



NOTICE OF HEARING

August 4, 2022

Gordon and Natalia Trone
11041 SE Scotts Summit Ct
Happy Valley, OR 97086

RE:: County of Clackamas v. Gordon and Natalia Trone
File: V0042620

Hearing Date: September 8, 2022

Time: This item will not begin before 12:30 pm however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights;
2. Copy of Exhibits which have been submitted by the County

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at
<https://www.clackamas.us/codeenforcement/hearings>

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
 - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
 - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
 - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officers Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. We have sent you the Zoom invite to gbtrone@gmail.com. Please contact Jennifer Kauppi if you are unable to find the email.

If you would like to present evidence at the Hearing please email or mail your evidence to JKauppi@clackamas.us or 150 Beaver Creek Rd, Oregon City, Oregon 97045, no later than 4 work days prior to the hearing. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Jennifer Kauppi at 503-742-4759 **within 3 calendar days of receipt of the notice of hearing packet.**

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet.

If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 503-348-4692 for assistance.

**Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты JKauppi@clackamas.us или позвоните по телефону 503-742-4452.

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER
for the
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

GORDON AND NATALIA TRONE,

Respondents.

File No: V0042620

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 11041 SE Scotts Summit Ct, Happy Valley, OR
97086.

2.

The address or location of the violation(s) of law alleged in this Complaint is:
11041 SE Scotts Summit Ct., Happy Valley, OR 97086 also known as T1S, R2E, Section 27BD, Tax
Lot 02300, and is located in Clackamas County, Oregon.

3.

On or about the 4th day of January, 2022 the Respondents violated the following
laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Chapter 9.02 by failing to
obtain approved building permits and approved final inspections for an apartment inside
the single family residence, new exterior deck and patio sliding glass door. This violation
is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondents in the following manner:
Administrative Citation #2000426-1 in the amount of \$100.00 was mailed via first class mail on January 4, 2022. A copy of the notice document is attached to this Complaint as Exhibit H, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.
Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;
4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 4 day of August, 2022.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

GORDON AND NATALIA TRONE,

Respondents.

File No.: V0042620

STATEMENT OF PROOF

History of Events and Exhibits:

May 25, 2021 Exhibit A	Clackamas County received a complaint regarding an apartment that had been built in the lower level of the single family residence. Code Enforcement staff research the alleged complaint. A rental ad was posted on line for the apartment in addition to several photos of the space.
May 25, 2021 Exhibit B	Code Enforcement staff located the original approved building permit for the residence. Permit B0461217 shows that the lower floor was permitted as unfinished space with one bathroom.
June 27, 2021 Exhibit C	Building Inspector Jason Warner reviewed the original building plans and the photos of the newly created apartment space and submitted a report to Code Enforcement of his findings.
August 9, 2021 Exhibit D	Correspondence was sent to the Respondents by certified mail with a deadline of September 9, 2021 to abate the Building Code violation.
October 15, 2021	Building Inspector Jason Warner met with the Respondent Mr. Trone on site to evaluate the space to determine what work had been done to the previously approved unfinished space.
October 20, 2021 Exhibit E	The Respondent emailed me regarding the meeting and inquired about what information will be needed to submit for building permits.
October 28, 2021 Exhibit F	Building Inspector Jason Warner emailed myself and Building Official Matt Rozzell regarding his findings from the site inspection on October 15, 2021 and our phone discussion on October 27, 2021 about the inspection.
October 27, 2021 Exhibit G	A revised notice of violation was sent to the Respondents with a deadline of December 13, 2021 to abate the Building Code violation.

January 4, 2022
Exhibit H

Citation 2000426-1 was issued for \$100.00 for the Priority 1 Building Code violation. This citation was sent first class mail and was paid on January 10, 2022.

May 12, 2022
Exhibit I

Building permit B0301722 was submitted on line. After review of the submittal documents by County permitting staff it was determined that the documents did not address all of the required corrections based on the emails from Building Inspector Jason Warner marked as Exhibit C and F. The Respondent was again provided the information that needed to be addressed, however, the Respondent has not made the appropriate corrections.

June 30, 2022
Exhibit J

Plans Examiner Robert Morris was asked to review the submittal documents in conjunction with the original building permit plans for the new single family dwelling as he was the original plans examiner for the residence. Based on that review, Robert Morris concluded that the corrections that Building Inspector Jason Warner called out were not part of the original approved building permit for the residence.

August 4, 2022

This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040, the County may request a Continuing Order in this matter recommending the following:

- The Respondents be ordered to bring the property into compliance with the Building Code within 60 days of the date of the Order by obtaining all required permits and approved final inspections.
- Code Enforcement to confirm compliance of the above item and the County will submit a post hearing status report. The report will be sent to the Compliance Hearings Officer and to the Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1000.00 for date cited January 4, 2022 for a total amount due of \$1000.00.
- The administrative compliance fee to be imposed from November, 2020 until the violation is abated. As of this report the total is \$1,500.00
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

Description

This property is not currently for sale or for rent on Trulia. The description and property data below may have been provided by a third party, the homeowner or public records.

New space with 10 ft ceilings, never lived in, large kitchen with granite countertops and new appliances, large Private deck with a fantastic view of Portland from downtown to Vancouver and 3 mountains. Single large bedroom with view, and very large living room with view, and full private bathroom. Singles or couple only. Laundry room shared. Side entrance down some steps. Property is in a Gated-Community.

Owner pays for sewer, water, gas heat and electricity. No smoking, no pets. Custom home with a view near the top of Mt. Scott in the northwest Happy Valley area. Off street parking.

Home Details for 11041 SE Scotts Summit Ct #1

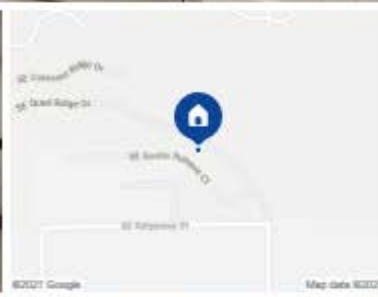
Property Information

Property Type / Style

- Property Type: Apartment

Interior Features

Appliances & Utilities



1 bd | 1 ba | 1,300 sqft

11041 SE Scotts Summit Ct #1, Happy Valley, OR 97086

● **Off market** | Zestimate®: None ?

Est. refi payment: \$ -- [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#) [Similar homes](#)

Overview

Note: This property is not currently for sale or for rent on Zillow. The description and property data below may've been provided by a third party, the homeowner or public records.

New space with 10 ft ceilings, never lived in, large kitchen with granite countertops and new appliances, large Private deck with a fantastic view of Portland from downtown to Vancouver and 3 mountains. Single large bedroom with view, and very large living room with view, and full private bathroom. Singles or couple only. Laundry room shared. Side entrance down some steps. Property is in a Gated-Community.

Owner pays for sewer, water, gas heat and electricity. No smoking, no pets. Custom home with a view near the top of Mt. Scott in the northwest Happy Valley area. Off street parking.

Facts and features

[Edit](#)

Type: Apartment

Heating: No Data

Year No Data

Cooling: None



This pad was taken off the market on 5/1/21.

