



265 Strand Street, St. Helens, OR 97051 Phone:
(503) 397-6272 Fax: (503) 397-4016
www.sthelensoregon.gov

Greetings City Council,

We are pleased to present this semiannual Building Division report. This report will highlight some of the milestones we have crossed in this last term, look at what to expect in the next term and provide permitting statistics.

Building Program

Permit Activity

The Building Division, which was comprised of 2.4 FTE's, has issued 190 permits from January 1st to June 30th, 2024. Within this term the division has completed 87 Plan Reviews and 767 inspections were performed. Please note, that this may not reflect all the reviews or inspections performed by all departments regarding building permits, see attached reports for more information.

Inter-Governmental Agreements

The City's Building Division maintains Inter-Governmental Agreements with Columbia City and Columbia County. With Columbia City, we provide building code administration services to support their program. Our IGA with Columbia County is reciprocal in that either party can request plan review or inspection services based on the needs of the requesting jurisdictions. Below is a summary of work completed within this reporting period. See attached reports for more information.

Columbia City Permitting Data:

Permits issued = 33
Completed Columbia City Inspections = 77
Completed Columbia City Plan Reviews = 9
Total Invoiced Revenue = \$5,388.10

Columbia County Permitting Data:

Columbia County Completed St. Helens Inspection = 146
Columbia County Completed St. Helens Plan Review = 3
Total Invoiced Expenditures = \$4,720



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Oregon State Building Codes Division Update

The Building Codes Division (BCD) adopts, amends, and interprets specialty codes that make up the Oregon State Building Code. The division delegates authority to the city of St. Helens to administer each code through specialized code programs. This portion of the report is to provide news and updates as they relate to BCD.

The 2023 Oregon Residential Specialty Code (ORSC) and the 2023 Oregon Plumbing Specialty Code (OPSC) adopted in Oct of 2023 became enforceable as of April 1, 2024. Part of the code adoption process includes mandatory training to maintain the required inspector certifications from the State. The inspector certification renewal training has been completed for the 2024 code cycles and we are re-certified for plan review and inspection as required by our program.

Our e-Permitting system is hosted by the state under an IGA the city has with BCD that began in 2020. As we have implemented our own plan reviewing software, the state agreed to re-imburse us up to \$7500 of the implementation costs. We have received the payment from state in the amount of \$7500. Which was only a few hundred short of a full reimbursement. On your agenda tonight is a new IGA with the state for e-Permitting software. This is updating some of the 3rd party “user” agreement with the state and is included as an exhibit in our IGA, as well as other language updates from the city’s legal counsel.

This year has also been an active year for rulemaking. BCD has produced three permanent rules in the first term of this year that will become active July 1st, 2024.

The first is a change to the rule for the specialized plumbing inspector certification in Oregon, OAR 918-098-1570. The rule language specifies what types of structures specialized plumbing inspectors may or may not conduct inspections in for plumbing and piping systems. The rule amendment expands the scope of the specialized plumbing inspector certification license under OAR 918-098-1570 to include water services two inches or less and to clarify the existing scope.

The second is action being taken at the state level as a result of SB 1537. This bill’s intent is to remove construction and regulation barriers to housing production in Oregon. These rules create a process for BCD to develop and publish permit-ready plans for public use. The rules define what permit-ready plans are and what they are used for. Included in the development process is an opportunity for local building officials to provide feedback on the impact of local conditions on the usability of any proposed plans in a specific geographic area. Additionally, the rules state the process for updating permit-ready plans when the code updates. During the 2024 legislative session the legislature passed, and the governor signed Senate Bill 1537. This new law, in part, directed the division to expand the use of permit-ready plans (the bill referred to these as typical drawings and specifications). These rules are needed



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to establish a process that can be used to develop, review, and publish new permit-ready plans to effectuate the directive in the new law.

Lastly, the Statewide Mechanical Minor Label Inspection Program Implementation will begin. Minor labels allow for some minor work to be completed and inspected using an alternative process to the normal permitting process. Several specialty codes have a minor label program. Starting in October 2020, the division piloted a mechanical minor label permitting program in select jurisdictions. Afterward, the division adopted OAR 918-440-0520, which created the Mechanical Minor Labels Phased Program. This program went into effect on Oct. 1, 2021. The rule extended the mechanical minor label inspection program to additional jurisdictions. Under this program, contractors in participating jurisdictions were able to purchase mechanical minor labels to cover certain minor repairs and installations covered by the Oregon Mechanical Specialty Code and the mechanical provisions of the Oregon Residential Specialty Code. Following these pilot programs, this amendment to the rule extends the program statewide. This will have a direct impact on our mechanical program revenue 20k reduction.

Projects

Here are some of the projects going on around the city:

St. Helens High School- First Phase is complete. A temporary certificate of occupancy has been issued for building A which includes altered administration, drama and sports departments, and the addition which includes new science labs, cafeteria and kitchen. Building B is currently in demolition phase.

John Gumm School – Finishes being completed. Elevator still being installed. Permits for TI basements occupancies are under review

Crooked Creek – Main level open except kitchen. Kitchen is currently being update and upper level apartment is being restored

12th Street Mixed Used – Final inspections have begun.

