



The Plans Examiner

BDS Finance Update

Fiscal Year 2011-12, which began Friday, July 1, has already brought a number of good things for the bureau -- most notably that we are able to recall a number of employees and permanently fill several vacant positions. Adding staff to our workforce is intended to help serve our customers better.

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Fiscal Year-End Financial Update

We have continued to keep our costs as low as possible by minimizing purchases, keeping overtime in check, and making only essential expenditures. The revenue projections that our Finance staff made have been extremely accurate. Once the books are closed, we anticipate that we will end the fiscal year at a cost recovery of a little over 100%. Projections for FY 11-12 are for slow growth and a cost recovery of 103%. This is a huge improvement over the 92% cost recovery that we saw for FY 2009-10.

Rehiring and Recalling Employees

Workload has increased slightly, and our revenues are allowing us to bring back former employees to BDS. At the beginning of last fiscal year, we held approximately 7 positions vacant then filled them temporarily later in the fiscal year. Now that revenues are a little more certain, we are filling them perma-

nently. In addition, for Fiscal Year 2011-12, the City Council approved 16.5 new positions in our budget which will enable us to serve our customers better. Of the 16.5 new positions in our July 1 budget, we'll be filling 11.5 positions (8 positions will be fee supported and 3.5 positions supported through General Fund) via recall between July and September. The remaining 5 will be filled as revenues are more certain.

The Bottom Line

We are still diligently monitoring our workload and revenues. We know that our ability to be responsive to inspection requests, plan reviews, permit applications, and other work directly impacts you and your businesses. We will continue to strive to meet the demand for service while staying within our financial constraints. So far we see mild but slow improvement in our financial and workload forecasts.

Living Smart House Program Discontinued

The Living Smart House Program, spearheaded by Commissioner Leonard, was the outcome of the 2004 Living Smart Design Competition to create a pool of well-designed homes that could be developed on narrow lots in the City of Portland with affordable plan sets of well designed narrow lot houses.



Since 2006 when the program was started, a total of 13 Permit Ready building permits have been issued and are either completed or currently under construction through the Living Smart House Program. In addition, the narrow lot houses and the Living Smart House Program have been recognized and received notable attention by jurisdictions all around the world. I am very proud of this and feel that the program has been a success.

The City contract allowing BDS to use Permit Ready plan sets as part of the Living Smart House Program cannot be extended past June 30, 2011. Due to resource limitations, BDS has discontinued the program.

If you are interested in learning more about the Living Smart House Program, the Living Smart Competition and narrow house design winners, visit the Living Smart webpage at: <http://www.portlandonline.com/bds/index.cfm?&a=271581&c=51302>.

BDS Seeks Volunteers for Commissions, Boards and Committees

The Bureau of Development Services (BDS) receives input from several volunteer commissions, boards, and committees on a variety of issues.

Many of these groups now have expired terms and 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, visit our website at www.portlandoregon.gov/bds or contact Colleen Poole, Communications Section at 503-823-7889 or Colleen.Poole@portlandoregon.gov. Applications are kept on file and reviewed as positions come available.

- [Adjustment Committee](#) (one vacancy in the Architect position)
- [Alternative Technology Advisory Committee](#) (no current vacancies but all terms expire on November 30, 2011)
- [Building Code Board of Appeals](#) (one vacancy in the Building Construction Expertise alternate category)
- [Design Commission](#) (no vacancies but submitted applications are kept on file)
- [Development Review Advisory Committee](#) (DRAC) (one vacancy in the Neighborhood Coalition Land Use Committees category)
- [Electrical Code Board of Appeals](#) (all three alternate positions are vacant but three upcoming regular positions expire as of August 31, 2011)
- [Floating Structures Board of Appeals](#) (two vacant alternate positions in the architect or engineer and constructor categories)
- [Historic Landmarks Commission](#) (no vacancies but submitted applications are kept on file)
- [Mechanical Code Board of Appeals](#) (two current vacant alternate positions but four upcoming vacancies as of August 31, 2011)
- [Noise Review Board](#) (two upcoming vacancies in the Citizen at Large and Professional in Acoustics categories)
- [Plumbing Code Board of Appeals](#) (one alternative position in Public at Large with plumbing subject matter expertise)
- [River Community Advisory Committee](#) (RCAC) (no vacancies on the committee but there are four upcoming vacancies as of October 31, 2011)
- [Structural Engineering Advisory Committee](#) (two vacant alternate positions with four upcoming vacancies as of August 31, 2011)

Portland Plan Update: The Draft Plan is coming!

