# THE PLANS Examiner

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## OPDR seeks volunteers for commissions, boards and committees

The Office of Planning and Development (OPDR) receives input from several volunteer commissions, boards and committees. on a variety of issues.

Many of these groups are now seeking new members from all aspects of development and construction and the general public.

If you are interested in volunteering or want to learn more about a particular group, we invite you to call the group's contact person for details.

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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Adjustment Committee — The seven-member committee meets twice monthly to review requests for adjustment of the development standards in Title 33. Call Susan McKinney, 503-823-7809.

Building Code Board of Appeals
The three-member board meets
monthly to hear appeals of building code issues. The board must
include a builder and an architect.
Call Jim Harris, 503-823-7541.

Design Commission — The eightmember commission meets twice monthly to make recommendations on design districts, develop design guidelines and review major developments in design districts and design-related land use requests. Call Jeff Joslin, 503-823-7705.

### **Electrical Code Board of Appeals**

The three-member board meets as needed to hear appeals if an applicant disagrees with OPDR's findings. Call Jim Harris, 503-823-7541.

### **Facilities Permit Program**

Advisory Committee — This informal committee represents a cross-section of OPDR's customers. It meets four to six times yearly to identify service issues and discuss growth of OPDR's programs. Call Bill Thomas, 503-823-3445.

#### **Facilities Permit Program**

**Finance Committee** — This informal committee meets as needed and represents OPDR's customers. The committee reviews the program's overhead and recommends fee adjustments. Call Bill Thomas, 503-823-3445.

### **Historic Landmarks Commis-**

sion The eight-member commission meets twice monthly to identify and make recommendations to protect Portland's historic and architecturally significant buildings and properties. Call Jeff Joslin, 503-823-7705.

### **Mechanical Code Board of Appeals**

The three-member board meets as needed to hear appeals, determine the suitability of alternate materials and types of construction, and provide code interpretations. Call Jim Harris, 503-823-7541.

Noise Review Board — The fivemember board meets monthly to review major requests for noise variances and recommends Noise Code changes. Call Paul VanOrden, 503-823-7350.

### Plumbing Code Board of Ap-

**peals** The three-member board meets as needed to hear appeals to plumbing code issues. Call Jim Harris, 503-823-7541.

Residential Contractors Communications Group — This infor-

mal group of residential builders is scheduled to meet with OPDR staff bi-monthly to identify and help resolve issues for residential builders and act as liaison from OPDR to the builders. Call Dick Gassman, 503-823-7337.

### **Special Inspections Advisory**

Committee — This committee of five members and five alternates, who have specific experience, meets quarterly to help review OPDR's Special Inspector applications, help administer exams and review and recommend improvements to OPDR's Special Inspections Program. Call Fred Deis, 503-823-7543.

#### Structural Engineering Advisory

Committee — The committee is made up of three members and three alternates, who are Oregonlicensed structural engineers. The committee meets as needed to advise OPDR and the Appeals Board on code interpretations, alternate materials and methods of construction. Call Mike Hagerty, 503-823-7538.

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# INS DSC

# Lunch and Learn to explore erosion control

The next Lunch and Learn session will focus on Title 10, the erosion control ordinance, and the manual, explaining how to implement it. Staff members from OPDR's Site Development Group will discuss plan reviews and inspections; what erosion control measures must be shown on plans; how erosion complaints are handled; and government regulations.

The session is set for noon to 1:30 p.m., Friday, October 12, in the second floor conference room, 1900 SW 4th Ave. The session is free, and there's no need to reserve a space. Just bring your lunch and erosion control questions.

The next Lunch and Learn session will be Friday, December 14. Check the November Plans Examiner for the topic.

### Student parking may pack lot

As Portland State University (PSU) resumes classes this month, parking in the 1900 Building will fill up quickly each day. Fall quarter begins September 30, and the first two weeks will be hectic. The building also has more tenants, since PSU's Engineering Department relocated here in August.

Please consider parking in one of these local street-level lots from September 30 to October 15:

- U-Park directly across 4th Ave.;
- Parking garages 1st Ave. & Harrison St.; 5th Ave. & Harrison St.;
- Parking lot 4th Ave. & Harrison St. Prices per hour vary.

