

THE PLANS Examiner

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Council adopts Regulatory Improvement Work Plan

On August 14, the City Council adopted a resolution, which launched a Regulatory Improvement Workplan involving several City bureaus. Significant concern over proposed fee increases for land use reviews provided the spark for the Workplan. However, those who spoke before the City Council cited a variety of other issues, from processing times to the severity of the City's regulations.

"The range of public concerns shows the cumulative impact of regulations that have been implemented over a period of many years, affecting land development and building," according to Margaret Mahoney, Director of the Office of Planning and Development Review.

The Workplan will focus on many of these concerns. Here's a summary of the key elements:

- Create an annual "top ten" list of existing regulations to be improved in the current fiscal year.
- Identify technical or administrative fixes that aid in the understanding and daily use of the Zoning Code and promote a predictable seamless delivery of development review services. These amendments will be completed through the annual Code Maintenance process.
- Develop a list of current City bureau projects which have the potential to create new land and building development regulations. Such a list would be prepared every year, as a part of each bureau's budget, for City Council review and approval.
- Develop a process to review the potential impact of all proposed regulations before City Council approves them, determine what they will cost the public and the

City and clarify how they will be implemented.

- Create an interbureau regulatory problem-solving team, called the Strategic Development Opportunities Team (SDOT), to facilitate opportunities related to difficult and strategic development sites.
- Pilot test enhanced "concierge-type" permit services for small businesses.
- Update and refine a citywide strategic vision statement.
- Provide targeted customer service training for staff, supervisors and managers.

"We are remodeling the system to improve performance and incorporate ongoing reviews to stay competitive, while maintaining the city's quality of life," says Mahoney. "We have made significant changes in the past with Blueprint 2000. This latest move is another piece of our continuing effort to revise and improve the regulatory process and its guidelines."

On October 1, the City Council will consider the "top ten" list of land use and building regulations identified for improvement during the current fiscal year. The Mayor's Office is seeking public input from a diverse range of stakeholders, so the final version of the "top ten" list reflects a variety of community views.

The draft "top ten" list, draft Code Maintenance list and the entire Workplan can be viewed at www.ci.portland.or.us/mayor

Please send suggestions, comments and questions by Monday, September 16, 2002 to:

RegulatoryImprovement
@ci.portland.or.us or to Office of Mayor Vera Katz, 1221 SW 4th AVE STE 340, Portland OR 97204-1995.

The Office of Planning and Development Review works with the community and other bureaus to preserve and shape safe, vital and well planned urban environments.



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City to improve development services for small businesses

During the past several years, the City has been working to streamline its development review process, from seamless delivery of services through Blueprint 2000 to the new and much improved Development Services Center (DSC). Meeting the needs of our many customers with fast, efficient service while upholding state's building codes has challenged us to think creatively - just as you do when developing your business plans. Our latest goal is to improve development services to small businesses.

Small business owners know that starting a business means lots of groundwork. To help entrepreneurs and small business owners through the maze of requirements, the Development Services Center staff has been working on a small business guidebook. The guide contains information on home-based businesses, improvements to small business sites, licensing, permitting and much more.

Best of all, the guide lists the names and phone numbers of bureaus and agencies that can be helpful throughout the process of developing a small business. We expect to have the guide ready for distribution by September 9. It will also be available on OPDR's Web site, www.opdr.ci.portland.or.us

Speaking of the Web site, we're adding a special section for small business customers, which will include information on a variety of topics, including zoning, signage, tenant improvements, changes of occupancy and home-based businesses.

To explain all the new small business services, OPDR will offer a free forum on small business issues on October 11 as part of the bureau's Lunch and Learn series. Because many small business owners cannot break free for a midday session, the program will be offered again in the evening. Those who can't make one of the free presentations can visit OPDR's Web site and walk through the presentation online.

To accommodate small business customers' schedules, OPDR will begin offering Small Business Night on a trial basis in the Development Services Center. We'll be asking what customers want and need during Small Business Night and what hours they'd like to see the DSC open to them.

We'll also be reviewing how to modify our inspection services by following a sample group of small business building permit applications from their acceptance into the system through final inspection of the completed work.

These small, but important changes to existing services are intended to make the process of starting a new business or expanding an existing one easier on the small business owner. Let us know what you think. Visit our Web site or complete a survey in the Development Services Center.

Free Day and Evening Sessions!

What you need to know about the Small Business Guide to Development Services

1900 SW 4th Avenue Building
Second Floor Conference Room 2500-A

- Tuesday, October 8, 2002
7:00 - 8:30 p.m.
- Friday, October 11, 2002
Noon - 1:30 p.m.

The sessions will explore:

- ✓ Permits you may need to operate a small business from your home;
- ✓ Making physical changes to your business site, tenant improvements & upgrades;
- ✓ What you need to know before buying or leasing a new site for your business;
- ✓ Business signage, permits & fees, doing some of the work yourself, and more.

Development services experts will be on hand to answer your questions.

Upcoming topics will be posted on OPDR's Web site, www.opdr.ci.portland.or.us, and in the November issue of the Plans Examiner.

Oregon One-and Two-Family Dwelling Code gets face-lift

The State of Oregon is reviewing proposals that will result in a new Dwelling Code for the state in 2003. Office of Planning and Development Review staff worked closely with the Oregon Building Owners Association and the Oregon Building Industry Association over the past year to submit changes to the One-and Two-Family Dwelling Code that would allow a smooth transition between codes.

The new code will use the 2000 International Residential Code (IRC) as its base. The IRC is published by the International Code Council and is the successor to the former CABO Dwelling Code.

Now that the Oregon Building Codes Structures Board has completed its in-depth review of the new code, a public hearing has been scheduled for 10:00 a.m., September 17, 2002, at the Building Code Division Office, 1535 Edgewater St. NW, Conference Room A, Salem.

