



River Community Advisory Committee (RCAC) MEETING NOTES

Thursday, June 8, 2023 / 10:30am – 12pm

Virtual Meeting: Members Attending Via Zoom

ATTENDANCE:

City of Portland Staff: (BDS unless otherwise noted)

Table with 2 columns: Attendance status (checkbox) and Name/Title. Includes Jason Buerkle, August Burns, Jason Butler-Brown, Jeff Gauba, and Amit Kumar.

Table with 2 columns: Attendance status (checkbox) and Name/Title. Includes Maureen McCafferty, Matt Rozzell, Dave Tebeau, Sean Whalen, and Terry Whitehill.

Current Members:

Table with 2 columns: Attendance status (checkbox) and Name/Title. Includes Bruce Broussard, Terry Glenn, and Kelly Holtz.

Table with 2 columns: Attendance status (checkbox) and Name/Title. Includes Tim Larson, Tom Lisch, and Bryrick Shillam.

A. Welcome and Introductions

- 1) A quorum was not met.
2) Bruce Broussard hasn't attended a meeting since joining the committee.
3) Terry suggested seeking a replacement committee member.
4) It was noted that Dave attended a WOOO meeting during the past recruitment.
5) Current RCAC members may be coming up for renewal.
6) Terry asked if Kelly could put out a recruitment announcement to WOOO.

Action Items:

- 1) Kelly plans to invite Jason to a future WOOO meeting.
2) Kelly to work with BDS staff to develop recruitment notice.

B. Review of Potential Changes to Title 28 50% Rule – 28.05.020 Moorages

- 1) Maureen shared a draft of proposed language, which also included diagrams based on Portland Yacht Club.
2) Proposed language for Section B included, 'The repair does not exceed 50% of walkway length or 100 lineal feet, whichever is greater, of the floatation system on an individual main walkway or the marginal walkway within a moorage and are made with like or better materials in a like manner.'
2) Maureen raised the point about possibly specifying the following language: '100% of floating device or 100% of float structure of a walkway'.
3) Maureen noted this rule excludes decking which can be replaced without a permit.
4) Terry asked about issues seen with this type of replacement. Maureen replied that the issues are the same; what makes a difference is the quantity.

- 5) Maureen noted that items excluded from needing a permit are still required to meet code; but that they do not require inspection. This language details a similar idea, with the condition of repair or replacement with like materials, or better. Terry remarked that once you go over the lineal feet guideline, structure and other factors may be impacted, which require an inspection to be sure it's safe.
- 3) Terry mentioned his marina is composed completely of older wood decking. He added that 100 ft. would not be considered a great amount in this context, since the stringers are staggered, which necessitates opening 30-40 ft. of decking. Terry suggested he may work on 100 ft. of stringers in a year.
- 4) Kelly asked about the attachment to the walkway and pilings, and if these would be inspected? Terry responded that there isn't much mention about piling hoops or connection method, and that there are quite a range of methods out there. Typically, replacement would be with the same items.
- 5) Maureen asked how often pilings are typically installed. Members responded installation may occur at least every few years, and may also feature pilings every 60 feet. Terry mentioned these sections relate to engineering review, dependent on many factors, such as load of home, size, and river current.
- 6) Terry suggested an increase of the 100 ft. number closer to the 200 ft. mark. Others mentioned that this change would help indicate maintenance rather than replacement of a whole walkway. Maureen stated that she will need to think on this one. Maureen also pointed out that full replacement may fall under new construction.
- 7) Maureen asked about adding an alternative to Section 3.a. that would allow replacement of 100% of a floatation device or 100% replacement of float structural components of walkway. The committee was receptive.
- 8) Maureen suggested we could also add another item which read, '*100% of a single component of the floatation system for the entire length of an individual walkway within a moorage or marina.*' These new sections would help define the individual pieces to be repaired.
- 9) Terry appreciated how these changes still involve BDS in big projects, but leave out a permit requirement for smaller projects. Terry confirmed that insurance companies usually only do a safety inspection, similar to the Harbormaster inspection for long-term integrity of the deck.
- 10) Terry asked Maureen to update her proposed language for the next meeting, with the goal of bringing to a vote.
- 11) Maureen pointed out that repair does not reduce required means of egress width. She highlighted Section C, listing additions and alterations, with similar language. She offered to add another "OR" section item. Lastly, she shared a section of proposed language highlighting additions.
- 12) Terry would like to incorporate Maureen's diagram and example sections. Kelly and others agreed, sharing that many floating homeowners are unfamiliar with the specifics on how these systems work.
- 13) August and others confirmed this as a helpful idea, sharing that BDS offers code guides featuring interpretations and graphics, though there is not a code guide currently for Title 28.
- 14) It may be worth working with the Communications Team to see if we would like to develop a design/code guide/brochure to show how the systems work together, when a permit is needed, and any other information which may help educate and bring awareness to floating homeowners.
- 15) Jason shared that he is in complete agreement with these changes. He did add an idea of weighing linear feet, components and occupancy load and perceived danger of one against the other. Perhaps we might setup standards for widths, and other specifications.
- 16) Maureen remarked that Title 28 details *some* width requirements for marginal and main walkways, and even fingerfloats, though it's different from the building code. She and others agreed that as a temporary measure for repairs, it would be helpful to have standard guidelines. Terry said that this would be a valuable conversation to have at a future meeting.
- 17) Terry is investigating wholesale replacement of docks, sharing that contractors do not seem interested in quoting wood projects. Instead, concrete and other materials are being used. Kelly relayed that concrete and wood docks are not considered impervious.
- 18) Kelly asked for BDS staff to comment on approximate costs of applying for permits being around \$1-1500. Jason mentioned it is usually based on square footage.

Action Items:

- 1) Maureen will share document with Amber to send out to Committee.
- 2) Maureen to update Title 28 language changes for review at next meeting.

Meeting adjourned: 11:37 am

Next meeting: To be announced; aiming for early August