

Considerations for OYC Members Contemplating Construction and/or a Remodeling Project

Owning a floating home is a unique life-style choice. Sometimes we fall into the house category, sometimes a boat, and sometimes it's unclear.

The following is a list of items *to be aware of* when contemplating a construction project of any size at OYC. The intent of this communication is to help you navigate the process as smoothly as possible. Every tip has been a lesson learned from someone else.

- Permits: sometimes for a home, sometimes, commercial, but always important.
- Read up on Portland's Title 28 – city code for Floating Structures
- New construction plans get submitted to the Board. The Board passes on to the Construction Review Committee to assure that all criteria per OYC Bylaws are being adhered to. New construction includes any physical changes you intend on making to an existing structure, particularly anything that involves dimensional changes (size). (Current bylaws require Board approval only for size on remodel or changes.)
- Most major construction should happen off-site, meaning your house should be towed away to the construction site and returned to its slip upon completion. Many remodeling projects can happen on-site. The contractor and/or homeowner are responsible for debris removal. Please do not place construction debris in the OYC dumpsters.
- Most improvements should be reviewed to alleviate conflict with your neighbors and to help you with the process. Be especially aware of any improvements that may obstruct the riverside view of your neighbors.
- Approved plans are good for 6 months and if the job is not completed by then, an extension should be applied for.
- New tenders constructed on log floats are having issues of being too heavy, or top heavy. Consult with your architect and builder about the advantages of concrete versus log floats for stability. (*A properly engineered unit should not have any issues (Title 28: 28.06.040).* The problem with many tenders is the shallow depth of the back channel.)
- New structures need to have ties-offs or access for easily hooking up to ropes for moving. They do get moved occasionally.

- Do plan with your architect for snow and ice contingencies; for example: heated roof coils or access to your roof with a ladder in order to scrape weighted snow/ice from your roof. Heated roof coils are available by the foot. Be aware that local contractors will likely be unaware of their use or availability.
- There is a lot of information on the www.oregonyachtclub.com website under the Resources Section also in the Bylaws(Governance page).
- The Construction Review Committee are your neighbors. We are here to answer casual questions anytime.
- The general guidelines for construction (noise) is no Sunday work. Check with your neighbors if you intend on having work done on Saturday.
- This link will give you the City of Portland's Noise Ordinance Code in detail.
<https://bit.ly/3baDKid>