Building Permit Application
City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7300 • TTY 503-823-6868 • www.portlandoregon.gov/bds

Type of work

☐ New construction ☑ Addition/alteration/replacement
☐ Demolition ☐ Other:

Category of construction

☐ 1 & 2 family dwelling ☐ Commercial/industrial ☐ Accessory building
☑ Multifamily ☐ Master builder ☐ Other:

Job site information and location

Job no.: 18-2021 Job address: 1300 SW Park
City/State/ZIP: Portland OR 97201
Suite/bldg./apt. no.: Project name: Ladd Tower
Cross street/directions to job site:

Subdivision: Lot no. Tax map/parcel no.

Description of work

replace insulation & sheet rock in stairwell.

Provide RS Permit no.

☐ Property owner ☐ Tenant

Name: E-mail:
Address:
City/State/ZIP:
Phone: FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: Date:

☑ Contractor

Business name: Kennedy Restoration E-mail: joshs@kennedyres.com
Address: 315 SE 7th Ave
City/State/ZIP: Portland OR 97203
Phone: 503 572 5678 FAX:
CCB lic. no. 3402

Authorized signature: [signature]
Print name: Josh Smith Date: 11-8-18

☑ Applicant ☐ Contact Person

Business name: contractor ↑
Contact name:
Address:
City/State/ZIP:
Phone: FAX:
E-mail:

Authorized signature:
Print name: Date:

Office Use Only

Permit no: 18-263900 CO
Date received: 11-8-18
By:

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	20,000
Number of bedrooms:	
Number of bathrooms:	
Total number of floors:	
New dwelling area:	square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Existing building area:	square feet
New building area:	square feet
Number of stories:	
Type of construction:	
Occupancy groups	
Existing:	
New:	

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. If the work is subject to regulations governing asbestos and/or lead-based paint, I will comply with all such regulations. JS (initials)

Building Permit Fees*

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandoregon.gov/bds

LIFE SAFETY – COMPLETENESS CHECKLIST

Application #:

Commercial Building Permit

Date: 11-8-18

Applicant:	Josh Smith PC for Kennedy Restoration	**Work:**	503 572 5678
		E-Mail:	joshs@kennedyres.com

PROJECT INFORMATION							
Street Address:	1300 SW Park Ave						
Description of Work:	Replace existing sheetrock in stair well.						
Type of Permit:	☐	New Construction	☐	Building Addition	☐	Tenant Improvement – Space Expansion	☐ Tenant Improvement – Space Reduction
	☐	Tenant Improvement (Interior Alterations Only)	☐	Change of Occupancy: ☐ Partial ☐ Full	☐	Change of Tenant (No change of occupancy)	☑ Other:

PLEASE NOTE:

A. Section 107.2.1 of the Oregon Structural Specialty Code (OSSC) requires that, "construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official."
B. It is the responsibility of the applicant to verify the completeness of the permit submittal. Please complete the columns on the left side of this checklist (under the area noted, "Applicant to complete this section') prior to permit submittal.
C. Initial life safety review will only verify completeness. Completing these checklist items will not guarantee life safety plan review approval. A complete code plan review will be performed once a complete set of coordinated documents has been submitted.
D. It is the responsibility of the applicant to thoroughly research historic permit record to insure information presented in the permit documents is accurate.
E. If a preliminary life safety meeting has taken place, please note the life safety plans examiner's name below:
    a. Life safety plans examiner name:

Applicant to complete this section			Code Section	Information Required	COP Staff	
NA	**Prov'd**	**Sheet**			**Prov'd**	**Req'd**
General Information (required on all projects)						
☐	☐	NA	107.2.1	Building permit application	☐	☐
☐	☐	**All**	107.3.4, ORS 671, ORS 672	Registered design professional Work may be considered "exempt" from the requirement, when it meets the conditions listed below, and where the building official has determined that the work is not of a highly technical nature or there is no unreasonable potential risk to life and/or safety of the structure. • The erection, enlargement, or alteration of any building with a ground floor area of 4,000 square feet or less. • The erection, enlargement, or alteration of any building with a height of 20 feet or less, measured from the top surface of the lowest floor (including a basement) to the highest interior overhead finish. • A single family dwelling, or an accessory structure to this type of building. • An agricultural building (per ORS 455.315) or an accessory structure to this type of building. • Alterations or repairs that do not involve the structural parts of the building. • Alterations that do not involve the change of the occupancy classification of any part of the building.	☐	☐
☐	☐	All	107.2.1	Drawings are legible and archivable • Minimum text size 3/32", or size 10 font • Drawings to scale, fully dimensioned and labeled • Line quality and contrast must be easy to read and strong (dark) enough to scan. Black lines and lettering on white paper works best. Please note that photographs, gray-scale drawings and renderings do not scan well. • Copyright law protects the duplication of drawings without the owner's consent. Re-use of architectural drawings without a copyright release is prohibited.	☐	☐
Site Plan (required for all projects)						
☐	☑		107.2.5	Site Plan • North arrow • Property address • Property lines • Footprint of structure with dimension to property lines and other structures • Label all exterior built features (landings, walkways, stairs, ramps, exterior doors and door swing, etc) • Street names	☐	☐
☑	☐		1003.5	Building finish floor and finish grade elevations	☐	☐
☑	☐		107.2.5	Easement types and locations (water, sewer, power, access, etc)	☐	☐
☐	☐		1106.1	Site and parking layout including accessible spaces and aisles, accessible routes and entrances, etc	☐	☐
Building Code Summary (required for all projects)						
☑	☑		101.1	Building code edition utilized listed on drawings	☐	☐
☑	☑		107.2.1	Description of scope of work, including building location, tenant location, suite number and business name	☐	☐

