undersigned building inspector between the hours of 8-9:30 a.m., telephone 248-4788.

Yours truly,

EARL M. NORGARD
CHIEF BUILDING INSPECTOR

Robert D. Gilmore
Building Inspector

RDG:lw

14

March 22, 1979

Jim Griffith
c/o Bureau of Buildings
City Hall
Portland, OR 97204

Dear Jim,

Having just read Tom Mackenzie's letter to you and finding myself bragging on the efforts you and your crew have put forth in the Bureau of Buildings, I thought it long overdue for me to write and say so.

There is no employee in the city government of whom I am more proud and have enjoyed being associated with than you. This letter and the many others that have preceded it provide ample evidence that the public you serve recognizes the tremendous effort that you have made. You have every reason to be proud of your results and the people who work with you.

Thank you very much for everybody in Portland.

Sincerely,

Neil Goldschmidt

NG:cm

~~Rocky~~ INGO

March 19, 1979

RECEIVED

MAR 20 1979

MAYOR'S OFFICE

Jim Griffith
Director of Bureau of Buildings
City of Portland
1220 S.W. 5th Avenue
Portland, OR 97204

Dear Jim:

During the past few months, we have noted special improvement in the already competent service that your department is providing relative to project planning.

The system that has evolved relating to repair or renovation of major existing facilities, has become so good that I believe that it is worthy of special praise: During the conceptual stage of planning alterations or repair to major buildings, we have had conferences at Bureau of Buildings to outline the parameters for projects, interpret codes, determine problem areas and identify possible solutions to these problems. The participants in these meetings are typically, Dave Beckman (representing you and the inspection division); Charles Stallsberg, Plans Examiner; Jim Hart, Structural Engineer; Richard Durlan, Fire Marshal; architects and engineers from this office; owner's representatives; and at times a representative from the selected contractor. The attitude of all public employees has, in my opinion, been unexceptionable. The entire group has worked as a team, seeking the best solutions with no one group or individual attempting to set hard and fast rules.

This interplay has saved much time in the design and building permit process, has saved our clients many dollars, adequately protected the public interest, and has resulted in the early upgrading of some older structures (for example, the Walnut Building, 5329 N.E. Union, the Royal Arms Apartment, 1829 N.W. Lovejoy, the Regency Apartments, 1410 S.W. Broadway, and the Freeway Hotel, 1963 W. Burnside).

Principals:

Thomas R. Mackenzie
Eric T. Saito
M. M. Breshears

THE CITY OF
PORTLAND



OREGON

DEPARTMENT OF
FINANCE AND
ADMINISTRATION

NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS

JAMES E. GRIFFITH
DIRECTOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4230

(14) ~~NEC/MARC~~
RECEIVED

FEB 12 1979

MAYOR'S OFFICE

February 9, 1979

FROM: Jim Griffith
Bureau of Buildings

TO: Mayor Neil Goldschmidt

RE: Flood Plain, Pen II

Dear Neil:

VICTORY!! Attached for your information is our confirmation from H.U.D. on removing Pen II from the regulations of the Flood Plain.

Sincerely,

JAMES E. GRIFFITH
DIRECTOR, BUREAU OF BUILDINGS

JEG:jd
Attch.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION
ARCADE PLAZA BUILDING, 1321 SECOND AVENUE
SEATTLE, WASHINGTON 98101

February 5, 1979

REGION X

IN REPLY REFER TO:

(206)442-1026

Mr. Jim Griffith
Director, Bureau of Buildings
City of Portland
1220 S.W. Fifth Avenue
Portland, Oregon 97204

Dear Jim:

In accordance with procedures agreed to by all involved parties concerned with levee improvements in Peninsula Drainage District Number Two, this is to indicate that because of progress outlined in your January 29, 1979 transmittal, FIA no longer considers the Pen II area to be seriously flood prone as delineated in the 1975 Corps of Engineers Special Flood Hazard Information (SFHI) Report. This confirms our telephone conversation of February 2, 1979.

You will recall that building restrictions were imposed in the Pen II area by the City shortly after the Corps SFHI report was issued, because the report was the best available information on flooding in the area. Through Section 1910.3(b)(4) of the federal regulations, communities are required to utilize the best information on flooding available from any authoritative source, such as the Corps of Engineers, as a basis for requiring elevations for new or substantially improved structures.

In order to correct structural deficiencies in the levees, the Pen II District initiated a project designed to assure that the existing levees would be strong enough to function to their capability. The Corps approved the design of this project in a July 7, 1978 letter stating: "Upon project completion, it is our determination that the improved levee system will adequately protect against a 100-year Columbia River flood."

Subsequently, we indicated to you that when adequate progress had been made in the project, we would consider the full effect of the project as the "best available information" to be recognized by the City in carrying out Section 1910.3(b)(4). This is now possible and has the effect of removing the severe elevation restrictions due to the fact that over 50% of the project funds have been expended, over 50% of the work has been completed, and there is no pending litigation. Further, the protective work completed thus far is the most important work in terms of alleviating the problem. Also, completion of the project is scheduled to precede the normal flood season.

page 2

Although it is now possible to recognize that adequate progress has been made, you should nevertheless be aware of the following:

1. The City is still responsible for assuring that Section 1910.3(b) is carried out in all areas of special flood hazard. The data base for flood plain management in the Pen II area, however, changes because of the new information.
2. Lenders will still be responsible for requiring flood insurance in areas of special flood hazard shown on the City's April 25, 1978 Flood Hazard Boundary Map (FHBM), which traces the 1975 SFHI report. As soon as the project is completed and certified to meet design specifications, the FHBM can be altered to reflect the completed project. At that time, many who were required to purchase flood insurance may be relieved of the requirement.
3. If the project is not completed on time or in accordance with design specifications, it will not be recognized and the best available information will revert back to the SFHI report with attendant elevation requirements.

Please let me know if you have any questions concerning this determination. I appreciate the fine cooperation you have exhibited concerning this and other flood plain issues in the City of Portland.

Sincerely,



Charles L. Steele
Regional Director

cc: Commissioner Connie McCready
Mr. Mo Jubitz
Richard W. Krimm

RECEIVED
FEB 8 1978

ROBERT LOHMAN
ATTORNEY AT LAW
5505 RIVER STREET
WEST LINN, OREGON 97068
656-5915 OR 656-8235

12
Freddey
Calendar
RECEIVED

DEC 13 1978

MAYOR'S OFFICE

December 11, 1978

Mayor Neil Goldschmidt
The City of Portland
1220 S.W. Fifth Avenue
Portland, Oregon 97204

Re: 217 N.E. Sacramento
Portland, Oregon - Owners: Hollis DeWeese
Assessment Proposed Notice

Dear Mayor Goldschmidt:

On December 7, 1978, I received notice from Mr. Charles J. Spear, Chief Deputy, that consideration for the above matter was continued to 9:30, Wednesday, December 13, 1978 and attached to same was interoffice correspondence dated December 5, 1978, signed by Mr. Earl M. Norgard, Chief Building Inspector.

After reading the interoffice correspondence, I felt compelled to respond to Mr. Norgard's declarations. I would like to bring to the council's attention the fact that the title holders of said property are Edward DeWeese and Leslie May DeWeese. Leslie DeWeese demised approximately five years ago and Edward DeWeese demised one year ago. I believe his daughter had informed the council that Edward DeWeese was suffering from cancer before his demise.

It would appear that a more personalized determination of the situation may have resulted in a more positive result. In addition to Mr. Edward DeWeese's illness, if my memory asserts, he did not have a grade school education. The purchase of the residence was an accomplishment that persons with more advantages have not been able to accomplish.

With respect to Mr. Norgard's second paragraph, I do not know who he is referring to as "he" was notified, as Mr. Edward DeWeese had demised by April 19, 1978. His family, who do not have the benefit of the experience of real property ownership, were doing the best that they could. Again, I must suggest that a more personalized approach to assist the DeWeese's would have a more positive result than what had been accomplished herein. The DeWeese's, in fact,

Mayor Neil Goldschmidt

December 11, 1978

Page 2

were hoping to rehabilitate the property. Mr. Hollis DeWeese informed me their intentions were prompted because of their parents' struggle to keep the property for their children. Unfortunately, he relied upon a telephone call to City Hall that that would avoid the demolishing of the building. It is easy to assert that Hollis DeWeese should have utilized the service of Mr. Voreis, except that at the time that he received in the mail Mr. Voreis' bid, his intentions along with his sisters and brothers was to rehabilitate and not demolish the building.

It is difficult for Mr. Norgard to understand that while Edward' DeWeese was alive he was head of the household and his children did rely upon him for direction. I believe that Mr. DeWeese's daughter at the hearing expressed this thought clearly.

Mr. Norgard suggests, "It is to be noted that the present system of bidding has worked very well for many years and it is not recommended that it be changed because of one isolated case." I suggest that one isolated case of dealing with human values is sufficient to institute safeguards to prevent it from happening again. I further suggest this is one isolated case that has come to our attention. How many people have thrown in the towel and regret they had anything to do with government? Whatever "urgency" may exist in the mind of Mr. Norgard, I do not think it takes precedence over a family who purchased property over twenty years ago, paying taxes on it, depriving themselves and losing it because they did not have the benefit of a good education and confidence that government is to protect them, not to suffer them to unconscionable conduct.

The DeWeese's are proud but humble family. I came to know Leslie and Edward and respected them for their honesty and integrity. I sincerely hope you will not allow their property to suffer the additional burden of the proposed assessment which shall be the effect of confiscating same.

Respectfully yours,



Robert Lohman

RL:kp

cc: Comm. McCready

Comm. Schwab

Comm. Ivancie

Comm. Jordan

Jim Griffith, Director, Bureau of Buildings

Earl M. Norgard, Chief Building Inspector

Hollis DeWeese



DEPARTMENT OF
FINANCE AND
ADMINISTRATION
NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS
JAMES E. GRIFFITH
DIRECTOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4230

November 27, 1978

FROM: JIM GRIFFITH
TO: MAYOR NEIL GOLDSCHMIDT
RE: BUREAU COSTS NOT COVERED BY PERMITS

RECEIVED
NOV 28 1978
MAYOR'S OFFICE

NEIL / BOBBY
dong
12
FILE

Dear Neil:

Upon implementation of the Electrical fee schedule, our Bureau will be 82.5% self-supporting from permit fees.

