



# The Plans Examiner

## Bureau Update

BDS continues to face a daunting financial situation. Our cost recovery rate remains low, further financial support from the City is not available, and economic recovery for Portland is elusive. In addition, though we are currently understaffed for our workload, we are compelled to make further staff cuts in order to remain financially solvent. We are continuing with a restructuring process that will allow us to operate more efficiently and effectively, and we remain committed to doing our best to meet our customers' and the community's needs.

- **Cost recovery:** Cost recovery for BDS as a whole is only 82% through the first 9 months of the current fiscal year (July 2009 – March 2010). Permit revenue, our primary source of income, remains very low.
- **Temporary loan:** To help with cash flow issues, in March City Council approved a temporary loan of \$1.5 million to BDS. The loan must be repaid by June 30, 2011.
- **No additional funding for services:** On May 7th, the Mayor announced his budget decisions which did not approve our requests for additional City General Fund dollars for the Neighborhood Inspections (Housing/Nuisance Abatement) and Land Use programs, and to allow us to restore service levels by adding back staff. We will continue with our restructuring efforts and will be as responsive as possible with existing staff and funding.

The Mayor did approve a loan to BDS of \$5.2 million dollars for the bureau's Technology Initiative. These funds cannot be used for other operating expenses. The loan is scheduled to be paid back in upcoming years.

- **Further staff reductions:** In light of our financial issues, and after exhausting other options for reducing expenses, we have made the difficult decision to further reduce our staff. By the end of May we will have cut an additional 17 positions from throughout the bureau, and we will be making adjustments to the bureau's organizational structure.
- **Service level impacts:** With the additional staff reductions, there will likely be some impact to our service levels. You can find information about any service level changes through our website at <http://www.portland-oregon.gov/bds/index.cfm?c=51292>.

## BDS Fee Increases

Given our continuing low revenues and the unavailability of additional support, this year's fee increase proposal will play a key role in securing our ability to provide services and maintain staff. Since 1988, we have kept our construction-related programs primarily self-supporting by combining efficient, effective services with periodic, moderate fee increases that allow us to respond to increasing costs and to be innovative and proactive in meeting changing customer needs.

In the recent months, it has become clear that permit revenues have fallen more dramatically than the work-

load. The economy has halted nearly all construction of large development projects, which cost more and hence yield higher permit fees. As a result of the staff cuts, we do not have sufficient personnel to meet our current workload, and revenues do not support either current staffing or increasing staffing.

While we recognize the impact that fee increases have on our customers, particularly in the current economic climate, it has become evident that moderate fee increases will be necessary in order to ensure our financial stability and maintain services to bureau customers.

### Topics

Bureau Update .....	1
BDS Fee Increases .....	1-2
RICAP 5 Zoning Code .....	2
SDC Fee Suspension .....	3
Private Street Admin Rule .....	3-4
Signage Posting Requirements .....	4
Portland Area Seismic Hazards .....	5
Green Building Corner .....	6-7
Changes in Stormwater Review .....	7
How to Reach Us .....	8



Please continue to page 2

## BDS Fee Increases Continued from page 1

The fees associated with some permit reviews and inspections do not currently cover the cost of performing those functions, and building permit fees have not changed in five years.

After thoroughly reviewing all of our fees, we are proposing to increase most fees by 8%, with Environmental Soils fees increasing by 12% due to historical funding issues.

- Building permits (8%)
- Mechanical permits (8%)
- Electrical permits (8%)
- Plumbing permits (8%)
- Facilities Permit Program (8%)
- Site Development permits (8%)
- Environmental Soils Program (12%)
- Signs Program (8%)
- Zoning Program (8%)
- Noise Control Program (8%)
- Neighborhood Inspections (8%)
- Land Use Services (8%)
- FIR Program hourly rate (8%)

The Portland City Council will review and listen to public testimony regarding the proposed fee increases at **10:15 a.m. on Wednesday, May 19, 2010** in City Council chambers. The Council will vote on the changes on Wednesday, May 26, 2010. If the ordinance is passed the fee increases will go into effect on July 1, 2010.

Multnomah County fees will also be affected, since the County contracts with the City of Portland for inspection and plan review services in the unincorporated areas within the Portland urban services boundary. The County Board of Commissioners has scheduled a hearing to review the proposed fee increases at **9:30 a.m. on Thursday, June 3, 2010** in the County Board Room, 501 SE Hawthorne, first floor.

