



City of Oakridge
48318 East First Street Oakridge, OR 97463
Phone 541-782-2258 Fax 541-782-1081

DEPARTMENT USE ONLY**Permit No:**

Application Date:

Date Issued & Paid:

JOB ADDRESS:

Assessor's Map No.:

Tax Lot(s):

Lot:

Block:

Subdivision:

Class of work: ☐ Residential ☐ Commercial☐ New Structure ☐ Addition ☐ Alteration ☐ Garage/Carport ☐ Accessory Bldg. ☐ Mfg.Home ☐ Other _____**Property Owner (PRINT):**

Phone:

Alt Phone:

Email address:

Mailing Address:

City:

State:

Zip:

Contractor (PRINT):

Phone:

Mailing Address:

City:

State:

Zip:

Contractor Number (CCB):**Email address:**

Engineer, Architect or Designer (PRINT):

Phone:

DESCRIPTION OF WORK:**ESTIMATED FINISHED VALUE: \$****NOTICE**

THIS PERMIT IS ISSUED UNDER OAR 918-460-0030, 918-440-0050, 918-780-0040/ 0065/ 0080. THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS, OR IF THE CONSTRUCTION OR WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and codes governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

PROPERTY OWNER Signature:**Date:**

This installation is being made on residential or farm property owned by me or a member of my immediate family and is exempt from licensing requirements under OAR 701.010.

CONTRACTOR Signature:**Date:****FOR PLANNING DEPARTMENT USE**

Zone: Plan Review No: Requires Yard Setbacks: Front: Side: Front/Side: Rear:

Flood Hazard: _____ YES _____ NO Flood Zone: Number of Off-Street Parking Spaces Required:

Special Conditions:

Approved By:

Date:

PUBLIC WORKS USE**FIRE DEPARTMENT USE**

Wtr Mtr: Size: Tap: B'Flow X-Conn:

Access:

Sewer: Special Permit/Monitoring: Tap:

Fire Protection Equip.:

Streets/Sidewalks/Curbs:

Comments:

Storm Drainage:

Comments:

Plans Reviewed By:

Date:

Plans Approved By:

Date:

BUILDING DEPARTMENT USE

Const. Type: Sq.Ft.: Occ Group: Max Occ. Load: # of Units: # of Stories: Height:

Other Information:

Plan Checked by:

Date:

Plans Approved By:

Date:

BUILDING	PLUMBING	MECHANICAL	TOTAL
FEES	FEES	FEES	FEES
PLAN CK	PLAN CK	PLAN CK	PLAN CK
SURCHARGE	SURCHARGE	SURCHARGE	SURCHARGE
DEFER/PHASE	DEFER/PHASE	DEFER/PHASE	DEFER/PHASE
BLDG	PLBG	MECH	BLDG, PLBG,
TOTAL	TOTAL	TOTAL	& MECH TOTAL

Inspection line: 800.358.8034 Schedule by 5pm for next inspection day**Inspection Days: M & Th** rev 11/23

School CET

Site Plan Review

TOTAL



ELECTRICAL PERMIT APPLICATION

INSPECTION DAYS: MON & THU

☐ Commercial ☐ Residential

Permit Number _____ Date _____

PLEASE PRINT

Please complete all sections, 1 through 3.

1. Location of installation:

Address _____

City _____ Bldg Suite No. _____

Tenant (if commercial) _____

Tax Lot _____ Map No. _____

2a. Contractor Installation only:

Electrical Contractor _____

Address _____

Contractor Email: _____

Date _____ Job No. _____

Property Owner _____

Contractor's License No. _____

Contractor's Board Reg. No. _____

Signature of Sup. Elec'n _____

License No. _____ Phone No. _____

2b. For Owner Installation

Print Owner's Name _____ Phone No. _____

Mailing Address _____

City, State, Zip _____

Email _____

**THE INSTALLATION IS BEING MADE ON PROPERTY I OWN
WHICH IS NOT INTENDED FOR SALE, LEASE OR RENT.**

X

Owner's Signature

OFFICE USE

FOR INSPECTIONS CALL

541-484-9043 or 800-358-8034

ELECTRICAL PERMITS ARE NON-REFUNDABLE AND NON TRANSFERABLE.

