Contractor Permit Inspections
City of Newberg

Permit Number: NDWL23-0097

Description: **New Single Family Residence**

Applied: **10/17/2023**
Approved: **3/14/2024**
Site Address: **613 N GRANT ST**

Issued: **3/14/2024**
Finaled:
City, State Zip Code: **Newberg, OR 97132**

Status: **ISSUED**
Applicant: **Edward Lindley**

Parent Permit:
Owner: **Edward Lindley**

Parent Project: **DR123-0009**
Contractor: **Edward Lindley**

Details:

LIST OF INSPECTIONS

SEQ ID	SCHEDULED DATE	COMPLETED DATE	TYPE	INSPECTOR	RESULT	REMARKS
	3/21/2024	3/21/2024	SETBACKS	Brooks Bateman	APPROVED	
Notes:						
	3/21/2024	3/21/2024	FOOTING	Brooks Bateman	APPROVED	eTRAKiT Inspection Request
Notes: 3/20/2024 2:46 PM Edward Lindley Boxcrete would like to pour at 11am if inspection could be first thing in the AM Contact Name: Edward Lindley Site Address: 613 N GRANT ST Phone: 5035725491 e-Mail: lindleytl@gmail.com						
	3/21/2024	3/21/2024	FOUNDATION DRAIN	Brooks Bateman	NOT READY	eTRAKiT Inspection Request
Notes: 3/20/2024 2:46 PM Edward Lindley Boxcrete would like to pour at 11am if inspection could be first thing in the AM Contact Name: Edward Lindley Site Address: 613 N GRANT ST Phone: 5035725491 e-Mail: lindleytl@gmail.com						
	3/21/2024	3/21/2024	FOUNDATION	Brooks Bateman	APPROVED	eTRAKiT Inspection Request
Notes: 3/20/2024 2:46 PM Edward Lindley Boxcrete would like to pour at 11am if inspection could be first thing in the AM Contact Name: Edward Lindley Site Address: 613 N GRANT ST Phone: 5035725491 e-Mail: lindleytl@gmail.com						

	3/25/2024	3/25/2024	RAIN DRAIN	Clair Company	APPROVED	eTRAKiT Inspection Request

Notes:

3/24/2024 10:14 PM Edward Lindley
water line next to foundation for backfill, Rain garden sump pump pipe next to foundation for backfill, Rain drains
Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	3/25/2024	3/25/2024	WATER LINE	Clair Company	APPROVED	eTRAKiT Inspection Request

Notes:

3/24/2024 10:14 PM Edward Lindley
water line next to foundation for backfill, Rain garden sump pump pipe next to foundation for backfill, Rain drains
Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	5/21/2024	5/21/2024	SHEAR WALL	Jared Bradbury	APPROVED	eTRAKiT Inspection Request

Notes:

5/21/2024 6:36 AM Edward Lindley
could you text me rough time of inspection
Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

Inspector BB changed the inspection assignment from BB to JB

	8/14/2024	8/14/2024	PUBLIC SEWER	Mike Grimes	DENIED	eTRAKiT Inspection Request

Notes:

8/13/2024 12:56 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

ABS not allowed on public sewer. 3034 required to cleanout. Multiple ferncos not allowed on public sewer. Solid pipe required from wye to cleanout.

	8/15/2024	8/15/2024	ROUGH PLUMBING	Brooks Bateman	PARTIAL APPROVAL	eTRAKiT Inspection Request

Notes:

8/14/2024 7:02 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

1. Water lines to come 2. Provide mid story supports

	8/15/2024	8/15/2024	SANITARY SEWER	Brooks Bateman	DENIED	eTRAKiT Inspection Request

Notes:

8/15/2024 5:47 AM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

1. Provide test on line

	8/16/2024	8/16/2024	SANITARY SEWER	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

8/15/2024 4:43 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	8/16/2024	8/16/2024	WATER LINE	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

8/15/2024 4:44 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

ApcLower water line to 24" below grade at meter

	8/29/2024	8/29/2024	DRIVEWAY APPROACH	Mike Grimes	APPROVED	eTRAKiT Inspection Request

Notes:

8/28/2024 12:35 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

Forms Only

	10/10/2024	10/10/2024	ROUGH PLUMBING	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/9/2024 6:00 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/10/2024	10/10/2024	FRAMING	Brooks Bateman	NOT READY	eTRAKiT Inspection Request

Notes:

10/9/2024 6:03 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/10/2024	10/10/2024	SHEAR WALL	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/9/2024 6:04 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

Interior shear ok

	10/14/2024	10/14/2024	FRAMING	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/13/2024 7:58 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/14/2024	10/14/2024	MECH ROUGH	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/13/2024 7:59 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

Return air to come, check at insulation

	10/21/2024	10/21/2024	INSULATION	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/20/2024 7:10 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/21/2024	10/21/2024	MECH ROUGH	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/20/2024 7:10 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/25/2024	10/25/2024	FIRE WALL	Brooks Bateman	DENIED	

Notes:

1. Provide fire assembly behind dryer vent box and laundry water box. Call for inspection of Sheetrock behind boxes prior to re covering

	10/25/2024	10/25/2024	FIRESTOP ASSEMBLY	Brooks Bateman	WRONG INSPECTION	eTRAKiT Inspection Request

Notes:

10/24/2024 5:28 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/25/2024	10/25/2024	STORMWATER FACILITY	Mike Grimes	APPROVED	eTRAKiT Inspection Request

Notes:

10/23/2024 8:48 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

line, rock and growing medium only.

	2/24/2025	2/24/2025	SHOWER PAN	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

2/23/2025 8:05 PM Edward Lindley
two shower pans
Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

NEW SINGLE FAMILY - 1 UNIT PERMIT
City of Newberg

PERMIT NUMBER
NDWL23-0097

PERMIT TYPE: **NEW SINGLE FAMILY - 1 UNIT** PERMIT SUB TYPE : **WITH BACKFLOW**	SUBDIVISION/COMM SITE:	TAX MAP NO: **R3218DC 03002** BLDG USE GROUP:
JOB ADDRESS: **613 N GRANT ST** DESCRIPTION: **New Single Family Residence**		
ZONED AS: TOTAL WORK VALUE: **$426,031.89**	TOTAL SQFT: **0** TYPE OF CONSTRUCTION:	SPRINKLERS: BUILDING USE:

APPLICANT: **Edward Lindley** MAILING ADDRESS: **PO Box 28 Newberg, OR 97132**	PHONE: **(503)572-5491** FAX:
ARCHITECT/DESIGNER/ENGINEER-WHO DREW THE PLANS: **Krause Architechts** MAILING ADDRESS: **PO Box 1989 Clackamas, OR 97015**	PHONE: **(503)656-4111** FAX:
CONTRACTOR: **Edward Lindley** MAILING ADDRESS: **PO Box 28 Newberg, OR 97132**	PHONE: **(503)572-5491** FAX:
CONTRACTOR: **Edward Lindley** MAILING ADDRESS: **PO Box 28 Newberg, OR 97132**	PHONE: **(503)572-5491** FAX:
CONTRACTOR: **Edward Lindley** MAILING ADDRESS: **PO Box 28 Newberg, OR 97132**	PHONE: **(503)572-5491** FAX:
OWNER: **Edward Lindley** MAILING ADDRESS: **PO Box 28 Newberg, OR 97132**	PHONE: **(503)572-5491** FAX:

COMMENTS

FEES

DESCRIPTION	ACCOUNT	QUANTITY	PAID AMOUNT
1 AND 2 FAMILY NEW - BATHROOMS	08-0000-322002	0	$508.09
APPLIANCE VENTS/AIR DUCTS	08-0000-322002	8	$111.44
BACKFLOW DEVICE	08-0000-322002	0	$203.62
COMMUNITY DEVELOPMENT FEE .75 PERCENT	01-0000-322009	0	$3195.24
CPRD SINGLE FAMILY FEE - CITY	01-0000-202002	0	$187.78
CPRD SINGLE FAMILY FEE - PARKS	01-0000-202002	0	$9201.22
FAU/GRAVITY FURNACE UP TO 100K	08-0000-322002	2	$50.20
GAS PIPE OUTLETS	08-0000-322002	6	$32.23
MECHANICAL PLAN REVIEW FEE 50 PERCENT	08-0000-322002	0	$131.76
NEWBERG SCHOOL DISTRICT CET RESIDENTIAL FEE - CITY	01-0000-202003	0	$23.11
NEWBERG SCHOOL DISTRICT CET RESIDENTIAL FEE - SCHOOL	01-0000-202003	0	$2287.89
P WATER DEVELOPMENT 5/8"-3/4" METER FEE	47-0000-349002	0	$7120.47

NEW SINGLE FAMILY - 1 UNIT PERMIT

City of Newberg

PERMIT NUMBER
NDWL23-0097

SIDEWALK OR DRIVEWAY APPROACH PERMIT FEE	02-0000-332003	270	$114.82
SINGLE FAMILY PLAN & STORMWATER REVEIW & FINAL	17-0000-332004	0	$197.17
STATE SURCHARGE FEE 12 PERCENT - MECHANICAL	08-0000-202012	0	$31.62
STATE SURCHARGE FEE 12 PERCENT - PLUMBING	08-0000-202012	0	$85.41
STATE SURCHARGE FEE 12 PERCENT - STRUCTURAL	08-0000-202011	0	$204.93
STORM SYSTEM DEVELOPMENT SINGLE FAMILY FEE	43-0000-349002	0	$484.30
STRUCTURAL PERMIT FEE	08-0000-322001	0	$1707.71
STRUCTURAL PLAN REVIEW FEE 85 PERCENT	08-0000-322001	0	$1448.79
STRUCTURAL PLAN REVIEW-POST	08-0000-322001	0	$0.00
TECHNOLOGY FEE - ENGINEERING 5%	36-8675-3090001	0	$45.84
TECHNOLOGY FEE 5 PERCENT - MECHANICAL	08-0000-341006	0	$13.18
TECHNOLOGY FEE 5 PERCENT - PLUMBING	08-0000-341006	0	$35.59
TECHNOLOGY FEE 5 PERCENT - STRUCTURAL	08-0000-341006	0	$85.39
TRANSPORTATION DEVELOPMENT SINGLE FAMILY - LDR PER UNIT	42-0000-349002	0	$8417.75
VENTILATION SINGLE	08-0000-322002	5	$69.65
WASTE WATER DEVELOPMENT 1-18 FIXTURES FEE	46-0000-349002	0	$8822.04
WASTE WATER DEVELOPMENT EACH FIXTURE UNIT OVER 18 FEE	46-0000-349002	0	$2703.64
WATER CONNECTION FEE	07-0000-349001	0	$604.73
WOOD/FIREPLACE/MASONRY/FACTORY BUILT	08-0000-322002	0	$0.00
			TOTAL: $48,125.61

ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE ORSC AND OSCC.
INSPECTIONS REQUESTED PRIOR TO 7AM ILL BE COMPLETED THE SAME BUSINESS DAY.
INSPECTION RECIEVED AFTER 7AM WILL BE SCHEDULE FOR THE NEXT BUSINESS DAY.

8.15.150 UNNECESSARY NOISE – PERMITTED EXCEPTIONS.

A. UNREASONABLE NOISE AND EXCEPTIONS.

3. The following acts are declared to be per se violations of this section. This enumeration does not constitute an exclusive list:

j. Construction or Repair of Buildings, or Excavation of Streets and Highways. The construction, demolition, alteration or repair of any building or the excavation of streets and highways other than between the hours of 7:00 a.m. and 7:00 p.m. on weekdays. In cases of emergency, construction or repair noises are exempt from this provision. In nonemergency situations, the city may issue a permit, upon application, if the city determines that the public health and safety, as affected by loud and raucous noise caused by construction or repair of buildings or excavation of streets and highways between the hours of 7:00 p.m. and 7:00 a.m. will not be impaired, and if the city further determines that loss or inconvenience would otherwise result. The permit shall grant permission in nonemergency cases for a period of not more than three days. The permit may be renewed once for a period of three days or less.

Building Official: Brooks Bateman Issued By: **Fe Bates** Date: **3/14/2024**

LATERAL ANALYSIS

PRESCRITTIVE PER 2021 ORSC

CLIENT : LINDLEY RESIDENCE

JOB NO : # 23044

613 N. GRANT. ST.

PLAN NO : NEWBERG, OR 97132

DATE : OCTOBER 2, 2023

REGISTERED ARCHITECT
JOSEPH E. KRAUSE
CLACKAMAS, OREGON
STATE OF OREGON

JE KRAUSE
ARCHITECT P.C
(503) 656-4171
JOE@JEKRAUSE.COM
P.O. BOX 1989
Clackamas, Oregon 97015

TABLE R602.3(2)—continued
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

For SI: 1 inch = 25.4 mm.

a. Nail is a general description and shall be permitted to be T-head, modified round head or round head.
b. Staples shall have a minimum crown width of $^{7}/_{16}$-inch on diameter except as noted.
c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
d. Fasteners shall be placed in a grid pattern throughout the body of the panel.
e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.
f. Hardboard underlayment shall conform to CPA/ANSI A135.4
g. Specified alternate attachments for roof sheathing shall be permitted where the basic design *wind speed, V,* is less than 130 mph. Fasteners attaching wood structural panel roof sheathing to gable end wall framing shall be installed using the spacing listed for panel edges.
h. Fiber-cement underlayment shall conform to ASTM C1288 or ISO 8336, Category C.

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		BASIC DESIGN WIND SPEED, *V* (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0″ × 0.113″)	1.5	24/0	$^{3}/_{8}$	16	6	12	140	115	110
8d Common (2.5″ × 0.131″)	1.75	24/16	$^{7}/_{16}$	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

TABLE R602.3(4)
ALLOWABLE SPANS FOR PARTICLEBOARD WALL SHEATHING[a]

THICKNESS (inch)	GRADE	STUD SPACING (inches)	
		Where siding is nailed to studs	Where siding is nailed to sheathing
$^{3}/_{8}$	M-1 Exterior glue	16	—
$^{1}/_{2}$	M-2 Exterior glue	16	16

For SI: 1 inch = 25.4 mm.

a. Wall sheathing not exposed to the weather. If the panels are applied horizontally, the end joints of the panel shall be offset so that four panel corners will not meet. Panel edges must be supported. Leave a $^{1}/_{16}$-inch gap between panels and nail not less than $^{3}/_{8}$ inch from panel edges.

TABLE R602.7.5
MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS[a]

MAXIMUM HEADER SPAN (feet)	BASIC DESIGN WIND SPEED V (mph) AND EXPOSURE CATEGORY	
	< 140 mph, Exposure B or < 130 mph, Exposure C	≤ 115 mph, Exposure B[b]
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

For SI: 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

a. For header spans between those given, use the minimum number of full-height studs associated with the larger header span.

b. The tabulated minimum number of full-height studs is applicable where jack studs are provided to support the header at each end in accordance with Table R602.7(1). Where a framing anchor is used to support the header in lieu of a jack stud in accordance with Note d of Table R602.7(1), the minimum number of full-height studs at each end of a header shall be in accordance with requirements for *wind speeds*, $V < 140$ mph, Exposure B.

R602.8 Fireblocking required. Fireblocking shall be provided in accordance with Section R302.11.

R602.9 Cripple walls. Foundation cripple walls shall be framed of studs not smaller than the studding above. Where exceeding 4 feet (1219 mm) in height, such walls shall be framed of studs having the size required for an additional *story*.

Exterior cripple walls with a stud height less than 14 inches (356 mm) shall be continuously sheathed on one side with wood structural panels fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking.

Cripple walls shall be supported on continuous foundations.

R602.10 Wall bracing. Buildings shall be braced in accordance with this section or, when applicable, Section R602.12. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those portions shall be designed and constructed in accordance with Section R301.1.

R602.10.1 Braced wall lines. For the purpose of determining the amount and location of bracing required in each story level of a building, *braced wall lines* shall be designated as straight lines in the building plan placed in accordance with this section.

R602.10.1.1 Length of a braced wall line. The length of a *braced wall line* shall be the distance between its ends. The end of a *braced wall line* shall be the intersection with a perpendicular *braced wall line*, an angled *braced wall line* as permitted in Section R602.10.1.4 or an exterior wall as shown in Figure R602.10.1.1.

R602.10.1.2 Offsets along a braced wall line. Exterior walls parallel to a *braced wall line* shall be offset not more than 4 feet (1219 mm) from the designated *braced wall line* location as shown in Figure R602.10.1.1. Interior walls used as bracing shall be offset not more than 4 feet (1219 mm) from a *braced wall line* through the interior of the building as shown in Figure R602.10.1.1. Where all of the *braced wall panels* along a *braced wall line* occur within a single line, the *braced wall line* shall be located at the aligned *braced wall panels*, and an offset of the *braced wall line* is not permitted.

R602.10.1.3 Spacing of braced wall lines. The spacing between parallel *braced wall lines* shall be in accordance with Table R602.10.1.3. Intermediate *braced wall lines* through the interior of the building shall be permitted.

R602.10.1.4 Angled walls. Any portion of a wall along a *braced wall line* shall be permitted to angle out of plane for a maximum diagonal length of 8 feet (2438 mm). Where the angled wall occurs at a corner, the length of the *braced wall line* shall be measured from the projected corner as shown in Figure R602.10.1.4. Where the diagonal length is greater than 8 feet (2438 mm), it shall be considered to be a separate *braced wall line* and shall be braced in accordance with Section R602.10.1.

R602.10.2 Braced wall panels. *Braced wall panels* shall be full-height sections of wall that shall not have vertical or horizontal offsets. *Braced wall panels* shall be constructed and placed along a *braced wall line* in accordance with this section and the bracing methods specified in Section R602.10.4.

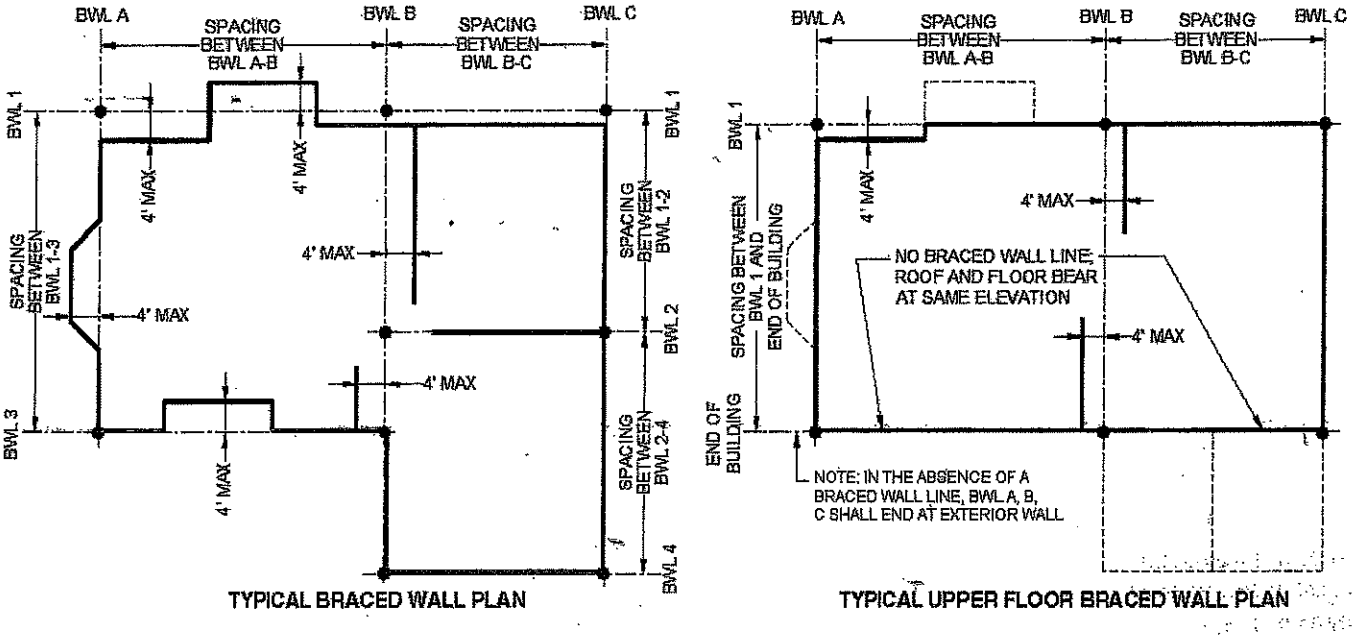
R602.10.2.1 Braced wall panel uplift load path. The bracing lengths in Table R602.10.3(1) apply only when uplift loads are resisted in accordance with Section R602.3.5.

R602.10.2.2 Locations of braced wall panels. A *braced wall panel* shall begin within 10 feet (3810 mm) from each end of a *braced wall line* as determined in Section R602.10.1.1. The distance between adjacent edges of *braced wall panels* along a *braced wall line* shall be not greater than 20 feet (6096 mm) as shown in Figure R602.10.2.2.

R602.10.2.2.1 Location of braced wall panels in Seismic Design Categories D_0, D_1 and D_2. *Braced wall panels* shall be located at each end of a *braced wall line*.

Exception: *Braced wall panels* constructed of Method WSP or BV-WSP and continuous sheathing methods as specified in Section R602.10.4 shall be permitted to begin not more than 10 feet (3048 mm) from each end of a *braced wall line* provided that each end complies with one of the following:

1. A minimum 24-inch-wide (610 mm) panel for Methods WSP, CS-WSP, CS-G and CS-PF is applied to each side of the building corner as shown in End Condition 4 of Figure R602.10.7.
2. The end of each *braced wall panel* closest to the end of the *braced wall line* shall have an 1,800 lb (8 kN) hold-down device fastened to the stud at the edge of the *braced wall panel* closest to the corner and to the foundation or framing below as shown in End Condition 5 of Figure R602.10.7.



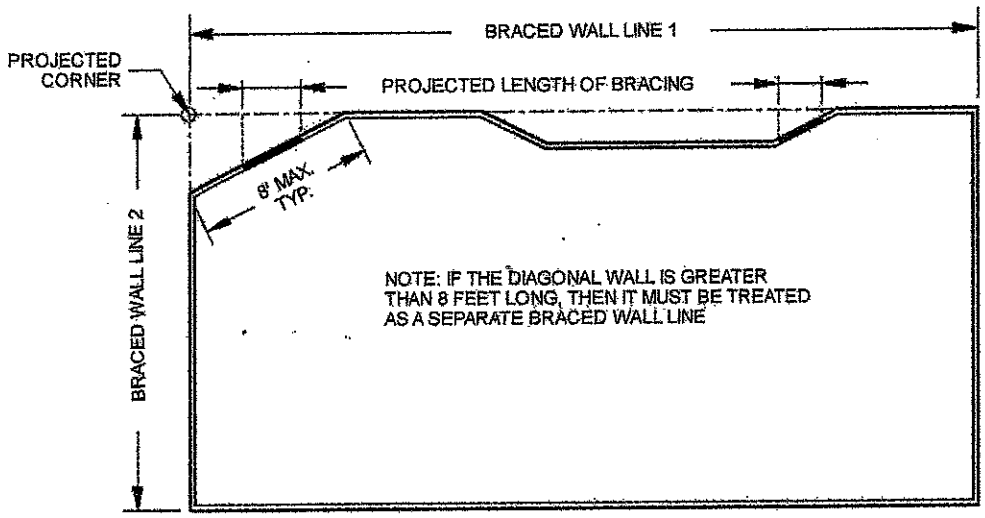
For SI: 1 foot = 304.8 mm.

FIGURE R602.10.1.1
BRACED WALL LINES

TABLE R602.10.1.3
BRACED WALL LINE SPACING

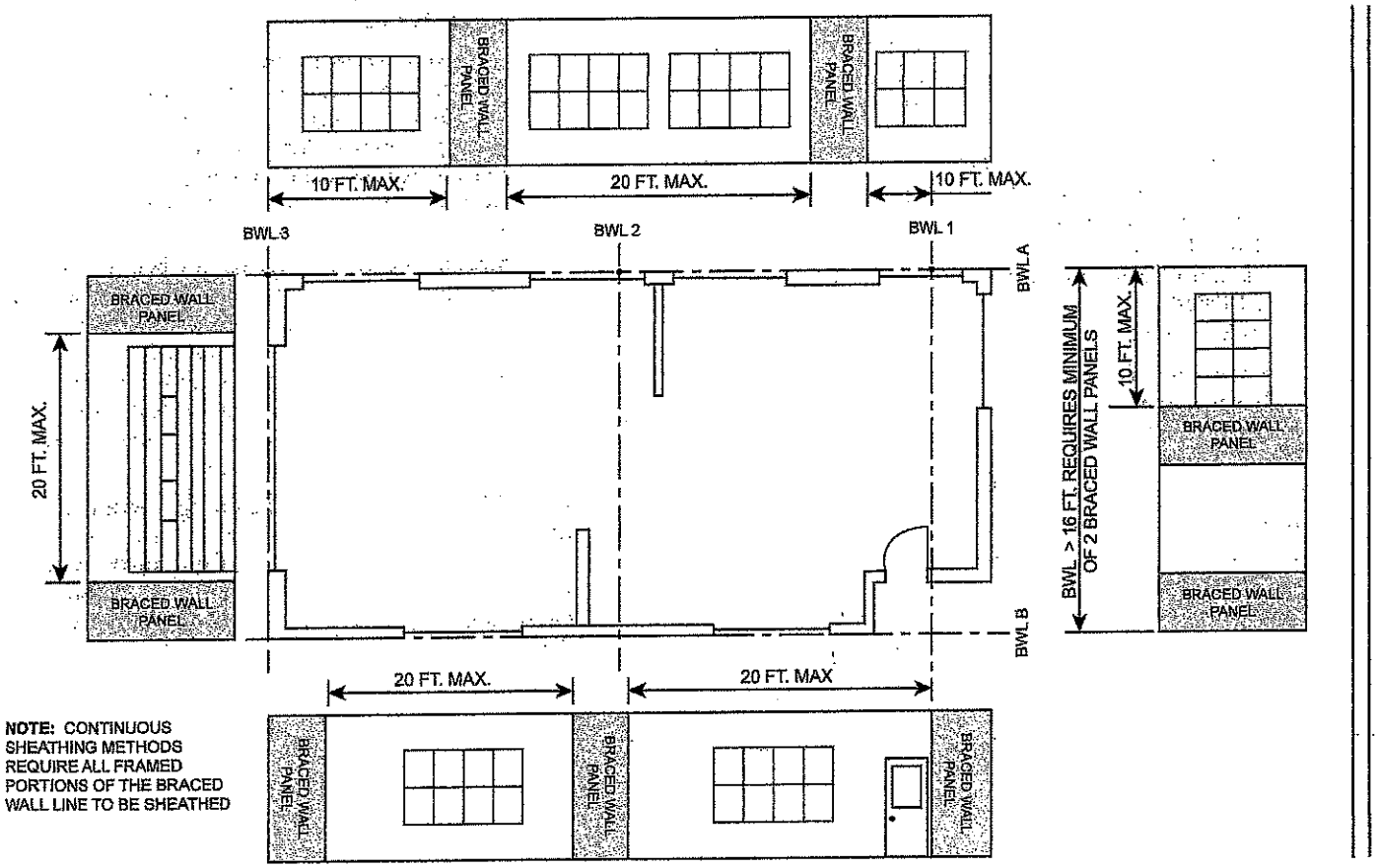
APPLICATION	CONDITION	BUILDING TYPE	BRACED WALL LINE SPACING CRITERIA	
			Maximum Spacing	Exception to Maximum Spacing
Wind bracing	Basic design wind speeds, V, 100 mph to < 140 mph	Detached, townhouse	60 feet	None
Seismic bracing	SDC A – C	Detached	Use wind bracing	
	SDC A – B	Townhouse	Use wind bracing	
	SDC C	Townhouse	35 feet	Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).
	SDC D_0, D_1, D_2	Detached, townhouses, one- and two-story only	25 feet	Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet.
	SDC D_0, D_1, D_2	Detached, townhouse	25 feet	Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2, 1 mile per hour = 0.447 m/s.



For SI: 1 foot = 304.8 mm.

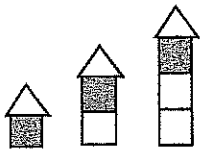
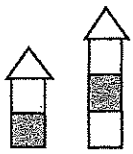
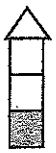
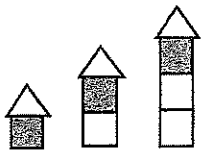
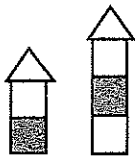
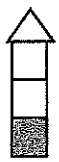
FIGURE R602.10.1.4
ANGLED WALLS



For SI: 1 foot = 304.8 mm.

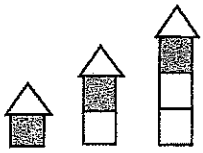
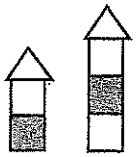
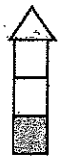
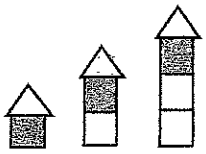
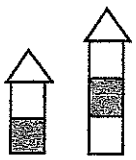
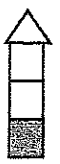
FIGURE R602.10.2.2
LOCATION OF BRACED WALL PANELS

TABLE R602.10.3(1)—continued
BRACING REQUIREMENTS BASED ON WIND SPEED

• EXPOSURE CATEGORY B • 30-FOOT MEAN ROOF HEIGHT • 10-FOOT WALL HEIGHT • 2 BRACED WALL LINES			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a]			
Basic Design Wind Speed, *V* (mph)	Story Location	Braced Wall Line Spacing[c] (feet)	Method LIB[b]	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP, ABW, PFH, PFG, CS-SFB	Methods CS-WSP, CS-G, CS-PF
≤ 115		10	3.5	3.5	2.0	2.0
		20	6.5	6.5	3.5	3.5
		30	9.5	9.5	5.5	4.5
		40	12.5	12.5	7.0	6.0
		50	15.0	15.0	9.0	7.5
		60	18.0	18.0	10.5	9.0
		10	7.0	7.0	4.0	3.5
		20	12.5	12.5	7.5	6.5
		30	18.0	18.0	10.5	9.0
		40	23.5	23.5	13.5	11.5
		50	29.0	29.0	16.5	14.0
		60	34.5	34.5	20.0	17.0
		10	NP	10.0	6.0	5.0
		20	NP	18.5	11.0	9.0
		30	NP	27.0	15.5	13.0
		40	NP	35.0	20.0	17.0
		50	NP	43.0	24.5	21.0
		60	NP	51.0	29.0	25.0
≤ 120		10	4.0	4.0	2.5	2.0
		20	7.0	7.0	4.0	3.5
		30	10.5	10.5	6.0	5.0
		40	13.5	13.5	8.0	6.5
		50	16.5	16.5	9.5	8.0
		60	19.5	19.5	11.5	9.5
		10	7.5	7.5	4.5	3.5
		20	14.0	14.0	8.0	7.0
		30	20.0	20.0	11.5	9.5
		40	25.5	25.5	15.0	12.5
		50	31.5	31.5	18.0	15.5
		60	37.5	37.5	21.5	18.5
		10	NP	11.0	6.5	5.5
		20	NP	20.5	11.5	10.0
		30	NP	29.0	17.0	14.5
		40	NP	38.0	22.0	18.5
		50	NP	47.0	27.0	23.0
		60	NP	55.5	32.0	27.0

(continued)

TABLE R602.10.3(1)—continued
BRACING REQUIREMENTS BASED ON WIND SPEED

• EXPOSURE CATEGORY B • 30-FOOT MEAN ROOF HEIGHT • 10-FOOT WALL HEIGHT • 2 BRACED WALL LINES			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a]			
Basic Design Wind Speed, V (mph)	Story Location	Braced Wall Line Spacing[c] (feet)	Method LIB[b]	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP, ABW, PFH, PFG, CS-SFB	Methods CS-WSP, CS-G, CS-PF
≤ 130		10	4.5	4.5	2.5	2.5
		20	8.5	8.5	5.0	4.0
		30	12.0	12.0	7.0	6.0
		40	15.5	15.5	9.0	7.5
		50	19.5	19.5	11.0	9.5
		60	23.0	23.0	13.0	11.0
		10	8.5	8.5	5.0	4.5
		20	16.0	16.0	9.5	8.0
		30	23.0	23.0	13.5	11.5
		40	30.0	30.0	17.5	15.0
		50	37.0	37.0	21.5	18.0
		60	44.0	44.0	25.0	21.5
		10	NP	13.0	7.5	6.5
		20	NP	24.0	13.5	11.5
		30	NP	34.5	19.5	17.0
		40	NP	44.5	25.5	22.0
		50	NP	55.0	31.5	26.5
		60	NP	65.0	37.5	31.5
< 140		10	5.5	5.5	3.0	2.5
		20	10.0	10.0	5.5	5.0
		30	14.0	14.0	8.0	7.0
		40	18.0	18.0	10.5	9.0
		50	22.5	22.5	13.0	11.0
		60	26.5	26.5	15.0	13.0
		10	10.0	10.0	6.0	5.0
		20	18.5	18.5	11.0	9.0
		30	27.0	27.0	15.5	13.0
		40	35.0	35.0	20.0	17.0
		50	43.0	43.0	24.5	21.0
		60	51.0	51.0	29.0	25.0
		10	NP	15.0	8.5	7.5
		20	NP	27.5	16.0	13.5
		30	NP	39.5	23.0	19.5
		40	NP	51.5	29.5	25.0
		50	NP	63.5	36.5	31.0
		60	NP	75.5	43.0	36.5

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

a. Linear interpolation shall be permitted.

b. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.

c. Where three or more parallel braced wall lines are present and the distances between adjacent braced wall lines are different, the average dimension shall be permitted to be used for braced wall line spacing.

