

THE PLANS Examiner

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July 2002

OPDR fees increase to fund plan review, inspection services

Several construction and trade permit fees increased and others were implemented on July 1 to better cover the costs of administering and enforcing state and municipal building codes. The Office of Planning and Development Review (OPDR) estimates that in the 2001-02 fiscal year, it will issue 7,500 building permits, 14,000 electrical permits, 9,000 plumbing permits and 8,000 mechanical permits. Fees reflect the time spent and number of staff involved in reviewing applications and plans, issuing the permits and inspecting the work.

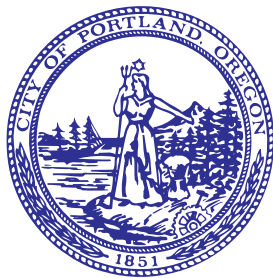
Fees for building, plumbing and electrical permits last in-

creased in August 2000. Building and Mechanical permit and plan review fees will not increase at this time, however some miscellaneous fees in these areas will change or be added. This round of increases is being done to bring the actual costs of providing services more in line with the respective fees.

OPDR mailed the complete list of fee increases to its customers in mid-June. The fee schedule is also available on the OPDR Web site, www.opdr.ci.portland.or.us.

If you did not receive a fee schedule by mail and would like to request one, call **503-823-7308**.

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.



INSIDE

- 2 - LAND USE REVIEW FEES
- 2 - SDCs REFLECT RISING COSTS
- 3 - NEW LAND DIVISION CODE
- 3 - CODE MAINTENANCE 2002
- 4 - HOW TO REACH US

Here's a brief summary of the notable changes and additions:

Electrical permit	5 percent average increase
Plumbing permit	8 percent average increase
Sign permit	25 percent average increase
Noise variance	5 percent increase
Facilities permit	12.5 percent hourly rate increase
Enforcement penalties	30 percent for housing; 20 percent all other
Deferred plan submittals	10 percent of building permit fee based on deferred portion
Phased plan review	10 percent of total project building permit, up to \$1500 per phase, plus \$250
(New) Miscellaneous mechanical fees for selected special services	see schedule
(New) Approved fabricators certification	\$1000 initial
(New) Approved testing agency certification	\$1000 initial

INSIDE^{the}DSC

DSC implements meeting charge

On July 1, the Development Services Center (DSC) began charging for prescheduled meetings, which some DSC customers have been using to get a head start on large projects before submitting their building permit applications. In the past, these meetings have been scheduled and held without charge, but time spent by DSC staff was on par with other types of conference meetings done on a fee-for-service basis.

Please note that the same information is still available without charge when you come in during regular business hours and wait for assistance, and the meeting is not required to submit a building permit application.

The \$950 charge only applies when the meeting is scheduled in advance for a specific time. This type of meeting usually involves staff members from several areas of the development review process. If you apply for permits on the project within 180 days of the meeting, the \$950 will be applied toward your permit fees.

Appointments are made through a process manager, who arranges the meeting and makes sure the appropriate DSC staff attends. You'll be asked to provide your questions in advance in order to maximize the results of the meeting.

Lunch and Learn

The Lunch and Learn Community Education Brown Bag Program offers current information, discussion and education at no charge to OPDR customers, development professionals and our citizen community.

No need to register. Bring your lunch and your questions.

**August Lunch and Learn
Green Building
Friday, August 9, 2002
Noon - 1:30 p.m.
1900 SW 4th Ave., Room 2500A**

Find out what Green Building is and how to incorporate Green Building practices and techniques into your development and construction projects.

Mark your calendars for future Lunch and Learn sessions:

October 11, 2002
December 13, 2002

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

Land use review fees increase to cover development services

OPDR has set up systems that have helped reduce errors in land use decisions and has organized work teams to better use the knowledge and expertise of more experienced staff on complex projects.

To continue to improve, review and streamline its land use review process and keep up with the cost of delivering and improving services, the Office of Planning and Development increased land use review fees, effective July 1, based on increases in the Consumer Price Index (CPI) over the past two years. The 5.1% increase will provide a portion of the needed funds, while the balance will come from the general fund and dedicated OPDR reserves. Land use review fees last increased in August 2000.

Following the increases, the City Council directed the development bureaus to identify potential modifications to current regulations in order to reduce their complexity and cost of administration.

Infrastructure costs push up SDCs

The costs of developing additional parks, streets and sewers continue to increase. In an effort to keep pace with these costs, Systems Development Charge (SDC) increases, proposed by the Bureau of Parks and Recreation, Department of Transportation (PDOT) and Bureau of Environmental Services (BES), were approved by the City Council and went into effect July 1.