The complete fee schedules will be available online in June at <http://www.portlandoregon.gov/bds>.

If you have questions about the fee increases, please contact Denise Kleim, BDS Administrative Services Manager, at (503) 823-7338 or [denise.kleim@portland-oregon.gov](mailto:denise.kleim@portland-oregon.gov).

## RICAP 5 Zoning Code Amendments Are In Effect

The Zoning Code amendments that were adopted as part of the Regulatory Improvement Code Amendment Package 5 (RICAP5) became effective April 24, 2010. This annual amendment package is intended to help clarify, streamline and update existing regulations in the Zoning Code. Some highlights from the package include:

- **Bicycle Parking:** Increases the minimum number of long-term bicycle parking spaces required for multi-dwelling uses, and modifies the requirements for racks when long-term bicycle parking is provided in individual dwelling units.
- **Green Amendments:** The package includes a series of amendments that promote the use of green energy technologies. These amendments allow for small alternative energy production systems as accessory uses in a variety

of zones, clarify in what situations eco-roofs and solar panels are subject to Design Review or Historic Design Review, and establish clear zoning standards for solar panels, wind turbines, and water cisterns.

- **Development on Existing Lots in Single-Dwelling Zones:** A series of amendments are included that clarify when development is allowed on existing lots in single-dwelling zones. Some of the changes include establishing new minimum lot dimension standards for development on existing lots in the R5 zone, and for lots of record and lot remnants; and creating simplified standards for development on corner lots.

Other key amendments included in the package are changes to the size limitations for accessory dwelling units, modifications to loading space requirements, and revised requirements for retaining walls and fences.

For additional information on the highlights of the RICAP5 package, go to [www.portlandonline.com/bps/index.cfm?c=48212&a=278545](http://www.portlandonline.com/bps/index.cfm?c=48212&a=278545)

## SDC Fee Suspension

On March 3, 2010 City Council passed a resolution and subsequently approved ordinances regarding Accessory Dwelling Units (ADU). The resolution directed all affected bureaus (Water, Parks and Recreation, Environmental Services and Transportation) to implement the resolution and approved ordinances to temporarily suspend System Development Charges (SDC) for new ADUs by April 14, 2010. The goal of this action is to create incentives for the development of ADUs. Click on the link to view the full resolution: [www.portlandoregon.gov/bds/index.cfm?a=295305&c=51292](http://www.portlandoregon.gov/bds/index.cfm?a=295305&c=51292).

Accessory Dwelling Units (ADU) are defined by the Portland Zoning code as a second dwelling unit created on a lot with a house, attached house or manufactured home. The second unit is created auxiliary to, and is smaller than, the house, attached house (row-house) or manufactured house.

All questions about SDC fees should be directed to the individual Bureaus (Water, Parks and Recreation, Environmental Services, and Transportation). To review a general summary of System Development Charge information and contact information for the bureaus that assess SDCs, please visit the following link (note that SDC fees are typically revised every July 1) [www.portlandoregon.gov/bds/index.cfm?c=36542&a=166412](http://www.portlandoregon.gov/bds/index.cfm?c=36542&a=166412).

The Bureau of Development Services is responsible for the development review process, but does not assess a SDC fee. All other non-SDC development related fees are due at time of permit issuance. Permits to convert existing living space to an ADU are applied for

in the Development Services Center at 1900 SW 4th Ave. The center is open Tuesday through Friday, 8:00 a.m. to 3:00 p.m and closed on Mondays.

You may use the following links to find more specific information on ADU requirements and the review process:

- All proposals to build detached ADUs are reviewed through the New Single Family Review process. The following link will bring you to the application package and process: [www.portlandoregon.gov/shared/cfm/image.cfm?id=184903](http://www.portlandoregon.gov/shared/cfm/image.cfm?id=184903).
- The following link provides information on the minimum submittal requirements for an ADU: [www.portlandoregon.gov/bds/index.cfm?c=45062&a=92698](http://www.portlandoregon.gov/bds/index.cfm?c=45062&a=92698).
- The Bureau of Development Services has a Program Guide available that explains what constitutes an Accessory Dwelling Unit and how to permit one on your property. The following link will take you to the program guide: [www.portlandoregon.gov/bds/index.cfm?c=36814&a=68689](http://www.portlandoregon.gov/bds/index.cfm?c=36814&a=68689).

If you have building permit process questions related to developing an ADU, please contact Kareen Perkins, Permitting Services and Resource Records Section Manager, at (503) 823-3622.