Sand Island – Project stopped due to lack of permitting. Water and sewer infrastructure appear to not in the scope.

American Mart – Opened for business with Temporary Occupancy. Other TI spaces being completed for future tenants.

Fast Lube & Oil – Temporary Occupancy Issued to open for business. Working through final connections to public right of way.

Residential – Elk Ridge Estates, 2nd Street Duplexes, 6th Street Duplexes, 7th Street

Broad Leaf Arbor Apartments- Complete!

Burger King – Complete!

Columbia Hills Retirement – Complete!



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What's Next

Beyond keeping up with daily services in the second half of 2024, we will be reviewing and proposing changes to our fee schedule to the council, based on the state approved methodologies and current service costs. We have been talking about municipal code amendments for some time now and the workload finally seems to be allowing for more this. We will break the proposed code amendments down to four areas of chapter 15; Building Code (15.04), Fire Code (15.08), Moorages and Floating Structures Code (15.16) and Code for the Abatement of Dangerous Buildings (15.20). The proposed updates will include expanding the scope of St. Helens building code to accommodate scope changes at the state level, updating the fire code administration section with current standards, updated floating structures code, adding clarity to language and format of the dangerous building codes and a general focus on cleaning duplicate, conflicting or obsolete language.

Please let me know if you have any comments or questions.
Thank you

Michael De Roia
Building Official
City of St. Helens, OR
Office: 503-366-8228
Fax: 503-397-4016
mderoia@sthelensoregon.gov





Building Data Request Information

For 01/01/2024 through 6/30/24

www.sthelensoregon.gov

buildingsafety@sthelensoregon.gov

Permit Type	Count	Valuation
Commercial Mechanical	12	\$393,940.00
Commercial Plumbing	12	
Commercial Structural - New	8	\$345,500.00
Commercial Structural - Other	19	\$1,107,806.00
Residential Mechanical	71	
Residential Plumbing	38	
Residential Structural - Manufactured Dwelling	1	\$241,436.90
Residential Structural - Multi-Family	1	\$8,666.00
Residential Structural - New 1 and 2 Family	4	\$872,124.40
Residential Structural - Other	17	\$512,640.00
Residential Structural Non-Classified	1	\$60,000.00

Inspections:	Count
Commercial Mechanical Inspection	72
Commercial Plumbing Inspection	55
Commercial Structural - New Inspection	46
Commercial Structural - Other Inspection	83
Commercial Structural Non-Classified	19
Residential Mechanical Inspection	110
Residential Plumbing Inspection	143
Residential Structural - Manufactured Dwelling Inspection	1
Residential Structural - Multi-Family Inspection	21
Residential Structural - New 1 and 2 Family Inspection	131
Residential Structural - Other Inspection	81
Residential Structural Non-Classified	5

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

PERMITS ISSUED SUMMARY

Report parameters:

Date start from 1/1/2024 to 6/30/2024

Minimum valuation is \$0.00

Record type	Permits issued	Fees paid	Job value
Commercial Plumbing	12	\$2,495.88	\$37,700.00
Commercial Alarm or Suppression Systems	7	\$7,015.23	\$351,666.00
Residential Site Development	1	\$571.56	\$0.00
Residential Manufactured Dwelling	1	\$27,145.79	\$241,436.90
Commercial Revision	1	\$1,269.79	\$88,000.00
Residential Mechanical	62	\$7,174.02	\$400,118.10
Commercial Mechanical	12	\$7,712.93	\$393,940.00
Commercial Structural	21	\$19,135.70	\$1,110,306.00
Commercial Deferred Submittal	12	\$4,077.36	\$417,939.00
Residential Revision	2	\$866.66	\$7,000.00
Residential 1 & 2 Fam Dwelling (New Only) Limited	3	\$34,062.84	\$865,574.40
Residential Plumbing	35	\$7,334.57	\$153,561.22
Commercial Site Development	2	\$2,154.10	\$0.00
Commercial Demolition	1	\$303.76	\$0.00
Residential Structural	18	\$23,551.18	\$564,990.00
<hr/>			
<i>Overall summary</i>			
Total	190	\$144,871.37	\$4,632,231.62



Building Reviews Completed

CITY OF ST. HELENS
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1/1/2024-6/30/2024

buildingsafety@sthelensoregon.gov

		Bird	Darroux	Davis	De Roia	Dimsho	Elder	Graichen	Hansen	Sullivan	Underwood	Total
Commercial	Additional Review		1			5		4				10
	Building Review				42					2		44
	Infrastructure Review						5					5
	Mechanical Review				10							10
	Planning Review					13		13				26
	Plumbing Review				1				2			3
	Site Review	3	2								2	7
	Total	3	3		53	18	5	17	2	2	2	105
Residential	Additional Review	1	5									6
	Building Review			1	25					2		28

		Bird	Darroux	Davis	De Roia	Dimsho	Elder	Graichen	Hansen	Sullivan	Underwood	Total
Residential	Infrastructure Review						18					18
	Planning Review					11		5		2		18
	Site Review	4	9								1	14
	Total	5	14	1	25	11	18	5		4	1	84
Total		8	17	1	78	29	23	22	2	6	3	189



