



City of  
**PORTLAND, OREGON**

Development Review Advisory Committee

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## **Development Review Advisory Committee**

### **Meeting Notes**

**Thursday, September 15, 2022**

#### **DRAC Members Present:**

Jill Cropp

Paul Delsman

Sean Green

Peggy Moretti

Jennifer Santhouse

Bobby Daniels

Elizabeth Gomez

Lauren Jones

Eric Paine

Martha Williamson

Libby Deal

Steffeni Gray

Sam Miller

Maurice Rahming

#### **City Staff Present:**

Beth Benton, BDS

Lisa Gill, BDS

Elshad Hajiyevev, BDS

Terry Kimmons, Fire

Doug Morgan, BDS

Andy Peterson, BDS

Kim Tallant, BDS

Bret Winkler, BES

Gabby Bruya, BDS

Karen Guillen-Chapman, Comm. Ryan's Office

Douglas Imaralu, Budget Office

Kurt Krueger, PBOT

Phil Nameny, BPS

Colleen Poole, BDS

Dave Tebeau, BDS

Mark Feters, BDS

Casey Jogerst, Urban Forestry

David Kuhnhausen, BDS

David O'Longaigh, Water

Ken Ray, BDS

Nancy Thorington, BDS

#### **Guests Present:**

Ashley Fleschner, National Association of the Remodeling Industry

Suzannah Stanley, Mackenzie

#### **DRAC Members Absent:**

Holloway Huntley

Steve Lee

**Handouts (all handouts are available at [Development Review Advisory Committee \(DRAC\) | Portland.gov](https://www.portland.gov/development-review-advisory-committee))**

- Draft DRAC Meeting Notes 08/18/2022
- Inter-Bureau Code Change List
- Non-Cumulative Cost Recovery Report
- DLCD – Climate Friendly & Equitable Communities Rulemaking

## **DRAC Business**

### August 18, 2022 DRAC Meeting Notes

DRAC Members reviewed and approved notes from the August 18, 2022 DRAC meeting.

### New DRAC Members

DRAC Liaison Mark Feters (BDS) introduced two new DRAC members who were appointed by City Council yesterday (September 14, 2022):

- **Elizabeth Gomez** was appointed to the **Home Remodelers** position. Gomez is the President of Bridge City Contracting, a member of the Hispanic Metro Chamber Board, and the Remodelers Chair of the Building Industry Association of Clark County. Gomez has worked with government agencies on development issues that impact the Latino community and businesses.
- **Jennifer Santhouse** was appointed to the **Major Facilities Landowners** position. Santhouse is a construction project manager at Portland General Electric with 15 years' experience in real estate transactions and development, and has familiarity with the City's land use and permitting processes through several years of experience in land use reviews and permitting for electric substations and other projects. Santhouse also serves on the board of the Rose City Park Neighborhood Association.

### Recognize Jeff Bachrach

BDS Deputy Director Elshad Hajiyev recognized departing DRAC Member Jeff Bachrach, who completed two terms in the **Planning & Sustainability Commission** position. Bachrach was appointed to the DRAC on September 13, 2016.

Hajiyev (BDS) noted Bachrach's experience as a land-use and real estate attorney (Bachrach Law, P.C.) and as an advocate for affordable housing. Bachrach was a consistent participant in discussions in DRAC meetings and participated in various DRAC subcommittees, where his knowledge and experience were particularly useful in working with City staff to find solutions to development issues.

Feters (BDS) noted that the Planning & Sustainability Commission (PSC) will put forward another PSC member to fill the DRAC PSC position.

## **City / Bureau Updates**

### HB 2415 Update

Lisa Gill (BDS) gave an update on Oregon House Bill (HB) 2415, which was passed by the State legislature in September 2021. The bill created minimum standards for electronic plan review, permitting, and inspections, though portions of the bill are not yet in effect. BDS had meetings in October 2021 and January 2022 with most jurisdictions across the State to review the results of a survey on electronic plan review that was sent out by the State. At the January 2022 meeting representatives split into 5 working groups: electronic processes, license verification, utility and building department overlap, remote and video inspections, and a survey group focused on contractors and design professionals.