During Phases 1 through 3, the Portland Plan team received more than 20,000 comments on the facts about Portland, proposed goals and objectives and – most recently – three proposed strategies and an equity initiative – to get us where we want to go in the next 25 years: a healthy, thriving, sustainable city for all.

Next steps? Staff are refining the strategies rolled out during the Phase 3 fairs, incorporating public feedback, expert advice and partner feedback, the finish line is almost in sight.

The draft Portland Plan will be published by the end of July, and Portlanders will be able to read it at www.pdxplan.com. BPS staff will present the draft plan to the Planning and Sustainability Commission (PSC) this fall. In early 2012, the plan will move to City Council for

adoption. The public is invited to share their feedback during these hearings in person or in writing.

With integrated strategies focused on improving jobs, education, equity and our neighborhoods, the Portland Plan will become the City's roadmap for 2035 as well as set priorities for the Comprehensive Plan Update.

Updated background information and Buildable Lands Inventory available: Recently, an updated version of the Buildable Lands Inventory (BLI) was posted on the Portland Plan website. The data in the BLI is critical to understanding where Portland has capacity for more housing, industrial and institutional development. Coupled with regional forecasts for job and population growth from Metro, the BLI helps determine where we should plan for growth. The BLI and other background information on housing, urban form, public schools, human health and historic resources were presented to the Planning and Sustainability Commission on June 28 for recommendation.

Public Works Permitting Annual Report to City Council

On July 16, 2009, City Council directed the bureaus of Environmental Services, Transportation, Water, Parks, and Development Services to plan and implement a comprehensive set of improvements to Portland's development review and permitting services focusing on public works permitting.

Over the last couple years, the bureaus have been working on a variety of improvements to the process. We sought input from the public and customer stakeholders. As a result:

- In January 2010, the new Public Works Permitting process was initiated with established timelines for permit review. These improvements, among other benefits, have shortened the city review process from 18 weeks to 11 weeks.
- On June 1, 2010, the Public Works Appeals Process was implemented. The appeals process is a uniform appeal procedure to public works improvement requirements from BES, PBOT, and Water.

On August 3, 2011 recommendations on the following directives will be presented to City Council:

1. A recommendation regarding consolidation of the City's permitting functions.
2. Evaluation of different types of inquiry meetings.
3. Timeline and process steps for Public Works review, including staffing levels.
4. Integration of Public Works processes with existing TRACs.
5. Work plan to fund code changes and address fundamental policy and code conflicts between bureaus.
6. Developing an online fee calculator for public works.
7. Developing programming (and funding) to submit public works appeals online.
8. Defining and monitoring three to five key indicators to measure the effectiveness and efficiency of public works permitting services.
9. Changes to the SDC programs within each bureau including: clarifying current policies regarding adjustments for transit-oriented and green building developments and increasing public access to information about SDCs, their purpose, revenues raised and programs/projects funded.

For more information please contact Public Works Permitting at 503-823-1987 or publicworksp permitting@portlandoregon.gov.

"Cut Through the FOG"

Fats, oils and grease (FOG) and food waste create a big problem for the city's sewer system and for Portland's sewer ratepayers who pay millions of dollars every year for FOG-related treatment, clean-up and repairs.



Rates and requirements are changing for Portland's food service establishments, which are the main source of FOG and food waste pollution. Starting in 2012, "Cut Through the FOG" will:

1. Require that all food service establishments install and properly maintain a grease trap or grease interceptor
2. Encourage the removal of food grinders, aka garbage disposal units
3. Encourage businesses to compost waste food
4. Encourage businesses to donate still-edible food to local organizations

City staff will visit each existing establishment to provide technical assistance for meeting the new requirements, which will take effect on the following schedule:

- January 1, 2012: Grease reduction devices will be required for new construction, new ownership or remodel of any food service establishments.
- January 1, 2012: New rates and requirements for existing supermarkets, bakeries, donut shops, hotels, meat processors, brew pubs, and commercial kitchens.
- July 1, 2012: New rates and requirements for existing coffee shops, fast food restaurants and sit down restaurants.

