City of Newberg

PERMIT #: BLD-26-75

ISSUE DATE: June 1, 2026

General Questions: 503. 537.1240
Email Address: building@newbergoregon.gov

BUILDING PERMIT
BUILDING DEPARTMENT

SITE ADDRESS: 2525 E ALLISON LN Newberg, OR 97132, **PARCEL #:** R3209 05800 **TYPE OF CONSTRUCTION:** N/A

TYPE OF WORK: Commercial Addition to Existing Structure / Other **TOTAL SQ. FT.:** **BUILDING USE:** N/A

DETAILED DESCRIPTION OF WORK: install a 2' water meter for our gray water irrigation system

ZONING: SD/H **TOTAL VALUE OF WORK:** $

PROJECT NAME *(if applicable)*: **TOTAL PERMIT FEE'S PAID:** $23,811.49

APPLICANT: Bill Madison **PHONE #:** 503-580-0187

MAILING ADDRESS: 2525 Allison Ln, Newberg Oregon. 97132

OWNER: THE ALLISON INN & SPA LLC

MAILING ADDRESS: 2525 ALLISON LN, NEWBERG OR. 97132

CONTRACTORS INVOLVED IN PERMIT
(if applicable)

PRIMARY CONTRACTOR: **CCB #:**

PLUMBING CONTRACTOR: **CCB #:**

ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL/COMMENTS

ALL WORK IS TO CONFORM TO THE CURRENT EDITION OF THE ORSC & OSCC.

INSPECTIONS REQUESTED **PRIOR TO 7AM** WILL BE COMPLETED THE ***SAME*** BUSINESS DAY.

INSPECTION RECEIVED **AFTER 7AM** WILL BE SCHEDULED FOR THE **NEXT** BUSINESS DAY.

Schedule or track inspections at www.newbergor.portal.opengov.com OR Call 503.554.7714 leave PERMIT # BLD-26-75, address & type of Insp.

THIS PERMIT EXPIRES 6 MO FROM ISSUE DATE: November 28, 2026 IF WORK IS NOT STARTED OR IF WORK IS SUSPENDED OR ABANDONED FOR 180 DAYS OR LONGER AFTER WORK HAS COMMENCED.	**8.15.150 UNNECESSARY NOISE–PERMITTED EXCEPTIONS. 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.
A copy of the building permit & 1 set of approved construction documents are to be available for review at the work site.	
All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), and ORS 693.010-020 (Plumbing).	

NEWBERG CITY HALL | 414 E FIRST ST | Web address: newbergoregon.gov

PERMIT #: BLD-26-75

PERMIT INSPECTION FINAL DATE: June 10, 2026

CERTIFICATE OF COMPLETION

All inspections have been conducted and, as of the issuance of this certificate, the permitted work is in full compliance with all applicable codes and regulations.

THE PERMITTED WORK IS DEEMED SATISFACTORY AND COMPLETE

SITE ADDRESS: 2525 E ALLISON LN, Newberg, OR, 97132

PARCEL #: R3209 05800

CONSTRUCTION TYPES: Addition to Existing Structure / Other

PERMIT TYPE: Commercial

FIRE SPRINKLER REQUIRED BY CODE: No

FIRE SPRINKLER INSTALLED/ALTERED: No

DETAILED DESCRIPTION OF WORK: install a 2' water meter for our gray water irrigation system

AUTHORIZED PERMIT HOLDERS

Owner: THE ALLISON INN & SPA LLC

Address: 2525 ALLISON LN, NEWBERG, OR. 97132

Contractor:

CCB License #:

CONDITIONS

ALL FINAL INSPECTIONS HAVE BEEN COMPLETED, AND THE PERMITTED WORK HAS BEEN FOUND TO MEET ALL REQUIRED STANDARDS AND IS HEREBY DEEMED COMPLETE.

