

Permit Number: 21-09848-01  
Address: 2960 WILLAMETTE ST

**Project Description: 4-Story Apartment Building**  
**Units: 101-104, 201-207, 301-307, 401-406**

<b>Application Type:</b>	Commercial	<b>Status:</b>	Issued
<b>Scope of Work:</b>	New Apt Bldg (3+ units)	<b>Zoning:</b>	Limited High-Density Residential Zone
<b>Map:</b>	18-03-07-11	<b>Tax Lot:</b>	09700
<b>Subdivision:</b>	Alta Vista Tract	<b>Addition:</b>	
<b>Lot:</b>	14&15	<b>Block:</b>	1
<b>Date Received:</b>	12/30/21	<b># Bedrooms:</b>	31
<b>Commitment Date:</b>	02/15/22	<b># Dwelling Units:</b>	24
<b>Ready to issue as of:</b>	04/29/22	<b>In Flood Plain:</b>	
<b>Project Coordinator:</b>	Erik Swinney	<b>Phone:</b>	541-682-5372
		<b>Sign Standards:</b>	

**BUILDING CHARACTERISTICS**

**Construction Types:** 5AS

**Construction Type Comments:**

**OccupancyTypes:** R2

**Occupancy Type Comments:**

1st Floor = 27 occupants (1:200 Gross)  
2nd Floor = 28 occupants  
3rd Floor = 28 occupants  
4th Floor = 28 occupants

**Separated Building:** N/A

**Occupancy Load:** 111

**Fire Sprinklers:** Yes Required 13R

**Fire Alarms:** Yes Required

**Building Area:** 21679

**Number of Stories:** 4

**Comment:**

Floor Areas (sq ft):	Floor	Existing Floor Area	New Floor Area	Total Area
	1st Floor	0	5275	5275
	2nd Floor	0	5468	5468
	3rd Floor	0	5468	5468
	4th Floor	0	5468	5468

*Existing floor area may not be shown.*

**CONTRACTOR DATA**

Type	Contractor
Building	MEILI CONSTRUCTION
Electric	NEW REYNOLDS ELECTRIC INC
Mechanical	COMFORT FLOW HEATING
Plumbing	HCH MECHANICAL
Primary Contact	MCCLOSKEY SHANE

**PLAN REVIEW SUMMARY**

Plan review data displayed is the most current for each review. The applicant will receive notification of all issues needing additional information after all reviews on a project have been completed. Supplemental Information (SI) can be submitted prior to or after permit issuance. If you have any questions regarding your project, contact EFSwinney at 541-682-5372 or send email to [erik.f.swinney@ci.eugene.or.us](mailto:erik.f.swinney@ci.eugene.or.us). Also note that some reviews (i.e., fire alarms, fire sprinklers) are deferred submittals and will be reviewed after original permit(s) have been issued.

#### *Status Definitions*

Pending	= Review has not been started
Review	= Under review
Waiting	= Review for individual review has been completed, waiting for a response
External Wait	= All reviews for project have been completed, waiting for a response
Approved	= Review has been approved
Information	= Information only, review not approved
Denied	= Project cannot be approved as submitted

For information regarding the review of your project or the commitment date for completion of review, please contact your project coordinator, EFSwinney, at [erik.f.swinney@ci.eugene.or.us](mailto:erik.f.swinney@ci.eugene.or.us) or by phone at 541-682-5372.

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	External Wait Time	02/16/22
Pre Issuance Coord, Pre Issuance SI	Approved	04/29/22
Post Issuance Coord, Post Issuance SI	Approved	12/21/22
Deferred Coordination, Deferred Submittal	Approved	05/31/23
Building, Application Submittal	Waiting for info	02/11/22
Building, Pre Issuance SI	Approved	04/29/22
Building, Post Issuance SI	Approved	12/21/22
Building, Deferred Submittal	Approved	06/30/22
Structural, Application Submittal	Waiting for info	02/10/22
Structural, Pre Issuance SI	Approved	04/19/22
Structural, Deferred Submittal	Approved	05/12/22
Mechanical, Application Submittal	Waiting for info	02/11/22
Mechanical, Pre Issuance SI	Approved	03/25/22
Electrical, Application Submittal	Approved	02/10/22
Electrical, Pre Issuance SI	Approved	03/25/22
Plumbing, Application Submittal	Waiting for info	01/11/22
Plumbing, Pre Issuance SI	Approved	03/08/22
Zoning, Application Submittal	Waiting for info	02/15/22
Zoning, Pre Issuance SI	Waiting for info	03/23/22
Public Works, Application Submittal	Approved	03/25/22
Stormwater Standards, Application Submittal	Waiting for info	02/16/22
Stormwater Standards, Pre Issuance SI	Approved	03/25/22
Stormwater Standards, Deferred Submittal	Approved	05/22/23
SDC, Application Submittal	Waiting for info	02/16/22
SDC, Pre Issuance SI	Approved	03/25/22
Fire Marshal, Application Submittal	Waiting for info	02/07/22
Fire Marshal, Pre Issuance SI	Approved	03/17/22
Fire Marshal, Post Issuance SI	Approved	08/29/22
Erosion Prevention, Application Submittal	Approved	03/17/22
Fire Alarm Plans, Deferred Submittal	Approved	06/02/22
Fire Sprinkler Plans, Deferred Submittal	Approved	06/01/22

