

# The Plans Examiner

MARCH 2005

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*The Bureau of Development Services promotes safety, livability, and economic vitality through efficient and collaborative application of building and development codes.*



## FIR Program expansion anticipated

The Bureau of Development Services Inspections Division is looking toward an expansion of its successful Field Issuance Remodel (FIR) Program. Currently, 12 registered contractors, architects and engineers, who work with one and two family residential remodels and additions, are getting permits issued in the field. Program participants have direct access to a field inspector who handles all of their remodeling projects.

BDS is budgeting for one full-time senior inspector to the program this spring. This addition will allow the program to serve up to three times the number of participants it assists today.

Contractors and architects have responded to the current program with enthusiasm. Jim Feild & Doug Bryant, Progressive Builders Northwest, said "Thanks to the FIR program, we feel that a true partnership is developing between the City of Portland and the construction industry."

**Services available to program participants include:**

- One inspector assigned to do all plan review and inspections.
- On-site predesign consultations, plan review and permit issuance for most projects, eliminating trips to the Development Services Center.
- Direct communication with the assigned inspector, including scheduling same day inspections and 24 hour / 7 day a week service.
- Process management services on more complex projects to meet requirements of other city bureaus.
- A standard hourly billing rate for all services, billed monthly.

The FIR Program pilot began in November 2003 with a small group of remodeling contractors. It was expanded to include licensed contractors who are members of the Oregon Remodelers' Association or the Oregon Homebuilders' Association in April 2004. To date, the FIR Program has issued 44 permits on projects ranging in value from \$5,000 to \$325,000.

**Work covered under the FIR Program includes:**

- Remodeling of existing habitable space
- Conversion of existing non-habitable space into habitable space
- Creation of new habitable or non-habitable space (not to exceed 500 square feet) attached to an existing structure
- Construction of a new detached accessory structure of less than 500 square feet

However, FIR cannot be used for the construction of accessory dwelling units or the conversion of single family residences to duplexes.

For more information about the FIR Program and to learn how you can apply for the expanded program, contact Lee Hiltenbrand, Senior Structural Inspector, 503-823-7784, or email [hiltenbrandl@ci.portland.or.us](mailto:hiltenbrandl@ci.portland.or.us).

# Lunch & Learn

## Join us!

2nd Friday of every month  
12 noon to 1:30 pm  
1900 SW 4th Ave., Portland  
2nd floor conference room

Bring your lunch and sit in on a free seminar covering a development related topic. Each month, we present up to date information on a different development related topic. *Reservations are not required.*

### Friday, March 11, 2005 - Land Use Training for Citizens: Understanding the Process

Explore the basic questions about Land Use Review with City land use experts.

- What is a Land Use Review? What's a "nexus" and where can I find one?
- What is allowed with and without a Land Use Review?
- How can I be effective in the Land Use Review process?
- What's involved in a Type I, II, IIx, III, or IV Land Use Review?

### Friday, April 8, 2005 - Permit and Property Research Tools

Take a virtual tour of Development Services self help resources to find the information you need when you need it. Ask questions of the people who know the system.

- Historical information on permits, plans, and building codes
- Information in TRACS
- Maps showing water and sewer lines, street, zoning and topography details
- BDS Web site research tools - forms, fees, process/project information and more
- Planning and zoning maps and land use information

### May 13, 2005

Topic to be announced.

## Find out what's coming up...

Register for our regular email Lunch and Learn program announcements. Visit [www.portlandonline.com/bds](http://www.portlandonline.com/bds), select the Contact Us tab, then Subscriber Services and click on Join Our Mailing Lists.

### Review past Lunch and Learns online

At [www.portlandonline.com/bds](http://www.portlandonline.com/bds), select the Tools tab.

To share your ideas with us, seek information, or have questions about Lunch and Learn answered send us an email, [bdslel@ci.portland.or.us](mailto:bdslel@ci.portland.or.us), or call Martha Shonya at 503-823-7822.

### Lunch and Learn on TV

Want to watch Lunch and Learn at home? Tune to Portland Community Media's Cable Channel 30. The Lunch and Learn session, *The History and Mystery of Title 33* will be shown on March 15, 17 and 20. To find times, visit Portland Community Media's Web site, [www.pcmv.org](http://www.pcmv.org), and click on Programming to check out the Program Guide.

*Land Use Training for Citizens*, will air in April.