This permit becomes null and void if the work authorized by this permit is not commenced within 180 days from the date of issuance of such permit or if the work authorized is suspended or abandoned at any time after work is commenced for a period of 180 days.

3. Complete Fee Schedule below

Number of inspections per permit allowed ↓			
Services included:	Items	Cost (ea.)	Sum
A. Residential Per Unit Service included:			
1000 sq. ft. or less		\$ 150.00	- 4
Each additional 500 sq. ft. or portion thereof		\$ 35.00	-
Limited Energy		\$ 35.00	- 1
Each manuf'd Home or Modular Dwelling Service		\$ 100.00	- 2
B. Services or Feeders			
Installation, Alterations or Relocation			
200 amps or less OR 5 KVA Solar		\$ 100.00	- 2
201 amps to 400 amps OR 5.01-15 KVA Solar		\$ 125.00	- 2
401 amps to 600 amps OR 15.01-25 KVA Solar		\$ 175.00	- 2
601 amps to 1000 amps		\$ 275.00	- 2
Over 1000 amps or volts		\$ 550.00	- 2
Reconnect Only		\$ 80.00	- 2
C. Temporary Services or Feeders			
Installation, Alterations or Relocation			
200 amps or less		\$ 80.00	- 2
201 amps to 400 amps		\$ 110.00	- 2
401 amps to 600 amps		\$ 140.00	- 2
601 amps to 1000 amps		\$ 210.00	- 2
Over 1000 amps or volts		\$ 445.00	- 2
D. Branch Circuits			
New, Alteration or Extension per Panel			
a) Each branch circuit		\$ 8.00	- 2
b) The fee for branch circuits without purchase of service or feeder fee.			
First Branch Circuit		\$ 80.00	- 2
Each add'l branch circuit		\$ 8.00	- 2
E. Miscellaneous (Services or feeder not included)			
Each pump or irrigation circle		\$ 80.00	- 2
Each sign or outline lighting		\$ 80.00	- 2
Signal Circuit(s) or a limited energy panel, alteration or extension.		\$ 80.00	- 2
F. Each additional inspection over the allowable in any of the above, per inspection.			
**		\$ 88.00	-

** Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

A. Fees total of above \$ -

B. 25% of Line A for plan review
(if required) \$ -

C. 12% State Surcharge of Line A \$ -

D. Other _____

E. Investigation Fee _____

Balance Due \$ -

8/1/2018

Job Address:

OAKRIDGE, OR

PERMIT NO.