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

To view permit details, scan this barcode or visit newbergor.viewpointcloud.com/#/records/5667

City of Newberg, OR

Inspection Report

Inspection: PLUMBING FINAL INSPECTION

Inspector: BLD-Byron Pickle

Inspection Date: Jun 10, 2026

Record: *Building Permit #BLD-26-75

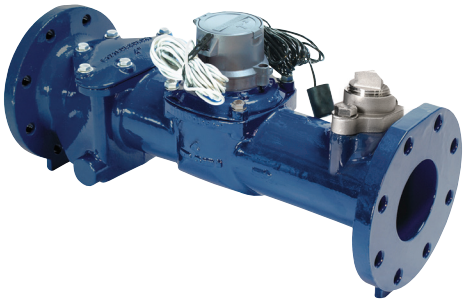
Location: 2525 E ALLISON LN, Newberg, OR 97132

Applicant: Bill Madison

PLUMBING FINAL INSP

Overall Result: Pass

> **Overall Remarks:**
>
> Per Byron Pickle



OMNI™ Turbo (T²) Water Meter

1-1/2", 2", 3", 4", 6", 8" and 10" OMNI T² Meter

The OMNI T² meter operation is based on advanced Floating Ball Technology (FBT).

DESCRIPTION:

- Floating Ball Technology (FBT)

ELECTRONIC REGISTER DISPLAY DIAGRAM

Totalization Mode

AMR/AMI Mode

Resettable Test Mode

Rate of Flow Mode

BLD-26-75 2525 E Allison Ln. - Approved

Reviewed & Approved for Code Compliance

NEITHER THE APPROVAL OF PLANS AND SPECIFICATIONS OR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CONSTURED AS PERMISSION OF ENDOREMENT 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: 5/5/2026 PLANS EXAMINER: ML

Conformance to Standards

The OMNI T² meter meets and far exceeds the most recent revision of AWWA Standard C701 class II standards. Each meter is performance tested to ensure compliance. All OMNI meters are NSF/ANSI Standard 61, Annex F and G approved.

Performance

The patented measurement principles of the OMNI T² meter ensure greater accuracy, expanded accuracy range and longer service life than any other comparable class meter. The OMNI T² meter has no restrictions on sustained flow rates within its continuous range. The floating ball measurement technology allows installation in any orientation and flows up to maximum rated capacity without undue wear or accuracy degradation.

Construction

The OMNI T² meter consists of two basic assemblies; the maincase and the measuring chamber. The measuring chamber assembly includes the "floating ball" impeller with a coated titanium shaft, hybrid axial bearings, integral flow straightener and an all electronic programmable register with protective bonnet. The maincase is made from industry proven Ductile Iron with an approved NSF epoxy coating. Maincase features are; easily removable measuring chamber, unique chamber seal to the maincase using a high pressure o-ring, testing port and a convenient integral strainer.

OMNI Electronic Register

The OMNI T² electronic register is hermetically sealed with an electronic pickup containing no mechanical gearing. The large character LCD displays AMR, totalization, rate of flow and a resettable test totalizer. OMNI register features include AMR resolution units that are fully programmable, fully programmable pulse output frequency, integral customer data logging capability and integral resettable accuracy testing feature compatible with UniPro and Sensus flow verification software. The

sensus
a xylem brand

large, easy-to-read LCD also displays both forward and reverse flow directions. The OMNI T² electronic register has a 10-year battery life guarantee.

Magnetic Drive

Meter registration is achieved by utilizing a fully magnetic pickup system. This is accomplished by the magnetic actions of the embedded rotor magnets and the ultra sensitive register pickup probe. The only moving component in water is the "floating ball" impeller.

Measuring Element

The hydro-dynamically balanced impeller floats between the bearings. The Floating Ball Technology (FBT) allows the measuring element to operate virtually without friction or wear, thus creating the extended upper and lower flow ranges capable on only the OMNI T² meter.