TABLE R602.10.3(2)
WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING

ITEM NUMBER	ADJUSTMENT BASED ON	STORY/SUPPORTING	CONDITION	ADJUSTMENT FACTOR[a,b] [multiply length from Table R602.10.3(1) by this factor]	APPLICABLE METHODS
1	Exposure category[d]	One-story structure	B	1.00	All methods
			C	1.20	
			D	1.50	
		Two-story structure	B	1.00	
			C	1.30	
			D	1.60	
		Three-story structure	B	1.00	
			C	1.40	
			D	1.70	
2	Roof eave-to-ridge height	Roof only	≤ 5 feet	0.70	
			10 feet	1.00	
			15 feet	1.30	
			20 feet	1.60	
		Roof + 1 floor	≤ 5 feet	0.85	
			10 feet	1.00	
			15 feet	1.15	
			20 feet	1.30	
		Roof + 2 floors	≤ 5 feet	0.90	
			10 feet	1.00	
			15 feet	1.10	
			20 feet	Not permitted	
3	Story height (Section R301.3)	Any story	8 feet	0.90	
			9 feet	0.95	
			10 feet	1.00	
			11 feet	1.05	
			12 feet	1.10	
4	Number of braced wall lines (per plan direction)[c]	Any story	2	1.00	
			3	1.30	
			4	1.45	
			≥ 5	1.60	
5	Additional 800-pound hold-down device	Top story only	Fastened to the end studs of each braced wall panel and to the foundation or framing below	0.80	DWB, WSP, SFB, PBS, PCP, HPS
6	Interior gypsum board finish (or equivalent)	Any story	Omitted from inside face of braced wall panels	1.40	DWB, WSP, SFB, PBS, PCP, HPS, CS-WSP, CS-G, CS-SFB
7	Gypsum board fastening	Any story	4 inches o.c. at panel edges, including top and bottom plates, and all horizontal joints blocked	0.7	GB
8	Horizontal blocking	Any story	Horizontal block is omitted	2.0	WSP, CS-WSP

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.48 N.

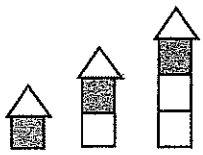
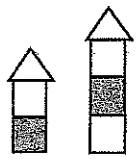
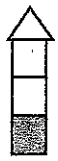
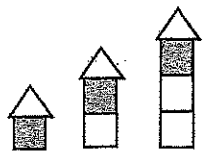
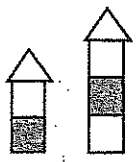
a. Linear interpolation shall be permitted.

b. The total adjustment factor is the product of all applicable adjustment factors.

c. The adjustment factor is permitted to be 1.0 when determining bracing amounts for intermediate braced wall lines provided the bracing amounts on adjacent braced wall lines are based on a spacing and number that neglects the intermediate braced wall line.

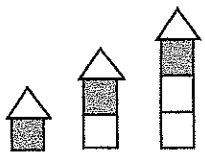
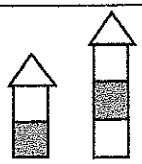
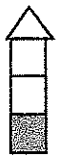
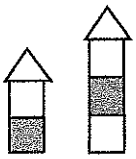
d. The same adjustment factor shall be applied to all braced wall lines on all floors of the structure, based on the worst-case exposure category.

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• SOIL CLASS D[b] • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a,f]				
Seismic Design Category	Story Location	Braced Wall Line Length (feet)[e]	Method LIB[d]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e]	Methods WSP, ABW, PFH and PFG[e]	Methods CS-WSP, CS-G, CS-PF
C (townhouses only)		10	2.5	2.5	2.5	1.6	1.4
		20	5.0	5.0	5.0	3.2	2.7
		30	7.5	7.5	7.5	4.8	4.1
		40	10.0	10.0	10.0	6.4	5.4
		50	12.5	12.5	12.5	8.0	6.8
		10	NP	4.5	4.5	3.0	2.6
		20	NP	9.0	9.0	6.0	5.1
		30	NP	13.5	13.5	9.0	7.7
		40	NP	18.0	18.0	12.0	10.2
		50	NP	22.5	22.5	15.0	12.8
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D_0		10	NP	2.8	2.8	1.8	1.6
		20	NP	5.5	5.5	3.6	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
		10	NP	5.3	5.3	3.8	3.2
		20	NP	10.5	10.5	7.5	6.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
		50	NP	26.3	26.3	18.8	16.0
		10	NP	7.3	7.3	5.3	4.5
		20	NP	14.5	14.5	10.5	9.0
		30	NP	21.8	21.8	15.8	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.3	26.3	22.3

(continued)

TABLE R602.10.3(3)—continued
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• SOIL CLASS D[b] • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
Seismic Design Category	**Story Location**	**Braced Wall Line Length (feet)[c]**	**Method LIB[d]**	**Method GB**	**Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e]**	**Methods WSP, ABW, PFH and PFG[e]**	**Methods CS-WSP, CS-G, CS-PF**
D_1		10	NP	3.0	3.0	2.0	1.7
		20	NP	6.0	6.0	4.0	3.4
		30	NP	9.0	9.0	6.0	5.1
		40	NP	12.0	12.0	8.0	6.8
		50	NP	15.0	15.0	10.0	8.5
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
		10	NP	8.5	8.5	6.0	5.1
		20	NP	17.0	17.0	12.0	10.2
		30	NP	25.5	25.5	18.0	15.3
		40	NP	34.0	34.0	24.0	20.4
		50	NP	42.5	42.5	30.0	25.5
D_2		10	NP	4.0	4.0	2.5	2.1
		20	NP	8.0	8.0	5.0	4.3
		30	NP	12.0	12.0	7.5	6.4
		40	NP	16.0	16.0	10.0	8.5
		50	NP	20.0	20.0	12.5	10.6
		10	NP	7.5	7.5	5.5	4.7
		20	NP	15.0	15.0	11.0	9.4
		30	NP	22.5	22.5	16.5	14.0
		40	NP	30.0	30.0	22.0	18.7
		50	NP	37.5	37.5	27.5	23.4
		10	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP
	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted.

a. Linear interpolation shall be permitted.

b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *Building Code*.

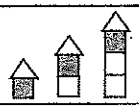
c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.

d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.

e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.

f. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

TABLE R602.10.3(4)
SEISMIC ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING

ITEM NUMBER	ADJUSTMENT BASED ON	STORY	CONDITION	ADJUSTMENT FACTOR[a, b] [Multiply length from Table R602.10.3(3) by this factor]	APPLICABLE METHODS
1	Story height (Section 301.3)	Any story	≤ 10 feet	1.0	All methods
			> 10 feet and ≤ 12 feet	1.2	
2	Braced wall line spacing, townhouses in SDC C	Any story	≤ 35 feet	1.0	
			> 35 feet and ≤ 50 feet	1.43	
3	Braced wall line spacing, in SDC D_0, D_1, D_2[c]	Any story	> 25 feet and ≤ 30 feet	1.2	
			> 30 feet and ≤ 35 feet	1.4	
4	Wall dead load	Any story	> 8 psf and < 15 psf	1.0	
			< 8 psf	0.85	
5	Roof/ceiling dead load for wall supporting	1-, 2- or 3-story building	≤15 psf	1.0	
		2- or 3-story building	> 15 psf and ≤ 25 psf	1.1	
		1-story building or top story	> 15 psf and ≤ 25 psf	1.2	
6	Walls with stone or masonry veneer, townhouses in SDC C[d, e]		1.0		All methods
			1.5		
			1.5		
7	Walls with stone or masonry veneer, detached one- and two-family dwellings in SDC $D_0 - D_2$[d, f]	Any story	See Table R602.10.6.5		BV-WSP
8	Walls with stone or masonry veneer, detached one- and two-family dwellings in SDC $D_0 - D_2$[d, f]	First and second story of two-story dwelling	See Table R602.10.6.5	1.2	WSP, CS-WSP
9	Interior gypsum board finish (or equivalent)	Any story	Omitted from inside face of braced wall panels	1.5	DWB, WSP, SFB, PBS, PCP, HPS, CS-WSP, CS-G, CS-SFB
10	Horizontal blocking	Any story	Horizontal blocking omitted	2.0	WSP, CS-WSP

For SI: 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

a. Linear interpolation shall be permitted.

b. The total length of bracing required for a given wall line is the product of all applicable adjustment factors.

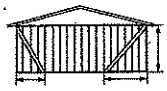
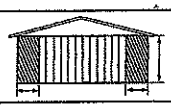
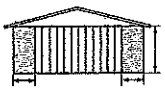
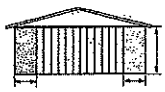
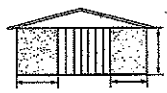
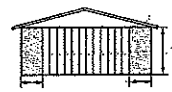
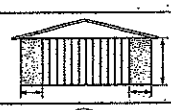
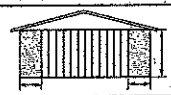
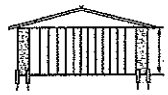
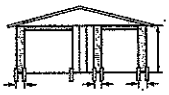
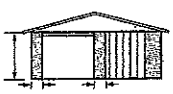
c. The length-to-width ratio for the floor/roof diaphragm shall not exceed 3:1.

d. Applies to stone or masonry veneer exceeding the first story height.

e. The adjustment factor for stone or masonry veneer shall be applied to all exterior braced wall lines and all braced wall lines on the interior of the building, backing or perpendicular to and laterally supporting veneered walls.

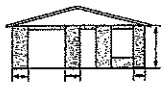
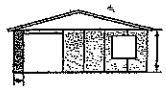
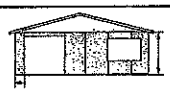
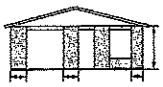
f. See Section R602.10.6.5 for requirements where stone or masonry veneer does not exceed the first-story height.

TABLE R602.10.4
BRACING METHODS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
Intermittent Bracing Methods	**LIB** Let-in-bracing	1 × 4 wood or approved metal straps at 45° to 60° angles for maximum 16″ stud spacing		Wood: 2-8d common nails or 3-8d ($2^1/_2$″ long x 0.113″ dia.) nails	Wood: per stud and top and bottom plates
				Metal strap: per manufacturer	Metal: per manufacturer
	DWB Diagonal wood boards	$^3/_4$″ (1″ nominal) for maximum 24″ stud spacing		2-8d ($2^1/_2$″ long × 0.113″ dia.) nails or 2 - $1^3/_4$″ long staples	Per stud
	WSP Wood structural panel (See Section R604)	$^3/_8$″		Exterior sheathing per Table R602.3(3)	6″ edges 12″ field
				Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
	BV-WSP[e] Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	$^7/_{16}$″	See Figure R602.10.6.5	8d common ($2^1/_2$″ × 0.131) nails	4″ at panel edges 12″ at intermediate supports 4″ at braced wall panel end posts
	SFB Structural fiberboard sheathing	$^1/_2$″ or $^{25}/_{32}$″ for maximum 16″ stud spacing		$1^1/_2$″ long × 0.12″ dia. (for $^1/_2$″ thick sheathing) $1^3/_4$″ long × 0.12″ dia. (for $^{25}/_{32}$″ thick sheathing) galvanized roofing nails	3″ edges 6″ field
	GB Gypsum board	$^1/_2$″		Nails or screws per Table R602.3(1) for exterior locations	For all braced wall panel locations: 7″ edges (including top and bottom plates) 7″ field
				Nails or screws per Table R702.3.5 for interior locations	
	PBS Particleboard sheathing (See Section R605)	$^3/_8$″ or $^1/_2$″ for maximum 16″ stud spacing		For $^3/_8$″, 6d common (2″ long × 0.113″ dia.) nails For $^1/_2$″, 8d common ($2^1/_2$″ long × 0.131″ dia.) nails	3″ edges 6″ field
	PCP Portland cement plaster	See Section R703.7 for maximum 16″ stud spacing		$1^1/_2$″ long, 11 gage, $^7/_{16}$″ dia. head nails or $^7/_8$″ long, 16 gage staples	6″ o.c. on all framing members
	HPS Hardboard panel siding	$^7/_{16}$″ for maximum 16″ stud spacing		0.092″ dia., 0.225″ dia. head nails with length to accommodate $1^1/_2$″ penetration into studs	4″ edges 8″ field
	ABW Alternate braced wall	$^3/_8$″		See Section R602.10.6.1	See Section R602.10.6.1
	PFH Portal frame with hold-downs	$^3/_8$″		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage	$^7/_{16}$″		See Section R602.10.6.3	See Section R602.10.6.3

(continued)

TABLE R602.10.4—continued
BRACING METHODS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
Continuous Sheathing Methods	**CS-WSP** Continuously sheathed wood structural panel	$^3/_8$"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
				Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
	CS-G[b,c] Continuously sheathed wood structural panel adjacent to garage openings	$^3/_8$"		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame	$^7/_{16}$"		See Section R602.10.6.4	See Section R602.10.6.4
	CS-SFB[d] Continuously sheathed structural fiberboard	$^1/_2$" or $^{25}/_{32}$" for maximum 16" stud spacing		$1^1/_2$" long × 0.12" dia. (for $^1/_2$" thick sheathing) $1^3/_4$" long × 0.12" dia. (for $^{25}/_{32}$" thick sheathing) galvanized roofing nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m^2, 1 mile per hour = 0.447 m/s.

a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D_0, D_1 and D_2.

b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D_0, D_1 and D_2, roof covering dead load shall not exceed 3 psf.

c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.

d. Method CS-SFB does not apply in Seismic Design Categories D_0, D_1 and D_2.

e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D_0 through D_2 only.

R602.10.4.3 Braced wall panel interior finish material. *Braced wall panels* shall have gypsum wall board installed on the side of the wall opposite the bracing material. Gypsum wall board shall be not less than $^1/_2$ inch (12.7 mm) in thickness and be fastened with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum wall board. Spacing of fasteners at panel edges for gypsum wall board opposite Method LIB bracing shall not exceed 8 inches (203 mm). Interior finish material shall not be glued in Seismic Design Categories D_0, D_1 and D_2.

Exceptions:

1. Interior finish material is not required opposite wall panels that are braced in accordance with Methods GB, BV-WSP, ABW, PFH, PFG and CS-PF, unless otherwise required by Section R302.6.
2. An approved interior finish material with an in-plane shear resistance equivalent to gypsum board shall be permitted to be substituted, unless otherwise required by Section R302.6.
3. Except for Method LIB, gypsum wall board is permitted to be omitted provided that the required length of bracing in Tables R602.10.3(1) and R602.10.3(3) is multiplied by the appropriate adjustment factor in Tables R602.10.3(2) and R602.10.3(4), respectively, unless otherwise required by Section R302.6.

R602.10.4.4 Panel joints. Vertical joints of panel sheathing shall occur over and be fastened to common studs. Horizontal joints of panel sheathing in *braced wall panels* shall occur over and be fastened to common blocking of a thickness of $1^1/_2$ inches (38 mm) or greater.

Exceptions:

1. For methods WSP and CS-WSP, blocking of horizontal joints is permitted to be omitted when adjustment factor No. 8 of Table R602.10.3(2) or No. 9 of Table R602.10.3(4) is applied.
2. Vertical joints of panel sheathing shall be permitted to occur over double studs, where adjoining panel edges are attached to separate studs with the required panel edge fastening schedule, and the adjacent studs are attached together with two rows of 10d box nails [3 inches by 0.128 inch (76.2 mm by 3.25 mm)] at 10 inches o.c. (254 mm).
3. Blocking at horizontal joints shall not be required in wall segments that are not counted as *braced wall panels*.
4. Where Method GB panels are installed horizontally, blocking of horizontal joints is not required.

TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (See Table R602.10.4)		MINIMUM LENGTH[a] (inches) Wall Height 8 feet	9 feet	10 feet	11 feet	12 feet	CONTRIBUTING LENGTH (inches)
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual[b]
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual[b]
ABW	SDC A, B and C, basic design *wind speed*, $V < 140$ mph	28	32	34	38	42	48
	SDC D_0, D_1 and D_2, basic design *wind speed*, $V < 140$ mph	32	32	34	NP	NP	
CS-G		24	27	30	33	36	Actual[b]
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						
	≤ 64	24	27	30	33	36	Actual[b]
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
	128	—	—	—	61	54	
	132	—	—	—	66	58	
	136	—	—	—	—	62	
	140	—	—	—	—	66	
	144	—	—	—	—	72	
METHOD (See Table R602.10.4)		Portal header height 8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	16	16	16	Note c	Note c	48
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note d	Note d	1.5 × Actual[b]
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actual[b]
	SDC D_0, D_1 and D_2	16	18	20	Note e	Note e	Actual[b]

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.
a. Linear interpolation shall be permitted.
b. Use the actual length where it is greater than or equal to the minimum length.
c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

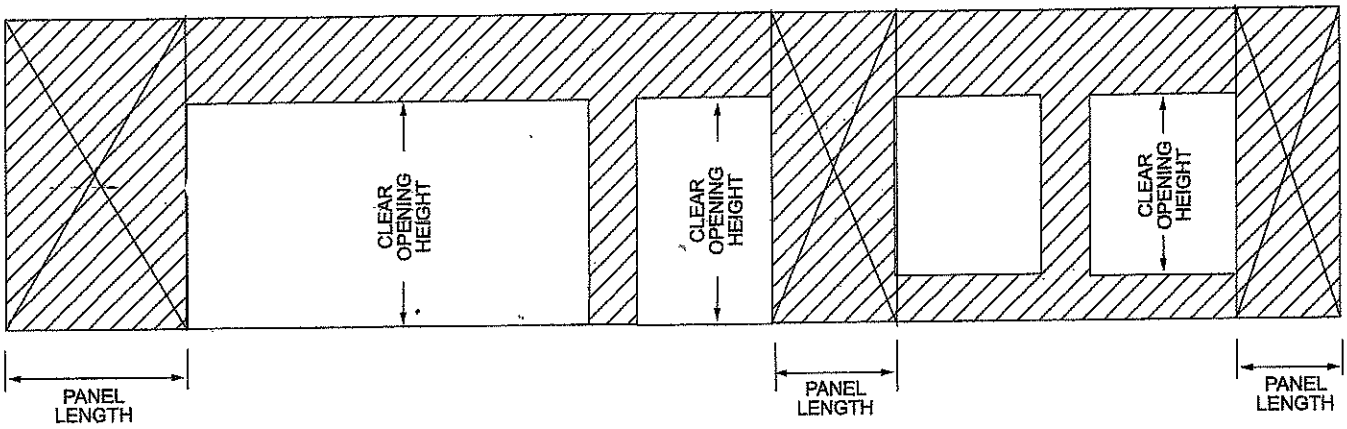


FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING

TABLE R602.10.5.2
PARTIAL CREDIT FOR BRACED WALL PANELS LESS THAN 48 INCHES IN ACTUAL LENGTH

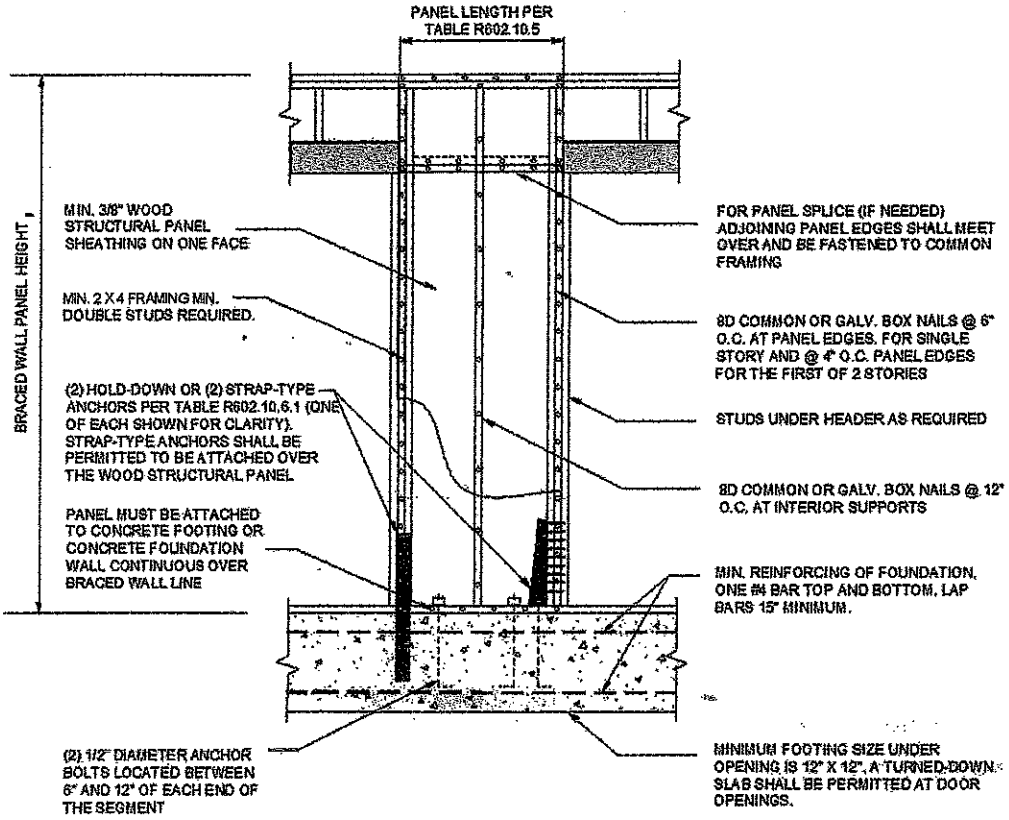
ACTUAL LENGTH OF BRACED WALL PANEL (inches)	CONTRIBUTING LENGTH OF BRACED WALL PANEL (inches)[a]	
	8-foot Wall Height	9-foot Wall Height
48	48	48
42	36	36
36	27	NA

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
NA = Not Applicable.
a. Linear interpolation shall be permitted.

TABLE R602.10.6.1
MINIMUM HOLD-DOWN FORCES FOR METHOD ABW BRACED WALL PANELS

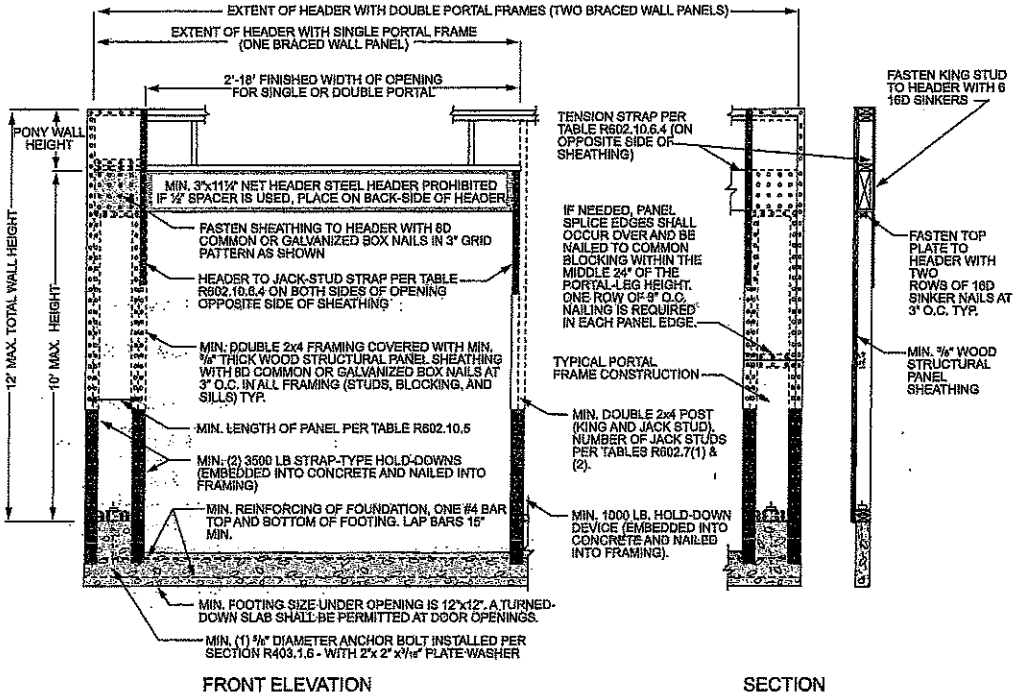
SEISMIC DESIGN CATEGORY AND WIND SPEED	SUPPORTING/STORY	HOLD-DOWN FORCE (pounds)				
		Height of Braced Wall Panel				
		8 feet	9 feet	10 feet	11 feet	12 feet
SDC A, B and C Basic design wind speed, $V < 140$ mph	One story	1,800	1,800	1,800	2,000	2,200
	First of two stories	3,000	3,000	3,000	3,300	3,600
SDC D_0, D_1 and D_2 Basic design wind speed, $V < 140$ mph	One story	1,800	1,800	1,800	NP	NP
	First of two stories	3,000	3,000	3,000	NP	NP

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.



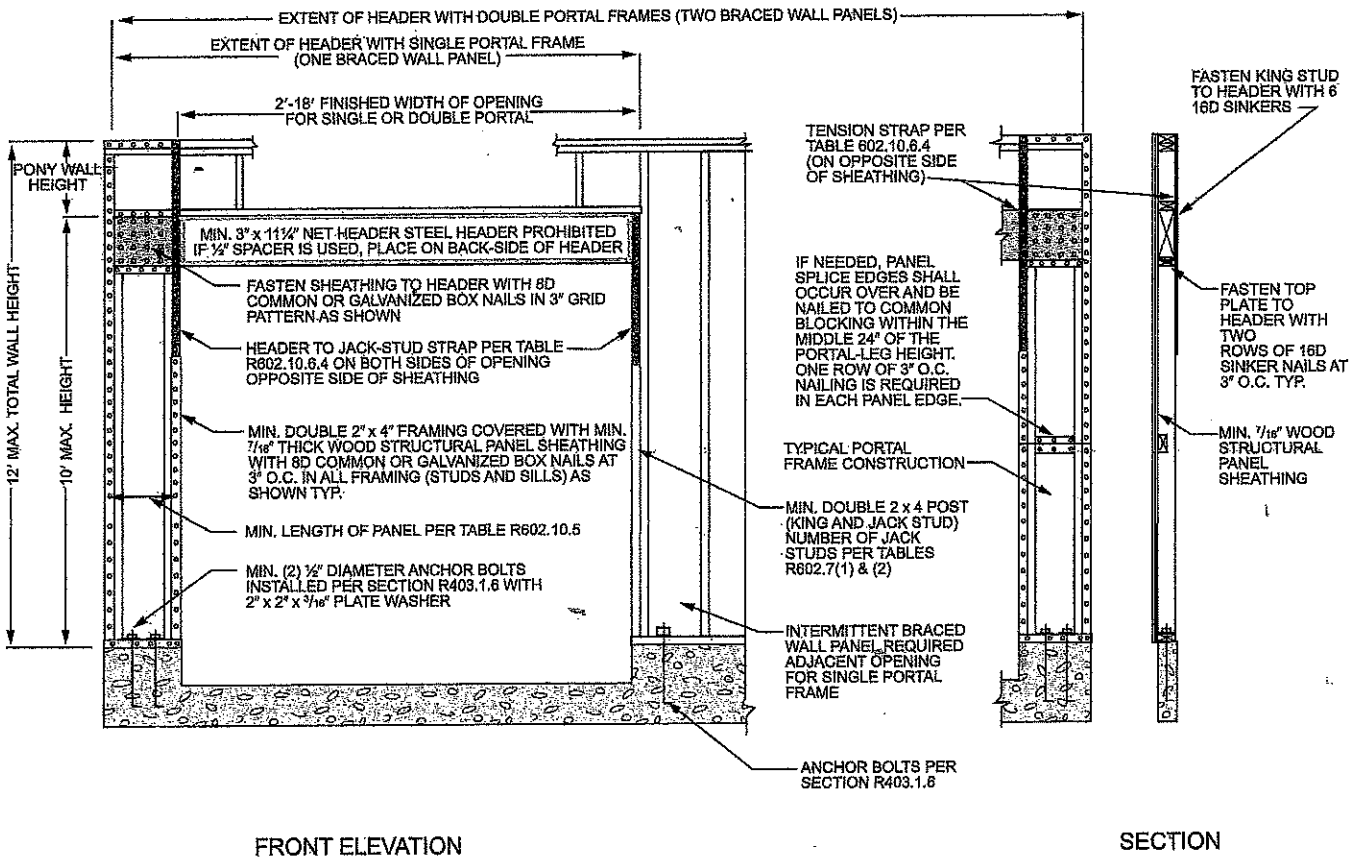
For SI: 1 inch = 25.4 mm.

FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS



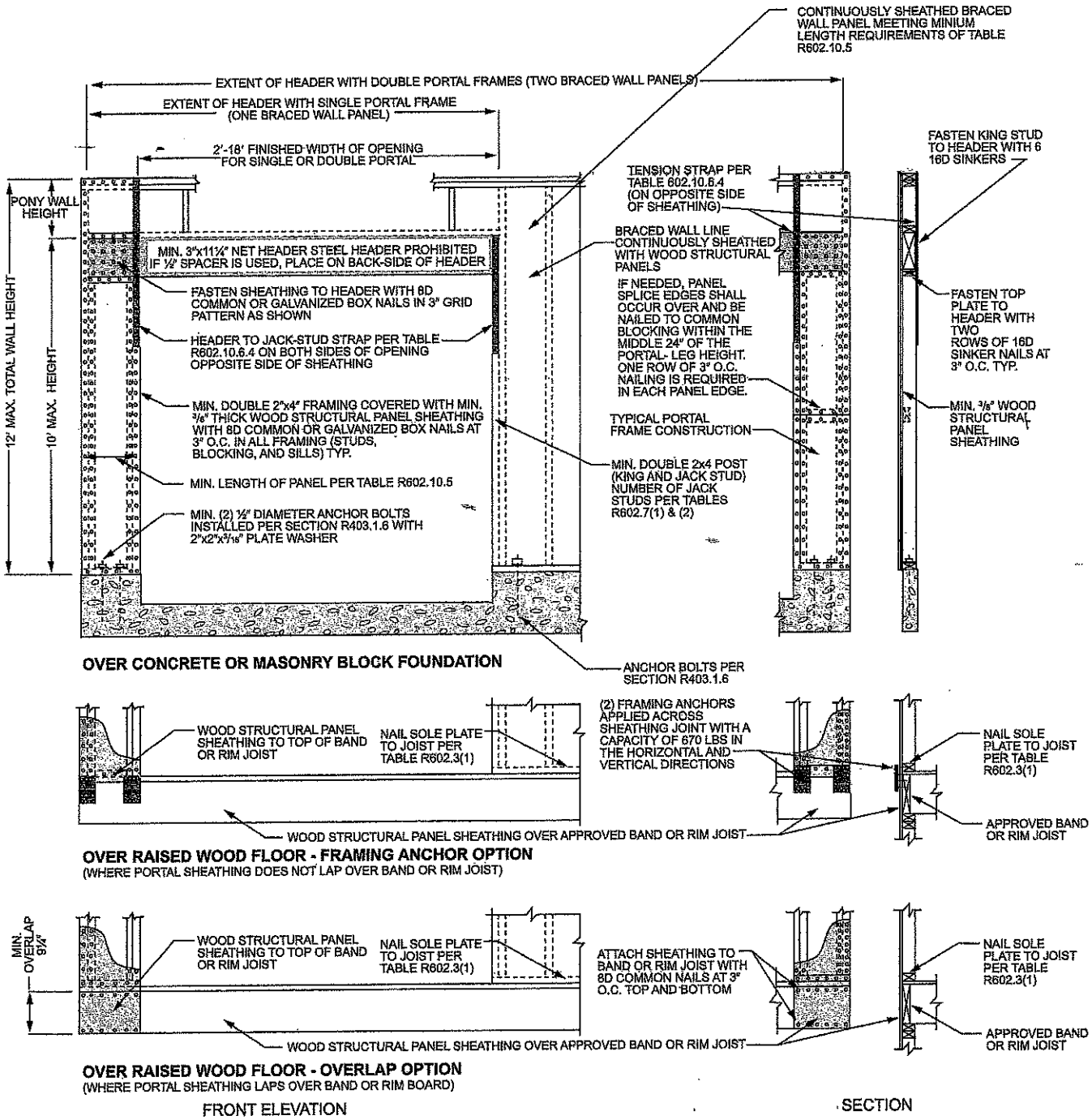
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS[a]

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[a]					
				Basic Design Wind Speed V (mph)					
				110	115	130	110	115	130
				Exposure B			Exposure C		
2 × 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 × 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
DR = Design Required.
a. Straps shall be installed in accordance with manufacturer's recommendations.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

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TABLE R602.10.6.5
METHOD BV-WSP WALL BRACING REQUIREMENTS

SEISMIC DESIGN CATEGORY	STORY	BRACED WALL LINE LENGTH (FEET)					SINGLE-STORY HOLD-DOWN FORCE (pounds)[a]	CUMULATIVE HOLD-DOWN FORCE (pounds)[b]
		10	20	30	40	50		
		Minimum Total Length (feet) of Braced Wall Panels Required Along each Braced Wall Line						
D_0		4.0	7.0	10.5	14.0	17.5	NA	—
		4.0	7.0	10.5	14.0	17.5	1900	—
		4.5	9.0	13.5	18.0	22.5	3500	5400
		6.0	12.0	18.0	24.0	30.0	3500	8900
D_1		4.5	9.0	13.5	18.0	22.5	2100	—
		4.5	9.0	13.5	18.0	22.5	3700	5800
		6.0	12.0	18.0	24.0	30.0	3700	9500
D_2		5.5	11.0	16.5	22.0	27.5	2300	—
		5.5	11.0	16.5	22.0	27.5	3900	6200
		NP	NP	NP	NP	NP	NA	NA

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.479 kPa, 1 pound-force = 4.448 N.

NP = Not Permitted.

NA = Not Applicable.

