COMMUNITY DEVELOPMENT

CONSTRUCTION PLANS REQUIREMENTS

Required drawings, calculations and views

Version: 11/1/2023

APPLICATION TYPE: ALL RESIDENTIAL BUILDING PERMITS

Standard Requirements

- Drawings shall be legible and drawn to scale: ¼" = 1'-0" minimum when uploaded.
- Drawings must show conformance to the applicable local and state codes.
- Do not use the color Red.
- Project address to appear on all documents.
- File extensions shall be PDF only.
- Document files shall be named with a general description of what the PDF contains. Example names: Site Plan; Drawing Set; Plan Set; Truss Engineering; Structural Calculations; Beam Calcs; Truss Layout, etc.
- Site Plan shall be uploaded as a separate, individual PDF.
- Truss Engineering and Truss Layout shall be uploaded as a single PDF file.
- Structural Calculations shall be uploaded as single PDF file.
- Beam Calcs shall be uploaded as single PDF file
- Building drawings (architectural sheets and structural sheets) shall be combined and uploaded as a single PDF file. If scanned, must be full size and to scale.

Drawings shall include:

A. Site Plan:

- Review the Site Plan Requirements sheet for more details.

B. Floor Plan(s)

- A completely dimensioned floor plan for each level.
- Room use identified (i.e. bedroom, living room, garage, laundry, etc. FYI: loft & mezzanine are not uses.)
- Door and Window locations, sizes, operation type (single-hung, casement, horizontal slider, etc) and U-values.
- Location of all plumbing fixtures (i.e. toilet, sinks, tubs, showers, hot tubs, dishwashers, water heaters, hose bibs, etc)
- Location of smoke detectors and CO detectors.
- Location of exhaust/ventilation fans.
- Location and type (gas or electric) of heating and/or cooling equipment.
- Locations of decks, patios, balconies.
- Location of any fireplaces (gas or wood) or wood stoves.

C. Roof Plan:

- A completely dimensioned roof plan.
- Location of any skylights, dormers, and chimneys.
- Identify type of roofing material.
- Location of any required attic/rafter ventilation.

D. Exterior Elevations:

- Provide one elevation for each side of building.
- Accurately represent the building site and grading.
- Identification of siding materials and roofing materials.
- Dimensions from finished grade to key features, including to wall top plate and peak of highest roof for overall building height.
- Identify the roof pitch.
- Location of all doors, windows, chimneys, decks, balconies, patios, exterior stairs.

E. Building Cross Sections:

- Provide one longitudinal cross section & one transverse cross section. Recommend selecting location to show unique circumstances.
- Insulation locations, type and R-values.
- Identify unvented or vented crawlspace and associated requirements.
- Identify unvented or vented attic/rafter space and associated requirements.

F. Foundation Plan:

- Show location and size of footings, stemwalls, isolated pad footings.
- Identify hold down locations and types.
- Identify anchor bolt size/spacing.
- For Wood Framed Floors:
  - Indicate member size, spacing and bearing locations
  - Indicate attachments, nailing, hangars and other connection details.
  - Show the size and location of required crawlspace access.
  - Show the size and location of any required crawlspace vents.
  - Identify floor sheathing materials.
  - Identify unvented or vented crawlspace and associated requirements.
- For Slab On Grade Floors:
  - Indicate slab thickness and any required reinforcement.

G. Floor Framing Plan(s):

- One framing plan for each level.
- Indicate member size, spacing and bearing locations
- Indicate attachments, nailing, hangars and other connection details.
- Lateral Bracing (prescriptive per ORSC or engineered): locations, type, length

H. Roof Framing Plan(s):

- Indicate member size, spacing and bearing locations
- Indicate attachments, nailing, hangars and other connection details.
- Show the size and location of required attic access

I. Construction Details:

- Foundation details showing size/placement of reinforcement steel; location of any required insulation, attachments of wall & floor framing, etc.
- Framing connection details
- Lateral bracing details
- Stair details: rise/run, guardrails, handrails
- Deck/Balcony details: connections, guardrails, etc.

J. Whole House Ventilation (WHV):

- Required for New Dwellings, Guest Houses & Rural ADUs only.
- Include required information on Floor Plan, A Whole House Ventilation Plan, or Building Section.
- Provide a narrative and/or drawings to describe the required whole house ventilation concept. Include the following information.
  - CFM Ventilation rate: Continuous per Table M1505.4.3(1) or Intermittent – provided calculation;
  - Location of WHV fresh air supply and location of WHV exhaust. (ie: supply & exhaust via HRV; HRV located in xxx or separate WHV fresh air intake fan located in xxx with WHV exhaust fan located in xxx;).
  - Duct layout is not required.

Supporting Documents:

K. Truss Documents – if applicable:

- Truss layout
- Truss Engineering, signed/stamped by Oregon licensed engineer.

L. Beam Calculation:

- All Headers with property specific snow load
- Any other structural members not conforming to prescriptive span tables.

M. Engineered Calculation – if applicable:

- When required or provided, i.e., engineered lateral design, retaining walls, etc.
- Shall be project specific and identify site address.
- Signed/stamped by Oregon licensed engineer.
- Any details shall be included on a Drawing Sheet.

Revisions:

For changes that occur after a permit has been issued, the following is required:

- All revised areas must be clouded on the Drawings. Cloud only the specific area(s) of change.
- All impacted drawing sheets need to be updated/revised.
- All revised supporting documents need to be included.
- Only upload the revised drawings sheets and supporting documents.