

Permit Number: 22-07427-01
 Address: 355 E 5TH AVE

Project Description: 4-story apartment building, amenity spaces, storage, common rooms, terrace and parking garage.

Application Type: Commercial	Status: Issued
Scope of Work: Phased Permit	Zoning: Downtown Riverfront
Map: 17-03-32-22	Tax Lot: 01800
Subdivision:	Addition:
Lot:	Block:
Date Received: 09/30/22	# Bedrooms: 0
Commitment Date: 12/05/22	# Dwelling Units: 0
Ready to issue as of: 07/18/23	In Flood Plain:
Project Coordinator: Jeremiah LeGrue	Phone: 541-682-6053
	Sign Standards:

BUILDING CHARACTERISTICS

Construction Types: 1AS 5AS	Construction Type Comments:
OccupancyTypes: R2 S2 Parking Garage (Enclosed) B S1	Occupancy Type Comments:
Occupancy Load: 0	Separated Building: Yes
Fire Sprinklers: Yes Required	
Fire Alarms: Yes Required	
Building Area: 225006	Number of Stories: 4
Comment: 4 story plus basement	

Floor Areas (sq ft):	Floor	Existing Floor Area	New Floor Area	Total Area
	1st Floor	0	49839	49839
	2nd Floor	0	41778	41778
	3rd Floor	0	41778	41778
	4th Floor	0	41778	41778
	Basement 1	0	49839	49839

Existing floor area may not be shown.

CONTRACTOR DATA

Type	Contractor
Building	ESSEX GENERAL CONSTRUCTION
Electric	MERIT ELECTRIC OF SPOKANE INC
Mechanical	COMFORT FLOW HEATING
Plumbing	BROTHERS PLUMBING INC
Primary Contact	CURRIN WALTER

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 JSLeGrue at 541-682-6053 or send email to jeremiah.s.legrue@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, JSLeGrue, at jeremiah.s.legrue@ci.eugene.or.us or by phone at 541-682-6053.

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	External Wait Time	12/05/22
Pre Issuance Coord, Pre Issuance SI	Approved	04/25/23
Post Issuance Coord, Post Issuance SI	Approved	05/22/25
Deferred Coordination, Deferred Submittal	Approved	02/04/25
Building, Application Submittal	Approved	10/07/22
Building, Post Issuance SI	Approved	05/19/25
Building, Deferred Submittal	Approved	02/04/25
Structural, Application Submittal	Approved	07/01/24
Structural, Pre Issuance SI	Approved	11/16/22
Structural, Post Issuance SI	Approved	11/20/24
Structural, Deferred Submittal	Approved	06/11/24
Mechanical, Post Issuance SI	Approved	04/26/24
Mechanical, Deferred Submittal	Waiting for info	07/07/23
Electrical, Post Issuance SI	Approved	08/31/23
Zoning, Application Submittal	Approved	12/02/22
Zoning, Post Issuance SI	Approved	02/21/25
Public Works, Application Submittal	Waiting for info	11/30/22
Public Works, Pre Issuance SI	Approved	04/25/23
Public Works, Post Issuance SI	Approved	05/22/25
Fire Marshal, Post Issuance SI	Approved	07/09/24
Fire Marshal, Deferred Submittal	Approved	04/09/24
A M & M, Post Issuance SI	Approved	03/18/25
Erosion Prevention, Application Submittal	Approved	04/25/23
Fire Alarm Plans, Deferred Submittal	Approved	02/22/24
Fire Sprinkler Plans, Deferred Submittal	Approved	11/28/23

PERMITS AND INSPECTIONS

Permit Type	Status	Issued Date	Expiration Date	Completion Date
Building	Finished	04/27/23	06/01/26	06/09/25
Inspection	Result	Inspected	Inspector	Comment
103 Footing	Approved	05/30/25	SEGalbreath	
105 Elec Rebar Ground	Approved	06/02/25	SEGalbreath	One inspected only per previous note