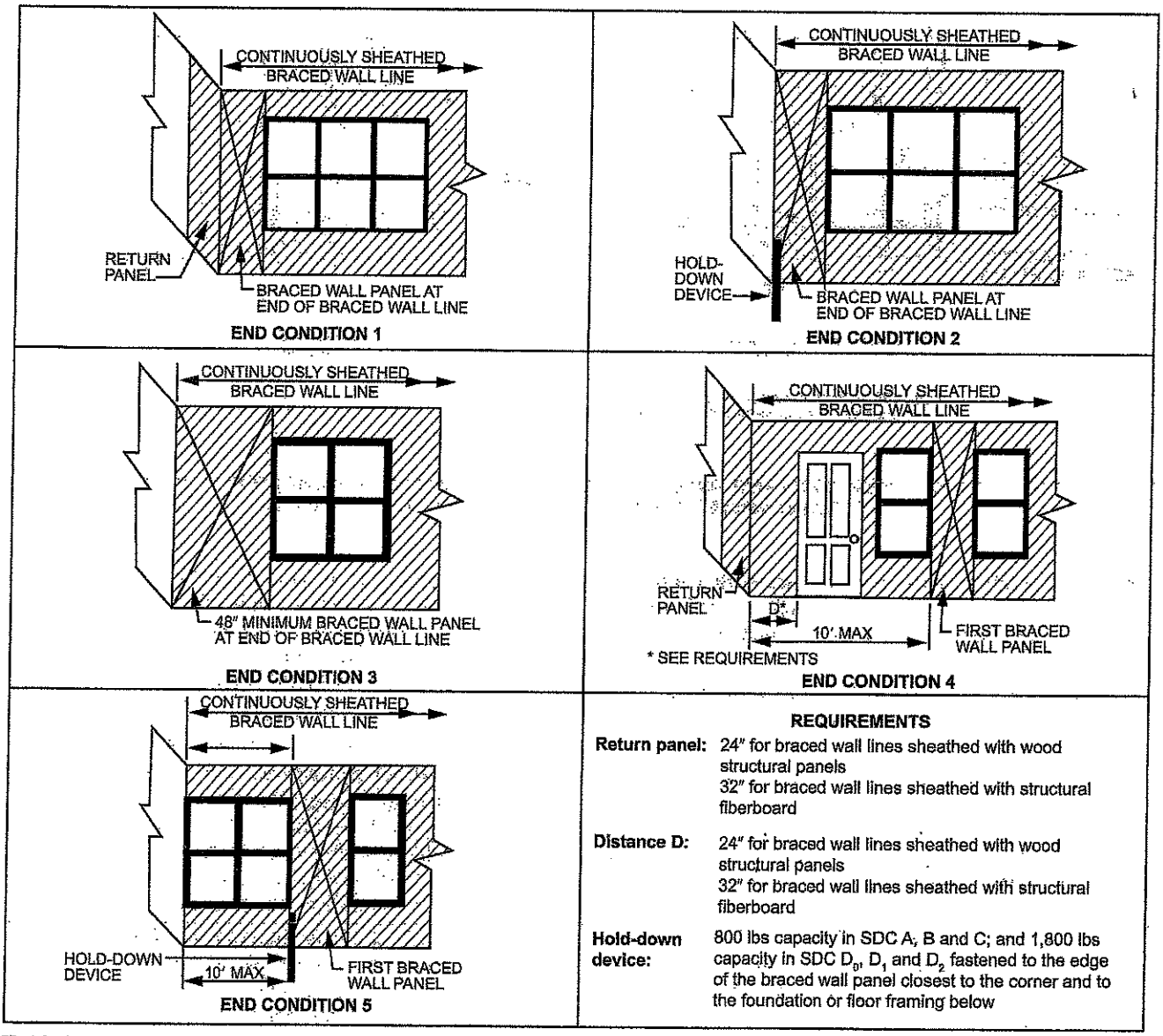
a. Hold-down force is minimum allowable stress design load for connector providing uplift tie from wall framing at end of braced wall panel at the noted story to wall framing at end of braced wall panel at the story below, or to foundation or foundation wall. Use single-story hold-down force where edges of braced wall panels do not align; a continuous load path to the foundation shall be maintained.

b. Where hold-down connectors from stories above align with stories below, use cumulative hold-down force to size middle- and bottom-story hold-down connectors.

roof truss parallel to the *braced wall panels* shall be permitted to replace the blocking required by this section. Blocking shall not be required over openings in *continuously sheathed braced wall lines*. In addition to the requirements of this section, lateral support shall be provided for rafters and ceiling joists in accordance with Section R802.8 and for trusses in accordance with Section R802.10.3. Roof ventilation shall be provided in accordance with Section R806.1.

1. For Seismic Design Categories A, B and C where the distance from the top of the *braced wall panel* to the top of the rafters or roof trusses above is $9^1/_4$ inches (235 mm) or less, blocking between rafters or roof trusses shall not be required. Where the distance from the top of the *braced wall panel* to the top of the rafters or roof trusses above is between $9^1/_4$ inches (235 mm) and $15^1/_4$ inches (387 mm), blocking between rafters or roof trusses shall be provided above the *braced wall panel* in accordance with Figure R602.10.8.2(1).

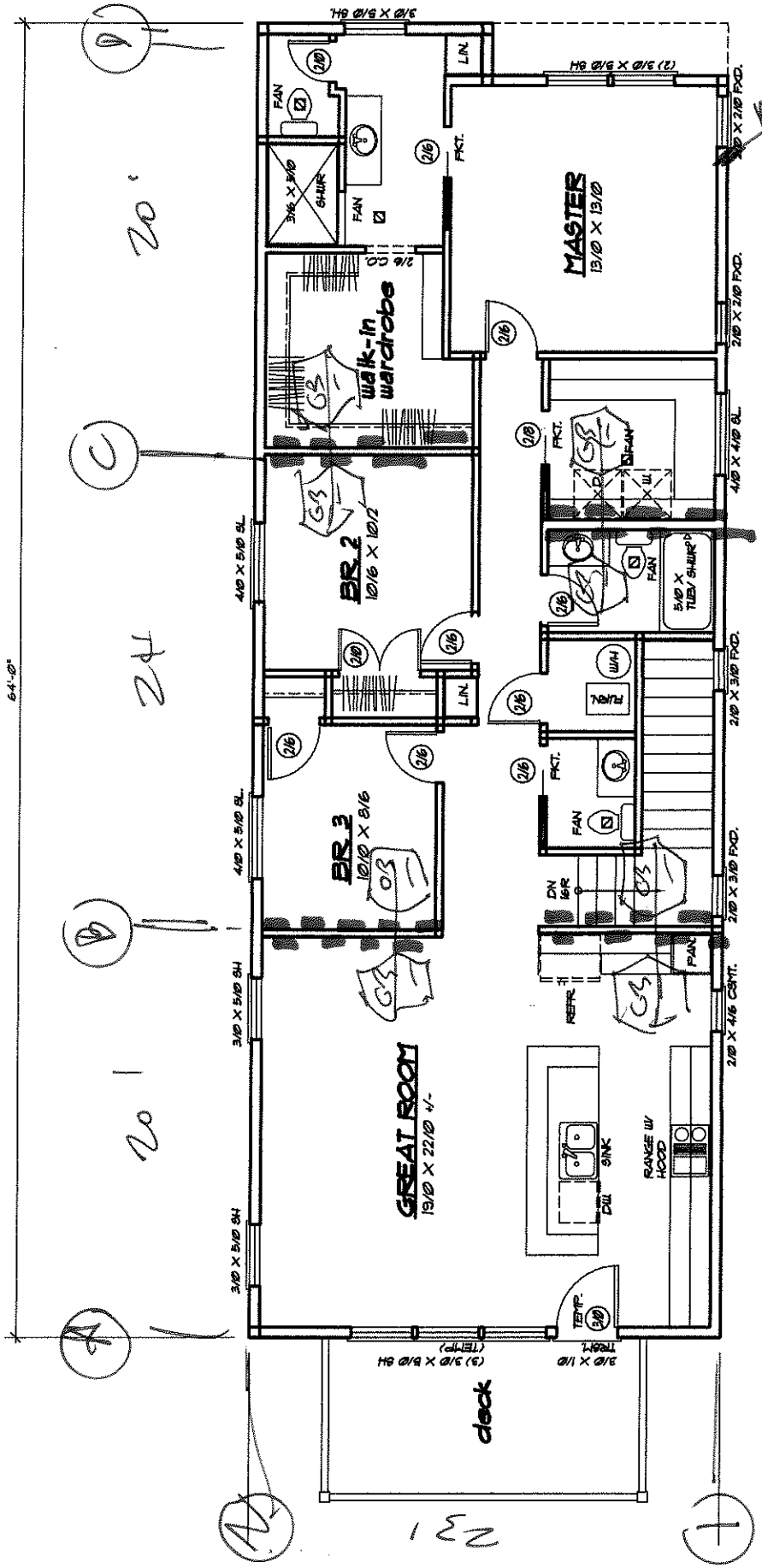
   Exception: Where the outside edge of truss vertical web members aligns with the outside face of the wall studs below, wood structural panel sheathing extending above the top plate as shown in Figure R602.10.8.2(3) shall be permitted to be fastened to each truss web with three-8d nails ($2^1/_2$ inches × 0.131 inch) and blocking between the trusses shall not be required.



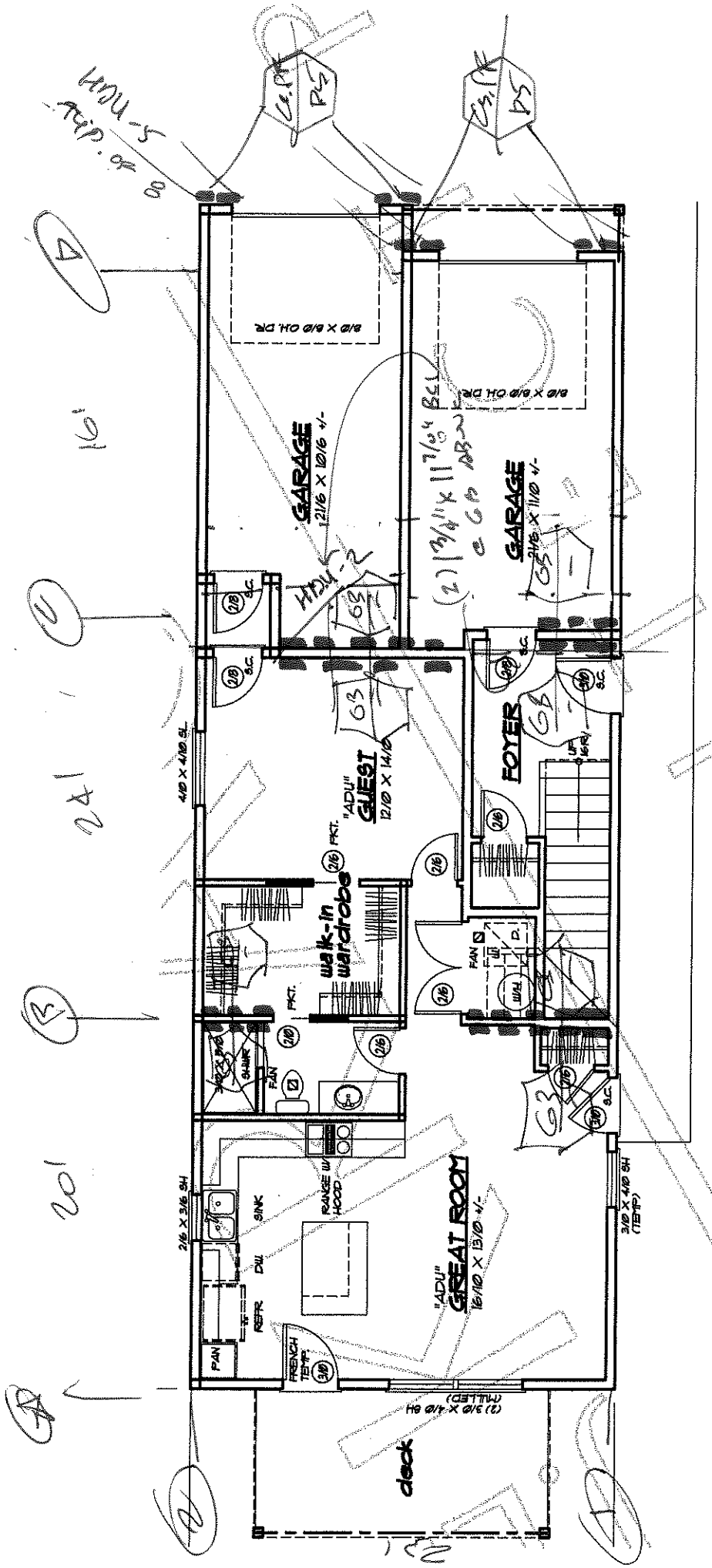
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

NOTE:
ALL EXTERIOR WALLS TO BE 6" S.W.S.P. U.N.O



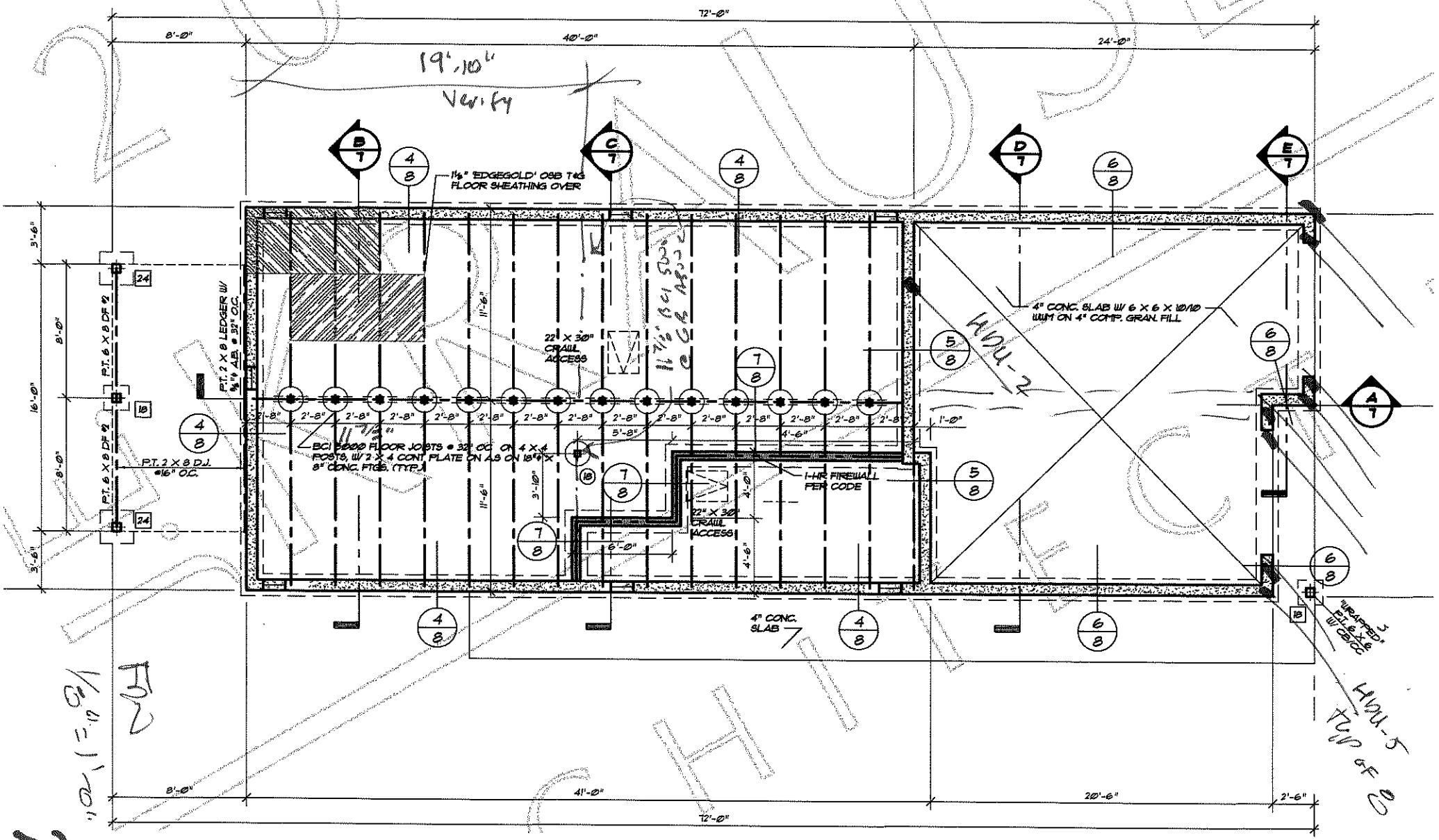
UPPER
1/8"



NOTE!

ALL EXTERIOR WALLS TO BE CJ. WSP U.N.O.

MAIN


72'-0"
8'-0"
40'-0"
24'-0"
19', 10'
Verify
11⅞" 'EDGEGOLD' OSB T&G FLOOR SHEATHING OVER
22" X 30" CRAWL ACCESS
4" CONC. SLAB W/ 6 X 6 X 10/10 WWM ON 4" COMP. GRAN. FILL
HVAC-2
P.T. 2 X 8 LEDGER W/ ⅝" ø A.B. @ 32" O.C.
P.T. 6 X 8 DF #2
P.T. 2 X 8 D.J. @16" O.C.
BCI 5000 FLOOR JOISTS @ 32" OC. ON 4 X 4 POSTS, W/ 2 X 4 CONT. PLATE ON 8" CONC. FTGS. (TYP.)
1-HR FIREWALL PER CODE
4" CONC. SLAB
"WRAPPED" P.T. 6 X 6 W/ CB/CC
HVAC-5
TOP OF CURB
3'-6"
8'-0"
16'-0"
11'-6"
3'-10"
4'-0"
6'-0"
1'-0"
5'-8"
4'-6"
2'-8"
8'-0"
41'-0"
20'-6"
2'-6"
72'-0"
1/8" = 1'-0"

PRESCRIPTIVE WALL BRACING WORKSHEET

See Residential Wall Bracing Guide for step-by-step instructions on how to use this worksheet

WIND ADJUSTMENT FACTORS

Table R602.10.1.2(1) assumes wind exposure category B, 30 ft mean roof height, 10 ft eave to ridge height, 10 ft wall height, and 2 braced wall lines sharing load in a given plan direction on a given story level. For any other conditions, apply the appropriate adjustment factors.

Numbered Wall Lines			Lettered Wall Lines		
1st Story	2nd Story	3rd Story	1st Story	2nd Story	3rd Story

EXPOSURE FACTOR - select adjustment factor based on exposure and story height:
(Exposure B is typical. Exposure C only occurs where exposed to open terrain such as shorelines)

1.0	1.0		1.0	1.0	

Exposure B - 1 story = 1.0 -2 story = 1.0 - 3 story = 1.0
Exposure C - 1 story = 1.2 - 2 story =1.3 - 3 story = 1.4

EAVE HEIGHT FACTOR - select support condition & height to determine adjustment factor:

1.0	1.0		1.0	1.0	

Support Condition	Roof Eave To Ridge Height			
	≤ 5 ft	≤ 10 ft	≤ 15 ft	≤ 20 ft
1 Story or Top Story of 2 or 3 Story	0.7	1.0	1.3	1.6
1st Story of 2 Story or 2nd Story of 3 Story	0.85	1.0	1.15	1.3
1st Story of 3 Story	0.9	1.0	1.1	NP

WALL HEIGHT FACTOR - select adjustment factor based on ceiling height:
- 8 Ft Ceiling = 0.90 - 9 Ft Ceiling = 0.95 - 10 Ft Ceiling = 1.0
- 11 Ft Ceiling = 1.05 - 12 Ft Ceiling = 1.10

.95	.95		.95	.95	

NO. OF BRACED WALL LINES FACTOR
- select adjustment factor based on number of braced wall lines:
- 2 Wall Lines: 1.0 - 3 Wall Lines: 1.30 - 4 Wall Lines: 1.45 - 5 Wall Lines: 1.60

1.00	1.45		1.0	1.45	

TOTAL GENERAL WIND ADJUSTMENT FACTORS
Multiply all of the above adjustment factors for each story:

.95	1.37		.95	1.37	

SPECIFIC WIND ADJUSTMENT FACTORS - *Specific to certain types of bracing methods or building conditions:*

GYPSUM WALL BOARD FACTOR - Apply 1.4 adjustment factor if all the following conditions occur:
- Bracing method is either DWB, WSP, FSB, PBS, PCP or HPS and
- Gypsum board is not applied to inside face of braced wall panels.

_____ @ Braced Wall Lines _____
@ Story _____

GYPSUM WALL BOARD BRACING METHOD - Apply 0.7 adjustment factor if all of the following conditions are met:
- Bracing method is GB and
- Gypsum board is attached with 4" spacing at panel edges, including top and bottom plates and
- Blocking is provided at all horizontal joints.

.70 @ Braced Wall Lines B, C
@ Story U, M

ONE SIDED GYPSUM WALL BOARD FACTOR - Apply 2.0 adjustment factor if all of the following conditions are met:
- Bracing method is GB and
- Gypsum board is only attached to one side.

_____ @ Braced Wall Lines _____
@ Story _____

HOLD DOWN FACTOR - Apply 0.8 adjustment factor if all of the following conditions are met:
- Bracing method is DWB, WSP, SFB, PBS, PCP and HPS methods and
- Limited to 1 story buildings or top story of 2 or 3 story buildings and
- 800# hold down installed at each end of braced wall panels along the braced wall line.

_____ @ Braced Wall Lines _____
@ Story _____

CRIPPLE WALL BRACING - Apply 1.15 adjustment factor if cripple walls occur
Wall panel spacing shall be decreased to 18 ft. See additional requirements in Section 602.10.9.1

_____ @ Braced Wall Lines _____

SEISMIC ADJUSTMENT FACTORS

STORY HEIGHT FACTOR - Select the adjustment factor based on story height — **All Wall Lines**

≤ 10 ft = 1.0 ≤ 11 ft = 1.1 ≤ 12 ft = 1.2 — 1.0

BRACED WALL LINE SPACING FACTOR - Select the adjustment factor if braced wall line spacing is greater than 25 ft. The spacing can only exceed 25 ft to accommodate 1 single room not exceeding 900 SF. When a braced wall line has a parallel braced wall line on both sides, the larger adjustment factor shall be used. See additional requirements in Section 602.10.1.5

≤ 25 ft = 1.0 ≤ 30 ft = 1.2 ≤ 35 ft = 1.4

1.0 @ Braced Wall Lines All
@ Story U, M

_____ @ Braced Wall Lines _____
@ Story _____

GYPSUM WALL BOARD FACTOR - Apply 1.5 adjustment factor if all the following conditions occur:
- Bracing method is either DWB, WSP, FSB, PBS, PCP or HPS and
- Gypsum board is not applied to inside face of braced wall panels.

_____ @ Braced Wall Lines _____
@ Story _____

WALL DEAD LOAD FACTOR - Apply 0.85 adjustment factor if wall dead load is less than or equal to 8 psf. (This applies only to interior walls with gypsum board on each side.)

.95 @ Braced Wall Lines B, C
@ Story U, M

ROOF/CEILING DEAD LOAD FACTOR FOR WALL SUPPORTING - Select adjustment factor based on the roof/ceiling dead load and wall support condition. (Typical composition or metal roof covering will have a roof dead load ≤ 15psf if no ceiling finish is installed. The addition of a finished ceiling will increase the dead load to > 15 psf.

Wall Supporting	Roof/Ceiling Dead Load	Adj. Factor
Roof Only	≤ 15 psf	1.0
Roof Only	>15 psf ≤ 25 psf	1.1
Roof plus Occupied Attic	> 15 psf ≤ 25 psf	1.2

1.0 @ Braced Wall Lines All
@ Story U, M

CRIPPLE WALL BRACING - Apply 1.15 adjustment factor if cripple walls occur.
Wall panel spacing shall be decreased to 18 ft. See additional requirements in Section 602.10.9.1

_____ @ Braced Wall Lines _____
@ Story _____

WALLS WITH STONE OR MASONRY VENEER
See Section 602.12 and 703.7. Braced wall length shall not be less than required by Table 602.12(2)

CALCULATIONS FOR LENGTH OF BRACED WALL PANELS STORY UPPER

Multiply all adjustment factors and the required wall bracing lengths to determine the total adjusted wall bracing length for each wall line for wind and for seismic. The bracing length provided shall be equal to or greater than the higher of the two. Provide a separate calculation for each story.

WIND CALCULATION Refer to Table R602.10.1.2 (1)

Braced Wall Line	Bracing Method	Braced Wall Line Spacing	Required Bracing Length	General Wind Adjustment Factor	Specific Wind Adjustment Factor(s) *	Total Adjusted Bracing Length (Required Bracing Length X All Adjustment Factors)	Bracing Length Provided
1	GS.WSP	23'	3.95	.95		3.75	32.00
2	GS.WSP	23'	3.95	"		3.75	50.00
3							
4							
5							
A	GS.WSP	20'	3.50	1.37		4.79	10.00
B	GB	24'	4.10	"	.70	3.93	18.00
C	GB	24'	4.10	"	.70	3.93	20.00
D	GS.WSP	20'	3.50	"		4.79	13.00
E							

** A braced wall line may have more than one specific wind adjustment factor.*

SEISMIC CALCULATION Refer to Table R602.10.1.2 (2)

Braced Wall Line	Bracing Method	Braced Wall Line Length	Required Bracing Length	Seismic Adjustment Factor(s) *	Total Adjusted Bracing Length (Required Bracing Length X All Adjustment Factors)	Bracing Length Provided
1	GS.WSP	64'	10.33	1.0	10.33	32.00
2	GS.WSP	64'	10.33	1.0	10.33	50.00
3						
4						
5						
A	GS.WSP	23'	3.91	1.0	3.91	10.00
B	GB	23'	6.90	.35	5.06	18.00
C	GB	23'	6.90	.35	5.06	20.00
D	GS.WSP	23'	3.91	1.0	3.91	13.00
E						

** A braced wall line may have more than one seismic adjustment factor. Show all adjustment factors.*

CALCULATIONS FOR LENGTH OF BRACED WALL PANELS STORY MAIN

Multiply all adjustment factors and the required wall bracing lengths to determine the total adjusted wall bracing length for each wall line for wind and for seismic. The bracing length provided shall be equal to or greater than the higher of the two. Provide a separate calculation for each story.

WIND CALCULATION Refer to Table R602.10.1.2 (1)

Braced Wall Line	Bracing Method	Braced Wall Line Spacing	Required Bracing Length	General Wind Adjustment Factor	Specific Wind Adjustment Factor(s)*	Total Adjusted Bracing Length (Required Bracing Length X All Adjustment Factors)	Bracing Length Provided
1	GB,WSP	23'	7.75	.95		7.36	30.00
2	GB,WSP	23'	7.75	.95		7.36	57.00
3							
4							
5							
A	GB,WSP	20'	7.00	1.37		9.59	13.00
B	GB	24'	8.50	1	.70	7.67	12.00
C	GB	24'	8.50	1	.70	7.67	14.00
D	GB,WSP	16'	5.60	1		7.50	7.50
E							

* *A braced wall line may have more than one specific wind adjustment factor.*

SEISMIC CALCULATION Refer to Table R602.10.1.2 (2)

Braced Wall Line	Bracing Method	Braced Wall Line Length	Required Bracing Length	Seismic Adjustment Factor(s)*	Total Adjusted Bracing Length (Required Bracing Length X All Adjustment Factors)	Bracing Length Provided
1	GB,WSP	64'	24.32	1.0	24.32	30.00
2	GB,WSP	64'	24.32	1.0	24.32	57.00
3						
4						
5						
A	GB,WSP	23'	8.74	1.0	8.74	13.00
B	GB	23'	13.80	.85	11.73	12.00
C	GB	23'	13.80	.85	11.73	14.00
D	GB,WSP	23'	8.74	1.0	8.74	7.50
E						

* *A braced wall line may have more than one seismic adjustment factor. Show all adjustment factors.*

Residential Certificate of Lighting Fixtures

City of Newberg – Building Division
414 E. First Street ▪ P.O. Box 970 ▪ Newberg, OR 97132
503-537-1240
www.newbergoregon.gov

To conform with the 2014 Oregon Residential Specialty Code (ORSC), Section N1107.2, I am notifying the building official that a minimum of 50 percent of the permanently installed lighting fixtures are compact or linear fluorescent, or a minimum efficacy of 40 lumens per input watt.

Additional Measures (check if applicable):

☐ To conform with Section N1101.1, additional measure "D" or "E" was selected. I am notifying the building official that a minimum of 75 percent of the permanently installed lighting fixtures are compact or linear florescent, or a minimum efficacy of 40 lumens per watt.

☒ To conform with Section N1101.1, additional measure 2 was selected. I am notifying the building official that a minimum of 65 percent of the permanently installed lighting fixtures are compact or linear florescent, or a minimum efficacy of 40 lumens per watt.

Date: 10.17.23

Building Permit Number: _____

Owner's Name: Ed Lindley

Job Address: 613 N Grant St

City: Newberg State: OR Zip Code: 97132

Edward Lindley

General Contractor / Owner Signature

Ed Lindley

Printed Name

Moisture Content Acknowledgement Form

I, Edward Lindley, am the general contractor or the owner-builder at the following address:

613 N Grant St
Street Address

Newberg OR 97132
City

Permit#

If applicable:

Subdivision/Lot and/or R3218DC 03002 Map and Tax Lot

To conform with the 2014 Oregon Residential Specialty Code (ORSC), Section R318.2, I am notifying the building official that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to meet this code requirement. [Section R318.2 is provided for reference.]

> **Section R318.2 Moisture content.** Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:
>
> (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
>
> (B) The general contractor or the owner who was issued the structural permit shall notify the building official on a division approved form that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Signature

10.17.23
Date

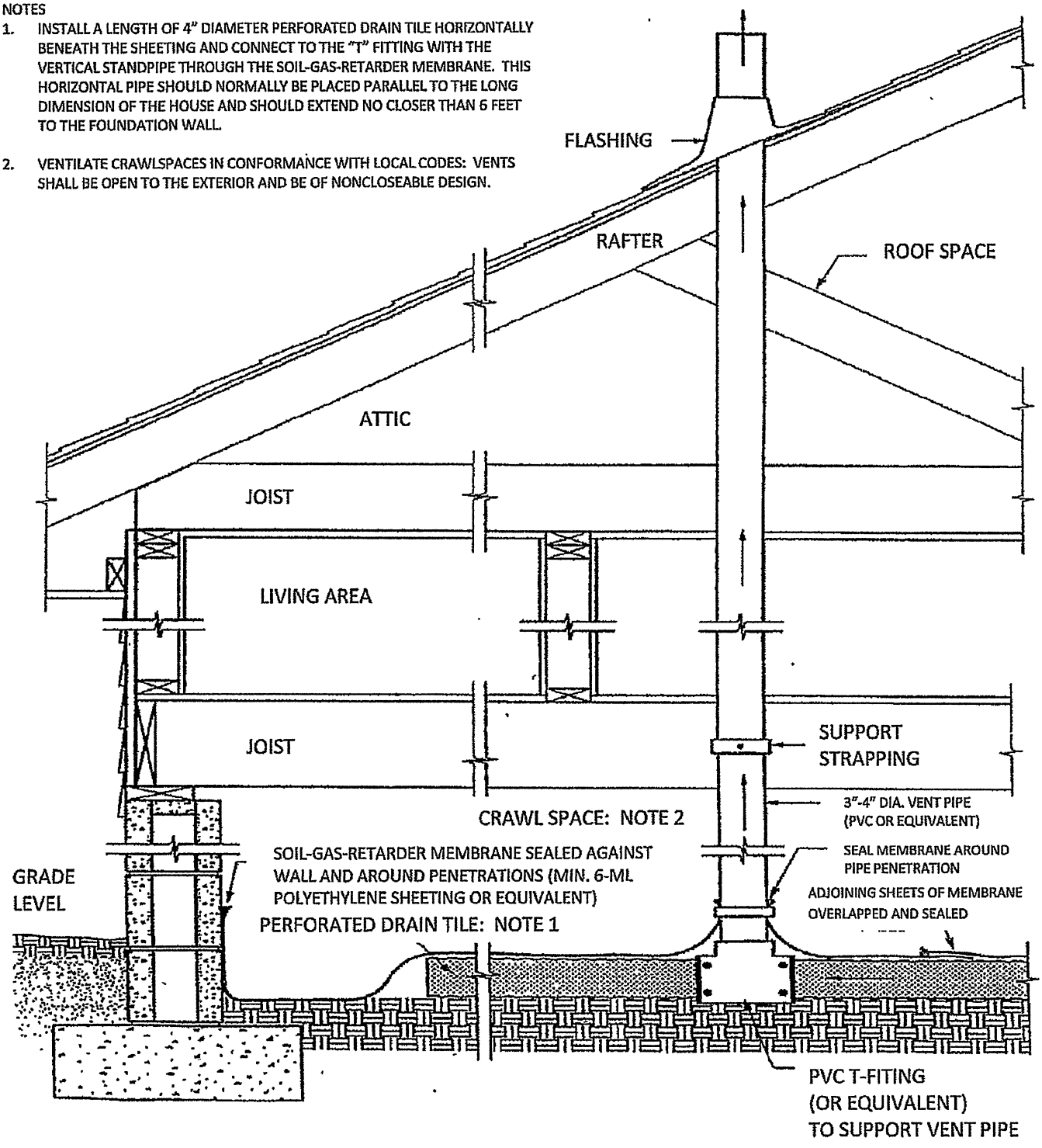
RADON MITIGATION

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCITON.

NOTES

1. INSTALL A LENGTH OF 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.

2. VENTILATE CRAWLSPACES IN CONFORMANCE WITH LOCAL CODES: VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NONCLOSEABLE DESIGN.



