

City of Portland, Oregon Bureau of Development Services

1900 SW 4th Avenue, Suite 5000 Portland, Oregon 97201 503-823-7300 Fax 503-823-6983 TTY 503-823-6868 www.portlandonline.com/bds

RESIDENTIAL FEE PAID INSPECTION REQUEST

I REQUEST AN INSPECTION FOR THE STRUCTURE AT:

				(address)	
OWNER/AGENT			CONTACT FOR ENTRY		
ADDRESS					
PHONE					
SEND REPORT TO					
ADDRESS					
PHONE			<u>-</u>		
Type of Code Evaluatinspections)	ion Inspecti	on Requested (p	lease check box(s) and see back for details on type o	
Attic Inspection Fire Da			amage 🗌	ADU 🗌	
Electrical Code Eva	lluation 🗌	Plumbing Cod	de Evaluation 🗌	Building Code Evaluation	
Received by	Received by IVR #				
	STA	TEMENT OF U	JNDERSTANDIN	NG	
I, the und	_	•		property located at:	
on the premises, I will understand that I am	uld one or n I be required required to de with the l	nore substandar d to correct the c correct the cond buyer and/or mo	ondition(s) prior to ition(s) even if the rtgage company fo	und to exist in the building or o (re)occupancy. In addition, I property is sold unless or correcting the condition(s)	
	y be subjec	t to a monthly er	forcement fee unt	n thirty (30) days of the date of il the violations are corrected elopment Services.	
Dated this	_day of		, 20		
Signature of owner: _				-	

Description of Code Evaluation Inspections

Attic Inspection

The Bureau of Development Services provides inspections for homeowners when a modification to an attic space is planned and when the permit records are silent on the historical use of the attic. There are cases where the Building Permit records indicate only one-story where, in fact, the original second floor or attic space was built as habitable space. The purpose of the inspection is to ascertain whether the attic area was intended for and used as living space at the time the house was constructed.

The determination is made through an examination of the space configuration and of the finish materials. Floor finish, wall cover material, window trim, head height, and stair construction are some of the features evaluated. While the actual finish material may vary from those found on the first floor, the criteria for finish material is predicated on what type of finishes were typical for the time period of original construction and for the style of the house.

Upon completion of the inspection, a determination of the status of the second floor/attic space will be made and entered as an Inquiry Folder within the TRACS building permit database.

Fire Damage Inspection

The Bureau of Development Services provides inspections of fire damaged residential properties to assist homeowners, insurance companies, and fire restoration contractors to repair property quickly and allow reoccupation of the structure. The fire damage inspection involves a field visit and inspection of the damage. The Building Inspector will determine the scope of the repairs and issue a report for the necessary repairs. The report will contain information on minimum structural repair options to original conditions, code required upgrades, and whether or not plans are required as part of the permit. In almost all cases, building permits are required for fire damage repair, while plans may not be required as part of the building permit submittal. Components of fire damaged electrical, plumbing, and mechanical systems are required to be repaired to current code and will be included in the inspection report.

ADU Inspection

Where an Accessory Dwelling Unit (ADU) is being created from existing space either through conversion of a garage or interior dwelling space, a pre-application ADU inspection is often required. This inspection will provide the owner with additional information about what changes may be necessary to make the project meet minimum code requirements to and create an ADU. After the inspection, an inspection report will be completed noting any corrections necessary for the creation of the ADU.

Electrical, Plumbing, Building Code Evaluations

In some situations the public may request a code evaluation for electrical, plumbing, or structural conditions at a residential structure. The inspector will conduct a visual inspection of the accessible components and create a list of code deficiencies based on the current conditions of the structure. Please note that a code evaluation requested inspection is not a "home inspection" and should not be considered similar to private home inspection services.

For questions on Attic Inspections or Fire Damage Inspections please contact (503) 823-7305 and questions on ADU Inspections and Electrical, Plumbing, and Building Code Evaluations contact (503) 823-7388.