PSU Parking Patrols strictly enforce posted student parking in the 1900 Building lot. Allow some extra time to find parking, and when possible visit our Web site, www.opdr.ci.portland.or.us, for forms and information; and use the IVR and fax back systems, **503-823-7000**, to request or cancel inspections and get inspection results.

# Noise Review Board to set decibel levels for leaf blowers, pile drivers

After lengthy discussion, the City Council voted to allow the Noise Review Board to set acceptable noise decibel levels for specific types of equipment. By December, the board is expected to send recommendations to the City Council on leaf blowers and street sweepers. In March or April, the board will present recommendations for garbage and recycling trucks and pile drivers.

The Noise Control Task Force, an eight-member group of citizens, noise technical experts and business representatives, worked for nearly a year to craft changes to the Noise Code and how it is enforced. Another major recommendation will put the police in the lead role of responding to neighborhood noise problems. In six to 12 months, a small group of officers will be responding to complaints and using noise meters.

Unlike the tasks delegated to the Noise Review Board and the police, most of the recommendations were subtle, to make the code consistent.

In 2004, the city will revisit noise control in a Neighborhood Noise Workshop, possibly as part of a larger forum on urban density.

For a copy of the approved recommendations or to be added to a mailing list on specific noise-related issues, call **503-823-7350**. The task force's recommendations are expected to be available this month on OPDR's Web site, **www.opdr.ci.portland.or.us**.

## **Bureaus share regulation of tree cutting**

Urban Forestry and the Office of Planning and Development Review (OPDR) share the responsibility of regulating tree cutting, depending the size of the tree and where it's located.

Trees on public property — Obtain a <u>free</u> permit from Urban Forestry to plant, prune, remove or cut the roots of trees on public property, including those in the public right-of-way. A permit is always required to prune or cut a Designated Heritage Tree. Even with a permit, cutting the top out of any tree is prohibited. Call 503-823-4489 for permit requirements and more information on the care of trees on public property.

Trees on private property — Cutting the crown or roots of trees on private property, which have diameters of 12 inches or greater (measured at 4.5 feet above ground) may also require permits from Urban Forestry. Call the number above to request the free brochure, "Do I need a permit to cut trees on my property?"

OPDR regulates tree cutting for <u>all</u> development or improvements on private property and on property in Scenic, Environmental or Conservation Zones or designated as Historical Landmarks. Call **503-823-7526** with your questions about permits and requirements.

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### **New Code Guide**

### Access Control Systems where egress restricted

A new focus on protecting individuals working in buildings has made access control systems a popular building feature. With increased popularity, comes the need to ensure that systems not only protect building occupants from intruders, but also allow free access to building exits in case of a fire or other emergency. A new Code Guide, available this month, addresses permitting and installation requirements for these systems on egress doors.

Access control systems installed according to the guide do not need approval through the code alternate appeal process. In general, these systems:

- must allow normal and emergency exit at all times;
- must not require keys, tools or special knowledge to open doors when exiting; and
- must allow required fire-rated doors to latch at all times.

The code guide explains the required permits, occupancy limitations, types of locking devices allowed and installation requirements for the devices.

To request a copy of the Access Control Systems Code Guide, call Lori Graham, **503-823-3448**.

### **City Council adopts Zoning Code changes**

On August 2, the City Council adopted 60 of the 70 amendments in the Code Maintenance 2001 package. Code Maintenance 2001 includes amendments to Title 33, which are intended to add clarity to the Zoning Code, with little or no change to existing policy. The most significant of the adopted amendments adds new language on where required nonconforming upgrades are allowed on a site and the time allowed to complete them. Adopted amendments go into effect on September 7, 2001.

The Planning Commission has since reviewed the remaining 10 amendments and sent them to City Council. Key amendments in the second package include:

- Modification of how height bonuses are awarded on large sites in the Central City plan district;
- Clarification of how recognized associations, such as neighborhood groups, qualify for appeal fee waivers;
- Clarification of when vehicles on a site are considered exterior storage, exterior display or parking;
- Modification of when an Impact Mitigation Plan is required for an institution in the Institutional Residential zone.

City Council is scheduled to consider the 10 recommended amendments at a public hearing scheduled for 2:00 p.m., September 20, in the City Hall Council Chambers.