## PERMITS AND INSPECTIONS

Permit Type		Status	Issued Date	Expiration Date	Completion Date
Building		Finished	04/29/22	05/26/24	06/01/23
	Inspection	Result	Inspected	Inspector	Comment
	103 Footing	Approved	05/09/23	SEGalbreath	
	105 Elec Rebar Ground	Approved	06/24/22	SEGalbreath	tagged (1)
	108 Foundation	Approved	05/09/23	SEGalbreath	
	109 Foundation Drain/Waterproofing	Approved	03/20/23	JAJohannesen	
	116 Underfloor Insulation	Approved	07/11/22	SEGalbreath	Slab edge only
	118 Framing	Approved	12/19/22	SEGalbreath	
	117 Roof Sheathing	Approved	09/23/22	SEGalbreath	
	119 Exterior Shearwall	Approved	12/19/22	SEGalbreath	
	129 Interior Shearwall	Approved	12/19/22	SEGalbreath	
	120 Wall/Vault Insulation	Approved	12/19/22	SEGalbreath	
	130 Lath or Dry Wall	Approved	05/09/23	SEGalbreath	
	131 Firestop Assemblies	Approved	05/17/23	SEGalbreath	
	124 Final Insulation	Approved	12/19/22	SEGalbreath	
	146 Fire Sprinklers	Approved	05/17/23	ATBrushett	TCE upload complete
	147 Alarm Systems	Approved	05/17/23	ATBrushett	TCE upload complete
	153 Water/Hydrant System	Approved	05/04/23	ATBrushett	Backflow locked FDC caps provided
	143 Fire Regulation	Approved	05/17/23	ATBrushett	Fall protection provided on the roof hatch
	150 Landscaping	Approved	05/12/23	MHDenberg	
	919 Bicycle Parking	Approved	05/05/23	MHDenberg	On site revision switched to all vertical bike parking spaces. OK per KEW. -MHD
	157 Zoning	Approved	05/05/23	MHDenberg	All parking spaces are marked Compact
	160 Emerg Egress Light	Approved	05/18/23	RZSteiner	
	931 SPI Steel Construction	Approved	05/17/23	SEGalbreath	Special inspection/structural observation reports in special inspections folder for this permit
	162 SPI Concrete Construction	Approved	05/17/23	SEGalbreath	Special inspection/structural observation reports in special inspections folder for this permit
	176 SPI Soils	Approved	05/17/23	SEGalbreath	Special inspection/structural observation reports in special inspections folder for this permit
	180 SPI Epoxy/Expan/Screw Anchors	Approved	05/17/23	SEGalbreath	Special inspection/structural observation reports in special inspections folder for this permit
	941 SPI Seismic (Structural Wood)	Approved	05/17/23	SEGalbreath	Special inspection/structural observation reports in special inspections folder for this permit
	956 SPI Sprinkler Clearance	Approved	05/17/23	SEGalbreath	Special inspection/structural observation reports in special inspections folder for this permit
	950 Structural Observation	Approved	05/17/23	SEGalbreath	Special inspection/structural observation reports in special inspections folder for this permit
	951 SPI Final Letter	Approved	05/17/23	SEGalbreath	Special inspection/structural observation reports in special inspections folder for this permit
	199 Final Building	Approved	06/01/23	SEGalbreath	Pictures of handrail extensions texted
	199 Final Building	Finaled w/Certif	06/01/23	SEGalbreath	