Appendix F: Radon mitigation AF103.4.8
provide documentation that the ducts conform to performance standards.

SITE ADDRESS: 613 N Grant PERMIT #:

Rain Screen
Acknowledgement Form

I, Ed Lindley, am the general contractor or the owner-builder at the following address:

613 N Grant St
Street Address

Newberg OR 97132
City, State & Zip

Permit Number

Subdivision/Lot and/or R3218DC 03002 *Map and Tax Lot*

To conform to the 2008 Oregon Residential specialty Code (ORSC), Section R703.1.1, I am notifying the Building Official that I am aware of the requirement of ORSC Section R703.1.1 and have taken steps to meet this code requirement. [Section R703 is provided for reference.]

Section R703.1.1 Exterior Wall Envelope. To promote building durability, the exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier as required in R703.2, a minimum 1/8 inch (3 mm) space between the water-resistive barrier and the exterior veneer, and integrated flashings as required in R703.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a means of draining in water that enters the assembly to the exterior.

This form must be completed at "Submittal".

Signature *Date*

Residential Energy Additional Measure Selection

City of Newberg – Building Division
414 E. First Street • P.O. Box 970 • Newberg, OR 97132
503-537-1240
www.newbergoregon.gov

Please select the type of construction

☒ **New Construction.** All conditioned spaces within residential buildings must comply with Table N1101.1(1)
- Select one numbered and one lettered measure from Table N1101.1(2) on page 2.

Additions. Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of this chapter. (N1101.3)

☐ **Large Additions.** Additions that are equal to or more than 40 percent of the existing building heated floor area or 600 square feet (55 m^2) in area, whichever is less. (N1101.3.1)
- Select one numbered and one lettered measure from Table N1101.(2) on page 2

☐ **Small Additions.** Additions that are less than 40 percent of the existing building heated floor area or less than 600 square feet in area, whichever is less. (N1101.3.2)
- Select one measure from Table N1101.1(2) on page 2 or comply with Table N1101.3

☐ **Exception.** Additions that are less than 15 percent of existing building heated floor area or 200 square feet (18.58 m^2) is area, whichever is less, are not required to comply with Table N1101.1(2) or Table N1101.3.

Selected item number: 2 **Selected item letter:** B, C
- *Depending on which additional measures you have selected, there may be sub-options to specify. Check the appropriate box if provided.*

Date: 10.17.23

Building Permit Number:

Owner's Name: Ed Lindley

Job Address: 613 N Grant St

City: Newberg **State:** OR **Zip Code:** 97132

Applicant's Signature: Edward Lindley

Printed Name: ED LINDLEY

TABLE N1101.3 – Small Addition Additional Measures (select one)

☐ 1 – Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.

☐ 2 – Replace all existing single-pane wood or aluminum windows to be U-value as specified in Table N1101.2.

☐ 3 – Insulate the floor system as specified in Table N1101.2 and install 50 percent of permanently installed lighting fixtures as CFL or linear fluorescent or minimum efficacy of 40 lumens per watt as specified in Section N1107.2.

☐ 4 – Test the entire dwelling with blower door and exhibit no more than 7.0 air changes per hour at 50 Pascals.

☐ 5 – Seal and performance test the duct system.

☐ 6 – Replace existing 78 percent AFUE or less gas furnace with a 92 percent AFUE or greater system.

☐ 7 – Replace existing electric radiant space heaters with a ductless mini-split system with a minimum HSPF of 8.5.

☐ 8 – Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 8.5.

☐ 9 – Replace existing water heater for a natural gas/propane water heater with a minimum EF of 0.67.

☐ 10 – Install a solar water heating system with a minimum of 40 square feet of gross collector area.

TABLE N1101.1(2) Additional Measures

☐ 1 – ***High-Efficiency Walls and Windows***
Exterior walls-U-0.047/R-19+5 (insulation sheathing)/SIPS, and one of the following options:

- ☐ Windows – Max 15 percent of conditioned area, or
- ☐ Windows – U-0.30

☒ 2 – ***High-Efficiency Envelope***
Exterior walls – U-0.058/R-21 intermediate framing, and
Vaulted ceilings – U-0.033/R-30A[d,e], and
Flat ceilings – U-0.25/R-49, and
Framed Floors – U-0.025/R-38, and
Windows – U-0.30; and

- ☐ Doors – All doors U-0.20, or
- ☒ Additional 15 percent of permanently installed lighting fixtures as high-efficacy lamps or
- ☐ Conservation measure D and E

☐ 3 – ***High-Efficiency Ceiling, Window and Duct Sealing (cannot be used with conservation measure E)***
Vaulted ceilings – U-0.033/R-30A[d,e], and
Flat ceiling – U-0.025/R-49, and
Windows – U-0.30, and performance tested duct systems[b]

☐ 4 – ***High-Efficiency Thermal Envelope UA***
Proposed UA is 15 percent lower than the Code UA when calculated in Table N1104.1(1)

☐ 5 – ***Building Tightness Testing, Ventilation and Duct Sealing***
A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and
The dwelling must be tested with a blower door and found to exhibit no more than

- ☐ 6.0 air changes per hour[f], or
- ☐ 5.0 air changes per hour[f] when used with conservation measure E, and performance tested duct systems[b]

☐ 6 – ***Duct Tested HVAC Systems Within Conditioned Space: (cannot be used with conservation measure B or C)***
All ducts and air handler are contained within building envelope[i]

☐ A – ***High-Efficiency HVAC System***

- ☐ Gas-fired furnace or boiler with minimum AFUE of 90 percent a, or
- ☐ Air-source heat pump with minimum HSPF of 8.5 or
- ☐ Closed-loop ground source heat pump with minimum COP of 3.0

MAIN ☒ B – ***Ducted HVAC Systems Within Conditioned Space***
All ducts and air handler are contained within building envelope[i]

ADU ☒ C – ***Ductless Heat Pump***
Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit must not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) must be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistance heat is allowed in a PTHP

☐ D – ***High-Efficiency Water Heating and Lighting***
Natural gas/propane, on-demand water heating with minimum EF of 0.80, and
A minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2[c]

☐ E – ***Energy Management Device and Duct Sealing***
Whole building energy management device that is capable of monitoring or controlling energy consumption, and performance tested duct systems[b], and A minimum 75 percent of permanently installed fixtures as high efficacy lamps

☐ F – ***Solar Photovoltaic***
Minimum 1 watt/square foot conditioned floor space[g]

☐ G – ***Solar Water Heating***
Minimum of 40 ft² of gross collector area[h]

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².
a. Furnaces located within the building envelope must have sealed combustion air installed. Combustion air must be ducted directly from the outdoors.
b. Documentation of performance tested ductwork must be submitted to the building official upon completion of work. This work must be performed by a contractor certified by the Oregon Department of Energy's (ODOE) Residential Energy Tax Credit program and documentation must be provided that work demonstrates conformance to ODOE duct performance standards.
c. Section N1107.2 requires 50 percent of permanently installed lighting fixtures to contain high efficacy lamps. Each of these additional measures adds an additional percent to the Section N1107.2 requirement.
d. A = advanced frame construction, which must provide full required ceiling insulation value to the outside of exterior walls.
e. The maximum vaulted ceiling surface area must not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than u-0.026.
f. Building tightness test must be conducted with a blower door depressurizing the dwelling 50 Pascal's from ambient conditions. Documentation of blower door test must be submitted to the building official upon completion of work.
g. Solar electric system size must include documentation indicating that total solar resource fraction is not less than 75 percent.
h. Solar water heating panels must be solar rating and certification corporation (SRCC) standard OG-300 certified and labeled, with documentation indicating that total solar resource fraction is not less than 75 percent.
i. A total of 5 percent of an HVAC systems ductwork must be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space must have insulation installed as required in this code.

PERMIT APPLICATION

City of Newberg

www.newbergoregon.gov trakit.newbergoregon.gov/etrakit

Site Information

Business | Project Name: Lindley Residence

Site Address: 613 N Grant St, Newberg, OR 97132

Land Use Project #:

House Sq. Ft. 2311 x $167.37 = $ 386792.07 | Garage Sq. Ft. 462.25 x $66.48 = $ 30730.38

Carport | Covered Porch | Patio | Deck Sq. Ft. 256 x $30.22 = $ 7736.32

Estimated Project Valuation: 425258.77

Com: Const. Type _____ Occupancy Type _____ Occupant Load _____ Fire Sprinklers ☐ | Fire Alarm ☐

☑ *New* ☐ *Alteration* | ☑ Single Family (☑ Backflow Included) ☐ Multi-Family ☐ Commercial / Industrial

Project Description

New residential construction

Owner Information

Owner Name: Edward Lindley

Mailing Address: PO Box 28 City/State/Zip: Newberg OR 97132

Cell: 503-572-5491 Phone: _____ Email: lindleytl@gmail.com

Architect | Engineer | Designer | Who Drew the Plans Information

Business Name: Krause Architechts Email: joe@jekrause.com

Mailing Address: PO Box 1989 City/State/Zip: Clackamas, OR 97015

Cell / Phone: 503-656-4111 License: ARI-1732 Expiration Date: 12/31/2024

Building | General Contractor Information

Business Name: owner builder Email: _____

Mailing Address: _____ City/State/Zip: _____

Cell / Phone: _____ CCB: _____ Expiration Date: _____

Mechanical Contractor Information

Commercial Valuation: $

Business Name: _____ Email: _____

Mailing Address: _____ City/State/Zip: _____

Cell / Phone: _____ CCB: _____ Expiration Date: _____

Plumbing | Landscape Contractor Information

Interior based on fixtures affected, list fixtures in description
Commercial Only— Pipe Size ☐ Under 2" ☐ Over 2"

Business Name: _____ Email: _____

Mailing Address: _____ City/State/Zip: _____

Cell / Phone: _____ CCB | LCB: _____ Expiration Date: _____

Applicant Information

☒ Owner ☐ Architect ☐ Contractor ☐ **Other - complete form below***

Signature: _____ Print: Edward Lindley Date: 10.17.23

***Business Name:** _____ ***Email:** lindleytl@gmail.com

***Mailing Address:** PO Box 28 Newberg Oregon 97132 ***Cell / Phone:** 503-572-5491

Office Use Only—Permit #:

Newberg City Hall • 414 E First Street, Newberg, OR 97132 • 503-537-1240 • Fax 503-537-1272 • building@newbergoregon.gov

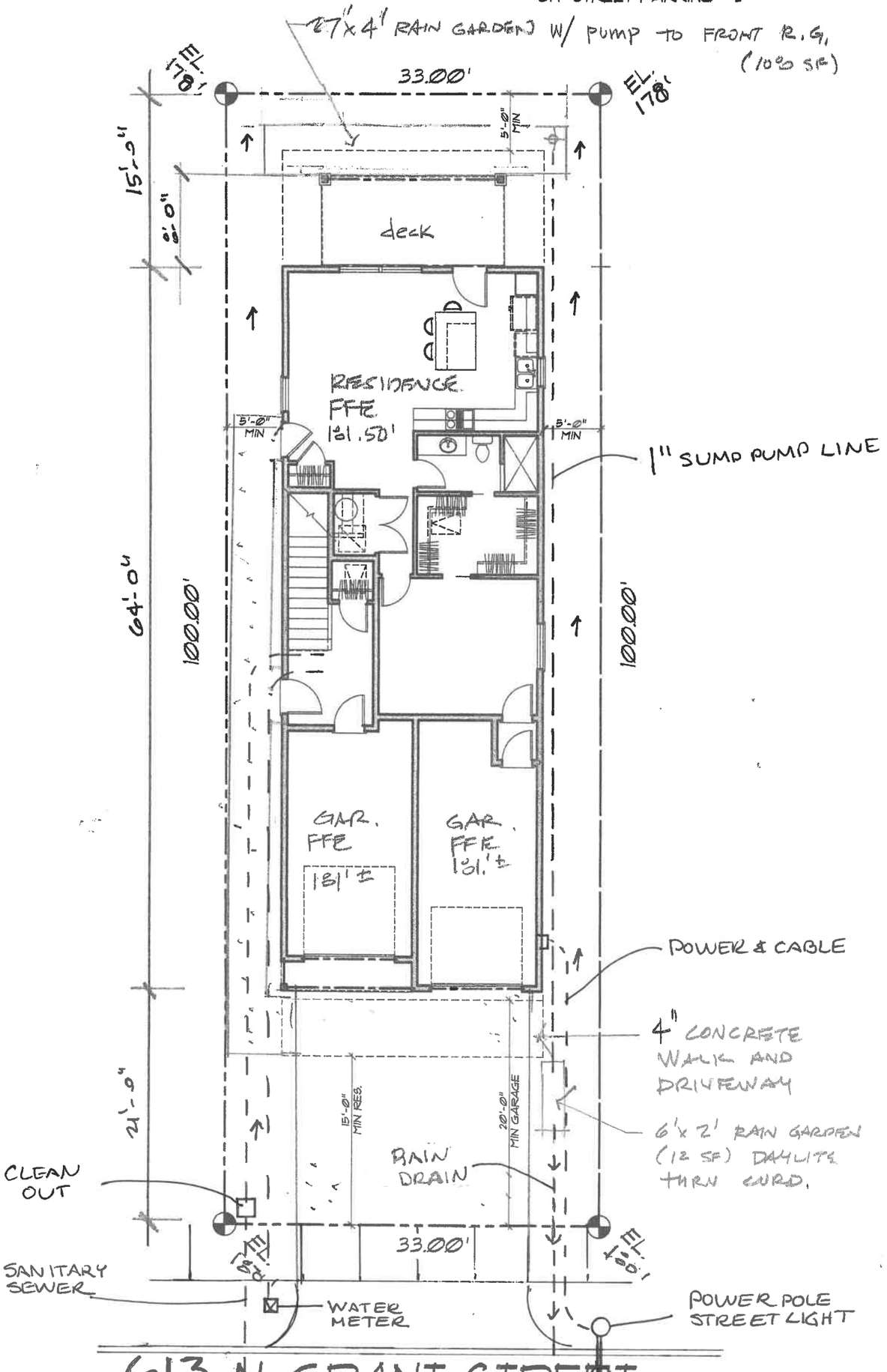
REGISTERED ARCHITECT
JOSEPH E. KRAUSE
CLACKAMAS, OREGON
STATE OF OREGON

NOTE:

ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL EXISTING AND FINISH GRADES.

ZONING:

R2 - MEDIUM DENSITY RESIDENTIAL
LOT COVERAGE - 60% ALLOWED
LOT COVERAGE 47% ACTUAL
MAXIMUN HEIGHT - 35'-0"
OFF STREET PARKING - 2



PARCEL 2
P 2022-17
TAX LOT 03002
MAP NO. R3218DC
CITY OF NEWBERG
YAMHILL COUNTY
STATE OF OREGON

SITE PLAN

SCALE: 1" = 10'-0"

J.E. KRAUSE
ARCHITECT P.C
(503) 656-4111
JOE@JEKRAUSE.COM
P.O. BOX 1989
Clackamas, Oregon 97015

613 N. GRANT STREET
NEWBERG, OREGON 97132

TITLE: SITE PLAN
PROJECT: LINDLEY RESIDENCE
OWNER: ED and TERESA

DATE:
OCTOBER 3, 2023
PROJECT NO.:
23044
REVISIONS:
10-11-2023

NO: S
OF ONE

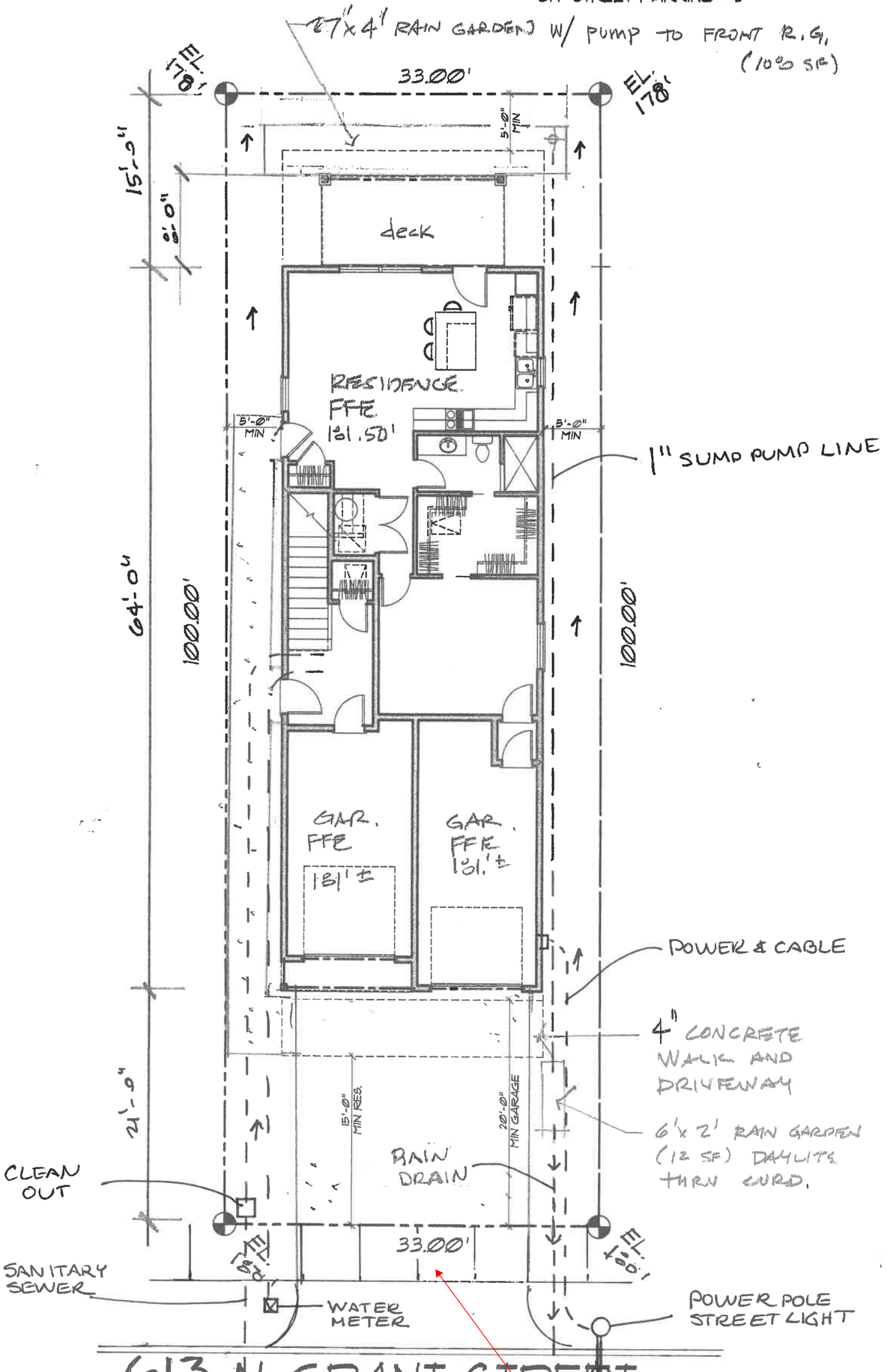
REGISTERED ARCHITECT
JOSEPH E. KRAUSE
CLACKAMAS, OREGON
STATE OF OREGON

NOTE:

ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL EXISTING AND FINISH GRADES.

ZONING:

R2 - MEDIUM DENSITY RESIDENTIAL
LOT COVERAGE - 60% ALLOWED
LOT COVERAGE ~~47~~ % ACTUAL
MAXIMUN HEIGHT - 35'-0"
OFF STREET PARKING - 2



PARCEL 2
P 2022-17
TAX LOT 03002
MAP NO. R3218DC
CITY OF NEWBERG
YAMHILL COUNTY
STATE OF OREGON

24' maximum driveway approach

5' wide sidewalk

SITE PLAN

SCALE: 1" = 10'-0"

J.E. KRAUSE ARCHITECT P.C.
(503) 656-4111
JOE@JEKRAUSE.COM
P.O. BOX 1989
Clackamas, Oregon 97015

613 N. GRANT STREET
NEWBERG, OREGON 97132

TITLE: SITE PLAN
PROJECT: LINDLEY RESIDENCE
OWNER: ED and TERESA

DATE:
OCTOBER 3, 2023
PROJECT NO.:
23044
REVISIONS:
10-11-2023

NO: S
OF ONE

VERTICAL ANALYSIS

J.E. KRAUSE ARCHITECT P.C. 2023

CLIENT : LINDLEY RESIDENCE

JOB NO. : 23044

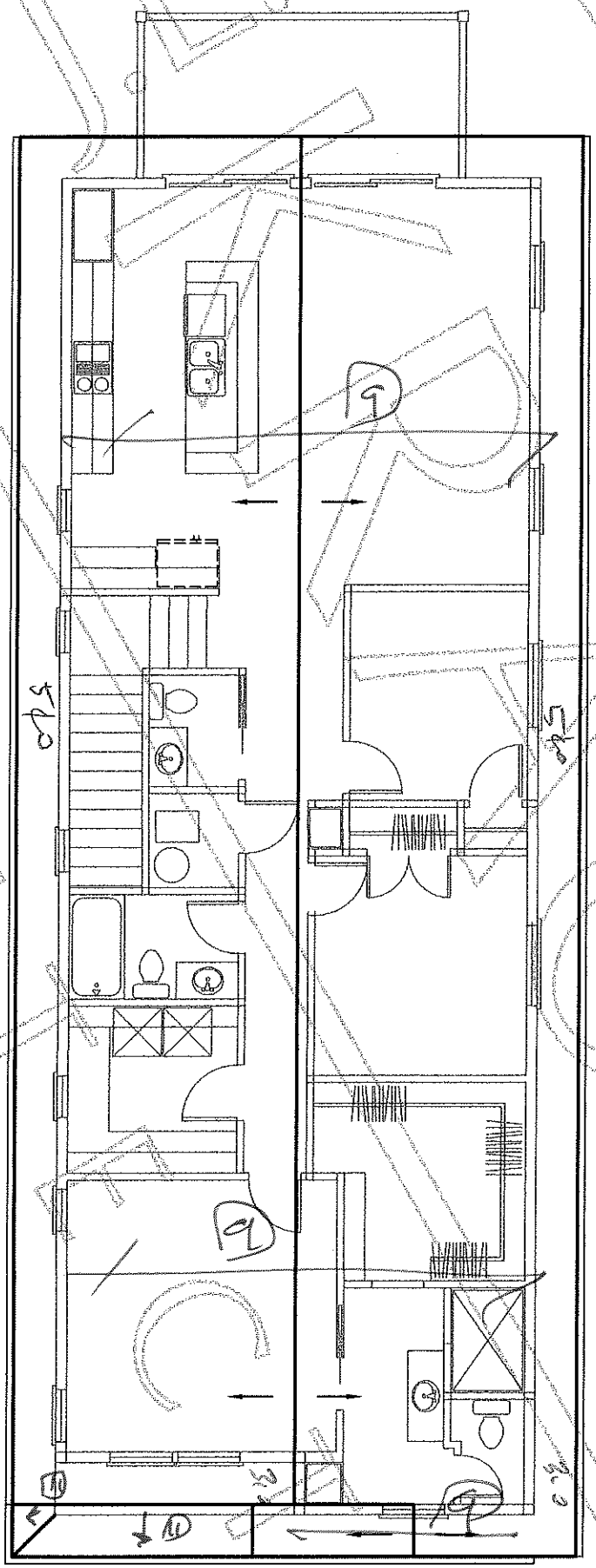
613 N. GRANT ST.

PLAN - NO : NEWBERG, OR 97132

DATE : OCTOBER 2, 2023

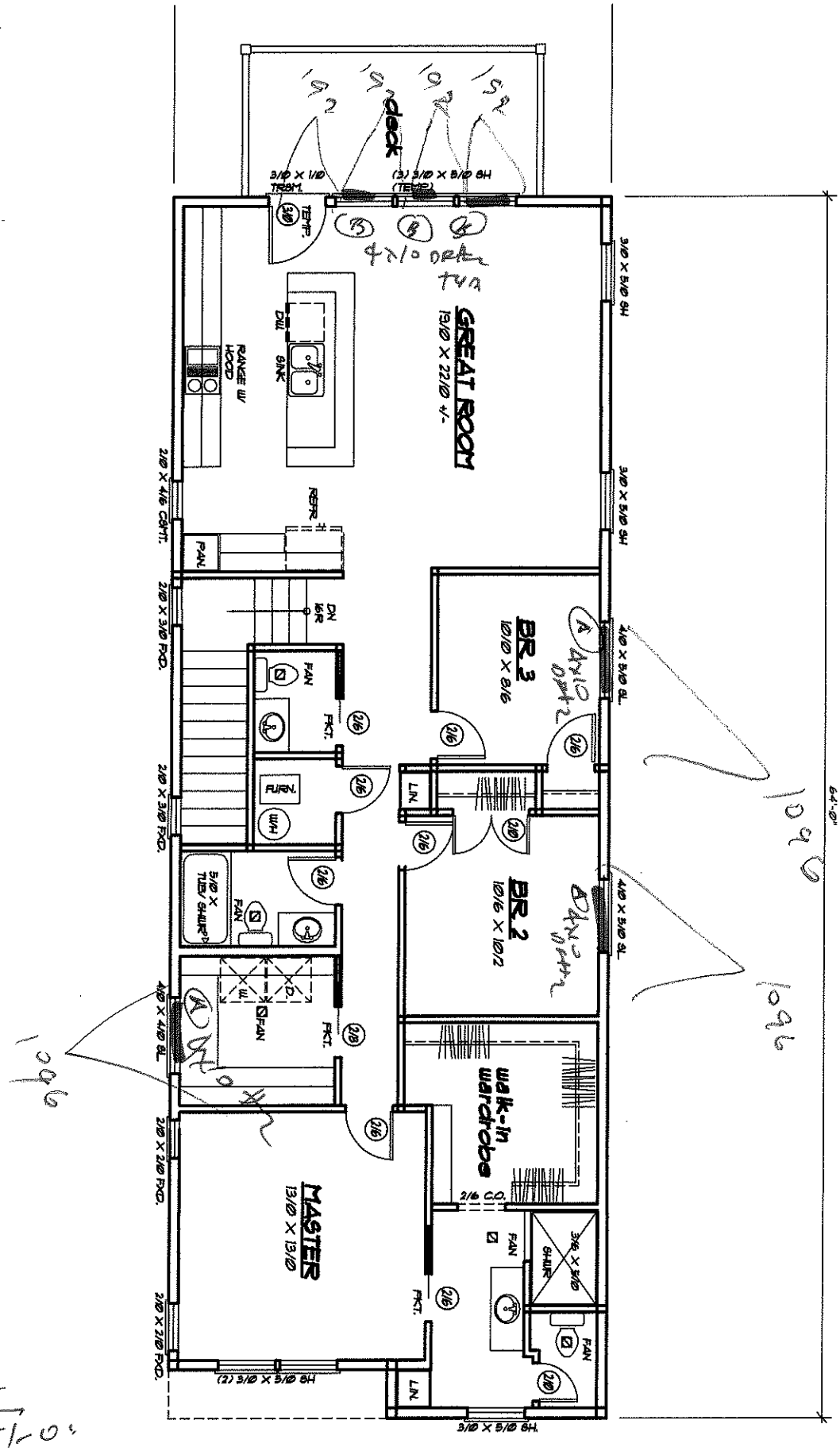
REGISTERED ARCHITECT
JOSEPH E. KRAUSE
CLACKAMAS, OREGON
STATE OF OREGON

J.E. KRAUSE
ARCHITECT P.C.
(503) 656-4111
JOE@JEKRAUSE.COM
P.O. BOX 1989
Clackamas, Oregon 97015



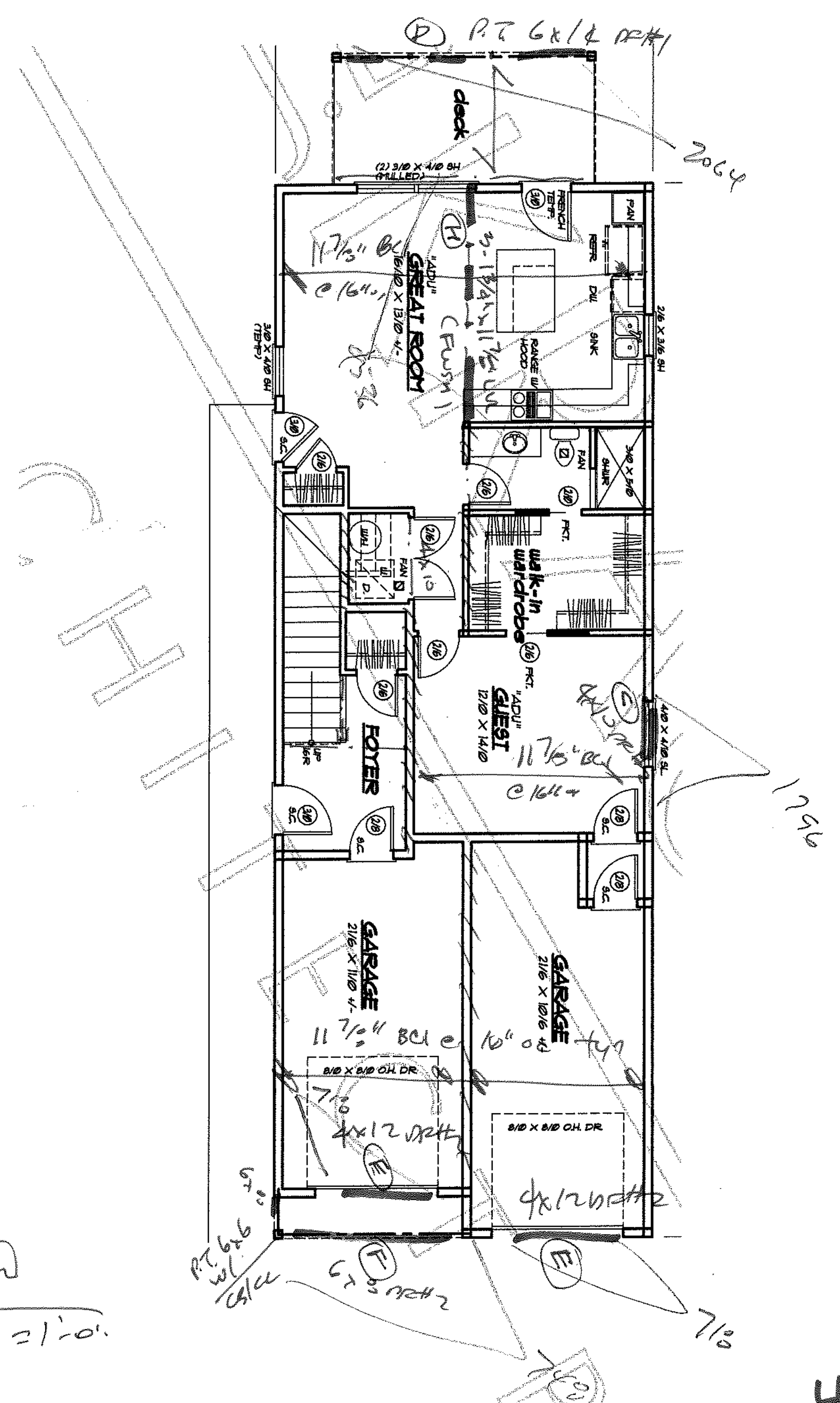
Floor

1/8" = 1'-0"


deck
3/0 X 1/0 TRSM.
(3) 3/0 X 8/0 SH (TEMP.)
TEMP.
GREAT ROOM
19/0 X 22/0 +/-
DW
SINK
RANGE W HOOD
REFR.
FAN
DN 6/R
BR 3
10/0 X 8/6
BR 2
10/6 X 10/2
FAN
FKT.
LIN.
FURN.
WH
5/0 X TUB/ SHWR.
walk-in wardrobe
2/6 C.O.
MASTER
13/0 X 13/0
3'6" X 5'0" SHWR.
(2) 3/0 X 5/0 SH.
3/0 X 5/0 SH.
2/0 X 4/6 CMTL.
2/0 X 3/0 FXD.
4/0 X 5/0 SL.
4/0 X 4/0 SL.
2/0 X 2/0 FXD.
6'4"-0"