Parks and Recreation SDCs are charged on all new residential dwelling units. PDOT charges its fees based on the estimated number of trips that new construction or a change of use will bring to streets and roads. BES Systems Development Charges are charged based on new or increased water, stormwater and sewer uses.

The increases in SDCs are as follows:

- BES - 5.5 percent, generally
- Parks - 3.1 percent, across the board
- Transportation - 1 percent across the board
(see schedule at www.pdxtrans.org/sdc)

Additional information on Systems Development Charges is available in the Development Services Center.

Code Maintenance 2002 improves clarity of Zoning Code

This year's code cleanup project, Code Maintenance 2002, contains approximately 100 Zoning and Sign Code amendments. The 85 amendments to the Zoning Code are based on requests from the Office of Planning and Development Review, the Bureau of Planning, service bureaus and development services customers. The Sign Code amendments are based on suggestions and ideas from the code's first year of enforcement. The City Council adopted the Code Maintenance 2002 package on May 15, and the amendments went into effect July 1.

As with other code amendments, the goal of Code Maintenance 2002 is to improve consistency, accuracy and clarity without changing basic policy or intent.

Some of the most noteworthy Zoning Code changes include:

- Nonconforming residential uses in Industrial Zones may be expanded up to 500 square feet without a land use review as long as there is no increase in dwelling units (33.258.050.C);
- Modifications to the limitations on parking in CS and CM Zones may be proposed through an Adjustment Review if the alternative plan meets or exceeds the intent of the parking regulation (33.266.130.C);
- The term "clean fill" is more clearly defined to differentiate waste-related uses from fill activity (33.910.030);

- In the Central City Plan District, a combination of the general height bonus and residential height bonus may be used, with limitations. In addition, approval criteria for the residential height bonus have been modified to facilitate use of this bonus (33.510.210.E);

The complete Code Maintenance 2002 report can be downloaded from OPDR's Web site, www.opdr.ci.portland.or.us, or you may pick up a copy on the 4th floor at 1900 SW 4th Ave., Portland.

For answers to specific questions about Code Maintenance 2002, call Douglas Hardy, **503-823-7816**.

Update packets for the Sign Code Manual are available in the Development Services Center. Kermit Robinson, **503-823-7519**, can answer specific Sign Code questions.

Now hear this...

Public hearings — North Macadam Plan

- Design Commission, 3:00 p.m., July 18, 2002
1900 SW 4th Avenue, 2nd floor
Call Yvonne Poelwijk, Bureau of Planning, 503-823-7814, for specific time.
- City Council, late summer 2002
Call Marie Johnson, Bureau of Planning
N. Macadam project manager, 503-823-5771, for more information.

Land Division Code changes affect processes and fees as of July 1

Some significant changes have come with the elimination of Title 34 and the incorporation of the Land Division Code into Title 33, the Zoning Code, effective July 1. The terms "major" and "minor land division" have been dropped along with the attached fees. Now "Type 1," "Type 2x" and "Type 3" are the categories of land division reviews, each being directly related to the complexity of the land division. A new fee schedule for land division reviews was adopted by the City Council on July 3 and went into effect on July 5.

With the exception of the Type 2x, these procedures existed in the previous code. A significant difference with the Type 2x is that it allows 30 days for public comment and staff review from the time a complete application has been accepted by the city. Another change requires applicants to meet with neighborhood associations and hold a pre-application conference before the application can be considered complete. Decisions are mailed within 47 days of the receipt of the completed application. As with a Type 2 Land Use Review, the Type 2x

land division may be appealed to the Hearings Officer.

Another change to the land division regulations will make it easier and less expensive to add streets to a subdivision. Under Title 34, adding a street or developing a subdivision larger than 10 lots automatically kicked the application into the "Major Land Division" category and triggered a Type 3 Land Use Review. The creation of a street will no longer automatically trigger a Type 3 Review.

Other significant changes include a reduced fee for filing an amendment to a land division application and more stringent requirements for tree preservation.

To download the Final Report of the Land Division Code Rewrite Project, point your browser to www.planning.ci.portland.or.us/cp_ldcr_doc.html on the Bureau of Planning Web site. In addition, fact sheets on some of the new land division code requirements are available in the Development Services Center or by calling, Stephanie Beckman, **503-823-7056**.

**The Plans Examiner is a bi-monthly publication of the City of Portland
Office of Planning and Development Review
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	Glen Pierce	503-823-7079
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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City of Portland
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