Applicant to complete this section			Code Section	Information Required	COP Staff	
NA	Prov'd	Sheet			Prov'd	Req'd
☑	☐		107.3.4.2	List of deferred submittals (this could include canopies, railings, trusses, etc)	☐	☐
☑	☐		107.3.3, ORS 455	List of separate permits (this could include fire sprinkler system/modifications, fire alarm system/modifications, mechanical, plumbing, electrical, etc)	☐	☐
☑	☐		107.2.1	List approved building code appeals (include the appeal number and description of appeal language, and approval date). Include a copy of the approved appeal with permit submittal documents.	☐	☐
☐	☐		602.1	Building construction type (IA, IB, IIA, etc)	☐	☐
☐	☐		302.1	Occupancy classification (A, B, M, etc)	☐	☐
☐	☐		1003.1	Building code diagram, including the following: • Floor area of work (new, altered or added) • Exit sign location (1011.1) • Room/space use and occupant load (1004.1)	☐	☐
☐	☐		503.1	Building height and area • Calculation of allowable per code • Calculation of proposed or existing building	☐	☐
☐	☑		107.2.1	Existing floor plan reflecting last approved permitted layout; provide permit number for reference.	☐	☐
☑	☐		508.1	Mixed use (state whether a mixed occupancy building is non-separated, separated and/or contains accessory occupancies)	☐	☐
☐	☑		701.1	Fire-resistance rated construction features (construction type, fire separation distance, occupancy separation, corridors, exit enclosures, etc) • List the fire-resistance wall types (fire wall, fire barrier, etc) • List the fire-resistance rating (1-hour, 2-hour, etc) • Provide details of construction of each type of wall	☐	☐
☑	☐		903.2 + 907.2 + 906.1	List fire protection types and coverage; if none is required, please note this accordingly. Note a separate permit may be required through Portland Fire and Rescue Fire Marshall's office: • Fire sprinkler type (NFPA 13, NFPA 13R, NFPA 13D or none) and sprinkler coverage (throughout building or just a portion). • Fire alarm and smoke alarm coverage as required. • Smoke detection system location as required. • Fire extinguisher types and location as required.	☐	☐
☑	☐		1001.1	Means of egress system description and code requirements (exit access, exit, exit discharge, exit distance, travel distance, common path of travel, exit separation, etc), including path of egress to the public right of way.	☐	☐
☑	☐		1006.1	Means of egress illumination • Note emergency power system provided • Note lighting level and coverage • Provide a reflected ceiling plan as needed	☐	☐
☑	☐		3411.6	Itemized list of accessible improvements and improvement costs for changes to existing buildings (25% rule)	☐	☐
☑	☐		1301.1 + OEESC	Energy efficient design and construction • ComCheck forms, included, or • Prescriptive components listed	☐	☐

