

THE PLANS Examiner

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City of Portland Bureau of Development Services

January 2003

Council to hear new rules for leaf blowers

More than a year ago, the City Council adopted a set of recommendations on leaf blowers and similar devices from the Noise Control Task Force (NCTF) and the Noise Review Board (NRB) and charged the two groups with developing acceptable decibel levels and an education program.

The current City Code requires leaf blowers to be turned off between 10:00 p.m. and 7:00 a.m. in Residential Zones. It limits nighttime use in non-residential areas to the existing decibel level standards based on Land Use Zones.

After meeting with affected businesses and holding six public meetings, the NCTF and the NRB have finished their research and recommended additional restrictions on leaf blowers. The proposed ordinance would change the Noise Code, increasing the time leaf blowers are banned from use in Residential Zones to 12 hours — 7:00 p.m. to 7:00 a.m. The amended code also would require all leaf blowers to meet a 65 dBA ANSI standard by August 1, 2005 and

the city to maintain a list of leaf blowers that meet that standard by the same date. The Noise Review Board will be required to review the decibel level standards every three years and recommend adjustments to the established sound level requirement based on the latest technology. If the ordinance passes it will go into effect March 1, 2003.

A public hearing is scheduled before the City Council at 2:00 p.m., Thursday, January 23, 2003, in the Council Chambers at City Hall. If you would like to comment on the proposed changes to the Noise Code, you are encouraged to attend. Or send written comments to Karla Moore-Love, council clerk, City Hall, Room 140, 1221 SW 4th Ave., Portland 97204; fax them to 503-823-4571; or email them to kmoore-love@ci.portland.or.us.

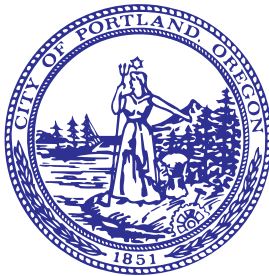
For a copy of the proposed ordinance, visit the Web site, www.bds.ci.portland.or.us/enforce/en-proposednoise.htm, or call 503-823-7350 to request a printed copy of the materials.

Holiday closures

The Development Services Center will be closed on the following holidays:

Monday, January 20
Martin Luther King Jr. Day
Monday, February 17
President's Day

The Bureau of Development Services works with the community and other bureaus to preserve and shape safe, vital and well planned urban environments.



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City Council adopts South Waterfront Plan

Portland City Council unanimously adopted the South Waterfront (North Macadam) Plan on November 13 to go into effect January 20, 2003. South Waterfront, bounded by the Willamette River, I-5 corridor, the Marquam Bridge and RiverPlace, covers approximately 140 acres and is the last major underdeveloped area in Portland's Central City.

The first phase of construction is expected to begin in spring 2003 in South Waterfront with a project by private developer Homer Williams for Oregon Health Sciences University.

A public trail along the river, public open spaces and leaner building profiles with a river orientation are features of the plan that will allow it to blend in with existing development on both sides and the natural environment along the river. The plan also completes work to establish Oregon Health Sciences University's presence in Portland's City Center and provides an additional anchor for the Science and Technology Quarter.

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INSIDE^{the}DSC

Small Business Night pilot nears completion

Two Thursday nights each month, the Development Services Center has provided small business owners the opportunity to take care of their construction and remodeling permit business after working hours. Since October, the DSC has opened its Residential Permit Night to small businesses on the second and fourth Thursdays.

While the turn out has been light, those who have used the service appreciate the convenience and the staff's willingness to offer extra assistance. By not competing for time with large complex projects, small business customers have enjoyed a more relaxed environment and some extra time to work through the unfamiliar steps of getting permits.

Small Business Night will be held two times this month, **January 9 and 23**. At the end of the month, the pilot will be evaluated and a decision made on whether to continue it in its current form or modify it.

Lunch and Learn goes monthly

Mark your calendars now. The Bureau of Development Services (BDS) is expanding its Lunch and Learn series. Beginning February 14, the series will be held monthly on the second Friday at 1900 SW 4th Ave., Portland, Room 2500A. In March, the session moves temporarily to the 5th floor Conference Room.

The subject of the February program is Landscaping Standards. Learn how landscaping is defined and why it's important. Find out what landscaping features to show on your plans. And get the scoop on landscaping for new and upgraded parking lots. Planners will be on hand to answer your questions.

In March, an encore from December 2000 with updates is on the agenda — Quick and Clean Permitting for Single-Family Residential Construction. Customers learn to navigate the single-family residential permit process during their first appointment.

Coming Up...