The non-supported amount is \$434,636.00.

It is our intent to be 100% self-supporting. Thus we are attempting to identify ways of logically charging for the remaining Administrative functions. These no fee items are listed below with our proposed actions:

1. Complaint investigation and inspections - Approx. \$175,000
These include Zoning, Housing and Building items. All are time consuming and are the source of the majority of our Court cases.
Action: We are presently establishing a Citizen Advisory Committee to deal with this concern as well as other Zoning enforcement issues. We have no recommendation at this time on a fee structure.
2. Providing information and assistance to the public - Approx. \$80,000
This includes project pre-application meetings with prospective builders of major projects, telephone questions, and counter discussions. This cost is throughout the Bureau. If we can not develop a specific charge for these items, we will include them in our next fee increase.
3. Chapter 13 Enforcement - Housing Section - Approx. \$22,000
We still have some 50 identified Chapter 13 apartments. We make numerous site visits and provide information prior to the issuance of a work permit. The permit funds are not allocated to Housing. The Committee in #1 above will review this subject.

Rocky,
Who is
getting appointed?
we might have
some names.
808
Doug -
You are too late
w/ this question.
See attached.
R
2-19

November 27, 1978
Mayor Neil Goldschmidt
Page 2

4. Post Fire Electrical Inspections - Approx. \$12,000
The building owner is not charged for a post fire Electrical Safety Inspection at the request of the Fire Department. If no equitable methodology to assess a fee is determined, we will incorporate in our fee structure.
5. Pre-construction consultations with Electrical Contractors -
Approx. \$17,000
These are the pre-application meetings before electrical project work starts. We are reviewing all possible pre-application fees.
6. Sign Code enforcement for non-permitted signs - Approx. \$9,000
This item will be ~~dealt~~^{dealt} with by the Advisory Committee.
7. The present fee structure does not include the present year salary increases. Approx. \$119,636.
These will be current with our next fee increase.

We are attempting to have the aforementioned items resolved by July 1, 1979. I would be happy to provide additional information on these items if you so desire.

Sincerely,



JAMES E. GRIFFITH
DIRECTOR, BUREAU OF BUILDINGS

JEG:tb

cc: Mike Lindberg

ZONING ENFORCEMENT ADVISORY COMMITTEE

Dave Beckman - Inspections Manager, City of Portland
Room 120, City Hall
1220 S. W. Fifth Avenue
Portland, OR 97204
(248-4233)

George Fleerlage - Hearings Officer - City of Portland
Room 211
424 S. W. Main Street
Portland, OR 97204
(248-4594)

Frank Frost - Zoning - Bureau of Planning, City of Portland
424 S. W. Main Street
Portland, OR 97204
(248-4479)

David Gemma - D.E.Q.
3017 N. E. 31st Avenue
Portland, OR 97212
284-7690

Jan Sokol - 3272 S. E. Main Street
Portland, OR 97214
(221-6312)

Ernest C. Stempel, Vice President
Ward Cook, Inc.
520 S. W. Stark Street
Portland, OR 97204
(226-2111)

Bob Stutte - Norris & Stevens
610 S. W. Broadway
Portland, OR 97204
(223-3171)

.....

James E. Griffith - Director, Bureau of Buildings, City of Portland
Room 120, City Hall
1220 S. W. Fifth Avenue
Portland, OR 97204
(248-4232)

E. John Rumpakis - N.E.W.S., Realtors
4100 N. E. Fremont Street
Portland, OR 97212
(281-1261)

Margaret Wolszon - Mayor's Office
Room 303, City Hall
1220 S. W. Fifth Avenue
Portland, OR 97204
(248-4267)



OREGON AFSCME

1535 STATE STREET, SALEM, OREGON 97301

SALEM (503) 378-1296

PORTLAND (503) 233-2561

EUGENE (503) 687-8776

1847 S. E. Clinton
Portland, OR 97202

November 10, 1978

RECEIVED
NOV 16 1978

MAYOR'S OFFICE

Mayor Neil Goldschmidt
Commissioner in Charge
Bureau of Buildings
City of Portland
1220 S. W. 5th, Room 303
Portland, Oregon 97204

Re: Bill Potter Grievance

Dear Neil:

Please be advised that AFSCME Local 189 is persuing a grievance of Mr. Bill Potter's suspension at your level. We are following the grievance procedure as outlined in the current Collective Bargaining Agreement between the District Council of Trade Unions and the City of Portland.

The Article which we are grieving under is Article XXXI, Section D. Also, we are grieving Article XXXIII, Maintenance of Standards; Article XXX, Discipline and Discharge; and any other violation of the current working agreement.

Mr. Bill Potter was suspended effective 8:00 a.m. on October 27, 1978, without pay for five (5) days from his position as Plans Examiner II in the Bureau of Buildings. The reason stated for that action was that he did not advise the Bureau of his intent to provide a seminar for a local group as required by the Brueau of Buildings' Policies and Procedures Manual.

The specific remedy the Union is requesting is that Mr. Potter be paid for the five (5) days which he was suspended and that you remove from his personnel file any reference to said suspension and with no prejudice or malice towards Mr. Potter.

November 6, 1978

Richard D. Boyd
Executive Vice-President
Boyd Coffee Company
19730 N. E. Sandy Blvd.
Portland, Oregon 97220

Dear Mr. Boyd:

It has taken me awhile to get back to you about your question regarding the building permit fee procedure we used for your residence at 3600 S.W. Crystal Springs Blvd. The project at your home was received by the Bureau of Buildings as they logged it on August 18, 1978. On September 11, 1978 the Bureau of Buildings enacted its new fee schedule by City Council directive. All fees that were paid to the Bureau of Buildings before September 11, 1978 were allowed to remain at the old fee schedule; all fees paid to the Bureau after that date were calculated at new rates.

In this particular case a plan check fee of \$12.50 was charged since the fee was paid prior to September 11, 1978. But the building permit was issued on September 20, 1978 and was calculated at the new rate which was \$157.00. That was based on your estimated valuation of \$40,000. Under the new fee structure the plan check fee would have been \$78.50, but because of the ruling we left it at \$12.50.

I checked to see whether or not there were others that were caught in this bind. We've only had three people that we can identify who got stuck. I am sorry it worked out that way, but it doesn't look like we've got much choice at this point but to leave it the way it is. We might better advise people on their initial payment to make an estimated payment under the fee at the time in order to assure them of an opportunity to avoid the fee increase and I am going to check into that.

Richard D. Boyd
November 6, 1978
Page Two

Thanks again for raising it with me. Let me know if you want me to pursue it further. Thank you very much.

Sincerely,

Neil Goldschmidt

NG:ph



*Check &
on Permit*

*3600
SE*

Yes
RICHARD D. BOYD

West

*Crystal
Springs*

666-4545

EXECUTIVE VICE-PRESIDENT
PERSONNEL MANAGER
BOYD COFFEE COMPANY

19730 N. E. SANDY BOULEVARD
P. O. BOX 20547
PORTLAND, OREGON 97220



October 18, 1978

DEPARTMENT OF
FINANCE AND
ADMINISTRATION
NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS
JAMES E. GRIFFITH
DIRECTOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4230

TO: Jim Griffith

FROM: Gary Ross *Gary Ross*
Administrative Manager

SUBJECT: Richard Boyd residence
3600 S. E. Crystal Springs Blvd
(Building permit fee).

The referenced project was received by the Bureau of Buildings on August 18, 1978.

On September 11, 1978 the Bureau of Buildings enacted its new fee schedule. All fees paid to the Bureau of Buildings before September 11, 1978 were allowed to remain at the old fee schedule. All fees paid to the bureau after September 11, 1978 are calculated at the new rates.

In this particular case a plan check fee of \$12.50 was charged, since the fee was paid prior to September 11, 1978.

The building permit was issued September 20, 1978 and was calculated at the new rate, which was \$157.00 as based on the applicants estimated valuation of \$40,000. Under the new fee structure the plan check fee would have been \$78.50, but was allowed to remain at \$12.50 since it was paid to the bureau prior to September 11, 1978.

If I can give you some additional help in clarifying the bureau's position on our new fee structure, please let me know.

GR:jd

file 12

October 26, 1978

TO: Mr. Bill Potter

FROM: Gary Ross
Administrative Manager

SUBJECT: Suspension

Dear Bill:

Effective 8:00 a.m., October 27, 1978 you are suspended without pay for five (5) days from your position of Plan Examiner II in the Bureau of Buildings.


The reason for this action is that you did not advise this bureau of your intention to provide a Building Code seminar for a local professional group as required by the Bureau of Buildings' Policy and Procedure Manual, Conflict of Interest (AAC) dated December 1975, and a letter to you from Jim Griffith dated June 2, 1978 which states "I must ask that you notify your supervisor in advance of any outside work activities . . ."

Because this is a repetition of a continuing problem of which you have previously been advised, I have concluded a (5) five day suspension is appropriate at this time. Future occurrences of this problem will result in further disciplinary action up to and including discharge.

Under the provisions of the current labor agreement you are entitled to file a grievance through your union if you believe this action was not for just cause.

GR:jd

APPROVED



Commissioner of Finance and Administration

Handed To Employee _____

cc Secretary, Civil Service Board
Bob Johnson, Personnel
Sam Gillespie, Local #189
James E. Griffith, Director, Bureau of Buildings
Jim Hart, Supervisor, Plan Examination



JEG:jd

file
12

October 2, 1978

Donald R. Shaffer
Business Manager—Financial Secretary
Local Union No. 49
901 S. E. Oak, Suite 102
Portland, OR 97214

Dear Don:

I have attached a copy of a memorandum from Kathy Fong of my staff, addressed to me, which is a follow-up to the conversation we had at breakfast. I hope this is helpful for you to know where everything stands. I think it is important for you to know that Jim Griffith, Director of our Bureau of Buildings (and someone easily accessible to you) is on the State Electrical Advisory Board. He would be most interested in hearing from you about these issues.