<div><div>COMMERCIAL</div><div>RESIDENTIAL</div></div>													
<input type="checkbox"/> Structural Permit				<input type="checkbox"/> Plumbing Permit				<input type="checkbox"/> Mechanical Permit					
Structure Type	\$ per sq. ft.	Total Sq. Ft.	Fee Amount	Minimum fee \$80.00	Qty.	Each	Total	Residential					
House	122.46	-	-	1 Bathroom/1 Kitchen	0	\$350.00	-	Minimum Fee = 75		Qty.	Each	Total	
Garage	48.30		-	2 Bathroom/1 Kitchen	0	\$470.00	-						
Carport/Deck	24.15		-	3 Bathroom/1 Kitchen	0	\$550.00	-	Elec. Appliances - furnace, cooling unit, clothes dryer, exhaust fan, kitchen hood		0	\$20.00	-	
Other				Each additional bathroom over 3 (each fixture)	0	\$20.00	-						
Application Valuation		\$	-	Each fixture, appurtenance and piping	0	\$20.00	-	Fuel burning appliances - including: furnaces, wood stoves, pellet stove, insert, fireplace		0	\$50.00	-	
Owner Valuation		\$	-	Storm water retention/detention facility	0	\$80.00	-						
Total Valuation		\$	-	Irrigation systems	0	\$80.00	-	Gas pipint sysstem (new or altered) any number of outlets		0	\$20.00		
Building Fees				Sanitary Services first 100'		0	\$80.00	-				-	
Permit fee (use valuation table):		0	-	Each additional 100' or fraction thereof		0	\$45.00	-	All Others		0	\$20.00	-
MH Setup Fee		0	-	Storm Services first 100'		0	\$80.00	-	Supplemental permit fee or as per above whichever is greater		0	\$35.00	-
Insp/Reinsp -Invest. (\$90 per hr)		0	-	Each additional 100' or fraction thereof		0	\$45.00	-					
Subtotal of Building Fees			-	Water Services first 100'		0	\$80.00	-	Commercial				
Surcharge (12% of subtotal above)			-	Each additional 100' or fraction thereof		0	\$45.00	-	Total Valuation:		\$	-	
Other Fees (if applicable)				Inspection - Reinspection - Investigation		0	\$90.00	-	\$1 to \$5,000				-
Plan review (65% x line a above)		0	-	Subtotal of above fees or \$80..00 whichever is greater				-	\$5,001 to \$25,000				-
Fire & Life P/R (40% x line a above)		0	-	Med Gas System (Enter \$ Amount)		\$	-	-	\$25,001 to \$100,000				-
Def. Sub. P/R (65% x line a above)		0	-	Surcharge (12% of Subtotal and Med gas above)				-	Over \$100,000				-
Deferred Submittal Fee		0	-	Med Gas PR (% of Med Gas fees if app.)		0	40%	-	Inspection/Reinspection - Investigation		0	\$90.00	-
State Mobile Home Fee (\$30)			-	Plan Rev. (% of Plumbing Fees, if app.)		0	25%	-	Subtotal of above fees or \$75 whichever is greater				-
Other non-surchageable fee				Def. Sub. P/R (% of Plumbing Fees if app.)		0	65%	-	Surcharge (12% of Subtotal above)				-
Total Fees & Surcharges			-	Deferred Submittal Fee		0	\$100 ea.	-	Plan Rev. (% of Mechanical Fees, if app.)		0	25%	-
				Other non-surchageable fee					Def. Sub. P/R (% of Mech Fees if app.)		0	65%	-
				Total Fees & Surcharges				-	Deferred Submittal Fee		0	\$100 ea.	-
									Other non-surchageable fee				-
									Total Fees & Surcharges				-

BUILDING

PLUMBING

MECHANICAL

TOTAL

FEES	-	FEES	-	FEES	-	FEES	-
PLAN V	-	PLAN V	-	PLAN V	-	PLAN V	-
SURCHARGE	-	SURCHARGE	-	SURCHARGE	-	SURCHARGE	-
OTHER	-	OTHER	-	OTHER	-	OTHER	-
DEFERRED	-	DEFERRED	-	DEFERRED	-	DEFERRED	-
ST MH FEE	-	MED GAS	-	OTHER		OTHER	-
TOTAL	-	TOTAL	-	TOTAL	-	TOTAL	-

Med Gas Formulas

City of Oakridge New Home Build Packet 4

MINIMAL PLAN REQUIREMENTS CHECKLIST:

	Need	OK or N/A	Plan Requirements - All Structures
Awnings/patio covers - over 200 square feet			
29	<input type="checkbox"/>	<input type="checkbox"/>	Foundation/floor framing plan (slab, post and beam, or joist with sizing and spacing)
30	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling/roof framing plan or truss layout with reactions, Header sizes
31	<input type="checkbox"/>	<input type="checkbox"/>	Construction details (structural members, sheathing, roofing, bracing, dimensions, cross section, and elevations)
Jurisdictional - Specific Requirements			
32	<input type="checkbox"/>	<input type="checkbox"/>	
33	<input type="checkbox"/>	<input type="checkbox"/>	
34	<input type="checkbox"/>	<input type="checkbox"/>	
35	<input type="checkbox"/>	<input type="checkbox"/>	
36	<input type="checkbox"/>	<input type="checkbox"/>	
37	<input type="checkbox"/>	<input type="checkbox"/>	
38	<input type="checkbox"/>	<input type="checkbox"/>	
39	<input type="checkbox"/>	<input type="checkbox"/>	
40	<input type="checkbox"/>	<input type="checkbox"/>	
41	<input type="checkbox"/>	<input type="checkbox"/>	
42	<input type="checkbox"/>	<input type="checkbox"/>	