Strainer

The OMNI T² with the AWWA compliant "V" shaped strainer uses a stainless steel screen along with Floating Ball Technology (FBT). This creates a design that greatly improves accuracy, even in difficult settings. A removable strainer cover permits easy access to the screen for routine maintenance.

Maintenance

The OMNI T² meter is designed for easy maintenance. Should any maintenance be required, the measuring chamber and/or strainer cover can be removed independently. Replacement parts or complete measuring chambers are available for repairs. OMNI T² replacement measuring chambers may also be utilized to upgrade some third-party meters to achieve increased accuracy and extended service life.

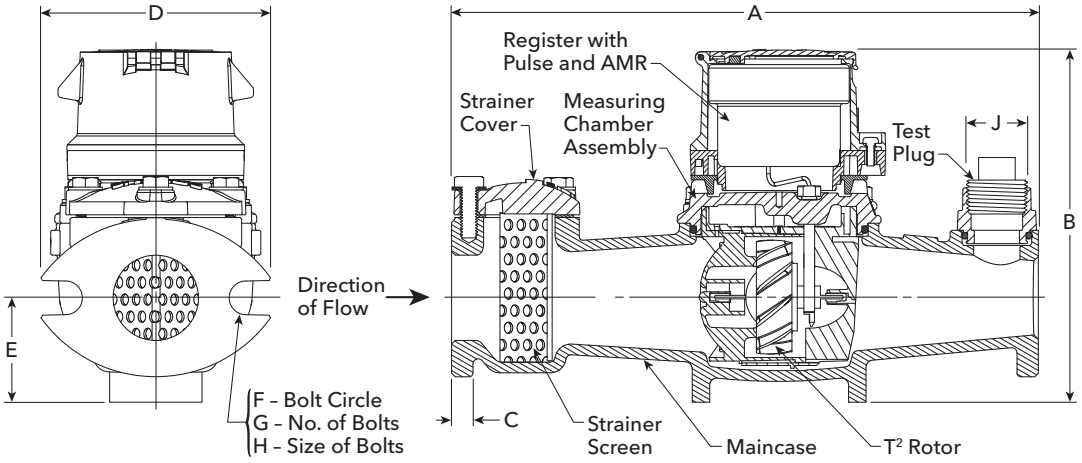
AMR/AMI Systems

Meters and Electronic Registers are compatible with current Sensus AMR/AMI systems and other AMI communication systems that use the Sensus UI1203 protocol.