Applicant to complete this section			Code Section	Information Required	COP Staff	
NA	Prov'd	Sheet			Prov'd	Req'd
☑	☐		2901.1	Plumbing fixtures • Required number of fixtures • Proposed number of fixtures • Location of plumbing fixtures	☐	☐
☑	☐		COP Title 24.85	Seismic upgrade requirements (for change of occupancies and/or building additions) • Occupancy chart establishing occupancy, occupant load, square footage based on legal occupancy as of October 1, 2004 versus the proposed current occupant load	☐	☐
<u>Architectural Drawings</u>						
Floor Plans (required for all projects)						
☑	☐		107.2.1	Floor plans: • Architectural features clearly shown and labeled – doors with swing direction, windows, stairs, etc • Clearly differentiate existing walls from proposed walls and walls to be removed • Reference call outs for sections and details	☐	☐
☑	☐		1016.3	Fixture and furniture layout as required for exiting purposes	☐	☐
☑	☐		ANSI A117.1 401.1	Maneuvering clearances at doors, fixtures and equipment	☐	☐
☑	☐		1603.1	Structural framing plans, details and calculations as required • Foundation and footings • Floor framing for each floor • Roof framing	☐	☐
Exterior Building Elevations (required for exterior remodels)						
☑	☐		1404.1	Finish materials	☐	☐
☑	☐		705.8	Wall opening locations. Calculate the maximum allowable openings per story based on fire separation distance.	☐	☐
☑	☐		504.1	Building height from grade plane dimensioned	☐	☐
Roof Plan (required for any work on roof, including new or replacement mechanical equipment and re-roofing permits)						
☑	☐		1501.1	Roof plan including the following: • Roof slope (direction and pitch) • Roof drains • Roof material	☐	☐
☑	☐		1009.16	Roof access, specifications and details	☐	☐
☑	☐		1603.1.2	Roof-top equipment with weights and attachment details	☐	☐
Building Section (required on multilevel structures or as needed to accurately describe scope of work)						
☑	☐		107.2.1	Floor to floor height (including mezzanines) dimensioned on multistory buildings	☐	☐
☐	☑		OEESC 502.1.1	Insulation locations noted	☐	☐
☐	☑		701.1	Fire-rated assembly locations noted	☐	☐
☐	☑		1207.1	Sound transmission assembly locations noted, as required	☐	☐

Applicant to complete this section			Code Section	Information Required	COP Staff	
NA	Prov'd	Sheet			Prov'd	Req'd
☑	☐		1203.1	Ventilation strategy and locations • Attic • Underfloor • Mechanical	☐	☐
Door Schedule (required for projects with new or replaced doors)						
☑	☐		1008.1	Door schedule to include the following information: • Size • Type/operation • Fire rating, as required (716.1) • Glazing, as required (2406.4)	☐	☐
☑	☐		1008.1.9	Door hardware and door hardware schedule	☐	☐
☑	☐		OEESC 502.3	Energy efficiency values for new + replacement doors (U-value, SHGC, etc)	☐	☐
Window Schedule (required for projects with new or replaced windows)						
☑	☐		107.2.1	Window schedule to include the following information: • Size • Type/operation • Fire rating, as required (716.1) • Safety Glazing, as required (2406.4)	☐	☐
☑	☐		OEESC 502.3	Energy efficiency values for new + replacement windows (U-value, SHGC, etc)	☐	☐
Details						
☐	☑		703.2	Fire rated assembly details with approved tested assembly number	☐	☐
☐	☑		703.2	Continuity of fire rated walls (sill and head details at walls, joints and penetrations)	☐	☐
☑	☐		1207.1	Sound transmission details with approved tested assembly number	☐	☐
☑	☐		1403.2	Weatherproofing details	☐	☐
☑	☐		1009.1, 1012.1, 1013.1	Stair construction details • Dimensions of rise, run and width of stairway • Connections details (handrail connection, guardrail connections, connections at top and bottom of stair) • Handrail locations with proper extensions and returns • Guard location where req'd with design meeting opening limitation requirements	☐	☐
☑	☐		1101.1	Accessibility Details • List accessible dwelling units as required • Provide details and configurations specific to proposed work	☐	☐
Miscellaneous						
☑	☐		107.2.1	Project manual specific to project and scope of work	☐	☐
☑	☐			Other:	☐	☐
☐	☐			Other:	☐	☐