Applicant: _____ Date: _____

Residential Plan Submittal Intake Checklist 2015.xls

INSPECTION RECORD

INSPECTIONS MUST BE CALLED IN BY 5:00PM DAY BEFORE INSPECTION	
CITY OF: _____	
INSPECTION REQUEST LINE: _____	541-484-9043 OR 1-800-358-8034
INSPECTION DAYS: M TU W TH F	



144 E 14th AVE. EUGENE, OR 97401

ALL INSPECTION REQUESTS MUST INCLUDE TYPE OF INSPECTION AND THE INFORMATION BELOW

Address: _____ Permit No: _____

Owner/Contractor: _____ Phone: _____

ATTACH TO APPROVED PLANS ON JOB SITE.

WORK SHALL NOT PROCEED (BE COVERED) UNTIL THE INSPECTOR(S) HAS/HAVE INSPECTED AND APPROVED THE VARIOUS STAGES OF CONSTRUCTION.
SEE REQUIRED INSPECTION LIST FOR ADDITIONAL INFORMATION.

STRUCTURAL		IVR Codes	Req'd Insp.	Approved Date/Initials
SETBACKS/FOOTINGS/GROUND ROD		1110		
STEM/BASEMENT/RETAINING WALL		1120		
UNDERFLOOR FRAMING		1220		
FRAMING		1260		
MASONRY/FIREPLACE/CHIMNEY		1370		
ENERGY -	INSULATION - FLOOR	1410		
	INSULATION - WALLS	1430		
	INSULATION - ROOF/CEILING	1440		
INTERIOR SHEAR WALLS		1520		
EXTERIOR SHEAR WALLS		1530		
WALLBOARD/FIREWALLS		1540		
FINAL STRUCTURAL		1999		
MECHANICAL		IVR Codes	Req'd Insp.	Approved Date/Initials
STOVE/INSERT		2140		
UNDERFLOOR/UNDERSLAB		2200		
GAS PIPING/TEST		2255		
ROUGH MECHANICAL (FRAMING)		2300		
FINAL MECHANICAL		2999		
PLUMBING		IVR Codes	Req'd Insp.	Approved Date/Initials
UNDERFLOOR/UNDERSLAB		3170		
SEWER		3200		
WATER		3315		
STORM DRAINAGE - TO STREET		3400		
STORM DRAINAGE - PERIMETER		3411		
UNDERFLOOR/LOWPOINT DRAIN		3420		
ROUGH PLUMBING/TESTS (TOP OUT)		3502		
BACKFLOW DEVICE		3620		
SHOWER PAN		3650		
FINAL PLUMBING		3999		

CONTRACTOR SELF-CERTIFICATION REQUIREMENTS					
MOISTURE CONTENT FORM					
EXTERIOR BLDG WRAP FORM					
SUB CONTRACTOR INFO FORM					
HIGH EFFICIENCY LIGHTING FORM					
PLANNED VAPOR BARRIER METHOD					
INSPECTOR COMMENTS					
ELECTRICAL (SEPARATE PERMIT)					
PERMIT NO:					
			IVR Codes	Req Insp	Approved Date/Initials
UFER			4120		
UNDERGROUND ELECTRICAL			4140		
ELECTRICAL SERVICE			4220		
ROUGH ELECTRICAL			4500		
LIMITED ENERGY (LOW VOLTAGE)			4550		
FINAL ELECTRICAL			4999		

Permit No. _____

Owner: _____

Site Address: _____

Contractor: _____

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CONTRACTOR INFORMATION FOR CERTIFICATE OF OCCUPANCY

As dictated by Oregon Administrative Rule 918-480-0140(1), the building official shall issue a certificate of occupancy prior to occupancy of a new residential dwelling. Further, Oregon Administrative Rule 918-480-0140(4) states:

Before the certificate of occupancy is issued, the general contractor or owner who was issued the structural; permit for construction must provide to the building official the contact information and relevant license information for the general contractor, as well as any electrical contractor, HVAC contractor, and plumbing contractor that performed work on the residential dwelling.

A final inspection will not be approved until this Contractor Information for Certificate of Occupancy form has been completed and submitted to the Building Inspector for your project. Please ensure that this completed form is submitted at or prior to scheduling final inspection(s).