Electrical		Finished	04/29/22	05/26/24	06/01/23
Inspection	Result	Inspected	Inspector	Comment	
205 Temp Electrical	Approved	05/10/23	JKGoschie		
210 Undergrnd/Slab Elec	Approved	05/10/23	JKGoschie		
215 Electrical - Feeder	Approved	05/10/23	JKGoschie		
217 Electrical Service	Approved	12/16/22	JKGoschie	EWEB at 9:19. Unit meters.	
225 Elec Ceiling Cover	Approved	05/10/23	JKGoschie		
220 Rough Electrical	Approved	12/12/22	BARichardson	Unit 102 cover	
230 Limited Energy	Approved	05/10/23	JKGoschie		
255 Emergency Generator	Approved	05/10/23	JKGoschie		
299 Final Electrical	Approved	05/05/23	JKGoschie		
Fire		Finished	04/29/22	05/26/24	06/01/23
Inspection	Result	Inspected	Inspector	Comment	
849 Final Fire	Approved	05/17/23	ATBrushett	Fall protection provided on the roof hatch	
Mechanical		Finished	04/29/22	05/26/24	06/01/23
Inspection	Result	Inspected	Inspector	Comment	
416 Rough Gas Piping	Approved	09/30/22	SEGalbreath	Gas line from meter to gen set only. Buried at time of inspection. Installer provided information on conduit and burial depth verified. Pressure test OK @ 65psi 30min. Green tagged.	
450 Final Gas Piping	Approved	03/20/23	JAJohannesen		
420 Rough Mechanical	Approved	02/23/23	JAJohannesen		
445 Fuel Burn Appliance	Approved	03/20/23	JAJohannesen		
499 Final Mechanical	Approved	05/17/23	SEGalbreath		
Plumbing		Finished	04/29/22	05/26/24	06/01/23
Inspection	Result	Inspected	Inspector	Comment	
310 Sanitary Sewer	Approved	05/03/23	TSHodges		
315 Storm Sewer	Approved	05/03/23	TSHodges		
350 Rain Drain/Foundation Drain	Approved	03/20/23	JRLaCasse		
318 Under Floor Plumb	Approved	06/10/22	SEKelley		
320 Rough Plumbing	Approved	11/22/22	SEKelley		
325 Water Service	Approved	08/16/22	SEKelley	60 PSI.	
330 Shower Liner	Not Needed	10/26/22	SEKelley	Fiberglass tub/showers.	
335 Backflow Device	Approved	03/20/23	SEKelley		
399 Final Plumbing	Approved	05/05/23	JRLaCasse		
Public Works		Finished	04/29/22	05/26/24	06/01/23
Inspection	Result	Inspected	Inspector	Comment	
725 Stormwater Mgmt Facility	Approved	05/16/23	JRLaCasse		
735 Stormwater Facility Planting	Approved	05/23/23	TGShriro		
750 R/W Excavation	Approved	03/15/23	TSHodges		
765 Sidewalk	Approved	03/15/23	JTBennett		
775 Drive/Curb Cut	Approved	03/15/23	JTBennett		

To request an inspection go to <https://pdd.eugene-or.gov/BuildingPermits/InspectionLogin>.  
For more information call 541-682-5283.