## Changes to the Private Street Administrative Rule

The Bureau of Development Services' (BDS) administrative rules for private streets are being updated. Known as the Permanent Rule for Private Rights-of-Way, this set of administrative rules regulate the design and construction of private streets (including common greens and pedestrian connections) and alleys in the City. The existing administrative rules were developed in 2002, in conjunction with the adoption of the new land division code.

**Why is this rule being updated now?** Several factors have driven the proposed update, including:

- Adoption of the 2008 Stormwater Management Manual, and the implementation of policy mandating the use of vegetated stormwater infiltration facilities where feasible;
- Oregon Department of Environmental Quality's implementation of their Underground Injection Control regulations, which discourages the use of subsurface stormwater facilities (such as drywells);
- The City's adoption of the International Fire Code, which modified allowed roadway widths;
- The City's migration toward referencing Oregon Standard Drawings as a technical resource, rather than developing duplicate standards through the City Engineer;
- The ongoing development of "Green Street" concepts, and the increasing number of proposals using porous concrete paver blocks as a roadway surfacing system; and

Please continue to page 4

## Private Street Administrative Rule Continued from page 3

- City Council's support of the courtyard housing concept as an infill strategy for medium-density multifamily zones as an alternative to standard rowhouses, and the inclusion of the "Shared Court" street type in the Zoning Code.

The existing rules focus on the design, construction, inspection, and maintenance of private streets. It is the land division review process that determines when and where rights-of-way are created and whether they are public or private. The updated private street rules tie these planning and technical elements together for a more comprehensive assessment of when private street elements are required and how they should be built.

**Who should be interested in the updated private street rules?** The revised private street rules will affect anyone involved in the design of private rights-of-way in the City of Portland. This includes engineers, surveyors, and property developers.

**How to obtain a copy of the proposed revisions and provide comments:** The review draft is avail-

able at <http://www.portlandoregon.gov/bds/index.cfm?c=42386>.

The Bureau of Development Service is accepting comments until 5:00 p.m. on May 18, 2010. You may provide comments at the hearing or send written comments. The hearing for revisions to the rule is scheduled for **7:30 a.m. to 9:30 a.m. on May 18th, 2010 on the 7th floor of the 1900 SW 4th Ave building**. Written comments can be sent to Kimberly Tallant at 1900 SW 4th Ave Suite 5000, Portland OR 97201. Comments may also be sent by FAX to 503-823-5630 or by email to [kimberly.tallant@portlandoregon.gov](mailto:kimberly.tallant@portlandoregon.gov).

Adoption of an interim rule is anticipated in late June. Once the updated rules are adopted, BDS will provide customer training on the use of the new rules.

For further information, contact Kimberly Tallant in BDS at 503-823-0977.

This change will not increase permit fees or how the city calculates fees, although a BES evaluation of fees and fee calculations could result in future changes.

## Signage Posting Requirements

The Bureau of Development Services is making operational changes to how the signage posting requirements outlined in Title 10, The City's Erosion and Sediment Control Regulations, are being implemented.

Effective June 1, 2010, Building and Site Development Permits on private property with ground disturbing activities requiring erosion control plans will have a new Erosion Concerns Signage Posting (sign) sheet attached to the issued plan set. You can also download and print a PDF copy of the sign from the BDS website at: [www.portlandoregon.gov/bds/index.cfm?a=298261](http://www.portlandoregon.gov/bds/index.cfm?a=298261)

Prior to ground disturbing activity taking place AND the required Pre-Construction Erosion Control Inspection (IVR #200) being performed, the responsible party is required to:

1. Have the sign laminated, or otherwise ensure that the sign is weather resistant for the duration of the project, and
2. Post the sign on site in a location that is clearly visible from the public right-of-way.

Title 10 defines the responsible party as the

"property owner or person authorized to act on the owner's behalf"

These operational changes do not preclude re-use of the laminated cardboard Erosion Concerns Signs that in the past were provided as part of the Pre-Construction Erosion Control Inspections. There are a limited number of the remaining laminated cardboard Erosion Control Signs available for sale in the Development Services Center for \$5.

Title 10, The City's Erosion and Sediment Control Regulations, provide requirements for development and construction related activities in order to control the creation of sediment and to prevent the occurrence of erosion at the source during construction and development. The signage posting requirements outlined in this document provide adequate public notification of the Bureau's Erosion Control Complaint Hotline, as required by Title 10. You can view Title 10 on-line at: <http://www.portlandoregon.gov/auditor/index.cfm?c=28175>

If you have questions or concerns about signage requirements, please contact Ross Caron, BDS Manager and Public Information Officer, at (503) 823-4268 or [ross.caron@portlandoregon.gov](mailto:ross.caron@portlandoregon.gov).