*We are closed on  
Monday, May 30, 2005  
to observe Memorial Day*

## New ways to meet short-term bicycle parking requirements available

Don't let a change in code catch you unaware. A year ago, the Zoning Code was changed to require short-term bicycle parking in more situations and to allow more options for meeting the requirement. The placement and distribution requirements for short-term bicycle parking were also revised to ensure that bike parking is visible and convenient to use.

Existing buildings downtown and sites without surface parking lots must now incorporate short-term bicycle parking when improvements over \$110,450 are made to the site or if a change in use is proposed. When site constraints make it impossible to meet the short-term bicycle parking requirements, applicants are allowed to contribute to the Bicycle Parking Fund so the requirement can be met in the public right-of-way.

The requirement is triggered as a nonconforming upgrade. Sites may have nonconforming elements if they were developed prior to current requirements or as requirements change over time. The City does not require build-





## Development Services fee would add frontline staff, reduce turnaround times for customers

The customers of the Bureau of Development Services will benefit from significant improvements in service without a significant impact on their pocketbooks if the City Council approves the Bureau's proposed Development Services Fee Ordinance to help fund the Land Use Services Division.

The Land Use Services Division plays a key role in the permitting process, reviewing nearly every permit for compliance with the Zoning Code. Over the past five years, the division has operated at a shortfall that has grown to nearly \$600,000. This dynamic prevents the Bureau from adding staff in that division to meet the needs of our customers. In response to increasing concern among our customers that service delivery and speed from our Land Use Services division is suffering, the Bureau received permission from the City Council in December 2004 to create a new fee which would be offset by reductions in building permit fees.

Since that time, Bureau staff have been working with the Development Review Advisory Committee (DRAC)—the bureau's customer advisory body—to develop the fee. The result is the Development Services Fee, which will be applied to all permits except electrical, plumbing, and mechanical permits. To make sure that the impact of this new fee is minimized for our customers, building permit fees will be reduced by 10%.

If the Development Services Fee ordinance is approved by the City Council, seven new staff would be added to the Land Use Services Division, resulting in improvements in that section that will significantly improve turnaround times and overall service from beginning to end on customer projects.

The Development Services Fee is a creative solution that reflects our constant efforts to focus on improving customer service. If approved by the City Council, the fee would be implemented beginning April 4.

Examples of the impact of this new fee are listed on the following page. If you would like more information about the proposed fee and building permit fee reductions or would like to comment, contact Ty Kovatch, 503-823-7316, or email, [tkovatch@ci.portland.or.us](mailto:tkovatch@ci.portland.or.us).



## Examples of the impact on typical construction projects resulting from the proposed Development Services Fee and Land Use Fee increases

	Current Fees	April 1, 2005	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10
<b>Residential remodel - \$10,000</b>							
Building permit and plan review fees	\$255	\$227	\$227	\$227	\$227	\$227	\$227
State Surcharge	\$12	\$11	\$11	\$11	\$11	\$11	\$11
Land Use fees	\$45	\$45	\$47	\$49	\$52	\$54	\$57
Development Services Fee	\$0	\$28	\$29	\$31	\$32	\$34	\$35
<b>Total</b>	<b>\$312</b>	<b>\$311</b>	<b>\$314</b>	<b>\$318</b>	<b>\$322</b>	<b>\$326</b>	<b>\$330</b>

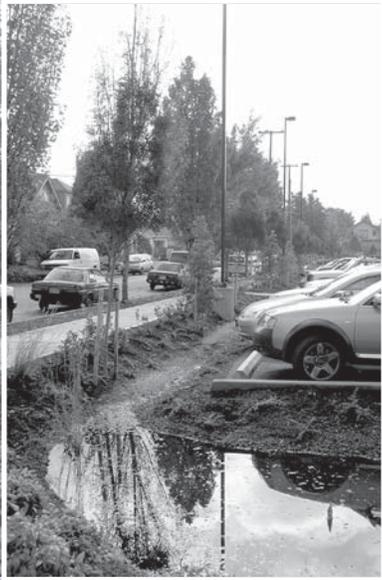
<b>Commercial alteration - \$150,000</b>							
Building permit and plan review fees	\$1,749	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
State Surcharge	\$68	\$61	\$61	\$61	\$61	\$61	\$61
Land Use fees	\$201	\$201	\$209	\$219	\$230	\$242	\$254
Development Services Fee	\$0	\$192	\$200	\$210	\$221	\$231	\$243
<b>Total</b>	<b>\$2,018</b>	<b>\$2,014</b>	<b>\$2,030</b>	<b>\$2,050</b>	<b>\$2,072</b>	<b>\$2,094</b>	<b>\$2,118</b>

