

# The Plans Examiner

JULY 2005

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## BDS free to expand innovative permitting and inspections programs

A bill allowing Portland’s Bureau of Development Services (BDS) to develop and maintain innovative programs was passed by both Houses of the Oregon Legislature in June, and currently awaits the Governor’s signature. HB 3304 amends ORS 455.154, opening the door for Tri-County municipalities in the tri-county area that administer and enforce the state’s building codes, to create innovative alternative permit and inspection programs on a permanent basis.

Without this law amendment, several BDS pilot programs must remain temporary unless all other jurisdictions in the Tri-County area adopt the same programs. This was an unintended consequence of legislation passed in mid-July 1999, which created the Tri-County Building Services Board and standardized permit applications and permitting practices throughout Multnomah, Clackamas and Washington Counties.

The following is a list of BDS pilot programs that may be made permanent with the passage of HB 3304:

- **Fast Track**, allowing experienced builders constructing simple structures to meet with all review groups within a three day period and accelerate permit processing;
- **Field Issuance of Residential Permits (FIR)**, in which BDS literally makes house calls to issue residential remodeling permits. This program recently received national recognition;
- **Major Projects Group (MPG)**, which assigns a single contact and review team to large commercial projects from concept through final inspections;
- **Get Legal**, which assists customers legalize work completed without the benefit of permits;
- **Batch**, making joint submittal of plans possible for multiple single family, row house and duplex structures on similar sized lots in one subdivision;

With the passage of HB 3304, these innovative programs and others like them will continue to be offered through BDS in addition to established and standardized Tri-County programs, thus providing program choices to BDS customers.



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



# 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.*

## July 8, 2005

**Accessory Dwelling Units (ADUs) – What You Need To Know** is a session for anyone who wants to learn more about definitions and requirements governing accessory dwelling units. Get your questions answered by BDS and interagency staff ADU experts. This session will explore:

- What is an Accessory Dwelling Unit? – Helpful definitions and terms;
- Building an ADU – Options for new construction and converting existing space;
- What you should know before you start an ADU project – Inspections, Plans & Permits;
- What will it cost? – Fees and Systems Development Charges that apply to ADUs;

## August 2005

Lunch and Learn will not be held during the month of August.

## September 9, 2005

**Building for Portland's Future – G/Rated Green Building and LEED**  
Portland's Office of Sustainable Development provides an update on Commercial Green Building and looks at Portland's standing as one of the leaders in U.S. Green Building.

## October 14, 2005

Just in time for the rainy season, the topic is **Erosion Control**.

## November 11, 2005

Lunch and Learn is cancelled due to the Veteran's Day holiday.

## December 9, 2005

It's time for some indoor work. This topic is **Change of Occupancy**.

## 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 online

View past Lunch and Learn presentations 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, [bds@l@ci.portland.or.us](mailto:bds@l@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. 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.

## Holiday DSC Closures

Monday, September 5, Labor Day

Friday, November 11, Veteran's Day

Thursday and Friday, November 24 and 25, Thanksgiving





# CUSTOMER ALERT

## Access control systems

Security monitoring for entrance and egress is becoming a popular building feature. It is important to know that access control systems restricting egress or those used on fire rated doors are regulated by the Structural Specialty Code and require a permit and inspection approval from the City of Portland.

### Permit requirements

- **Building Permits** are required for installation of new access control systems using REX devices, or other restrictions to egress, in new or existing buildings.
- **Electrical Permits** are required for all installations of electrically powered access control systems in new or existing buildings. Electrical permits are also required when additional doors are added to an existing access control system or a system is retrofitted.
- **Alarm Permits** are required from the Fire Marshal's Office when the access control system is tied to the fire alarm system.

