

THE PLANS Examiner

Vol. 8, No. 4 City of Portland Office of Planning and Development Review

March 2002

City Council may postpone code implementation

On February 20, the City Council adopted amendments to the new Land Division Code. Council members present also supported a request to postpone the implementation date of the code from March 26 to July 1, 2002.

The Council will review additional amendments and vote on postponing implementation in a public hearing at 2:00 p.m., March 14, at City Hall.

Pre-application conferences on the new regulations are being held now and normally would be valid for one year. If implementation is delayed un-

til July 1, 2002, applicable pre-application conferences will be valid until July 1, 2003. The code in effect at the time an application is submitted is the code that applies to that specific project.

You can see the new Code at www.planning.ci.portland.or.us, or purchase a copy at the Resource/Records Counter in the Development Services Center. After March 14, a complete package of adopted amendments will be available.

For more information, contact project manager Stevie Greathouse, **503-823-7969**.

Medical gas permit requirements to change

In 1999, the Oregon Legislature passed a law requiring medical gas and medical vacuum piping to be installed by a state certified plumber and inspected by the permitting jurisdiction. This month, the Portland City Council will review and vote on an ordinance to implement the new law and set permit fees. The regulations apply to hospitals, medical clinics, dental clinics, veterinary clinics and other facilities where medical gases and vacuum systems are used.

Under the current regulations, the Fire Bureau performs the only inspection on medical gas installations.

The new law splits inspection and enforcement — the Commercial Plumbing Inspections Section will inspect piping and the Fire Bureau will inspect the related bulk storage tanks. Separate permits for each inspection will be required. Fees will be based on the total construction cost of the installation.

A Medical Gas Program Guide is currently being drafted along with a fee schedule. If approved, the new regulations will go into effect April 1, 2002. For more information, contact Ken Carlson, **503-823-7255**, or email carlsonk@ci.portland.or.us.

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



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Dwelling Specialty Code undergoing renovation

The Oregon Homebuilders Association and OBOA have submitted a series of proposed changes to the Oregon Building Codes Division (BCD). The changes will shift Oregon's model code from the International One-and Two-Family Dwelling Code to the International Residential Code. Most of the proposals are designed to maintain existing Oregon amendments; several more are intended to streamline the structural standards for Oregon.

The amendments are headed for the Building Code Structures Board Dwelling Mechanical Committee, then on to the full board for approval. If all

goes well, the code will gain approval from the Building Code Division Administrator and go into effect April 1, 2003. However, it is possible that the code amendments could be considered unacceptable or not ready to be adopted.

The BCD has already adopted the International Mechanical Code as the state's model, however, there is still no action by the state to adopt the Oregon Structural or Fire Codes.

If you have questions regarding committee meetings, yet-to-be-scheduled hearings or the proposed amendments, call Mike Ewert, Building Code Division, **503-373-7529**.

INSIDE^{the}DSC

Find out what's new at Lunch and Learn

The Lunch and Learn Community Education Brown Bag Program offers current information, discussion and education to OPDR customers, development professionals, our citizen community and City staff on development issues.

All sessions are free and there's no need to register; just bring your lunch, we provide coffee and cookies.

April Lunch and Learn

New Land Division Regulations

Friday, April 12, 2002

Noon - 1:30 p.m.

1900 SW 4th Ave., Room 2500A

Find out what you need to know about Portland's new Land Division Regulations, including an overview of the new code, approval criteria for land divisions and planned developments, changes in submittal requirements, new review types, procedure changes and the final plat process.

Mark your calendars for the following Fridays, and plan to participate in Lunch & Learn 2002!

April 12, 2002

June 14, 2002

August 9, 2002

October 11, 2002

December 13, 2002

Watch the Plans Examiner or check the OPDR Web site, www.opdr.ci.portland.or.us, for upcoming topics and copies of previous presentations.

? DID YOU KNOW ?

DSC closes early March 19

The Development Services Center will close promptly at 12:30 p.m., Tuesday March 19, so all staff may attend a special afternoon training session.

Please plan to arrive early on this day, so you are able to complete your business before 12:30 p.m.

Landlord Training classes start

Property owners and managers and the general public are invited to attend one of six free all-day training sessions on how to maintain a property. The trainings, sponsored each spring by the Office of Planning and Development Review's (OPDR) Neighborhood Inspections team, will focus on valid methods to stop the spread of illegal activity and property damage on rental properties and how effective property management and maintenance can enhance a community.

Each session is taught by John Campbell, Campbell DeLong Resources. Topics include applicant training, rental agreements, lease enforcement and crisis resolution.

To register for one of the following sessions or for more information, call OPDR, **503-823-7955**, or visit www.opdr.ci.portland.or.us, and click on "What's New?"

Friday, March 8 — Kaiser Permanente Town Hall, 3704 N. Interstate Ave.

Friday, March 15 — The Portland Building, Auditorium, 1120 SW Fifth Ave.

Saturday, March 16 — Providence Portland Medical Center, 4805 NE Glisan St.

Friday, April 12 — The Portland Building, Auditorium, 1120 SW Fifth Ave.

Friday, April 19 — Kaiser Permanente Town Hall, 3704 N Interstate Ave.

Saturday, April 20 — Reed College, 3203 SE Woodstock Blvd.

Erosion prevention deserves recognition

Fifteen municipalities and agencies within the Portland metropolitan area and Clark County, Washington are looking for models of erosion prevention for the first Regional Erosion Prevention Awards Program. Projects must have been completed twelve months prior to April 30, 2002 and nominated by a municipality or government agency. Agencies must submit their nominations by May 6.

Each participating jurisdiction will give two awards: one to a single-family erosion permit holder and one to a non-single-family erosion permit holder. The second category includes all non-single-family projects, such as roads, subdivisions and commercial buildings.