It was nice to see you at breakfast.

Sincerely,

Neil Goldschmidt

NG:cm

cc/wa: Jim Griffith

September 2 1978

MEMO TO NEIL:

From: Kathy *Ka*

Re: Appliance Repair Licenses

One year ago, upon the request of appliance repair people, the Electrical Advisory Board of the State implemented an Appliance Repairman License. The license costs \$125 per year and was to be required for appliance repairpeople such as Maytag, Bressie, etc.

PURPOSE: Under previous law, only an electrician could do electrical connection work for consumers. This meant that if you had a washing machine installed or repaired in your home, you would have to have a plumber do the installation and an electrician do the electrical connection work. With this license an appliance repair person could do the work if s/he had demonstrated the necessary skills and obtained the license.

The State Electrical Advisory Board (Jim Griffith is our rep) is now reviewing this licensing system since it was implemented on a trial basis for 1 year. At their last meeting they hashed it over and found that in the Portland area no licenses have been applied for or issued. In other parts of the State it seems to be working all right. Because of the conflicting info, the Board deferred the matter until more stats were available in order to assess the effectiveness of the licensing. Jim feels that the Board had granted the repairpeople their request, but that they aren't complying with it.

The Board's next meeting is October 12 at 9:30 in Room 773, State Office Building. They may be discussing this issue on that agenda. For future agendas, one should call Betty Mitchell, Secretary to the Electrical Advisory Board, 378-4046. Betty is out of town until Oct. 9.

kf

D.G. ps

September 19, 1978

File
Bureau of
Building
RECEIVED
SEP 26 1978
CIRCULATE TO
SR. STAFF.
Interesting!
MAYOR'S OFFICE 14,

PRELIMINARY

Presentation to the State of Oregon Housing Cost Task Force by James E. Griffith, Director, Bureau of Buildings, City of Portland

Summary:

The City of Portland has had a strong commitment toward development of permit system improvements since beginning reorganization and appointment of a new Director in the Bureau of Buildings in October 1975. Mayor Goldschmidt stated his support for a "One-Stop Permit System" at the time of my appointment interview.

One of my first tasks was to reorganize the staff of the Bureau of Buildings into sections for establishment of administrative controls. The realization of a facility which made the paper changed organization a reality was achieved in September 1977.

The task analysis and planning expense related to this facility improvement plan was partially paid by a one-year Federal Grant to the City from the Department of Housing and Urban Development (HUD) in October 1976. This grant made it possible to contract for the services of an Industrial Engineer who helped us in identification of problems and then worked with us to develop solutions.

The HUD Grant funded the Portland Permit System Improvement Project.

Objectives of the project were:

1. To improve referral procedures for persons applying for City permits;
2. To improve the public service orientation of permit system employees;
3. To consolidate permit counters in the City's Bureau of Buildings;
and
4. To clarify permit procedure instructions.

A major remodeling and relocation of permit functions in the Portland Bureau of Buildings was completed as part of this project. This remodeling reduced permit counters from three to one and has also reshaped organizational relationships. All inspectors, whether building, housing, electrical, mechanical, or plumbing, have been located in a common area; management has been located together; clerical staff have been grouped together; and plans examination sections have been relocated and assigned additional responsibilities.

A net first year cost savings of approximately \$84,132 has been realized from the permit counter consolidation and personnel relocation. The savings resulted from staff reductions, increased clerical and inspector utilization, improved control of inspector and plans examination functions, reduced filing activities and staff reassignment.

A flow time analysis of the building permit application and issuance process was conducted during the project. In addition, project staff prepared two reference documents on the City's permit system. These documents are: 1) a narrative guide to Portland's permit system, designed for use by City staff and public; and 2) a telephone index of Portland's permits and licenses, for use by the city/county Centrex operators and permit staff.

The City initiated a second one-year permit project in November 1977 designed to continue documentation of the City's construction-related permit systems. The purpose of the second project is to determine the feasibility of developing a City Permit Application Center (C.P.A.C.). A Steering Committee was established to work with the Consultant.

The City's construction-related permit systems exist in five downtown buildings in 10 bureaus and offices. This results in fragmentation, lack of coordination, technical reviews on some permits in a number of buildings and bureaus, and limited capability to track a permit application after it goes from one building and organization to the next for review.

A more efficient method of coordinating and monitoring building permit application progress towards approval needs to be introduced if permit application flow time routing and coordination is to be improved between the Bureaus of Buildings, Street and Structural Engineering, Sanitary Engineering and Traffic Engineering.

The City needs a building which makes it possible for the various construction permit-related offices and bureaus to be located in the same building.

A number of internal operation innovations have occurred in the past year in the Bureau of Buildings and the Office of Public Works. These have improved the City Administration's ability to meet the public's need for permit application assistance.

A Homeowners Night was established in the Bureau of Buildings in the Fall of 1977. Every Thursday evening, from 5 to 9 P.M., permit application and review staff are made available at an overtime expense to the City to assist homeowners seeking to make home building improvements. This service is available only to homeowners, not architects, developers, etc. who have good access during regular business hours.

The next improvement I will mention benefits the developers, builders and architects desiring to proceed with a major construction project. It is known as the Pre-Application Conference Process. It is my observation that this process saves time and money for builders and in addition for City staff, because most questions and problems attendant to the development can be addressed during the Pre-Application Conference Committee meeting.

Developers can make an appointment for a conference by a telephone call to the Bureau of Buildings. In this call the supervisor and developer can scope the project and decide which technical representatives the City and the developer need to have available for the conference.

A third improvement was made in the Bureau of Buildings by establishment of a Document Control Section. The D.C. Section has improved coordination and

status control functions related to building plans and applications within the Bureau of Buildings. This section has attempted to improve the quality of status information requested by applicants. However, because a definite accountability structure has not been formally addressed and established for providing information to the D.C. Section from other bureaus and departments, information from them can be described as sketchy and deficient.

A fourth improvement was made in the Office of Public Works when permit approval responsibility for all residential building permits was assigned to staff at the permit counter. This eliminated the routings previously made to four or five other technicians and engineers for the various Street and Structural and Sanitary Engineering reviews and approvals. A direct technical approval is requested only on those applications and plans where a deficiency appears to exist. This has been a definite improvement directed at flow time reduction. We now get 90 to 95 percent of the residential building plans and applications back to the Bureau of Buildings for continuation of our Plan Check in two or three days instead of the one to two weeks we experienced last year.

A fifth improvement is the use of a "held for" note which is utilized when an engineer or technician delays a Plan Check more than one day on residential plans or more than four days on commercial plans. The "held for" notes are collected daily in the Office of Public Works and routed to the Bureau of Buildings: Document Control Section.

This has given you an overview of some of the progress which we have made in Portland during this past year. More problems exist. More steps need to be

taken. An analysis of the total construction-permit system is nearing completion. A report evaluating the potential to centralize permit application, review and issuance functions will be issued for City Council review the week of October 9th.

This report is considering five alternative solutions. They are as follows:

Alternative A:

Centralized Orgnaization, Centralized Location (C.O.C.L.)

Alternative A has the greatest potential for efficiencies in operation because it will contain the intake, coordination, review/approval, issuance and fee collection functions within a singularly managed organization.

It will contain the least number of directors, managers, supervisors, engineers and other staff to sustain permit system requirements.

It has the potential to be the most satisfactory to the public (applicant).

It will contain the shortest routing distances. It will increase the number of 'full-time' and reduce the number of 'part-time' staff engaged in the permit functions.

Alternative B:

Decentralized Organization, Centralized Location (D.O.C.L.)

Alternative B has definite potential for efficiencies in operation because it will contain the intake, coordination, review/approval, issuance and fee collection functions within a single building.

It will contain about the same staffing as at present except for some increases of staff for coordination/routing type functions.

It has the potential to be more satisfactory than the fragmented location structure which presently exists. It will be of greater convenience to the public because City permits will be available from one building.

It will contain a shorter routing distance than at present. A large number of 'part-time' staff will be continuing to participate in permit review/approval functions.

Alternative C:

Centralized Organization, Decentralized Location (C.O.D.L.)

Alternative C has fewer potentials for efficiencies in operation because the intake, coordination, review/approval, issuance and fee collection functions will be in a number of different buildings and locations, much as at present.

It will reduce the number of directors and managers and increase staff in the coordination/routing type functions. It will be of less convenience to the public because a number of different buildings will supply the various City permit functions much like it is presently.

It will contain improvements in routing procedures. Some duplicate files will need to be generated and maintained to satisfy informational needs in two locations.

The routing distances will be about the same as at present.

Alternative D:

Decentralized Organization, Decentralized Location (D.O.D.L.): Existing Alternative

Alternative D has the least potential for efficiencies in operation because the intake, coordination, review/approval, issuance and fee collection functions will continue to be in a number of different buildings and locations and because the organization and operating styles will be left intact.

It will require some additional staff to develop and maintain the coordination/routing type functions. It will continue to lack conveniences to the public because of the different buildings and locations for the various permit functions.

The routing distances will be about the same as at present.

Alternative E:

Centralized Organization, Centralized Location (C.O.C.L.) for Permit Application, Issuance and Fee Collection

Alternative E has certain advantages from the standpoint of being a single point for seeking permit applications, information and permit issuance/fee collection. Applicants could be directed from this location as necessary to coordinate various technical requirements. It will have little potential for efficiencies in coordination of review and approval functions because of the continuance of separate organizations and the locations in a number of different buildings. It will require some additional staff to develop and maintain the coordination/routing type functions. It will continue to lack conveniences to the public because of the number of different buildings and locations for the various permit functions.

The routing distances will be about the same as at present.

This is the alternative which the City of Portland could most easily incorporate until a large Public Service type building or significant new space becomes available. A decision regarding these alternatives could be made in the next two months.

In conclusion, I believe significant permit system improvements have been made in the City of Portland. I recognize that additional improvements are needed. We are using some of the City's resources to continue our analysis. In time we expect to develop more improvements and provide better services. And when it becomes feasible we will establish that "one-stop process" which best meets the needs of the public and provides the level of code enforcement necessary for the City to protect the life, health and safety of its citizens.

