

Residential Plan Review Requirements

Construction Plans

All construction plans should be submitted on either eighteen by twenty-four (18 x 24), twenty-four by thirty (23 x 30), or twenty-four by thirty-six (24 x 36) inch paper. Individual garage or carport plans may be submitted on eight and one-half by eleven (8 1/2 x 11) inch paper.

2 complete sets of plans must be submitted with each permit application (with 4 plot plans). All plans must be drawn to scale exactly as the project is to be constructed.

Plan should be submitted clean, having no pen or pencil marks.

Plans shall not be submitted when defaced, faded, incomplete, unscaled, or indefinite.

National mail-order type plans that do not contain all of the information covered by this outline, or plans that do not conform to the adopted code requirements, or do not accurately represent the proposed structure, are not considered acceptable for use. In such cases, you must edit the plans to depict your project. Please use black ink for this purpose. **Do not use red ink or pencil.**

Truss drawings are required to be stamped or certified by a registered Oregon engineer, and submitted at time of application.

Each set of plans must accurately depict the following information. It may be necessary

to obtain professional assistance in order to provide a plan as required.

Foundation Plan for Wood Floors

Preferred Scale: 1/4" = 1'

A Completely dimensioned plan of the foundation required by the building.

The size, location and spacing of all piers and girders proposed.

The size, spacing and direction of run of all joists proposed.

The location of crawl holes and screened vents.

Any special construction required by the structure or by any site condition.

The size and location of all isolated pad footings.

Floor sheathing materials.

All recommendations made by the soil engineers, if required.

Foundation Plan for Slab Floors

Preferred Scale: 1/4" = 1'

A completely dimensioned plan of the footing and slab.

The extent and location of all slabs and foundations for patios, breezeways, garages, etc.

Size and location of all special footings, grade beams, retaining walls, slab blockouts, etc., required by the structure.

All recommendations made by the soils engineer if required.

Floor Plan

Preferred Scale: 1/4" = 1'

A completely dimensioned floor plan for each floor level.

A clarification of the use of all rooms in the building (i.e., bedroom, study, living room, utility room, etc.)

The location of all plumbing fixtures.

Door and window sizes, location and types.

The size, spacing and direction of run of all floor and roof members in each room.

All porches, balconies, breezeways, carports and garages.

Location, type of fuel and efficiency rating of all heating and/or air conditioning systems.

The elevation should show the true site conditions (topography of lot).

The location of required brace panels, smoke detectors and fans.

Elevations

Preferred Scale: 1/4" = 1'

4 elevations of the exterior of the building.

Exterior wall materials (may be shown on sectional drawing).

Type of roofing and the pitch of the roof (may be shown on sectional drawing).

The location and extent of all exterior shear walls, if required.

The location of all let-in braces or approved alternate bracing methods.

A complete set of dimensions in the vertical direction to clarify the height proposed (may be shown on sectional drawing).

The elevation should show actual site conditions.

Location of all openings (windows, doors, etc.) in exterior walls.

Location of all decks, balconies & exterior stairs.

Framing Sections

Completely dimensioned cross-sections of the entire building showing the type of construction to be used. In most buildings, a transverse and longitudinal cross section will be required.

Complete cross section and details of any unusual construction.

Top view plans of floor framing members size and supports at each level.

Top view plans of roof framing members size and supports along with connection details.

Construction Details

Stairways.

Balconies.

Framing elevations of the various shear walls (including tie-down details, if used), plywood thickness' and nailing, shear transferring connections and wall plate boltings.

Post and beam connections.

Guard rails (connections, materials, spacing, etc.).

Fireplace.

A-frame connections.

Retaining walls.

Truss layout if more than four (4) different trusses used.