Lunch & Learn

Noon - 1:30 p.m.

Second Friday
of every month
1900 SW 4th Ave.
Portland

February 14 —

Landscaping
Standards

March 14 —

Quick & Clean
Permitting for
New Single
Family
Construction

Lunch and Learn gets its own link

Beginning this month, you can access all the Lunch and Learn presentations and information directly from the Bureau of Development Services Home Page, www.bds.ci.portland.or.us.

Just click on "Lunch and Learn" for a menu of PowerPoint presentations, press releases and frequently asked questions. You'll be able to email us suggestions for upcoming programs and ask questions about past sessions. And so you'll always know in advance what's on the agenda, you can sign up for email notifications of upcoming Lunch and Learn dates and topics.

Money-back guarantee tested on trade permits

Service really is our middle name in the Development Services Center (DSC), and we've set out to prove it. Since November 1, the DSC has been offering a money-back guarantee to trade permit applicants, who don't need to submit plans and who fax or deliver applications by noon. Permits will be issued by 5:00 p.m. the same day or the permit fees are refunded.

This offer is good on plumbing, electrical, mechanical and sign applications. For multiple applications, the guarantee applies only if the applicant waits at the counter while the permits are issued. Trade permit applications that require plans still take up to 10 days for permits.

Another money-back guarantee is just being launched for permits to do interior residential alterations and interior commercial tenant improvements.

For residential applications, the guarantee is for permits to be issued within 20 days of the date a complete application is received; for commercial interior tenant improvements, the guarantee is 30 days from the date the DSC accepts your complete application. This guarantee applies only to plan review fees for both residential and commercial applications.

As with all money-back guarantees, some restrictions apply. Ask the DSC staff for details when you submit your permit applications.

Small Businesses get special spot on Web site

This month, the Bureau of Development Services kicked off a new feature on its Web site aimed at small businesses. The newly-created pages provide the basic information small businesses will need when remodeling, relocating, choosing signs and much more. Go to www.bds.ci.portland.or.us and click on "Small Business Customers."

Plan ahead when choosing signs to promote your business

Signs are designed to draw attention and communicate a message or idea. If you own or operate a business, this means promoting your products and services. But signs can also be distracting, even unsightly. For these reasons, the city developed a Sign Code that spells out the guidelines and requirements for all kinds of signs, including those painted on walls, freestanding A-Board signs, awning signs, banners and other temporary signs.

The sign code regulates all signs on private property as well as A-boards placed on public sidewalks. The code specifies the standards for sign construction and wiring, overall size, lighting, changing images and moving parts, but does not regulate the sign's message.

When relocating or expanding your business or starting a new business, there are few things to keep in mind when choosing the type of sign or signs you'll use to promote it.

Zoning and Location. The sizes and types of signs allowed vary, depending on the zone where your business is located and if it's located in a special plan district. Staff in the Development Services Center can help you determine zoning and plan district information for your business and point out the rules that apply before you begin sign hunting.

Permits and Registration. All permanent signs require a permit before they are installed and must be inspected after installation by a sign inspector. Electric signs and those with lights must be installed by a licensed electrician or a qualified sign company with the appropriate permits. Despite looking temporary, portable A-board signs are considered permanent and must be registered. A-board sign registrations can be issued for either one or two years.

In the case of some temporary signs, such as banners or balloons, registrations are required, even though they will be displayed for a short time. Registration periods for temporary signs vary from one week to 360 days, depending on the type of sign.

Sizes per business property. If your business shares a building front with other businesses, it also shares the amount of allowable signage. The Sign Code sets out the total signage allowed on a property, rather than the number of signs per individual business. For example, a building with three businesses sharing 300 feet of storefront space is allowed to have only one freestanding sign.

The length of a building's front also affects the total area allowed for attached signs. Ground floor tenant space in a commercial building is guaranteed a minimum of 32 square-feet of signage by the code, but before you add more signs, all the signs that exist on the building and property will be considered before a permit is issued.

Exemptions and Prohibitions. There are always exceptions to every rule. In the Sign Code, flags, signs carved into a building's façade and indoor signs, even when visible from the outside are exempt. They are not regulated, nor are permits required.

In other cases, signs may be regulated, but permits aren't required. Lawn signs are a prime example. They are limited to three-square-feet in size, but may be displayed in any city zone without a permit.

Most signs will pass muster, except for a limited few which can't be erected anywhere in the city. These include roof top signs, strobe lights and signs imitating traffic controls or traffic signs.