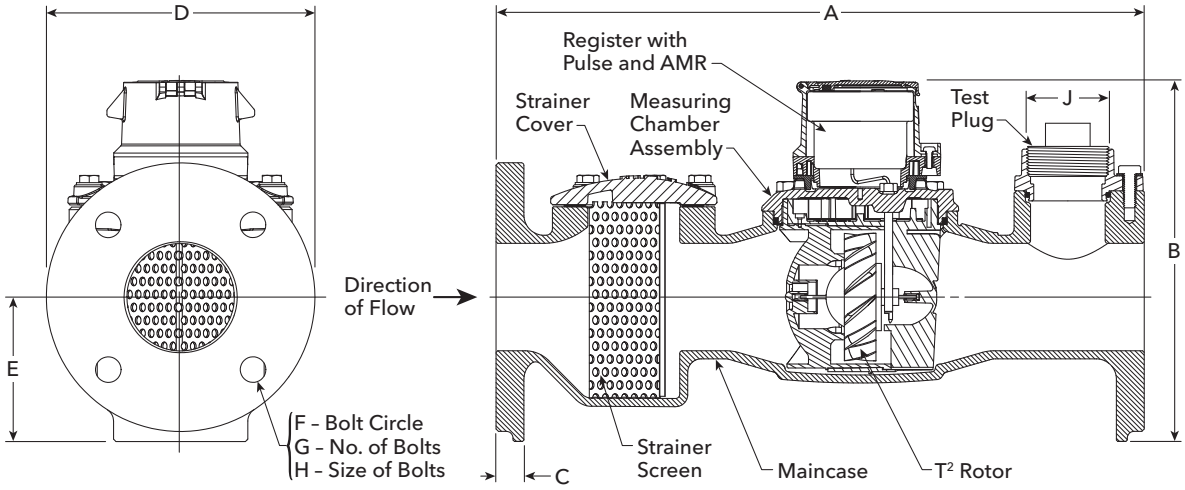
Guarantee

Sensus OMNI T² Meters are backed by "The Sensus Guarantee." Ask your Sensus representative for details or see Bulletin G-500.