<b>New Single-Family Residence - \$250,000</b>							
Building permit and plan review fees	\$2,015	\$1,797	\$1,797	\$1,797	\$1,797	\$1,797	\$1,797
State Surcharge	\$98	\$87	\$87	\$87	\$87	\$87	\$87
Land Use fees	\$335	\$335	\$348	\$366	\$384	\$403	\$423
Development Services Fee	\$0	\$220	\$229	\$240	\$252	\$265	\$278
<b>Total</b>	<b>\$2,448</b>	<b>\$2,439</b>	<b>\$2,461</b>	<b>\$2,490</b>	<b>\$2,520</b>	<b>\$2,552</b>	<b>\$2,585</b>

<b>Apartment Building - \$2,500,000</b>							
Building permit and plan review fees	\$19,477	\$17,361	\$17,361	\$17,361	\$17,361	\$17,361	\$17,361
State Surcharge	\$760	\$678	\$678	\$678	\$678	\$678	\$678
Land Use fees	\$3,350	\$3,350	\$3,484	\$3,658	\$3,841	\$4,033	\$4,235
Development Services Fee	\$0	\$2,142	\$2,228	\$2,339	\$2,456	\$2,579	\$2,708
<b>Total</b>	<b>\$23,587</b>	<b>\$23,531</b>	<b>\$23,751</b>	<b>\$24,036</b>	<b>\$24,336</b>	<b>\$24,651</b>	<b>\$24,982</b>

<b>Commercial High Rise - \$47,700,000</b>							
Building permit and plan review fees	\$360,466	\$321,286	\$321,286	\$321,286	\$321,286	\$321,286	\$321,286
State Surcharge	\$14,067	\$12,538	\$12,538	\$12,538	\$12,538	\$12,538	\$12,538
Land Use fees	\$63,918	\$63,918	\$66,475	\$69,798	\$73,288	\$76,953	\$80,800
Development Services Fee	\$0	\$39,658	\$41,244	\$43,307	\$45,472	\$47,745	\$50,133
<b>Total</b>	<b>\$438,451</b>	<b>\$437,400</b>	<b>\$441,543</b>	<b>\$446,929</b>	<b>\$452,584</b>	<b>\$458,522</b>	<b>\$464,757</b>

Note: The fees listed above do not include all of the City fees associated with development projects. They are only those BDS fees most directly impacted by the reduction in building permit fees, the proposed new Development Services fee, and land use fee increases.



## New manual and code amendments put flex in landscaping regulations

Complying with the landscaping regulations in the City's Zoning Code is about to get simpler. As the final piece in the City's Regulatory Improvement Work Plan for 2002-2003, the part of the Zoning Code that pertains to trees and landscaping went before the Planning Commission on February 22.

The proposed changes apply to landscaping required by the Zoning Code. The most common requirements are for trees at single-family residences, landscaping in parking lots, plantings for screening, and required minimum landscaped areas.

Changes to the city's stormwater management regulations in 2001 helped improve landscaping for parking lots, but at the same time made things more complex and difficult to administer. Add rapid improvements in stormwater management technology and new planting requirements, and you have a recipe for change.

The first step proposed to make the code more user-friendly was to move the landscaping provisions for plant materials out of Chapter 33.266, Parking and Loading, into Chapter 33.248, Landscaping and Screening. Parking lot layout will stay in Chapter 33.266.

Probably the most significant changes were to simplify the method for calculating the required amount of interior parking lot landscaping and the required number of trees. The simplified calculation actually enhances the resulting tree canopy.

Finally, the proposed code expands the city's plant diversity requirements. In the current code, parking lots are the only places required to have plantings of more than one species of tree. Because multiple species help promote plant health, habitat values and aesthetics, the amended code proposes a tree and shrub diversity standard for all landscaping installations required by the Zoning Code that exceed a certain size.

And to help make choosing the right tree, shrub, screen or ground cover much easier, the Bureau of Development Services (BDS) has created a new plain language plant list complete with photos and site drawings.