[Explore listings in the same area.](#)

\$2,400

No longer available

1 bed 1 bath 1,300 sqft

11041 SE Scotts Summit Ct #1

Happy Valley, OR 97086



Condo

Find similar homes



This listing

11041 SE Scotts Summit Ct #1

1942 SE 60th Ave #B

[See more listings in Happy Valley](#)

11041 SE Scotts Summit Ct #1 highlights



Updated 1 month ago



No Pets Allowed

EXHIBIT A_3 OF 13



Laundry: Shared



Off Street











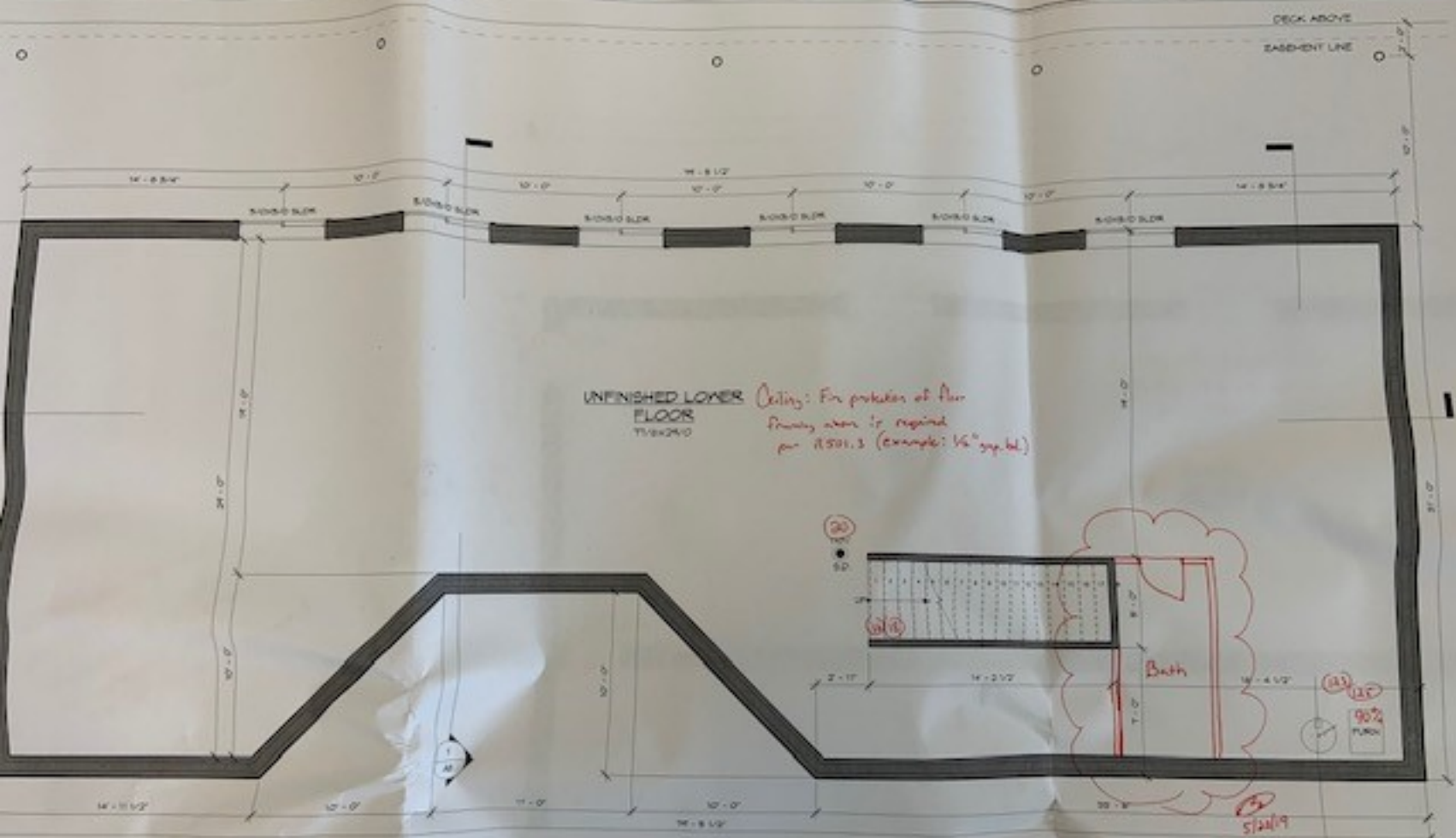












Lower FI Plan

ARAGE

N.I.C.

M. BATH

COMPACTED FILL

NG GRADE

UNFINISHED
LOWER
FLOOR

Crawl space

CRAWL
SPACE
(storage)

Kauppi, Jennifer

From: Warner, Jason
Sent: Tuesday, July 27, 2021 11:56 AM
To: Barnes, Michael
Cc: Kauppi, Jennifer; Rozzell, Matthew
Subject: Trone Residence, 11041 SE Scotts Summit Ct., V0042620

Good Morning Michael,

I have viewed the pictures of the finished ADU that Mr. Trone had posted for rent on Trulia.com. It appears that substantial work was done to create the ADU in what was previously a reviewed/inspected/approved, unfinished daylight basement with a red-line-approved bathroom next to the stairs (Permit #-0461217) at the time of building final inspection and a certificate of occupancy was issued(4/28/20). See Unfinished Lower Floor plan details, Page A4 of the reviewed/approved home plan, dated 1/5/18, for location of the alleged ADU. Based on the photos, the following work was done without permits:

- Creation of kitchen space utilizing electrical, framing, mechanical and plumbing trades.
- Creation of bathroom space in location other than what was approved (5/20/19) on the construction plan, utilizing electrical, framing, mechanical and plumbing trades.
- Creation of a sleeping area utilizing electrical and framing trades. Sleeping areas also have significant life-safety requirements, such as alarms and egress, that shall be met.
- Creation of a home theater space utilizing electrical and framing trades.
- Addition of new exterior deck structure at West end of building at same level as ADU. Exterior decks have both structural requirements and significant life-safety requirements. The only deck that was approved and constructed with the completed building, was at the Main Floor Plan level. See Main Floor Plan, Page A3 and Main Floor Framing Plan, Page S2.1 for details of the only approved exterior deck.
- Addition of a retro-fitted patio sliding door at West end of ADU, leading to newly-constructed, unpermitted, exterior deck structure. The door opening has been cut into the reinforced, engineered ICF foundation wall. A registered structural engineers analysis will be required to be submitted to the County Building Codes Division. See Lower Floor Plan, Page A4 and Foundation Plan, Page S1.1 for foundation details.
- This home is fire sprinkled throughout with an approved NFPA13D system, which the head layout at the lower level was based on the approved floor plan. With new spaces created, walls and other architectural features added, it is highly likely that the sprinkler design at the lower level would have to be modified. Modification to an existing fire sprinkler system requires a permit and inspections.

Please feel free to contact me if you are in need of any additional information, or you need clarification of points in this email.