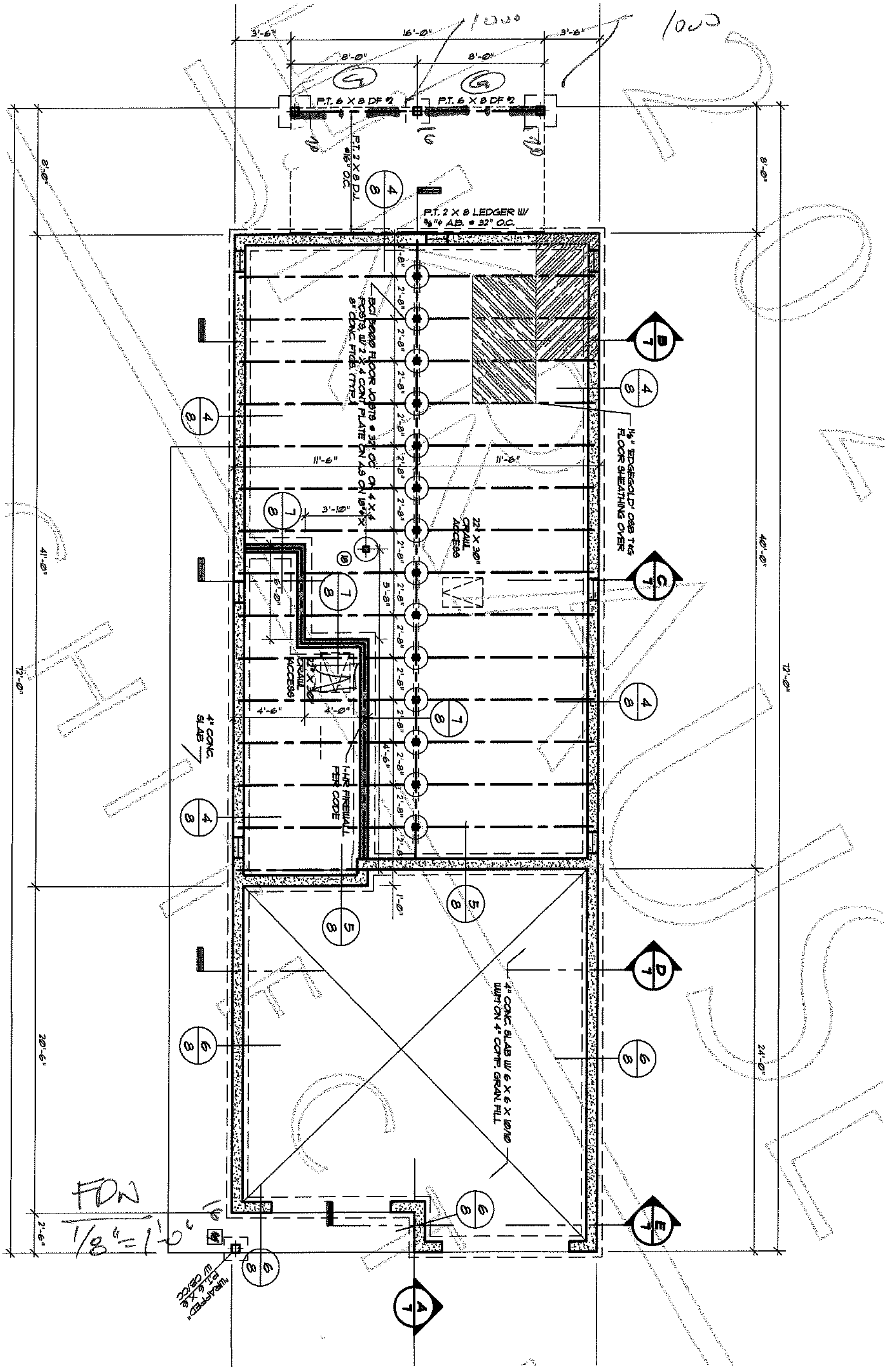
VP Rsr

1/8" = 1'-0"


deck
(2) 3/0 X 4/0 SH (MULLED)
FRENCH TEMP.
PAN
REFR.
DW
SINK
RANGE W/ HOOD
2/6 X 3/6 SH
"ADU" GREAT ROOM
16/0 X 13/0 +/-
3/0 X 4/0 SH (TEMP)
FAN
SHWR
3/0 X 5/0
walk-in wardrobe
PKT.
W/D
"ADU" GUEST
12/0 X 14/0
4/0 X 4/0 SL
FOYER
UP 16R
GARAGE
21/6 X 11/0 +/-
GARAGE
21/6 X 10/6 +/-
8/0 X 8/0 O.H. DR.
8/0 X 8/0 O.H. DR.
P.T. 6x12 DR#1
2064
1796
11 7/8" BCI @ 16" o.c.
4x12 DR#2
7/0

MAIN

1/8" = 1'-0"

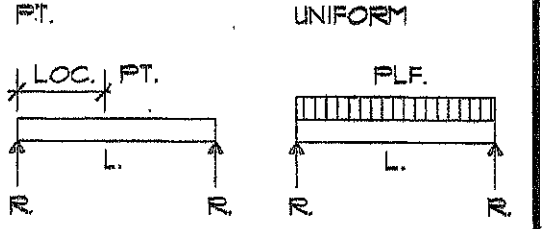

P.T. 6 X 8 DF #2
P.T. 6 X 8 DF #2
P.T. 2 X 8 D.J. @16" O.C.
P.T. 2 X 8 LEDGER W/
A.B. @ 32" O.C.
1 1/8" 'EDGEGOLD' OSB T&G FLOOR SHEATHING OVER
22" X 30" CRAWL ACCESS
1-HR FIREWALL PER CODE
4" CONC. SLAB
11'-6"
11'-6"
3'-10"
4'-6"
4'-0"
1'-0"
8'-0"
41'-0"
72'-0"
20'-6"
2'-6"
40'-0"
24'-0"
16'-0"
3'-6"
FDN
1/8" = 1'-0"

VERTICAL ANALYSIS

LOAD TABULATIONS

BEAM (#)	LOCATION	SPAN (L.)	TRIBUTARY LENGTH ROOF	TRIBUTARY LENGTH FLR.	TRIBUTARY LENGTH WALL	P.L.F.	PT. @ LOC.	REACTIONS	BEAM SIZE
A	HDR @ BR.3	4'-0"	13.5x40			540		1096	4x10 DF#2
B	HDR @ GAR.	3'-0"	3x40			120		192	4x10 DF#2
C	HDR @ GUEST	4'-0"	540	7x50		890		1796	4x10 DF#2
D	DECK BM.	16'-0"		4x60		240		2064	P.T. 6x14 DF #1
E	GAR DR HDR	8'-0"	3x40	50		170		718	4x12 DF#2
F	RB @ DRIVE	11.50	3x40			120		748	6x8 DF#2
G	DECK BM	8'-0"		4x60		240		1000	P.T. 6x8 DF#2
H	FB @ KIT/GR	14'-0"		11.5x55		632		4536	(3) 1 3/4" x 11 7/8" LVL

DIAGRAMS



VALUES

GLB.	=	2400 F.
6X	=	DF #1
4X	=	DF #2
PARALLAM	=	2.0 PSL.

LOADS (PSF.)

ITEM	LL.	DL.	TOTAL
COMP. ROOF	25	15	40
TILE ROOF	25	25	50
FLOOR	40	15	55
GARAGE FLR	50	50	100
WALLS	—	10	10
DECK	40	20	60
BALCONY	60	15	75

CONCRETE FOOTINGS

(soil pressure = 1500 psf)

CONCRETE.XLS

SIZE (IN.)				
L x	W x	THICKNESS	PT. LOAD (LBS.)	FTG. WT.(LBS.)
			(LxW/144)x1500-W	(LxWxT/1728 x150)
12	**12**	6	**1425**	75
14	**14**	7	**1923**	119
16	**16**	8	**2489**	178
18	**18**	9	**3122**	253
20	**20**	10	**3819**	347
22	**22**	11	**4580**	462
24	**24**	12	**5400**	600
26	**26**	13	**6279**	763
28	**28**	14	**7214**	953
30	**30**	15	**8203**	1172
32	**32**	16	**9244**	1422
34	**34**	17	**10336**	1706
36	**36**	18	**11475**	2025
38	**38**	19	**12660**	2382
40	**40**	20	**13889**	2778
42	**42**	21	**15159**	3216
44	**44**	22	**16469**	3697
46	**46**	23	**17817**	4225
48	**48**	24	**19200**	4800
12	IN. DIA.	6	**1216**	64
16	IN. DIA.	8	**2124**	152
18	IN. DIA.	9	**2665**	216
20	IN. DIA.	10	**3260**	296
24	IN. DIA.	12	**4609**	512
30	IN. DIA.	15	**7001**	1000

7

LINDLEY RESIDENCE HDR @ BR 3

A Date: 10/02/23

Selection **4x 10 DF-L #2** Lu = 0.0 Ft

Conditions NDS 2018

Min Bearing Area R1= 1.8 in² R2= 1.8 in² (1.5) DL Defl= 0.01 in

Data

Beam Span	4.0 ft				
Beam Wt per ft	7.87 #	Reaction 1 TL	1096 #	Reaction 2 TL	1096 #
Bm Wt Included	31 #	Maximum V	1096 #		
Max Moment	1096 '#	Max V (Reduced)	673 #		
TL Max Defl	L / 180	TL Actual Defl	L / >1000		

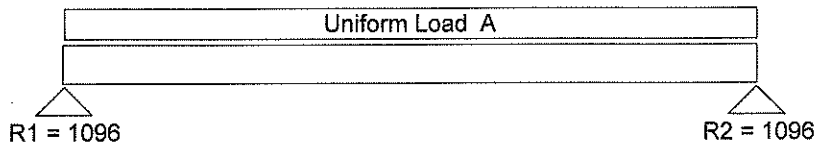
Attributes

	Section (in³)	Shear (in²)	TL Defl (in)
Actual	49.91	32.38	0.01
Critical	12.17	5.61	0.27
Status	OK	OK	OK
Ratio	24%	17%	5%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc_⊥ (psi)
Reference Values	900	180	1.6	625
Adjusted Values	1080	180	1.6	625
CF Size Factor	1.200			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads Uniform TL: 540 = A



SPAN = 4 FT

Uniform and partial uniform loads are lbs per lineal ft.

LINDLEY RESIDENCE HDR GREAT ROOM

B Date: 10/02/23

Selection **4x 10 DF-L #2** Lu = 0.0 Ft

Conditions NDS 2018

Min Bearing Area R1= 0.3 in² R2= 0.3 in² (1.5) DL Defl= <0.01 in.

Data

Beam Span	3.0 ft				
Beam Wt per ft	7.87 #	Reaction 1 TL	192 #	Reaction 2 TL	192 #
Bm Wt Included	24 #	Maximum V	192 #		
Max Moment	144 '#	Max V (Reduced)	93 #		
TL Max Defl	L / 180	TL Actual Defl	L / >1000		

Attributes

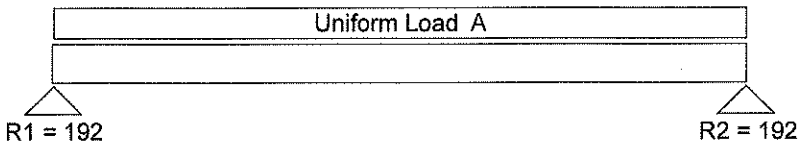
	Section (in³)	Shear (in²)	TL Defl (in)
Actual	49.91	32.38	0.00
Critical	1.60	0.78	0.20
Status	OK	OK	OK
Ratio	3%	2%	0%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	900	180	1.6	625
Adjusted Values	1080	180	1.6	625
CF Size Factor	1.200			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00

Cl Stability 1.0000 Rb = 0.00 Le = 0.00 Ft

Loads Uniform TL: 120 = A



SPAN = 3 FT

Uniform and partial uniform loads are lbs per lineal ft.

LINDLEY RESIDENCE HDR @ GUEST

C Date: 10/02/23

Selection **4x 10 DF-L #2** Lu = 0.0 Ft

Conditions NDS 2018

Min Bearing Area R1= 2.9 in² R2= 2.9 in² (1.5) DL Defl= 0.02 in

Data

Beam Span	4.0 ft				
Beam Wt per ft	7.87 #	Reaction 1 TL	1796 #	Reaction 2 TL	1796 #
Bm Wt Included	31 #	Maximum V	1796 #		
Max Moment	1796 '#	Max V (Reduced)	1104 #		
TL Max Defl	L / 240	TL Actual Defl	L / >1000		

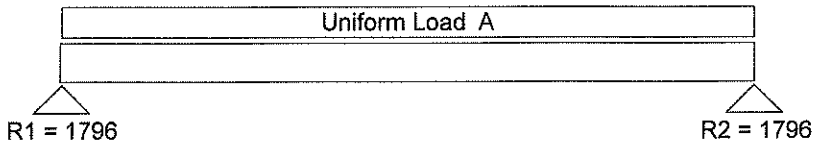
Attributes

	Section (in³)	Shear (in²)	TL Defl (in)
Actual	49.91	32.38	0.02
Critical	19.95	9.20	0.20
Status	OK	OK	OK
Ratio	40%	28%	10%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	900	180	1.6	625
Adjusted Values	1080	180	1.6	625
CF Size Factor	1.200			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads Uniform TL: 890 = A



SPAN = 4 FT

Uniform and partial uniform loads are lbs per lineal ft.

LINDLEY RESIDENCE DECK BEAM

D Date: 10/02/23

Selection **PT 6x 14 DF-L #1** Lu = 0.0 Ft

Conditions NDS 2018, Wet Use, Incised

Min Bearing Area R1= 4.9 in² R2= 4.9 in² (2.0) DL Defl= 0.44 in

Data

Beam Span	16.0 ft				
Beam Wt per ft	18.04 #	Reaction 1 TL	2064 #	Reaction 2 TL	2064 #
Bm Wt Included	289 #	Maximum V	2064 #		
Max Moment	8257 '#	Max V (Reduced)	1774 #		
TL Max Defl	L / 360	TL Actual Defl	L / 433		

Attributes

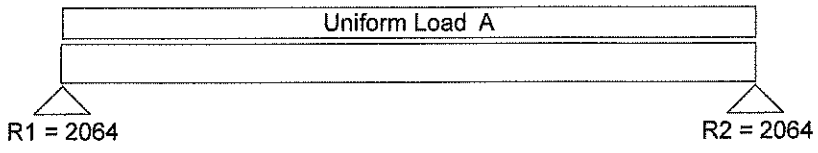
	Section (in³)	Shear (in²)	TL Defl (in)
Actual	167.06	74.25	0.44
Critical	93.34	19.57	0.53
Status	OK	OK	OK
Ratio	56%	26%	83%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	1350	170	1.6	625
Adjusted Values	1062	136	1.5	419
CF Size Factor	0.983			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet+Ci Incised	0.80	0.80	0.95	0.67

CI Stability 1.0000 Rb = 0.00 Le = 0.00 Ft

Loads Uniform TL: 240 = A



SPAN = 16 FT

Uniform and partial uniform loads are lbs per lineal ft.

LINDLEY RESIDENCE GAR DR HDR

E Date: 10/02/23

Selection **4x 12 DF-L #2** Lu = 0.0 Ft

Conditions NDS 2018

Min Bearing Area R1= 1.1 in² R2= 1.1 in² (1.5) DL Defl= 0.04 in

Data

Beam Span	8.0 ft				
Beam Wt per ft	9.57 #	Reaction 1 TL	718 #	Reaction 2 TL	718 #
Bm Wt Included	77 #	Maximum V	718 #		
Max Moment	1437 '#	Max V (Reduced)	550 #		
TL Max Defl	L / 240	TL Actual Defl	L / >1000		

Attributes

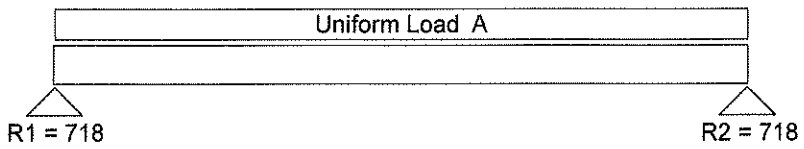
	Section (in³)	Shear (in²)	TL Defl (in)
Actual	73.83	39.38	0.04
Critical	17.41	4.58	0.40
Status	OK	OK	OK
Ratio	24%	12%	9%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	900	180	1.6	625
Adjusted Values	990	180	1.6	625
CF Size Factor	1.100			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00

Cl Stability 1.0000 Rb = 0.00 Le = 0.00 Ft

Loads Uniform TL: 170 = A



SPAN = 8 FT

Uniform and partial uniform loads are lbs per lineal ft.

LINDLEY RESIDENCE RB @ DRIVE

F Date: 10/02/23

Selection **6x 8 DF-L #2** Lu = 0.0 Ft

Conditions NDS 2018

Min Bearing Area R1= 1.2 in² R2= 1.2 in² (1.5) DL Defl= 0.30 in

Data

Beam Span	11.5 ft				
Beam Wt per ft	10.02 #	Reaction 1 TL	748 #	Reaction 2 TL	748 #
Bm Wt Included	115 #	Maximum V	748 #		
Max Moment	2149 '#	Max V (Reduced)	666 #		
TL Max Defl	L / 240	TL Actual Defl	L / 453		

Attributes

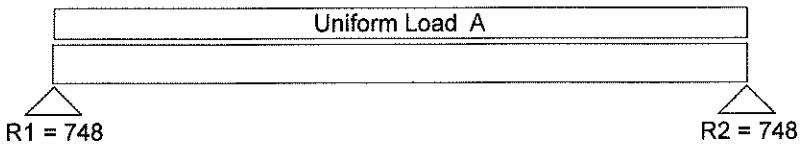
	Section (in³)	Shear (in²)	TL Defl (in)
Actual	51.56	41.25	0.30
Critical	34.39	5.88	0.58
Status	OK	OK	OK
Ratio	67%	14%	53%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	750	170	1.3	625
Adjusted Values	750	170	1.3	625
CF Size Factor	1.000			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00

Cl Stability 1.0000 Rb = 0.00 Le = 0.00 Ft

Loads Uniform TL: 120 = A



SPAN = 11.5 FT

Uniform and partial uniform loads are lbs per lineal ft.

LINDLEY RESIDENCE DECK BEAM

G Date: 10/02/23

Selection **PT 6x 8 DF-L #2** Lu = 0.0 Ft

Conditions NDS 2018, Wet Use, Incised

Min Bearing Area R1= 2.4 in² R2= 2.4 in² (2.0) DL Defl= 0.19 in

Data

Beam Span	8.0 ft				
Beam Wt per ft	10.02 #	Reaction 1 TL	1000 #	Reaction 2 TL	1000 #
Bm Wt Included	80 #	Maximum V	1000 #		
Max Moment	2000 '#	Max V (Reduced)	844 #		
TL Max Defl	L / 360	TL Actual Defl	L / 498		

Attributes

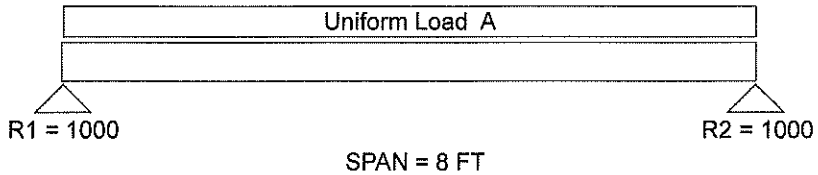
	Section (in³)	Shear (in²)	TL Defl (in)
Actual	51.56	41.25	0.19
Critical	40.00	9.31	0.27
Status	OK	OK	OK
Ratio	78%	23%	72%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	750	170	1.3	625
Adjusted Values	600	136	1.2	419
CF Size Factor	1.000			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet+Ci Incised	0.80	0.80	0.95	0.67

Cl Stability 1.0000 Rb = 0.00 Le = 0.00 Ft

Loads Uniform TL: 240 = A



SPAN = 8 FT

Uniform and partial uniform loads are lbs per lineal ft.

LINDLEY RESIDENCE FB @ KIT

H Date: 10/02/23

Selection **(3) 1-3/4x 11-7/8 2.0E BC Versa-Lam 2800** Lu = 0.0 Ft

Conditions NDS 2018

Min Bearing Area R1= 6.0 in² R2= 6.0 in² (1.5) DL Defl= 0.57 in

Data

Beam Span	14.0 ft				
Beam Wt per ft	16.02 #	Reaction 1 TL	4536 #	Reaction 2 TL	4536 #
Bm Wt Included	224 #	Maximum V	4536 #		
Max Moment	15876 '#	Max V (Reduced)	3895 #		
TL Max Defl	L / 240	TL Actual Defl	L / 293		

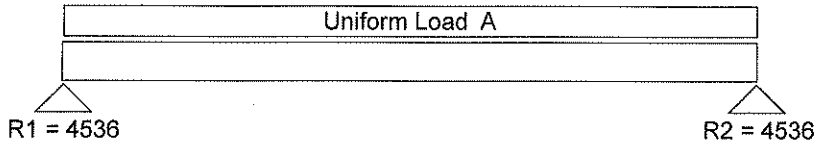
Attributes

	Section (in³)	Shear (in²)	TL Defl (in)
Actual	123.39	62.34	0.57
Critical	67.96	20.50	0.70
Status	OK	OK	OK
Ratio	55%	33%	82%

Values / *Adjustments*

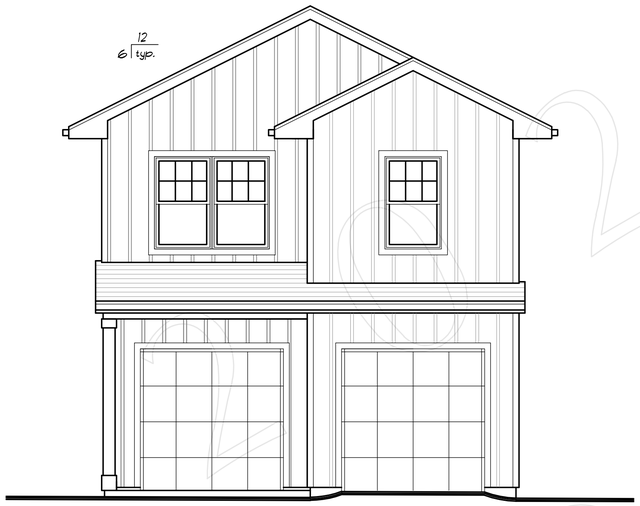
	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	2800	285	2.0	750
Adjusted Values	2803	285	2.0	750
CF Size Factor	1.001			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads Uniform TL: 632 = A



SPAN = 14 FT

Uniform and partial uniform loads are lbs per lineal ft.

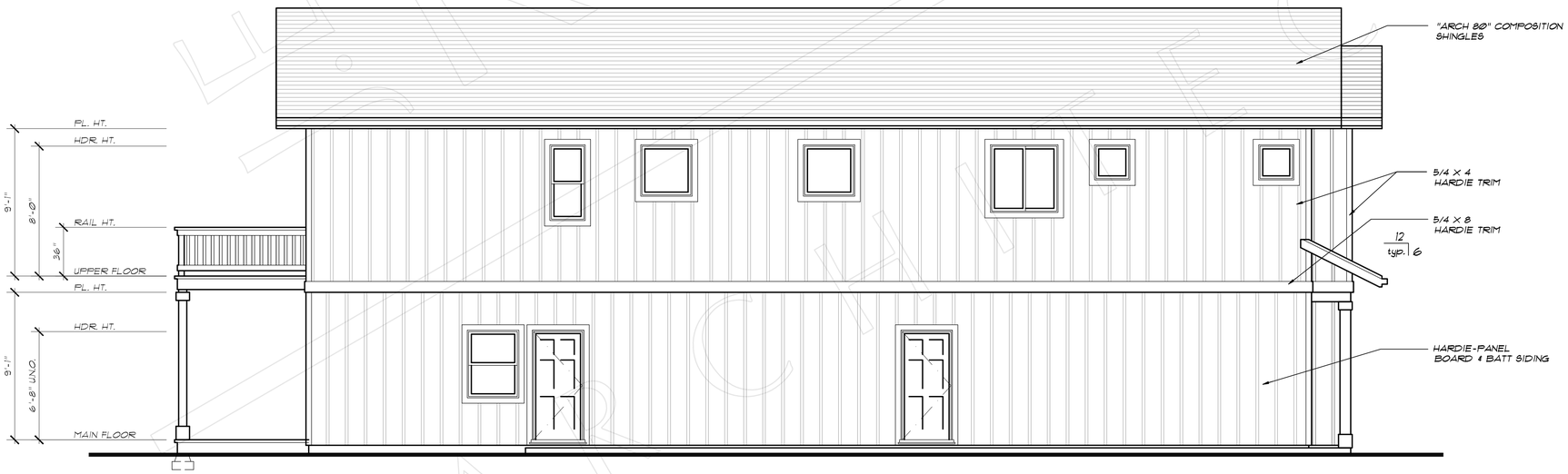


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
EXTEND ALL FLUES A MIN. OF 2'-0" ABOVE ANY PART OF THE BLD'G W/ IN A 10'-0" HORIZONTAL RADIUS

NOTE:
ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES.



LEFT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTICE:
ALL CONSTRUCTION TO COMPLY WITH THE 2021 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE WITH THE OREGON AMENDMENTS AND OREGON RESIDENTIAL ENERGY EFFICIENCY (CHAPTER 11) COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED

PRESCRIPTIVE ENVELOPE REQUIREMENTS:

Wall insulation - above grade	U-0.059c	R-21 Intermediate
Wall insulation - below grades	C-0.063	R-15 c.i./R-21
Flat ceilings	U-0.021	R-49
Vaulted ceilings Rafter or	U-0.033 R-30A, Scissor Truss	R-30
Underfloors	U-0.033	R-30
Slab-edge perimeter	F-0.520	R-15
Heated slab interior	n/a	R-10
Windows	U-0.27	U-0.27
Skylights	U-0.50	U-0.50
Exterior doors	U-0.20	U-0.20
Exterior doors with >2.5 ft2 glazing	U-0.40	U-0.40

Taken from Table N1101(1) of the 2021 ORSC.

NDWL23-0097 613 N Grant St Plan - Approved

Reviewed & Approved for Code Compliance
bradburyj

NEITHER THE APPROVAL OF PLANS AND SPECIFICATIONS OR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CONSTRUED AS PERMISSION OR ENDORSEMENT TO VIOLATE THE CITIES ADOPTED BUILDING CODE OR ANY OTHER MUNICIPAL ORDINANCE PERMIT ISSUED IN ACCORD WITH THE BUILDING CODE SHALL BE VALID ONLY TO THE EXTENT THAT THE WORK OR USE WHICH IS AUTHORIZED IS LAWFUL
DATE: 03/12/2024 PLANS EXAM: bradburyj

TABLE N1101.1(2) ADDITIONAL MEASURES

PRIMARY RES.	1	HIGH EFFICIENCY HVAC SYSTEM a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground source heat pump COP 3.5 or Energy Star rated
	2	HIGH EFFICIENCY WATER HEATING SYSTEM A. Natural gas/propane water heater with minimum UEF 0.90, or B. Electric heat pump water heater with minimum 2.0 COP, or C. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
	3	WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
	4	ADVANCED ENVELOPE • Windows U-0.21 (Area weighted average), and • Flat ceiling –U-0.017/R-60, and • Framed floors –U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
ADU	5	DUCTLESS HEAT PUMP For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms
	6	HIGH EFFICIENCY THERMAL ENVELOPE UA Proposed UA is 8 percent lower than the code UA
	7	GLAZING AREA Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
	8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

For SI: 1 square foot = 0.093 m2, 1 watt per square foot = 10.8 W/m2.

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.
c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.

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TITLE: EXTERIOR ELEVATIONS
PROJECT: LINDLEY RESIDENCE / ADU
OWNER: ED and TERESA

DATE: SEPTEMBER 22, 2023
PROJECT NO.: 23044
REVISIONS: 10-12-2023

J.E. KRAUSE ARCHITECT P.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXISTING SITE CONDITIONS, DIMENSIONS, AND TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.

REAR ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
EXTEND ALL FLUES A MIN. OF 2'-0" ABOVE ANY PART OF THE BLD'G W/ IN A 10'-0" HORIZONTAL RADIUS

NOTE:
ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES.

RIGHT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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TABLE R602.10.4.1
CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	WOOD STRUCTURAL PANEL	[illegible]	[illegible]	6d COMMON (2" X 0.113") NAILS AT 6" SPACING (PANEL EDGES) AND 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 ga. X 1 3/4 STAPLES AT 3" SPACING (PANEL EDGES AND 6" SPACING (INTERMEDIATE SUPPORTS)
GB	GYPSUM BOARD	1/2"	[illegible]	NAIL OR SCREWS AT 7" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES FOR ALL BRACED WALL PANEL LOCATIONS FOR EXTERIOR SHEATHING NAIL OR SCREW SIZE, SEE TABLE R602.3(1); FOR INTERIOR GYPSUM BOARD NAIL OR SCREW SIZE, SEE TABLE R702.3.5
CS-PF	CONTINUOUS PORTAL FRAME	SEE SECTION R602.10.4.1	[illegible]	SEE SECTION R602.10.4.1

1 HOUR FIRE PARTITION ASSEMBLY (USG)

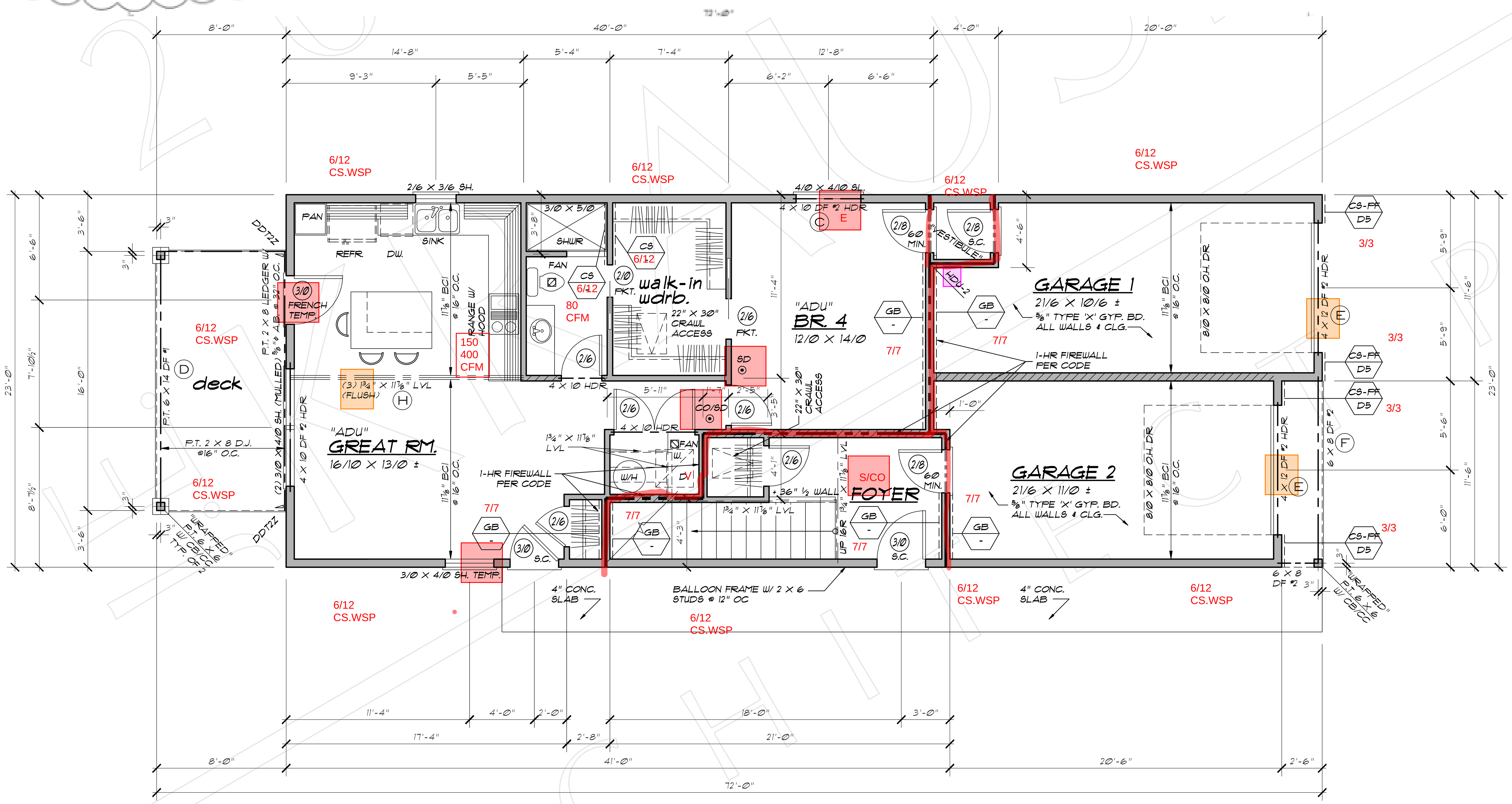
DETAIL	DESCRIPTION	TEST #	STC	TEST #	INDEX
	• 5/8" SHEETROCK FIRE CORE PANELS "X" • 2 X STUDS @ 16" O.C. • 5/8" SHEETROCK FIRE CORE PANELS "X"	UL DES U305 U314	32	RAL-TL11-29 BASED ON 5/8" SHEETROCK FIRECODE CORE PANELS	A-99

NOTE :

1 HOUR FIRE PARTITION AREA SEPERATION WALL TO CONFORM TO ALL REQUIREMENTS OF SECTION 708 2023 OSSC INCLUDING CONTINUITY PER SEC. 708.4, SUPPORTING CONST. PER SEC 708.4.1, OPENINGS PER SEC 708.6, PENETRATIONS PER SEC 708.7, JOINTS PER SEC. 708.8 AND DUCTS AND AIR TRANSFER OPENINGS PER SEC 708.9.

1 HOUR FIRE FLOOR / CEILING ASSEMBLY (USG)

DETAIL	DESCRIPTION	TEST #	STC	TEST #	INDEX
	• 1" NOMINAL WOOD SUB + FIN. FLR. JOINTS FINISHED • 2 X 10 WOOD JSTS. @ 16" O.C. • 5/8" SHEETROCK FIRE CORE PANELS "X"	UL DES L501	34 IIC 32	CK-6-40-7 BASED ON 1-1/4" NOMINAL WOOD FLOOR	A-53



NOTE:
PROVIDE 5/8" TYPE 'X' GYP. BD. @ MAIN FLOOR CEILING INCLUDING GARAGES.

NOTE:
ALL EXTERIOR WALLS TO BE CS.WSP U.N.O.