FEES				
Fees	Total Due	Amount Paid	Paid Date	Amount Due
<b>Application</b>	\$25,000.00	\$25,000.00		\$0.00
Residential CET Revenue	\$25,000.00	\$25,000.00	04/29/22	\$0.00
Miscellaneous Admin, State	\$0.00	\$0.00	04/29/22	\$0.00
<b>Building</b>	\$59,145.76	\$59,145.76		\$0.00
Building Plan Check per Applicant Value	\$12,513.85	\$12,513.85	03/22/22	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	04/12/23	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	04/12/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$860.80	\$860.80	04/29/22	\$0.00
Supplemental Plan Check, Str. Eng.	\$107.60	\$107.60	04/29/22	\$0.00
Fire/Life Safety Plan Check	\$7,700.83	\$7,700.83	04/29/22	\$0.00
Fire Systems Plan Check Fee - Alarms	\$220.09	\$220.09	08/29/22	\$0.00
Fire Systems Plan Check Fee - Sprinklers	\$436.64	\$436.64	06/02/22	\$0.00
Fire Systems Plan Check Fee - Other	\$324.08	\$324.08	04/12/23	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	08/29/22	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	08/29/22	\$0.00
Building Permit Fee per Bldg Div Value	\$19,252.08	\$19,252.08	04/29/22	\$0.00
Fire System Permit Fee - Alarms	\$338.60	\$338.60	08/29/22	\$0.00
Fire System Permit Fee - Sprinklers	\$671.75	\$671.75	06/02/22	\$0.00
Fire System Permit Fee - Other	\$498.58	\$498.58	04/12/23	\$0.00
Inspection Outside Normal Work Hours	\$215.20	\$215.20	05/16/23	\$0.00
Zoning Plan Check	\$8,663.44	\$8,663.44	04/29/22	\$0.00
Supplemental Plan Review, Zoning	\$107.60	\$107.60	04/29/22	\$0.00
Zoning Inspection	\$322.80	\$322.80	04/29/22	\$0.00
State Surcharge, Structural	\$2,524.41	\$2,524.41	04/29/22	\$0.00
State Surcharge, Structural	\$88.08	\$88.08	06/02/22	\$0.00
State Surcharge, Structural	\$44.40	\$44.40	08/29/22	\$0.00
State Surcharge, Structural	\$65.38	\$65.38	04/12/23	\$0.00
State Surcharge, Structural	\$28.22	\$28.22	05/16/23	\$0.00
Building Admin Fee, Local	\$29.05	\$29.05	04/29/22	\$0.00
Building Admin Fee, State	\$1,732.69	\$1,732.69	04/29/22	\$0.00
Building Admin Fee, State	\$60.46	\$60.46	06/02/22	\$0.00
Building Admin Fee, State	\$30.47	\$30.47	08/29/22	\$0.00
Building Admin Fee, State	\$44.87	\$44.87	04/12/23	\$0.00
Building Admin Fee, State	\$19.37	\$19.37	05/16/23	\$0.00
Building Plan Check Admin	\$1,569.62	\$1,569.62	04/29/22	\$0.00
Building Plan Check Admin	\$39.30	\$39.30	06/02/22	\$0.00
Building Plan Check Admin	\$58.55	\$58.55	08/29/22	\$0.00
Building Plan Check Admin	\$38.85	\$38.85	04/12/23	\$0.00
Building Plan Check Admin	\$0.00	\$0.00		\$0.00
<b>Electrical</b>	\$6,853.22	\$6,853.22		\$0.00
Electric Plan Check	\$1,496.69	\$1,496.69	04/29/22	\$0.00
200 amps or less	\$390.00	\$390.00	04/29/22	\$0.00
201 to 400 amps	\$333.00	\$333.00	04/29/22	\$0.00
601 to 1000 amps	\$368.50	\$368.50	04/29/22	\$0.00
Branch Circuits w/ Feeder or Service	\$331.50	\$331.50	04/29/22	\$0.00
Wiring Footage, 1,000 sq ft or less	\$237.25	\$237.25	04/29/22	\$0.00
Wiring Footage, Each Add'l 500 sq ft	\$1,308.00	\$1,308.00	04/29/22	\$0.00
Limited Energy, Multi-Family	\$1,308.00	\$1,308.00	04/29/22	\$0.00