Best Regards,

Jason Warner

Jason Warner
Structural/Mechanical Inspector



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

August 09, 2021

Gordon & Natalia Trone
11041 SE Scotts Summit CT
Happy Valley, OR 97086

Violation Number: V0042620

SUBJECT: Violations of the Clackamas County Building Code 9.02.040 (A & E) structural, (B) mechanical), (C) plumbing, (D) electric

SITE ADDRESS: 11041 SE Scotts Summit Ct, Happy Valley OR 97086

LEGAL DESCRIPTION: T1S, R2E, Section 27BD, Tax Lot 02300

We discussed reported unpermitted building violations with Gordon Trone on May 26, 2021, which he denied. An inspection was scheduled with Mr. Trone for June 23, 2021 to inspect reported unpermitted work. Mr. Trone cancelled this inspection. We have obtained evidence you are in violation of Clackamas County Building Code Title 9.02.40 (A, B, C, D, & E) for unpermitted work including, but not limited to: home theatre, bedroom, bathroom, kitchen, exterior deck, and patio sliding glass door. You are in violation of multiple separate building codes under 9.02.040 including structural (A&E), mechanical (B), plumbing (C), and electric (D). In order to abate the violations, please complete the following options **no later than September 09, 2021:**

- Submit the building permit application(s) to keep or remove the unpermitted structural, mechanical, electrical, and plumbing, along with technically complete plans and appropriate fee(s)
 - The permit must be picked up within ten days of being notified.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

Contacts

Building permits- Please contact Shirley at scasscrosby@clackamas.us or 503-742-4758
Permit staff can also be reached at the general email BldService@clackamas.us

Michael Barnes
Code Enforcement Specialist
Clackamas County Code Enforcement
503-742-4759 / MBarnes@clackamas.us

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gordon & Natalia Trone
11041 SE Scotts Summit CT
Happy Valley, OR 97086



9590 9402 4515 8278 0931 30

2. Article Number (Transfer from service label)

7017 0660 0001 0599 6722

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Trone

7/21/15

B. Received by (Printed Name)

86081642

C. Date of Delivery

8/19/21

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

- | | |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Thursday, October 21, 2021 8:14 AM
To: 'Gordon Trone'
Subject: RE: ON SITE MEETING- 11041 SE Scotts Summit Ct - FRIDAY OCTOBER 15TH AT 1:30 PM

Gordon,

Good Morning. I'm glad you were able to meet with Jason.

I would recommend calling planning to find out if you can have the ADU and if you can what the size restriction will be. That will be information that you will need when moving ahead with this project.

If planning needs additional information from you, they will direct you on what that is.

Planning – 503-742-4500.

Please let me know who you talk to once you make contact with them

Thank you
Jennifer

From: Gordon Trone <gbtrone@gmail.com>
Sent: Wednesday, October 20, 2021 12:30 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: Re: ON SITE MEETING- 11041 SE Scotts Summit Ct - FRIDAY OCTOBER 15TH AT 1:30 PM

Warning: External email. Be cautious opening attachments and links.

Hi Jennifer,

So we had our meeting at my house and your inspectors looked at several items. They told me the next step is to produce a floor plan, and submit it to Planning. Is there a form that I also need to fill out? And can I do it online or do I need to come into the office?

Gordon Trone

On Mon, Oct 11, 2021 at 4:58 PM Gordon Trone <gbtrone@gmail.com> wrote:

I will meet him at 1:30 and he can look at whatever he likes. As I said, I am willing to pay for any permit items that are still missing, but I was under the impression that everything had been paid for. And the greenhouse is removed and deck railing is back in place.

Gordon

Kauppi, Jennifer

From: Warner, Jason
Sent: Thursday, October 28, 2021 10:44 AM
To: Kauppi, Jennifer
Cc: Rozzell, Matthew
Subject: 11041 SE Scotts Summit Ct.

Hello Jennifer,

All alleged, unpermitted work noted in the letter to Michael Barnes, dated 7/27/21, was confirmed in an on-site meeting with homeowner Gordon Trone on 10/15/21 @ 1:30PM. The on-site meeting included Clackamas County Building Official Matt Rozzell via Facetime.

During the meeting, which included a tour of the basement level where the alleged unpermitted work took place, Mr. Trone acknowledged that the additional work was done after the issuance of a Certificate of Occupancy.

In addition to the work noted in the 7/27/21 letter, there was more than one sleeping area created in the unfinished basement. Also, none of those sleeping areas are protected by smoke/CO alarms. Furthermore, there is a working cooking range appliance installed in the new kitchen with cumulative counter space exceeding twenty feet in total length.

As a side note, we were able to confirm that the alleged greenhouse was removed from the deck at the main level of the home. If you need additional information regarding this case, please feel free to contact me.

Regards,
Jason



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

REVISED VIOLATION NOTICE

October 27, 2021

Violation Number: V0042620

Gordon & Natalia Trone
11041 SE Scotts Summit Ct
Happy Valley, OR 97086

SUBJECT: Violations of the Clackamas County Building Code 9.02.040 (B), (C), (D), (E)

SITE ADDRESS: 11041 SE Scotts Summit Ct, Happy Valley OR 97086

LEGAL DESCRIPTION: T1S, R2E, Section 27BD, Tax Lot 02300

On October 15, 2021 Jason Warner Building Inspector met with Mr. Trone onsite to inspect previously unfinished space in the single family residence. The site inspection confirmed that the unfinished space has been converted into habitable space and is in violation of Clackamas County Building Code Title 9.02.40 (B, C, D, & E) for unpermitted work including, but not limited to: home theatre, bedrooms, bathrooms, kitchen, exterior deck, and patio door. In order to abate the violation(s), you must complete the following **no later than December 13, 2021**:

- Submit building permit application(s) for either an accessory dwelling unit or habitable space, along with technically complete plans and appropriate fee(s)
 - The permit must be paid in full within ten days of being notified that the permits are ready for issuance.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

Contacts

Building Codes Division – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or email at bldservice@clackamas.us.

Planning – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday and 8:00 a.m. to 3:00 p.m. on Fridays.

If you have any questions my direct telephone number is 503-742-4452 and my email is JKauppi@Clackmas.us.

Jennifer Kauppi

Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



Citation No. 2000426-1

Case No. V0042620

ADMINISTRATIVE CITATION

Date Issued: January 4, 2022

Name and Address of Person(s) Cited:

Name: Gordon B & Natalia L Trone
Mailing Address: 11041 SE Scotts Summit Ct
City, State, Zip: Happy Valley, OR 97086

Date Violation(s) Confirmed: On the 4th day of January, 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 11041 SE Scotts Summit Ct, Happy Valley, OR 97086

Legal Description: T1S, R2E, Section 27BD, Tax Lot(s) 02300

Law(s) Violated

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D), (E)

Description of the violation(s):

- 1) Failure to obtain permits and approved final inspections for the accessory dwelling unit/habitable space, exterior deck and patio sliding glass door.