Please provide the contractor information to be recorded on the certificate of occupancy for the above reference project per OAR 918-480-140. General Contractor information was previously recorded at permit intake and will appear on the certificate as well. If the homeowners performing work as any of these trades simply list "By Owner" for contractor information.

Electrical Contractor: _____ License #: _____

Address: _____ Phone: _____

HVAC Contractor: _____ License #: _____

Address: _____ Phone #: _____

Plumbing Contractor: _____ License #: _____

Address: _____ Phone #: _____

By signing below, I certify that the information provided above is complete and accurate with regard to the permit number and scope of work referenced in this document. In addition, I attest to the fact that, at the time of submission of this form, I am an authorized agent of the general contractor associated with the project or am the owner of the property on which the project is being built and am acting as my own general contractor.

Signed: _____ Date: _____

Printed Name: _____

Firm and CCB#: _____ CCB#: _____

144 E 14TH AVENUE | EUGENE, OR 97401 | WWW.NWCODEPROS.COM

O: 541-484-9043 OR 800-358-8034 | F: 541-484-6859

City of Oakridge New Home Build Packet 7



NORTHWEST CODE
PROFESSIONALS

144 East 14th Avenue
Eugene, Oregon 97401
Phone: (541) 484-9043
Fax: (541) 484-6859
www.nwcodepros.com

RESIDENTIAL ENERGY ADDITIONAL MEASURE SELECTION

RESIDENTIAL INFORMATION

Date: _____ Building Permit Number: _____

Owner's name: _____

Job address: _____

City: _____ State: _____ Zip: _____

INSTRUCTIONS

Please select type of construction below: sign, date and complete the entire form. Submit this form with your permit application or your project will be placed on hold until the required information is provided.

- ☐ **New construction.** All conditioned spaces within residential buildings must comply with Table N1101.1(1) and **two additional measures** (one numbered and one lettered) from Table N1101.1(2) on page 2 of this form.
- ☐ **Additions.** Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of ORSC Chapter 11.
- ☐ **Large additions.** Additions that are equal to or more than 40 percent of the existing building heated floor area or 600 square feet (55m²) in area, whichever is less, must comply with Table N1101.1(2) on page 2 (N1101.3.1). *(Note: You must select one numbered **and** one lettered measure.)*
- ☐ **Small additions.** Additions that are less than 40 percent of the existing building heated floor area or less than 600 square feet (55 m²) in area, whichever is less, must select one measure from Table N1101.1(2) on page 2 or comply with Table N1101.3 below (N1101.3.2).
- ☐ **Exception:** Additions that are less than 15 percent of existing building heated floor area or 200 square feet (18.28 m²) in area, whichever is less, shall not be required to comply with Table N1101.1(2) or Table N1101.3.

Selected item number: _____ Selected item letter: _____

Applicant's Name: _____ Signature: _____

SELECT ONE (1) TABLE N1101.3 – SMALL ADDITION ADDITIONAL MEASURES

<input type="checkbox"/>	1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
<input type="checkbox"/>	2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2
<input type="checkbox"/>	3	Insulate the floor system as specified in Table N1101.2 & install 100 percent of permanently installed lighting fixtures as CFL, LED or linear fluorescent of a min. efficacy of 40 lumens per watt as specified in Section N1107.2
<input type="checkbox"/>	4	Test the entire dwelling with a blower door and exhibit no more than 6.0 air changes per hour @ 50 Pascals.
<input type="checkbox"/>	5	Seal and performance test the duct system.
<input type="checkbox"/>	6	Replace existing 78 percent AFUE or less gas furnace with a 92 percent AFUE or greater system.
<input type="checkbox"/>	7	Replace existing electric radiant space heaters with a ductless mini-split system with a minimum HSPF of 10.0
<input type="checkbox"/>	8	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5
<input type="checkbox"/>	9	Replace existing water heater with a water heater meeting Conservation Measure D [Table N1101.1(2)].