More details on these requirements will be available in the next issue of the Plans Examiner, at www.portlandonline.com/cutfog, or by calling Cut Through the FOG at 503-823-7124.

CORNER

GREEN BUILDING

Water Heaters: A (Very) Basic Guide

Heating your home's water is the second-highest use of home energy after space heating, around 12 to 15 percent. Most hot water use is for showering and bathing, then clothes washing, dishwashing, and finally, sinks. Tank water heaters have an average useful life of 13 years, tankless (on-demand) units have a life of twenty years.

Standard tank water heaters



Storage-tank water heaters heat large volumes of water 24 hours-a-day. The standard size tank for a household is 50 gallons. Typical stand-by heat losses are about 15 percent through steel-tank walls and piping. Electric models are resistance-type heaters which use a high amount of energy compared with heat output through two elements. Gas models have the

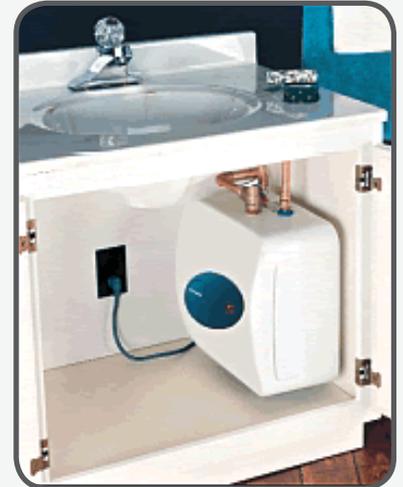
burner at the bottom with a central chimney venting out the top. The units receive cold water in at the top. The cold water sinks to the bottom, is heated and the lighter hot water rises for delivery out the top. These units have the lowest initial cost. They require floor space, need to be vented (gas), and create stand-by heat loss (wasted energy).

Energy factor (EF):
0.50 – 0.70 gas; 0.75 - 0.90 electric

Approximate 50 gal unit cost:
\$250 - \$900.

High-efficiency tank gas and electric

These units work the same way as standard tank-type heaters, but with thick built-in insulation to minimize stand-by heat loss and highly powerful electric elements, gas burners and heat exchangers. High-efficiency models include "Polaris" by American Water Heater (gas) and "Marathon" by Rheem (electric). The gas unit condenses the steam in the flue gases back to water for reuse.



Energy factor (EF):
0.94 gas and electric

Approximate 50 gal unit cost:
\$2,300 - \$3,500 gas; \$700 - \$900 electric

On-demand (tankless) gas and electric

These small water heaters have many benefits besides reducing stand-by tank heat loss as water is not heated until someone needs it. The units do not have storage tanks. The location of these units is important and should be placed as close to plumbing fixtures as possible. Units are small, wall-mounted models and do not take up any floor space.

One issue users report about is waiting for hot water to reach the faucet. There are a couple of ways to resolve this issue:

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Build It Green! Home Tour & Information Fair

Save the Date for the tenth Annual Build It Green! Home Tour and Info Fair on Saturday, September 24!

Presented by: City of Portland Bureau of Planning and Sustainability

Sponsored by: Metro, Energy Trust of Oregon, Oregon Home magazine, Bureau of Development Services, Portland Water Bureau, Bureau of Environmental Services and Solar Oregon

Info Fair hosted by: Green Depot at Ecohaus, 819 SE Taylor Street, Portland, OR 97214

More info: <http://www.portlandonline.com/bps/builditgreen>

Water Heaters: A (Very) Basic Guide Continued from page 4

- Install a re-circulating water pump to pass water periodically through pipes, or,
- Install a hybrid model (“Eternal Hybrid”) with a built-in two-gallon storage tank.

Gas units require ventilation, so if placed in a closet, a door grille is needed. Look for gas units that do not have a constant pilot light, but rather those that ignite when demand is called for. These heaters can also be mounted outdoors and, depending on location, a wind shroud may be required. It is recommended to have units serviced every year to clean scale build-up.