JG:JD:slt

12

MEMORANDUM

July 6, 1953

TO: James Griffith, Director
Bureau of Buildings

FROM: Neil Goldschmidt

SUBJ: Recent Equal Employment Strides

Jim,

As a follow-up to my memo last week, I wanted to tell you that I was very, very pleased when I heard that out of six vacancies recently filled -- three Building Inspectors and three Housing Inspectors -- you managed to hire two women and one minority male. I know that that kind of accomplishment only happens when there is extraordinary effort put into the recruiting and hiring process, and I can't commend you -- and Dave Beckman -- too highly for being so committed to the principle of Equal Opportunity that you were willing to put in that energy.

I also know that in the case of the Housing Inspector, in particular, time has had to be spent devising a training program, so that the Bureau would have the option of choosing from people with a wider variety of backgrounds, thereby making these gains possible. Your whole staff deserves credit in this, for being willing to put up with temporary inconveniences to accomplish a longer-range goal. The Bureau could have easily just grabbed the first qualified person who walked by, maintaining the status quo, but you didn't, and I'm proud of you all.

NG:swt

12

MEMORANDUM

June 27, 1978

TO: James Griffith, Director
Bureau of Buildings

FROM: Neil Goldschmidt

SUBJ: Bureau of Buildings

Jim,

With all of this "freeze" discussion I've generated, one might think no one was ever going to be hired again. I doubt that's the way it'll work out. But the occasion for this note is two-fold.

First, to tell you how proud I am of the job you've done for the City. It's been a pleasure watching you and basking in the reflection of your public acclaim.

Then two -- I wanted you to have some sense of my personal agenda involving the Bureau of Buildings for the next year or so. These communications tend to not be made by me regularly (if at all) so while I'm home recuperating from a throat infection...

The highest priority for me is implementation of an "interim" single-stop permit center. I think we must move on this before we design space in a new building. This will be on an OPD agenda soon. I need your creativity and leadership to ensure that Public Works, Water, Planning and Zoning, et al, join in the effort.

Next -- Affirmative Action in the Bureau of Buildings. If you can't do it, Jim, it'll never happen. You made a real effort to get your female clerks to take the Housing Inspector I exam. That was first-rate -- and valuable. Alyce Marcus can't deliver the people

Memo to James Griffith
June 27, 1978
Page 2

for you -- neither can the test of the Personnel Bureau. With all of the time your field folks will spend in the black community, I hope you can recruit aggressively from this pool of labor, as well.

Finally, if the 1+1/2% measure passes, B.O.B. will have to be 100% self-supporting -- perhaps even a net contributor to the General Fund. I will be asking for your help, Jim -- through an uncomfortable time -- you are among the strong we have and this just means your long day will get longer -- sorry, but congratulations!

Keep up the good work!

NG:pjr

MEMORANDUM

file
April 11, 1978

TO: Neil
FROM: Rocky *Rocky*
SUBJ: Bureau of Buildings

I need some help -- please call Jim Griffith, congratulate him for encouraging some of his clerks to take the test for Housing Inspector I and then ask him what else he personally is doing to see ^{if} there are some strong minorities and women candidates on the list for those jobs. (I think he has a list somewhere of people who were at some time interested in jobs in that bureau, and must have a lot of contacts besides.)

There are three of these positions and they require minimum technical knowledge. They are the best chance we've had in a long time to break the all white male profile in that Bureau, and we can't afford to lose it. (Jim should understand that he can't afford to lose it.) Alyce Marcus mails out notices to organizations, but I really think this call deserves more of a personal push.

Jim tells me, by the way, that all recruiting responsibility is really Personnel's, not his.

I think the Bureau manager should be held responsible for the make-up of their staffs and should know this very clearly. They don't seem to.

RW:pjr

You've probably run over this with them before.

Position applications close this Friday.



OFFICE OF
THE MAYOR
NEIL GOLDSCHMIDT
MAYOR

1220 S. W. FIFTH AVE.
PORTLAND, OR. 97204
503 248 - 4120

MEMORANDUM

Date: May 19, 1978

To: Darryl Love, Senior Management Analyst
MAR Division

From: Douglas L. Capps, Executive Assistant

Subject: CENTRAL PERMIT APPLICATION CENTER STUDY

I've had an opportunity to review the exchange of correspondence on the CPAC contract and the issue of transferring administrative control over the project. I've also read a preliminary draft of Jim Duncan's first report which was issued this week.

My judgment is that the project should be "transferred" to the OMS director. This will mean that interim management of the project would be directly supervised by the Mayor's Office generally and to me specifically as a function of my role as "acting OMS director." When the new OMS director is chosen, the project would remain in the same location.

I have discussed this decision with Jim Duncan and he is comfortable with it. I agree that the project is entering a critical period, and should be given continued support by the steering committee. I would also like you to provide additional direct management support from now until June 15.

The Central Permit Center is a concept to which the Mayor has been committed, and I want to assure that there is no slippage in the progress of a project of this importance. We will provide additional support to Jim Duncan as he needs it until the new OMS director can take the project over. This is perhaps where the Budget Office comes in, but not as a transferee of the entire project. I'm convinced that this arrangement will not only maintain continuity, but also assure the "neutrality" the committee has discussed.

Thanks for your cooperation. I would appreciate it if you would communicate this decision to the steering committee.

DC:cm

cc: Jim Duncan



OFFICE OF
GENERAL
SERVICES

ROOM 400, CITY HALL
1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4081

MEMO

May 5, 1978

12
+JE
RECEIVED
MAY 8 1978
MAYOR'S OFFICE
Copy in
Tiebler
file

TO: Doug Capps, Executive Assistant
FROM: Michael Rosenberger, ^{Mike} Administrative Services Officer
SUBJECT: Central Permit Application Center Study

On November 15, 1977, Jim Duncan was hired by the City of Portland to develop alternative ways to implement a central permit application center. The project was initially coordinated by Dan Boggan and Earl Bradfish. Day to day management was assigned to Dan Boggan, since the study was viewed primarily as being management-oriented, rather than facilities-related.

The situation at the present time is that Jim Duncan is being given little leadership or direction as he pursues this study. This is due to a variety of reasons including the fact that Dan Boggan left the City, Mike Kaiel left OMS and went to the Park Bureau, and the staff of the MAR Division face uncertain futures. For these reasons, Jim Duncan approached Earl Bradfish and me on Wednesday, May 3, and requested that we speak with you, as Acting Director of OMS, about transferring the responsibility for this project to the Office of General Services. I spoke with Darryl Love, who was assigned to the project as the OMS representative, and he thinks it would be a good idea to effect such a transfer.

I think it makes sense for OGS to take over administration of this study, since it was one of the co-initiators. Also, we can work with the Steering Committee and Jim to assure that it goes forward according to the adopted work plan.

Please let me know at your earliest convenience if you would like the Office of General Services to assume responsibility for the central permit application center study.

MR:en

cc: Jim Duncan
Darryl Love

THE CITY OF
PORTLAND



OREGON

OFFICE OF
THE MAYOR

NEIL GOLDSCHMIDT
MAYOR

1220 S. W. FIFTH AVE.
PORTLAND, OR. 97204
503 248 - 4120

APRIL 21, 1978

M E M O R A N D U M

TO: JIM GRIFFITH
DIRECTOR, BUREAU OF BUILDINGS

FROM: DAN CHURCHILL *Jan*
MAYOR'S OFFICE

Jim, At a coffee Neil recently held in Ladd's Addition, he said he would ask you to look into a number of suspected non-conforming uses of single-family residences as boarding houses. The following is the list we were given:

1530 S.E. Holly
1509 S.E. Holly
1546-50 S.E. Ladd
1628 S.E. Ladd
1644 S.E. Ladd
1734 S.E. Ladd

Also, I talked to Gary Ross about an old church for which you have issued a permit for single unit renovation. The neighborhood's information is that the owner is converting the building into 3 or 4 units, and their concerns are that the lot isn't large enough for that many units, and there isn't enough off-street parking. I have attached a letter they've written to Historic Landmarks (raising another issue) for your information about the building's location, etc. Neil said we would check this one out also. Any chance you could send an inspector out there sometime soon?

I would appreciate it if someone could get back to me on what you find out on all of the above.

Thanks.

Goldschmidt

April 19, 1978

Portland Bureau of Planning
424 S.W. Main
Portland, Oregon 97204
Attention: Mr. John Brosy

Dear Mr. Brosy:

Re: 2456 S.E. Tamarack
Lots 9-10 - Ladd Addition

It has come to the attention of the Ladd Addition District Advisory Council that a Mr. Arthur Lind has purchased the old church located at 2456 S.E. Tamarack. This church is noted as having secondary historic significance in the Ladd Historic Conservation Zone. (See page 54 - Historic Conservation Zoning Report - August 1977.) It is to perpetuate this significance and promote community unity that we are concerned.

The property in question is reported to eventually be converted to a four-plex. Presently a building permit has been issued for a single unit renovation. The existing structure is situated with a front yard of approximately 12 feet. The side yards are 5-feet and 12-feet with the structure abutting the alley.

The rumored uses of this building include a child day-care center, a social club, an antique store and the four-plex. Each use would require variances under the A 2.5 Zone. Each use would require off-street parking for which there is no space. Community indications show strong opposition to any of these proposals.

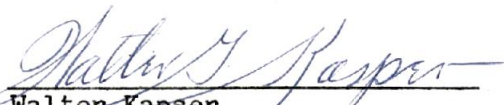
To date the work in progress has removed some of the stained glass windows. This would indicate further extensive structural alterations are contemplated. We believe these renovations do not conform to the Historic Conservation Zoning criteria.


We are interested in the applicant's proposal under which the existing building permits were issued. We further request that all subsequent applications concerning this property and all other properties within the Ladd Conservation District be reviewed by this body as well as HAND and SEUL.