### Installation requirements

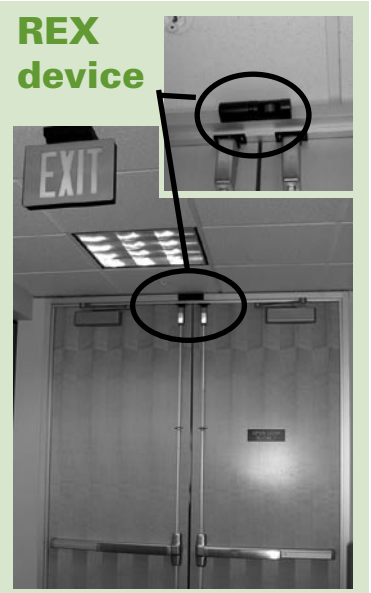
Access control devices restricting egress shall meet all of the following installation requirements:

- An automatic REX device shall be provided on the egress side of the door. The device shall be located to detect individuals approaching the doors and the doors shall unlock upon detection of approaching individuals.
- Loss of both normal and emergency power to the door lock mechanism and to the REX device shall cause both to fail safe.
- The doors shall unlock from a manual release device. The manual release device shall be located 40 inches to 48 inches vertically above the floor and within 5 feet of the secured doors

### Steps to ensure your system is compliant

If you are concerned about whether or not your access control system is code compliant, the Bureau of Development Services suggests the following:

- Contact your installer to ensure that the installation of the system was permitted and inspected.
- If the system was not permitted and inspected, contact Gary Boyles, Deputy Fire Marshal at 503-823-3778 or Jim Nicks, Facility Permit Program Supervisor at 503-823-3445 for information on how to bring the system into compliance.



**Typical magnetic locking device with required manual release button located near exit**





## Integrated watershed management, part one of a three part series

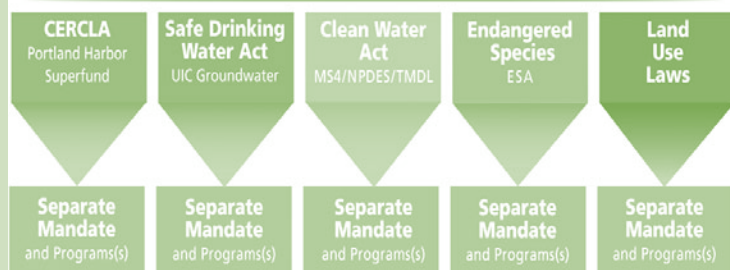
The City of Portland is developing an integrated watershed plan to address water and watershed problems as it meets an increasing number of regulatory mandates. Instead of responding to each mandate individually, the integrated approach addresses several requirements at once leading to increased efficiency and programs that promote healthy urban watersheds, improve water quality, enhance fish and wildlife habitat, and protect public health.

The Bureau of Environmental Services is working to comply with the following environmental mandates that affect the lower Willamette River and its tributaries:

- **Superfund Listing** - Portland is participating in remedial investigations with other public and private Potentially Responsible Parties to clean up contaminated sediments in Portland Harbor;
- **Clean Water Act** – Federal law requires Portland to manage stormwater runoff and control combined sewer overflows (CSOs). The Oregon Department of Environmental Quality (DEQ) is expected to issue Portland’s second-term municipal stormwater permit this year. Environmental Services is also in the 14th year of a 20 year program to reduce CSOs by 96%.
- **Safe Drinking Water Act** – The DEQ has issued a permit for the thousands of sumps in Portland that collect stormwater runoff and allow the water to soak into the ground. The permit requires Environmental Services to ensure that these underground injection controls don’t contaminate groundwater.
- **Endangered Species Act** – Federal listings of salmon and steelhead as threatened species require Portland to preserve and enhance salmon habitat in the lower Willamette River and its tributaries.
- **Metro’s Nature in Neighborhoods Program** – The City must protect areas Metro has identified as high value streamside habitat for fish and wildlife.

### Traditional Approach

#### Key Regulatory Drivers



*This is the traditional way of approaching multiple mandates with each program area having separate work plans not necessarily connected to the work of others.*

### Integrated Approach

#### Key Regulatory Drivers



*The Watershed Plan will deal with multiple regulatory requirements in an integrated way. Future actions will focus on achieving multiple objectives.*

## Streamlining the process

A unique agreement between the City of Portland and federal agencies is reducing the time it takes to complete watershed enhancement projects. Portland is the only non-federal entity in the nation that has a formal agreement with NOAA Fisheries, the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service to streamline the permitting process for City projects. Other participating agencies include the Oregon Division of State Lands, the Oregon Department of Environmental Quality, the Oregon Department of Fish and Wildlife and the Portland Bureau of Development Services.

The agreement greatly reduces the time it would normally take the City to obtain project permits. This work is recognized in the 2005 Portland Watershed Management Plan, which acknowledges that growth is part of a vibrant, livable city, and focuses on making the urban and natural environments more compatible over time.