"There is less code language for customers to wade through and the new manual provides lots of support for choosing the right plants for the space they're working with," said Tom Carter, BDS Senior Planner. "Not only will the manual help customers, but site inspectors will have what they need in the field to make the whole inspection process work better."

The proposed amendments to the Tree and Landscaping Regulations of the Zoning Code are on the BDS Web site, <http://www.portlandonline.com/bds>. Click on the News tab at the top of the screen, then click BDS News for the "Proposed Draft."

If you have questions or want to be notified of the City Council hearing date, contact Tom Carter, 503-823-4989, or [cartert@ci.portland.or.us](mailto:cartert@ci.portland.or.us).

# The following landscaping table summarizes the most significant proposed changes

Requirement	Current Code	Proposed Code
Amount of interior parking lot landscaping	10% of the parking and loading area, with exceptions for Employment and Industrial zones	45 square feet of landscaping per parking space
Trees required	1 tree per 120 square feet of landscaped area	1 large tree per 4 parking spaces, 1 medium tree per 3 spaces, or 1 small tree per 2 parking spaces
Shrubs required	1 shrub per 30 square feet	1.5 shrubs per parking space
Screening	High-screen or low-screen plantings depending on the zone. Screening shrubs required in addition to other shrubs in planted areas deeper than 5 feet. Requirements detailed in 33.266.	L2 or L3 landscaping depending on the zone. Requirements detailed in 33.248, and are the same as screening in other situations.
Ground cover plants	Plants must be in 4-inch pots spaced 1 foot apart in triangular spacing.	Plants must be in 4-inch pots spaced according to their mature size in triangular spacing.
Tree diversity	At least 20 percent evergreen trees in parking lots.	If more than 8 trees, no more than 40 percent of one species. If more than 24 trees, no more than 20 percent one species.
Shrub diversity	None.	If more than 25 shrubs, no more than 75 percent one species.

The draft of the Tree and Landscaping Manual features diagrams of the required landscaping standards, photographs, frequently asked questions and required landscaping plant lists.

The manual will soon be considered for approval by City Council, after which it will become available to use.

# Environmental Code Improvement Project draft



In February, the Bureau of Planning unveiled the first phase of nearly two years of work to improve the city's Environmental Code. The Environmental Code Improvement Project (ECIP), required by the City Council, addresses issues raised by homeowners, other bureaus and specific groups. These same groups participated in drafting the new code and reviewing the version now available to the public.

If adopted, this phase of the project will clarify and streamline existing regulations and procedures related to environmental overlay zones, at the same time retaining goals for natural resource protection. More efficient procedures are expected to save applicants time and money, but won't change overlay boundaries or create substantive land use restrictions. The project is also part of Portland's River Renaissance Program.

The Planning Commission will hear the recommendations on March 29, 2005, and the project draft is available now. To request a copy or have your name added to the mailing list for the Planning Commission hearing, call or email Roberta Jortner, Bureau of Planning, 503-823-5788, or [rjortner@ci.portland.or.us](mailto:rjortner@ci.portland.or.us).

## Proposed changes will affect several specific elements of the Environmental Code, including:

- Environmental violations corrections;
- Public recreational trails;
- Resource enhancement projects;
- Right-of-way improvements;
- Stormwater outfall projects;
- Specific clarifications and improvements.

It's significant to note that the proposed code improvements will not change environmental zoning maps, Columbia South Shore environmental regulations, or property governed by a natural resource management plan, such as Forest Park and Smith and Bybee Lakes.

## Environmental violations

In clarifying how environmental violations should be corrected, neighborhoods, businesses and other city bureaus involved in the project agreed that the current "one-size-fits-all" approach should be replaced by a review process that considers the severity of the violation when prescribing the remedy. In addition,

violators may have the opportunity to undo the work in some cases. And the Type III review will be reserved for those who continually violate the Zoning Code, remove a lot of trees or do work in a body of water. In some cases, violators may be required to pay a fine.

## Recreational trails

For public recreational trails, the project clarifies which trail maintenance activities are exempt and broadens existing exemptions for new trails. New environmental development standards have been added to streamline the review process for some projects, and the required land use review is changed from Type II to Type I.