The awards program was developed to recognize and showcase excellent practices. Its supporters include the Home Builders Association, PGE Earth Advantage and the Associated General Contractors. Awards will be presented on June 28 at the Home Builders Association Building in Tigard.

If you have a project that exemplifies erosion prevention or you would like more information about the awards, contact your local city government or Fred F. Wright, Environmentally Wright, **503-645-5592**, or email, envirowrgt@aol.com.

Planning Commission to hear Zoning Code amendments, changes

The Portland Planning Commission will meet this month to review and hear public testimony on numerous code changes and amendments. The next package of Zoning and Sign Code amendments from Code Maintenance 2002 and Zoning Code changes for the Willamette River Title 3 Water Quality Compliance Project are on the agenda. You are invited to attend the hearing:

12:30 P.M.

March 12, 2002

1900 SW 4th Avenue Room 2500

Portland, OR 97201

For Code Maintenance 2002 (CM2002), the Planning Commission will consider approximately 85 amendments to the Zoning Code (Title 33), and approximately 15 amendments to the Sign Code (Title 32). The code maintenance project was implemented to remedy inconsistent or ambiguous wording, lack of clarity and problems in administering current regulations. Amendments were developed in response to requests by Office of Planning and Development Review (OPDR) customers, neighborhood groups, and OPDR and Bureau of Planning staff.

The Willamette River Title 3 Water Quality Compliance Project is required to comply with Title 3 of Metro's Urban Growth Management Functional Plan for water quality. Proposed Zoning Code changes will increase the greenway setback in the Title 3 water quality area along the Willamette River and add additional greenway approval criteria for proposed non-river dependent development in the Title 3 water quality area.

Land Division Code trainings and workshops offered in April and May

Get an overview of the new Land Division code and amendments. OPDR is holding free training sessions and an informal workshop at 1900 SW 4th Ave, Room 2500A (2nd Floor Conference Room). All are open to land division applicants and other interested parties.

Trainings are set for Lunch and Learn Sessions:

- Friday, April 12, 2002, 12:00 - 1:30 p.m.
- Wednesday, May 1, 2002, 12:30 - 2:00 p.m.

The informal workshop will provide opportunities to ask detailed questions about the code and get feedback on specific land division proposals:

- Wednesday, May 22, 2002, 2:00 - 3:30 p.m.

You don't need reservations for the Lunch and Learn session on April 12. To reserve a space in one of the other sessions, contact Stephanie Beckman at least three days in advance, **503-823-7056**, or email, beckmans@ci.portland.or.us.

Copies of the CM 2002 report and its proposed amendments are available, on OPDR's web site, www.opdr.ci.portland.or.us, at all neighborhood coalition offices and from Douglas Hardy, project manager, **503-823-7816**, dhardy@ci.portland.or.us. If you have written comments on CM 2002, mail them to the above address, Room 4100, to be received by the time of the hearing.

To request a draft report of the Willamette River Title 3 Project, call **503-823-7700**, or pick up a copy at 1900 SW 4th Ave., 4th floor. For more information about this project or upcoming hearings, call Chris Scarzello, **503-823-7716**.

Looking for historic land use records?

If a land use review was done on a property in Portland, you'll be able to look up the results. By mid-March, the public computers in the Development Services Center and Document Services will contain the complete text of more than 37,000 land use review decisions. You'll also have access to the results of pre-application conferences and information on final plats.

Code appointments offered

The Office of Planning and Development Review (OPDR) is now scheduling appointments with planners to answer questions regarding the new Land Division Code in Title 33. The four 30-minute appointments are scheduled on a first-come, first-served basis in the Development Services Center, between 9:00 a.m. and 11:00 a.m., every Monday and Wednesday. There is no fee.

Potential applicants and other customers will have more time to ask questions and get in-depth information; a planner from the Planning and Zoning staff and a member of the Land Division Team will be on hand at each appointment.

To schedule a land division appointment, talk to a planner in the Development Services Center, or call **503-823-7526**.

Private Streets Open House

6:00 - 8:00 p.m., Tuesday, March 19, 2002
1900 SW 4th Ave., Room 2500A

For more information, call Donna Ault, **503-823-6892**, or Doug Morgan, **503-823-5824**. Drafts of the report will be available on OPDR's Web site, www.opdr.ci.portland.or.us, and in the Development Services Center by Friday, March 8.

**The Plans Examiner is a bi-monthly publication of the City of Portland
Office of Planning and Development Review
Commissioner Charlie Hales, 503-823-4682**

How To Reach Us

All Area Code 503
Monday through Friday
8:00 a.m. – 5:00 p.m.
(e) = Electronic Messaging System
Please leave detailed information.
Your call will be returned.

While browsing the internet,
visit our home pages —
www.opdr.ci.portland.or.us and
www.planning.ci.portland.or.us/

OPDR — Administration	503-823-7308	TRANSPORTATION	
Building Code Questions	503-823-7310 (e)(4)	Development Requirements and/or Right-of-Way Policy	
Fire Code Questions	503-823-7366	Glen Pierce	503-823-7079
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		
Permit Records		TREES — Urban Forestry (7:00 a.m. - 3:30 p.m.)	
Document Control/Current Applications	503-823-7357 (e)	Pruning/Planning/Removal Permits	
Inspection Records/Finalled Permits	503-823-7660	N / NE — Luke Miller	503-823-4511
Building Record Center FAX	503-823-7765	NW / SW — Charley Davis	503-823-4523
Septic Tanks/Cesspools	503-823-7247	Southeast — Ned Sodja	503-823-4440
Planning & Zoning – Information	503-823-7526	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 and Improvement	
		Myles Black	503-823-4018
ENVIRONMENTAL SERVICES		WATER	
Development Engineering	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/Mary B 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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