Gas heaters have more capacity and heat faster than electric, about five to eight gallons/minute compared with two to three gallons/minute for electric. Some heaters have limits on the number of fixtures that can have demand at the same time, say a shower, a dishwasher and a clothes washer. Point-of-use water heaters are small units placed adjacent to a shower or dishwasher to serve that fixture only. These units have small filters that can get clogged with debris.



Solar water heaters

These systems come in two parts: The exterior solar collector (thermal panel) and the storage tank. Protection from freezing is required in cold climates. There are three types of domestic water heating systems, either storing the water on the roof or transferring the heated water to an interior preheat tank. An 80-gallon preheat tank is installed adjacent to the existing water heater (which must be “solar compatible”). The preheat tank sends the solar-heated water into the main tank (tankless units work as well) with only a boost required to get the water to a household temperature of between 120 to 140 degrees Fahrenheit.

The disadvantages to this type of system? Standby heat losses are doubled with a two-tank system,

not every home has good solar access (requiring south- or west-facing roof with no tall trees), back-up heating is required for days without sun, and high initial cost. Benefits include zero carbon emissions, free fuel and high energy efficiency.



Energy factor (EF):

0.82 gas; 0.99 electric; 0.96 gas hybrid

Approximate cost:

\$1,000 - \$1,200 gas; \$500 - \$700 electric; \$2,500 gas hybrid

Electric heat pump

Heat pumps are extremely efficient because they do not generate heat or energy, unlike resistance heating elements; they simply transfer it

from one location (air) to another (water in tank). Refrigerators are heat pumps, moving the heat from the interior of the appliance to the exterior. These water heaters work like a refrigerator in reverse. These can be combo systems providing water heat with space heating and cooling, and have an added feature of dehumidification. These units perform best in warmer climates with higher ambient air temperatures. Maintenance can be more frequent than standard tank units and the heating is slower than electric tanks units.

Energy factor (EF): 2.2

Approximate 50 gal unit cost:
\$1,200 - \$1,800

Energy factor (EF): 1.2

Approximate cost of 3kW thermal panel system:
\$6,500 - \$10,000

Water heater incentives

- Energy Trust of Oregon qualifying water heaters are eligible for cash incentives from \$35 to \$200 (up to \$1,500 for solar water heaters).
- Oregon tax credits qualifying high efficiency water heaters are eligible for tax credits from \$215 to \$560 (up to \$1,500 for solar water heaters).
- Federal tax credits qualifying high efficiency water heaters are eligible for tax credits up to \$300 (30 percent of net installed cost for solar water heaters).
- Clean Energy Works Oregon high efficiency water heaters are included in this no-money-down bundled home energy retrofit program.

Urban Food Zoning Code Update enhances Portlanders' connection to their food and community

Concept Report available for public review on July 14th

Locally grown food has been in the news a lot lately, reflecting Portlanders' increasing interest in growing, selling – and, of course, eating – fresh local food. In response to this emerging passion and the growing awareness of healthy food's contribution to community health, the City has undertaken a new project to reduce barriers to healthy food for all residents of Portland.

Through the Urban Food Zoning Code Update, Bureau of Planning and Sustainability (BPS) staff are developing zoning code regulations that support residents' ability to grow, sell and buy local food at a scale that is appropriate to Portland's neighborhoods and helps build community. The project will address the following topic areas:

- Community gardens
- Farmers markets
- Backyard farming of plants and animals
- Small scale for-profit gardens
- Food membership distribution methods, such as community sponsored agriculture and food buying co-ops

Last winter, BPS, working collaboratively with the Portland/Multnomah County Food Policy Council and Oregon Public Health Institute (OPHI), hosted a series of topic area discussions on Urban Food Production, Community Gardens, Farmers Markets, Food Membership Distribution and Animals/Bees. Some 60 participants attended these meetings, and staff has been incorporating the feedback into a soon-to-be-released Concept Report for the public to review.

Public feedback at this stage of the project is important and will be used as new zoning code regulations for urban food are developed this fall. There will be three community meetings this summer for Portlanders to learn more about the project and give their input on the ideas in the Concept Report.