## Resource enhancement projects

To encourage "doing the right thing" for the natural environment, city staff talked with groups and agencies who do the actual resource enhancement work to learn how regulations could be improved. The ECIP proposes making some resource enhancement projects eligible for plan checks rather than requiring the full environmental review. The standards outlined in the project draft are straight forward, rather than subject to interpretation.

## Right-of-way improvements

Newly proposed environmental standards will make the plan check process the first stop for some right-of-way improvements, rather than requiring an environmental review. Limitations on the standards will be based on the size of the area disturbed and its proximity to bodies of water.

## Stormwater outfall projects

Currently, regulations don't include standards for outfall projects. The adoption of the Environmental Code Improvement Project draft will create new environmental development standards that allow disturbance in some areas for some types of residential outfall projects. The maximum size of the pipe and the location of stormwater disposal will determine if the project fits within the new standards. In response to concerns from neighborhoods, outfalls must terminate no less than 25' from a stream or a wetland.

## Clarifications and improvements

The items recommended under this heading came from a variety of sources and all add clarity in areas that seemed vague, ambiguous or not fully defined. These "fixes" will clarify what uses or activities are regulated, when exemptions apply, the general environmental and land division development standards and the application process, definitions of terms and approval criteria for modifications to environmental zone map boundaries.



## Cascade Station Plan District amendments open door for major retail

A downturn in the market for office space, an oversaturation of multiplex theatres and a potential tenant who wants more retail space were the prime drivers for the amendments to the Cascade Station/Portland International Center Plan District. The district, located just east of Portland International Airport and west of I-205, initially focused on office and hotel space with a variety of retail and entertainment venues.

On February 10, the City Council heard and approved the three latest recommendations to amend the Zoning Code in the Cascade Station/Portland International Center Plan District, clearing the way for a major retail tenant to make its entrance into the Portland market with a larger store than was originally planned.

The most significant of the three amendments allows the largest major retailer in the plan district to add 20,000 square feet of floor space per story, increasing its total footprint to 205,000 square feet.

The two additional amendments change some of the building setbacks, allowing more flexibility at some of the intersections with Build-To-Line-Area requirements, and delete loading aisles and areas from the Master Street Plan, addressing them instead in the revised development agreement.

The project began in 1997 as a joint effort among the Port of Portland, the City of Portland and Tri-Met to bring light rail to the airport. Portland Development Commission (PDC) and a private firm, Cascade Station Development Company (CSDC), teamed up in 1999 to finance the light rail and other infrastructure improvements in exchange for the rights to develop 120 acres in the plan district. The City Council approved the plan district for retail, employment and entertainment uses and approved industrial uses in an adjacent 332 acre subdistrict.

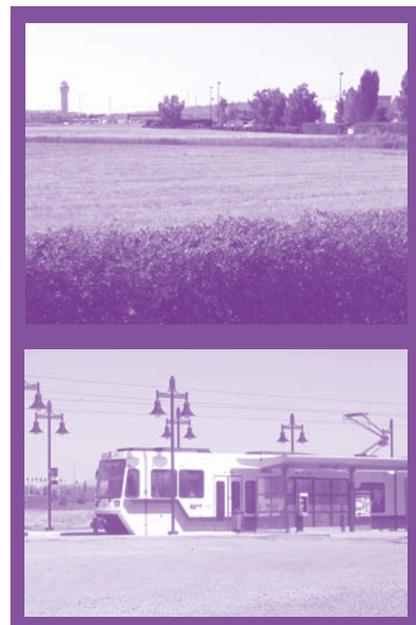
The light rail was completed in 2001 as were the Cascade Station Park Blocks. The Port of Portland had started developing the industrial subdistrict. But the retail and entertainment part of the plan district needed a boost.

The first one came in the form of four amendments from the Planning Commission at the request of PDC and CSDC in December 2004. These were drafted to create more flexibility and attract more retail tenants. The recommendations change the plan district by:

- Amending the mix of allowed uses to permit more retail in the initial 120 acre portion of the plan district and more industrial uses in 332-acre subdistrict;
- Allowing for up to three individual retail uses larger than 60,000 square feet of floor area per story;
- Adding a master street plan that would clearly show the locations, types and designs for public and private streets;
- Adding pedestrian and transit-oriented development standards for the Mt. Hood Station Area (west station) similar to those already in the code for the east station.

The second set of amendments pushed the City Council hearing and final approval into February. The ordinance and amendments go into effect on April 21, 2005.

