

Permit Number: 23-05499-01
Address: 1616 ZOE AVE

Project Description: New 1,574 sqft. Single Family Dwelling with attached garage.

Application Type:	Residential	Status:	Issued
Scope of Work:	New Single Family Dwelling	Zoning:	Low-density Residential Zone
Map:	17-04-23-24	Tax Lot:	11000
Subdivision:	North Park Meadow	Addition:	
Lot:	14	Block:	
Date Received:	09/19/23	# Bedrooms:	3
Commitment Date:	10/09/23	# Dwelling Units:	0
Ready to issue as of:	11/03/23	In Flood Plain:	
Project Coordinator:	Michael Harrison	Phone:	541-682-6025
		Sign Standards:	

BUILDING CHARACTERISTICS

Construction Types: 5B Construction Type Comments: Energy-High Eff HVAC

OccupancyTypes: R3 zzinactive - ORSC: 1 & 2 Family Dwelling
U Private Garage Occupancy Type Comments:

Occupancy Load: 0 Separated Building: N/A

Fire Sprinklers: N/A
Fire Alarms: N/A

Building Area: 2029 Number of Stories: 1
Comment: 1st Floor \$167.37 x 1574.00 \$263,440.38
Porch \$33.24 x 48.00 \$1,595.52
Garage \$66.48 x 407.00 \$27,057.3
TTL SQFT 2029.00 \$292,093.26

Floor Areas (sq ft):	Floor	Existing Floor Area	New Floor Area	Total Area
	1st Floor	0	1574	1574
	Covered porch	0	48	48
	Garage	0	0	0

Existing floor area may not be shown.

CONTRACTOR DATA

Type	Contractor
Building	SIMPLICITY HOMES LLC
Electric	GARNER ELECTRIC CO
Mechanical	ALPINE HEATING & AIR
Plumbing	READY ROOTER DRAIN CLEANING & REPAI
Primary Contact	MUNFORD MELISSA

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 at or send email to @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, , at @ci.eugene.or.us or by phone at .

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	Approved	11/03/23
Post Issuance Coord, Post Issuance SI	Approved	02/12/24
Deferred Coordination, Deferred Submittal	Approved	01/04/24
Building, Application Submittal	Approved	09/21/23
Building, Post Issuance SI	Approved	02/12/24
Zoning, Application Submittal	Approved	09/21/23
Public Works, Application Submittal	Approved	11/03/23
Stormwater Standards, Deferred Submittal	Approved	01/04/24
SDC, Application Submittal	Approved	11/03/23
Erosion Prevention, Application Submittal	Approved	11/20/23

PERMITS AND INSPECTIONS

Permit Type	Status	Issued Date	Expiration Date	Completion Date
Building	Finished	11/20/23	04/06/25	04/18/24
Inspection	Result	Inspected	Inspector	Comment
103 Footing	Approved	12/20/23	MDEdiger	received soils report
105 Elec Rebar Ground	Approved	12/05/23	JTBennett	Tagged.
108 Foundation	Approved	12/20/23	MDEdiger	soils report provided
109 Foundation Drain/Waterproofing	Not Needed	12/20/23	MDEdiger	flat lot
114 Underfloor Framing	Approved	01/08/24	MDEdiger	corrections made
116 Underfloor Insulation	Approved	04/02/24	MDEdiger	R 30
118 Framing	Approved	02/09/24	MDEdiger	
123 Floor Sheathing	Approved	02/09/24	MDEdiger	
119 Exterior Shearwall	Approved	02/13/24	CDMartin	Si for structural changes has been approved.
129 Interior Shearwall	Approved	02/20/24	MDEdiger	most are just 4' panels but the whole wall section was done
120 Wall/Vault Insulation	Approved	02/14/24	AEParish	
130 Lath or Dry Wall	Approved	02/20/24	MDEdiger	garage dwelling separation
124 Final Insulation	Approved	04/10/24	MDEdiger	nice
199 Final Building	Approved	04/11/24	MDEdiger	

Electrical		Finished	11/20/23	04/06/25	04/18/24
Inspection	Result	Inspected	Inspector	Comment	
205 Temp Electrical	Approved	12/20/23	BARichardson	eweb	
210 Undergrnd/Slab Elec	Not Needed	02/09/24	BARichardson		
215 Electrical - Feeder	Not Needed	02/09/24	BARichardson		
217 Electrical Service	Approved	02/09/24	BARichardson	eweb	
220 Rough Electrical	Approved	02/09/24	BARichardson		
299 Final Electrical	Approved	04/02/24	WMSylliaasen		
Mechanical		Finished	11/20/23	04/06/25	04/18/24
Inspection	Result	Inspected	Inspector	Comment	
420 Rough Mechanical	Approved	02/09/24	MDEdiger	bath fans range vent duct dryer vent and HVAC	
499 Final Mechanical	Approved	04/02/24	MDEdiger		
Plumbing		Finished	11/20/23	04/06/25	04/18/24
Inspection	Result	Inspected	Inspector	Comment	
310 Sanitary Sewer	Approved	12/21/23	GEReynolds		
315 Storm Sewer	Approved	04/02/24	GEReynolds		
350 Rain Drain/Foundation Drain	Approved	01/04/24	GEReynolds		
318 Under Floor Plumb	Approved	01/04/24	RC Kennedy		
320 Rough Plumbing	Approved	02/05/24	RC Kennedy		
325 Water Service	Approved	02/05/24	RC Kennedy		
330 Shower Liner	Not Needed	02/05/24	RC Kennedy	Fiberglass tub/shower and shower pan. RCK	
399 Final Plumbing	Approved	04/02/24	SEKelley		
Public Works		Finished	11/20/23	04/06/25	04/18/24
Inspection	Result	Inspected	Inspector	Comment	
725 Stormwater Mgmt Facility	Approved	12/21/23	GEReynolds		
765 Sidewalk	Approved	03/04/24	MDEdiger	ok to pour	
775 Drive/Curb Cut	Approved	03/04/24	MDEdiger	ok to pour	
799 Final Public Works	Approved	04/10/24	GEReynolds		