Urban Food Code Update Concept Report Community Discussions

- **Thursday, July 28, 6-8:30 p.m.**, Hollywood Senior Center, 1820 NE 40th Avenue (TriMet Bus #12 and MAX Blue, Green and Red Lines)
- **Tuesday, August 2, 6-8:30 p.m.**, Portland Development Services Building, 1900 SW 4th Avenue in Room 2500 (TriMet Transit Mall, Portland Streetcar and MAX Green and Yellow Lines)
- **Monday, August 8, 5-7:30 p.m.**, Midland Library, 805 SE 122nd Avenue (TriMet Busses #71, 77 and MAX Blue Line)

In addition to these meetings, staff will be available to meet with groups interested in learning more about the project. To schedule a presentation at your meeting this summer, please contact Julia Gisler at julia.gisler@portlandoregon.gov or call 503-823-7624.

How do I get a copy of the Concept Report?

The Urban Food Zoning Code Update Concept Report will be available July 21, 2011. An electronic version of the Concept Report will be posted on the project website at www.portlandonline.com/bps/foodcode. Hard copies will be available at the community meetings and the Bureau of Planning and Sustainability offices at 1900 SW 4th Ave., 7th floor, or call 503-823-7700 to receive a copy.

Contact Information:

Julia Gisler, Process Manager/Public Involvement, Bureau of Planning and Sustainability
503-823-7624; julia.gisler@portlandoregon.gov

Steve Cohen, Food Policy and Programs, Bureau of Planning and Sustainability
503-823-4225; steve.cohen@portlandoregon.gov

Amy Gilroy, Health Consultant, Oregon Public Health Institute
503-227-5502 ext. 229; amy@orphi.org

The Bureau of Planning and Sustainability (BPS) and Oregon Public Health Institute (OPHI) have funding from a Center for Disease Control and Prevention's Community Putting Prevention to Work (CPPW) grant to consider health and equity issues in this project.

<http://www.portlandonline.com/bps/foodcode>

Staff will make reasonable accommodations for people with disabilities. Please notify us no fewer than five (5) business days prior to the event by phone at 503-823-7700, by the TTY line at 503-823-6868, or by the Oregon Relay Service at 1-800-735-2900.

Online in 2011

To receive the Paperless Plans Examiner:

1. Go online to www.portlandoregon.gov/bds
2. On the left side of the BDS Home Page, under Quick Links, click on Join Our Mailing Lists

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How to Reach Us

Visit us in person at
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Development Services Center

Tuesday - Friday
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Closed Mondays

On the Internet visit:

www.portlandoregon.gov/bds

Building Code Information 503-823-1456 (e) Fire Code Information 503-823-7300 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 Development Services Center 503-823-7310 (e) Development Services Center FAX..... 503-823-3018 Information, electrical, mechanical, plumbing, sewer, and sign permits..... 503-823-7363 Newsletter Contact, Colleen Poole..... 503-823-7889 Permitting Services, Fee estimate and Permit status via voice mail..... 503-823-7357 (e) Permitting resource and records..... 503-823-7660 FAX requests for records 503-823-7765 Septic Tanks / Cesspools 503-823-6892	BUREAU OF PLANNING AND SUSTAINABILITY Regional Green Building Hotline..... 503-823-5431 TRANSPORTATION Development Requirements, Right-of-Way Policy, Land Divisions and Transportation Plan Review Kurt Krueger 503-823-6964 Local Improvement Districts, Andrew Aebi 503-823-5648 Street Permit Engineering, Chon Wong..... 503-823-7050 Systems Development Charge Richard Eisenhauer 503-823-6108 TREES - Urban Forestry (7:00 am - 3:30 pm)..... 503-823-4489 Pruning/Planning/Removal Permits N, Luke Miller 503-823-4511 N, Jim Field 503-823-4011 S, Ned Sodja..... 503-823-4440 S, Dave Kahler..... 503-823-1691 Tree Cutting Ordinance and Commercial Planning and Development, Charley Davis 503-823-4523 Transportation Improvements, Joe Hintz 503-823-4025 Residential Development & Improvement Myles Black..... 503-823-4018
ENVIRONMENTAL SERVICES Development Assistance 503-823-7761 Industrial Source Control..... 503-823-7585	WATER 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
FIRE BUREAU Development Standards, Sprinklers, Alarms Nate Takara 503-823-3810 Flammable Liquids, Tanks, Hazardous Processes Bob Happel 503-823-3934	

The Bureau of Development Services and all City offices will be closed in observance of Labor Day - Monday, September 5, 2011.