**TABLE N1101.1(2)
ADDITIONAL MEASURES**

Envelope Enhancement Measures (Select One)	1	High efficiency walls
		Exterior walls—U-0.045/R-21 cavity insulation + R-5 continuous
	2	Upgraded features
		Exterior walls—U-0.057/R-23 intermediate or R-21 advanced, Framed floors—U-0.026/R-38, and Windows—U-0.28 (average UA)
	3	Upgraded features
		Exterior walls—U-0.055/R-23 intermediate or R-21 advanced, Flat ceiling ^e —U-0.017/R-60, and Framed floors—U-0.026/R-38
	4	Super Insulated Windows and Attic OR Framed Floors
		Windows—U-0.22 (Triple Pane Low-e), and Flat ceiling ^e —U-0.017/R-60 or Framed floors—U-0.026/R-38
	5	Air sealing home and ducts
		Mandatory air sealing of all wall coverings at top plate and air sealing checklist ^f , and Mechanical whole-building ventilation system with rates meeting M1503 or ASHRAE 62.2, and All ducts and air handlers contained within building envelope ^d or All ducts sealed with mastic ^b
	6	High efficiency thermal envelope UA^g
		Proposed UA is 8% lower than the code UA

Conservation Measure (Select One)	A	High efficiency HVAC system^a
		Gas-fired furnace or boiler AFUE 94%, or Air source heat pump HSPF 9.5/15.0 SEER cooling, or Ground source heat pump COP 3.5 or Energy Star rated
	B	Ducted HVAC systems within conditioned space
		All ducts and air handlers contained within building envelope ^d <i>Cannot be combined with Measure 5</i>
	C	Ductless heat pump
		Ductless heat pump HSPF 10.0 in primary zone of dwelling
	D	High efficiency water heater^c
		Natural gas/propane water heater with UEF 0.85 OR Electric heat pump water heater Tier 1 Northern Climate Specification Product

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

- Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
- All duct joints and seams sealed with listed mastic; tape is only allowed at appliance or equipment connections (for service and replacement). Meet sealing criteria of Performance Tested Comfort Systems program administered by the Bonneville Power Administration (BPA).
- Residential water heaters less than 55 gallon storage volume.
- A total of 5 percent of an HVAC system's ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insulation installed as required in this code.
- The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a *U*-factor no greater than U-0.026.
- Continuous air barrier. Additional requirement for sealing of all interior vertical wall covering to top plate framing. Sealing with foam gasket, caulk or other approved sealant listed for sealing wall covering material to structural material (example: gypsum board to wood stud framing).
- Table N1104.1(1) Standard base case design, Code UA shall be at least 8 percent less than the Proposed UA. Buildings with fenestration less than 15 percent of the total vertical wall area may adjust the Code UA to have 15 percent of the wall area as fenestration.

Permit No. _____

Owner: _____

Site Address: _____

Contractor: _____

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EXTERIOR WALL ENVELOPE SELF-CERTIFICATION FORM

To conform with Section R703.1.1 of the 2017 Oregon Residential Specialty Code (ORSC). I am notifying the building official that I am aware of the exterior wall envelope requirements contained therein, and hereby certify that the components of the exterior wall envelope have been installed or will be installed in accordance with the aforementioned code requirements and applicable exceptions as acknowledged during the plan review submittal process.

Signature

Date

Excerpt from 2017 Oregon Residential Specialty Code Section R703, Exterior Covering:

R703.1.1 Exterior Wall Envelope. The exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier as required in R703.2, a minimum 1/8-inch space between the water-resistive barrier and the exterior veneer, and integrated flashings as required in R703.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a means of draining water that enters the assembly to the exterior.

Exceptions:

1. A space is not required where the exterior veneer is installed over a water-resistive barrier complying with section R703.2 that is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirement of ASTM E2273 or other recognized national standards.
2. A space is not required where window sills are equipped with pan flashings that drain to the exterior surface of the veneer in a through wall fashion. All pan flashings shall be detailed within the construction documents and shall be of either a self-adhering membrane complying with AAMA 711-07 or of an approved corrosion-resistant material or a combination thereof. Self-adhering membranes extending to the exterior surface of the veneer shall be concealed with trims or other measures to protect from sunlight.
3. A space is not required for detached accessory structures.
4. A space is not required for additions, alterations, or repairs where the new exterior veneer is:
 - 4.1. Matching the existing exterior veneer; and
 - 4.2. Installed in the same plane as the existing veneer without a change in direction or use of a control joint; and
 - 4.3. Installed over a water-resistive barrier complying with Section R703.2
5. The requirements of Section R703.1.1 shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed per section R703.4 or R703.8.
6. Compliance with the requirements for a means of drainage, and the requirements of Section R703.2 and Section R703.4, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions:
 - 6.1. Exterior wall envelope test assemblies shall include at least one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.
 - 6.2. Exterior wall envelope test assemblies shall be at least 4 feet by 8 feet in size.
 - 6.3. Exterior wall assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot.
 - 6.4. Exterior wall envelope assemblies shall be subjected to a minimum test exposure duration of 2 hours.