	108 Foundation	Approved	05/30/25	SEGalbreath	
	109 Foundation Drain/Waterproofing	Approved	05/30/25	SEGalbreath	
	110 Structural Concrete	Approved	05/30/25	SEGalbreath	
	116 Underfloor Insulation	Approved	05/30/25	SEGalbreath	
	123 Floor Sheathing	Approved	01/22/25	SEGalbreath	
	118 Framing	Approved	05/22/25	SEGalbreath	
	117 Roof Sheathing	Approved	05/30/25	SEGalbreath	
	119 Exterior Shearwall	Approved	08/21/24	SEGalbreath	Exterior wall sheathing complete
	129 Interior Shearwall	Approved	05/30/25	SEGalbreath	
	127 Masonry Construction	Approved	05/30/25	SEGalbreath	
	120 Wall/Vault Insulation	Approved	05/30/25	SEGalbreath	
	130 Lath or Dry Wall	Approved	05/30/25	SEGalbreath	
	131 Firestop Assemblies	Approved	06/03/25	SEGalbreath	
	121 Ceiling Grid	Approved	05/30/25	SEGalbreath	
	124 Final Insulation	Approved	06/02/25	SEGalbreath	
	146 Fire Sprinklers	Approved	06/05/25	ATBrushett	Sprinkler corrections have been made and all systems tested.
	147 Alarm Systems	Approved	06/05/25	ATBrushett	Monitoring inspection complete and the standpipe labeling has been changed.
	154 Standpipe	Approved	05/29/25	ATBrushett	Inspected with the sprinkler system, tested the hose outlets on the roof
	143 Fire Regulation	Approved	06/05/25	ATBrushett	All fire issues have been inspected and are approved
	150 Landscaping	Approved	05/22/25	JTShadwick	
	919 Bicycle Parking	Approved	05/08/25	JTShadwick	Long term: A151F / Level 1 / Room 160: 2 V A152E / Level 2 / Room 264: 6 H & 11 V A153E / Level 3 / Room 364: 6 H & 11 V Total: 12 H & 24 V = 36 LT Section 12 93 10 of Project Manual (Pg. 586/700) Short term: AO51 Site Plan 5 racks / 10 spaces in ROW adjacent to 5th Avenue 5 racks / 10 spaces next to building adjacent to 5th Avenue
	160 Emerg Egress Light	Approved	06/06/25	SEGalbreath	
	199 Final Building	Approved	06/06/25	SEGalbreath	
Electrical		Finished	07/18/23	06/01/26	06/09/25
	Inspection	Result	Inspected	Inspector	Comment
	210 Undergrnd/Slab Elec	Approved	06/02/25	JKGoschie	
	215 Electrical - Feeder	Approved	06/02/25	JKGoschie	
	217 Electrical Service	Approved	10/15/24	JKGoschie	EWEB at 9:31. Main service and solar service.
	225 Elec Ceiling Cover	Approved	06/02/25	JKGoschie	
	220 Rough Electrical	Approved	06/02/25	JKGoschie	
	230 Limited Energy	Approved	06/02/25	JKGoschie	
	299 Final Electrical	Approved	06/03/25	JKGoschie	

Fire		Finished	07/18/23	06/01/26	06/09/25
Inspection	Result	Inspected	Inspector	Comment	
849 Final Fire	Approved	06/05/25	ATBrushett	All fire issues have been inspected and are approved	
Mechanical		Finished	07/18/23	06/01/26	06/09/25
Inspection	Result	Inspected	Inspector	Comment	
416 Rough Gas Piping	Approved	04/02/25	SEGalbreath		
450 Final Gas Piping	Approved	06/02/25	SEGalbreath	Fire pit to be replaced.	
420 Rough Mechanical	Approved	05/30/25	SEGalbreath		
499 Final Mechanical	Approved	06/02/25	SEGalbreath		
Plumbing		Finished	07/18/23	06/01/26	06/09/25
Inspection	Result	Inspected	Inspector	Comment	
310 Sanitary Sewer	Reviewed	09/01/23	JRLaCasse	connection into manhole with sand collar and filled-in with CDF okay	
402 Sanitary Sewer - Private	Approved	05/29/25	RC Kennedy		
310 Sanitary Sewer	Reviewed	10/26/23	TSHodges	1. New exterior drop to public manhole, okay to pour flowable backfill around drop. Connection to structure at a later time. 2. Connection near NW corner of structure okay, marked plans	
310 Sanitary Sewer	Reviewed	10/30/23	LXNgariki	Install building sewer to building drain and run connects to manhole, OK	
310 Sanitary Sewer	Cancelled	12/05/23	JRLaCasse		
310 Sanitary Sewer	Reviewed	12/06/23	JRLaCasse	6" Connection to mainline made, one-way c/o installed and water tested-marked plans	
315 Storm Sewer	Reviewed	10/25/23	TSHodges	8" 3034 with directional cleanout in right of way, transitioning to 6" PVC under building. RCK Phone meeting with Mike Swancutt. TSH 10/25/2023 09:00	
315 Storm Sewer	Reviewed	10/26/23	TSHodges	Storm connection westside okay, marked plans.	
315 Storm Sewer	Reviewed	03/11/24	JRLaCasse	Marked plans. Install at own risk as another storm sewer connection was made that's not on the plans. Talked to Andy Driscoll of Essex to get their design team to upload changes.	
403 Storm Sewer - Private	Approved	05/29/25	RC Kennedy		
318 Under Floor Plumb	Approved	10/31/23	SEKelley	Underfloor plumbing complete.	
320 Rough Plumbing	Approved	11/13/24	SEKelley		
325 Water Service	Approved	10/25/23	SEKelley	4" copper tied to ductile iron from EWEB vault. 80 PSI air tests ok.	
335 Backflow Device	Approved	05/06/25	SEKelley	Backflow test reports received.	
399 Final Plumbing	Approved	05/29/25	RC Kennedy		
Public Works		Finished	04/27/23	06/01/26	06/09/25
Inspection	Result	Inspected	Inspector	Comment	
400 Sanitary Sewer - Public	Approved	05/22/25	JRLaCasse		
401 Storm Sewer - Public	Approved	05/22/25	JRLaCasse		
750 R/W Excavation	Approved	05/22/25	JRLaCasse	Inspect electrical conduit permitted under recorded revocable permit.	