CONST. TYPE 1A

OCCUPANCY R2

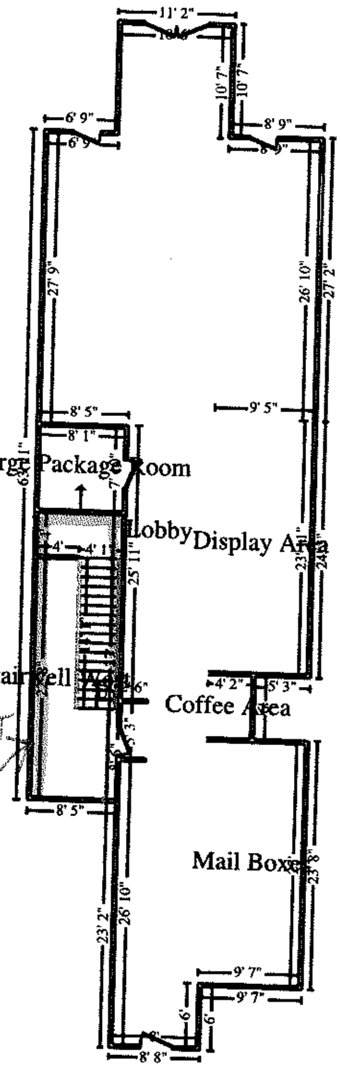
SPRINKLER NFPA 13

2

Ladd Tower Apts
1300 SW Park

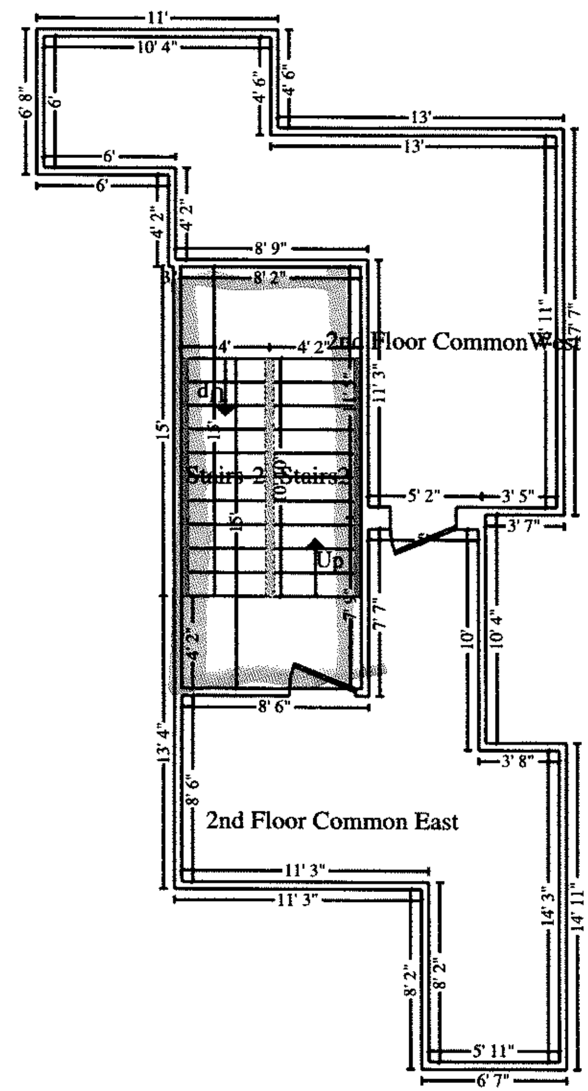
19-263900-CO