The exterior wall envelope design shall be considered to resist wind-driven rain where the results of the testing indicate that water did not penetrate: control joints in the exterior wall envelope; joints at the perimeter of openings penetration; or intersections of terminations with dissimilar materials.



NORTHWEST CODE
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EXTERIOR WALL ENHANCED WALL DRAINAGE

The Building Code requires the exterior walls of structures regulated by the 2017 Oregon Residential Specialty Code (with the exception of non-habitable accessory structures) be constructed in such a way that any water entering the wall assembly from the exterior can drain out. This form is intended to identify which provision of the code your project will utilize to meet the requirements for exterior walls. Applicants are asked to complete this form by selecting which provision of the code their project meets and providing the required submittal information associated with that requirement either on this form or as part of the construction documents.

The code section outlining exterior wall envelope requirements (R703.1.1) is included on the other side of this sheet, and the code in its entirety can be viewed on the BCD website (www.bcd.oregon.gov).

Choose One	Code Section	Code Requirement	Information Required as Part of Submittal
	R703.1.1	The exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier as required in Section R703.2, a minimum 1/8 inch space between the water-resistive barrier and the exterior veneer, and integrated flashings as required in Section R703.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a means of draining water that enters the assembly to the exterior.	Water Resistive Barrier (specify projects): Exterior Veneer(s): Furring Material (specify product):
	Exception 1	A space is not required where the exterior veneer is installed over a water-resistive barrier complying with Section R703.2 that is manufactured in a manner to enhance drainage and meets the 75-percent drainage efficiency requirement of ASTM-E2273 or other recognized national standards.	Water-Resistive Barrier (specify product(s)): Exterior Veneer(s):
	Exception 2	A space is not required where window sills are equipped with pan flashings that drain to the exterior surface of the veneer in a through wall fashion. All pan flashings shall be detailed within the construction documents and shall be of either a self-adhering membrane complying with AAMA711-07 or of an approved corrosion-resistant material or a combination thereof. Self-adhering membranes extending to the exterior surface of the veneer shall be concealed with trims or other measures to protect from sunlight.	If electing this exception, provide complete construction details for all window pan flashing conditions in the construction documents. Pan Flashing Material(s):
	Exception 3	A space is not required for detached accessory structures.	See Section 2 for definition of "accessory structures"
	Exception 4	A space is not required for additions, alterations or repairs where the new exterior veneer is; a. Matching the existing exterior veneer; and b. Installed in the same plane as the existing veneer without a change in direction or use of a control joint; and c. Installed over a water-resistive barrier complying with Section R703.2.	If electing this option your documents and construction work must be in conformance with all three requirements in R703.1.1 exception #4 items 4.1 thru 4.3.
	Exception 5	The requirements of Section R703.1.1 shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to Section R703.4 or R703.8.	If electing this option, provide complete construction details for exterior flashing.
	Exception 6	Compliance with the requirements for a means of drainage, and the requirements of Section R703.2 and Section R703.4, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E331.	See Section R703.1.1 Exception 6 included in this form. Submit all required testing and listing information on the construction documents in compliance with ASTM E331 and R703.1.1 Exc. 6.

The undersigned attests for the fact they are aware of the exterior wall envelope requirements of R703.1.1. Further, the undersigned hereby assures the project associated with this submittal document will be constructed in conformance with the code provision(s) selected above and all other associated code provisions applicable to exterior wall construction. If the exterior wall envelope design approved as part of the permit documents is altered or amended during the course of construction, the undersigned will resubmit the changes and obtain the required approval from the Building Official prior to proceeding as required by ORSC section R106.4.