Delsman (DRAC) asked if there is a set of expectations on how the bill is to be implemented, and how it relates to BDS expanding its virtual inspections service from residential to commercial inspections. Gill (BDS) said the goal is to create statewide consistency in the implementation of electronic services and processes. Gill said it has been interesting to see how jurisdictions across the State are already implementing portions of the requirements and the issues they are facing.

Gill (BDS) said that Oregon jurisdictions do 98% of their inspections in-person, and some smaller jurisdictions can't do video inspections due to the lack of adequate internet access. NECA (National Electrical Contractors Association) and IBEW (International Brotherhood of Electrical Workers) want to see consistency in how video inspections are done. There is also a need to develop archival requirements for video documentation – retention schedules and record storing and purging. BDS will need to write a scope and criteria for video inspections.

Delsman (DRAC) asked how BDS compares with other jurisdictions regarding video inspections. BDS Inspections Manager Dave Tebeau (BDS) serves on the video inspections working group and meets regularly with other building officials and inspection managers. Tebeau said that most jurisdictions use video inspections to some extent; larger counties use it to avoid making long drives. Video inspections can save time, but the benefits of doing an onsite walk-through are lost, including identifying issues before they become larger problems. Tebeau noted that residential combination inspectors are trained in all the trades, as opposed to commercial inspectors. Also, builders don't use it as much as they could because it requires them to have someone on the site to run a camera.

DRAC Member Maurice Rahming said that video inspection gives the ability to be more precise and detailed than a walk-through, and that since the technology is here to stay it needs to be embraced. Rahming expressed concern about the significant investment in technology required leaving small and minority contractors out.

Gill (BDS) said that Portland's experience is comparable with other jurisdictions in the State. BDS has done some commercial underground inspections by video. The biggest need is for minimum standards for video inspections that would result in a consistent experience across the state.

Rahming (DRAC) wants to see Portland take the lead on video inspections. There are things that require a site visit, but most inspections can be done virtually. Gill (BDS) said the State wants to make sure that smaller jurisdictions that can't yet do electronic plan review/permitting aren't left behind.

DRAC Member Sean Green said it is often easier to view plans onsite with inspectors electronically rather than using paper plan sets, and said it would be good for inspectors to be able to pull up plans on their own devices. Gill (BDS) said discussions are taking place regarding minimum standards for mobile devices for inspectors – screen size, online access, etc. Delsman (DRAC) said that making an electronic option available shouldn't preclude having a paper option for customers who need it.

### **Climate Friendly & Equitable Communities Rulemaking**

Phil Nameny (BPS) shared the presentation *DLCD – Climate Friendly & Equitable Communities Rulemaking*.

DRAC Member Jill Cropp asked if the restriction on parking spaces is about reducing the number of cars or reducing heat islands. Nameny (BPS) said it's both, and a lot of efforts at the State level are to unbundle parking from development.

### **Pulse of the Industry**

Delsman (DRAC) said they are seeing fewer crazy price changes and supply chain issues, but are wondering more now about interest rates.

Green (DRAC) said that subcontractors are busy, and there are cost and scheduling issues.

DRAC Vice Chair Sam Miller has helped create 37 minority-owned businesses in the construction industry since last October. The community is hopeful despite the larger challenges.

DRAC Member Eric Paine reported dealing with pressure from interest rate volatility, which is particularly challenging for affordable housing development. Numbers are locked in a year ahead of construction, so subsequent rate changes are problematic. They are also dealing with delays on supply chains. Paine questioned whether affordable projects are being prioritized if they aren't funded by the Portland Housing Bureau. David Kuhnhausen (BDS) said that all 100% affordable housing is prioritized in the permitting process, regardless of funding source.

DRAC Member Elizabeth Gomez said that lead times are an issue on projects. Gomez cited very long lead times on a few specific supplies, during which prices continue increasing.

DRAC Member Martha Williamson said that civil engineering work continues to be busy, and they have plenty of backlog.

DRAC Member Peggy Moretti recently became a member of the City's [Historic Landmarks Commission](#). Moretti said the Commission is focused on equity, engaging the community on project design and function, and the carbon impact of reuse.

DRAC Member Jennifer Santhouse agreed with the comments on supply issues, especially for electrical equipment; they are seeing delays of up to 2 years for some items

**The next DRAC meeting is scheduled for Thursday, October 20, 2022.**

Meeting notes prepared by Mark Feters (BDS).