### Watershed plan actions will include:

- Different approaches to stormwater management during road construction to protect rivers and streams;
- Working with developers to manage stormwater runoff on site using Portland's Stormwater Management Manual and technical assistance; and,
- Infiltrating stormwater to the ground where possible to recharge groundwater supplies, reduce sewer backups into homes and businesses, and avoid the cost of constructing new sewer lines.

You can get more information about stormwater management and the 2005 Portland Watershed Management Plan online at [www.cleanriverspdx.org](http://www.cleanriverspdx.org). You may also contact Jim Gladson at 503-823-4759 or e-mail [jamesg@bes.ci.portland.or.us](mailto:jamesg@bes.ci.portland.or.us) for more information.

Be looking for part two of this three-part series on Watershed Management, which will appear in the September issue of the *Plans Examiner*. The second part will focus on integrating stormwater into the built environment and how to address common stormwater-related issues.



*pervious pavement*



*green street, curb extension*



*Inside the westside BIG PIPE combined sewer overflow tunnel. The city will spend about \$1.4 billion by the time the project is complete in 2011. The project to capture most sewer overflows to the Willamette is required under the federal Clean Water Act.*

*Kelly Creek, a tributary of Johnson Creek in outer SE Portland. The project shown here reconfigured the lower portion of Kelly Creek at its confluence with Johnson Creek. The aim was to improve habitat for cutthroat trout and for ESA-listed steelhead.*



## Portland's Green Building Resource

### A green building:

- **Saves energy and water**
- **Reduces material use**
- **Protects the site**
- **Uses low-impact materials**
- **Maximizes longevity and durability**
- **Minimizes waste**
- **Makes the building healthier**
- **Recycles existing buildings**

### What is green building?

The term *green building* refers to a new way of designing and constructing buildings to increase performance and enhance the health and experience for people who work, live and play in these structures.

### Leading the green building industry

Conscientious citizens, a savvy development community and progressive local leadership make Portland a nationally recognized leader in the green building industry. Examples around Portland range from a four-story office building that will save over 700,000 gallons of potable water a year by flushing its toilets with rainwater to an 800 square foot *zero net energy* home that produces more energy than it consumes annually.

The implementation of green building strategies can be found in all project types and sizes around Portland. Beginning with this issue, the *Plans Examiner* will feature a regular column that includes a case study that illustrates how green building practices are being implemented in local projects.

### Cost and materials

It is no longer difficult to find beautiful, sustainable building materials. Your options range from the traditional natural linoleum to recycled glass tile and recycled rubber roofing to sustainably harvested lumber. You can use the latest technologies or 100 year old salvaged materials to achieve high-performance, healthy and low-impact remodeling and building.

Green building choices don't have to add cost or sacrifice performance. No matter what your style and budget, you can build green by making informed decisions. It is also important to keep in mind that some green options may cost more up front, but significantly reduce operating and maintenance costs over time. For example, a green building can reduce the average home's energy use by 40 percent, water use by 30 percent and avoids the creation of more than four million gallons of wastewater over a 30 year mortgage.

### G/Rated – providing resources and information

The Office of Sustainable Development's G/Rated Program knows that remodeling or building a home can be an overwhelming project. They can get you started and help you through each stage of your project by providing helpful advice, resource information, technical support and assistance regarding possible financial incentives for green building. For more information on the programs and services they offer, please visit their Web site at [www.green-rated.org](http://www.green-rated.org) or call 503-823-7222. Some services and information that you may find helpful include:

- G/Rated's annual ReTHINK green building education program and *Build it Green!* tour of homes provides practical opportunities to visit projects, talk with project team members and learn about green building in Portland.
- G/Rated's Web site [www.green-rated.org](http://www.green-rated.org) is a helpful resource that features case studies, technology briefs, financial incentives, local resources and how-to's.
- The G/Rated Web site also hosts *Soil Trader*, which is an online trading network for nonhazardous construction spoils that might otherwise end up in a landfill.
- The Northwest Green Directory [www.nwgreendirectory.com](http://www.nwgreendirectory.com) is a comprehensive database of local green building products and service providers.
- The Green Investment Fund Grant Program offers \$500,000 annually to innovative green building projects in Portland.