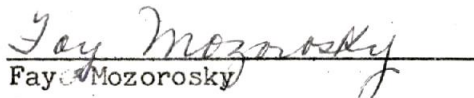
April 19, 1978

If the proposed renovations are in violation, and adversely affect the structure's historic significance, we propose initiating procedures to revert the structure to its original condition.

Yours very truly,


Walter Kapser
1828 S.E. Ladd


James Manning

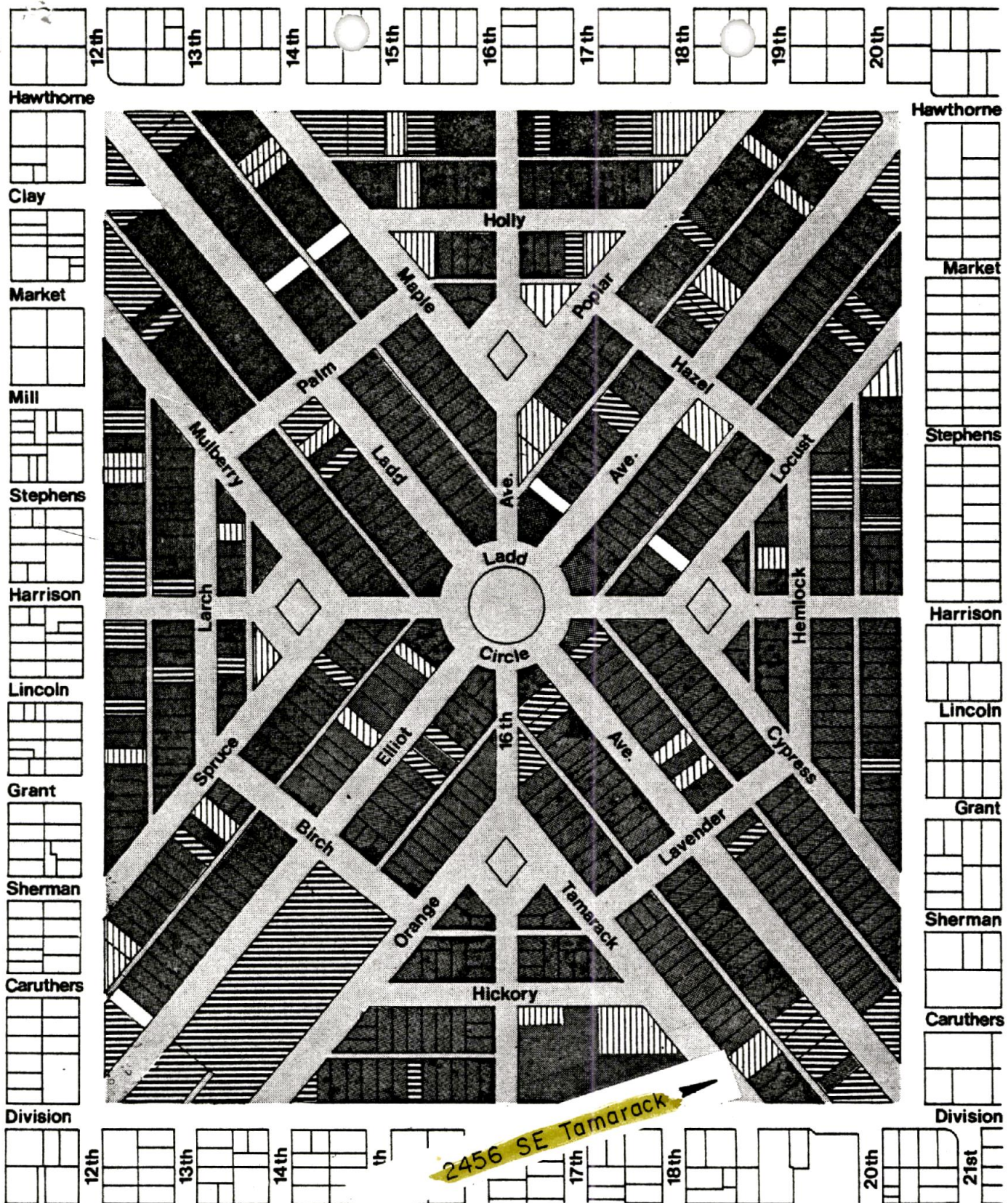

Fay Mozorosky


Melvin Replogle


Richard Ross

The Ladd Addition Advisory Council

cc: Mayor Goldschmidt
George McMath
Rudy Barton
HAND
SEUL







Proposed Conservation District

Ladd's Addition

Portland Bureau of Planning



-  Primary Historical Significance
-  Secondary Historical Significance
-  Compatible with District Character
-  Non-Compatible with District Character

file NEW MARKET THEATER
CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

April 6, 1978

From David *David*
To Neil
Addressed to
Subject Status, New Market Theater

12
Handwritten notes and signatures in red ink, including "12", "David", "Neil", and "April 6, 1978".

1. Ross Cohen has an opportunity, which he wants badly, to lease the New Market Building and adjacent parking lot on weekends to New Portland Market, Inc. New Portland Market, Inc. is an offshoot of Saturday Market. The key people are Bob Shumacher, Gary Hylton, Bill Welch, and Sherrie Teasdale. They describe the split with the other Sat. Market group as amicable. They would like to use the facility on Saturdays, beginning April 22, and eventually to buy the building and lot and operate a 7-day week. They will use the lot only, for now, if the City will not allow use of the building.
2. The Bureau of Buildings and the Fire Bureau have stopped use of building for above purpose. A change of use permit is needed and Beckman has not granted because of the remaining bracket safety problem.
3. Ross has another group who also want to rent some inside space, April 22 only, the American Soc. of Interior Decorators (I think).
4. Sol Siegal, Ross' attorney, called to seek clarification. I told him we felt Ross was not living up to the agreement letter he sent, ie. he agreed to use only one entrance-exit and was in fact using two, and that I would re-check the situation. I also told him our main concern was safety and asked if he had really dealt with the Landmarks Commission in order to get a permit to take down and store the brackets.
5. Beckman advises today the Bureau needs to re-file to condemn the corner brackets. It would take 5 weeks to get it to a hearing.
6. Recommendations
 - A. Re-file the condemnation on the corner brackets and hold the hearing at earliest date, probably 5 weeks. Tell Ross we are committed to that course unless he deals with it sooner.

YES

NO

OVER

B. Instruct the Bur. of Buildings to close the second entrance-exit and enforce any other violations of our written agreement immediately.

☒ YES NO

C. Advise the Bur. of Buildings and Ross that we concur with the Bureau's recommendation against a change of use permit until the safety problem is rectified.

☒ YES NO

7. I will give you a more complete memo re. the New Portland Market Inc. proposal to buy the building. They would be looking for a lot of city-PDC help.

THE CITY OF
PORTLAND



OREGON

NEIL GOLDSCHMIDT, MAYOR

BUREAU OF
MANAGEMENT AND BUDGET

KENNETH C. JONES
BUDGET OFFICER

1220 S.W. FIFTH AVENUE
PORTLAND, ORE. 97204
503/248-4038

March 22, 1978

MAYOR'S OFFICE

MEMO

TO: Mayor Neil Goldschmidt
Commissioner Francis Ivancie
Commissioner Charles Jordan
Commissioner Connie McCready
Commissioner Mildred Schwab

FROM: Kenneth C. Jones
Budget Officer

SUBJECT: Building Permits Rate Analysis

The Bureau of Management and Budget has completed the first part of its rate analysis of building permit related activities in the Bureau of Buildings. Building and housing inspections, plans examination and other related activities are covered in this report; plumbing, electrical and heating inspections and related activities will be covered in a subsequent study, which is currently underway.

The general approach of this study was to identify services provided by the bureau, whether fees are collected for them or not, and to analyze each service. Discussion of each service covers costs, revenues and the current fee structure. Conclusions and recommendations are drawn from each analysis, with consideration given to policy impacts of each recommendation. The final section of the report describes a methodology for updating the fee schedule on a regular basis.

The major recommendation of this report is to utilize the fee structure in the State Uniform Building Code for new construction building permits. The fee structure currently used by the City was originally intended to generate greater revenues than the UBC would. However, since permit fees have not been changed for several years, permit revenues are now far lower than the City's costs for this activity. Since all other cities and counties in Oregon use the UBC fee structure, this also means that Portland's permit fees are significantly lower than other Oregon jurisdictions.

RECEIVED

MAR 24 1978

12

TC →
K. Jones
Send this to Council

3-27
yes 3-21
3-24

I am holding this
pending your OK
to release. It's
been signed off by
Brydget, etc., &
should go out
early next week.

2 Place 1000 and
highlight

3 One problem issues

Memo to Mayor and Commissioners
March 22, 1978
Page Two

It is also recommended that the minimum building permit fee be increased from \$6 to \$10, which would cover the cost of one inspection, the minimum required for building permits, but would not cover clerical processing costs. It was felt that increasing the minimum permit fee to \$20, or a cost recovery level, would discourage citizens from obtaining permits for small projects, thereby eliminating the possibility of inspecting such work. Ensuring code compliance for public safety reasons is the primary objective of the Bureau of Buildings; thus implementation of this alternative might have been counterproductive in terms of bureau objectives.

Despite the fact that small permit fees will not recover costs, the over-all fee structure will. This means that the larger permits will to some extent subsidize the small ones. This is not a change from current practice. However, small permits will recover a higher proportion of costs under the proposed structure, and permits in the middle range will no longer be subsidized at all.

Other fee related recommendations of this study include an increase in loan related housing inspection fees, certification and examination fees, and appeals board fees, as well as implementation of reinspection fees and microfilm research fees. Some modifications to operating procedures are also proposed.

The fiscal impact of implementing these recommendations is an estimated \$232,105 in new revenues in the first year. Using the methodologies suggested in the report for updating fees, a five year projection of revenues has been developed which shows that an estimated total of \$1,388,000 will be generated over a five year period if the recommendations in this study are adopted.

This study was done with the assistance and cooperation of Bureau of Buildings personnel. The report has been reviewed by administrative staff, who are in agreement with the recommendations contained herein. We look forward to continuing this cooperative effort during the remaining phase of the rate analysis.

If you have any questions regarding this report, I am available to meet with you at your convenience.