CITY OF COLUMBIA CITY
 1840 Second Street
 PO Box 189
 Columbia City, OR 97018
 503-397-4010
 FAX: 503-366-2870

Building Data Request Information

For 01/01/2024 through 6/30/24

www.columbia-city.org

bldg@columbia-city.org

Permit Type	Count	Valuation
Residential Mechanical	15	
Residential Plumbing	12	
Residential Structural - Other	4	\$149,966.40

Inspections:	Count
Commercial Mechanical Inspection	1
Commercial Plumbing Inspection	2
Commercial Structural - Other Inspection	1
Residential Mechanical Inspection	20
Residential Plumbing Inspection	30
Residential Structural - New 1 and 2 Family Inspection	4
Residential Structural - Other Inspection	18
Residential Structural Non-Classified	1

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

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Categorization Process:

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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

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1/1/2024-6/30/2024

bldg@columbia-city.org

		De Roia	Johnson	Scott	Total
Residential	Building Review	5			5
	Fire Review		1		1
	Planning Review			3	3
	Total	5	1	3	9
Total		5	1	3	9



3rd Party Provider Report

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 1840 Second Street
 PO Box 189
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 503-397-4010
 FAX: 503-366-2870

www.columbia-city.org

1/1/2024 00:00:00 - 6/30/2024 23:59:59

bldg@columbia-city.org

		Columbia City	St. Helens	Total
191-23-000078-STR	Land Use Plan Review - Residential	\$25.00		\$25.00
	Structural plan review fee	\$120.95	\$362.86	\$483.81
	Technology Fee	\$9.53	\$28.58	\$38.10
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$89.32		\$89.32
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$186.08	\$558.25	\$744.33
	Total	\$441.38	\$981.18	\$1,422.56
191-24-000001-STR	Structural plan review fee	\$32.24	\$96.71	\$128.95
	Land Use Plan Review - Residential	\$25.00		\$25.00
	Technology Fee	\$2.77	\$8.31	\$11.08
	Copies - 8.5x11, black and white, single sided	\$16.50		\$16.50
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$23.81		\$23.81
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$49.60	\$148.79	\$198.38
	Total	\$160.41	\$285.31	\$445.72
191-24-000003-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Tub/shower/shower pan	\$6.65	\$19.95	\$26.60

		Columbia City	St. Helens	Total
191-24-000003-PLM	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000004-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Air conditioner	\$3.10	\$9.29	\$12.39
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000005-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	Heat pump	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000006-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000007-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15

		Columbia City	St. Helens	Total
191-24-000007-PLM	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Backflow preventer	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000008-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Tub/shower/shower pan	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000009-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Tub/shower/shower pan	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000010-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Clothes washer	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000011-STR	CET - St Helens SD 502 - Admin Fee - Res Use	\$27.46		\$27.46
	CET - St Helens SD 502 - Res Use	\$658.94		\$658.94

		Columbia City	St. Helens	Total
191-24-000011-STR	Bus Lic - Non-Resident Business - Annual	\$100.00		\$100.00
	Technology Fee	\$5.30	\$15.90	\$21.20
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$48.33		\$48.33
	Structural plan review fee	\$65.44	\$196.33	\$261.77
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$100.68	\$302.05	\$402.73
	Total	\$1,016.66	\$545.78	\$1,562.43
191-24-000012-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$13.43	\$40.29	\$53.72
	Flue vent for water heater or gas fireplace	\$2.32	\$6.96	\$9.28
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000013-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000014-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$13.43	\$40.29	\$53.72
	Attic/crawl space fans	\$2.32	\$6.96	\$9.28
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56

		Columbia City	St. Helens	Total
191-24-000014-MECH	Total	\$34.60	\$81.11	\$115.71
191-24-000015-PLM	Clothes washer	\$6.65	\$19.95	\$26.60
	Sink/basin/lavatory	\$33.25	\$99.75	\$133.00
	Tub/shower/shower pan	\$13.30	\$39.90	\$53.20
	Technology Fee	\$2.60	\$7.81	\$10.41
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Water service - Total linear feet	\$16.38	\$49.15	\$65.53
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$36.59		\$36.59
	Water heater	\$6.65	\$19.95	\$26.60
	Total	\$125.93	\$268.01	\$393.93
191-24-000016-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Sanitary sewer - Total linear feet	\$16.38	\$49.15	\$65.53
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.86		\$7.86
	Technology Fee	\$0.81	\$2.42	\$3.23
	Total	\$35.55	\$83.07	\$118.62
191-24-000017-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Backflow preventer	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000018-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40

		Columbia City	St. Helens	Total
191-24-000018-PLM	Tub/shower/shower pan	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000020-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$2.45	\$7.35	\$9.80
	Tub/shower/shower pan	\$13.30	\$39.90	\$53.20
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000021-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$10.33	\$31.00	\$41.33
	Flue vent for water heater or gas fireplace	\$2.32	\$6.96	\$9.28
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000022-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000023-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15