*PV array on Brewery Block #4*

*Multnomah County ecoroof reduces building energy consumption and manages stormwater.*



*Kitchen remodeled using salvage materials.*



*PSU Epler Hall courtyard bioswales capture rooftop rainwater, which is then harvested and treated for toilet flushing in the building.*



*Green, on a skinny lot - this 1,400 square foot home won design excellence recognition in the City of Portland's Living Smart: Big Ideas for Small Lots design competition. The home's radiant in-floor heating system and operable windows reduce energy consumption and help create healthy indoor air quality, all within a 570 square foot footprint.*

## **G/Rated and BDS partner to increase awareness**

The G/Rated Program and the Bureau of Development Services have teamed up to increase awareness among our customers about the availability of the City's green building resources and to facilitate green building in Portland.

From July 7 to August 11, G/Rated staff will be available on Thursday evenings from 5:00 to 7:30 pm at Permit Night in the Development Services Center to talk with you about your project ideas, provide materials and answer any questions you might have about green building. Whether you are interested in green building, or just waiting in line, feel free to stop by and talk with green building expert, Mike O'Brien.

In the near future, BDS will include helpful links to green building resources and information on their Web site at [www.portlandonline.com/bds](http://www.portlandonline.com/bds).

Whether you are planning a simple or complex project, you can make green choices that achieve your goals for a high-performance, healthy and beautiful home. The G/Rated Program is available to provide any support and assistance you may need regarding your project. You can learn more about the resources available to you by calling 503-823-7222 or visiting [www.green-rated.org](http://www.green-rated.org).

## The Bacon-Brenes home, building with nature in mind

The recently completed Bacon-Brenes house on NE 14th Avenue showcases sustainable design and construction. Warm sunlight pours in through south-facing windows, heats the concrete floor and dances across the hand-plastered walls and exposed salvage-wood beams. This house looks and feels different because it was built to last for generations, and conserve energy, water and resources.

Matt and Kristin Bacon-Brenes began dreaming and researching about building a green home about a year before they purchased their lot in the Sabin neighborhood. They knew that they wanted to build an environmentally sound house that fit in with their new neighborhood, and found kindred spirits in architect Andre DeBar and contractor Dave Heslam. Matt and Kristin wanted to create a house that had the same craftsmanship and detailing as the older houses in their neighborhood. Matt, Kristin, Dave and Andre have created a house with inner beauty that arises from the integrity of the materials, logic of the plan, and relationship to nature.

Many of the materials used in the home came from the ReBuilding Center. From the structural wood to the marble counter tops, reused materials give the house unique character. Matt and Kristin found doors from a Pendleton boarding house, marble and lumber from deconstructed buildings, and light fixtures from an old church basement. Their stairs are made from Springfield High School bleachers.

They set up a rainwater harvesting system, including two underground 1700 gallon polyethylene cisterns, that provides all their domestic water supply. All hot water, including the in-floor hydronic radiant heat, is provided by a Takagi instantaneous water heater. A GFX heat recovery unit recaptures heat from hot water going down the drain.

The 1550 square foot, three bedroom house was designed based on many of the concepts from Sarah Susanka's book, *The Not So Big House*, and was intended to be a small but flexible living space. With that in mind, Matt and Kristin focused on creating an open passive solar floor plan downstairs, with a simple layout for the upstairs bedrooms, and the potential to add additional living space on the third floor without increasing the footprint of the house. In comparison to the average new home size of 2200 square feet, the size of this house makes it inherently more energy and resource efficient.

The structure is a type of insulated concrete form (ICF) called Rastra. Large hollow-core blocks made of polystyrene beads encased in cement are laid up, reinforced with steel rebar and filled with concrete to produce walls that are strong, energy efficient and resistant to moisture damage or decay. Rastra reduces the amount of wood used compared to framed walls, while offering better performance and durability.

Last year, Matt and Kristin's house and builder Dave Heslam were recognized by the National Association of Homebuilders as Green Home of the Year.



### Q & A

- Q** *How was your experience with contractors and vendors?*
- A** Great. Finding the right architect and contractor was one of the biggest successes of building the house. Dave and Andre were both really willing to listen to us and we worked together as a team. Even after we had negotiated the contract with Dave, we were all willing to be flexible and fair. Dave showed us where we could save money, and we were willing to pay for some of the unanticipated costs.