To sum up the changes:

- The plumbing chapters will be renumbered, but are otherwise unchanged from the current code.
- The electrical chapters were written by the NFPA to be consistent with the National Electrical Code (NEC), and the Oregon electrical chapters have been upgraded to be consistent with the 2002 NEC, using both IRC and NEC section numbers for easy cross-reference.
- The mechanical provisions are linked to Oregon's adoption of the 2002 International Mechanical Code.

The most technical changes are to the Building and Structural Chapters. A stronger emphasis has been placed on engineered designs and meeting seismic and wind resistance standards. New energy conservation requirements have also been added. Despite changes, the code retains the chapters familiar from the CABO editions.

If the code adoption process stays on track, the new Dwelling Code will go into effect April 1, 2003. A Lunch and Learn session to explain the most significant changes is already being planned for February 2003.

To request a copy of the proposed changes, contact Luann Remick, Oregon Building Codes Division, **503-373-7438**.

NW District Plan goes to Planning Commission in October

The Northwest District Plan (formerly the NW Area Plan), a long-range plan to guide the future of the Northwest District, includes a vision, urban design concept, policy section with implementing actions, and selective changes to the City's Comprehensive Plan map, zoning map and Zoning Code.

The proposed plan will be available at the end of September for review. A hearing before the Planning Commission is set for 7:00 p.m., October 22, 2002, at 1900 SW 4th Ave., Room 2500A.

For more information, visit the Bureau of Planning's Web site, **www.planning.ci.portland.or.us**, or contact project planners, **503-823-7700**.

October 1 deadline for work in Balch Creek/NW Hills

It's time to stop all ground-disturbing work in the Balch Creek and Northwest Hills Environmental Zones. Exposed earth must be covered by October 1, according to your approved landscape plans. All construction, including sewer, water and utility trenching, which directly exposes soil to stormwater, is prohibited between October 1 and April 30.

Remaining areas of the city are subject to the Title 10 erosion control regulations. Construction activity is not prohibited, but you must provide temporary ground cover on exposed soils from October 1 through April 30.

With questions, call George Helm, **503-823-7201**, or OPDR, **503-823-7526**.



**The Plans Examiner is a bi-monthly publication of the City of Portland
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Commissioner Charlie Hales, 503-823-4682**

How To Reach Us

All Area Code 503
Monday through Friday
8:00 a.m. – 5:00 p.m.
(e) = Electronic Messaging System
Please leave detailed information.
Your call will be returned.

While browsing the internet,
visit our home pages —
www.opdr.ci.portland.or.us and
www.planning.ci.portland.or.us/

OPDR — Administration	503-823-7308	TRANSPORTATION	
Building Code Questions	503-823-7310 (e)(4)	Development Requirements and/or Right-of-Way Policy	
Fire Code Questions	503-823-7366	Elizabeth Papadopoulos	503-823-7647
Blueprint 2000	503-823-7822	Minor Partitions—Cherrie Eudaly	503-823-7081
24-hour Inspection Request Recording	503-823-7000 (e)	Local Improvement Districts	
Inspection Section — 1 & 2 Family Dwellings	503-823-7388	Andrew Aebi	503-823-5648
Commercial {	Plumbing	Street Permit Engineering	
	Building & Mechanical	Jerry Markesino	503-823-7057
	Electrical	Transportation Plan Review	
Development Services Center	503-823-7310	Richard Eisenhauer	503-823-7080
Development Services Center FAX	503-823-3018	Systems Development Charge	
Trade Permits	503-823-7363	Richard Eisenhauer	503-823-7080
Newsletter Contact — Ann Kohler	503-823-7886		
Permit Status via FAX	503-823-7000 (4)	TREES — Urban Forestry (7:00 a.m. - 3:30 p.m.)	
Permit Status via Voice Mail	503-823-7357	Pruning/Planning/Removal Permits	
Permit Records		N / NE — Luke Miller	503-823-4511
Document Control / Current Applications	503-823-7357 (e)	NW / SW — Charley Davis	503-823-4523
Inspection Records/Finalled Permits	503-823-7660	Southeast — Ned Sodja	503-823-4440
Building Record Center FAX	503-823-7765	Tree Cutting Ordinance	
Septic Tanks / Cesspools	503-823-7247	Frank Krawczyk	503-823-4011
Planning & Zoning – Information	503-823-7526	Transportation Improvements	
		Joe Hintz	503-823-4025
		Commercial Planning and Development	
		Frank Krawczyk	503-823-4011
		Residential Development and Improvement	
		Myles Black	503-823-4018
ENVIRONMENTAL SERVICES		WATER	
Development Assistance	503-823-7761	Water Service Information	503-823-7368
Construction & Demolition Recycling Info	503-823-7107	Hydrant Permits	503-823-7368
Industrial Source Control	503-823-7585	Plan Review — Commercial — Tony Re	503-823-7400
		Residential — Todd Aschoff / Mari Moore	503-823-7368
		Subdivision Planning — Tony Re	503-823-7400
		Backflow Valve Installation Requirements	
		Dave Barrigan	503-823-7479
FIRE BUREAU			
Development Standards, Sprinklers, Alarms			
Rich Butcher	503-823-3802		
Flammable Liquids, Tanks, Hazardous Processes			
Doug Friant	503-823-3935		

Development Services Center
1900 SW 4th Ave.
Hours
7:30 a.m. — 3:00 p.m.
The Center is also open Thursday from
5:00 p.m. — 7:30 p.m.
for Residential Permit Night.



Printed on recycled paper.

If you have comments about the Plans Examiner newsletter or have suggestions for stories you'd like to see covered in the future, please call Ann Kohler, 503-823-7886.

We want to hear from you!

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