		Columbia City	St. Helens	Total
191-24-000023-MECH	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Air conditioner	\$3.10	\$9.29	\$12.39
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000024-STR	Copies - 8.5x11, black and white, single sided	\$3.25		\$3.25
	Land Use Plan Review - Residential	\$25.00		\$25.00
	Structural plan review fee	\$68.42	\$205.25	\$273.67
	Bus Lic - Non-Resident Business - Annual	\$100.00		\$100.00
	Technology Fee	\$5.53	\$16.58	\$22.10
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$50.52		\$50.52
	Structural building permit fee	\$105.26	\$315.77	\$421.03
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Total	\$368.47	\$569.10	\$937.57
191-24-000025-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	Heat pump	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000026-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$2.45	\$7.35	\$9.80

		Columbia City	St. Helens	Total
191-24-000026-PLM	Tub/shower/shower pan	\$13.30	\$39.90	\$53.20
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000027-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	Heat pump	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000028-INV	Technology Fee	\$1.88	\$5.63	\$7.50
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$30.00		\$30.00
	Structural investigation fee	\$62.50	\$187.50	\$250.00
	Total	\$94.38	\$193.13	\$287.50
191-24-000029-STR	Structural plan review fee	\$20.34	\$61.03	\$81.37
	Total	\$20.34	\$61.03	\$81.37
191-24-000030-STR	Structural plan review fee	\$65.44	\$196.33	\$261.77
	Total	\$65.44	\$196.33	\$261.77
191-24-000031-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Air conditioner	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71

		Columbia City	St. Helens	Total
191-24-000032-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Mini split system	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000033-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Air conditioner	\$3.10	\$9.29	\$12.39
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000034-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$2.51	\$7.53	\$10.04
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$35.11		\$35.11
	Clothes washer	\$6.65	\$19.95	\$26.60
	Dishwasher	\$6.65	\$19.95	\$26.60
	Water closet	\$13.30	\$39.90	\$53.20
	Garbage disposal	\$6.65	\$19.95	\$26.60
	Ice maker	\$6.65	\$19.95	\$26.60
	Sink/basin/lavatory	\$13.30	\$39.90	\$53.20
	Tub/shower/shower pan	\$13.30	\$39.90	\$53.20
	Fixture cap	\$6.65	\$19.95	\$26.60

		Columbia City	St. Helens	Total
191-24-000034-PLM	Total	\$121.27	\$258.48	\$379.75
191-24-000035-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Air conditioner	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
Total for All Records		\$3,280.16	\$5,388.10	\$8,668.26

07/05/2024

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<input type="checkbox"/>	2999 Final Mechanical	115 N 18TH ST, ST HELENS, O...	749-21-000172-MECH-01	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2520 Duct Work	115 N 18TH ST, ST HELENS, O...	749-21-000172-MECH-01	Approved	Commercial Mechanical	Don Var
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<input type="checkbox"/>	3500 Rough Plumbing	444 S 6TH ST, ST HELENS, OR...	749-24-000187-PLM	Approved	Residential Plumbing	Don Var
<input type="checkbox"/>	3500 Rough Plumbing	455 GREY CLIFFS DR, ST HELE...	749-23-000422-PLM	Approved	Residential Plumbing	Don Var
<input type="checkbox"/>	6010 Preliminary Erosion Con...	795 S COLUMBIA RIVER HWY, S...	749-23-000209-STR	Denied	Commercial Structural	Don Var
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<input type="checkbox"/>	2020 Underground Gas	2250 GABLE RD, BLDG# A ST HE...	749-24-000002-MECH	Denied	Commercial Mechanical	Don Var
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<input type="checkbox"/>	1600 Ceiling Grid	2375 GABLE RD, ST HELENS, O...	749-21-000463-STR-04	Partial	Commercial Structural Phased	Don Var
<input type="checkbox"/>	3400 Storm Sewer	2375 GABLE RD, ST HELENS, O...	749-22-000155-PLM	Partial	Commercial Plumbing	Don Var
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<input type="checkbox"/>	1410 Underfloor Insulation	124 S 2ND ST, UNIT# B ST HEL...	749-22-000115-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited					
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<input type="checkbox"/>	3999 Final Plumbing	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1999 Final Building	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3620 Backflow Device	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Approved ...	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1999 Final Building	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Not Ready	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3999 Final Plumbing	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Not Ready	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3999 Final Plumbing	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Denied	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3300 Water Service	35441 PORTLAND VIEW DR, ST ...	749-22-000344-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3650 Shower Pan	35441 PORTLAND VIEW DR, ST ...	749-22-000344-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3500 Rough Plumbing	35441 PORTLAND VIEW DR, ST ...	749-22-000344-DWL	Denied	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3130 Footing/Foundation Drains	35441 PORTLAND VIEW DR, ST ...	749-22-000344-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited

Inspections

Menu Manage Inspections Delete Search Route Sheet Show Locations on Map View Log Reports Help My Filters