Maximum Civil Penalty \$1,000.00

Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4452

Date: January 4, 2022
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
Clackamas County Code Enforcement Section
150 Beavercreek Rd.
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: V0042620

Application Type: CodeEnforcement/Violation/NA/NA

Address: 11041 SE SCOTTS SUMMIT CT
HAPPY VALLEY, OR 97086

Receipt No. 1348770

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Check	4883	\$100.00	1/10/2022	JENNIFERK	GORDON TRONE	GORDON TRONE
		\$100.00				

Owner Info.: TRONE GORDON B & NATALIA L
11041 SE SCOTTS SUMMIT CT
HAPPY VALLEY, OR 97086

Work Description: ALLEGED - BUILT A STRUCTURE ON THE 30FT DECK



Citation No. 2000426-1

Case No. V0042620

ADMINISTRATIVE CITATION

Date Issued: January 4, 2022

Name and Address of Person(s) Cited:

Name: Gordon B & Natalia L Trone
Mailing Address: 11041 SE Scotts Summit Ct
City, State, Zip: Happy Valley, OR 97086

Date Violation(s) Confirmed: On the 4th day of January, 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 11041 SE Scotts Summit Ct, Happy Valley, OR 97086

Legal Description: T1S, R2E, Section 27BD, Tax Lot(s) 02300

Law(s) Violated

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D), (E)

Description of the violation(s):

- 1) Failure to obtain permits and approved final inspections for the accessory dwelling unit/habitable space, exterior deck and patio sliding glass door.

Maximum Civil Penalty \$1,000.00

Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4452

Date: January 4, 2022
Department Initiating Enforcement Action: Code Enforcement

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A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

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1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: GBR Date: 1-7-21

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

Project Name: B0301722

Project Description: SHIRLEY - Building - Residential New - 12E27BD02300 - 11041 SE SCOTTS SUMMIT CT HAPPY VALLEY - Trone Basement

Review Comments List Date: 7/29/2022

Ref. # 1, Shirley Cass-Crosby, 5/31/22 9:04 AM

The plan that you have submitted is not sufficient and is lacking a lot of information in regards to the unfinished basement that was turned into an ADU. I have listed the issues mentioned previously by the inspector that was on site. You will need to address these issues on the plans that you will be re-submitting.

Coordinator Response: Shirley Cass-Crosby - 7/18/22 11:21 AM

Please see response under Ref. #4

Responded by: Gordon Trone - 7/15/22 11:58 AM

YOU STILL HAVE NOT GIVEN ME ANY SPECIFIC THINGS YOU WANT ON THE PLAN THAT ARE NOT ALREADY THERE?

Coordinator Response: Shirley Cass-Crosby - 7/1/22 2:13 PM

I am adding a more detailed comment for you, however the plans do not meet current submittal requirements.

Responded by: Gordon Trone - 6/15/22 2:54 PM

You need to be more specific. What exactly are you saying is lacking??? I have no idea what you are talking about.

Ref. # 2, Shirley Cass-Crosby, 5/31/22 10:23 AM

Page A4 of the original plans was approved as unfinished space. What happened is the an ADU was created without permits in that area, so permits are required. Building, electrical, mechanical and plumbing permits will need to be created as there now shows per the inspector a kitchen, bedroom/sleeping area, theater room and there is the open area that could be considered dining and living room areas that is part of habitable space created. The patio door that leads to the unpermitted deck was also not addressed and this door was added without a permit to the engineered wall. Without the permits the original Fire Sprinkler plan would now not work and I want to be sure this is brought up. Please read the report that the inspector or Jen has given to you, as it is quite helpful and will get you headed in the right direction. Please create the appropriate drawings and submit into the drawings section as PDF's only, named correctly and as individual pages.

Coordinator Response: Shirley Cass-Crosby - 7/18/22 11:21 AM

Please see response under Ref. #4

Responded by: Gordon Trone - 7/15/22 11:59 AM

Page A4 was approved by the County as a "partially finished space". I understand that permits are required, for some Plumbing, and and have spent the last 8 months or so trying to get the permits. AGAIN, THE ROUGH ELECTRICAL AND MECHANICAL AND FIRE SPRINKLER SYSTEM WAS ALL IN PLACE (except for bathroom and two bedroom walls as I have marked on my plans) WHEN JASON APPROVED THE FINAL INSPECTION AND CO. ALSO THE THEATER ROOM WAS ALSO IN PLACE, AND INSPECTED BY JASON BEFORE DRYWALL ON THE WALLS WAS IN PLACE !!!!!!! HOW MANY TIME DO I NEED TO REPEAT THIS ????????????

Coordinator Response: Shirley Cass-Crosby - 7/1/22 2:14 PM

We still have the original approved plans and based on the additional not I will add, the original plans examiner Robert M and Jason who did the inspections both commented on this project .

Responded by: Gordon Trone - 6/15/22 3:00 PM

This is not true. The basement area was submitted as a partially finished space. And as I have already mentioned, the rough electrical, and mechanical and fire Sprinkler system was all totally in place

when Your inspector Jason walked through it and finalized what had been done. The Items circled on the plan are what was completed and Jason knows this if he goes back and looks at his original inspection for that area.

Ref. # 3, Shirley Cass-Crosby, 5/31/22 10:25 AM

The unpermitted deck that is outside the sliding door that was added without permit is also not be addressed. Please be sure to also add that to the drawings and follow the same guidelines as mentioned in the other comment. If you have any questions, please let me know and I will get back to you as quickly as I can.

Coordinator Response: Shirley Cass-Crosby - 7/18/22 11:22 AM

Please see response under Ref. #4

Responded by: Gordon Trone - 7/15/22 12:00 PM

I submitted drawings and engineering for the deck and the opening in the wall for the SGD and you have them.

Coordinator Response: Shirley Cass-Crosby - 7/1/22 2:15 PM

4rstaehle@gmail.com please read all comments in regards to what is needed.

Responded by: Gordon Trone - 6/15/22 3:02 PM

I did add the deck to the plans. And they are very specific from the engineer. I don't understand what more you think you need??? Look at the plans that are submitted.

Ref. # 4, Shirley Cass-Crosby, 7/1/22 2:18 PM

Here is the email from Robert M and the confirmation from Jason who did the inspections. Once you read this and have any additional questions, please email me at scasscrosby@clackamas.us or call 503-742-4240 and ask for Shirley .

Thank you for your input Robert; it corroborates what I've witnessed in the field. Also note, the opening created to facilitate the installation of the slider door, was a modification to an engineered ICF foundation wall. New revisions, new reinforcement modifications and 3rd-party special inspections all may apply in this case.

Thanks,
Jason
Sent from my iPhone

On Jun 30, 2022, at 12:15 PM, Morris, Robert wrote:

Hello Shirley,

After referencing the approved plans under Permit #B0461217, I can confirm that:

The entire lower floor level was previously approved only as an unfinished space, as evidenced in the attached Floorplan and Section Drawing photos.

The majority of the interior partition walls shown in the recently submitted, proposed floorplan were not included in the scope of the original permit. Only the walls surrounding the bathroom (near the stairway) were included in the scope of the original permit, as evidenced in the attached Floorplan photo.

The 5 sliding door opening at the proposed Canning Kitchen was also not included in the scope of

the original permit, as evidenced in the attached Floorplan, Left Elevation, and Section Drawing photos.

oThis wall opening is inaccurately described as an existing 5 x 5 window opening in the letter by West Coast Engineering dated 4/20/22.

oLyver Engineering and Design was the engineer of record for the original construction of this home, not West Coast Engineering. It is unknown how West Coast Engineering had determined that a 5 x 5 window opening had previously existed at the subject location, and it is possible that the entire as-built evaluation by West Coast Engineering was based on statements and information provided by the property owner (rather than their own site inspection and/or records research).

Therefore, based on our records for Permit #B0461217 and the inspection notes from Jason Warner dated 7/27/21, the following items are verified to have been constructed without the required permits:

All interior partition walls shown in the recently submitted, proposed plans (except for the walls which enclose the bathroom near the stairway).

