



## **FOREST EDGE APARTMENTS**

14155 Beaver Creek Rd Oregon City, OR 97045

### **Building Requirements for Occupancy of Lower Units**

1. Obtain permits for all unpermitted work.
  - a. Plumbing permit is required for piping of the dewatering system
2. Obtain approved final inspections for all previously unpermitted electrical and plumbing work. Such approvals may require exposing portions of previously installed work and/or testing of same, as well as third-party evaluation and inspection as determined by the City of Oregon City.
3. Obtain permits and approved inspections for all new utility permits.
  - a. Plumbing Permit (Storm, Sewer, Water)
  - b. Electrical Permit (Electrical Service inspections to green tag for PGE to renew power)
4. Reports to be Provided:
  - a. Geotechnical report; providing a comprehensive evaluation of current site conditions, the identification of any remaining hazards with a clear plan for how such hazards will be addressed if any, and a clear statement indicating that the current condition of site is safe and suitable for the support and occupancy of the existing apartment buildings
  - b. Environmental report; to verify whether or not mold, asbestos, or hazardous conditions exist in any portion of the currently unoccupied apartment buildings. If such hazards exist, the report shall include a plan for the mitigation of environmental hazards for review and approval by the Building Codes Division
  - c. Structural Engineering; to verify the structural stability of and to identify any hazards affecting the structural stability of each building. If such hazards exist, the report shall include a plan for the mitigation of structural hazards for review and approval by the Building Codes Division
5. Clackamas Fire District #1 approval of fire department access and water supply and any other applicable fire or emergency apparatus. Testing and approval are also required for onsite fire hydrants, if any.
6. Provide a clear outline of any proposed repair/rehabilitation work to the exterior of the apartment buildings or within the individual apartment units for review and approval by the City of Oregon City Building Department.