



West Linn
22500 Salamo Rd
West Linn, OR 97068
503-742-6055

Residential

Certificate of Occupancy

Web Address: <http://westlinnoregon.gov/building>

Email Address: building@westlinnoregon.gov

This structure has been inspected and approved according to the applicable codes, regulations and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Residential Specialty Code Edition: 2017

Permit Number: 935-20-000079-DWL

Final Inspection Date: 1/5/21

Property Address: 5171 Heron DR, West Linn, OR 97068

Owner: No Owner Identified

Description of Work: 1 NSFR

Category of Construction: Single Family Dwelling

Type of Work: New

Existing Sprinklers: Not specified

Sprinklers Included in Project: Not specified

Portion of Building: Whole Home

Special Conditions: None Specified

<u>Occupancy Classification</u>	<u>Type of Construction</u>	<u>Sq. Ft.</u>
U Utility, misc.	VB	266
U Utility, misc.	VB	803
R-3 1 & 2 family	VB	3,345

Related Permits

Permits Status

935-20-000079-SD-01

Finald

935-20-000079-DWL-TCO-01

TCO Complete

James Clark

Effective Date: April 07, 2021

Building Official

Contact and license information for the general, electrical, plumbing and mechanical contractors is on file and can be obtained upon request.



Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 935-20-000079-DWL

IVR Number: 935083872111

Web Address: <http://westlinnoregon.gov/building>

Email Address: building@westlinnoregon.gov

Permit Issued: July 06, 2020

Application Date: January 24, 2020

Project: Tanner Ridge

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$461,721.07

Description of Work: 1 NSFR

JOB SITE INFORMATION

Worksite Address

5171 Heron DR
 West Linn, OR 97068

Parcel

Unknown

Owner:

Address: None Given

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
RENOUD ELECTRIC INC	CCB	100992	503-362-8214
ICON CONSTRUCTION & DEVELOPMENT LLC	CCB	150499	503-657-0406
ROME PLUMBING INC	CCB	96346	503-407-7225
ROME PLUMBING INC	(PB) Plumbing Contractor	34-265PB	503-693-1403
MORRIS HEATING & AIR CONDITIONING INC	CCB	73184	503-329-4208
RENOUD ELECTRIC INC	(C) Electrical Contractor	24-326C	503-362-8214

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 935083872111

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES

Fee Description	Quantity	Fee Amount
Air conditioner	1	\$34.00
Clothes dryer exhaust	1	\$18.00
Furnace/burner including duct work/vent/liner	1	\$42.00
Gas or wood fireplace/insert	1	\$42.00
Gas fuel piping outlets	4	\$12.00
Radon mitigation	1	\$26.00
Range hood/other kitchen equipment	1	\$26.00
Ventilation fan connected to single duct	5	\$130.00
Water heater	1	\$24.00
Single Family Residence - Baths	4	\$947.00
Single Family Residence - Baths	4	\$947.00
Planning review fee		\$150.00
Structural building permit fee		\$3,931.00
Structural plan review fee		\$2,555.15
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$471.72
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$227.28
State of Oregon Surcharge - Mech (12% of applicable fees)		\$42.48
CET - West Linn Wilsonville School Dist. - Res Use		\$4,046.11
CET - West Linn Wilsonville School Dist. - Admin Fee - Res Use		\$168.59
Metro Construction Excise Tax - Admin Fee		\$27.70
Metro Construction Excise Tax		\$526.37
Total Fees:		\$14,394.40

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	U Utility, misc.	266.00	Sq Ft	\$48.73	\$12,962.18
VB	U Utility, misc.	803.00	Sq Ft	\$48.73	\$39,130.19
VB	R-3 1 & 2 family	3,345.00	Sq Ft	\$122.46	\$409,628.70
Total Job Value:					\$461,721.07



Building Final Inspections

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 935-20-000079-DWL

Web Address: <http://westlinnoregon.gov/building>

Email Address: building@westlinnoregon.gov

Issue Date: 07/06/2020

Address	Primary	Parcel
5171 Heron DR West Linn, OR. 97068	Y	
Owner:		
Work Desc: 1 NSFR		
Contractor		
RENOUD ELECTRIC INC	N	
ICON CONSTRUCTION & DEVELOPMENT LLC	N	
RENOUD ELECTRIC INC	N	
ROME PLUMBING INC	N	
MORRIS HEATING & AIR CONDITIONING INC	N	
ROME PLUMBING INC	N	

Final Inspections

Inspection Type	Inspection Status	Inspection Date	Inspector
2999 Final Mechanical	Approved	12/17/2020	Adam Bernert
Result Comment:			

Inspection Type	Inspection Status	Inspection Date	Inspector
1995 Final Inspection - Engineering	Not Ready	01/04/2021	Chris Benn
Result Comment: No inspection until driveway approach is constructed completely or financial guarantee provided.			