Exterior wall opening for the sliding door in the proposed Canning Kitchen.

Electrical installations within unpermitted partition walls, and serving the unpermitted Canning Kitchen and the unpermitted bathroom.

Plumbing installations serving the unpermitted Canning Kitchen and the unpermitted bathroom.

It remains unclear whether unpermitted mechanical and/or fire sprinkler work was performed. Based on the findings listed above, I believe that the following submittal items are needed for the new application under B0301722:

oPlans addressing the fire separation requirements for 2 family dwellings per ORSC Section R302.3 (unless the basement level will not be permitted as a separate dwelling or ADU).

oPlans showing the current location of fire sprinklers in relation to the added/unpermitted partition walls. A separate fire sprinkler permit may be necessary if heads must be added or moved (or were previously added or moved without the required permit) due to the new interior partition walls.

oPlumbing, electrical, and mechanical permits.

oRevised engineer letter, addressing all of the unpermitted construction (including the 5 wide sliding door opening at the exterior wall in the Canning Kitchen, and all of the interior partition walls except the walls surrounding the permitted bathroom near the stairway) and including all of the information and statements which are required (as listed on the Code Enforcement webpage):

The evaluation letter accompanying the building permit application and submittal must include the following information:

- 1.A statement indicating the date the structure was inspected by the engineer or architect or their authorized representative.
- 2.A statement that summarizes the findings and results of the inspection.
- 3.A copy of the structural analysis/calculations that were used to determine structural adequacy,

prepared and stamped by the architect or engineer.

4.A statement indicating that the structure was built in accordance with all applicable codes and in accordance with the plans submitted to the Clackamas County Building Codes Division for review.

5.If the structure is in need of repair or structural modifications to make it sound, a written summary of all work necessary to correct the deficiencies.

6.If roof or floor trusses have been used, the manufacturer's truss details or equivalent engineering information.

If needed, the file for Permit # B0461217 will remain available on the shelf near my desk until this matter has been resolved. Please let me know if there are additional questions, or if there is anything else I can do to help.

Best Regards,

Robert Morris
Commercial Plans Examiner
Clackamas County - Transportation and Development
Building Codes Division
RMorris@clackamas.us
971-378-9764

150 Beavercreek Rd., Oregon City, OR 97045

Coordinator Response: Shirley Cass-Crosby - 7/18/22 11:26 AM

After speaking with Code Enforcement and reviewing your responses, we see you did not upload anything that Robert had listed in the prior comment. Code Enforcement requested I send this back to you, so you can upload what we are asking in order to get this through Prescreen.

Code Enforcement also mentioned that if you have any questions, please call them at 503-742-4452.

Responded by: Gordon Trone - 7/15/22 11:57 AM

This work was finished long enough ago, that Jason has very little memory of it. He did indeed forget some things that he saw and were present on his last inspection which included the basement, for the Certificate of Occupancy. I have photos and can prove it. The window at the end of the kitchen that was taken out to install the SGD, was there since the beginning when the walls were first put in place And Jason saw it more than almost a dozen times including from the beginning when the steel rebar was put in place around the window. Remember this is an ICF house The walls for the theater room were in place the whole time the house was built, and the room was used as a locked tool room and Jason would know this if his memory was better. And again, nothing has changed about the mechanical system or permit. It was all in place and was inspected at the time the house received its CO. The interior walls for the basement have engineering show on the original plans. Since they are non-bearing walls, (the TJI joist span the full distance and carry the load of each floor) there is simply a attachment brace needed to the TJI's at the top, which is what we have done since the very beginning and since the ceiling has removable tiles, it is easy to check.

I realize that this is all about the permit fees for you, and as I have told you before, I am happy to pay for the fees for the additional work but most of what you are talking about has already been paid, and I will not pay for it twice. I have contacted the Engineer and forwarded him your request for more information.

When he responds, I will forward it to you.

I was told many months ago that Robert Morris no longer worked for Clackamas County??

Kauppi, Jennifer

From: Warner, Jason
Sent: Thursday, June 30, 2022 12:49 PM
To: Morris, Robert
Cc: Cass-Crosby, Shirley; Carlson, Richard; Kauppi, Jennifer
Subject: Re: V0042620 and B0301722 (11041 SE Scotts Summit Ct. - Owner: Gordon Trone)

Thank you for your input Robert; it corroborates what I've witnessed in the field. Also note, the opening created to facilitate the installation of the slider door, was a modification to an engineered ICF foundation wall. New revisions, new reinforcement modifications and 3rd-party special inspections all may apply in this case.

Thanks,
Jason

Sent from my iPhone

On Jun 30, 2022, at 12:15 PM, Morris, Robert <RMorris@clackamas.us> wrote:

Hello Shirley,

After referencing the approved plans under Permit #B0461217, I can confirm that:

- The entire lower floor level was previously approved only as an unfinished space, as evidenced in the attached Floorplan and Section Drawing photos.
- The majority of the interior partition walls shown in the recently submitted, proposed floorplan were not included in the scope of the original permit. Only the walls surrounding the bathroom (near the stairway) were included in the scope of the original permit, as evidenced in the attached Floorplan photo.
- The 5' sliding door opening at the proposed "Canning Kitchen" was also not included in the scope of the original permit, as evidenced in the attached Floorplan, Left Elevation, and Section Drawing photos.
 - This wall opening is inaccurately described as an "existing 5' x 5' window" opening in the letter by West Coast Engineering dated 4/20/22.
 - Lyver Engineering and Design was the engineer of record for the original construction of this home, not West Coast Engineering. It is unknown how West Coast Engineering had determined that a 5' x 5' window opening had previously existed at the subject location, and it is possible that the entire as-built evaluation by West Coast Engineering was based on statements and information provided by the property owner (rather than their own site inspection and/or records research).

Therefore, based on our records for Permit #B0461217 and the inspection notes from Jason Warner dated 7/27/21, the following items are verified to have been constructed without the required permits:

- All interior partition walls shown in the recently submitted, proposed plans (except for the walls which enclose the bathroom near the stairway).
- Exterior wall opening for the sliding door in the proposed "Canning Kitchen".
- Electrical installations within unpermitted partition walls, and serving the unpermitted "Canning Kitchen" and the unpermitted bathroom.
- Plumbing installations serving the unpermitted "Canning Kitchen" and the unpermitted bathroom.

It remains unclear whether unpermitted mechanical and/or fire sprinkler work was performed. Based on the findings listed above, I believe that the following submittal items are needed for the new application under B0301722:

- Plans addressing the fire separation requirements for 2 family dwellings per ORSC Section R302.3 (unless the basement level will not be permitted as a separate dwelling or ADU).
- Plans showing the current location of fire sprinklers in relation to the added/unpermitted partition walls. A separate fire sprinkler permit may be necessary if heads must be added or moved (or were previously added or moved without the required permit) due to the new interior partition walls.
- Plumbing, electrical, and mechanical permits.
- Revised engineer letter, addressing all of the unpermitted construction (including the 5' wide sliding door opening at the exterior wall in the "Canning Kitchen", and all of the interior partition walls except the walls surrounding the permitted bathroom near the stairway) and including all of the information and statements which are required (as listed on the [Code Enforcement webpage](#)):

The evaluation letter accompanying the building permit application and submittal must include the following information:

1. A statement indicating the date the structure was inspected by the engineer or architect or their authorized representative.
2. A statement that summarizes the findings and results of the inspection.
3. A copy of the structural analysis/calculations that were used to determine structural adequacy, prepared and stamped by the architect or engineer.
4. A statement indicating that the structure was built in accordance with all applicable codes and in accordance with the plans submitted to the Clackamas County Building Codes Division for review.
5. If the structure is in need of repair or structural modifications to make it sound, a written summary of all work necessary to correct the deficiencies.
6. If roof or floor trusses have been used, the manufacturer's truss details or equivalent engineering information.