770 Sidewalk PW	Not Needed	05/22/25	MMorrison	
765 Sidewalk	Approved	05/22/25	SEGalbreath	
775 Drive/Curb Cut	Info Only	01/30/25	SEGalbreath	Inspector to call MM if needed and ask if he can meet onsite. SEG
780 Drive/Curb Cut PW	Not Needed	05/08/25	MMorrison	
775 Drive/Curb Cut	Info Only	05/08/25	SEGalbreath	Site visit with MM re: access connection and inspection scheduling.
775 Drive/Curb Cut	Not Needed	05/22/25	SEGalbreath	Per email from Michele W this has been inspected and by PWE under agreement with COE and developer.
799 Final Public Works	Approved	06/04/25	JRLaCasse	per conversation with Sean Galbreath, Andrew said it was okay to approve final PW and the revocable can be worked out separately.

**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
Building	\$38,635.06	\$38,635.06		\$0.00
Building Plan Check per Applicant Value	\$4,685.72	\$4,685.72	04/27/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	04/27/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$107.60	\$107.60	07/27/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	08/31/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$107.60	\$107.60	08/31/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	01/29/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	02/26/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	02/26/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	04/04/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	04/04/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	06/10/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$107.60	\$107.60	06/10/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	06/10/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	07/08/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	02/06/25	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	07/27/23	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	09/25/23	\$0.00
Supplemental Plan Review, Bldg	\$645.60	\$645.60	10/30/23	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	11/20/23	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	01/29/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	02/26/24	\$0.00
Supplemental Plan Review, Bldg	\$107.60	\$107.60	03/14/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	03/14/24	\$0.00
Supplemental Plan Review, Bldg	\$10.76	\$10.76	04/04/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	04/04/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	06/10/24	\$0.00
Supplemental Plan Review, Bldg	\$484.20	\$484.20	07/08/24	\$0.00
Supplemental Plan Review, Bldg	\$269.00	\$269.00	07/08/24	\$0.00
Supplemental Plan Review, Bldg	\$10.76	\$10.76	02/06/25	\$0.00
Supplemental Plan Review, Bldg	\$269.00	\$269.00	03/06/25	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	04/17/25	\$0.00
Supplemental Plan Review, Bldg	\$21.52	\$21.52	06/02/25	\$0.00
Fire/Life Safety Plan Check	\$2,883.52	\$2,883.52	04/27/23	\$0.00