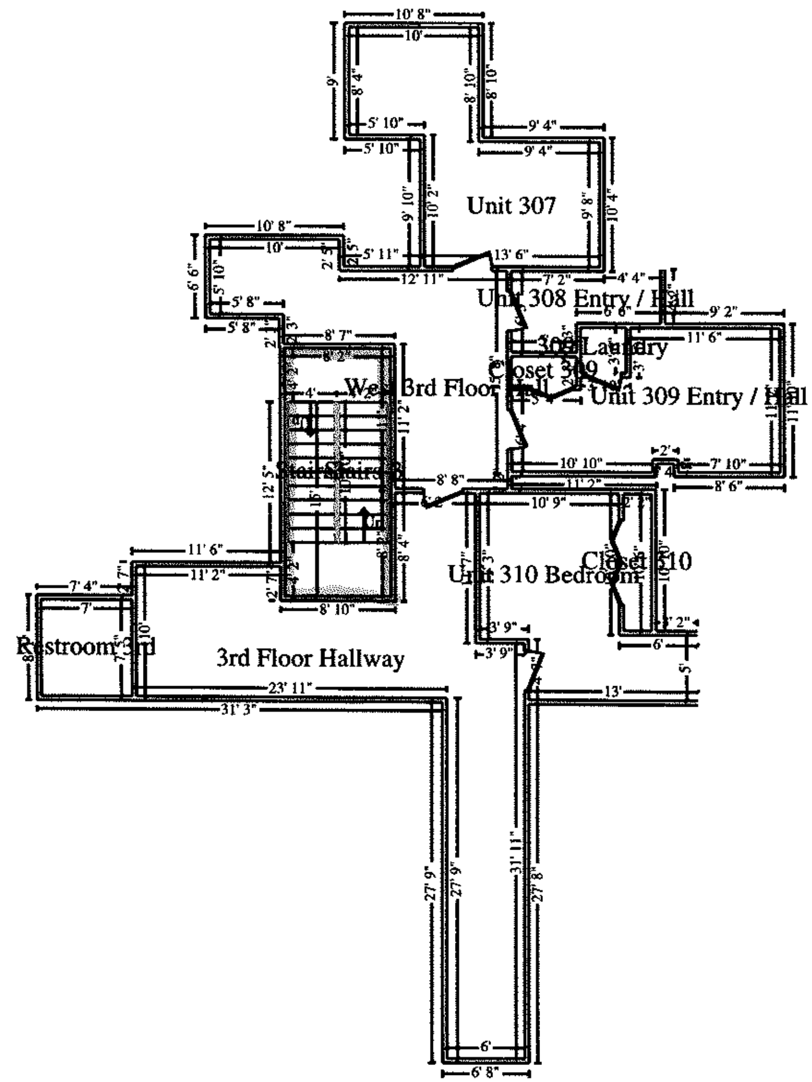
- replace water damaged sheetrock

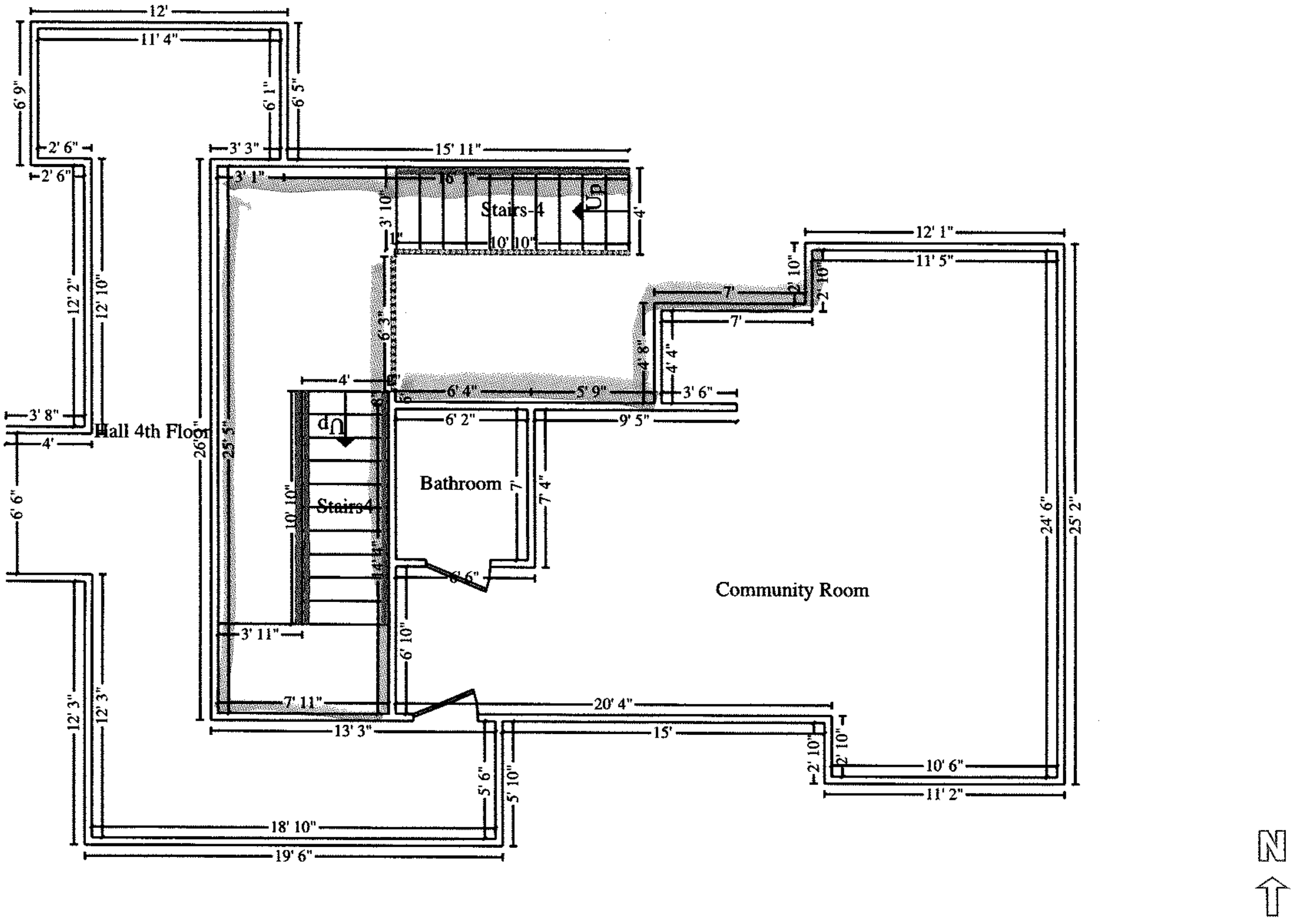


AREA OF
GYP. BD
REPLACEMENT.
SEE
WP 1504
TYP.