## Portland Area Seismic Hazards

Portland and the surrounding communities are located in a seismically active region. Although most Oregonians have not witnessed a large earthquake in this region during their lives, large earthquakes have occurred in the past. The Cascadia Subduction Zone lies off the Oregon and Washington coasts where two sections of the earth's crust (tectonic plates) are colliding, with one plate sliding beneath (subducting) the other.

Subduction zones have produced some of the most powerful earthquakes ever recorded, often having magnitudes of 8 to 9 or larger. The 2004 Great Sumatra-Andaman (magnitude 9.1) earthquake occurred on a subduction zone. Studies have found widespread evidence that very large earthquakes have occurred repeatedly in the



past on the Cascadia Subduction Zone, most recently in January, 1700. Scientists believe the Cascadia Subduction Zone is likely to produce large earthquakes in the future. Extensive damage to buildings as a result of strong and sustained ground shaking is expected in the Portland area in the event of a Cascadia Subduction Zone earthquake.

Oregon also has many crustal faults. These faults typically occur in the earth's crust, at shallow depths of 6 to 12 miles below the surface. The two largest earthquakes in recent years in Oregon, the Scotts Mills (magnitude 5.6) and the Klamath Falls (magnitude 5.9 and magnitude

6.0) earthquakes of 1993 occurred on crustal faults. Recent geophysical studies and subsurface investigations indicate the presence of at least three crustal faults beneath the Portland metropolitan area which could generate much more damaging crustal earthquakes of magnitude 6.5 or larger. Although crustal earthquakes are not expected to be as large as earthquakes on the Cascadia Subduction Zone, their shallow depth and close proximity to people and developed property could result in as much or more damage to structures.

Earthquakes are a natural occurrence caused by the constant motion of the Earth's crust. This motion creates the buildup of pressure along faults which is released at some point in the form of an earthquake. Earthquakes strike suddenly and without warning, causing the ground to shake, and in turn buildings to move. Strong ground shaking can cause severe damage to buildings, cracking walls, toppling chimneys or even shifting buildings off their foundation. Older buildings and homes are especially at risk because they often lack adequate anchorage to their foundation and were not designed to resist the shaking and movement expected from earthquakes today. Identifying potential hazards ahead of time, strengthening homes, buildings and utilities can reduce damage and the dangers of serious injury or loss of life from an earthquake.

One of the most cost effective ways you can reduce the chance of major structural earthquake damage in many older homes is to install adequate connections to the homes foundation and cripple wall bracing. For more information you may contact BDS Inspections Manager Jim Nicks at 503-823-1054.

Modified from [www.oregongeology.org/sub/earthquakes/EQs.htm](http://www.oregongeology.org/sub/earthquakes/EQs.htm).

For more information about seismic hazards in the Portland area and Pacific Northwest, visit: [www.oregongeology.org](http://www.oregongeology.org) and [www.pnsn.org](http://www.pnsn.org).

## CORNER

## GREEN BUILDING

## Easy Steps to a Sustainable Site

It's gardening season and the Regional Green Building Hotline is here to help with practical tips and free or low-cost resources. Contact us to learn more about incentives for reducing your carbon footprint, options to attract wildlife and making sustainable improvements to your yard and garden.

### Here are a few tips to get you started:

Place two to three inches of mulch now around trees and shrubs to hold in moisture during the dry months. Leave space around the trunk to avoid rot. Look for organic mulch or use compost from your garden pile; bark nuggets can rob the soil of nutrients as they break down.

- If your landscaping requires a lot of maintenance with power tools, water or fertilizers, consider installing a landscape that can be maintained with hand tools and a push mower. Call the Portland Water Bureau at 503-823-4527 to get a free outdoor water conservation brochure, watering gauge and low-flow hose nozzle.



- Avoid planting invasive or aggressive plant and tree species in your garden. Download a free copy of GardenSmart Oregon: A Guide to Non-invasive Plants at [www.oregon.gov/OISC](http://www.oregon.gov/OISC). The guide is full of color photos of common invasive plants and suggested safe alternatives.

- Plant in the spring or fall months. During these seasons, the soil is the right temperature and young plants need less water to get established before the hot summer or cold winter months.