If needed, the file for Permit # B0461217 will remain available on the shelf near my desk until this matter has been resolved. Please let me know if there are additional questions, or if there is anything else I can do to help.

Best Regards,

Robert Morris

Commercial Plans Examiner

Clackamas County - Transportation and Development

Building Codes Division

RMorris@clackamas.us

971-378-9764

150 Beavercreek Rd., Oregon City, OR 97045

My regular work schedule is Monday through Friday, from 7:30 AM to 4:00 PM



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From: Cass-Crosby, Shirley <scasscrosby@clackamas.us>

Sent: Monday, June 27, 2022 8:16 AM

Kauppi, Jennifer

From: Gordon Trone <gbtrone@gmail.com>
Sent: Friday, September 2, 2022 9:26 PM
To: Kauppi, Jennifer
Subject: Re: photos

Warning: External email. Be cautious opening attachments and links.

In regards to the hearing that you have scheduled for the 8th of September, I am requesting a copy of the county's copies of all inspections that were done on my property under any and all permits, 11041 SE Scotts Summit Ct, Happy Valley, OR 97086. This is so I can verify what inspection you have or have not done.

Gordon Trone
11041 SE Scotts Summit Ct, Happy Valley, OR 97086

On Fri, Sep 2, 2022 at 6:13 PM Gordon Trone <gbtrone@gmail.com> wrote:



I am enclosing photos that were taken in the basement that pertain to the hearing you have scheduled for Sept 8th. They were taken between Oct 15th, 2019 and April 2nd, 2020. They show that the HVAC was already in place, the fire sprinkler system was also in place above the T-Bar ceiling, and it shows how the interior walls were braced, as approved by the inspector.

Gordon Trone
11041 SE Scotts Summit Ct, Happy Valley, OR 97086
503-209-1800







Clackamas County Inspection History for Record #B0461217

Applicant Name: TRONE GORDON B

Work Description: NSFR

Address: 11041 SE SCOTTS SUMMIT CT, HAPPY VALLEY, OR 97086

Inspection Date	Inspection Type	Inspector	Status	Comments
1/30/2018 7:32:00 AM	201 Erosion Control	John Nagy	Approved w/Conditions	
2/8/2018 3:36:43 PM	200 Footings	Jason Warner	Approved w/Conditions	<p>Date: 2/8/2018 Appears to meet required setbacks; owner to verify.</p> <p>Ufer in and tagged (2 locations).</p> <p>Low point drains in.</p> <p>Ok to place concrete all footings.</p> <p>1) Submit copy of special inspection report to County for record., R106</p>
2/8/2018 3:42:22 PM	205 Foundation	Jason Warner	Partial Approval	<p>Date: 2/8/2018 This inspection, West garage, first lift only. Hold down bolts to come with second lift.</p> <p>All other to come later.</p>
3/28/2018 1:55:14 PM	205 Foundation	Jason Warner	Partial Approval	<p>Date: 3/28/2018 This inspection, first floor ICF Walls.</p> <p>Reinforcing steel verified.</p> <p>Ok to place concrete.</p>

Inspection Date	Inspection Type	Inspector	Status	Comments
4/23/2018 10:38:39 AM	205 Foundation	Jason Warner	Partial Approval	<p>Date: 4/23/2018 This inspection, East garage footings and walls.</p> <p>Reinforcing steel installed per plan.</p> <p>Ufer is in and tagged.</p> <p>Ok to place concrete.</p>
4/23/2018 10:48:26 AM	210 Flatwork	Jason Warner	Partial Approval	<p>Date: 4/23/2018 This inspection, basement slab only.</p> <p>Ground cover is installed.</p> <p>Radon piping is installed.</p> <p>1) Owner is installing #4 steel dowels 4' o.c., from stemwall to slab. Owner is omitting 18" o.c. steel and fibermesh that was called out on plan. He will provide letter from engineer., R106.4</p> <p>Ok to place concrete.</p>
5/29/2018 11:17:44 AM	205 Foundation	Don Countryman	Partial Approval	<p>Date: 5/29/2018 This inspection covers: 2 floor walls of house & east garage walls.</p> <p>1) Complete tying rebar at garage walls & space anchor bolts per shear wall schedule., R106</p> <p>2) Provide special inspection report., R106</p> <p>NOTE: Gordon, owner says he will epoxy holdowns with special inspection at east garage.</p>
6/15/2018 11:10:41 AM	202 Footing Drain/Waterproofing	Jason Warner	Partial Approval	<p>Date: 6/15/2018 This inspection: Blueskin waterproofing @ 95% completion. Foundation drain extended behind retaining wall- daylights @ West end.</p>

Inspection Date	Inspection Type	Inspector	Status	Comments
6/15/2018 11:06:24 AM	205 Foundation	Jason Warner	Partial Approval	<p>Date: 6/15/2018 This inspection: Back wall West garage first 8' ICF, Infill section ICF East garage & Back retaining wall.</p> <p>Ok to place concrete.</p>
7/9/2018 11:30:50 AM	200 Footings	Jason Warner	Partial Approval	<p>Date: 7/9/2018 This inspection, 3rd lift ICF and footing for small retaining wall section @ West garage.</p> <p>1) Submit revision (to S1.1) for small retaining wall section @ West garage to County Plans Examiner., R106.4</p> <p>2) Submit all Special Inspection Field Reports to County Plans Examiner., OSSC 1704.2.4</p> <p>Ok to place concrete with completion of the above.</p>
8/1/2018 1:09:39 PM	225 Framing	Jason Warner	Cancelled	<p>Date: 8/1/2018 Called in incorrect inspection type.</p>
8/1/2018 1:19:13 PM	230 Shear Walls	Jason Warner	Partial Approval	<p>Date: 8/1/2018 This inspection: Exterior nailing @ top floor, East end walls; Exterior nailing @ East garage walls.</p> <p>1) Nail sheathing to both multiple members 6" o.c., staggered apart per manufacturers installation instructions. Use 16d nails @ California corners., R106.4</p> <p>2) Fasteners & washers for pressure-perservative wood shall be of hot-dipped galv. steel. Nail sheathing to sill plate w/ hot-dipped galv. nails., R317.3.1</p> <p>3) Schedule a 230 shear wall inspection for the interior portion of the areas inspected today., R109.4</p> <p>Other nailing ok @ this time.</p>

Inspection Date	Inspection Type	Inspector	Status	Comments
10/11/2018 3:53:10 PM	225 Framing	Robert Fix	Partial Approval	Date: 10/11/2018 Confrontation on framing upstairs attic area
11/21/2018 7:30:53 AM	205 Foundation	Jason Warner	Approved	Date: 11/21/2018 Final section of ICF walls @ office space. 1) Submit Special Inspection Field Reports to County Plans Examiner., OSSC 1704.2.4 Ok to place concrete.
11/21/2018 7:28:15 AM	225 Framing	Jason Warner	Partial Approval	Date: 11/21/2018 Consultation for roof framing.
2/8/2019 1:52:49 PM	245 Mechanical	Jason Warner	Partial Approval	Date: 2/8/2019 Gas line pressure test only. 2# gas line observed @ 60 psig. Line is tagged.