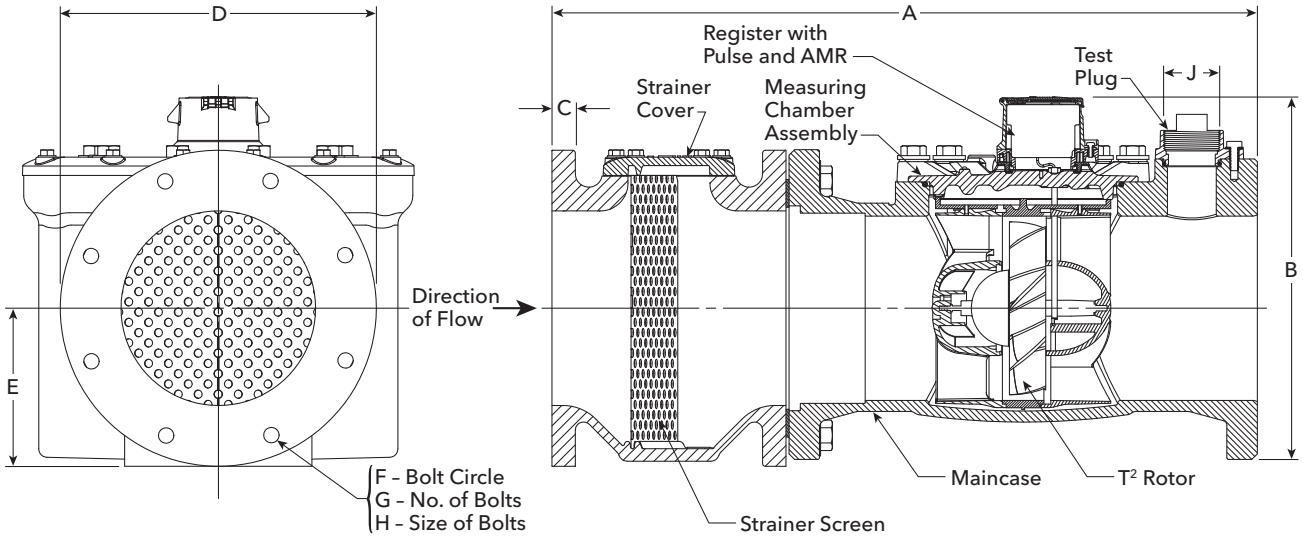
OMNI T²: 1-1/2″ - 2″



OMNI T²: 3″ - 6″



OMNI T²: 8″ - 10″



Dimensions and Net Weights

Meter and Pipe Size	Normal Operating Range		Connections	A	B	C	D	E	F	G	H	J	Net Weight	Shipping Weight
1-1/2" DN 40mm	1.25 gpm .28 m³/hr	200 gpm 45 m³/hr	Flanged	13" 330mm	7-7/8" 200mm	15/16" 24mm	5-1/8" 130mm	2-5/16" 59mm	4" 102mm	2	5/8" 16mm	1" 25mm	18.8 lbs. 8.53 kg.	22.5 lbs. 10.2 kg.
2" DN 50mm	1.5 gpm .34 m³/hr	250 gpm 57 m³/hr	Flanged	17" 432mm	7-7/8" 200mm	1" 25mm	5-3/4" 146mm	2-5/16" 59mm	4-1/2" 114mm	2	3/4" 19mm	1-1/2" 38mm	27.4 lbs. 12.4 kg.	34.5 lbs. 15.6 kg.
2" w/o Strainer DN 50mm	1.5 gpm .34 m³/hr	250 gpm 57 m³/hr	Flanged	10" 254mm	7-7/8" 200mm	1" 25mm	5-3/4" 146mm	2-5/16" 59mm	4-1/2" 114mm	2	3/4" 19mm	N/A	17.4 lbs. 7.9 kg.	24.5 lbs. 11.1 kg.
3" DN 80mm	2.5 gpm .57 m³/hr	650 gpm 148 m³/hr	Flanged	19" 483mm	8-3/4" 225mm	3/4" 19mm	7-7/8" 200mm	4-1/8" 105mm	6" 153mm	4	5/8" 16mm	2" 51mm	48.5 lbs. 22.0 kg.	57.4 lbs. 26.0 kg.
4" DN 100mm	3.0 gpm .68 m³/hr	1250 gpm 284 m³/hr	Flanged	23" 584mm	11-3/16" 284mm	15/16" 24mm	9-1/8" 232mm	4-3/4" 121mm	7-1/2" 191mm	8	5/8" 16mm	2" 51mm	67.9 lbs. 30.8 kg.	75.8 lbs. 34.4 kg.
6" DN 150mm	4 gpm .91 m³/hr	2500 gpm 568 m³/hr	Flanged	27" 686mm	13-1/4" 337mm	15/16" 24mm	11" 279mm	5-3/4" 146mm	9-1/2" 241mm	8	3/4" 19mm	2" 51mm	140 lbs. 63.5 kg.	165 lbs. 74.8 kg.
8" DN 200mm	5 gpm 1.1 m³/hr	3500 gpm 795 m³/hr	Flanged	30-1/8" 765mm	15" 381mm	11/16" 17mm	13-1/2" 343mm	6-3/4" 171mm	11-3/4" 298mm	8	3/4" 19mm	2" 51mm	471 lbs. 214 kg.	521 lbs. 236 kg.
10" DN 250mm	6 gpm 1.4 m³/hr	5500 gpm 1249 m³/hr	Flanged	41-1/8" 1045mm	19" 483mm	11/16" 17mm	16" 406mm	8-1/2" 216mm	14-1/4" 362mm	12	7/8" 22mm	2" 51mm	685 lbs. 311 kg.	745 lbs. 338 kg.

