

Public Works Department

Permits: (503) 588-6211
Inspections: (503) 589-2021
Fax: (503) 588-6025

**City Hall**

555 Liberty St SE
Room 325
Salem, OR 97301-3503

COMMERCIAL PERMIT - DS - Multi Family - New

Location of Work: 2210 COMMERCIAL ST NE**Permit Number: 24-125389-CO****Date Issued: 5/21/2025****Applicant:**

STEVE KAROLYI
516 SE MORRISON ST STE 800
PORTLAND OR 97214

Contractor:

GERDING BUILDERS LLC
PO BOX 1082
CORVALLIS OR 97339

Engineer:

HUMBER DESIGN GROUP, INC.
117 SE TAYLOR ST SUITE 001
PORTLAND OR 97214

Associated Permits Included:

- | | | |
|--------------------|-------------|---------------------------------|
| ● Driveway Closure | ● Driveway | ● Erosion Control - City Permit |
| ● Sanitary Sewer | ● Sewer Tap | ● Sidewalk |
| ● Storm | ● Storm Tap | ● Water Meter |
| ● Commercial | | |

Terms and Conditions:

1. Permitted work shall comply with the Salem Revised Code, Design Standards, City Standard Construction Specifications, applicable state and federal regulations, and other applicable requirements.
2. Permittee shall indemnify, defend and save harmless the City of Salem, its officers, employees and agents, from any and all claims arising out of or in connection with work under this permit.
3. Utility locations are based on record information and should be field-verified. Call 1-800-332-2344 at least 48 hours prior to construction for on-site locating of utilities.
4. All permits are valid for 180 days from the date of issuance unless otherwise noted. Extension may be granted at the discretion of the Public Works Department.
5. Permit includes one inspection. Additional inspection fees shall be paid prior to reinspection.
6. Approved City inspection is required prior to work being covered. Call 503-589-2021 for inspection on next business day.
7. City-approved inspection of subgrade and forms is required prior to pouring concrete for driveway approach and sidewalk within public right-of-way. Call 503-589-2021 for inspection on next business day. Concrete poured without City-approved inspection may result in removal and replacement of driveway approach and/or sidewalk.
8. Water usage shall comply with the Salem Revised Code, applicable state and federal regulations, and other applicable requirements. Water usage will be billed according to rates and schedules adopted by resolution of the City Council.
9. To schedule water/sewer/storm taps, call 503-588-6333. Taps are generally available within two business days.
10. Contractor is responsible to excavate and shore the trench to OROSHA standards prior to service; improper site preparation may result in a Site Not Ready Charge fee as specified by council resolution.
11. Erosion control measures shall be in place prior to any ground disturbing activities.
12. The permit and approved construction drawings shall remain on-site at all times until City grants final approval.
13. Approved City inspection of erosion control measures is required prior to commencement of ground disturbing activities. Call 503-589-2021 for inspection on next business day.
14. No discharge of mud, silt, solids, oil, fuel, soap, chemicals, or other pollutants are allowed to enter Salem's storm sewer system or area waterways. Approved stormwater and surface runoff pretreatment is recommended by the City. These technologies and related design standards can be found in existing City Stormwater codes, state issued permits, and can be achieved using Best Available Technologies. Facilities developed without approved stormwater treatment may be required to retrofit the site in the future to comply with conditions in the state issued National Pollutant Discharge Elimination System Stormwater Discharge Permit and the revised City Stormwater code once it is adopted.

Special Conditions:

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Commercial:

GSI Required?: Yes

Driveway:

Driveway Location: ALLEY WIDENING

Driveway Req'd: New

Driveway Width: 20

Driveway Closure:

Driveway Closure Req'd: Yes

Driveway Closure Width: 15

Driveway Closure Location: Close existing driveway along
Commercial Street NE

Erosion Control:

Erosion Control Permit Req'd?: City Permit

Sanitary Sewer:

Jurisdiction: Salem

Sewer?: Connection - Inside City

Sewer Disconnect: Individual - Abandonment

Length of Sewer Pipe: 10

Sewer Location: 6-inch SS lateral. City forces to tap existing
8-inch SS main in the alley. Contractor responsible for
excavation, shoring, backfill, surface restoration and traffic
control.

Sewer Tap:

Sewer Main Pipe Material: PVC

Sewer Tap Size: 6-inch

Sewer Tap Order Quantity: 1

Sewer Main Size: 8-inch

Sewer Tap Type: Main

Sidewalk:

Sidewalk #2 Width: 5

Sidewalk #2 Length: 235

Sidewalk Location: Property Line

Sidewalk #2 Req'd?: New

Sidewalk Length: 135

Sidewalk Street Name: GROVE STREET NE

Sidewalk Req'd?: New

Sidewalk Width: 5

Sidewalk #2 Street Name: COMMERCIAL STREET NE -
ODOT JURISDICTION

Sidewalk #2 Location: Property Line

Storm:

Storm Location: 8-inch SD lateral. City forces to tap existing
42-inch public storm main in Grove Street NE. Contractor
responsible for excavation, shoring, backfill, surface
restoration and traffic control. GSI facilities on-site, see plans
for details and locations.

Storm?: Connect

Length of Storm Pipe: 20

Storm Tap:

Storm Tap Size: 8-inch

Storm Main Size: 42-inch

Storm Tap Order Quantity: 1

Storm Tap Type: Main

Storm Main Pipe Material: CO

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Water Meter:

Irrigation Water Meter Type: Disk

Install Domestic Water Meter?: New

Domestic Water Service Line Size: 4-inch

Domestic Water Meter Type: Compound

Domestic Water Meter Size: 3-inch