Working with the ReBuilding Center was great too. Kristin and I started going there and collecting things before we even started building. Once we were under construction we went about every other day. Their Deconstruction team located and took down the Amity Mill, from which we reused wood for framing and decking. We also found the marble for our kitchen and bathroom counter tops and our staircase, which was from the old Springfield high school.

A neighborhood cabinetmaker named Eddie Murphy designed and built our cupboards. He

*continued, page 11*



## Construction and demolition recycling cuts waste in tri-county area

Making recycling easy for contractors, developers and the building industry as a whole has been one of Metro's goals for several years. In 2002, more than 225,000 tons of waste from construction and demolition projects were recycled in the tri-county area, according to waste studies conducted by Metro. The total is significant because it represents about 21 percent of all the waste recovered in the region.

As part of Portland's ongoing efforts to reduce waste across all parts of the commercial sector, several years ago the city adopted an ordinance requiring construction and demolition projects with valuations exceeding \$50,000 to recycle wood, cardboard, metal, rubble and land clearing debris. Not only does recycling reduce waste, it also costs less than disposal. The fee charged for construction and demolition waste at recycling facilities ranges from \$25 to \$30 per ton, while the cost to dispose of the same materials starts at \$45 per ton and can go as high as \$70 per ton.

The most common materials from residential construction and remodeling projects are wood, cardboard, metal, drywall and composition roofing. For commercial projects, add concrete and steel to this list. Of these, only drywall and roofing materials may require extra effort to recycle. In most cases, the easiest and fastest solution to the recycling dilemma is to contact a hauling company to deliver and pick up a drop box specifically designated for mixed construction and demolition waste.

Bryce Jacobson, Metro's construction and demolition recycling specialist, says that recycling and salvage aren't often priorities for contractors and developers. But if planned into the project from the beginning, recycling can be efficient and should cost less than landfilling all project debris.

"One of the newer developments is the option to place all debris into one container, and send it all to a facility to be sorted for recycling. This option is great for contractors who don't have the space for multiple drop boxes or don't want their workers tied up sorting materials," Jacobson says.

He points out that tracking the effectiveness of recycling and salvage is an important element and can give contractors a clearer picture of their costs and savings on each project. Jacobson often visits construction and demolition sites to provide assistance with setting up recycling or tracking its results. He also provides assistance by phone.

In addition to Jacobson's hands-on assistance, Metro has several easy-to-use resources specifically designed to help contractors, builders and developers locate recycling and salvage services in the tri-county area. More than 100 businesses and facilities in the region specialize in different aspects of construction and demolition waste recycling and salvage.

Metro's Web site, [www.metro-region.org](http://www.metro-region.org), has information on

these recyclers updated daily. By clicking on *Find a Recycler* under the heading *Garbage, recycling and waste prevention*, you'll be able to link to the *Construction Industry Recycling Toolkit*. Type in the address or the cross streets for your site and the materials you want to recycle. You'll quickly see a list of all the facilities that recycle these materials along with the distance from your site, directions and contact information.

You also may pick up a free print copy of the *Metro Construction Recycling Toolkit* in the Resource Section of the Development Services Center, 1900 SW 4th Avenue, Portland. And if these two resources are not easy to access, one call to Metro Recycling Information, 503-234-3000, will connect you to a real person to answer all of your construction debris recycling questions.

Several building trade organizations have partnered with Metro to support recycling and salvage of construction and demolition wastes. They include Associated Builders and Contractors, Associated General Contractors, Portland Construction Specifications Institute, Oregon Remodelers Association and Metro Home Builders Association.

For assistance setting up a recycling and salvage program for your next construction or remodeling project, call Bryce Jacobson, 503-797-1663.



# Get Legal

## Get Legal Program update

In June 2003, the Bureau of Development Services launched a pilot program to help homeowners legalize significant remodeling and construction work completed without permits. The pilot project's success and increased customer demand prompted the bureau to formally implement the program in January 2004.

Since June 2003, 79 properties have been accepted into the program. Of the 79 properties, 47 have become legal through the program and 32 are in the process of being legalized.

The Get Legal Program takes a team approach to helping customers by using Zoning, Plan Review, Inspection, Permitting and Administrative staff as consultants to the property owner to determine the scope of work, outline options for legalization and develop a customized work plan. Utilizing the team approach ensures that customers receive the one-on-one assistance they need to realize the goal of legalizing their property. And, having the same inspector and plans reviewer from start to finish allows property owners and staff to develop a partnership and good communication while working to legalize the project.