To request a copy of the Amendments to the Cascade Station/Portland International Center Plan District or with questions about the project, contact Debbie Bischoff, Project Manager, Bureau of Planning, 503-823-6946, or Joe Zehnder, Bureau of Planning, 503-823-7815.





## Pleasant Valley annexation applications accepted soon

Portland and Gresham have completed planning for the Pleasant Valley urban growth boundary expansion area. In December 2004, Portland adopted the Pleasant Valley Plan District. Applications for annexations will be accepted by the city beginning in June 2005.

Be sure to read the next issue of the Plans Examiner for details of the plan, including conditions of annexation and land division regulations.

## Building code changes coming in April

On April 1, changes to the State's Residential, Electrical and Plumbing Specialty Codes go into effect. All three Specialty Codes will be based on new model codes. The Residential Specialty Code will be based on the 2003 edition of the International Residential Code, the Electrical Code will be based on the 2005 edition of the National Electrical Code and the Plumbing Specialty Code is based on the 2003 Uniform Plumbing Code. In addition, the city is revising Chapters 24, 25, and 26 of the City Code to facilitate the administration of the codes.



As Portland makes the transition between codes, the Bureau of Development Services will offer a grace period. Building permit applications submitted between April 1 and July 1 may use either the previous code or the new code. Applicants must choose which version of the code they will use at the time of application and stick with the same code through final inspection. Codes may not be combined.

If you have questions about the transition between codes, contact Lori Graham, 503-823-3448, or [grahaml@ci.portland.or.us](mailto:grahaml@ci.portland.or.us).



## What's next for customer outreach?

### March 5, 2005

BDS will host a space at the Fix-It Fair at Lane Middle School located at 7200 SE 60th Avenue. In addition to having Russ Young and McKenzie James on hand to answer plumbing and electrical questions at our booth, Wes Cooke will be presenting at workshops on plumbing basics and strapping and replacing a water heater.



### September 2005

Plans are also underway for our next big outreach opportunity at the Fall Home Improvement and Remodeling Show which will take place at the Oregon Convention Center from September 22nd through the 25th.

# Spring Home and Garden Show Update

BDS kicked off a busy week of participation in the Spring Home & Garden Show on Wednesday, February 23rd with an *Innovations in Permitting* presentation put on by Lee Hiltenbrand, Melinda Rosenfeld and Jackie Phillips highlighting the Multi-Track, FIR and many other programs the bureau has put together to respond to our customers' needs. The presentation was well-received and the bureau got positive feedback from the audience for the strides that have been made toward making our customers' success our first priority.

BDS had 41 employees volunteer to staff our booth, 20 of which were new participants from the fall Home Improvement and Remodeling Show. Staff participation was really important for this show since it ran for five days, from February 23rd through the 27th.

This was an excellent opportunity to educate the public about building and zoning code requirements, the need and value of permitting construction and remodel work and programs the bureau has available to assist property owners.

Staff working in the booth report that we had really positive feedback from people attending the show. They noticed a large increase in the number of participants wanting to spend time with Planning and Zoning staff asking questions about their projects and looking up information on the computers in the booth.



On Saturday, February 26th, Hank McDonald, Wes Cooke, Dave Scranton, Brad Carter and Karl Harn were guests on the Handy Randy Home Improvement Show, which broadcast from the BDS booth. Callers had questions related to zoning, electrical and building, which our experts were ready and willing to answer.

Thanks to Leslie Wilson for her work on graphic design and Janielle Eveleigh-Tomlin, Mardi Thompson and Pam Edwards for helping with materials for the show.

A special thanks to Russ Young, McKenzie James, Mark Buitron, James Moore and Matt Wickstrom for helping dismantle the booth after a long week of volunteering!

The Bureau of Development Services has embarked on an intense customer outreach program and customers are responding favorably. The public was appreciative and staff received many thank yous for their enthusiasm for their work and their desire to assist customers with their projects. This is a nice beginning to what hopefully will be a long run of increased cooperation between the bureau and its customers.