- Design with low-water use and native plants. If growing food, plant in small raised beds or containers to minimize water use. Growing food is not only healthy and fun; you can share your harvest with friends and neighbors and lower your carbon footprint by reducing the miles your food needs to travel.

- Use soaker hoses, drip irrigation or rain barrels to use the least amount of potable water possible.

- Got an empty garden corner? Start a compost pile! It's easier than you might think. For a free composting handbook call the Metro Recycling Hotline at 503-234-3000.
- Get certified! Contact the Audubon Society of Portland about their Backyard Habitat Certification Program. The program provides on-site technical assistance and focuses on removal of aggressive weeds, switching to native plants, storm water management and wildlife stewardship. Sign up online at [www.audubonportland.org](http://www.audubonportland.org) (a \$25.00 fee applies).



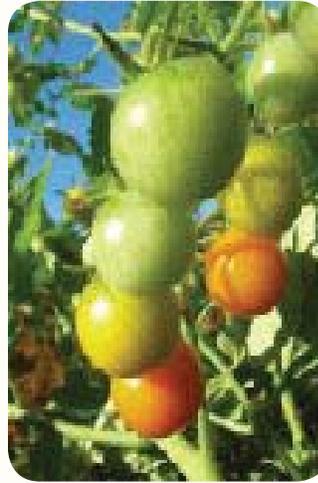
- Tired of that gray concrete driveway? Give permeable pavers a try. Permeable surfaces allow storm water to drain more slowly into the sewer system and filter it on the way down. Pavers come in a variety of shapes, sizes, prices and colors to suit every situation and taste. Work with a contractor or supply yard to select pavers made from regional materials. Used pavers and bricks can be found at the local non-profit salvage yards Habitat ReStore [www.pdxrestore.org](http://www.pdxrestore.org) and the ReBuilding Center [www.rebuildingcenter.org](http://www.rebuildingcenter.org). Check often as their inventory changes frequently.

Please continue to page 7

## Easy Steps to a Sustainable Site

Continued from page 6

- Disconnect a downspout and drain it into a simple rain garden to slow down and filter storm water before it enters the sewer system, add habitat and enhance your garden's beauty. For free rain garden classes, a yard sign and design ideas, check out the East Multnomah Soil and Water Conservation District (EMSWCD) at [www.emswcd.org](http://www.emswcd.org).
- Get rewarded! For each drop of storm water you manage on site, there is a payoff through Portland's Clean River Rewards. Learn more about this storm water discount program at [cleanriverrewards.com](http://cleanriverrewards.com).
- Want to attract wildlife and manage storm water on the roof of your porch, shed, gazebo or garage? An ecoroof (also called green roof or living roof) could be the answer. The Bureau of Environmental Services ecoroof incentive program provides up to \$5.00 per square foot. These roofs can vary in price from \$10.00 - \$40.00 per square foot installed. Take the summer and fall to dream it, design it, get bids and apply before the next grant deadline in December. More info at [www.portlandonline.com/bes/ecoroof](http://www.portlandonline.com/bes/ecoroof).
- Money really does grow on trees. Trees are home for wildlife; bear fruit; provide beauty, shade and cooling for exterior home walls; soak up storm water; and absorb carbon before it enters the atmosphere. Get your treebate when the Bureau of Environmental Services seasonal grant re-opens in September. Find out more at [www.portlandoregon.gov/bes](http://www.portlandoregon.gov/bes). The program provides up to \$50.00 per tree.



*"The voyage of discovery lies not in finding new landscapes, but in having new eyes."*

-Marcel Proust

If you'd like a free Hotline magnet and Sustainable Site bookmark with these tips, call the Green Building Hotline @ 503-823-5431 or e-mail [green-hotline@portlandoregon.gov](mailto:green-hotline@portlandoregon.gov) and we'll send them out to you.