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<input type="checkbox"/>	<u>Inspection Type</u>	<u>Address</u>	<u>Record Number</u>	<u>Status</u>	<u>Record Type</u>	<u>Inspect</u>
<input type="checkbox"/>	2999 Final Mechanical	40 DUBOIS LN, ST HELENS, OR...	749-24-000125-MECH	Denied	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	1220 Underfloor Framing/Post...	345 N 10TH ST, ST HELENS, O...	749-23-000490-STR	Approved	Residential Structural	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	424 S 4TH ST, ST HELENS, OR...	749-24-000112-MECH	Approved	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	34858 WILLIE LN, ST HELENS,...	749-24-000040-MECH	Cancelled	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	34858 WILLIE LN, ST HELENS,...	749-24-000040-MECH	Approved	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	3999 Final Plumbing	34946 ROBERTS LN, ST HELENS...	749-24-000221-PLM	Approved	Residential Plumbing	Jean Paul Pe
<input type="checkbox"/>	3200 Sanitary Sewer	35056 SYKES RD, ST HELENS, ...	749-24-000133-PLM	Approved	Residential Plumbing	Jean Paul Pe
<input type="checkbox"/>	3300 Water Service	35056 SYKES RD, ST HELENS, ...	749-24-000133-PLM	Approved	Residential Plumbing	Jean Paul Pe
<input type="checkbox"/>	3500 Rough Plumbing	35056 SYKES RD, ST HELENS, ...	749-24-000133-PLM	No Access	Residential Plumbing	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	58915 EVERGREEN LOOP, ST HE...	749-23-000358-MECH	Approved	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	59011 ELIZABETH LN, ST HELE...	749-24-000093-MECH	Approved	Residential Mechanical	Jean Paul Pe

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Department of Consumer
and Business Services

Notice of Permanent Rule
Effective July 1, 2024

Specialized Plumbing Inspector Certification Update

Purpose of the rule:

The purpose of the rule is to specify the requirements and scope of the specialized plumbing inspector certification.

Citation:

Amends OAR 918-098-1570

This rule is effective July 1, 2024.

Background:

OAR 918-098-1570 is the rule for the specialized plumbing inspector certification in Oregon. The rule language specifies what types of structures specialized plumbing inspectors may or may not conduct inspections in for plumbing and piping systems.

Summary:

The rule amendment expands the scope of the specialized plumbing inspector certification license under OAR 918-098-1570 to include water services two inches or less and to clarify the existing scope.

Contact:

If you have questions or need further information, contact Andy Skinner, plumbing program chief, at 503-373-7448, or andrew.j.skinner@oregon.gov.



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PERMANENT ADMINISTRATIVE ORDER

BCD 6-2024

CHAPTER 918

DEPARTMENT OF CONSUMER AND BUSINESS SERVICES

BUILDING CODES DIVISION

FILED

06/26/2024 10:31 AM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

FILING CAPTION: Updates the scope of the specialized plumber inspector certification

EFFECTIVE DATE: 07/01/2024

AGENCY APPROVED DATE: 06/24/2024

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Filed By:

Andrew Boulton

Rules Coordinator

AMEND: 918-098-1570

NOTICE FILED DATE: 04/25/2024

RULE SUMMARY: These rules expand the scope of the specialized plumbing inspector certification license under OAR 918-098-1570. These changes allow inspections of plumbing systems in buildings with water services two inches or less.

CHANGES TO RULE:

918-098-1570

Specialized Plumbing Inspector Certification ¶

(1) Specialized plumbing inspectors may inspect plumbing and piping systems conveying potable water, storm, or domestic sanitary sewage in new commercial buildings; ¶

(a) Less than 75 feet above grade in height as defined in the Oregon Structural Specialty Code and; ¶

(b) Containing a building water service less than two inches or less in nominal interior diameter;; and ¶

(2c) That do not contain any of the plumbing and piping systems listed in section (4). ¶

(2) Specialized plumbing inspectors may not conduct inspections in new structures with inspect plumbing and piping systems conveying potable water, storm, or domestic sanitary sewage in existing commercial buildings less than 75 feet above grade in height as defined in the Oregon Structural Specialty Code, except for they may not inspect the specific systems listed in section (4). ¶

(3) Specialized plumbing inspectors may conduct inspections on plumbing or piping systems containing any of the items in (a) through (g) in new or existing residential buildings that a residential plumbing inspector may inspect under OAR 918-098-1210. ¶

(4) Specialized plumbing inspectors cannot inspect the following plumbing and piping systems: ¶

(a) Installation or alteration of a medical gas and vacuum system for health care facilities; ¶

(b) Installation or alteration of chemical drainage, waste and vent systems containing chemical agents potentially detrimental to the integrity of a plumbing system; ¶

(c) Installation or alteration of waste water pre-treatment systems for building sewers; ¶

(d) Installation of vacuum drainage, waste and vent systems; ¶

(e) Installation or alteration of reclaimed water systems; ¶

(f) Installation of a commercial booster pump system needed to maintain minimum residual water pressure in a structure supplied by a municipal source; or ¶

(g) Food service plumbing systems.¶¶

~~(3) Existing structures with plumbing systems containing any of the items in 2(a) through (g) may be inspected by specialized plumbing inspectors. But specialized plumbing inspectors may not inspect any of the items in 2(a) through (g).¶¶~~

(45) As a condition of entering a training program, an applicant must:¶¶

(a) Hold valid Oregon Code Certification as a one- and two-family or residential plumbing inspector;¶¶

(b) Have been employed as an inspector and performed inspections as a one- and two-family or residential plumbing inspector for a minimum of one year prior to applying for Specialized Plumbing Inspector Certification.¶¶

(c) Complete a specialized plumbing inspection training program that meets the minimum requirements established by the division, consisting of:¶¶

(A) Instructional coursework; and¶¶

(B) Supervised fieldwork inspections.¶¶

(d) Pass a division-approved examination.