State Surcharge, Electrical	\$560.72	\$560.72	04/29/22	\$0.00
Electric Plan Check Admin	\$134.70	\$134.70	04/29/22	\$0.00
Electric Admin Fee, State	\$384.86	\$384.86	04/29/22	\$0.00
<b>Fire</b>	<b>\$3,206.34</b>	<b>\$3,206.34</b>		<b>\$0.00</b>
Fire Plan Check	\$2,887.80	\$2,887.80	04/29/22	\$0.00
Supplemental Plan Review, Fire	\$53.80	\$53.80	04/29/22	\$0.00
Fire Plan Check Admin	\$264.74	\$264.74	04/29/22	\$0.00
<b>Mechanical</b>	<b>\$3,805.91</b>	<b>\$3,805.91</b>		<b>\$0.00</b>
Mechanical Plan Check	\$1,203.02	\$1,203.02	04/29/22	\$0.00
Supplemental Plan Review, Mechanical	\$215.20	\$215.20	04/29/22	\$0.00
Mechanical Permit (Applicant Value)	\$1,850.80	\$1,850.80	04/29/22	\$0.00
State Surcharge, Mechanical	\$242.68	\$242.68	04/29/22	\$0.00
Mechanical Admin Fee, State	\$166.57	\$166.57	04/29/22	\$0.00
Mechanical Plan Check Admin	\$127.64	\$127.64	04/29/22	\$0.00
<b>Plumbing</b>	<b>\$7,919.37</b>	<b>\$7,919.37</b>		<b>\$0.00</b>
Plumbing Plan Check	\$1,729.52	\$1,729.52	04/29/22	\$0.00
Plumbing Fixtures	\$4,108.50	\$4,108.50	04/29/22	\$0.00
Sanitary Sewer Footage	\$149.25	\$149.25	04/29/22	\$0.00
Storm Sewer Footage	\$474.25	\$474.25	04/29/22	\$0.00
Water Service Footage	\$184.75	\$184.75	04/29/22	\$0.00
Backflow Prevention	\$24.75	\$24.75	04/29/22	\$0.00
State Surcharge, Plumbing	\$647.95	\$647.95	04/29/22	\$0.00
Plumbing Plan Check Admin	\$155.66	\$155.66	04/29/22	\$0.00
Plumbing Admin Fee, State	\$444.74	\$444.74	04/29/22	\$0.00
<b>Public Works</b>	<b>\$1,952.18</b>	<b>\$1,952.18</b>		<b>\$0.00</b>
PW Plan Check, New Commercial	\$954.75	\$954.75	04/29/22	\$0.00
Stormwater Mgmt Facility	\$289.75	\$289.75	04/29/22	\$0.00
R-O-W Excavation (w/ pavement cuts)	\$546.50	\$546.50	04/29/22	\$0.00
PW Admin, Local	\$49.18	\$49.18	04/29/22	\$0.00
PW Plan Check Admin	\$112.00	\$112.00	04/29/22	\$0.00
<b>SDC</b>	<b>\$67,020.74</b>	<b>\$67,020.74</b>		<b>\$0.00</b>
<b>Total All Fees</b>	<b>\$174,903.52</b>	<b>\$174,903.52</b>		<b>\$0.00</b>

System Development Charges By System				
SDC Fees	Total Due	Amount Paid	Paid Date	Amount Due
<b>City SDC Admin</b>	<b>\$3,191.46</b>	<b>\$3,191.46</b>		<b>\$0.00</b>
SDC City Admin	\$3,191.46	\$3,191.46	04/29/22	\$0.00
<b>City Wastewater</b>	<b>\$5,961.98</b>	<b>\$5,961.98</b>		<b>\$0.00</b>
RDU rate for calculation of local WW	\$11,655.12	\$11,655.12	04/29/22	\$0.00
RDU rate for calculation of local WW	(\$6,798.82)	(\$6,798.82)	04/29/22	\$0.00
Cost per SQFT local WWater living area	\$2,037.39	\$2,037.39	04/29/22	\$0.00
Cost per SQFT local WWater living area	(\$931.71)	(\$931.71)	04/29/22	\$0.00
<b>Metropolitan Wastewater</b>	<b>\$15,033.31</b>	<b>\$15,033.31</b>		<b>\$0.00</b>
Single Family / Duplex	(\$3,628.74)	(\$3,628.74)	04/29/22	\$0.00
Other Residential - Multi Family	\$37,324.11	\$37,324.11	04/29/22	\$0.00
Other Residential - Multi Family	(\$18,662.06)	(\$18,662.06)	04/29/22	\$0.00
<b>Parks</b>	<b>\$24,676.52</b>	<b>\$24,676.52</b>		<b>\$0.00</b>
Parks Single-Family	(\$8,827.96)	(\$8,827.96)	04/29/22	\$0.00
Parks Multi-Family	\$67,008.96	\$67,008.96	04/29/22	\$0.00
Parks Multi-Family	(\$33,504.48)	(\$33,504.48)	04/29/22	\$0.00

<b>SDC Stormwater</b>	\$0.00	\$0.00		\$0.00
Impervious surface area	\$3,659.95	\$3,659.95	04/29/22	\$0.00
Impervious surface area	(\$3,659.95)	(\$3,659.95)	04/29/22	\$0.00
<b>Transportation</b>	\$18,157.47	\$18,157.47		\$0.00
Single Family Dwelling/Duplex	(\$6,675.54)	(\$6,675.54)	04/29/22	\$0.00
Apartments	\$49,666.02	\$49,666.02	04/29/22	\$0.00
Apartments	(\$24,833.01)	(\$24,833.01)	04/29/22	\$0.00
<b>Total All SDC Fees</b>	\$67,020.74	\$67,020.74		\$0.00