**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
Application	\$1,460.47	\$1,460.47		\$0.00
Residential CET Revenue	\$1,460.47	\$1,460.47	11/13/23	\$0.00
Miscellaneous Admin, State	\$0.00	\$0.00	11/13/23	\$0.00
Building	\$3,836.75	\$3,836.75		\$0.00
Addressing Fee for New Buildings	\$46.50	\$46.50	11/13/23	\$0.00
Building Plan Check per Applicant Value	\$960.26	\$960.26	10/20/23	\$0.00
Adjusted Building Plan Check	\$86.19	\$86.19	11/13/23	\$0.00
Building Permit Fee per Bldg Div Value	\$1,609.93	\$1,609.93	11/13/23	\$0.00
Zoning Plan Check	\$563.48	\$563.48	11/13/23	\$0.00
State Surcharge, Structural	\$211.10	\$211.10	11/13/23	\$0.00
Building Technology Admin Fee, Local	\$65.33	\$65.33	11/13/23	\$0.00
Building Plan Check Admin	\$144.89	\$144.89	11/13/23	\$0.00

Building Admin Fee, State	\$144.89	\$144.89	11/13/23	\$0.00
Building Admin Fee, Local	\$4.18	\$4.18	11/13/23	\$0.00
Electrical	\$574.53	\$574.53		\$0.00
Wiring Footage, 1,000 sq ft or less	\$237.25	\$237.25	11/13/23	\$0.00
Wiring Footage, Each Add'l 500 sq ft	\$163.50	\$163.50	11/13/23	\$0.00
Temp, 200 amps or less	\$108.25	\$108.25	11/13/23	\$0.00
State Surcharge, Electrical	\$35.63	\$35.63	11/13/23	\$0.00
Electric Technology Admin Fee, Local	\$5.44	\$5.44	11/13/23	\$0.00
Electric Admin Fee, State	\$24.46	\$24.46	11/13/23	\$0.00
Electric Plan Check Admin	\$0.00	\$0.00	11/13/23	\$0.00
Mechanical	\$188.53	\$188.53		\$0.00
Mechanical Equipment, Not Fuel Burning	\$151.90	\$151.90	11/13/23	\$0.00
State Surcharge, Mechanical	\$19.92	\$19.92	11/13/23	\$0.00
Mechanical Technology Admin Fee, Local	\$3.04	\$3.04	11/13/23	\$0.00
Mechanical Plan Check Admin	\$0.00	\$0.00	11/13/23	\$0.00
Mechanical Admin Fee, State	\$13.67	\$13.67	11/13/23	\$0.00
Plumbing	\$919.98	\$919.98		\$0.00
Two Bathrooms	\$741.25	\$741.25	11/13/23	\$0.00
Sanitary Sewer Footage, New Resi Only	\$0.00	\$0.00	11/13/23	\$0.00
Storm Sewer Footage, New Resi Only	\$0.00	\$0.00	11/13/23	\$0.00
Water Service Footage, New Resi Only	\$0.00	\$0.00	11/13/23	\$0.00
State Surcharge, Plumbing	\$97.20	\$97.20	11/13/23	\$0.00
Plumbing Technology Admin Fee, Local	\$14.82	\$14.82	11/13/23	\$0.00
Plumbing Plan Check Admin	\$0.00	\$0.00	11/13/23	\$0.00
Plumbing Admin Fee, State	\$66.71	\$66.71	11/13/23	\$0.00
Public Works	\$762.68	\$762.68		\$0.00
PW Plan Check, New Residential	\$520.00	\$520.00	11/13/23	\$0.00
Supplemental Plan Review, Public Works	\$167.10	\$167.10	11/13/23	\$0.00
PW Technology Admin Fee, Local	\$13.74	\$13.74	11/13/23	\$0.00
PW Plan Check Admin	\$61.84	\$61.84	11/13/23	\$0.00
SDC	\$13,388.33	\$13,388.33		\$0.00
Total All Fees	\$21,131.27	\$21,131.27		\$0.00

System Development Charges By System				
SDC Fees	Total Due	Amount Paid	Paid Date	Amount Due
City SDC Admin	\$637.54	\$637.54		\$0.00
SDC City Admin	\$637.54	\$637.54	11/13/23	\$0.00
City Wastewater	\$723.10	\$723.10		\$0.00
RDU rate for calculation of local WW	\$522.91	\$522.91	11/13/23	\$0.00
Cost per SQFT local WWater living area	\$200.19	\$200.19	11/13/23	\$0.00
Metropolitan Wastewater	\$1,931.68	\$1,931.68		\$0.00
Single Family / Duplex	\$1,931.68	\$1,931.68	11/13/23	\$0.00
Parks	\$6,340.03	\$6,340.03		\$0.00
Parks Single Family 1501 - 3000 sq ft	\$6,340.03	\$6,340.03	11/13/23	\$0.00
SDC Stormwater	\$377.63	\$377.63		\$0.00
Medium SFD>1000<3000 sq ft footprint	\$755.25	\$755.25	11/13/23	\$0.00
Medium SFD SRS Credit	(\$377.62)	(\$377.62)	11/13/23	\$0.00
Transportation	\$3,378.35	\$3,378.35		\$0.00
Miscellaneous (Transportation)	\$3,378.35	\$3,378.35	11/13/23	\$0.00
Total All SDC Fees	\$13,388.33	\$13,388.33		\$0.00