N


2nd Floor Common West
Stairs 2
Stairs2
2nd Floor Common East
Up
Up
11'
10' 4"
6' 8"
6'
6'
6'
4' 6"
4' 6"
13'
13'
4' 2"
4' 2"
8' 9"
8' 2"
4'
4' 2"
15'
15'
15'
10' 10"
11' 3"
5' 2"
3' 5"
3' 7"
7' 7"
10'
10' 4"
8' 6"
13' 4"
8' 6"
3' 8"
11' 3"
11' 3"
14' 3"
14' 11"
8' 2"
8' 2"
5' 11"
6' 7"
N
Level 2


Unit 307
Unit 308 Entry / Hall
308 Laundry
Closet 309
West 3rd Floor Hall
Unit 309 Entry / Hall
Stairwell 3
Unit 310 Bedroom
Closet 310
Restroom 3rd
3rd Floor Hallway
N
Level 3


Hall 4th Floor
Stairs-4
Stairs4
Up
Bathroom
Community Room
N
Level 4

WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE

GA FILE NO. WP 1503 — PROPRIETARY — 2 HOUR FIRE — 55 to 59 STC SOUND

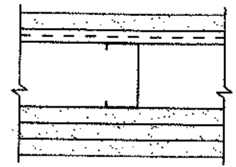
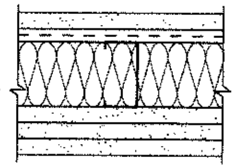
GYPSUM WALLBOARD, STEEL STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 1/2" proprietary steel studs 24" o.c. with 1/2" Type S-12 drywall screws. One layer 5/8" proprietary type X gypsum wallboard applied parallel to channels with 1" Type S drywall screws 8" o.c. at horizontal joints and 12" o.c. at intermediate channels.

OPPOSITE SIDE: **Base** layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to studs with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at intermediate studs when applied parallel to framing, or 8" o.c. at vertical joints and in the field when applied at right angles to the framing. **Second** layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to studs with 1 5/8" Type S drywall screws 12" o.c. **Face** layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to studs with 2 3/8" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at intermediate studs when applied parallel to framing, or 8" o.c. at vertical joints and in the field when applied at right angles to framing.

Horizontal joints offset minimum 6" between layers. Vertical joints staggered 24" each layer and side.

Sound tested with 2 1/2" unfaced glass fiber insulation friction fit in stud space. **(NLB)**

Thickness: 5"
Approx. Weight: 8.5 psf
Fire Test: UL R14196 (R2717), 09NK12599, 9-6-09; UL R2717, 09NK16538, 1-21-10; UL Design U421
Sound Test: RAL TL10-278, 8-19-10

PROPRIETARY GYPSUM BOARD

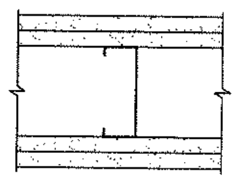
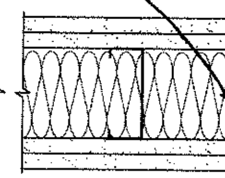
American Gypsum Company, LLC - 5/8" FireBloc® Type X

GA FILE NO. WP 1504 — PROPRIETARY* — 2 HOUR FIRE — 55 to 59 STC SOUND

GYPSUM WALLBOARD, STEEL STUDS

Base layer 5/8" proprietary type X gypsum board applied parallel or at right angles to each side of 3 5/8" steel studs 24" o.c. with 1" Type S drywall screws 16" o.c. **Face** layer 5/8" proprietary type X gypsum board applied parallel or at right angles to each side with 1 5/8" Type S drywall screws 16" o.c. Face layer horizontal joints offset not less than 12" from base layer horizontal joints.

Horizontal joints on opposite sides need not be staggered or backed. Sound tested with 3 1/2" glass fiber insulation in stud cavity. **(NLB)**

Thickness: 6 1/8"
Approx. Weight: 10 psf
Fire Test: UL R3660, 07NK21428, 2-14-08, UL Design U411
Sound Test: NGC 2006049, 1-31-07

PROPRIETARY GYPSUM BOARD

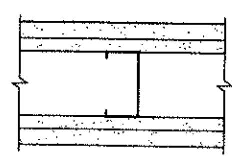
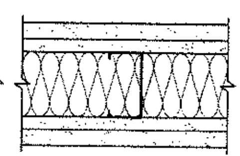
CertainTeed Gypsum Inc. - (base layer) 5/8" CertainTeed® Type X Gypsum Board
- (face layer) 5/8" AirRenew® Gypsum Board

GA FILE NO. WP 1505 — PROPRIETARY* — 2 HOUR FIRE — 55 to 59 STC SOUND

GYPSUM WALLBOARD, STEEL STUDS

Base layer 1/2" proprietary type X gypsum wallboard applied at right angles to each side of 2 1/2" steel studs 24" o.c. with 1" Type S drywall screws 12" o.c. **Face** layer 5/8" proprietary type X gypsum wallboard applied parallel to each side with vertical joints midway between studs. **Face** layer attached to **base** layer only with 1 1/2" Type G drywall screws 12" o.c. at vertical joints and centerline of face layer gypsum board. 3/8" to 1/2" diameter adhesive beads around the perimeter of face board, 2" from each edge and end, and in the form of an X joining the corners of the perimeter beads, are optional.