## Permit and Zoning Information



*A big thank you to the following volunteers that did an outstanding job of representing the bureau at the show:*

John Sisk  
Joe Botkin  
Katherine Bang  
Russ Young  
Raphael Goodblatt  
Sterling Bennett  
Bill Quillin  
Art O'Bryant  
Nauman Quraishi  
Susan van Staveren  
Wes Cooke  
Mike Liefeld  
Scott Burris  
Dave Scranton  
John Butler  
Marisol Caron  
Dick Anderson  
Rachel McCormach  
Tim Laughlin  
James Moore  
Dave Westphal  
Pat Bedlion  
Kim Miller  
Donna Ainsworth  
Peter Drake  
McKenzie James  
Karl Harn  
Hank McDonald  
Brad Carter  
Tim Munson  
Hilery Welch  
Jerry Engelhardt  
Mark Buitron  
Terry Whitehill  
Elisa Boston  
Matt Wickstrom  
Nan Stark  
Kristin Cooper  
Joan Frederiksen  
Jim Claypool  
Andy Peterson

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

**How to Reach Us**

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

(e) = electronic messaging system, please leave detailed information and your call will be returned.

On the Internet visit:

www.portlandonline.com/bds

www.portlandonline.com/planning

**Development Services Center**

1900 SW Fourth Avenue

Hours:  
7:30 am to 3:00 pm

Thursday evenings  
5:00 pm to 7:30 pm

printed on recycled paper

<b>BDS Customer Service</b> .....	503-823-7308
Building Code Information .....	503-823-1456 (e)
Fire Code Information .....	503-823-7366
Planning & Zoning, Information .....	503-823-7526
24-hour Inspection Request Recording .....	503-823-7000 (e)
Inspection Section, 1 & 2 Family Dwellings .....	503-823-7388
Commercial, Plumbing .....	503-823-7302
Building & Mechanical .....	503-823-7303
Electrical .....	503-823-7304
<b>Development Services Center</b> .....	503-823-7310 (e)
Development Services Center FAX .....	503-823-3018
Information, electrical, mechanical, plumbing, sewer, and sign permits .....	503-823-7363
<b>Lunch &amp; Learn Contact</b> , Martha Shonya .....	503-823-7822
<b>Newsletter Contact</b> , Jackie Phillips .....	503-823-4017
<b>Permitting Services</b> , Fee estimate and Permit status via voice mail .....	503-823-7357 (e)
Permit status FAXed to you .....	503-823-7000 (4)
Permitting resource and records .....	503-823-7660
FAX requests for records .....	503-823-7765
Septic Tanks / Cesspools .....	503-823-7247

<b>ENVIRONMENTAL SERVICES</b>	
Development Assistance .....	503-823-7761
Industrial Source Control .....	503-823-7585

<b>FIRE BUREAU</b>	
Development Standards, Sprinklers, Alarms	
Rich Butcher .....	503-823-3802
Flammable Liquids, Tanks, Hazardous Processes	
Gerry Alvarez .....	503-823-3935

<b>OFFICE OF SUSTAINABLE DEVELOPMENT</b>	
Construction & Demolition Recycling .....	503-823-7102

<b>TRANSPORTATION</b>	
Development Requirements & Right-of-Way Policy	
Elizabeth Papadopoulos .....	503-823-7647
Minor Partitions, Cherrie Eudaly .....	503-823-7081
Local Improvement Districts, Andrew Aebi .....	503-823-5648
Street Permit Engineering, Linda Williams .....	503-823-7154
Transportation Plan Review & Systems Development Charge	
Richard Eisenhauer .....	503-823-7080

<b>TREES - Urban Forestry (7:00 am - 3:30 pm) ..</b>		503-823-4489
Pruning/Planning/Removal Permits		
NE, Luke Miller .....		503-823-4511
N / NW / SW, Charley Davis .....		503-823-4523
SE, Ned Sodja .....		503-823-4440
Tree Cutting Ordinance, Frank Krawczyk .....		503-823-4011
Transportation Improvements, Joe Hintz .....		503-823-4025
Commercial Planning and Development		
Frank Krawczyk .....		503-823-4011
Residential Development & Improvement		
Myles Black .....		503-823-4018
Heritage Tree Neighborhood Tree Liaison		
Rob Crouch .....		503-823-4443

<b>WATER</b>	
Water Service Information .....	503-823-7368
Hydrant Permits .....	503-823-7368
Plan Review, Mari Moore .....	503-823-7368
Subdivision Planning, Rick Nelson .....	503-823-7475
Backflow Valve Installation Requirements	
Dave Barrigan .....	503-823-7479

We are closed for Memorial Day on Monday, May 30, 2005

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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 Jackie Phillips, 503-823-4017