KCJ:SR:ek

ARCHIVES CROSS REFERENCE SHEET

The following PHOTOGRAPH NEGATIVE MAP PLAN REPORT has been removed from this file.
It can be found in:

Location: 03-04-15 (7/40)

Series #: 0451-02

Title/Description: Rate Analysis of Building Permit Fee Structure (1978)

Date: March 1978 By: _____

THE CITY OF
PORTLAND



OREGON

DEPARTMENT OF
FINANCE AND
ADMINISTRATION

NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS

JAMES E. GRIFFITH
DIRECTOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4230

March 9, 1978

MEMORANDUM

FROM: Bureau of Buildings
Charles Stalsberg

TO: Mayor Neil Goldschmidt
Commissioner Mildred A. Schwab

SUBJECT: VZ 282-77; Lucille R. Miller, Deedholder;
Sam Dardano, Contract Purchaser

The attached copies show the following:

1. On 2-8-77 a building permit was issued, and
2. on 2-15-77 our Inspector informed both the fence installer and the car lot attendant that the permit was issued in error, and
3. on 5-8-77 a letter was written to the owner of said property, and copies were sent to the contract purchaser and to the installer.

I offer this information only as a point of clarification of the March 8, 1978, City Council Hearing. This Bureau has no opposition to the decision rendered.

Respectfully,

Chuck

Charles Stalsberg, Architect
Senior Plan Examiner

CS:rb

See att.

cc: Jim Griffith
Gary Ross

RECEIVED

MAR 9 1978

MAYOR'S OFFICE

APPLICATION FOR PERMIT TO BUILD NEW STRUCTURE

BUREAU OF BUILDINGS, CITY OF PORTLAND, OREGON

4-90

APPL. NO. _____ DATE REC'D _____

FAMILY UNITS _____ ROOMS _____ STORIES _____

APPLICANT PLEASE COMPLETE AREA BOUNDED BY HEAVY LINE (PRINT IN INK)

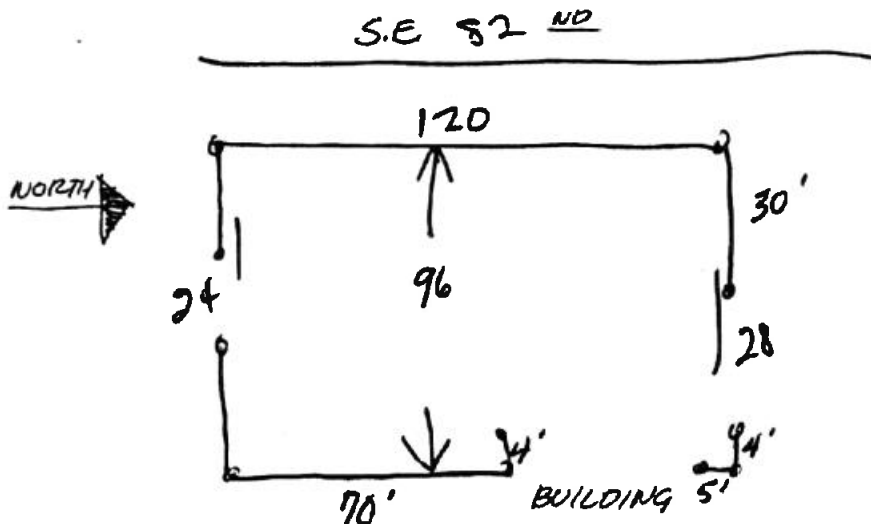
NUMBER AND STREET 5826 SE 82ndBETWEEN
NAME CROSS STREETS) _____LOT 11 - 20 BLOCK 13ADDITION EVELYNSIZE OF LOT _____ SIZE OF BLDG. _____ OCCUPIED AS farmOWNER Sam's Used Cars ADDRESS 5826 SE 82ndBUILDER Portland Fence Co ADDRESS 9940 SE. OAKPLANS BY Sam ADDRESS _____

BUILDER'S LICENSE STATE NO. _____ CITY NO. _____

DUAL EMPLOYMENT OPPORTUNITY CCD NO. _____

ESTIMATED VALUATION OF COMPLETED JOB 9600

PRINT BELOW, IN INK, A BRIEF DESCRIPTION OF WORK TO BE DONE:

Furnish & install 9' chain link
fence around used car lot.

APPROVED PERMIT INCLUDES ONLY WORK DESCRIBED ABOVE AND/OR ON PLANS AND SPECIFICATIONS BEARING THE SAME PERMIT NUMBER AND WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF PORTLAND, OREGON.

APPLICANT Portland Fence Co TELEPHONE NO. 956-4023
Owner or Authorized Agent (Print)SIGNATURE Stephen H. Harn TITLE owner

NOTE: KEEP BUILDING PERMIT AND COPY OF APPLICATION ON PREMISES UNTIL FINAL INSPECTION, FOR WHICH YOU MUST CALL.

505236

PERMIT NO. _____

VALUATION 2600PERMIT FEE 21. - +3%

HOUSE NO. FEE _____

DRIVEWAY FEE _____

TOTAL FEE _____

RECEIPT NO. 1032270

PLAN CHECK FEE

AMOUNT _____

RECEIPT NO. _____

COMPUTED BY _____

DATE _____

FIRE DISTRICT 3 SECTION 3639LAND USE ZONE M3 CHK'D BY _____

OCCUPANCY GROUPS

BUILDING CODE J-2C CONSTR. TYPE 1U

P & Z CODE _____

INITIALS BELOW IDENTIFY
PERSON RESPONSIBLE FOR
APPROVAL OF SPECIFIED ITEM.

ITEM	APP'D BY	DATE
1 DRIVEWAY	<u>NR</u>	
2 INDUS. WASTE		
3 M.F.E.C.		
4 SAN SEWER		
5 STORM SEWER		
6 HOUSE NUMBER		
7 PLBG.		
8 ZONING	<u>CKS</u>	<u>2-8-77</u>
9 FIRE MARSHAL	<u>WR</u>	
10 PLAN EXAMINER	<u>CKS</u>	<u>2-8-77</u>
11 STRUCT. ENGINEER	<u>WR</u>	
12 TRAFFIC		
13 PERMIT ISSUED	<u>mk</u>	

SEPARATE PERMITS REQUIRED FOR:

PLUMBING	X	SPRINKLER SYSTEM	X
HEATING INSTALLATION	X	SIGN	X
ELECTRICAL	X	CURB CUT AND DRIVEWAY	X
VENTILATION		ELEVATOR AND DOORS	
INCINERATOR		RANGE HOOD AND VENT	

April 8, 1977

**Hugh R. and Lucille R. Miller
1507 9th Street
Oregon City, Oregon 97045**

Dear Mr. and Mrs. Miller:

On February 8, 1977, a building permit (#505236) was issued for the construction of a 9-foot high chain link fence around a used car lot at S.E. 82nd and S.E. Ramona Street. The information submitted by the applicant did not indicate the true location of the fence. On a recent inspection by the Building Inspector, it was determined the fence, as existing, does not comply to the requirements of the Planning and Zoning Code.

Two variances requested by you, in 1963 and 1964, limited the height of the fence to 6-feet high on S.E. Ramona Street. Refer to VZ 447-63 and VZ 62-64.

The portion of the fence located parallel with S.E. 82nd is in violation of the special setback ordinance. On the advise of the City Attorney, I am required to void the permit for this construction.

If you wish to seek relief from the code requirements, I would be happy to advise you. Please contact me at 248-4245.

Yours truly,

**J.F. DUNNIGAN
BUILDING PERMIT SUPERVISOR**

JFD:tb

**CC: Sam Dardans, 5826 S.E. 82nd, Ptld.
Portland Fence Co., 9940 S.E. Oak, Ptld.**

APPLICATION FOR PERMIT TO BUILD NEW STRUCTURE

BUREAU OF BUILDING CITY OF PORTLAND, OREGON

9-90

APPL. NO. _____ DATE REC'D _____

FAMILY UNITS _____ ROOMS _____ STORIES _____

APPLICANT PLEASE COMPLETE AREA BOUNDED BY HEAVY LINE (PRINT IN INK)

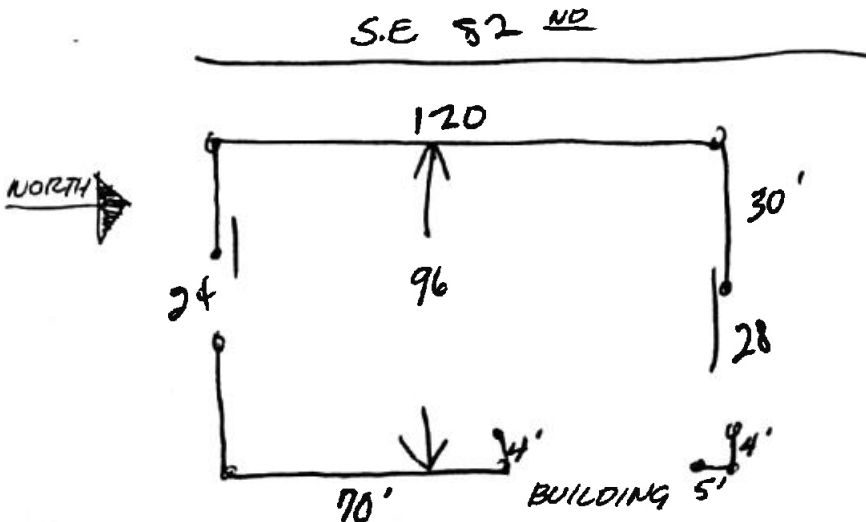
NUMBER AND STREET 5826 SE 82ndBETWEEN
(NAME CROSS STREETS) _____LOT 11 - 30 BLOCK 13ADDITION ENCLYNSIZE OF LOT _____ SIZE OF BLDG. _____ OCCUPIED AS farmOWNER Sam's Used Cars ADDRESS 5826 SE 82ndBUILDER Portland Fence Co ADDRESS 9940 SE. OAKPLANS BY Same ADDRESS _____

BUILDER'S LICENSE STATE NO. _____ CITY NO. _____

QUAL EMPLOYMENT OPPORTUNITY CCD NO. _____

ESTIMATED VALUATION OF COMPLETED JOB 9600

PRINT BELOW, IN INK, A BRIEF DESCRIPTION OF WORK TO BE DONE:

FURNISH & INSTALL 9' Chain Link
Fence Around Used Car Lot.