Joints staggered 24" each layer and side. Sound tested with adhesive attachment and 2 1/2" glass fiber insulation friction fit in stud space. **(NLB)**

Thickness: 4 3/4"
Approx. Weight: 10 psf
Fire Test: ULC 75T208, 11-20-75, ULC Design W404
Sound Test: DRC 70-18-2, 2-16-70

PROPRIETARY GYPSUM BOARD

CertainTeed Gypsum Canada Inc. - 1/2" CertainTeed® Type C Gypsum Board
- 5/8" CertainTeed® Type X Gypsum Board

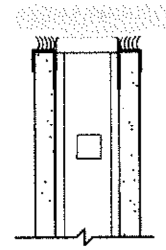
Georgia Pacific Gypsum LLC - 1/2" ToughRock® Fireguard C® Gypsum Board
- 5/8" ToughRock® Fireguard® Gypsum Board

Contact the manufacturer for more detailed information on proprietary products.

STRAIN RELIEF SYSTEMS - PERIMETER RELIEF, HEAD OF WALL

GA FILE NO. SRS 7101 | GENERIC | 1 HOUR FIRE

STEEL RUNNER (TRACK), STEEL STUDS, DRYWALL TRIM, FLEXIBLE SEALANT



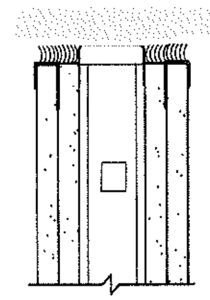
Steel top track with minimum 1" lip attached to the ceiling or deck. Steel studs cut 1/2" short and positioned into top track leaving a 1/2" space between the top of the stud and the web of the track. Gypsum panels applied to the wall as specified in the listing for the 1-hour fire-resistance rated system leaving a 1/2" space between the top edge of the gypsum board and the ceiling or deck. The first row of screws in each layer of gypsum panel products is located not less than 1/2" below the lip of the drywall track applied to the ceiling. Drywall J-bead applied to top edge of face layer of gypsum panel products. Minimum 1/2" of flexible sealant applied in space between the top edge of the gypsum board and the ceiling or deck. **(NLB)**

This perimeter relief system is intended for use in any 1-hour fire-resistance steel stud system in this Manual using a single row of studs. The wall system shall be constructed of the materials and in the manner described in the individual GA File Number.

Fire Test: FM WP-163, 6-18-69

GA FILE NO. SRS 7201 | GENERIC | 2 HOUR FIRE

STEEL RUNNER (TRACK), STEEL STUDS, DRYWALL TRIM, FLEXIBLE SEALANT



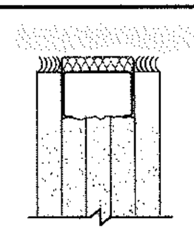
Steel top track with minimum 1" legs attached to the ceiling or deck. Steel studs cut 1/2" short and positioned into top track leaving a 1/2" space between the top of the stud and the web of the track. Gypsum panels applied to the wall as specified in the listing for the 2-hour fire-resistance rated system leaving a 1/2" space between the top edge of the gypsum board and the ceiling or deck. The first row of screws in each layer of gypsum panel products is located not less than 1/2" below the lip of the drywall track applied to the ceiling. Drywall J-bead applied to top edge of face layer of gypsum panel products. Minimum 1/2" of flexible sealant applied in space between the top edge of the gypsum board and the ceiling or deck. **(NLB)**

This perimeter relief system is intended for use in any 2-hour fire-resistance steel stud system in this Manual using a single row of studs. The wall system shall be constructed of the materials and in the manner described in the individual GA File Number.