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

98 SQ. FT.
ADU 770 SQ. FT.

GENERAL NOTES:

10-01-21

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS AT 16" O.C. (TYP. U.N.O.).
2. ALL INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. (TYP. U.N.O.).
3. ASSUME A MINIMUM OF (2) 2 X 4 STUDS AS BEAM SUPPORTS AT BEARING WALLS.
4. ALL WINDOWS AND SLIDING GLASS DOORS SHOWN ARE TO BE VINYL SASH (VERIFY ALL ROUGH OPENINGS).
5. [hatched symbol] DENOTES INTERIOR BEARING WALL(S).
6. PROVIDE OUTSIDE COMBUSTION AIR FOR ALL FIREPLACES AND FURNACE.
7. CONNECT ALL SMOKE DETECTORS TOGETHER AND TO HOUSE POWER SOURCE.
8. PROVIDE 5/8" TYPE "X" G.W.B. AT ALL ACCESSIBLE AREAS UNDER STAIRS.
9. PROVIDE U.L. LISTED FLUES AT ALL FURNACE AND METAL FIREPLACE LOCATIONS AS REQUIRED BY MANUFACTURER.
10. PROVIDE 18" HIGH NON-COMBUSTIBLE PLATFORM FOR ALL GAS FIRED APPLIANCES LOCATED IN GARAGE.
11. PROVIDE 3" DIA. X 5'-0" CONCRETE FILLED STEEL PIPE BOLLARD IN GARAGE FOR PROTECTION OF FURNACE AND WATER HEATER (EMBED IN 12" DIA. X 24" CONCRETE FOOTING). PER FIGURE M1307.3.1
12. PROVIDE WATER HEATER SEISMIC ATTACHMENT STRAPPING AS PER MECHANICAL CODE M 1307.2
13. STRUCTURES OVER 3600 SQUARE FEET SHALL BE SPRINKLED. NFPA 13 D SYSTEM OR EQUAL AS PER FIRE CODES.
14. FIRE BLOCKING REQUIRED AT CONSTRUCTION VOIDS AND WALL CAVITIES EXCEEDING 10'-0" IN HEIGHT, AS PER 2021 OSRC R602.8
15. MINIMUM 3" X 3" X ¼" PLATE WASHERS ON FULL LENGTH OF BRACED WALL LINES PER 2021 ORSC R602.11.1
16. ALL ROOMS CONTAINING BATHING OR SPA FACILITIES SHALL BE PROVIDED A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DEHUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL AS PER 2021 ORSC 1507.4.
17. PROVIDE CARBON MONOXIDE ALARMS PER R315
18. ALL ATTIC ACCESS DOORS/HATCHES TO BE INSULATED PER N1102.2.3
19. ALL BWP W/ CS-WSP TO BE PER TABLE R602.10.4 U.N.O.

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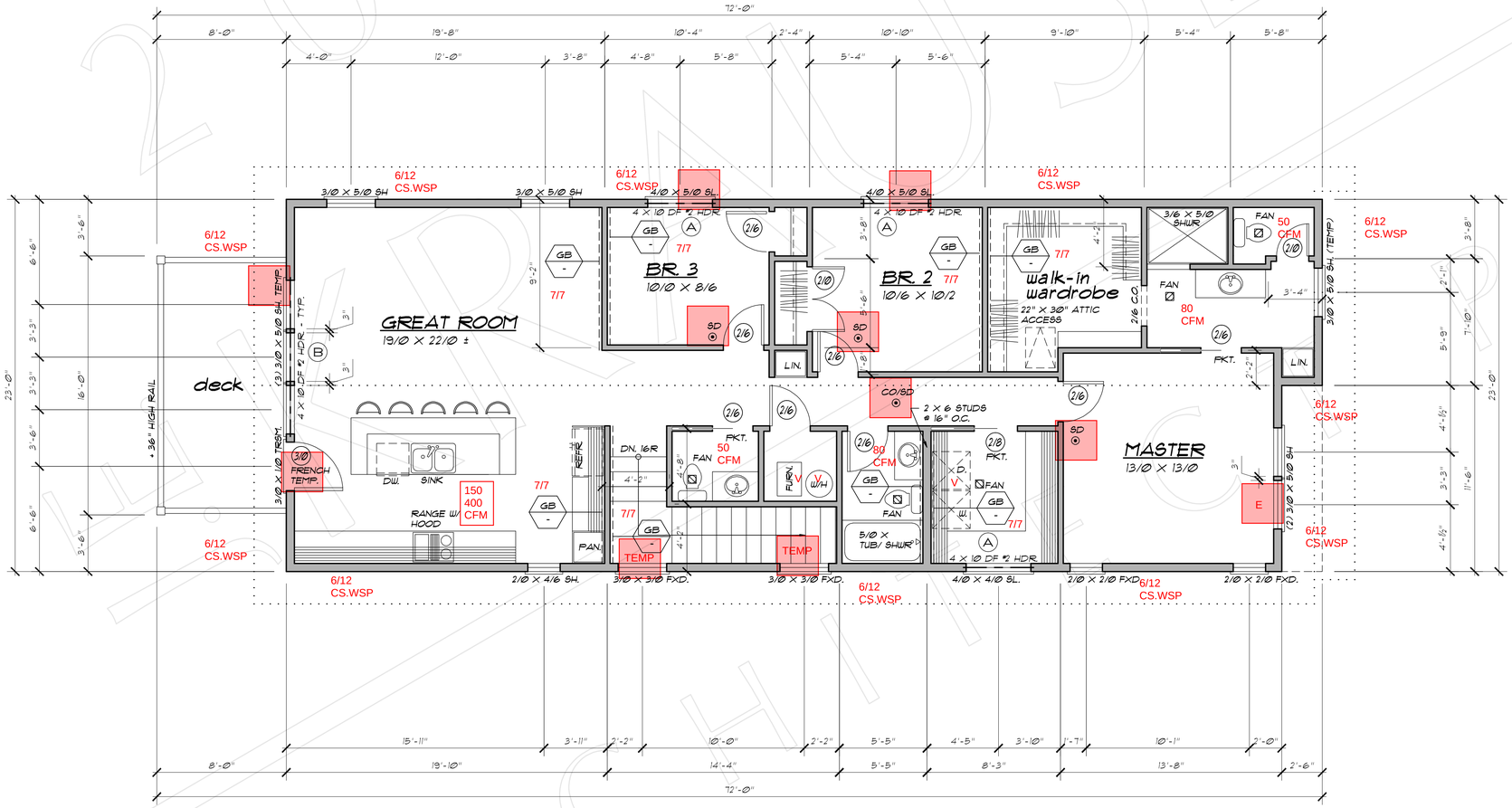
TITLE:
MAIN FLOOR PLAN
PROJECT:
LINDLEY RESIDENCE / ADU
OWNER:
ED and TERESA

DATE:
SEPTEMBER 22, 2023
PROJECT NO.:
23044
REVISIONS:
10-12-2023



NOTE:
ALL EXTERIOR WALLS TO BE CS.WSP U.N.O.

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

1443 SQ. FT.

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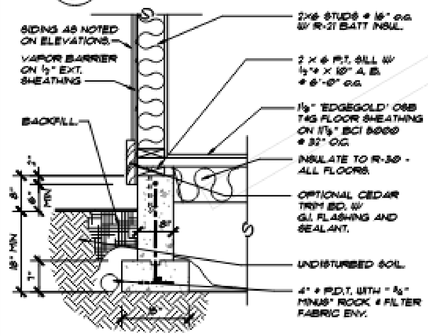
TITLE: UPPER FLOOR PLAN
PROJECT: LINDLEY RESIDENCE / ADU
OWNER: ED and TERESA

DATE: SEPTEMBER 22, 2023
PROJECT NO.: 23044
REVISIONS: 10-12-2023

NO: 4 OF EIGHT

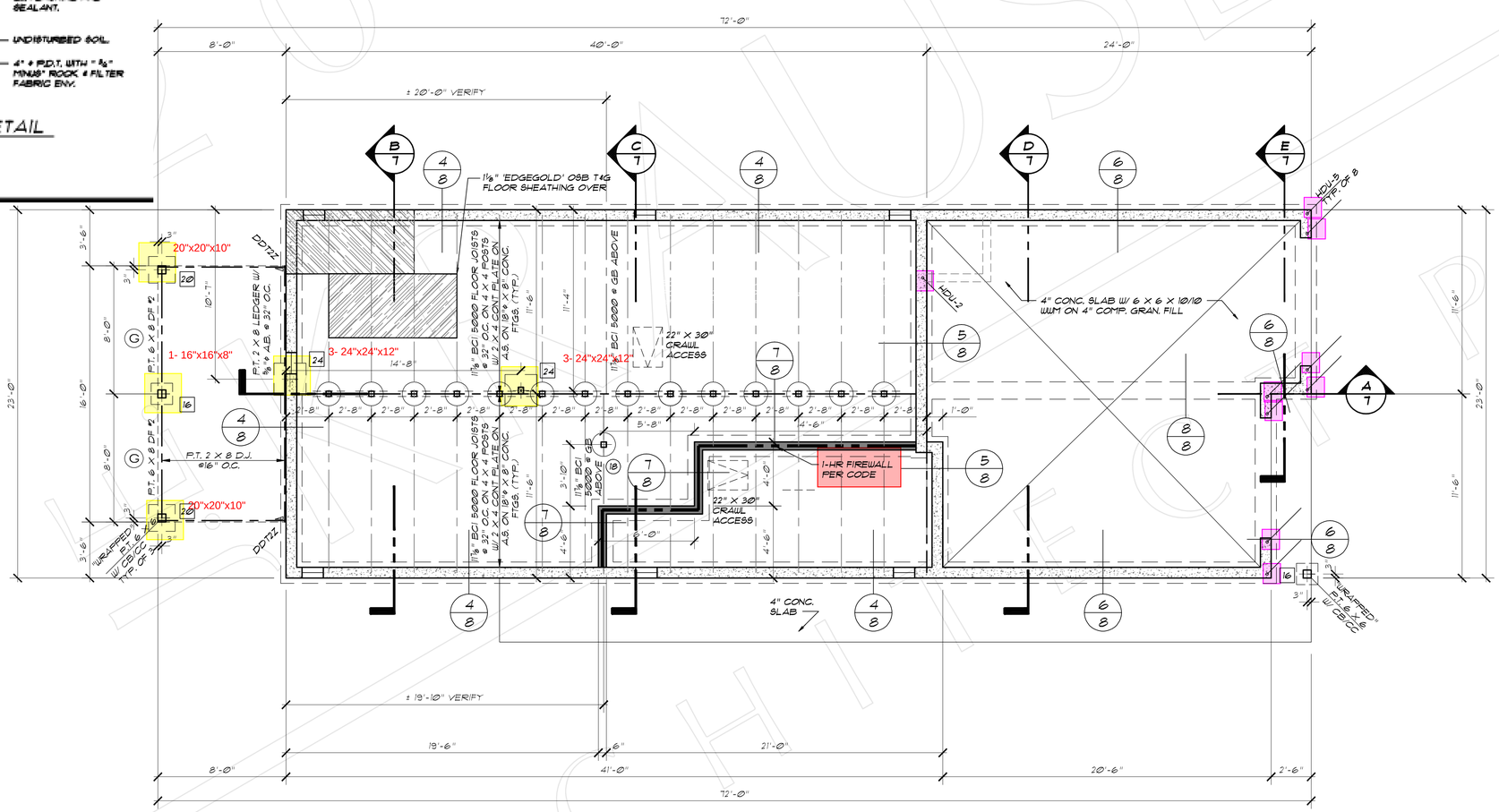
3/8 FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



4/8 FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

CONCRETE FOOTINGS

(SOIL PRESSURE= 1500 psf)

	L X	W X	THICKNESS
12	12	12	6
14	14	14	7
16	16	16	8
18	18	18	9
20	20	20	10
22	22	22	11
24	24	24	12
26	26	26	13
28	28	28	14
30	30	30	15
32	32	32	*
34	34	34	*
36	36	36	*
38	38	38	*
40	40	40	*
42	42	42	*
44	44	44	*
46	46	46	*
48	48	48	*
12	12 IN. DIA.		6
16	16 IN. DIA.		8
18	18 IN. DIA.		9
20	20 IN. DIA.		10
24	24 IN. DIA.		12
30	30 IN. DIA.		15
*	16" THK. FTG. REINFORCED W/ #4 @ 12" O.C. EA. WAY		

FOUNDATION NOTES:

1. CONTRACTOR TO EXCAVATE AS TO MAINTAIN 18" MIN. GROUND TO GIRDER CLEARANCE
2. COVER ENTIRE GROUND AREA OF CRAWLSPACE W/6 MIL. "VISQUEEN", EXTEND A MIN. OF 1'-0" UP FOUNDATION WALL.
3. GIRDERS TO HAVE 3" MIN. BEARING ON ASPHALT COMPOSITE SHINGLE W/ 1/2" AIR SPACE AT ENDS AND SIDES OF GIRDER AND FOUNDATION WALL.
4. FOUNDATION VENTS TO 16" X 8" W/#4 MESH CORR. RESIST. SCREEN Ø1 (CLOSABLE) REQUIRED.
5. PROVIDE 18" X 24" CRAWLSPACE ACCESS AS PER 2021 ORSC R408.3 (22" X 30" RECOMMENDED).
6. PROVIDE CRAWLSPACE DRAIN AS PER 2021 ORSC R405, R406 & 4085.
7. MIN. REBAR PER CODE, 1-#4 TOP & BOTTOM (CONT.) W/ #4 @ 48" O.C. VERT. STANDARD FOOTING. (TYP.) W/ LAPS PER R404.1.3.3.7.5
8. MINIMUM 3" X 3" X ¼" PLATE WASHERS ON FULL LENGTH OF BRACED WALL LINES PER 2021 ORSC R602.11.1,
9. PROVIDE RADON MITIGATION PER APPENDIX F 2021 ORSC IN COUNTIES AS REQUIRED PER CODE.

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TITLE: FOUNDATION PLAN
PROJECT: LINDLEY RESIDENCE / ADU
OWNER: ED and TERESA

DATE: SEPTEMBER 22, 2023
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REVISIONS: 10-12-2023

ROOF FRAMING LEGEND (COMP/METAL)

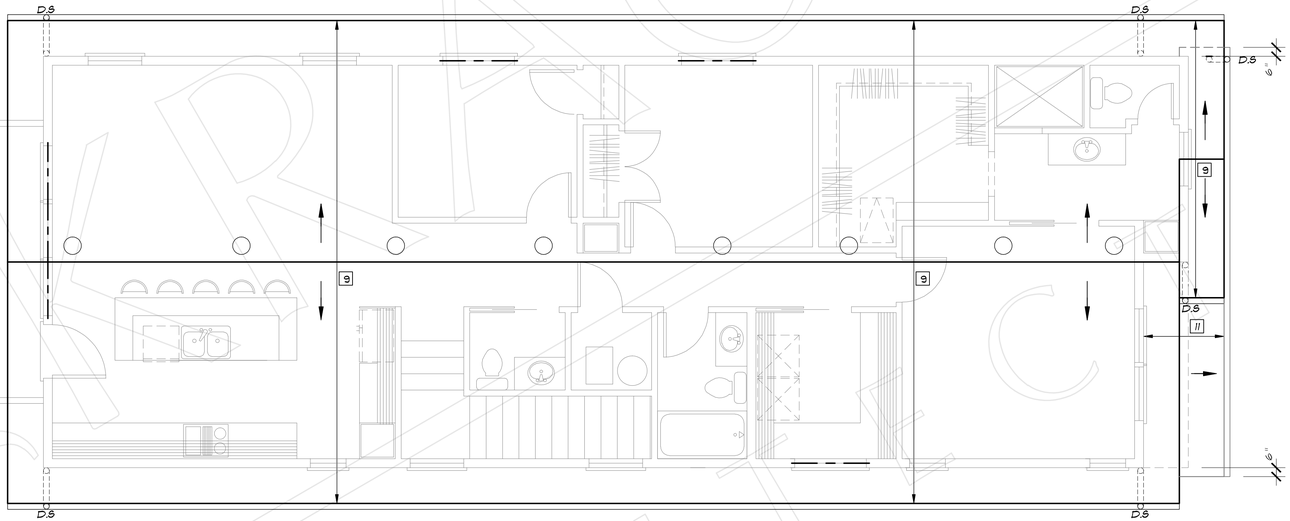
40 PSF. + 15 PSF. (DL) + 25 PSF. (SL) 2015

ZZZZZZZ BEARING WALL BELOW

ALL HIPS, VALLEY'S AND RIDGES TO BE 2 X 10 UNLESS NOTED OTHERWISE

1. 2 X 8 RAFTERS @ 24" O.C. (12'-4" MAXIMUM SPAN)
2. 2 X 8 RAFTERS @ 12" O.C. (17'-5" MAXIMUM SPAN)
3. 2 X 10 RAFTERS @ 24" O.C. (15'-1" MAXIMUM SPAN)
4. 2 X 12 RAFTERS @ 24" O.C. (17'-6" MAXIMUM SPAN)
5. – – – – – 2X FURLINS @ 24" O.C. @ 45° MAX. FROM VERTICAL, SUPPORT FROM BEARING TO RAFTERS
6. OVERFRAME W/ 2 X 8 RAFTERS @ 24" O.C.
7. POST UP FROM BEARING POINT BELOW
8. AT ALL VAULTED 2 X 8 CEILINGS, USE 2 X 4 FURRING BELOW FOR INSULATION. REQ'MTS.
9. MANUF. TRUSSES @ 24" O.C.
10. MANUF. "SCISSOR" TRUSSES @ 24" O.C.
11. MANUF. "STUB" TRUSSES @ 24" O.C.
12. MANUF. "ATTIC" TRUSSES

E EXISTING ROOF SYSTEM



ROOF PLAN NOTES:

1. ALL OVERHANGS TO BE 24" (TYP. U.N.O.)
2. ALL RAKES TO BE 24" (TYP. U.N.O.)
3. ROOFING TO BE "ARCH 80" COMP. SHINGLES
4. ROOF VENTS TO BE 50 SQ. IN. EA. (8 REQUIRED)
5. ALL ROOF SLOPES TO BE 6:12 PITCH (TYP. U.N.O.)

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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PROJECT: LINDLEY RESIDENCE / ADU
OWNER: ED and TERESA

DATE: SEPTEMBER 22, 2023
PROJECT NO.: 23044
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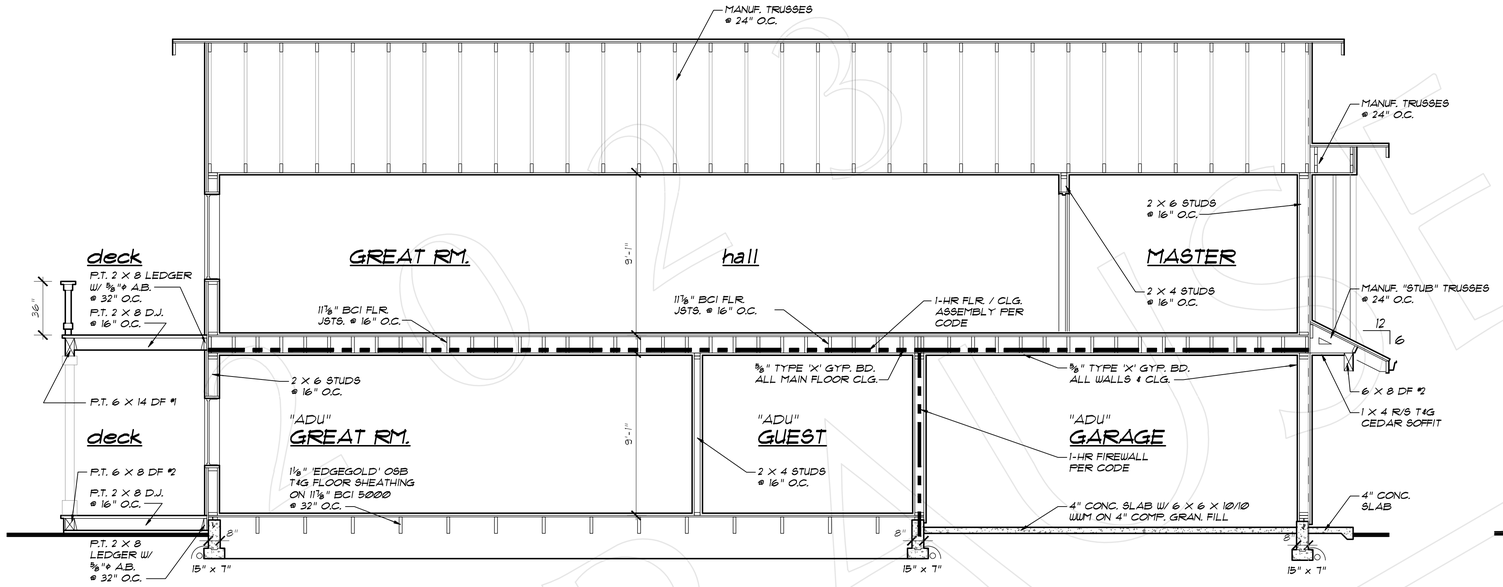
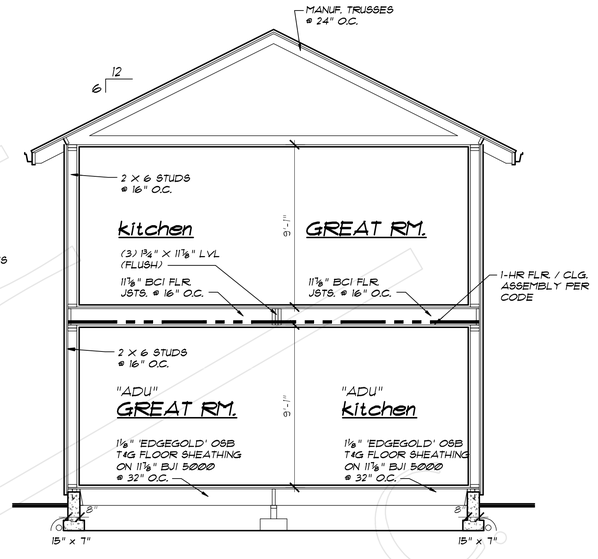
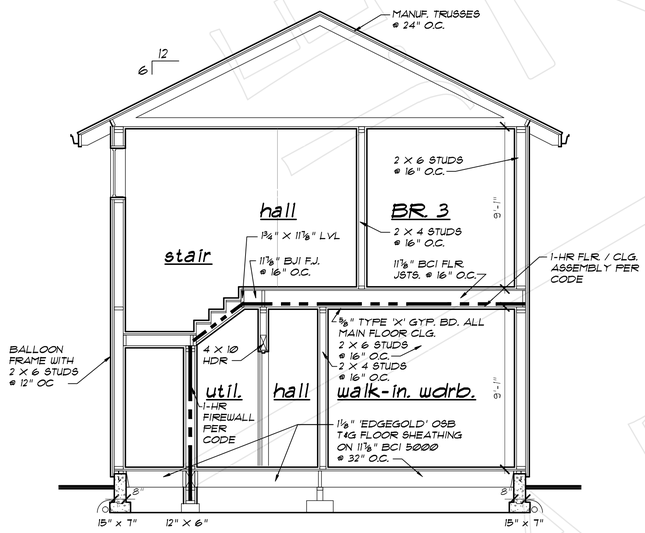


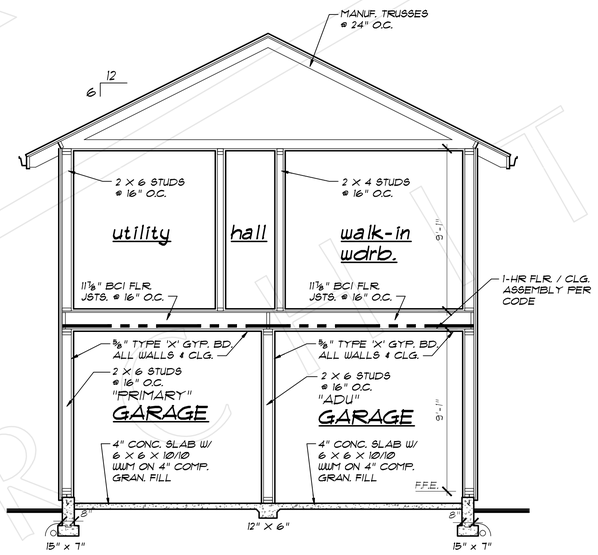


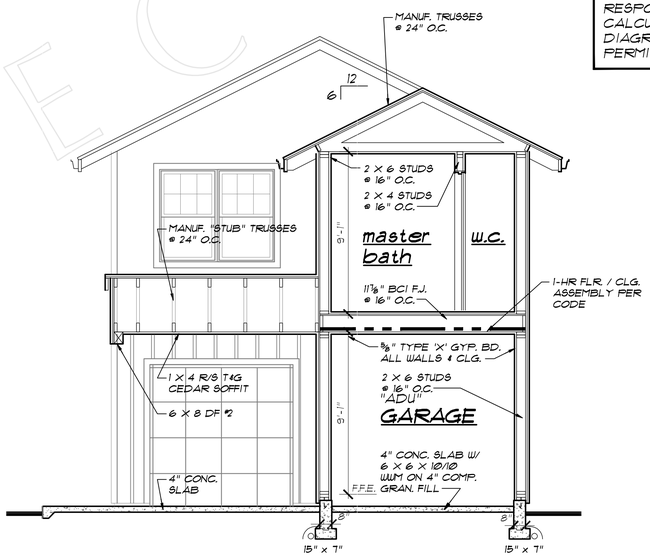
A/7 BUILDING SECTIONS

SCALE: 1/4" = 1'-0"

B/7







NOTE:
ALL MFD. TRUSSES SHOWN ARE TO BE ENGINEERED BY TRUSS MFR. & BUILDER/OWNER IS RESPONSIBLE TO OBTAIN ANY CALCULATIONS AND/OR LOAD DIAGRAMS REQUIRED FOR PERMITS

C/7 D/7 E/7

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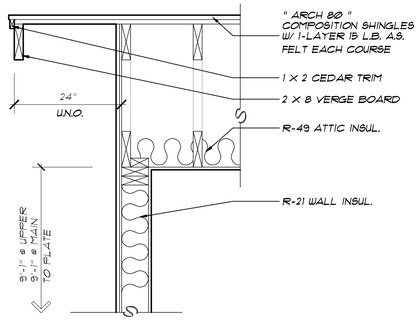
TITLE: BUILDING SECTIONS
PROJECT: LINDLEY RESIDENCE / ADU
OWNER: ED and TERESA

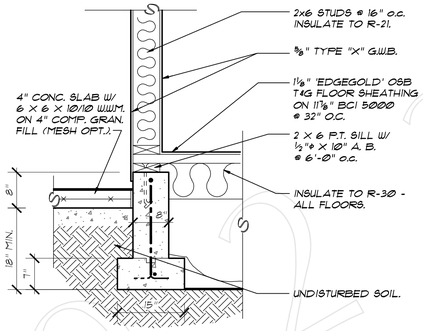
DATE: SEPTEMBER 22, 2023
PROJECT NO.: 23044
REVISIONS: 10-12-2023

NO: 7 OF EIGHT



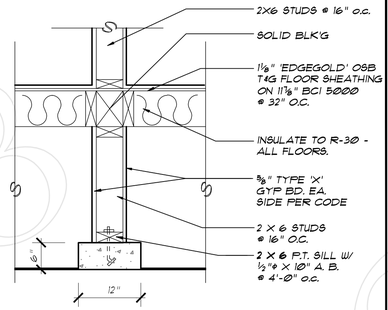
1/8 RAKE DETAIL

SCALE: 3/4" = 1'-0"



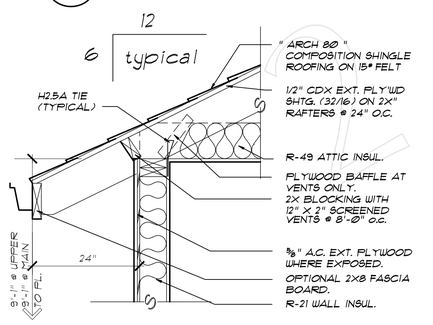
5/8 FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



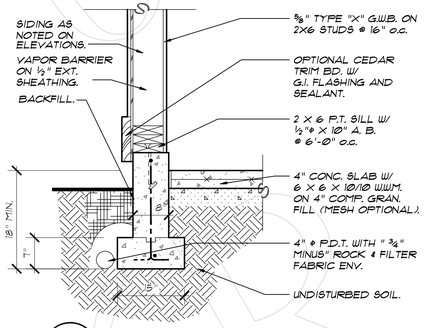
7/8 FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



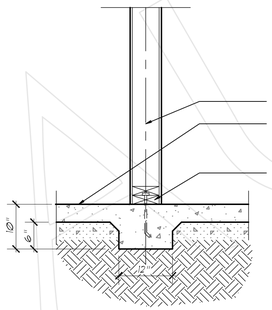
2/8 EAVE DETAIL

SCALE: 3/4" = 1'-0"



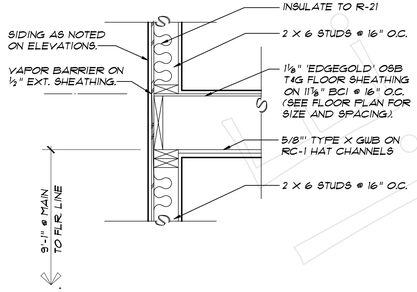
6/8 FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



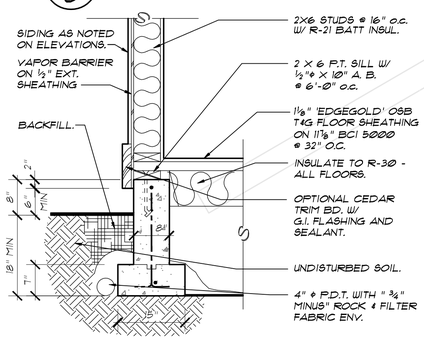
8/8 FOOTING DETAIL

SCALE: 3/4" = 1'-0"



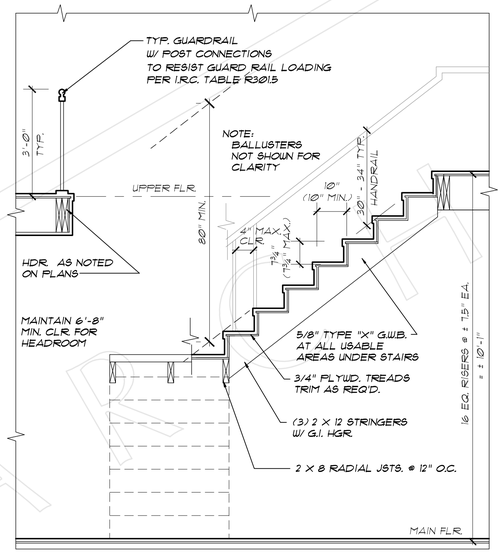
3/8 FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



4/8 FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



STAIR SECTION

SCALE: 1/2" = 1'-0"

RADON MITIGATION

APPENDIX F

THE FOLLOWING OPTIONS ARE APPLICABLE WHEN CONSTRUCTING BUILDINGS WITH CRAWLSPACE FOUNDATIONS: FIGURE AF-103 (2) OR AF 103 (3)
A) A MECHANICAL CRAWLSPACE VENTILATION SYSTEM;
B) A CRAWLSPACE MITIGATION SYSTEM; OR
C) A PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM.

☐ MECHANICAL CRAWLSPACE VENTILATION SYSTEMS:
RADON MITIGATION CAN BE SATISFIED BY MECHANICALLY VENTILATING THE CRAWLSPACE IN ACCORDANCE WITH SECTION R408.2, EXCEPTION

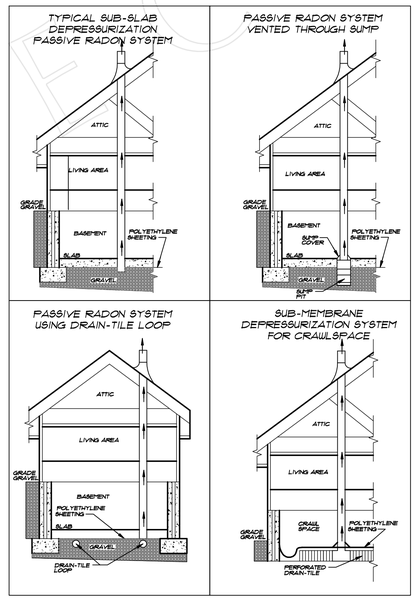
✱ CRAWLSPACE MITIGATION SYSTEMS:
PROVIDE CRAWLSPACE VENTILATION WITH A MINIMUM OF 1 SQ. FT. OF OPENING AREA PER 150 SQ. FT. OF UNDERFLOOR AREA. CONUDCT A BLOWER DOOR TEST TO ENSURE BUILDING TIGHTNESS MEETS 5.0 AIR CHANGES PER HOUR OR LESS AND PROVIDE A BUILDING VENTILIATION SYSTEM IN ACCORDANCE WITH CHAPTER 11 OR ASHRAE 62.2.

☐ PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM.
PROVIDE STANDARD FOUNDATION VENTILATION PER ORSC, SECTION R408.1. INSTALL A CONTINUOS LAYER OF 6 MIL. POLYETHYLENE LAPPED 12" AT JOINTS. POLYETHYLENE IS REQUIRED TO EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWLSPACE. A "TEE" FITTING OR OTHER APPROVED CONNECTION SHALL BE INSTALLED BELOW THE POLYETHELYNE AND CONNECTED TO A 3 OR 4 INCH DIAMETER VERTICLE VENT PIPE. THE VENT PIPE NEEDS TO EXTEND TO A TERMINATION POINT 12 INCHES ABOVE THE ROOF IN A LOCATION THAT IS A MINIMUM OF 10 FEET FROM WINDOUS OR OTHER OPENINGS INTO THE CONDITIONED SPACE LESS THAN 2 FEET BELOW THE EXHAUST POINT. THE FOLLOWING PROVISIONS ARE APPLICABLE TO BASEMENT AND SLAB ON GRADE CONSTRUCTION:

☐ PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM.
A "T" FITTING LOCATED BENEATH THE POLYETHYLENE FILM NEEDS TO BE PROVIDED AND CONNECTED TO A 3 INCH VERTICLE VENT PIPE PRIOR TO CONCRETE CASTING. THE VENT PIPE IS REQUIRED TO BE CONTINOUS TO A TERMINATION POINT AT LEAST 12 INCHES ABOVE THE ROOF OF THE BUILDING AND AT LEAST 10 FEET AWAY FROM WINDOUS OR OTHER OPENINGS INTO THE CONDITIONED SPACE. IN BUILDINGS WHERE INTERIOR FOOTINGS SEPERATE THE SUB-SLAB AGGREGATE OR OTHER GAS PERMEABLE MATERIAL EACH AREA NEEDS TO INCLUDE AN INDIVIDUAL VENT PIPE. THE INDIVIDUAL VENT PIPES CAN BE CONNECTED INTO A SINGLE EXHAUST STACK BEFORE TERMINATION ABOVE THE ROOF OR BE TERMINATED INDIVIDUALLY. ALL CONCRETE CONTROL JOINTS, ISOLATION JOINTS, AND CONSTRUCTION JOINTS NEED TO BE SEALED, WITH CAULK OR OTHER SEALANT.