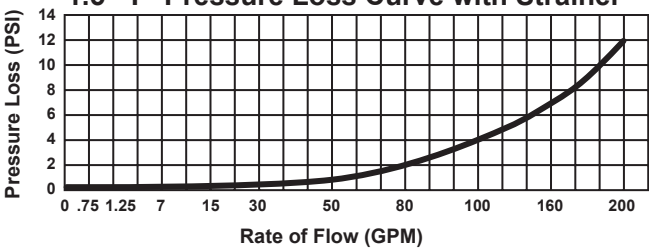
Specifications

Service	Measurement of potable and reclaim water. Storage temperature: -22F (-30C) to 155F (68.3C) Operating temperatures: Air: -22F (-30C) to 150F (65.6C) Water: 33F (0.6C) to 80F (26.7)
Operating Range (100% ± 1.5%)	1-1/2": 1.25 – 200 GPM (0.28 - 45 m³/hr) 2": 1.5 – 250 GPM (0.34 - 57 m³/hr) 3": 2.5 – 650 GPM (0.57 - 148 m³/hr) 4": 3 – 1250 GPM (0.68 - 284 m³/hr) 6": 4 – 2500 GPM (0.91 - 568 m³/hr) 8": 5 – 3500 GPM (1.1 - 795 m³/hr) 10": 6 – 5500 GPM (1.4 - 1249 m³/hr)
Low flow (95% – 101.5%)	1-1/2": 0.75 GPM (0.17 m³/hr) 2": 1.0 GPM (0.23 m3/hr) 3": 1.5 GPM (0.34 m³/hr) 4": 2.0 GPM (0.45 m³/hr) 6": 2.5 GPM (0.57 m³/hr) 8": 4 GPM (0.91 m³/hr) 10": 5 GPM (1.1 m³/hr)
Maximum Continuous Operation	1-1/2": 160 GPM (36 m³/hr) 2": 200 GPM (45 m³/hr) 3": 500 GPM (114 m³/hr) 4": 1000 GPM (227 m³/hr) 6": 2000 GPM (454 m³/hr) 8": 3500 GPM (795 m³/hr) 10": 5500 GPM (1249 m³/hr)
Maximum Intermittent Operation	1-1/2": 200 GPM (45 m³/hr) 2": 250 GPM (57 m³/hr) 3": 650 GPM (148 m³/hr) 4": 1250 GPM (284 m³/hr) 6": 2500 GPM (568 m³/hr) 8": 4700 GPM (1067 m³/hr) 10": 7000 GPM (1590 m³/hr)

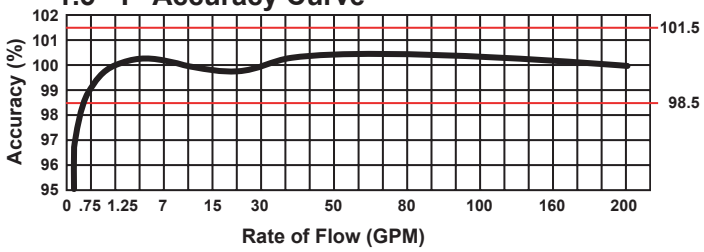
Pressure Loss	1-1/2": 6.9 psi @ 160 GPM (0.48 bar @ 36 m3/hr) 2": 7.0 psi @ 200 GPM (0.48 bar @ 45 m³/hr) 3": 5.1 psi @ 500 GPM (0.35 bar @ 114 m³/hr) 4": 8.7 psi @ 1000 GPM (0.60 bar @ 227 m³/hr) 6": 8.2 psi @ 2000 GPM (0.57 bar @ 454 m³/hr) 8": 5.1 psi @ 3500 GPM (0.35 bar @ 795 m³/hr) 10": 7.2 psi @ 5500 GPM (0.50 bar @ 1249 m³/hr)
Maximum Operating Pressure	200 PSI (13.8 bar)
Flange Connections	U.S. ANSI B16.1 / AWWA Class 125
Test Ports	NPT
Register	Fully electronic sealed register with programmable registration (Gal. /Cu.Ft./ Cu. Mtr. / Imp. Gal. / Acre Ft.) Programmable AMR/AMI reading and pulse outputs Guaranteed 10-year battery life
NSF Approved Materials	Maincase: Coated Ductile Iron Measuring Chamber: Thermoplastic Rotor "Floating Ball": Thermoplastic Radial Bearings: Hybrid Thermoplastic Thrust Bearings: Sapphire/Ceramic Jewel Magnets: Ceramic Strainer Screen: Stainless Steel Strainer Cover: Coated Ductile Iron Test Plug: Stainless Steel

Head Loss Curves

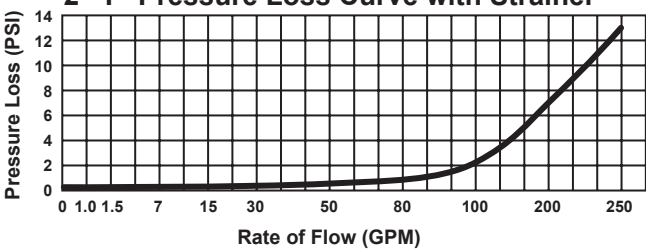
1.5" T² Pressure Loss Curve with Strainer