Statutory/Other Authority: ORS 455.720, 455.730, 455.735

Statutes/Other Implemented: ORS 455.720, 455.730, 455.735



Department of Consumer
and Business Services

Permit-ready plans

Purpose of the rule:

These rules create a process for the division to develop and publish permit-ready plans for public use. The rules define what permit-ready plans are and what they are used for. Included in the development process is an opportunity for local building officials to provide feedback on the impact of local conditions on the usability of any proposed plans in a specific geographic area. Additionally, the rules state the process for updating permit-ready plans when the code updates.

Citation:

Adopts: OAR 918-001-0500, 918-001-0505, 918-001-0510, 918-001-0515, 918-001-0520, 918-001-0525, 918-001-0530

This rule is effective July 1, 2024.

Background:

During the 2024 legislative session the legislature passed and the governor signed Senate Bill 1537. This new law, in part, directed the division to expand the use of permit-ready plans (the bill referred to these as typical drawings and specifications). These rules are needed to establish a process that can be used to develop, review, and publish new permit-ready plans to effectuate the directive in the new law. A rulemaking advisory committee met to discuss the rulemaking on May, 22, 2024. A public hearing was held to receive testimony on the rulemaking on June 18, 2024.

Summary:

OAR 918-001-0500: Identifies the purpose of the rules to establish a process for developing and publishing permit-ready plans.

OAR 918-001-0505: Defines key terms used in the rules.

OAR 918-001-0510: Explains who develops permit-ready plans.

OAR 918-001-0515: Creates the consultation and review process for permit-ready plans.

OAR 918-001-0520: Explains how permit-ready plans are used.

OAR 918-001-0525: Explains what happens to a permit-ready plan when a new code is adopted and the usability of permit-ready plans based on previous code versions.

OAR 918-001-0530: Clarifies that permit-ready plans are not able to be modified beyond any options that are included in the permit-ready plans.

Contact:

If you have questions or need further information, contact Tony Rocco, housing and building safety manager, at anthony.j.rocco@dcbs.oregon.gov or at 503-910-1678.



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PERMANENT ADMINISTRATIVE ORDER

BCD 9-2024

CHAPTER 918

DEPARTMENT OF CONSUMER AND BUSINESS SERVICES

BUILDING CODES DIVISION

FILED

06/26/2024 10:48 AM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

FILING CAPTION: Establishing a process for creating and publishing permit-ready plans

EFFECTIVE DATE: 07/01/2024

AGENCY APPROVED DATE: 06/24/2024

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Filed By:

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Rules Coordinator

RULES:

918-001-0500, 918-001-0505, 918-001-0510, 918-001-0515, 918-001-0520, 918-001-0525, 918-001-0530

ADOPT: 918-001-0500

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Identifies the purpose of the rules to establish a process for developing and publishing permit-ready plans.

CHANGES TO RULE:

918-001-0500

Purpose

Rules 918-001-0500 to 918-001-0530 establish a process that the division will use to develop permit-ready plans and make those plans available for public use. The intent of the permit-ready plans program is to create a more efficient pathway for approval of publicly accessible building plans by building departments. The division intends for the permit applications using permit-ready plans to be less expensive to process and to require less time to process by building departments.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0505

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Defines key terms used in the rules.

CHANGES TO RULE:

918-001-0505

Definitions

(1) "Local code expert" means a certified building official, an A-level structural inspector, or an A-level structural plans examiner that is working as either a building official, inspector, or as a plans examiner for a building department.

(2) "Permit-ready plan" means a set of drawings and specifications that have been developed by the division that are available for use and have been determined to meet the requirements of the state building code.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0510

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Explains who develops permit-ready plans.

CHANGES TO RULE:

918-001-0510

Development of Permit-Ready Plans

Permit-ready plans are developed by a division employee, or group of division employees, acting within their scope of employment. During the development process the division may consult with local municipalities, other agencies, as well as industry and other stakeholders to help develop plans to be applicable in as broad an area of the state and to as many customers as is technically and economically feasible.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0515

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Creates the consultation and review process for permit-ready plans.

CHANGES TO RULE:

918-001-0515

Consultation and Review Process for Permit-Ready Plans

(1) Prior to publishing permit-ready plans the division will make any proposed plans available for review by building departments in the state for not less than 30 days.¶

(2) The purpose of this review period is for local building departments to identify any areas where the proposed plans conflict with specific local requirements.¶

(3) After this review period ends, the division will publish the plans for general use.¶

(4) The division may designate areas of the state where the plans are not available for use based on the responses from building departments during the review period.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0520

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Explains how permit-ready plans are used.