ADDITIONAL REQUIREMENT APPLICABLE ONLY TO CONCRETE SLABS OR OTHER FLOOR SYSTEMS THAT DIRECTLY CONTACT THE GROUND:
SUBFLOOR PREPERATION REQUIRES INSTALLATION OF A LAYER OF GAS-PERMEABLE MATERIAL (CAN BE CRUSHED ROCK, SAND OR OTHER METHODS AS IDENTIFIED IN APPENDIX F)

ADDITIONAL REQUIREMENTS APPLICABLE TO ALL METHODS:
• UNDER FLOOR AREA SHALL BE COVERED WITH 6 MIL. POLYETHYLYNE OVER THE GAS-PERMEABLE LAYER OF MATERIAL LAPPED WITH 12 INCHES AND FITTED TIGH AROUND PENETRATING ITEMS.
• FLOOR OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS PIPES, OR OTHER OBJECTS PROVIDING ENTRY POINTS SHALL BE SEALED. •
•CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
• AIR-HANDLING UNITS LOCATED IN CRAWLSPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO UNIT.
• DUCTWORK PASSING THROUGH OR BENEATH SLABS SHALL BE SEALED PER M1601.4.
• DUCTWORK LOCATED IN CRAWLSPACE OR UNDER SLABS SHALL BE PERFORMANCE TESTED.
• CRAWLSPACE ACCESS DOORS LOCATED IN ASSEMBLIES SEPERATING CONDITIONED SPACE FROM THE CRAWLSPACE SHALL BE GASKETED.



GENERAL NOTES:

M-01-2021

GENERAL CONDITIONS

1. All work shall comply with the latest adopted issue of the Oregon Residential Specialty Code and any applicable state, county or local regulations.
2. The contractor is responsible to check the plans and site conditions and to notify the architect of any errors or omissions prior to the start of construction.
3. Written dimensions have precedence over scaled dimensions.
4. " DO NOT " scale drawings.

SITE WORK

1. Remove top soil and organic material from the building site, stock- piling it if possible for use in final grading.
2. Footings are to bear on undisturbed level soil, stepped as required to maintain the required depth below finish grade.
3. Any fill under grade supported concrete slabs to be 4" (min.) gravel compacted to 95%.
4. Concrete slabs to be 4", 3,000 p.s.i. at 28 days with control joints at 25'-0" o.c. (max.) each way as per Table R402.2 - Moderate. Provide 3/4" tooled joints at 5'-0" o.c. in concrete sidewalks.
5. Finish grades are to remain at least 6" below wood siding.

FOUNDATIONS

1. All concrete to have a minimum compressive strength of 3,000 p.s.i. after 28 days with a minimum of 4½ sacks of cement per yard and a maximum slump of 4".
2. All reinforcing steel to be A-615 grade 40. Welded wire fabric to be A-185.
3. Min. rebar per code, 1-#4 top & bottom (cont.) w/ #4 @ 48" o.c. vert. standard footing. (typ.)
4. Lap all continuous bars 30 X dia. (min.)
5. Provide a minimum clearance of 18" under girders.
6. Cover entire crawlspace with 6 mil. polyethylene vapor barrier, black " Visqueen " and extend up foundation walls and fasten to pressure treated sill plate.
7. Provide a minimum of 1 s.f. of net ventilation area for each 150 s.f. of crawlspace area. Vents are to be closable and have 1/4" openings in corrosive resistant screen. Post notice about opening vents by electrical panel.
8. All wood in contact with concrete to be pressure treated or protected w/ 6 mil thick polyethylene sheeting. W/ corrosion resistant fasteners per 2021 ORSC R317.1.3
9. Beam pockets in concrete walls to have 1/2" air space at sides and ends and provide a minimum bearing of 3".
10. Sill plates to be 2 X pressure treated wood with ½" ø X 10", " J " type anchor bolts at 6'-0" o.c., within 12" of corners with minimum 7" embed W/ 3" x 3" x ¼" plate washers.
11. Waterproof basement walls before backfilling, providing 4" ø perforated drain tile below the top of the footing.
12. Apply soil deadening solution at areas to receive concrete floor slabs.

CARPENTRY

1. Wood framing member grades are as follows unless otherwise noted on the plans:

A. Posts, beams, headers	no. 2 Douglas Fir - Larch
B. Joists and rafters	no. 2 Douglas Fir - Larch
C. Plates, blocking and bridging etc..	no. 3 Douglas Fir - Larch
D. Studs	stud grade Douglas Fir - Larch
E. Post and Beam decking	utility grade Douglas Fir - Larch
F. Ply sheathing	CD Douglas Fir Ply 32/16 (EXT.)
G. Glulam Beams	24F-V4 U.N.O.

2. Unless otherwise noted on plans, all exterior window and door headers to be 4 X 12, no. 2 Douglas Fir.
3. Provide double joists under all parallel bearing partitions (u.n.o.).
4. Design loads - LIVE LOAD
   - Roof - 25 p.s.f.
   - Floor - 40 p.s.f.
   - Stairs - 40 p.s.f.
   - Garage floor - 50 p.s.f.
   - Decks - 40 p.s.f.
   - Exterior Balconies - 60 p.s.f.

   If your local area requires different live loads, appropriate changes to the structural members will have to be made. Consult with a local structural engineer. Solid brg, assume 1500 p.s.f.
5. Provide "Tyvek Drain" wrap or "Hydro Tek Fortifiber Vapor Barrier per code.
6. Nailing schedule as per table R602.3(1) Typical plywood nailing with 8d nails at 6" o.c. at edges and 12" o.c. on interior.
7. Deck and balcony guardrails to be 36" high with maximum opening spaces so that a 4" sphere can not pass through. W/ conn. per R502.2
8. Provide metal truss and rafter tie-downs, (hurricane anchors) such as "Simpson" H2.5 at top plate per 2021 ORSC R802.11.1

INSULATION

Exterior walls	R - 21
Flat ceilings	R - 49
Vaulted ceilings	R - 30
Floors (over unheated area)	R - 30
Basement walls (that do not extend more than 24" above grade.)	R - 15
Basement walls (that extend more than 24" above grade.)	R - 21
Slab-on-grade (24" from ext. wall)	R - 15

1. All exposed insulation to have a flame-spread index not to exceed 25 and a smoke density of less than 450 per 2021 ORSC R316.1
2. Provide insulation baffles at roof vents under eaves.
3. Provide a total of 1/300 of attic area ventilation with 50% at the cornice and 50% at ridge or gable vents.
4. All exterior windows to be double glazed (U = 0.35).
5. All exterior doors to be solid core with weatherstripping (U = 0.20 except main entry door U = 0.54).

MISCELLANEOUS

1. All windows within 18" of floor or within 24" of doors are to be tempered.
2. All shower or tub enclosures are to have safety glazing (tempered).
3. Provide 1/2" moisture resistant gypsum board around tub and shower enclosures, with a hard moisture resistant surface to 6'-0" min. above wet area.
4. Each bedroom to have a minimum window opening of 5.7 s.f. with a minimum width of 20" and a minimum height of 24". The sill is to be no more than 44" off the floor per 2021 ORSC R310.1.1 Limit device per code.
5. All skylights to be made with approved materials as per ORSC R308.6.2
6. Provide combustion air vents to all fireplaces, wood stoves and any heating appliances using open flame. Including range hood per M1701.1
7. Bathrooms, utility rooms and spas are to be vented with a min. 80 c.f.m. fan exhausted to the outside and controlled by a dehumidistat, timer or similar means of automatic control. Range hoods and clothes dryers are to be vented to the outside. Per M1503 & M1502
8. The lighting layout, when shown on the plans, is meant to be used as a guide only. Electrical switches and outlets are to be installed per The National Electric Code and the owners requirements. High epf Lighting per N1104.1
9. Cabinet elevations are not generally shown on the plans however, they can be furnished upon request as an additional service.

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TITLE: DETAILS and SPECIFICATIONS
PROJECT: LINDLEY RESIDENCE / ADU
OWNER: ED and TERESA

DATE: SEPTEMBER 22, 2023
PROJECT NO.: 23044
REVISIONS: 10-12-2023

NO: 8 OF EIGHT

TABLE R602.10.2
INTERMITTENT BRACING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
LIB	LET-IN-BRACING	1 X 4 WOOD OR APPROVED METAL STRAPS AT 45° TO 60° ANGLES FOR MAX. 16" STUD SPACING		WOOD: 2-8d NAILS PER STUD INCLUDING TOP AND BOTTOM PLATE. METAL: PER MANUFACTURER
DWB	DIAGONAL WOOD BOARDS	3/4" (1" NOMINAL) FOR MAX. 24" STUD SPACING		2-8d (2½"X0.113") NAILS OR 2 STAPLES, 1¾" PER STUD
WSP	WOOD STRUCTURAL PANEL (SEE SECTION R604)	3/8"		FOR EXTERIOR SHEATHING SEE TABLE R602.3(3) FOR INTERIOR SHEATHING SEE TABLE R602.3(1)
SFB	STRUCTURAL FIBERBOARD SHEATHING	1/2" OR 25/32" FOR MAX. 16" STUD SPACING		1 1/2" GALVANIZED ROOFING NAILS OR 8d COMMON (2 1/2"X 0.131) NAILS AT 3" SPACING (PANEL EDGES) AT 6" SPACING (INTERMEDIATE SUPPORTS)
GB	GYPSUM BOARD	1/2"		NAIL OR SCREWS AT 7" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES. FOR ALL BRACED WALL PANEL LOCATIONS FOR EXTERIOR SHEATHING NAIL OR SCREW SIZE, SEE TABLE R602.3(1), FOR INTERIOR GYPSUM BOARD NAIL OR SCREW SIZE, SEE TABLE R702.3.5
PBS	PARTICLEBOARD SHEATHING (SEE SECTION R605)	3/8" OR 1/2" FOR MAX. 16" STUD SPACING		1 1/2" GALVANIZED ROOFING NAILS OR 8d COMMON (2 1/2"X 0.131) NAILS AT 3" SPACING (PANEL EDGES) AT 6" SPACING (INTERMEDIATE SUPPORTS)
PCP	PORTLAND CEMENT PLASTER	SEE SECTION R703.6 FOR MAX. 16" STUD SPACING		1 1/2", 11 GAGE, 7/16" HEAD NAILS AT 6" SPACING OR 7/8", 16 GAGE STAPLES AT 6" SPACING
HPS	HARDBOARD PANEL SIDING	7/16" FOR MAX. 16" STUD SPACING		0.0092" DIA., 0.225" HEAD NAILS WITH LENGTH TO ACCOMDATE 1 ½" PENETRATION INTO STUDS AT 4" SPACING (PANEL EDGES) AT 8" SPACING (INTERMEDIATE SUPPORTS)
ABW	ALTERNATE BRACED WALL	SEE SECTION R602.10.3.2		SEE SECTION R602.10.3.2
PFH	INTERMITTENT PORTAL FRAME	SEE SECTION R602.10.3.3		SEE SECTION R602.10.3.3
PFG	INTERMITTENT PORTAL FRAME AT GARAGE	SEE SECTION R602.10.3.4		SEE SECTION R602.10.3.4

TABLE R602.10.4.1
CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	WOOD STRUCTURAL PANEL	⅜"		6d COMMON (2" X 0.113") NAILS AT 16" SPACING (PANEL EDGES) AND 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 ga. X 1 3/4 STAPLES AT 3" SPACING (PANEL EDGES AND 6" SPACING (INTERMEDIATE SUPPORTS)
CS-G	WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENING AND SUPPORTING ROOF LOAD ONLY a,b	⅜"		SEE METHOD CS-WSP
CS-PF	CONTINUOUS PORTAL FRAME	SEE SECTION R602.10.4.1.1		SEE SECTION R602.10.4.1.1

FOR SI : 1 INCH = 25.4 MM
1 POUND PER SQUARE FOOT = 47.88 PA.
a. APPLIES TO ONE WALL OF GARAGE ONLY
b. ROOF COVERING DEAD-LOADS SHALL BE 3 psf OR LESS.

TABLE R602.3(5)
SIZE, HEIGHT AND SPACING OF WOOD STUDS a

STUD SIZE (INCHES)	BEARING WALL: LATERALLY UNSUPPORTED STUD HEIGHT a (FEET)	BEARING WALL: MAX. SPACING WHEN SUPPORTING A ROOF-CEILING ASSEMBLY ONLY (INCHES)	BEARING WALL: MAX. SPACING WHEN SUPPORTING ONE FLOOR, PLUS A ROOF-CEILING ASSEMBLY (INCHES)	BEARING WALL: MAX. SPACING WHEN SUPPORTING TWO FLOORS, PLUS A ROOF-CEILING ASSEMBLY (INCHES)	BEARING WALL: MAX. SPACING WHEN SUPPORTING ONE FLOOR HEIGHT a (FEET)	NONBEARING WALL: LATERALLY UNSUPPORTED STUD HEIGHT a (FEET)	NONBEARING WALL: MAXIMUM SPACING (INCHES)
2 X 3b	—	—	—	—	—	10	16
2 X 4	10	24c	16c	—	24	14	24
3 X 4	10	24	24	16	24	14	24
2 X 5	10	24	24	—	24	16	24
2 X 6	10	24	24	16	24	20	24

FOR SI : 1 INCH = 25.4 MM
1 FOOT = 304.8 MM
1 SQUARE FOOT = 0.093 M2
a. LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORT PERPENDICULAR TO THE PLANE OF THE WALL. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE JUSTIFIED BY ANALYSIS.
b. SHALL NOT BE USED IN EXTERIOR WALLS.

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES a,b,c

MINIMUM NAIL: SIZE	MINIMUM NAIL: PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MINIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING: EDGES (INCHES O.C.)	PANEL NAIL SPACING: FIELD (INCHES O.C.)	MAX. WIND SPEED (mph) WIND EXPOSURE CATEGORY: B	C	D
6d COMMON (2.0" X 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d COMMON (2.5" X 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

FOR SI : 1 INCH = 25.4 MM
1 MILE PER HOUR = 0.447 M/S
a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORTS. THREE-PLY PLYWOOD SHEATHING WITH STUDS SPACED MORE THAN 16" O.C. SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORTS.
b. TABLE IS BASED ON WIND PRESSURE ACTING TOWARD AND AWAY FROM BUILDING SURFACES PER SECTION R301.2. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10.
c. WOOD STRUCTURAL PANELS WITH SPAN RATING OF WALL-16 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/16 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16O.C. SHALL BE USED WITH STUDS SPACED A MAXIMUM OF 16 INCHES ON CENTER.

TABLE R602.3(4)
ALLOWABLE SPANS FOR PARTICALEBOARD WALL SHEATHING a

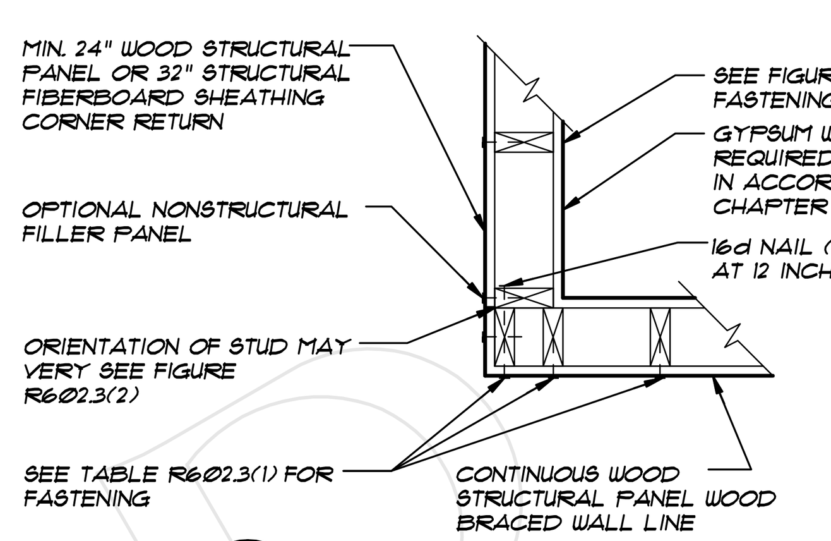
THICKNESS (INCHES)	GRADE	STUD SPACING (INCHES): WHEN SIDING IS NAILED TO STUD	STUD SPACING (INCHES): WHEN SIDING IS NAILED TO SHEATHING
3/8	M-1 EXTERIOR GLUE	16	--
1/2	M-2 EXTERIOR GLUE	16	16

FOR SI : 1 INCH = 25.4 MM
a. WALL SHEATHING NOT EXPOSED TO THE WEATHER. IF PANELS ARE APPLIED HORIZONTALLY, THE END JOINTS OF THE PANEL SHALL BE OFFSET SO THAT FOUR PANEL CORNERS WILL NOT MEET. ALL PANEL EDGES MUST BE SUPPORTED. LEAVE A ⅛ INCH GAP BTWEEN PANELS AND NAIL NO CLOSER THAN ⅜ INCH FROM PANEL EDGES.

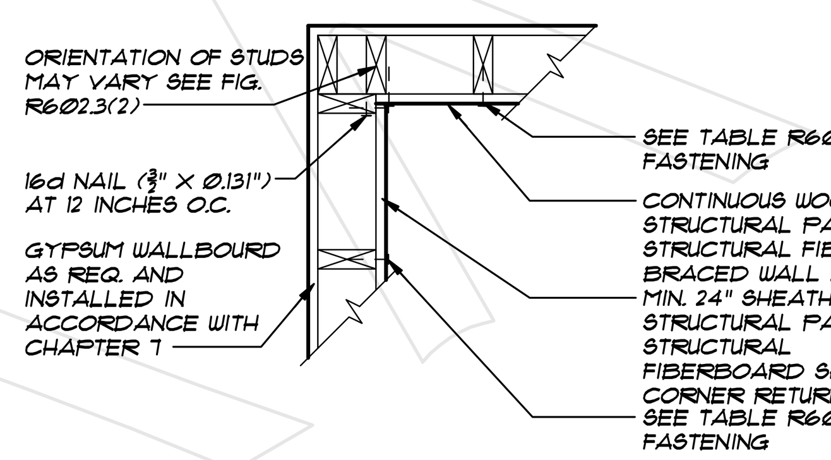
TABLE R602.3.1
MAX. ALLOWABLE LENGTH OF WOOD WALL STUDS EXPOSED TO WIND SPEED OF 110 MPH OR LESS IN SEISMIC DESIGN CATEGORIES A,B,C,D1, AND D2 b,c

HEIGHT (FEET)	ON-CENTER SPACING (INCHES): 24	16	12	8
SUPPORTING A ROOF ONLY				
>10	2 X 4	2 X 4	2 X 4	2 X 4
12	2 X 6	2 X 4	2 X 4	2 X 4
14	2 X 6	2 X 6	2 X 6	2 X 4
16	2 X 6	2 X 6	2 X 6	2 X 4
18	NA[a]	2 X 6	2 X 6	2 X 6
20	NA[a]	NA[a]	2 X 6	2 X 6
24	NA[a]	NA[a]	NA[a]	2 X 6
SUPPORTING ONE FLOOR AND A ROOF				
>10	2 X 6	2 X 4	2 X 4	2 X 4
12	2 X 6	2 X 6	2 X 6	2 X 4
14	2 X 6	2 X 6	2 X 6	2 X 6
16	NA[a]	2 X 6	2 X 6	2 X 6
18	NA[a]	2 X 6	2 X 6	2 X 6
20	NA[a]	NA[a]	2 X 6	2 X 6
24	NA[a]	NA[a]	NA[a]	2 X 6
SUPPORTING TWO FLOOR AND A ROOF				
>10	2 X 6	2 X 6	2 X 4	2 X 4
12	2 X 6	2 X 6	2 X 6	2 X 6
14	2 X 6	2 X 6	2 X 6	2 X 6
16	NA[a]	NA[a]	2 X 6	2 X 6
18	NA[a]	NA[a]	NA[a]	2 X 6
20	NA[a]	NA[a]	NA[a]	NA[a]
24	NA[a]	NA[a]	NA[a]	NA[a]

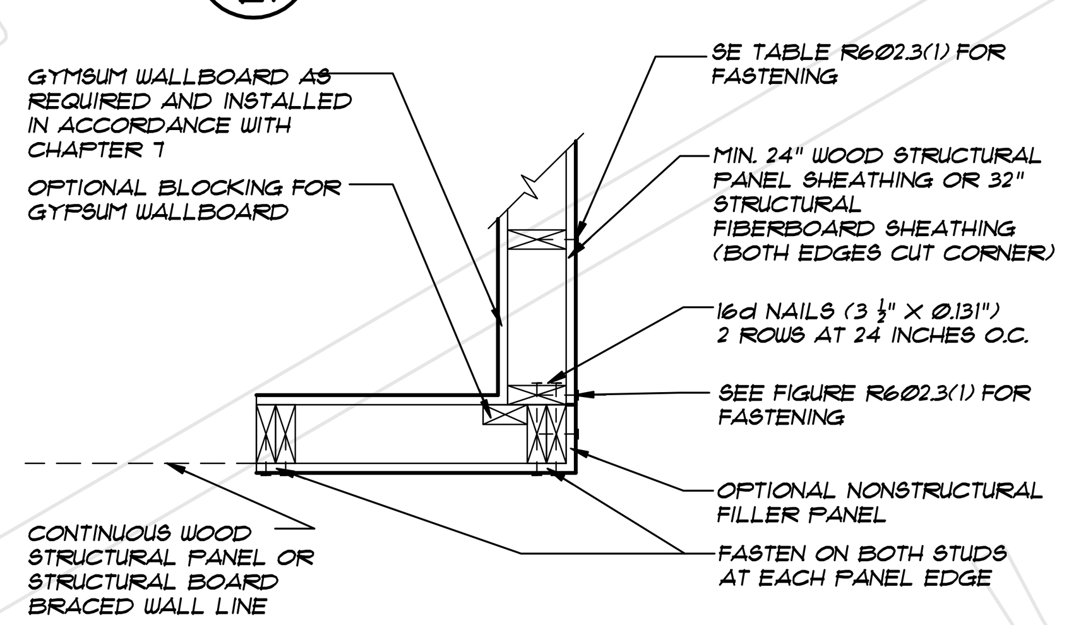
a. DESIGN REQUIRED.
b. APPLICABILITY OF THIS TABLE ASSUMES THE FOLLOWING: SNOW LOAD NOT EXCEEDING 25 PSF, fb NOT LESS THAN 1310 psi DETERMINED BY MULTIPLYING THE AF&PA NDS TABULAR BASE DESIGN VALUE BY THE REPETITIVE USE FACTOR, AND BY THE SIZE FACTOR FOR ALL SPECIES EXCEPT SOUTHERN PINE, E NOT LESS THAN 1.6 X 10 psi, TRIBUTARY DIMENSIONS FOR FLOORS AND ROOFS NOT EXCEEDING 6 FEET, MAX. SPAN FOR FLOORS AND ROOF NOT EXCEEDING 12 FEET, EAVES NOT OVER 2 FEET IN DIMENSION AND EXTERIOR SHEATHING. WHERE THE CONDITIONS ARE NOT WITHIN THESE PARAMETERS, DESIGN IS REQUIRED.
c. UTILITY, STANDARD, STUDS AND NO. 3 GRADE LUMBER OF ANY SPECIES ARE NOT PERMITTED.



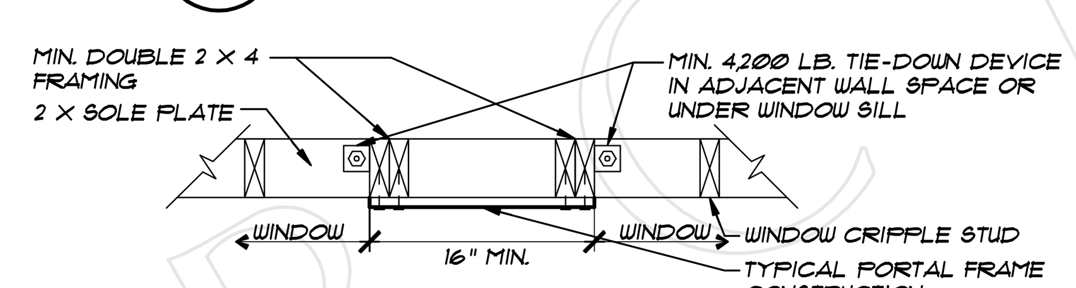
1 / L1 OUTSIDE CORNER



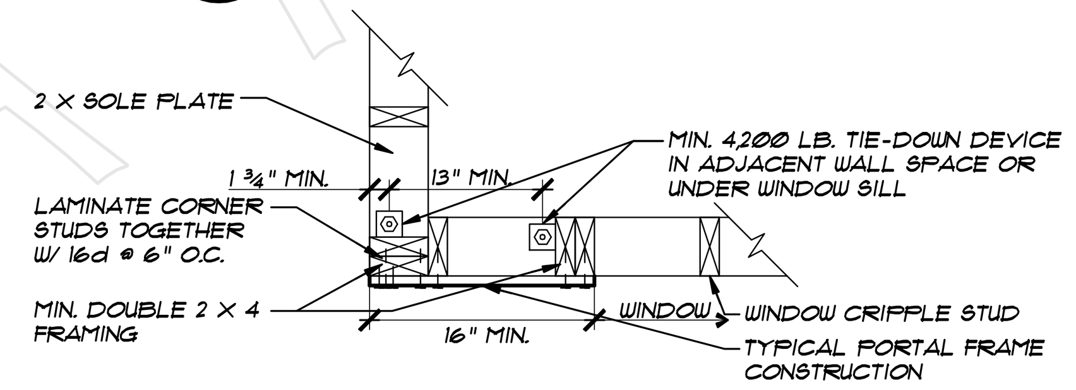
2 / L1 INSIDE CORNER



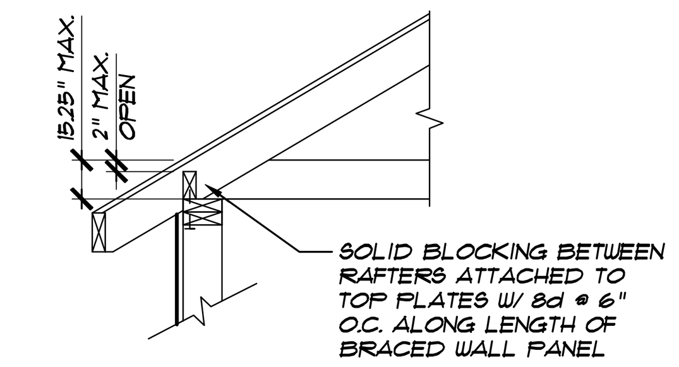
3 / L1 GARAGE DOOR CORNER



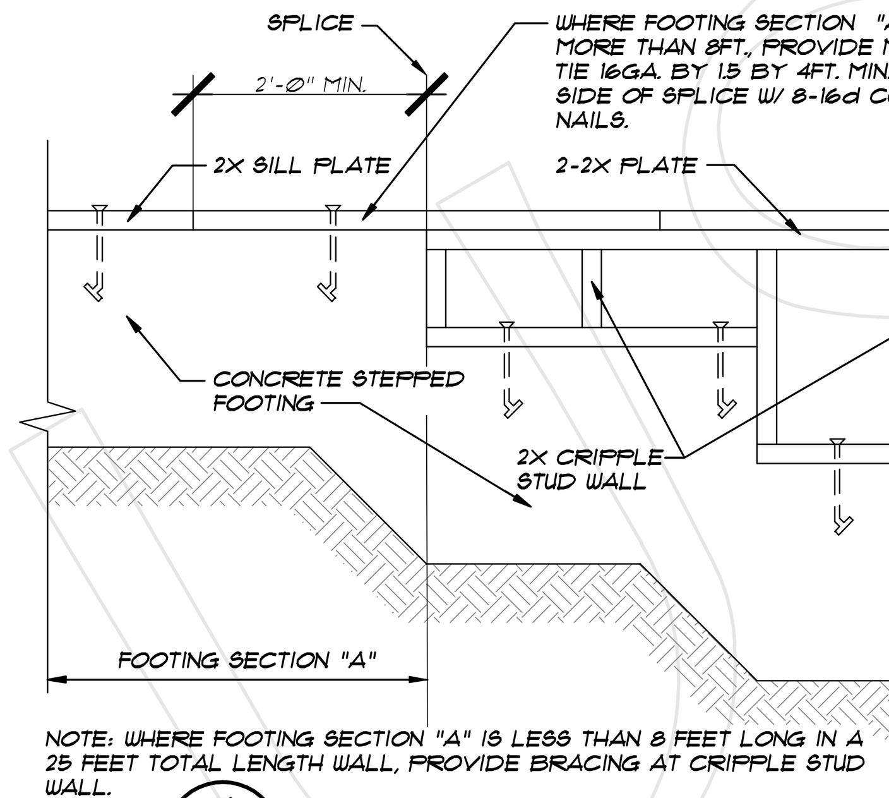
6 / L1 PORTAL FRAME W/ HOLD-DOWN AT INTERIOR CONDITION
FIGURE R602.10.3.3(1)



5 / L1 PORTAL FRAME W/ HOLD-DOWN AT CORNER CONDITION
FIGURE R602.10.3.3(1)

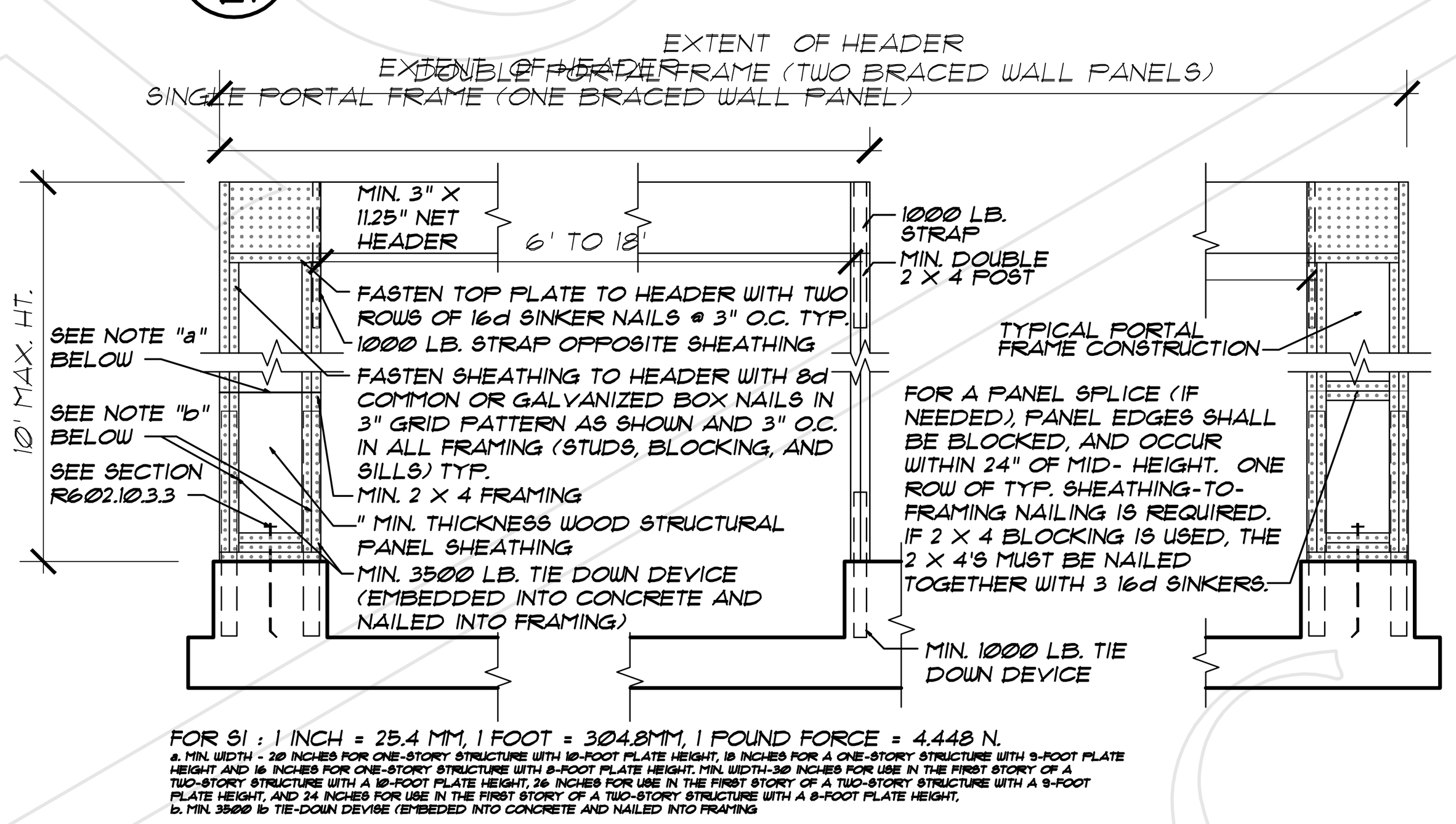


6 / L1 BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS
FIGURE R602.10.6.2(1)



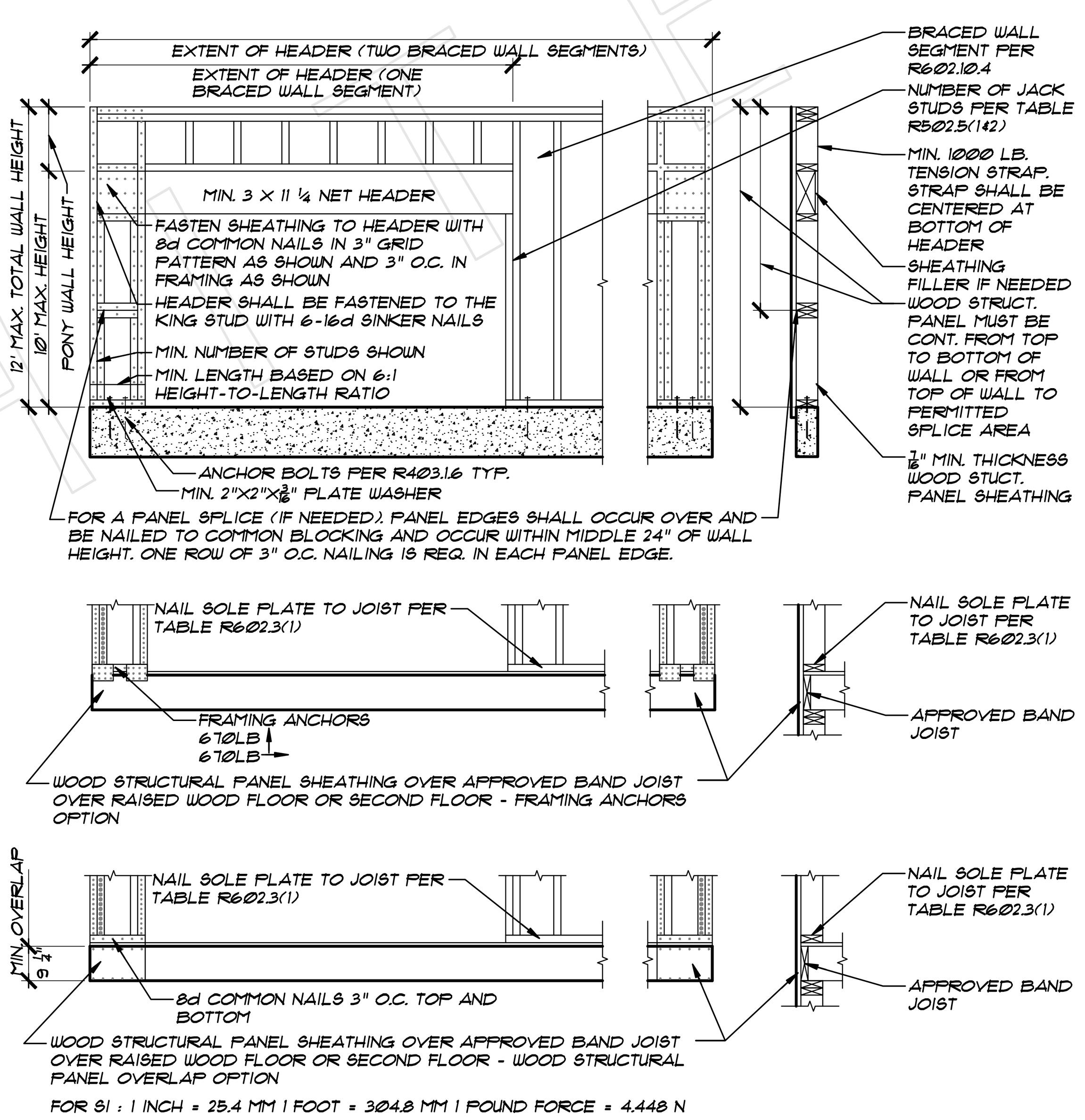
NOTE: WHERE FOOTING SECTION "A" IS LESS THAN 8 FEET LONG IN A 25 FEET TOTAL LENGTH WALL, PROVIDE BRACING AT CRIPPLE STUD WALL.