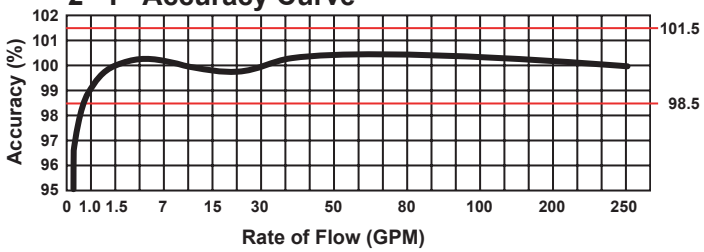
1.5" T² Accuracy Curve



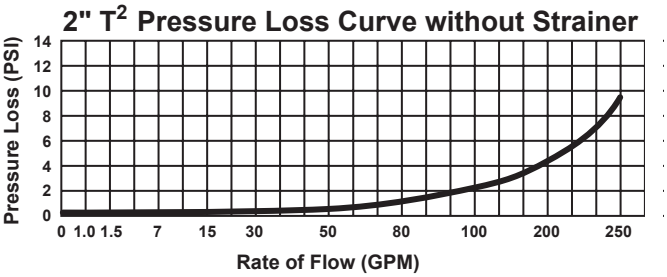
2" T² Pressure Loss Curve with Strainer



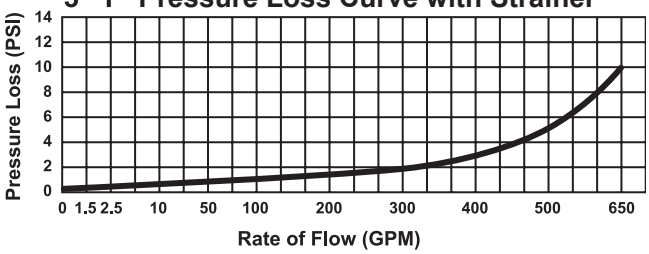
2" T² Accuracy Curve



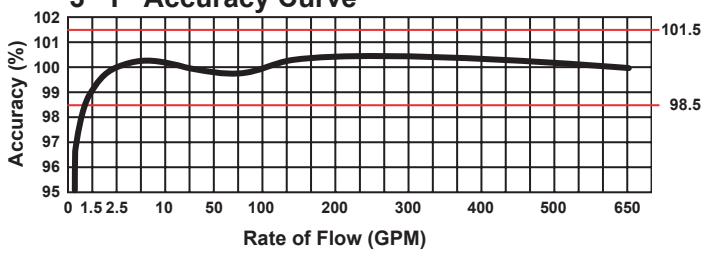
2" T² Pressure Loss Curve without Strainer