Before you invest. Talk to the owner of your building about the signs you're considering for your business. Visit the city's Development Services Center and talk to staff about your location and your sign ideas. In addition to information on zoning and the types and number of signs your business can have, the DSC staff can tell you what you'll need to include on the sign permit application and plans and whether your proposals will need a design review.

Sign companies are generally knowledgeable about the Sign Code requirements. Talk to them about the types of signs available and how they can help with the permits and installation.

If you'd like to learn more about the Sign Code now, visit the Bureau of Development Services Web site, and go to the Lunch and Learn Section for a step-by-step presentation. There are also a number of brochures available on the Web site.

To purchase a copy of the Sign Code Manual and current amendments from July 2002, stop by the Development Services Center. The price is \$6.00.

City Council adopts South Waterfront Plan

(CONTINUED FROM FIRST PAGE)

"This plan demonstrates that we do not have to choose between the economy and the environment," said Gil Kelley, Bureau of Planning director.

Strategies that promote environmental sustainability, such as eco-roofs, special landscaping, on-site stormwater treatment and green streets with landscaped connections to the greenway trail, are an integral part of the plan. Proposals for design of the greenway are being sought nationally.

Estimates for initial investments in infrastructure and public amenities range from \$60 million to \$100 million at completion. Potential sources of revenue for the plan include urban renewal funds, developer contributions and federal funds.

To learn more about the South Waterfront Plan, visit the Bureau of Planning Web site, www.planning.ci.portland.or.us.

**The Plans Examiner is a bi-monthly publication of the City of Portland
Bureau of Development Services
Mayor Vera Katz 503-823-4120**

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.bds.ci.portland.or.us and
www.planning.ci.portland.or.us/

BDS — 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	Elizabeth Papadopoulos	503-823-7647
Blueprint 2000	503-823-7822	Minor Partitions—Cherrie Eudaly	503-823-7081
24-hour Inspection Request Recording	503-823-7000 (e)	Local Improvement Districts	
Inspection Section — 1 & 2 Family Dwellings	503-823-7388	Andrew Aebi	503-823-5648
Commercial {	Plumbing	503-823-7302	Street Permit Engineering
	Building & Mechanical	503-823-7303	Jerry Markesino
	Electrical	503-823-7304	503-823-7057
Development Services Center	503-823-7310	Transportation Plan Review	
Development Services Center FAX	503-823-3018	Richard Eisenhauer	503-823-7080
Trade Permits	503-823-7363	Systems Development Charge	
Newsletter Contact — Ann Kohler	503-823-7886	Richard Eisenhauer	503-823-7080
Permit Status via FAX	503-823-7000 (4)		
Permit Status via Voice Mail	503-823-7357	TREES — Urban Forestry (7:00 a.m. - 3:30 p.m.)	
Permit Records		Pruning/Planning/Removal Permits	
Document Control / Current Applications	503-823-7357 (e)	N / NE — Luke Miller	503-823-4511
Inspection Records/Finalled Permits	503-823-7660	NW / SW — Charley Davis	503-823-4523
Building Record Center FAX	503-823-7765	Southeast — Ned Sodja	503-823-4440
Septic Tanks / Cesspools	503-823-7247	Tree Cutting Ordinance	
Planning & Zoning – Information	503-823-7526	Frank Krawczyk	503-823-4011
		Transportation Improvements	
		Joe Hintz	503-823-4025
		Commercial Planning and Development	
		Frank Krawczyk	503-823-4011
		Residential Development and Improvement	
		Myles Black	503-823-4018
ENVIRONMENTAL SERVICES		WATER	
Development Assistance	503-823-7761	Water Service Information	503-823-7368
Construction & Demolition Recycling Info	503-823-7107	Hydrant Permits	503-823-7368
Industrial Source Control	503-823-7585	Plan Review — Commercial — Tony Re	503-823-7400
		Residential — Todd Aschoff / Mari Moore	503-823-7368
FIRE BUREAU		Subdivision Planning — Tony Re	503-823-7400
Development Standards, Sprinklers, Alarms		Backflow Valve Installation Requirements	
Rich Butcher	503-823-3802	Dave Barrigan	503-823-7479
Flammable Liquids, Tanks, Hazardous Processes			
Doug Friant	503-823-3935		

Development Services Center

1900 SW 4th Ave.

Hours
7:30 a.m. — 3:00 p.m.

The Center is also open
Thursday from
5:00 p.m. — 7:30 p.m.
for Residential Permit Night.



Printed on recycled paper.

If you have comments about the Plans Examiner newsletter or have suggestions for stories you'd like to see covered in the future, please call Ann Kohler, 503-823-7886.

We want to hear from you!

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