### Connect with us



Green Development  
Resource Center



@greenhotline

## Changes in Stormwater Review for BES

As of April 1st, Bureau of Environmental Services (BES) building permit and land use review staff will be responsible for review of stormwater treatment systems that dispose of stormwater on private property. This pertains to both residential and commercial developments. Prior to this date, review and approval of stormwater treatment systems required combined efforts from BDS Site Development and BES. BDS Site Development staff will still coordinate with BES on stormwater issues that involve sloped sites, private streets, and building setbacks. For guidance on plan submittal requirements, applicants are encouraged to reference existing BDS publications (specifically "Stormwater Utility Plan, Guidelines and checklist" and "Preparing a Stormwater Utility Plan") and the City of Portland Stormwater Management Manual, as referenced via the following links:

<http://www.portlandoregon.gov/bds/index.cfm?c=45055>

<http://www.portlandoregon.gov/bes/index.cfm?c=47952>

BES will also be performing stormwater facility evaluations as part of the inspection process for Commercial (CO), Residential (RS), and Site Development (SD) Permits. Stormwater facility evaluations must be completed by BES during building permit inspection to receive final building permit approval and 'Final Occupancy'. A stormwater facility evaluation will be required for building permits submitted as of April 1st, 2010, that involve the addition or re-development of 500 square feet or more of impervious surface. Applicants can initiate this process via the IVR System under "487 BES On-Site Stormwater Facility Eval" or by calling (503) 823-2059.

For additional information, contact Joe Blanco at (503) 823-2059.

# Online in 2010

To receive the Paperless Plans Examiner:

1. Go online to [www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)
2. On the left side of the BDS Home Page, under Quick Links, click on Join Our Mailing Lists

## PLANS EXAMINER, MAY / JUNE 2010

The Plans Examiner is a bi-monthly online publication of the City of Portland - Bureau of Development Services

### How to Reach Us

Visit us in person at  
1900 SW 4th Avenue  
Portland, OR 97201

### BDS Main Office

Monday thru Friday  
8:00 am to 5:00 pm

(503) 823-7300  
(503) 823-6868 TTY

### Development Services Center

Tuesday - Friday  
8:00 am to 3:00 pm  
Closed Mondays

### On the Internet visit:

[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

Building Code Information ..... 503-823-1456 (e)	BUREAU OF PLANNING AND SUSTAINABILITY
Fire Code Information ..... 503-823-7300	Regional Green Building Hotline..... 503-823-5431
Planning & Zoning Information..... 503-823-7526	TRANSPORTATION
24-hour Inspection Request Recording ..... 503-823-7000 (e)	Development Requirements, Right-of-Way Policy, Land Divisions and Transportation Plan Review
Inspection Section, 1 & 2 Family Dwellings ..... 503-823-7388	Kurt Krueger ..... 503-823-6964
Commercial, Plumbing ..... 503-823-7302	Local Improvement Districts, Andrew Aebi ..... 503-823-5648
Building & Mechanical..... 503-823-7303	Street Permit Engineering, Chon Wong..... 503-823-7050
Electrical ..... 503-823-7304	Systems Development Charge
Development Services Center..... 503-823-7310 (e)	Richard Eisenhauer ..... 503-823-6108
Development Services Center FAX..... 503-823-3018	TREES - Urban Forestry (7:00 am - 3:30 pm)..... 503-823-4489
Information, electrical, mechanical, plumbing, sewer, and sign permits..... 503-823-7363	Pruning/Planning/Removal Permits
Newsletter Contact, Colleen Poole..... 503-823-7889	N, Luke Miller ..... 503-823-4511
Permitting Services, Fee estimate and Permit status via voice mail..... 503-823-7357 (e)	N, Jim Field ..... 503-823-4011
Permit status FAXed to you ..... 503-823-7000 (4)	S, Ned Sodja..... 503-823-4440
Permitting resource and records..... 503-823-7660	S, Dave Kahler..... 503-823-1691
FAX requests for records ..... 503-823-7765	Tree Cutting Ordinance and Commercial Planning and Development, Charley Davis ..... 503-823-4523
Septic Tanks / Cesspools ..... 503-823-6892	Transportation Improvements, Joe Hintz ..... 503-823-4025
ENVIRONMENTAL SERVICES	Residential Development & Improvement
Development Assistance ..... 503-823-7761	Myles Black..... 503-823-4018
Industrial Source Control..... 503-823-7585	WATER
FIRE BUREAU	Water Service Information..... 503-823-7368
Development Standards, Sprinklers, Alarms	Hydrant Permits..... 503-823-7368
Nate Takara ..... 503-823-3810	Plan Review, Mari Moore..... 503-823-7368
Flammable Liquids, Tanks, Hazardous Processes	Subdivision Planning, Rick Nelson ..... 503-823-7475
Bob Happel ..... 503-823-3934	Backflow Valve Installation Requirements
	Dave Barrigan..... 503-823-7479

### BDS HOLIDAY CLOSURES:

- Memorial Day - Monday, May 31, 2010
- Independence Day (observed) - Monday, July 5, 2010