Inspection Date	Inspection Type	Inspector	Status	Comments
2/19/2019 4:21:06 PM	225 Framing	Jason Warner	Partial Approval	<p>Date: 2/19/2019 Not a complete inspection; will need to inspect trusses/truss details, floor systems/floor details, beam sizes, deck framing, shear wall on West garage & radon mitigation.</p> <p>1) Fireblock furred walls vertically every 10' o.c. measured horizontally., R302.11 / OSSC 717.2</p> <p>2) Fireblock chases @ floor and ceiling., R302.11 / OSSC 717.2</p> <p>3) Fireblock soffits., R302.11 / OSSC 717.2</p> <p>4) Fireblock around vents, pipes, ducts, cable and wires @ ceiling & floor level., R302.11 / OSSC 717.2</p> <p>5) Window above Master tub not safety glazed., R308.4.5</p> <p>6) Provide minimum 22" x 30" access to all attic spaces over 30 sq. ft., R807.1</p> <p>7) Notify in writing to building department moisture content of wood framing members (Moisture Content Form)., R109.1.4.1</p> <p>8) Nail rim joists to double top plates w/ toenails 6" o.c., Table R602.3(1)</p> <p>9) Schedule another inspection., R109.3</p>
2/19/2019 3:52:58 PM	245 Mechanical	Jason Warner	Partial Approval	<p>Date: 2/19/2019 Rough supply & return ducting ok for cover.</p> <p>Bath exhaust fan ducting ok for cover.</p> <p>Dryer, range down draft, furnace plumbing and refrigerant line set to come @ another inspection.</p>

Inspection Date	Inspection Type	Inspector	Status	Comments
2/22/2019 12:56:44 PM	225 Framing	Jason Warner	Partial Approval	<p>Date: 2/22/2019</p> <p>1) Complete nailing rim joists to top plates, both stairways., Table R602.3(1)</p> <p>2) Complete lateral bracing per truss engineering., R106.4</p> <p>3) Window over master tub will be swapped out w/ tempered picture window @ later date., R308.4.5/ R109.3</p> <p>4) Deck framing will be inspected @ later date., R109.3</p> <p>Received Moisture Content Form.</p> <p>All other corrections were completed.</p>
2/22/2019 12:16:57 PM	245 Mechanical	Jason Warner	Partial Approval	<p>Date: 2/22/2019</p> <p>Refrigerant line set to come later.</p> <p>All other ok for cover.</p>
3/1/2019 2:54:07 PM	225 Framing	Jason Warner	Partial Approval	<p>Date: 3/1/2019</p> <p>Conditions 3 & 4 from previous inspection to come later; requires another inspection., R109.3</p> <p>All other corrections were completed. Ok for insulation.</p>
4/15/2019 11:19:40 AM	225 Framing	Luke Johnson	Partial Approval	<p>Date: 4/15/2019</p> <p>Window above tub in master bath has been replaced with tempered window.</p> <p>Deck framing to come at later date. R109.3</p>

Inspection Date	Inspection Type	Inspector	Status	Comments
4/24/2019 11:59:57 AM	235 Insulation	Jason Warner	Partial Approval	<p>Date: 4/24/2019 Walls, floors ok.</p> <p>Attic blow-in to come by final inspection.</p> <p>1) Tent sprinkler lines in attic/roof spaces per NFPA13D requirements., NFPA13</p>
5/8/2019 1:47:17 PM	210 Flatwork	Luke Johnson	Partial Approval	<p>Date: 5/8/2019 East garage slab only.</p> <p>Ok to place concrete.</p>
5/24/2019 9:56:33 AM	225 Framing	Jason Warner	Partial Approval	<p>Date: 5/24/2019 This inspection, deck framing and re-check of interior framing (after new sprinkler piping installation). The above all ok for cover.</p>
4/13/2020 3:51:59 PM	270 Other/Misc Structures	Jason Warner	Approved	<p>This inspection, suspended ceiling @ basement level- ok.</p>
4/28/2020 6:40:29 PM	298 Mechanical Final	Jason Warner	Approved w/Conditions	<p>1) Instal secondary drain @ coil, or water-level detection device w/ kill wire to control panel in Cat. 4 furnace & connect float switch in condensate pump to control panel in Cat. 4 furnace, as well., M1411.3.1</p>
4/28/2020 6:49:15 PM	299 Building Final	Jason Warner	Approved w/Conditions	<p>1) Fireblock unsprinklered, concealed space above/behind furnace, HVAC ducting and piping runs, from the sprinklered utility space., R302.11, Condition 2</p> <p>Life-safety verified.</p> <p>C of O will be mailed due to COVID19.</p>

Clackamas County

Inspection History for Record #E0536517

Applicant Name: TRONE GORDON B

Work Description: NSFR

Address: 11041 SE SCOTTS SUMMIT CT, HAPPY VALLEY, OR 97086

Inspection Date	Inspection Type	Inspector	Status	Comments
3/13/2019 9:33:00 AM	100 Service & Rough-In	John Allen	Cancelled	Date: 3/13/2019 Not ready
3/26/2019 12:50:18 PM	100 Service & Rough-In	John Allen	Denied	Date: 3/26/2019 Not ready informations
4/10/2019 2:13:55 PM	100 Service & Rough-In	Douglas Boettcher	Partial Approval	Date: 4/10/2019 Consultation
4/16/2019 1:32:45 PM	110 Service or Feeder	Douglas Boettcher	No Access	Date: 4/16/2019 Need gate code.
4/17/2019 11:12:38 AM	100 Service & Rough-In	John Allen	Approved	
12/18/2019 10:24:35 AM	199 Electrical Final	Douglas Boettcher	Denied	Date: 12/18/2019 Not ready for final
12/23/2019 9:59:41 AM	199 Electrical Final	Douglas Boettcher	Denied	Date: 12/23/2019 Not ready for final, numerous code violations. Electrician to meet inspector on site for next inspection.
1/22/2020 12:05:01 PM	199 Electrical Final	John Allen	Approved	Date: 1/22/2020

