



P.O. Box 278, St. Helens, OR 97051
Phone: (503) 397-6272 Fax: (503) 397-4016
www.ci.st-helens.or.us

BUILDING DEPARTMENT REPORT

January 1st – June 30th, 2021

Greetings Council,

The Building Department has issued 623 permits from December 28th, 2020, to June 30th, 2021. In that same time 241 Plan Reviews. Since January, our inspector, John Hicks, has joined the City. This addition to the building department is how we were able to perform 3083 inspections (avg 118/week). While we do not track every interaction, Heidi and Christina are keeping permits on track, ensuring fees are applied and collected fairly and accurately, and handling customer questions. All together the building department performs this work with 3.4 FTE. Please note, that this does not reflect all the reviews or inspections performed by all departments with regard to building permits. More detailed information is available within this report.

The building, planning, and engineering departments collaborate regularly, seeking to improve, among many things, the building permit process and experience. From this, we have begun cross training between building and planning for onsite inspections for new single-family dwelling subdivisions. This equates to the building department performing final planning inspections for single family dwelling subdivisions. This improves the customer's experience as they are able to work with the same inspector from placement of the home foundation to final occupancy. We strive for an inspection culture of educating and problem solving, as we find these tools to be the best way to achieve compliance. This cross training fosters that culture by allowing for the inspector to provide guidance to contractors regarding Planning matters, prior to their final inspections. This is also an improvement in the use of city resources by reducing trips to the job site. We are thankful for the collaboration from planning and engineering departments to make this work.

The Oregon Residential, Plumbing and Energy Specialty codes were adopted on April 1st, 2021. These code adoptions have impacts locally and we are working with the city attorney to update chapter 15 of the St Helens Municipal Code. These updates will include local authority for matters the state does not have delegable authority over, which was presented to council earlier this year. There is a transition period where the new and previously adopted codes overlap, otherwise known as a "grace period". We have been using this time to educate and engage builders on some of the significant changes they will need to address in future projects. This includes onsite conversations and providing bulletins to customers and contractors.

Training and continued education are required to maintain our certifications and important in keeping up with the construction industry trends and technology. As electronic meeting platforms have become widely used in business, training has been



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more widely available since our last report. With the adoption of state codes, the state produced a series of video classes required to maintain our inspection and plan review certifications. John and I are currently reviewing the videos, interpreting the new codes and disseminating the information to contractors and owners. Christina also took a permit technician class to improve her knowledge of code administration and the role of the permit technician. This has led to improved customer service.

The e-plan review implementation project is moving forward. This project will provide the following services: Online customer portal for document upload and download of approved plans, plan reviewer features such as tools for markup, comments, scale, automated comment reports and a new feature that we are exploring is, allowing for concurrent department plan review. We are currently, exploring software options and look to align these new services with the online services we already provide. As well as determining the type of equipment needed to perform such services.

Some of the projects and subdivisions to highlight within the community are Grocery Outlet at HWY 30, 7th Street Container Homes, High School Renovation, Gable Road Apartments, Graystone Estates, Elkridge phase 6, Forest Trail and Emerald Meadows.

Thank you.

Michael De Roia
Building Official
City of St. Helens
Office: 503-366-8228
Fax: 503-397-4016
miked@ci.st-helens.or.us





Building Data Request Information

For 12/28/2020 through 6/30/21

www.sthelensoregon.govbuildingsafety@sthelensoregon.gov

Permit Type	Count	Valuation
Commercial Mechanical	22	
Commercial Plumbing	21	
Commercial Structural - New	10	\$2,203,040.00
Commercial Structural - Other	24	\$2,251,247.15
Residential Mechanical	229	
Residential Plumbing	168	
Residential Structural - New 1 and 2 Family	117	\$30,879,849.73
Residential Structural - Other	21	\$160,036.20
Residential Structural Non-Classified	11	\$2,532,588.14

Inspections:	Count
Commercial Mechanical Inspection	44
Commercial Plumbing Inspection	48
Commercial Structural - New Inspection	63
Commercial Structural - Other Inspection	42
Commercial Structural Non-Classified	35
Residential Electrical Inspection	9
Residential Mechanical Inspection	401
Residential Plumbing Inspection	1,009
Residential Structural - New 1 and 2 Family Inspection	1,391
Residential Structural - Other Inspection	50
Residential Structural Non-Classified	212

Report Description:

Permits Types Included:

Records Types Include: Residential Manufactured Dwelling, Commercial Alarm or Suppression Systems, Residential Electrical Limited Energy, Residential Electrical Renewable Energy, Residential Electrical, Commercial Electrical Limited Energy, Commercial Electrical Renewable Energy, Commercial Electrical, Residential Mechanical, Commercial Mechanical, Residential Plumbing, Commercial Plumbing, Residential Phased Project, Commercial Phased Project, Residential Structural, Commercial Structural, 1 & 2 Family Dwelling, Residential Sign, Commercial Sign