Phased Permit Base Fee	\$350.00	\$350.00	07/27/23	\$0.00
Phased Permit Coordination Fee	\$720.88	\$720.88	04/27/23	\$0.00
Fire Systems Plan Check Fee - Alarms	\$711.78	\$711.78	02/26/24	\$0.00
Fire Systems Plan Check Fee - Sprinklers	\$1,943.55	\$1,943.55	11/30/23	\$0.00
Deferred Submittal Plan Check	\$867.41	\$867.41	08/31/23	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	10/30/23	\$0.00
Deferred Submittal Plan Check	\$841.81	\$841.81	11/20/23	\$0.00
Deferred Submittal Plan Check	\$234.45	\$234.45	11/30/23	\$0.00
Deferred Submittal Plan Check	\$247.89	\$247.89	01/29/24	\$0.00
Deferred Submittal Plan Check	\$450.13	\$450.13	01/29/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	01/29/24	\$0.00
Deferred Submittal Plan Check	\$834.13	\$834.13	03/14/24	\$0.00
Deferred Submittal Plan Check	\$240.21	\$240.21	03/14/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	04/04/24	\$0.00
Deferred Submittal Plan Check	\$670.29	\$670.29	04/04/24	\$0.00
Deferred Submittal Plan Check	\$484.69	\$484.69	06/10/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	06/10/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	07/08/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	02/06/25	\$0.00
Building Permit Fee per Bldg Div Value	\$7,208.80	\$7,208.80	04/27/23	\$0.00
Fire System Permit Fee - Alarms	\$1,095.04	\$1,095.04	02/26/24	\$0.00
Fire System Permit Fee - Sprinklers	\$2,990.08	\$2,990.08	11/30/23	\$0.00
Inspection Outside Normal Work Hours	\$215.20	\$215.20	06/02/25	\$0.00
Zoning Plan Check	\$3,243.96	\$3,243.96	04/27/23	\$0.00
Supplemental Plan Review, Zoning	\$53.80	\$53.80	06/10/24	\$0.00
State Surcharge, Structural	\$945.25	\$945.25	04/27/23	\$0.00
State Surcharge, Structural	\$358.81	\$358.81	11/30/23	\$0.00
State Surcharge, Structural	\$131.40	\$131.40	02/26/24	\$0.00
State Surcharge, Structural	\$25.82	\$25.82	06/02/25	\$0.00
Building Plan Check Admin	\$1,042.91	\$1,042.91	04/27/23	\$0.00
Building Plan Check Admin	\$0.00	\$0.00		\$0.00
Building Admin Fee, State	\$648.79	\$648.79	04/27/23	\$0.00
Building Admin Fee, State	\$0.00	\$0.00		\$0.00
Electrical	\$861.92	\$861.92		\$0.00
Supplemental Plan Check, Electrical	\$107.60	\$107.60	09/25/23	\$0.00
200 amps or less	\$390.00	\$390.00	09/25/23	\$0.00
201 to 400 amps	\$166.50	\$166.50	09/25/23	\$0.00
Branch Circuits w/ Feeder or Service	\$117.00	\$117.00	09/25/23	\$0.00
State Surcharge, Electrical	\$80.82	\$80.82	09/25/23	\$0.00
Electric Admin Fee, State	\$0.00	\$0.00		\$0.00
Electric Plan Check Admin	\$0.00	\$0.00		\$0.00
Fire	\$53.80	\$53.80		\$0.00
Supplemental Plan Review, Fire	\$53.80	\$53.80	07/18/24	\$0.00
Fire Plan Check Admin	\$0.00	\$0.00		\$0.00
Mechanical	\$107.60	\$107.60		\$0.00
Supplemental Plan Review, Mechanical	\$53.80	\$53.80	10/30/23	\$0.00
Supplemental Plan Review, Mechanical	\$53.80	\$53.80	06/10/24	\$0.00
Mechanical Plan Check Admin	\$0.00	\$0.00		\$0.00
Mechanical Admin Fee, State	\$0.00	\$0.00		\$0.00

Public Works	\$6,003.55	\$6,003.55		\$0.00
PW Plan Check, New Commercial	\$954.75	\$954.75	04/27/23	\$0.00
Stormwater Mgmt Facility	\$289.75	\$289.75	06/08/23	\$0.00
Supplemental Plan Review, Public Works	\$645.60	\$645.60	04/27/23	\$0.00
Supplemental Plan Review, Public Works	\$107.60	\$107.60	08/10/23	\$0.00
Supplemental Plan Review, Public Works	\$53.80	\$53.80	07/08/24	\$0.00
Supplemental Plan Review, Public Works	\$53.80	\$53.80	06/02/25	\$0.00
Revocable Permit (w/ Recorded Agree)	\$651.50	\$651.50	04/27/23	\$0.00
Revocable Permit (w/ Recorded Agree)	\$651.50	\$651.50	04/17/25	\$0.00
Revocable Permit (w/o Recorded Agree)	\$681.75	\$681.75	07/18/24	\$0.00
Revocable Permit (w/o Recorded Agree)	\$454.50	\$454.50	04/17/25	\$0.00
R-O-W Excavation (w/ pavement cuts)	\$546.50	\$546.50	06/08/23	\$0.00
R-O-W Excavation (w/o pavement cuts)	\$182.50	\$182.50	04/27/23	\$0.00
R-O-W Excavation (w/o pavement cuts)	\$547.50	\$547.50	06/08/23	\$0.00
R-O-W Excavation (w/o pavement cuts)	\$182.50	\$182.50	04/17/25	\$0.00
PW Plan Check Admin	\$0.00	\$0.00	04/27/23	\$0.00
PW Plan Check Admin	\$0.00	\$0.00		\$0.00
Total All Fees	\$45,661.93	\$45,661.93		\$0.00