7 / L1 STEPPED FOUNDATION
FIGURE R602.11.2



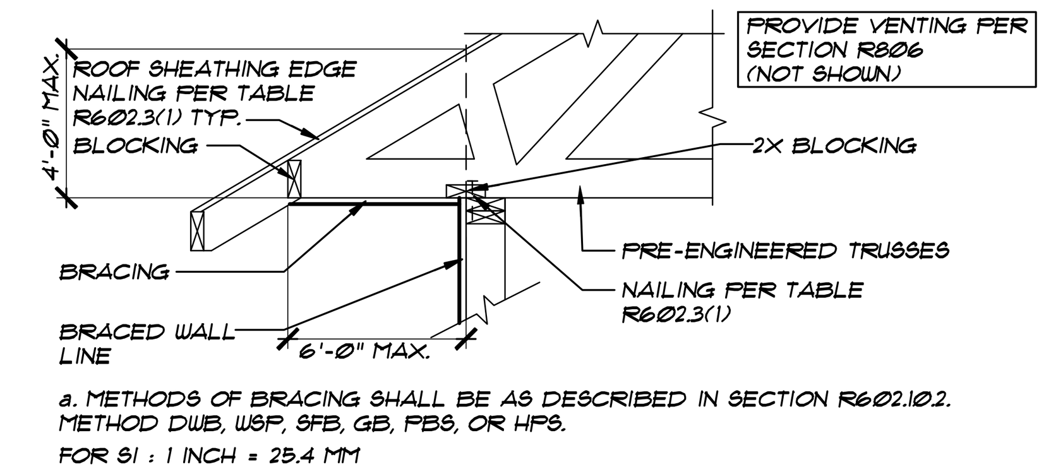
FOR SI : 1 INCH = 25.4 MM, 1 FOOT = 304.8MM, 1 POUND FORCE = 4.448 N.

8 / L1 PORTAL FRAME W/ HOLD DOWN — PFH
FIGURE R602.10.3.3



FOR SI : 1 INCH = 25.4 MM 1 FOOT = 304.8 MM 1 POUND FORCE = 4.448 N

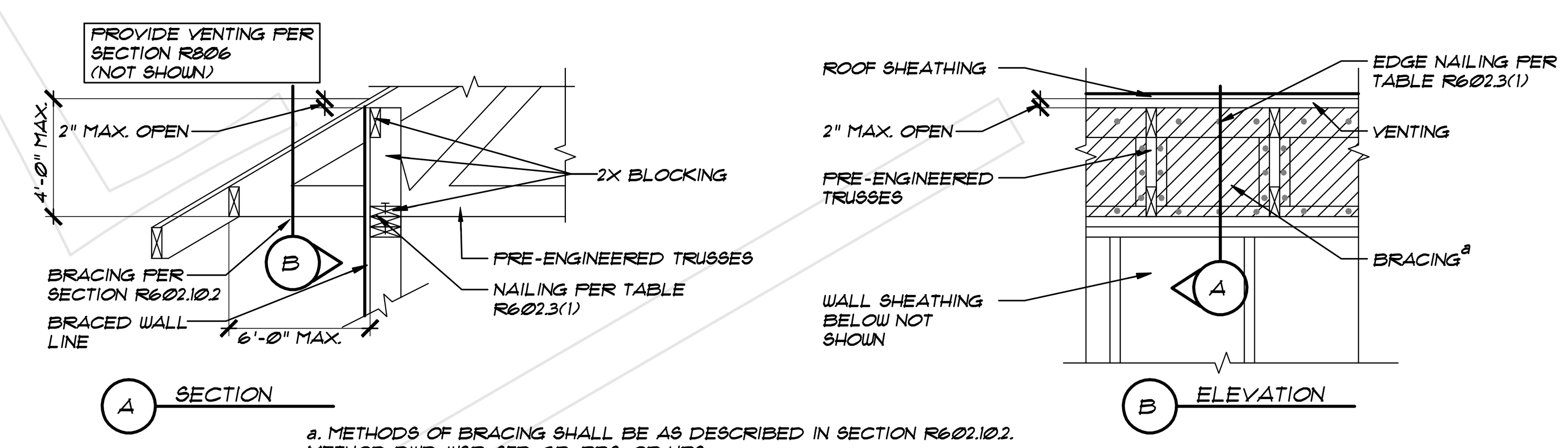
9 / L1 CONTINUOUS PORTAL FRAME CONSTRUCTION — CS-PF
FIGURE R602.10.4.1.1



a. METHODS OF BRACING SHALL BE AS DESCRIBED IN SECTION R602.10.2. METHOD DWB, WSP, SFB, GB, PBS, OR HPS.

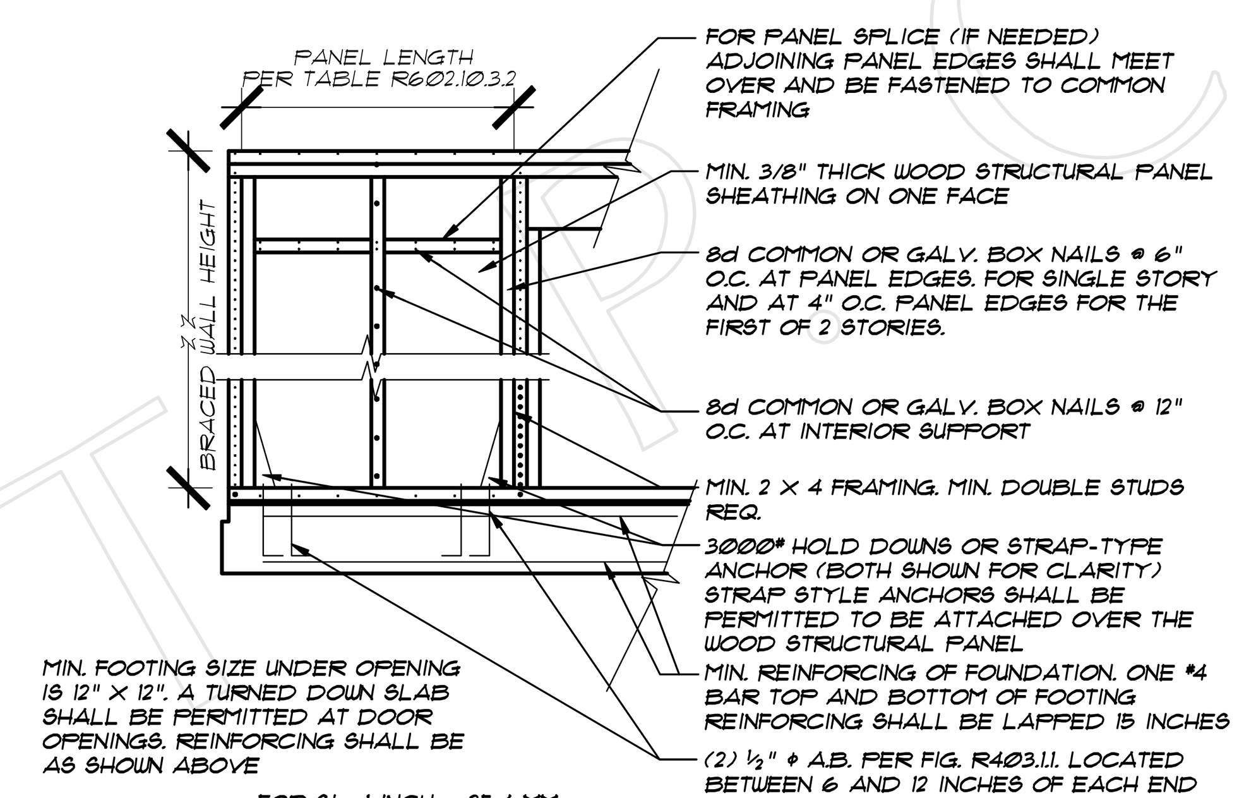
FOR SI : 1 INCH = 25.4 MM

10 / L1 BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES
FIGURE R602.10.6.2(1)



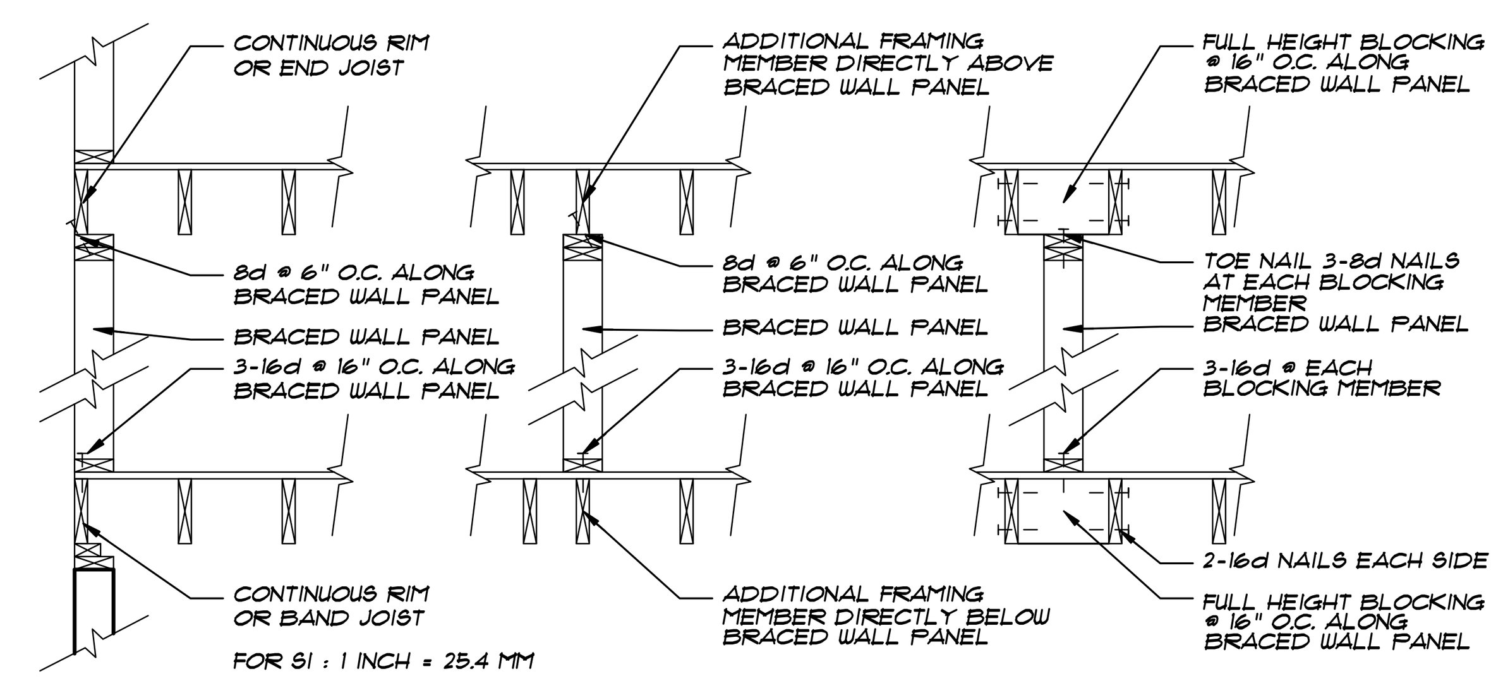
a. METHODS OF BRACING SHALL BE AS DESCRIBED IN SECTION R602.10.2. METHOD DWB, WSP, SFB, GB, PBS, OR HPS.

11 / L1 BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES
FIGURE R602.10.6.2(2)



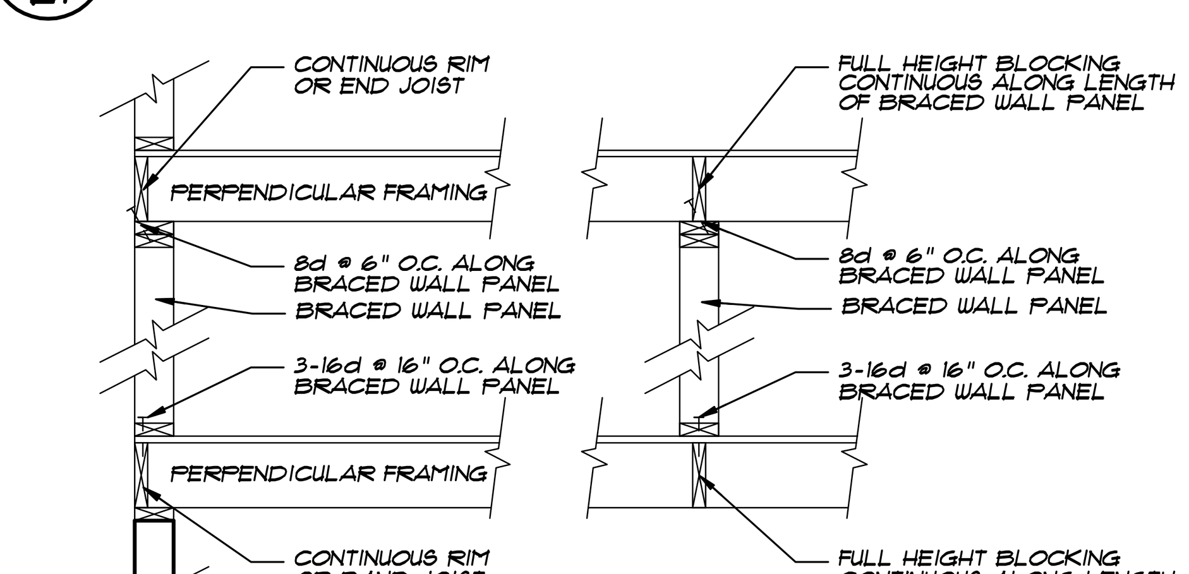
FOR SI : 1 INCH = 25.4 MM

12 / L1 ALT. BRACE WALL PANEL — ABP
FIGURE R602.10.3.2



FOR SI : 1 INCH = 25.4 MM

13 / L1 BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR / CEILING
FIGURE R602.10.6(2)



14 / L1 BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR / CEILING
FIGURE R602.10.6(1)

REGISTERED ARCHITECT
JOSEPH E. KRAUSE
CLACKAMAS, OREGON
STATE OF OREGON

J.E. KRAUSE ARCHITECT P.C
(503) 656-4111
JOE@JEKRAUSE.COM
P.O. BOX 1989
Clackamas, Oregon 97015

TITLE:
PERSCRIPTIVE LATERAL DETAILS / SHEAR WALLS
PROJECT:
LINDLEY RESIDENCE / ADU
OWNER:
ED and TERESA

DATE:
SEPTEMBER 22, 2023
PROJECT NO.:
23044
REVISIONS:
10-12-2023

NO.:
L1
OF ONE

June 28, 2024

Attn: Edward and Teresa Lindley
613 N Grant Street
lindleytl@gmail.com, (503) 572-5491

Subject: Request for Exception to Undergrounding Requirements Pursuant to Newberg Municipal Code for 613 N Grant Street (Permit No. NDWL23-0097)

I have reviewed the request to not underground overhead utilities and found that the request adequately meets the City's exception criteria. Pursuant to Newberg Municipal Code (NMC) 15.430.010(C), **the requested exception to undergrounding requirments is granted**.

BACKGROUND
On June 5, 2024, a request for an exception to the City's underground utility requirements pursuant to Newberg Muncipal Code (NMC) 15.430 was submitted in relation to work being done under Permit No. NDWL23-0097 for the construction of a new single family dwelling and accessory dwelling unit. The existing overhead utility includes a distribution line crossing the subject property's frontage and a new service connection. Pursuant to NMC 15.430.010(A), all new utility lines shall be placed underground. However, the Community Development Director may make exception to the requirement to underground utilities based on one or more criteria listed in NMC 15.430.010(C):

1. *The cost of undergrounding the utility is extraordinarily expensive.*
2. *There are physical factors that make undergrounding extraordinarily difficult.*
3. *Existing utility facilities in the area are primarily overhead and are unlikely to be changed.*

The homeowner requested that an exception to the requirement to underground utilities be granted based on criteria 2 and 3. The requestor's exception request stated:

1. *While the cost is not significantly higher it is approximately $4000.00 more than an overhead service.*
2. *I have attached a drawing and photo showing a very large cedar tree on our property line. Taking into account the load triangle of the footing, an underground service would require deep excavation very near the base of this tree.*
3. *All existing homes on N Grant from W North St to Main St have overhead services.*

FINDINGS

Finding for NMC 15.430.010(C)(2) There are physical factors that make undergrounding extraordinarily difficult.

The new single family home that is currently under construciton and located approximately 5 feet from the interior property line nearest where underground electrical service would be placed. As shown in site photos provided by the applicant and staff, there is also a large tree located over the property line near the installation site which could make installation challenging. More so, it is anticpated that further exacation could damage the large tree to an extent that is greater than damage already caused by construction of the single family home.

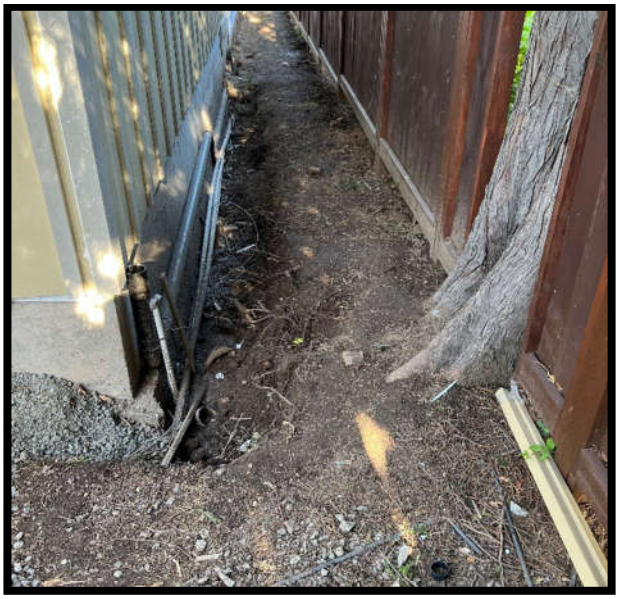
The installation of the new service connection itself would not be extrodinarily difficult in install at the existing site. However, it is observed that the consequences of undergrounding at the dwelling's available location possesses physical factors that create challenging *consequences* for both the property owner and the adjacent property owner. Limited space and connections points to the dwelling are expected to impact a large tree located on the adjacent property that may or may not have been negatively impacted already by the constructuion of the new dwelling. In this situation, it is determined desireable to avoid potential conflict between neighboring property owners if feasible.

Although utility installation itself has not been demonstrated to extrodinarily difficult, the situational context and reasonably anticpated conflict between neighbors creates a situation where the granting of the exception will reduce conflict and negative impact on the adjacent property based on physical factors.

The criterion for an exception based on NMC 15.430.010(C)(2) is met.

View at the Northwest Corner of the New Single-Family Dwelling including Anticpated Undergrounding Service Connection

View of the Existing Red Cedar Located Immediately North of the Anticpated Underground Service Connection



Finding for NMC 15.430.010(C)(3) Existing utility facilities in the area are primarily overhead and are unlikely to be changed.
The section of N Grant Street where the subject property is located includes existing overhead utilities extending both north and south from the subject property. The site is located in an existing neighborhood which is already developed and unlikely to see significant new development. The overhead utility lines are located on the north side of N Grant Street – adjacent and directly in front of the new construction. Because the overhead distribution lines already exist and are not proposed to be modified, they are not evaluated as part of this request.

A site visit to the subject property demonstrated that the majority of residences surrounding the subject property possess overhead service line connections. Because the subject property is surrounded by other properties with overhead service line connections and the area is already development, the connection to an overhead service line connectio would be consistent with the electrical utilities in the surround area which appear unlikely to change.

The criteria for NMC 15.430.010(C)(3) is met for the new service line connection to the dwelling.

View at Facing West Towards New Single Family Home Under Construction at 613 N Grant Street

CONCLUSION
Because criterion NMC 15.430.010(C)(2) and (C)(3) are met, the exeception is granted. The service line connection for the new single family dwelling associated with Building Permit Number NDWL23-0097. This exception is granted only for development associated with this permit and related activities. This exception does not apply to other or future projects.

Sincerely,

Clay Downing, AICP |Planning Manager
Community Development Department

ATTACHMENTS

1. Exception Requestor Submittal Materials

ATTACHMENT 1. EXCEPTION REQUESTOR SUBMITTAL MATERIALS

Narrative

Clay Downing

From: Teresa Lindley <lindleytl@gmail.com>
Sent: Wednesday, June 5, 2024 9:09 AM
To: Clay Downing
Subject: Re: NDWL23-0097: Request for Utility Underground Exception at 613 N Grant ST

Follow Up Flag: Follow up
Flag Status: Flagged

Clay,

I would like to request an exception to the underground utility requirement for the project permit #NWDL23-0097.

1. While the cost is not significantly higher it is approximately $4000.00 more than an overhead service.

2. I have attached a drawing and photo showing a very large cedar tree on our property line. Taking into account the load triangle of the footing, an underground service would require deep excavation very near the base of this tree.

3. All existing homes on N Grant from W North St to Main St have overhead services.

I look forward to your response.

Ed Lindley 503-572-5491

Site Photos

City of Newberg, OR

Inspection Report

Inspection: Mechanical Final Inspections

Inspector: BLD- Michele Faber

Inspection Date: Aug 15, 2025

Record: *Building Permit #BLD-25-89

Location: 613 N GRANT ST, Newberg, OR 97132

Applicant:

MECHANICAL FINAL INSP

Overall Result: Pass

> **Overall Remarks:**
>
> Per Brooks Bateman

Contractor Permit Inspections
City of Newberg

Permit Number: NDWL23-0097

Description: **New Single Family Residence**

Applied: **10/17/2023**
Approved: **3/14/2024**
Site Address: **613 N GRANT ST**

Issued: **3/14/2024**
Finaled:
City, State Zip Code: **Newberg, OR 97132**

Status: **ISSUED**
Applicant: **Edward Lindley**

Parent Permit:
Owner: **Edward Lindley**

Parent Project: **DR123-0009**
Contractor: **Edward Lindley**

Details:

LIST OF INSPECTIONS

SEQ ID	SCHEDULED DATE	COMPLETED DATE	TYPE	INSPECTOR	RESULT	REMARKS
	3/21/2024	3/21/2024	SETBACKS	Brooks Bateman	APPROVED	
Notes:						
	3/21/2024	3/21/2024	FOOTING	Brooks Bateman	APPROVED	eTRAKiT Inspection Request
Notes: 3/20/2024 2:46 PM Edward Lindley Boxcrete would like to pour at 11am if inspection could be first thing in the AM Contact Name: Edward Lindley Site Address: 613 N GRANT ST Phone: 5035725491 e-Mail: lindleytl@gmail.com						
	3/21/2024	3/21/2024	FOUNDATION DRAIN	Brooks Bateman	NOT READY	eTRAKiT Inspection Request
Notes: 3/20/2024 2:46 PM Edward Lindley Boxcrete would like to pour at 11am if inspection could be first thing in the AM Contact Name: Edward Lindley Site Address: 613 N GRANT ST Phone: 5035725491 e-Mail: lindleytl@gmail.com						
	3/21/2024	3/21/2024	FOUNDATION	Brooks Bateman	APPROVED	eTRAKiT Inspection Request
Notes: 3/20/2024 2:46 PM Edward Lindley Boxcrete would like to pour at 11am if inspection could be first thing in the AM Contact Name: Edward Lindley Site Address: 613 N GRANT ST Phone: 5035725491 e-Mail: lindleytl@gmail.com						

	3/25/2024	3/25/2024	RAIN DRAIN	Clair Company	APPROVED	eTRAKiT Inspection Request

Notes:

3/24/2024 10:14 PM Edward Lindley
water line next to foundation for backfill, Rain garden sump pump pipe next to foundation for backfill, Rain drains
Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	3/25/2024	3/25/2024	WATER LINE	Clair Company	APPROVED	eTRAKiT Inspection Request

Notes:

3/24/2024 10:14 PM Edward Lindley
water line next to foundation for backfill, Rain garden sump pump pipe next to foundation for backfill, Rain drains
Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	5/21/2024	5/21/2024	SHEAR WALL	Jared Bradbury	APPROVED	eTRAKiT Inspection Request

Notes:

5/21/2024 6:36 AM Edward Lindley
could you text me rough time of inspection
Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

Inspector BB changed the inspection assignment from BB to JB

	8/14/2024	8/14/2024	PUBLIC SEWER	Mike Grimes	DENIED	eTRAKiT Inspection Request

Notes:

8/13/2024 12:56 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

ABS not allowed on public sewer. 3034 required to cleanout. Multiple ferncos not allowed on public sewer. Solid pipe required from wye to cleanout.

	8/15/2024	8/15/2024	ROUGH PLUMBING	Brooks Bateman	PARTIAL APPROVAL	eTRAKiT Inspection Request

Notes:

8/14/2024 7:02 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

1. Water lines to come 2. Provide mid story supports

	8/15/2024	8/15/2024	SANITARY SEWER	Brooks Bateman	DENIED	eTRAKiT Inspection Request

Notes:

8/15/2024 5:47 AM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

1. Provide test on line

	8/16/2024	8/16/2024	SANITARY SEWER	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

8/15/2024 4:43 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	8/16/2024	8/16/2024	WATER LINE	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

8/15/2024 4:44 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

ApcLower water line to 24" below grade at meter

	8/29/2024	8/29/2024	DRIVEWAY APPROACH	Mike Grimes	APPROVED	eTRAKiT Inspection Request

Notes:

8/28/2024 12:35 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

Forms Only

	10/10/2024	10/10/2024	ROUGH PLUMBING	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/9/2024 6:00 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/10/2024	10/10/2024	FRAMING	Brooks Bateman	NOT READY	eTRAKiT Inspection Request

Notes:

10/9/2024 6:03 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/10/2024	10/10/2024	SHEAR WALL	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/9/2024 6:04 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

Interior shear ok

	10/14/2024	10/14/2024	FRAMING	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/13/2024 7:58 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/14/2024	10/14/2024	MECH ROUGH	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/13/2024 7:59 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

Return air to come, check at insulation

	10/21/2024	10/21/2024	INSULATION	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/20/2024 7:10 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/21/2024	10/21/2024	MECH ROUGH	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

10/20/2024 7:10 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/25/2024	10/25/2024	FIRE WALL	Brooks Bateman	DENIED	

Notes:

1. Provide fire assembly behind dryer vent box and laundry water box. Call for inspection of Sheetrock behind boxes prior to re covering

	10/25/2024	10/25/2024	FIRESTOP ASSEMBLY	Brooks Bateman	WRONG INSPECTION	eTRAKiT Inspection Request

Notes:

10/24/2024 5:28 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

	10/25/2024	10/25/2024	STORMWATER FACILITY	Mike Grimes	APPROVED	eTRAKiT Inspection Request

Notes:

10/23/2024 8:48 PM Edward Lindley

Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

line, rock and growing medium only.

	2/24/2025	2/24/2025	SHOWER PAN	Brooks Bateman	APPROVED	eTRAKiT Inspection Request

Notes:

2/23/2025 8:05 PM Edward Lindley
two shower pans
Contact Name: Edward Lindley
Site Address: 613 N GRANT ST
Phone: 5035725491
e-Mail: lindleytl@gmail.com

City of Newberg, OR

Inspection Report

Inspection: Building Final Inspection

Inspector: BLD-Mariah Lemen

Inspection Date: Oct 10, 2025

Record: *Building Permit #BLD-25-89

Location: 613 N GRANT ST, Newberg, OR 97132

Applicant:

BUILDING FINAL

Overall Result: Pass

PERMIT #: BLD-25-89

ISSUED DATE: October 13, 2025

CERTIFICATE OF OCCUPANCY

This structure has been inspected, and at the time of certificate issuance, is in compliance with all applicable codes and regulations for occupancy based on the edition of the Oregon Specialty Code.

Site Address: 613 N GRANT ST, Newberg, OR, 97132 **Parcel #:** R3218DC 03002

Construction Types: / **Permit Type:** **Residential**

Fire Sprinkler Required by Code: No **Fire Sprinkler Installed/Altered:**

DETAILED DESCRIPTION OF WORK: New Single Family Residence

AUTHORIZED PERMIT HOLDERS

Owner: LINDLEY LIVING TRUST LINDLEY TERESA L TRUSTEE LINDLEY EDWARD T TRUSTEE , NEWBERG, OR. 97132

Contractor: **CCB License #:**

CONDITIONS

ALL FINAL INSPECTIONS HAVE BEEN COMPLETED AND THE BUILDING IS APPROVED FOR OCCUPANCY

THIS CERTIFICATE MAY BE REVOKED BY THE City of Newberg, OR UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.

To view permit details related to this Certificate, scan this barcode or visit newbergor.viewpointcloud.com/#/records/545

City of Newberg, OR

Inspection Report

Inspection: Planning Final Inspection

Inspector: PLN- Jeremiah Cromie

Inspection Date: Sep 23, 2025

Record: *Building Permit #BLD-25-89

Location: 613 N GRANT ST, Newberg, OR 97132

Applicant:

PLANNING FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: Engineering Final Inspection

Inspector: ENG- Tyler Spencer

Inspection Date: Oct 9, 2025

Record: *Building Permit #BLD-25-89

Location: 613 N GRANT ST, Newberg, OR 97132

Applicant:

ENGINEERING FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: Plumbing Final Inspection

Inspector: BLD- Brooks Bateman

Inspection Date: Aug 15, 2025

Record: *Building Permit #BLD-25-89

Location: 613 N GRANT ST, Newberg, OR 97132

Applicant:

MECHANICAL FINAL INSP

Overall Result: Pass

PLUMBING FINAL

Overall Result: Pass

> **Overall Remarks:**
>
> Approved with correction
> 1. Provide clean out at kitchen sinks
> 2. Caulk toilets to floor