Permits Issued Portion

The First_Issued_Date must fall between the Start and End Dates

Permit Status must not be Void or Withdrawn

Permit must have a applied payment for at least one Building State Surcharge

Categorization Process:

1. Permits are categorized as Commercial and Residential (using b1_per_type)
2. Permits are categorized as Electrical, Mechanical, Plumbing and Structural based on the Surcharge fee paid (1 & 2 Fam Dwelling will count in multiple categories)
3. Structural Permits are categorized by Custom Fields Type of Work and Category of Construction

Inspections Portion (Inspection Trips Completed)

The Inspection Completed Date must fall between the Start and End Dates

The Inspection Status must be 'Insp Completed' with a Result of 'Accepted', 'Approved', 'Approved with Conditions' or 'Not Required' OR Inspection Status must be 'Insp Cancelled' with a Result of 'Denied', 'Information Only', 'No Access' 'Not Ready', or 'Partial'

Inspections must have starting numbers between 1000 and 5999 or 6900 and 6999 or 8000 and 8999

Categorization Process:

1. Permits are categorized as Commercial and Residential (using b1_per_type)
2. Permits are categorized as Electrical, Mechanical, Plumbing and Structural based the beginning number of the inspection
3. Structural Permits are categorized by Custom Fields Type of Work and Category of Construction



Building Reviews Completed

CITY OF ST. HELENS
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12/28/2020-6/30/2021

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		Davis	De Roia	Dimsho	Elder	Graichen	Hansen	Hicks	Nelson	Pricher	Sullivan	Total
Commercial	Additional Review			9		6						15
	Building Review		49				1			3	2	55
	Infrastructure Review				2							2
	Mechanical Review		19									19
	Planning Review			10		10					1	21
	Plumbing Review		1				13					14
	Site Review								3			3
	Total		69	19	2	16	14		3	3	3	129
Residential	Building Review	1	127					25				153
	Infrastructure Review				110						13	123

		Davis	De Roia	Dimsho	Elder	Graichen	Hansen	Hicks	Nelson	Pricher	Sullivan	Total
Residential	Planning Review	1		114		11						126
	Plumbing Review								1			1
	Site Review								115		3	118
	Total	2	127	114	110	11		25	116		16	521
Total		2	196	133	112	27	14	25	119	3	19	650

BUILDING REPORT

JAN-JUN 2021





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For 12/28/2020 through 6/30/21

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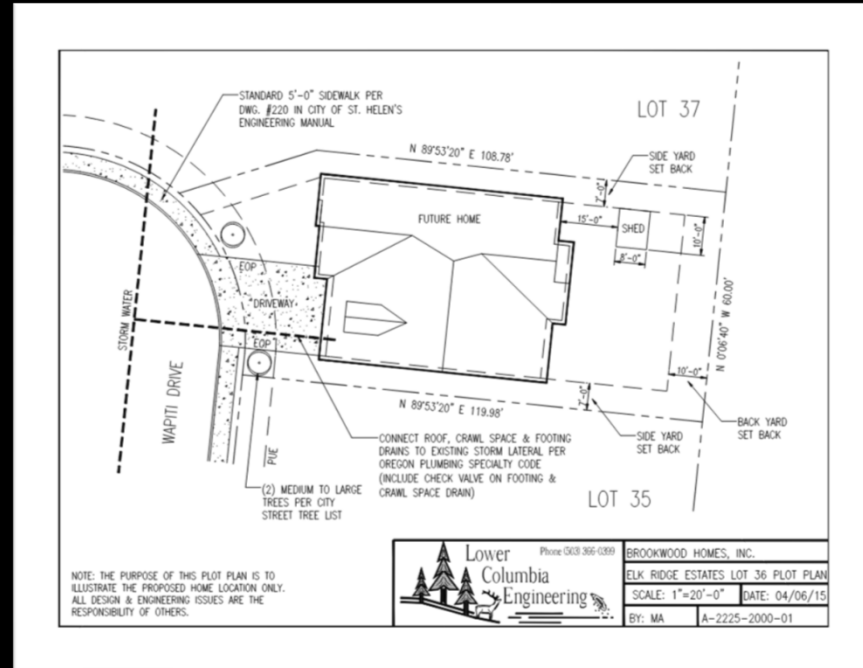