Examples of the types of projects Get Legal can help to legalize include:

- Basement, attic and garage conversions
- Additions
- Conversions to multi family or office use
- Commercial use changes

The program fee is \$350 for residential properties and \$450 for commercial properties, which covers the team's consultation time and code appeals. The cost of permits needed to legalize the project is in addition to the program fee. A low-income waiver is available to qualified applicants.

If you are unsure whether permits were obtained for work on your property, you can search the property's permit history by going to [www.portlandonline.com/bds](http://www.portlandonline.com/bds), selecting permit/case search and entering the property address. Online records only go back a few years, but older records are available in the Records/Resource Section by calling 503-823-7660.

For more information about the Get Legal Program, please visit our Web site at [www.portlandonline.com/bds](http://www.portlandonline.com/bds) or call Alisa Cour at 503-823-7281.



## BES implements simplified method to recover costs on public sewer projects

On July 1, the Bureau of Environmental Services (BES) began implementing a new method for calculating the costs of permitting, inspection and final approval of improvements to the public sewer system. The changes were adopted in an ordinance approved by the City Council in May amending City Code Section 17.32. The goals for the change are to closely link fees with specific hourly rates for City staff, plus actual costs of materials, supplies and equipment.

In addition, the changes will save time because staff will no longer have to wait until all actual invoices are received and tabulated before final accounting can be done. The changes are intended to speed up billing or refunds to customers on public works projects and ensure equitable costs for all permit customers while still recovering actual costs.

The change will not result in fee increases, but should lead to long-term savings through lower costs to administer the program. And customers can expect to receive their final billings or refunds on public sewer projects thirty to sixty days faster than they do now.

Hourly charges for staff are established annually by the City Council and are based on the specialty of the person performing the work. Overtime will be charged only for work done at the request of the customer and only after the customer is notified that overtime charges will apply.

### The rates established in the code are as follows:

Engineering Services Division	Standard Rate	Overtime Rate
Development Engineering	\$64.62	\$75.39
Construction Services	\$46.49	\$61.94
Inspection	\$54.88	\$62.16
Other (all Engineers)	\$70.96	\$83.06

Deposits due before starting the design work will be half the estimated costs, but estimates will be much easier to compute. Before the certificate of completion is issued by the Chief Engineer, the actual final costs will be calculated and the final billing or refund will be processed.

The changes will be phased in as new projects are submitted to allow BES and customers to evaluate their effectiveness. The changes were reviewed by the Development Review Advisory Committee and modified in response to their suggestions. BES will continue to work closely with the Committee, other City agencies and stakeholders to ensure implementation goes smoothly.

If you have questions about the changes in how costs are calculated for public improvement sewer projects, contact Sun Noble, 503-823-5241.

*Q & A continued from page 8*

was also really easy to work with. He liked using the certified Oregon white oak, and after we convinced him to use the wheat board for the cabinet backs, he discovered that he preferred it to ordinary particleboard.

**Q** *Which green measures cost extra? Why did you think they were worth the extra cost?*

**A** The whole house is built using green technologies, and really high quality materials. We built the house to last. For example, we used the highest quality windows we could find, and they have a 50 year guarantee. We also used stucco, plaster, concrete, and unfinished wood – all products that have a long-life. We wanted to create a quality house with integrity, which is pretty different than the usual model for new construction.

**Q** *What would you like to tell others about your experience?*

**A** That finding a contractor that you can communicate with is the most essential part about building. If you are interested in integrating green technologies into your house, finding a contractor with that kind of experience, will allow you to try new things.

**Q** *What were your most important environmental goals?*

**A** Our goal in building the house was to create an environmentally sound house that fits in with the neighborhood.

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 4th 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.....	503-823-3934

<b>OFFICE OF SUSTAINABLE DEVELOPMENT</b>	
Construction & Demolition Recycling .....	503-823-7202
G-rated Resources, Terry Miller .....	503-823-7202

<b>TRANSPORTATION</b>	
Development Requirements & Right-of-Way Policy	
Kurt Krueger .....	503-823-6964
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 Eisenhower .....	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	

<b>WATER</b>	
Water Service Information .....	503-823-7368
Hydrant Permits.....	503-823-7368
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