APPROVED PERMIT INCLUDES ONLY WORK DESCRIBED ABOVE AND/OR ON PLANS AND SPECIFICATIONS BEARING THE SAME PERMIT NUMBER AND WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF PORTLAND, OREGON.

APPLICANT Portland Fence Co TELEPHONE NO 2564023
Owner or Authorized Agent (Print)SIGNATURE Stephen Hansen TITLE owner

NOTE: KEEP BUILDING PERMIT AND COPY OF APPLICATION ON PREMISES UNTIL FINAL INSPECTION, FOR WHICH YOU MUST CALL.

505236

PERMIT NO. _____

VALUATION 2600PERMIT FEE 21. - +3%

HOUSE NO. FEE _____

DRIVEWAY FEE _____

TOTAL FEE _____

RECEIPT NO. 103227N

PLAN CHECK FEE _____

AMOUNT _____

RECEIPT NO. _____

COMPUTED BY _____

DATE _____

FIRE DISTRICT 3 SECTION 3639LAND USE ZONE M3 CHK'D BY _____

OCCUPANCY GROUPS

BUILDING CODE J-2C CONSTR. TYPE _____

P & Z CODE _____

INITIALS BELOW IDENTIFY
PERSON RESPONSIBLE FOR
APPROVAL OF SPECIFIED ITEM.

ITEM APP'D BY DATE

1 DRIVEWAY NR

2 INDUS. WASTE

3 M.F.E.C.

4 SAN SEWER

5 STORM SEWER

6 HOUSE NUMBER

7 PLBG.

8 ZONING CKS 2-8-779 FIRE MARSHAL NR10 PLAN EXAMINER CKS 2-8-7711 STRUCT. ENGINEER NR

12 TRAFFIC

13 PERMIT ISSUED NR FEB 1977

SEPARATE PERMITS REQUIRED FOR:

PLUMBING X SPRINKLER SYSTEM X

HEATING INSTALLATION X SIGN X

ELECTRICAL X CURB CUT AND DRIVEWAY X

VENTILATION ELEVATOR AND DOORS

INCINERATOR RANGE HOOD AND VENT

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

February 28, 1978

12

File

From James E. Griffith, Bureau of Buildings

To Mayor's Office

Addressed to Neil Goldschmidt

Subject Mr. Ketrenos' property

RECEIVED
FEB 28 1978

MAYOR'S OFFICE

Dear Neil:

The delay in responding to this request was to insure that this was not a drafting error, which was the case in a number of lots in that area. However, this was not the case of the South 25' of Lot 2, Elizabeth Caples Addition. This was established as a transitional use strip. We allow change of occupancy or use on the adjacent C-2 lots (Lots 15 and 16, Block E, Elizabeth Addition) as long as the transitional strip use remains unchanged. In this case parking.

If he wanted to put a structure on this 25' strip, he would have to apply for a zone change.

If he has any other questions, have him give me a call at 248-4232.

Sincerely,

Jim

JAMES E. GRIFFITH
DIRECTOR, BUREAU OF BUILDINGS

JEG:jd

Neil:

The orig. use was established under the old zoning code and has been carried forward

Jim

Bob Kattanos

Lombard & 80th

Prop. across st

Far corner - Service station

Former Du Sacs

He owns

286-1661

Man wanted to buy or lease
Zoned wrong
~~entirely~~

120 Depth

100 Lombard

1959 - re-zoned

Knocked out back 20 ft

Zone for commercial zone

→ paper same

Dunnagin in Bur. of Recs

Elizabeth Caples Adeline

Substantly 25 ft of lot 2, Block E

Lots 15 & 16 Block E



PLUMBERS JOINT APPRENTICESHIP & TRAINING SCHOOL

6701 S. E. Foster Road

• Portland, Oregon 97206

• Phone 771-8701



81dgs.
BUT.
File
14
I. L. (JACK) HOWK
Chairman

FRANK DE SANTO
Secretary

DONALD W. MICHAELIS
Coordinator

February 27, 1978

Mayor Neil Goldschmidt
Mayor's Office
Portland City Hall
1220 S.W. 5th Avenue
Portland, Oregon 97204

CONFIDENTIAL

Dear Mayor Goldschmidt,

I received a phone call today from a Margaret Wolszon (whom I understand is attached to your Office). The gist of her conversation was to inform me that I had not received a letter sent to me about three weeks ago, due to it's being sent to an erroneous address; and that in brief, the letter was a directive to me as Chairman of the Plumber's Supervisor Examining Board for the City of Portland to submit a copy of the Supervisor's Exam to her for review.

When I asked why such a directive had been issued, she responded that there had been "Several" complaints received concerning the Exam contents, and that she wanted a copy for, quote "Review", end quote. I informed her that I failed to understand how one who is not knowledgeable in the Trade could be "Qualified" to review any such exam. She intimated that specific review would include the Plumbing Section. The conversation was terminated at her behest due to "several blinking lights on the phone".

This is an unusual and "peculiar" set of circumstances. I cannot recall any time in the past where-in a so-called "Review" of the

Supervisor's Exam was called for on a broad overall basis. The duties and authority of the Board are clearly delineated in Title 25 of the City Code of Ordinance, and have been for a good many years. I am non-plussed by this request, both as to the manner in which it was asked and the generalities put forth as reason for asking.

Therefore I am directing this letter to you personally, outlining my position on this matter.

1. Prior to releasing any Examination to anyone not on the Examining Board for perusal, I think it is only proper to insist on a written directive, signed by a person duly authorized to place such directive.
2. Any review or perusal should be done only with at least one or more of the Examining Board Members present.
3. Person(s) "Aggrieved" by action of the Examining Board have specific avenues of appeal, as stated by the Ordinance. Specific complaints should be first directed to the Board, and thence specifically appealed per Ordinance, if so desired; this is standard procedure.
4. The responsibility placed upon the Examining Board, and upon any person desiring to be a practicing Supervisor Plumber is such that maintenance of the integrity and confidentiality of Examination be held in highest regard. In as much as the Examination is given on a repeated basis, it is most important to provide maximum security in this regard. The review/perusal by person or persons unknown to the Board and/or in the Board's absence could breach that Security, no matter how inadvertent. Review by anyone who is "In-Expert" in the Trade is assinine.

Mayor Neil Goldschmidt

Page 3.

In conclusion, I ask your careful consideration of the facts presented. I would hope that a precedent not be established; based upon the "inexact complaints" or "sour grapes" utterances common to some persons failing any Examination. It is not my position to deny cooperation; I am only requesting that it be based on judicious necessity, and accomplished in an appropriately safeguarded manner.

I shall await your response before proceeding.

Sincerely,

A handwritten signature in blue ink, reading "D. W. Michaelis". The signature is written in a cursive style with a large, stylized "D" and "M".

Donald W. Michaelis
Supervisor Plumber Examining Board
Chairman

DWM:gm



MULTNOMAH COUNTY OREGON

OFFICE OF THE CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ROOM 606 COUNTY COURTHOUSE
PORTLAND, OREGON 97204
(503) 248-3308

COUNTY COMMISSIONERS
DON CLARK, Chairman
DAN MOSEE
ALICE CORBETT
DENNIS BUCHANAN
MEL GORDON

February 23, 1978

The Honorable Neil Goldschmidt
Mayor, City of Portland
1220 S. W. Fifth Avenue
Portland, OR 97204

RECEIVED
FEB 27 1978

MAYOR'S OFFICE

Dear Mayor Goldschmidt

In response to your letter of February 6, I have asked County Counsel to investigate the status of housing units which we have posted for health code violations.

He tells me that the City Code is silent on what must be done after a unit is posted other than that it is to be vacated and remain vacant until the necessary repairs are made. In other words, there is no provision in the Code for condemnation proceedings or for requiring the owner to make the necessary repairs.

The few pending condemnation proceedings were brought by the City, pursuant to provisions in the City-adopted and City-enforced State Building Code.

In short, it appears that there is no existing legal and local procedure for dealing with posted units. I agree they are both an eyesore and a potential source of inexpensive housing and would be happy to discuss possible solutions to the situation in which we find ourselves.

Sincerely

Donald E. Clark
Chairman

sqhb

cc Hugh Tilson
John Leahy



OFFICE OF
THE MAYOR
MARC KELLEY
INTERGOVERNMENTAL
COORDINATOR

1220 S.W. FIFTH AVE.
ROOM 318
PORTLAND, OR. 97204
(503) 248-4130

February 15, 1978

12
*circulate
to staff
2/16 copy Mike L,
the*
RECEIVED

FEB 16 1978

MAYOR'S OFFICE

TO: Neil
FROM: Marc *MK*
SUBJECT: State Enforcement of Insulation Standards

Following the conversation which you had with Jim Griffith and myself, there was a significant amount of discussion with Mr. Loren Kramer and Mr. Cornelius Bateson concerning the insulation standards, specifically as it relates to retro-fitting in existing single-family dwellings. The ultimate conclusion was to exempt from local permit requirements retro-fit insulation and the vapor barrier requirement. The only exception to this would be if there was major renovation of the homes so that the inside walls were removed; then, in fact, the vapor barrier would be required.

Since that time, Mr. Bateson has attempted to put into effect the remainder of the standards which were adamantly opposed by professional engineers and by the home builders. Through conversations held with the Governor's Office, independently of Mr. Bateson, a decision has been made to reopen the public hearings on the question, and for the time being there will be no rule at all.

There are two observations I would like to make:

1. Jim's professional attitude toward this subject, and his knowledge stood us on very firm ground when dealing with the Department of Commerce; and
2. The distribution of the Administrative Rules Bulletin, which is being done every two weeks, is a key factor in enabling us to respond in a timely manner to rules such as this one.