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Building Reviews Completed

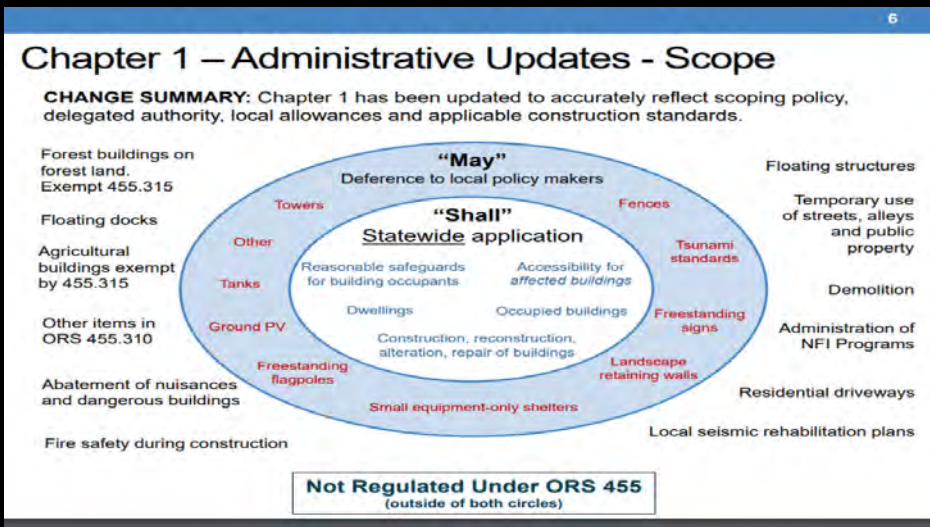
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DEPARTMENT COLLABORATION AND PROCESS IMPROVEMENT

2021 Code Updates



Ability for the City to apply and enforce its own ordinances

107.3 Examination of documents. The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws ~~or ordinances~~. Nothing in this code limits a local municipality's ability to require application of its own ordinances, or to enforce its own ordinances.

105.6 Suspension or revocation. The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ~~ordinance or regulation or any~~ of the provisions of this code. Nothing in this code limits a local municipality's ability to require application of its own ordinances, or to enforce its own ordinances.

111.4 Revocation. The *building official* is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ~~ordinance or regulation or any~~ of the provisions of this code. Nothing in this code limits a local municipality's ability to require application of its own ordinances, or to enforce its own ordinances.

State of Oregon
Building Codes Division
Better Buildings for Oregon

CODE UPDATE TRAINING



2021 ORSC
**Structural
& Fire / Life
Safety provisions**

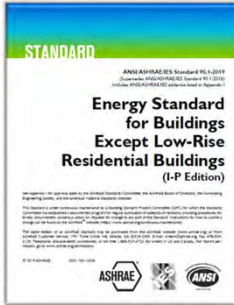
Based on the 2018 International Residential Code
(including portions of the 2021 IRC)

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Updated: 2021



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Better Buildings for Oregon

CODE UPDATE TRAINING

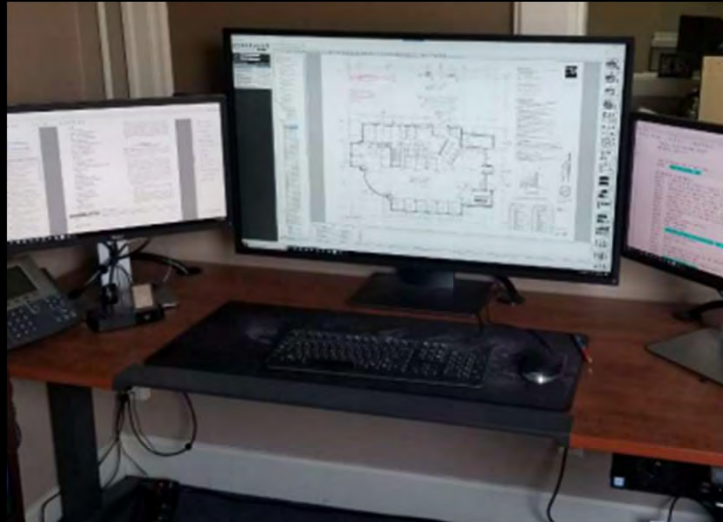


2021 OEESC
**Commercial Energy
Code for 2019
Oregon Structural
Specialty Code**

Based on ASHRAE Standard 90.1-2019

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TRAINING AND CONTINUED EDUCATION



INCORPORATED IN NEXT VERSION

RESPONSE NEEDED

PRINT LIST

DOWNLOAD LIST

DEPARTMENT FILTER

Search: X

Case Markup Id	Comments	Department	Sheet / Page Reference	Doc Name	Status	Corrections Required	Author
00002	Please provide information about Vent Discharge	Plan ring	A-203	Cycle 1.pdf	Responded	<input type="checkbox"/>	Keith Hobday

Keith Hobday: 04-04-2021 20:42:52
OK, will vent through roof. Will provide update on

Responded to 1 of 1

SUBMIT RESPONSES

Architectural drawing of a kitchen area. Annotations include: "QUARTZ" with an arrow pointing to a countertop, "Please provide information about Vent Discharge" in a red dashed box with an arrow pointing to a vent location, "COOKTOP 30\" KICUS04X", and "V-GROOVE PANELING" with an arrow pointing to a cabinet panel. The area is labeled "DINING ROOM".



E-Plan Review Project

Graystone Estates



Elkridge Phase 6



Forest Park



Emerald Meadows



Grocery Outlet



7th St. Container Homes

