

2011/2014

SCOPE AND ADMINISTRATION

building official for a period of not less than that dictated by OAR 166-150-0020 where a county has jurisdiction; OAR 166-200-0025 where a city has jurisdiction; and OAR 166-300 et al for the jurisdictions where the State of Oregon has jurisdiction. One set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress. The building official shall maintain a permanent record of all permits issued in flood hazard areas, including copies of inspection reports and certifications required in Section R109.1.3.

SECTION R107
TEMPORARY STRUCTURES AND USES

R107.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

R107.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

R107.3 Temporary power. Refer to applicable electrical laws.

R107.4 Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION R108
FEES

R108.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

R108.2 Schedule of permit fees. Permit and plan review fees shall be as adopted by the authority having jurisdiction, except as otherwise limited by statute. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority under authority of ORS 455.020 and 455.210.

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuation shall include total value of work including materials and labor, for which the permit is being issued such as electrical, gas, mechanical, plumbing equipment and other permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

R108.4 Related fees. The payment of the fee for the construction or alteration for work done in connection to or concurrently

with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

R108.5 Refunds. The building official is authorized to establish a refund policy.

R108.6 Work commencing before permit issuance. Any person who commences work requiring a permit on a building or structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee equal to the permit fee that shall be in addition to the required permit fees.

Exception: Work as permitted in Section R105.2.

SECTION R109
INSPECTIONS

R109.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other laws or ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other laws or ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

R109.1.1 Foundation inspection. Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

R109.1.1.1 Concrete slab or under-floor inspection. Concrete slab or under-floor inspection shall be made after in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including sub-floor.

R109.1.2 Plumbing, mechanical, gas and electrical systems inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.

Exception: Back-filling of ground-source heat pump loop systems tested in accordance with Section M2105.1 prior to inspection shall be permitted.

R109.1.3 Floodplain inspections. For construction in areas prone to flooding as established by the local jurisdiction, upon placement of the lowest floor, including basement, and prior to further vertical construction, the building official shall require submission of documentation, pre-

**SECTION 112
PLANS**

112.1 Plans required. When required by the building official, plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and shall show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Plans shall include a plot plan drawn to scale showing the location of all easements, drainage facilities, adjacent grades, property lines, the proposed building and of every existing building on the property. The structural design loads shall be clearly indicated on the plans.

112.2 Plans on job required. A copy of approved plans when required by the building official shall be kept on the site of the building or work at the time of inspection.

112.3 Expiration of plan review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation. Plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

**SECTION 113
INSPECTION**

113.1 Types of inspections. For on-site construction, the building official, upon notification from the permit holder or permit holder's agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or permit holder's agent wherein the same fails to comply with this code.

113.1.1 Foundation inspection. Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and forms erected and any required reinforcing steel is in place and prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of load-bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

113.1.1.1 Concrete slab or under-floor inspection. Inspection shall be made after all in-slab or under-floor building service equipment, conduit/piping accessories and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the subfloor.

113.1.2 Plumbing, mechanical and electrical inspection. Rough inspection of plumbing, mechanical and electrical shall be made prior to covering or concealment, before fixtures are set, and prior to framing inspection.

113.1.3 Frame and masonry inspection. Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, fireblocking, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.

113.1.3.1 Insulation and vapor barrier inspection. Inspection shall be made after all insulation and required vapor barriers are in place, but before any lath or gypsum board interior wall covering is applied.

Exceptions:

- 1. Ceiling and floor insulation visible during final inspection.
- 2. The building official may allow the frame, insulation and vapor barrier inspections to be performed simultaneously.

113.1.4 Other inspections. In addition to the called inspections above, the building official may make or require any other inspections to ascertain compliance with this code.

113.1.4.1 Fire-resistive construction inspection. Where fire-resistive construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after all lathing and/or gypsum board is in place, but before any plaster is applied, or before gypsum board joints and fasteners are taped and finished.

113.1.5 Final inspection. Final inspection shall be made after the building is complete and ready for occupancy.

**SECTION 114
PREFABRICATED CONSTRUCTION**

114.1 General. See ORS 455.010 and OAR Chapter 918, Division 674.

**SECTION 115
SWIMMING POOLS, SPAS AND HOT TUBS**

115.1 General. Provisions for swimming pools, spas and hot tubs are contained in Appendix B as amended.

**SECTION 116
INSPECTION CARD**

116.1 Record required. The permit holder or permit holder's agent shall post the inspection record on the job site in an accessible and conspicuous place to allow the building official to make the required entries. The record shall be maintained by the permit holder until the final inspection has been made and approved.

**SECTION 117
EXISTING STRUCTURES**

117.1 Continuations of existing use. Buildings and structures in existence at the time of the adoption of this code shall be permitted to have their existing use continued if such use was legal at the time of adoption of this code, provided such continued use is not dangerous to life.