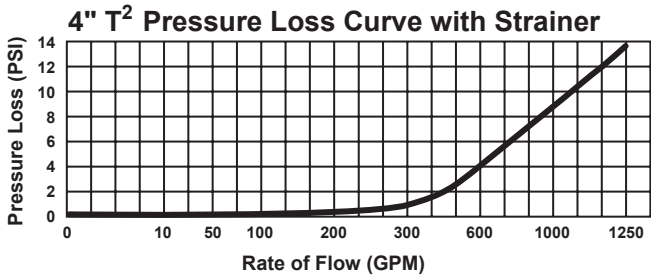
3" T² Pressure Loss Curve with Strainer



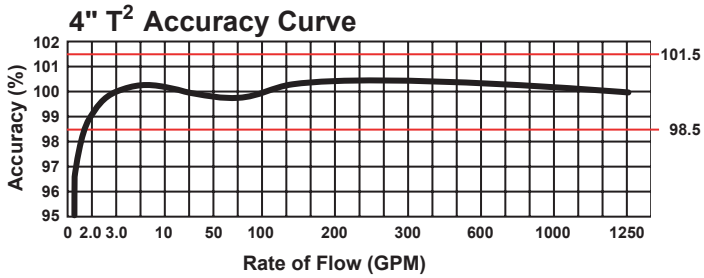
3" T² Accuracy Curve



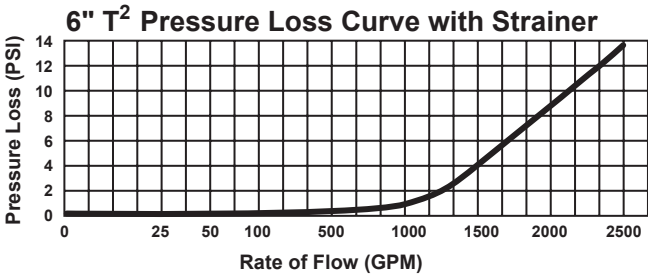
4" T² Pressure Loss Curve with Strainer

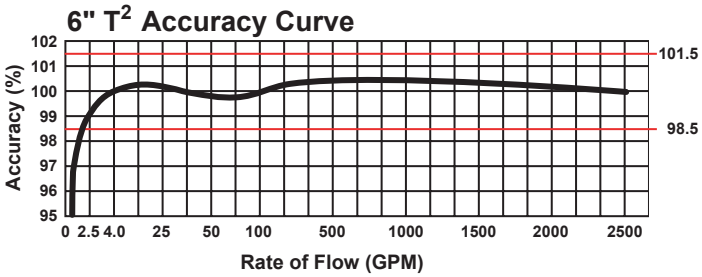


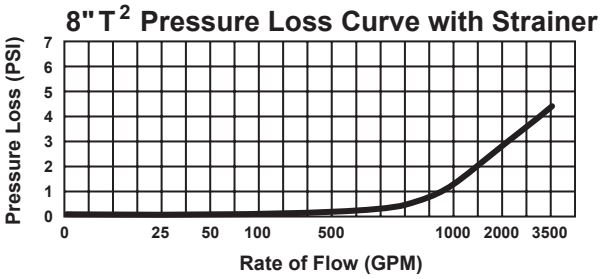
4" T² Accuracy Curve

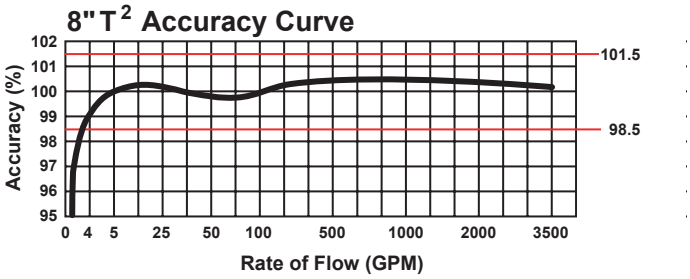


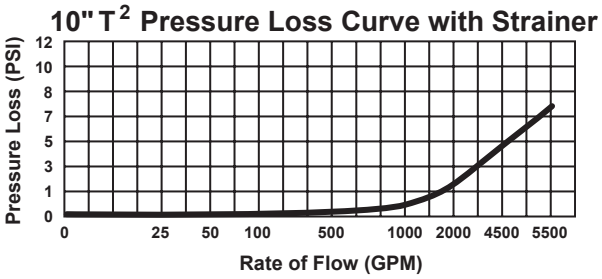
Head Loss Curves

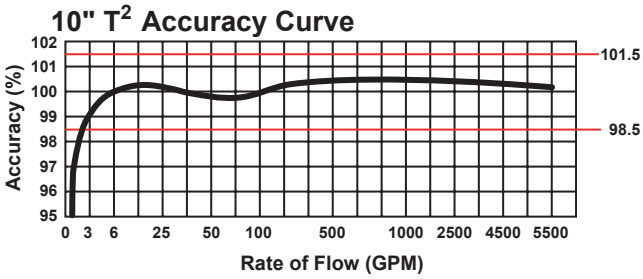












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