Inspection Type	Inspection Status	Inspection Date	Inspector
1996 Final Inspection - Planning	Approved	01/04/2021	Darren Wyss
Result Comment:			

Inspection Type	Inspection Status	Inspection Date	Inspector
3999 Final Plumbing	Approved	01/04/2021	Alisha Bloomfield
Result Comment:			

Inspection Type	Inspection Status	Inspection Date	Inspector
1999 Final Building	Approved	01/05/2021	Alisha Bloomfield
Result Comment:			

Inspection Type	Inspection Status	Inspection Date	Inspector
6050 Final Erosion Control	Approved	01/05/2021	Chris Benn
Result Comment: All requests from 1.4.2021 inspection were met.			

Greater than 70% of exposed soils are stabilized and no apparent runoff from site will impact system.

Inspection Type	Inspection Status	Inspection Date	Inspector
9995 Final PW	Approved with Conditions	01/05/2021	Amy Pepper

Result Comment: Prior to issuance of the Final Certificate of Occupancy, the applicant shall install the paved driveway, replace the driveway approach, and comply with all conditions of approval associated with permit no. 935-20-000079-SD-01. Upon completion of a final PW inspection and request from the applicant, the City will release the Letter of Credit of \$9,449.50 submitted 1/5/2021.

Associated Records for 935-20-000079-DWL (continued)

Associated Records

935-20-000079-DWL-TCO-01 Residential Temporary C of O

Contractor:

Work Description: 1 NSFR

Inspection Type

1999 Final Building

Result Comment:

Inspection Status

Approved

Inspection Date

04/07/2021

Inspector

Adam Bernert

935-20-000079-SD-01 Residential Site Development

Contractor: RENOUD ELECTRIC INC

Work Description: 1 NSFR

Inspection Type

9995 Final PW

Result Comment: All conditions are met. Please disregard inspection from earlier 4.2.2021 a.m.

Inspection Status

Approved

Inspection Date

04/02/2021

Inspector

Chris Benn

Contractor: RENOUD ELECTRIC INC

Work Description: 1 NSFR

Inspection Type

6050 Final Erosion Control

Result Comment: All conditions are met. Please disregard inspection from earlier 4.2.2021 a.m.

Inspection Status

Approved

Inspection Date

04/02/2021

Inspector

Chris Benn



Building Permit
Residential Site Development
Permit Number: 935-20-000079-SD-01

IVR Number: 935089331507

Web Address: <http://westlinnoregon.gov/building>

Email Address: building@westlinnoregon.gov

Permit Issued: July 06, 2020
Project: Tanner Ridge

Application Date: January 27, 2020

TYPE OF WORK

Category of Construction: None Specified

Type of Work: None Specified

Submitted Job Value: \$0.00

Description of Work: 1 NSFR

JOB SITE INFORMATION

Worksite Address

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Parcel

Unknown

Owner:

Address: None Given

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PERMIT FEES

Fee Description	Quantity	Fee Amount
Bike/Ped Improvement	15.7	\$1,398.71
Bike/Ped Reimbursement	15.7	\$18.37
Park Administrative Fee	2.65	\$307.40
Park Improvement Fee	2.65	\$11,228.05
Park Reimbursement Fee	2.65	\$0.00
SFWB 3/4	1	\$3,524.00
Sewer Improvement Fee	1	\$2,900.00
Sewer Reimbursement Fee	1	\$744.00
Sewer Administrative Fee	1	\$137.00
Storm Reimbursement	1	\$965.00
Storm Improvement Fee	1	\$290.00
Storm Administrative Fee	1	\$63.00
Street Improvement SDC	15.7	\$1,494.48
Street Reimbursement	15.7	\$158.57
Transportation Admin SDC	15.7	\$100.79
Tri-City Sewer District	1	\$7,850.00
Water Improvement	1.5	\$12,712.50
Water Administrative Fee	1.5	\$357.00
Water Reimbursement	1.5	\$1,068.00
Wtr Connection 3/4 inch (Drop-in)	1	\$457.00
Engineering review fee	1	\$473.00
Erosion Permit	1	\$150.00
Erosion Plan Review	1	\$300.00
	Total Fees:	\$46,696.87

Note: This may not include all the fees required for this project.