Fire Test: FM WP-163, 6-18-69

GA FILE NO. SRS 7202 | GENERIC | 2 HOUR FIRE

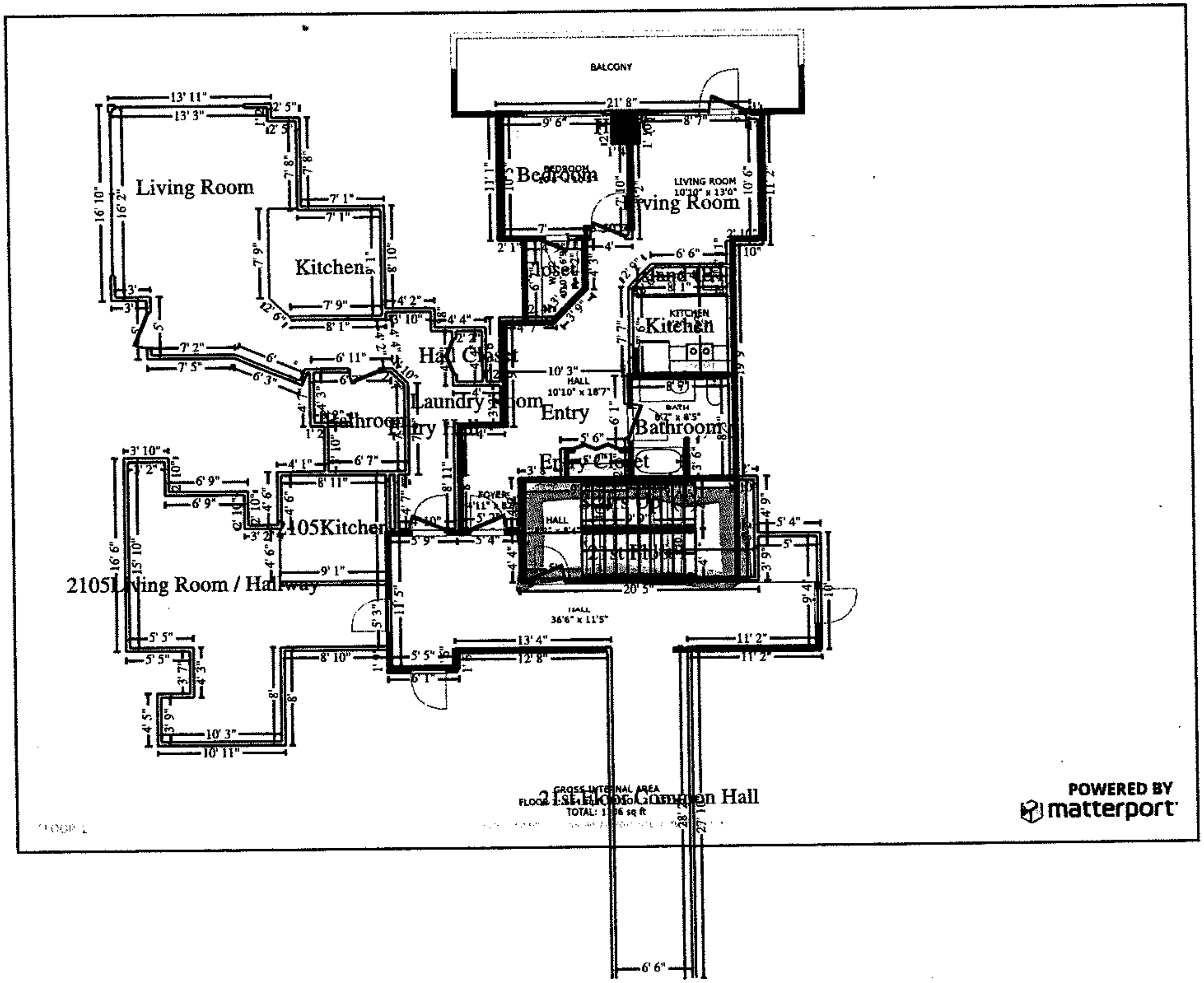
STEEL RUNNER (TRACK), SEMI-SOLID GYPSUM STUDS, MINERAL FIBER, DRYWALL TRIM, FLEXIBLE SEALANT



Field fabricated steel slip-track consisting of an outer track with 1" legs attached to the ceiling or deck with 1/2" thick mineral fiber strips friction fit into track flat against track web and an inner track with 1 3/8" legs nested inside the outer track touching but not compressing the mineral fiber. Gypsum studs extending full height and touching the legs of the inner track. Gypsum panels applied to the wall as specified in the listing for the fire-resistance rated system and overlapping the slip-track leaving a 1/2" space between the top edge of the gypsum board and the ceiling or deck. The first row of screws in each layer of gypsum panel products is located not less than 1/2" below the legs of the inner track. Drywall J-bead applied to top edge of face layer of gypsum panel products. Flexible sealant applied to fill the space between the top edge of the gypsum board and the ceiling or deck. **(NLB)**

This perimeter relief system is intended for use in any 1 or 2-hour fire-resistance steel stud system in this Manual using a single row of studs. The wall system shall be constructed of the materials and in the manner described in the individual GA File Number.

Fire Test: UL R4024-7-8, 65C3200, 6-23-66



Typ. 5th - 21st Floor

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Level 21