Copies of the reports on all the amendments are available at OPDR's offices, 1900 SW 4th Ave., 4th floor. If you have questions about Code Maintenance 2001 or want copies of the reports, call Douglas Hardy, Code Maintenance 2001 project manager, **503-823-7816**.



### Links on OPDR site make city surfing easy

Now you can search for what you need on OPDR's Web site, www.opdr.ci.portland.or.us. Using the search function, you can find just about anything. Say that you're looking for information on vents, type "vents" in the box and click "seek." You'll see a long list of documents on the site that contain the word "vents." You can refine your search with the advanced function to look for specific kinds of vents.

If you want to go to another bureau's Web site, links to more than a dozen of them are just a click away.

You can also learn what happens at every step in the Development Services Center; access the entire 145-page Erosion Control Manual; get permit applications and much more. If you can't find something you need, click on "Contact Us" on the Home Page to send us a message.

### Fire Bureau site offers forms, guidelines

Many of the guidelines, applications and forms for commercial building fire protection systems are in the Plan Review Section of the Fire Bureau's Web site. Permit application forms and appeal forms are there, too.

Visit **www.fire.ci.portland.or.us**, click on "Sections" in the left column, and select "Plan Review" from the list.

Find access and water supply requirements for Planned Unit Developments and subdivisions, guidelines for central control stations, high pile storage and lock boxes and how to contact Fire Bureau Plan Review staff members.

### **Balch Creek/NW Hills deadline looms**

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 new 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**.

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# 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

| 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   | Glenn Pierce   | 503-823-7079   |
| Blueprint 2000  | 503-823-7822   | Minor Partitions-Cherrie Eudaly  | 503-823-708  |
| 24-hour Inspection Request Recording Inspection Section — 1 & 2 Family Dwellings Plumbing Commercial Building & Mechanical  | 503-823-7000 (e)<br>503-823-7388<br>503-823-7302<br>503-823-7303<br>503-823-7304<br>503-823-7310<br>503-823-3018<br>503-823-7363 | Street Permit Engineering Jerry Markesino 503  | 503-823-702<br>503-823-705                               |
| Electrical Development Services Center Development Services Center FAX Trade Permits  |  | Transportation Plan Review Richard Eisenhauer Systems Development Charge Richard Eisenhauer                                | 503-823-708<br>503-823-708                               |
| Newsletter Contact — Ann Kohler Permit Status via FAX   | 503-823-7886<br>503-823-7000 (4)   | TREES — Urban Forestry (7:00 a.m 3:30 p.m.) Pruning/Planning/Removal Permits   |  |
| Permit Status via Voice Mail<br>Permit Records  | 503-823-7357   | NW / SW — Charley Davis 503-8  | 503-823-451<br>503-823-452<br>503-823-444                |
| Document Control/Current Applications<br>Inspection Records/Finalled Permits<br>Building Record Center FAX<br>Septic Tanks/Cesspools<br>Planning & Zoning – Information | 503-823-7357 (e)<br>503-823-7660<br>503-823-7765<br>503-823-7247<br>503-823-7526   | Tree Cutting Ordinance Frank Krawczyk Transportation Improvements Joe Hintz Commercial Planning and Development            | 503-823-444<br>503-823-401<br>503-823-402                |
| ENVIRONMENTAL SERVICES Development Engineering Construction & Demolition Recycling Info   | 503-823-7761<br>503-823-7107   | Frank Krawczyk<br>Residential Development and Improvement<br>Myles Black   | 503-823-401<br>503-823-401                               |
| Industrial Source Control   | 503-823-7585   | WATER Water Service Information  | 503-823-736  |
| FIRE BUREAU Development Standards, Sprinklers, Alarms Rich Butcher  | 503-823-3802   | Hydrant Permits Plan Review — Commercial — Tony Re Residential — Todd Aschoff/Corbett White Subdivision Planning — Tony Re | 503-823-736<br>503-823-740<br>503-823-060<br>503-823-740 |
| Flammable Liquids, Tanks, Hazardous Processes<br>Doug Friant  | 503-823-3935   | Backflow Valve Installation Requirements  Dave Barrigan  | 503-823-740  |

### **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/

# 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.



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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