Clackamas County

Inspection History for Record #P0219317

Applicant Name: TRONE GORDON B

Work Description: NSFR

Address: 11041 SE SCOTTS SUMMIT CT, HAPPY VALLEY, OR 97086

Inspection Date	Inspection Type	Inspector	Status	Comments
6/18/2018 10:28:48 AM	340 Rain Drains	Kevin Drake	Cancelled	Date: 6/18/2018 NOTE: Had conversation over the phone with homeowner/builder. He would like for rain drain water to go through storage tank. Explained that he would need to get prior approval from plumbing department and that his raindrain risers need to be directional(remove 2-way c.o.'s).
6/21/2018 1:33:44 PM	340 Rain Drains	Kevin Drake	Partial Approval	Date: 6/21/2018 Front of house only- ok to cover, more to come
7/3/2018 9:33:33 AM	325 Sewer	Kevin Drake	Approved	Date: 7/3/2018
	360 Storm Sewer	Kevin Drake	Cancelled	By contractor
	310 Water Service	Kevin Drake	Cancelled	By contractor
	310 Water Service	Kevin Drake	Partial Approval	Connection @ meter and test to come
	360 Storm Sewer	Kevin Drake	Approved w/Conditions	Storm connection complete, interior rain drains by plumber still to come
12/4/2018 10:39:11 AM	320 Rough In	Kevin Drake	Cancelled	Date: 12/4/2018 Contractor will reschedule

Inspection Date	Inspection Type	Inspector	Status	Comments
12/5/2018 10:40:28 AM	320 Rough In	Kevin Drake	Denied	Date: 12/5/2018 1. Lower basement(only)plumbing to be protected by backwater valve OPSC 710.1 2. Need to support all horizontal waste lines every 4 feet OPSC 313.3 3. Horizontal waste lines to have 1/4" per. Foot grade OPSC 708.1 4. Remove 4 inch cleanout tee installed on the horizontal (would need to be on its back or 45° max not to retard the flow of the drain). OPSC 310.5 5. Laundry sink to have a minimum of 2 inch drain OPSC 702.0 6. Master bath toilet to have it's own individual vent or replumb horizontal wet venting for bathroom group OPSC 901.2 7. Urinal water supply will need to be a dedicated three-quarter inch line connected to main 1-1/2" water service where water enters building due to fixture units OPSC 610.0 8. Need to complete DWV for urinal OPSC 105.2.1 9. Need plumber(AACT) to sign permit application at county OPSC 104.3.5 10. Need to pay fees for added bath not on original permit(total of five) OPSC 104.5 11. Add nail plate protection OPSC 312.9 12. Re-test DWV and Water(Will need gauge to verify no pressure loss since no meter connection at this time) 712 & 609.4
3/1/2019 2:53:10 PM	320 Rough In	Kevin Drake	Partial Approval	Date: 3/1/2019 Ok to pull test and cover, approval pending install of urinal at master(low flow fixture units) recall either cap off or rough-in. NOTE: 3 AAV's @ Final 1@ k.sink, 1@ laundry in Ox box, 1-2"@ mech room back side of bathroom in basement.
2/5/2020 1:22:46 PM	310 Water Service	Kevin Drake	Approved	Date: 2/5/2020
2/5/2020 2:00:26 PM	399 Plumbing Final	Kevin Drake	Denied	Date: 2/5/2020 1. Rear Exterior Raindrains still to be installed(lower deck to be installed before connecting) OPSC 1101.2 2. East instant water heater to have T&P terminated to approved location OPSC 608.5 3. Pan drain for West water heater to be terminated to approved location OPSC 608.5 4. Strap T&P on West water heater OPSC IS 20 2.8.1 5. Secure dishwasher per mfg. specs. 6. Water heaters to have expansion tanks installed(PRV at meter) OPSC 608.3 Recall Note: urinal at master bathroom has been deleted
4/15/2020 11:08:31 AM	340 Rain Drains	Kevin Drake	Approved	Date: 4/15/2020 Rear raindrains hung under deck and connected to front raindrains that are connected to storm.
4/15/2020 11:06:34 AM	320 Rough In	Kevin Drake	Approved	Date: 4/15/2020

Inspection Date	Inspection Type	Inspector	Status	Comments
4/15/2020 11:04:12 AM	399 Plumbing Final	Kevin Drake	Denied	Date: 4/15/2020 1. Cut to grade and glue threaded ABS cleanout top on 4 inch sewer OPSC 707.8 2. East on demand water heater T&P to be piped to exterior in CPVC with correct glue an 90 installed OPSC 608.5 3. Install expansion tank at water heater(check valve at meter - closed system) OPSC 608.3 4. All ABS to be painted with water based synthetic latex paint or shroud to protect from elements OPSC 312.13 Recall
4/17/2020 12:19:50 PM	399 Plumbing Final	Kevin Drake	Approved	Date: 4/17/2020

Clackamas County
Inspection History for Record #B0199419

Applicant Name: TRONE GORDON B
Work Description: NFPA 13D FIRE SPRINKLER SYSTEM
Address: 11041 SE SCOTTS SUMMIT CT, HAPPY VALLEY, OR 97086

Inspection Date	Inspection Type	Inspector	Status	Comments
5/24/2019 10:15:08 AM	255 Fire Sprinklers	Jason Warner	Partial Approval	<p>Date: 5/24/2019 Partial rough piping and head installation; 1st & 2nd floors above grade inspected. Basement level piping and riser assembly @ West garage not completed @ this time.</p> <p>At this time piping test pressure was observed @ 30 psi. Working pressure calcs show (normal operating pressure) 50 psi required., R106.4</p> <p>Per NFPA13D, Provide the following at the next rough inspection:</p> <p>1) Completed riser assembly @ West garage per plan., R106.4</p> <p>2) Provide a sprinkler head above the riser assembly in West garage.</p> <p>3) Provide a "Hydrostatic Pressure Test" @ normal operating pressure (50 psi min.).</p> <p>4) Freeze protection @ all unheated pipe locations.</p>

Inspection Date	Inspection Type	Inspector	Status	Comments
12/19/2019 10:25:02 AM	295 Fire Sprinkler Final	Jason Warner	Denied	<p>Riser completed in West garage.</p> <p>Rough piping/drops/heads completed in basement.</p> <p>Hydro observed @ 50 psi.</p> <p>Corrections:</p> <p>1) Provide freeze protection for unheated pipe location in West garage., NFPA13D-8.16.4.1.3/8.16.4.1.4</p> <p>2) Sprinkler heads were omitted in the basement, that are shown on the approved plan. Submit revisions for the as-built condition to the County Plans Examiner for approval., R106.4</p> <p>3) Suspended ceilings in basement have not been installed, which won't allow heat development at sprinkler heads. Currently, the drops exceed 12"., NFPA13D-8.8.4.1.1.1</p> <p>4) Sidewall sprinklers (@ multiple locations) are installed @ wall/ceiling intersections and @ 45 degree angle. Sprinklers are to be installed per their listing. Sidewall sprinklers are not to be located closer than 4" to ceilings. Deflector orientations are to be parallel with ceilings., NFPA13D-8.7.4.1.1.1/8.7.4.2</p> <p>5) Additional inspection(s) will be required., R109.3</p>
4/3/2020 10:46:33 AM	295 Fire Sprinkler Final	Luke Johnson	Denied	<p>Date: 4/3/2020</p> <p>Complete corrections 3&4 from previous inspection. R106.4</p> <p>Tiles for grid ceiling will need to be installed for final approval.</p> <p>Other corrections from previous inspection completed (sprinkler heads were added where missing downstairs).</p> <p>Call for final inspection when ready. R109.1</p>

Inspection Date	Inspection Type	Inspector	Status	Comments
4/13/2020 3:49:38 PM	295 Fire Sprinkler Final	Jason Warner	Approved	Corrections were completed. Suspended ceiling completed.