CHANGES TO RULE:

918-001-0520

Use of Permit-Ready Plans

- (1) Permit-ready plans that have been published to the division's website are available for use by the public.¶
- (2) A permit-ready plan is exempt from local plan review for code compliance on all elements addressed by, and included as part of, the permit-ready plan.¶
- (3) Plan review fees may still be assessed on applications using permit-ready plans for verification that the plan is a state approved plan, compliance with plan specific options selected, and compliance with specific local requirements not addressed by the plan in accordance with Section (4). Plan review fees should be assessed to compensate staff time and resources expended and cannot equal or exceed standard plan review fees.¶
- (4) A permit-ready plan may be subject to additional local review of specific items, including but not limited to, the following:¶
 - (a) Required permit application submittal.¶
 - (b) Local site conditions such as soils, slopes, location on property, land-use setbacks, fire separation distances, flood hazard areas, and applicability of the geographic and climatic design criteria used in the permit-ready plan design.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0525

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Explains what happens to a permit-ready plan when a new code is adopted and the usability of permit-ready plans based on previous code versions.

CHANGES TO RULE:

918-001-0525

Expiration and Renewal of Permit-Ready Plans

(1) Permit-ready plans are approved for a specific edition of a code and may be used while that edition of the code is effective.¶

(2) When a new edition of a code is adopted the division will review existing permit-ready plans for compliance with the new code edition and use the local consultation and review process before making a permit-ready plan available for statewide use again.¶

(3) Permit-ready plans that were approved under an edition of a code that is no longer effective are required to comply with local building official approval and acceptance prior to use. This may include compliance with current adopted code standards, local plan submittal requirements, and local plan review approval processes.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0530

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Clarifies that permit-ready plans are not able to be modified beyond any options that are included in the permit-ready plans.

CHANGES TO RULE:

918-001-0530

Modification of Permit-Ready Plans

(1) Permit-ready plans may not be modified, changed, or adjusted in any way without additional local review and local building official approval.¶

(2) Permit-ready plans may include options which are permissible to select under standard use of the plans, without additional local review or approval.¶

(3) The division will not field or respond to any inquiries regarding modifications, or changes to any permit-ready plan, as all permit-ready plans are considered by the division to be as-is designs.¶

(4) Any inquiries regarding modifications, or changes to any permit-ready plan must be directed to the local building department, and may be subject to compliance with current adopted code standards, local plan revision submittal requirements, and local plan review approval processes.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062



Department of Consumer
and Business Services

Notice of Permanent Rule
Effective July 1, 2024

Statewide Mechanical Minor Label Inspection Program Implementation

Purpose of the rule:

This rule amendment updates the division's mechanical minor label inspection program under OAR 918-440-0520 to make the program available statewide.

Citation:

Amends OAR 918-440-0520

This rule is effective July 1, 2024.

Background:

Minor labels allow for some minor work to be completed and inspected using an alternative process to the normal permitting process. Several specialty codes have a minor label program. Starting in October 2020, the division piloted a mechanical minor label permitting program in select jurisdictions. Afterward, the division adopted OAR 918-440-0520, which created the Mechanical Minor Labels Phased Program. This program went into effect on Oct. 1, 2021. The rule extended the mechanical minor label inspection program to additional jurisdictions. Under this program, contractors in participating jurisdictions were able to purchase mechanical minor labels to cover certain minor repairs and installations covered by the Oregon Mechanical Specialty Code and the mechanical provisions of the Oregon Residential Specialty Code. Following these pilot programs, this amendment to the rule extends the program statewide.

Summary:

These rule amendments expand the scope of the mechanical minor label inspection program under OAR 918-440-0520 to allow the program to go statewide.

Contact:

If you have questions or need further information, contact the Mechanical and Energy Code Engineer, Mark Heizer, at mark.r.heizer@dcbs.oregon.gov or 971-600-6821, or the Field/Statewide Services Manager, Warren Jackson, at warren.d.jackson@dcbs.oregon.gov or 503-373-7755.



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PERMANENT ADMINISTRATIVE ORDER

BCD 7-2024

CHAPTER 918

DEPARTMENT OF CONSUMER AND BUSINESS SERVICES

BUILDING CODES DIVISION

FILED

06/26/2024 10:35 AM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

FILING CAPTION: Amends the mechanical minor label inspection program to allow for statewide implementation

EFFECTIVE DATE: 07/01/2024

AGENCY APPROVED DATE: 06/24/2024

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Filed By:

Andrew Boulton

Rules Coordinator

AMEND: 918-440-0520

NOTICE FILED DATE: 04/25/2024

RULE SUMMARY: These rules expand the scope of the phased mechanical minor label inspection program under OAR 918-440-0520 to allow the program to go statewide.