MK/lu

file

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

February 7, 1978

Let's discuss when I return

RECEIVED
FEB 8 1978
MAYOR'S OFFICE

DAVID 12

From James E. Griffith, Bureau of Buildings
To Mayor's Office
Addressed to Neil Goldschmidt
Subject Various requests

Dear Neil:

As a follow up to your recent requests:

1. New Market Theater:

We met with Chris Thomas and Bob Hurtig Friday to discuss strategy. We agreed to rewrite the condemnation submission and limit it to the cornices and decorative brackets. After Council accepts the proceedings and sets a date for the hearing, we will close the use of the building. The danger of this is that Ross Cohen could then pull down the brackets and destroy them if he so desires. However, I am unsure what the Historical folks would say. I will talk to George McMath and see what he thinks. If you agree, please return our submission for condemnation and we will re-submit.

2. Marathon project:

The Marathon folks do not want to go through the "H" occupancy review for the southern block. (They have already completed the northern block process). We cannot issue a demo permit until this issue is resolved.

We would be happy to assist or draft an ordinance waiving the P.D.C. and Council review if you so desire. Involved are two (2) "H" occupancy buildings: The Marion Hotel which has been vacant for some time and the other the Linquist Hotel (Madison Hotel) which is partially occupied.

Let me know what you desire.

3. Street Use Fees v.s. Hotel Use:

The lot where the Linquist (Madison) sits is 40' x 100' or 4,000 square feet. Our street use fee is .03 per square foot per week. In this case \$120.00 per week, \$520.00 per month, or \$6,240.00 per year. The project should take

Mayor Neil Goldschmidt
February 7, 1978
Page 2

approximately 16 months. Therefore, \$8,320.00.

We have not, in the past, waived fees for this type of project and I feel it would be a dangerous precedent. However, I recognize the uniqueness of this situation and trade-off so will leave the direction up to you.

Let me know on these three and we will get started.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim", with a small circle above the first letter.

JAMES E. GRIFFITH
DIRECTOR, BUREAU OF BUILDINGS

JEG:jd

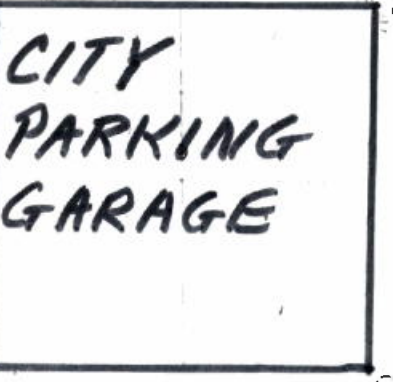
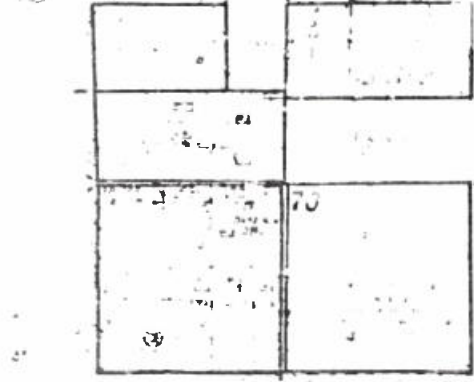
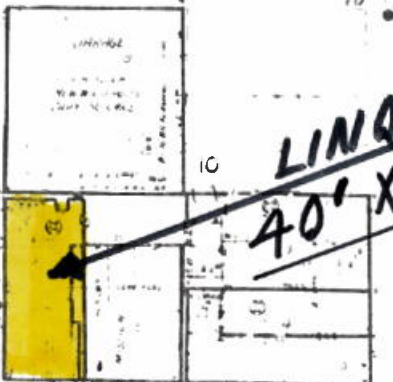
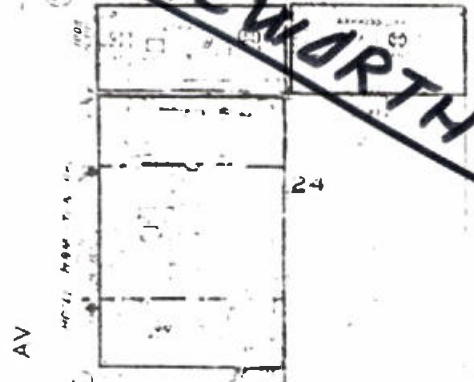


KENNELWORTH

MADISON

LINQUIST
40' X 100'

CITY
PARKING
GARAGE



MEMORANDUM

Date: January 23, 1978
To: Jim Griffith, Bureau of Buildings
From: Neil Goldschmidt
Subject: CONGRATS

Jim,

On December 20, you sent Mike Lindberg a memo about your new Appeals process. I'm really impressed. In case nobody ever bothered to tell you, you guys are doing a helluva job. You get most of the credit for the change in attitude, but please pass on my thanks and congratulations to all of your managers. I am picking up ~~nothing~~ but good things from the people who you are trying to serve. I can't think of a place in City government where more improvement has occurred.

Thanks, and all my congratulations!

NG:cm

cc: M. Lindberg

FILE 12

CITY OF PORTLAND
IN 1-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

January 13, 1978

From Office of City Attorney 4295
To John F. Dunnigan Richard Speer, Ernie Munch, Dan Churchill
Gary Ross, 131/111 Bureau of Bureau of Office of the
Addressed to Building Bureau Traffic Eng. Planning Mayor
Subject Building Permit for Taco-Time Restaurant at N.W. 19th & Hoyt

Gentlemen;

Dan Churchill asked me this morning if the Bureau of Buildings has authority to revoke the Building Permit issued to the Taco-Time Restaurant for N.W. 19th & Hoyt and, if so, what procedures to follow to revoke the building permit.

It apparently is unquestioned that the Bureau of Buildings does have the power to revoke a building permit, but, in my opinion, the reasons for the revocation should appear.

① TO BE
MAILED MON,
JAN 16th.
I have prepared a proposed letter to go from John Dunnigan, Building Permits Supervisor to Taco-Time, notifying them that the Permit is ~~revoked~~ ^{suspended for 15 days} because the Bureau of Traffic Engineering's examination was based on inclusion of the 30-foot parcel and because of the recent experience with the drive-in restaurant on W. Burnside.

② BERGSTROM
TO DO TODAY
For the City's internal records and to support revocation of the Building Permit, I believe there should be a letter from the Bureau of Traffic Engineering to the Mayor as head of the Bureau of Buildings setting forth the fact that the application was not examined on the basis of the exclusion of the 30 feet and that there are concerns about drive-in restaurants as a result of the experience on W. Burnside.

③ I'll WRITE
I also believe there should be some written direction from the Mayor to the Bureau of Buildings to revoke the Building Permit for the reasons stated by the Bureau of Traffic Engineering.

④ GARY ROSS
ADVISED. WILLIAMS
IS DRAFTING.
With those two steps taken, a letter somewhat in the form of the one enclosed could go from John Dunnigan to Taco-Time.

I have been in touch with Taco-Time's lawyer in Eugene and when this letter is ready to go to him, will you please let me know so I can tell him what to expect?

I would appreciate your questions, comments and suggestions.

Sincerely,



THOMAS R. WILLIAMS,
Senior Deputy City Attorney

January 13, 1978

(CERTIFIED MAIL)

Taco Time International, Inc.
c/o Larry Thomson
P.O. Box 1475
Eugene, Oregon 97401

In Re: Building Permit for Property at N.W. 19th &
Hoyt, Portland, Oregon.

Gentlemen:

The Bureau of Buildings hereby revokes Permit No. _____
issued _____, for a Taco Time Restaurant on
the following described real property:

Lots 3 and 4, Block 272, Couch's Addition,
City of Portland, Multnomah County, Oregon

pending further study of the proposed drive-in restaurant
for the site by the Bureau of Traffic Engineering.

As you know, the original application for this permit
covered the property described above together with the
east 30 feet of lot 5, Block 272. After legal proceedings
were filed to test the validity of the proposed permit,
the permit was issued to cover only Lots 3 and 4, excluding
the east 30 feet of lot 5.

The Bureau of Traffic Engineering approved the application
when it included the 30-foot parcel, but has not considered
the operation without that 30 feet. The Bureau of Traffic
Engineering also wants to reexamine the permit in light of
the Bureau's recent experience with a drive-in restaurant
on West Burnside Street.

Therefore, the Bureau of Traffic Engineering will reexamine
the application in light of the circumstances and we will
notify you of further action.

Very truly yours,

JOHN F. DUNNIGAN,
Building Permit Supervisor

JFD/trw/rl



OFFICE OF
PLANNING AND DEVELOPMENT

MIKE LINDBERG
ADMINISTRATOR

BUREAU OF
PLANNING

ERNEST R. BONNER
DIRECTOR

424 S.W. MAIN STREET
PORTLAND, OR. 97204

PLANNING
503 248-4253

ZONING
503 248-4250

January 11, 1978

MEMORANDUM

TO: Doug Capps, Mayor's Office
FROM: Ernie Munch, Bureau of Planning *SPM*
RE: Taco Time in Northwest Portland

The following outlines the controversy and circumstances surrounding the proposed construction of a Taco Time on the northwest corner of NW 19th and Hoyt.

History of Case

1. Taco Time International applied to the Bureau of Buildings for a permit to construct a Taco Time restaurant on the N.W. corner of N.W. 19th and Hoyt on property currently zoned C-2 and A-0.
2. Lawyers for NWDA and specific neighbors have filed a court action to block the construction of the building.
3. N.W.D.A. has agreed not to pursue the temporary restraining order if Taco Time goes ahead with the project without using the parcel zoned A-0. NWDA will pursue the other points in their brief through the courts if construction begins.
4. It has been determined that Taco Time can build on the reduced site and still meet code requirements as per set back and required parking.
5. Taco Time has been issued a building permit based on the plans showing only the development of the land zoned C-2.
6. Although the Bureau of Traffic Engineering reviewed and approved the original site plan, it has not reviewed nor approved the new site plan which shows less site area and fewer parking spaces.
7. Although the zoning code makes no distinction in terms of parking requirements for different commercial uses, the Bureau of Traffic Engineering is aware that fast food restaurants in general generate more traffic than any other commercial use except auto