CHANGES TO RULE:

918-440-0520

~~Phased~~ Statewide Mechanical Minor Label Inspection Program

(1) The statewide mechanical minor label inspection program ~~goes in addition to any local jurisdiction minor label program authorized by OAR 918-100-0020~~ (2) to effect on July 1, 2024. This program does not supersede, replace, or modify a local jurisdiction's mechanical minor label program in any way.¶

(2) Minor labels issued under this rule will be administered by using the definitions in OAR 918-100-0010, the fees in 918-100-0030, and the process described in section ~~(132)~~ of this rule.¶

(3) The scope of work allowed under this program does not include any new construction except as allowed under subsection (d), (e), and (f) of this section. The scope of work allowed under this program is limited to the following:¶

(a) Moving or replacing ductwork not involving fire dampers or penetrations of firewalls, fire assemblies or floors;¶

(b) Relocating grilles and air distribution inlets or outlets;¶

(c) Replacing existing heating, cooling, and ventilation equipment, including minor alterations of fuel piping or appliance connectors downstream of an appliance shutoff valve;¶

(d) Adding a central air conditioning unit to existing ductwork in one- and two-family dwellings;¶

(e) Installing new mini-split heat pumps in one- and two-family dwellings; and¶

(f) Installing a mechanical exhaust fan for radon mitigation systems in one- and two-family dwellings.¶

(4) Minor mechanical installations do not include:¶

(a) Mechanical replacements where the fuel type changes;¶

(b) Replacement of fuel burning equipment which requires replacement of the existing venting system; or¶

(c) Replacement of commercial systems or equipment that:¶

(A) Exceeds 2,000 cubic feet per minute of air movement capability;¶

(B) Weighs more than 400 pounds, except packaged rooftop equipment up to 5-ton cooling capacity being replaced with packaged rooftop equipment not exceeding the existing unit's cooling capacity; or¶

- (C) Exceeds 5-ton cooling capacity.¶
- (5) Unused minor labels issued under this rule shall expire one year after they are purchased.¶
- (6) Work performed under the mechanical minor label program shall be to the current Oregon Mechanical Specialty Code or the current Oregon Residential Specialty Code, as applicable.¶
- (7) Only one mechanical minor label shall be used on any single project per job site. For the purpose of this rule, a job site means work at the same address.¶
- (8) A minor label is only required when the work otherwise requires a permit. No new permit requirements are created by this rule.¶
- (9) The following people may purchase and use state mechanical minor labels in participating jurisdictions:¶
- (a) For commercial and industrial mechanical minor labels, the contractor doing the work, who holds a Construction Contractors Board license.¶
- (b) For residential mechanical minor labels, a contractor licensed by the Construction Contractors Board.¶
- (10) A contractor performing work under a minor label must still comply with all applicable licensing requirements for the work performed.¶
- (11) The following local jurisdictions are participating in the mechanical minor label inspection program:¶
- (a) City of Albany;¶
- (b) City of Central Point;¶
- (c) City of Medford;¶
- (d) City of Salem;¶
- (e) Coos County;¶
- (f) Deschutes County;¶
- (g) Jackson County;¶
- (h) Linn County;¶
- (i) Marion County; and¶
- (j) Umatilla County.¶
- (12) A person performing work under a minor label may elect to have this work inspected virtually. To have the work inspected virtually, the work must be documented with images, and those images must be uploaded to the division's mechanical minor label software system.¶
- (13) The local jurisdiction where the minor label is used shall be the inspecting jurisdiction. If pictures of the work performed under the minor label have been uploaded to the division's mechanical minor label software system, then inspections shall be conducted remotely through that system. If pictures of the work performed under the minor label have not been uploaded, or if the uploaded pictures are insufficient to complete a virtual inspection, then inspections shall be conducted using the minor label process in OAR 918-100-0060.¶
- (a) The division shall assign the initial inspection of a minor label lot to the local jurisdiction at the start of the calendar month. The local jurisdiction shall perform the assigned minor label inspection before the end of the calendar month in which the inspection was assigned. If the local jurisdiction fails to perform an assigned inspection within the calendar month that it was assigned, then the division shall perform the inspection.¶
- (b) No less than 10 percent of each minor label lot shall be inspected either by the local jurisdiction or by the division. The inspection shall verify the minor installation.¶
- (c) If any minor label inspections beyond the initial inspection in a lot are required, the additional inspections will be performed in accordance with OAR 918-100-0060.¶
- (d) The division shall compensate each inspecting jurisdiction \$75 per inspection for the first minor label installation inspected by the local jurisdiction in a lot. If the first minor label installation fails the inspection, the division shall perform an inspection on a second minor label from the same lot. If the second minor label fails the division's inspection, then the division shall inspect a third minor label of the same lot.¶
- (e) If any minor label fails an inspection, then the contractor that purchased the minor label is required to pay the local jurisdiction for an on-site inspection of the same work at the local jurisdiction's hourly inspection rate.¶
- (f) The division shall, upon notice of three failed inspections in the same lot of labels, notify the contractor and the jurisdictions affected by the remaining labels in the same lot. Each jurisdiction shall then notify the contractor that a permit is necessary for each of the remaining installations within the jurisdiction in the same lot of labels, and work shall follow the normal permit and inspection procedures for that jurisdiction.

Statutory/Other Authority: ORS 455.046, ORS 455.154, ORS 455.155

Statutes/Other Implemented: ORS 455.046, ORS 455.154, ORS 455.155