Applicant or Owner Name

Signature

Date

Permit No.

144 E 14TH AVENUE | EUGENE, OR 97401 | WWW.THEBLDGDEPT.COM

O: 541-484-0043 or 800-358-8034 | F: 541-484-6850

Permit No. _____
Owner: _____
Site Address: _____
Contractor: _____

NORTHWEST CODE
PROFESSIONALS



MOISTURE CONTENT ACKNOWLEDGEMENT

To conform with Section R318.2 of the 2017 Oregon Residential Specialty Code (ORSC), I am notifying the building official that I am aware of the moisture content requirement and have taken steps to meet this code requirement.

Section R318.2

MOISTURE CONTROL

R318.1 Vapor retarders. In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope, a Class II vapor retarder shall be installed on the warm-in-winter side of the insulation.

Exceptions:

In construction where moisture or freezing will not damage the materials.

1. Where the framed cavity or space is ventilated to allow moisture to escape.

This project utilized the following vapor barrier retarder method on the walls:

- ☐ Paper Faced Insulation with utilized on the wall
- ☐ Unfaced insulation with visqueen (polyethylene plastic) applied
- ☐ A vapor block paint/ primer will be applied to the walls

Section R318.2 Moisture content. Prior to the installation of interior finishes, the *building official* shall be notified in writing by the general members used in construction have a moisture content of not more than 19 percent of the weight of dry wood framing members.

Signature

Date

Permit No. _____

Owner: _____

Site Address: _____

Contractor: _____

NORTHWEST CODE
PROFESSIONALS



RESIDENTIAL CERTIFICATE OF LIGHTING FIXTURES

SECTION N1107 LIGHTING

N1107.2 High-efficacy lamps. All permanently installed lighting fixtures shall contain high-efficacy lamps. Screw-in compact fluorescent and LED lamps comply with this requirement. The *building official* shall be notified in writing at the final inspection that the permanently installed lighting fixtures have met this requirement.

Exception: Two permanently installed lighting fixtures are not required to have high-efficacy lamps.

N1107.3 High-efficacy exterior lighting. All exterior lighting fixtures affixed to the exterior to the building shall contain high-efficacy lamps.

Exception: Two permanently installed lighting fixtures are not required to have high-efficacy lamps.

I acknowledge by my signature below, that I have met the requirements as specified in Section N1107.2 & N1102.3, and of its exceptions as applicable, of the 2017 Oregon Residential Specialty Code (ORSC).

Printed Name: _____ Date: _____

General Contractor/Owner Signature: _____

144 E 14TH AVENUE | EUGENE, OR 97401 | WWW.NWCODEPROS.COM
O: 541-484-9043 OR 800-358-8034 | F: 541-484-6859



PO Box 1410, Oakridge, OR 97463
Voice: 541-782-2258 TDD: 541-782-4232 Fax: 541-782-1081
Website: ci.oakridge.or.us

PUBLIC IMPROVEMENT PERMIT

Property Owner/Applicant	Date
--------------------------	------

Address	Tax Map and Lot Number
---------	------------------------

Type of Improvement: ☐ Sidewalk
 ☐ Curb & Gutter
 ☐ Driveway

ORDINANCE NO. 697 requires that all persons shall obtain permission of the City prior to the construction, reconstruction or repair of any sidewalk or curb in or upon any public street or right-of-way.

This permit application and a \$15.00 fee are to be filed by the property owner/applicant with the City Recorder prior to beginning construction, reconstruction or repair of the improvement. Work on the improvement cannot begin prior to approval of the permit by the City Administrator.

The property owner/applicant will also file with this permit application plans indicating the location of the proposed improvement, relationship of the improvement to existing sidewalks, curbs and driveways, lot lines for the property involved, a north arrow, and the nearest street intersection.

The improvements will be installed to meet the standard specifications established by the City Public Works Director. These specifications are on file in the Public Works Department office. The City Public Works Director or representative may inspect the improvement to satisfy the requirements of the standard specifications. Completed work shall be submitted for final approval. Work to be completed within sixty days from issue of permit.

Signature of Applicant	Date
------------------------	------

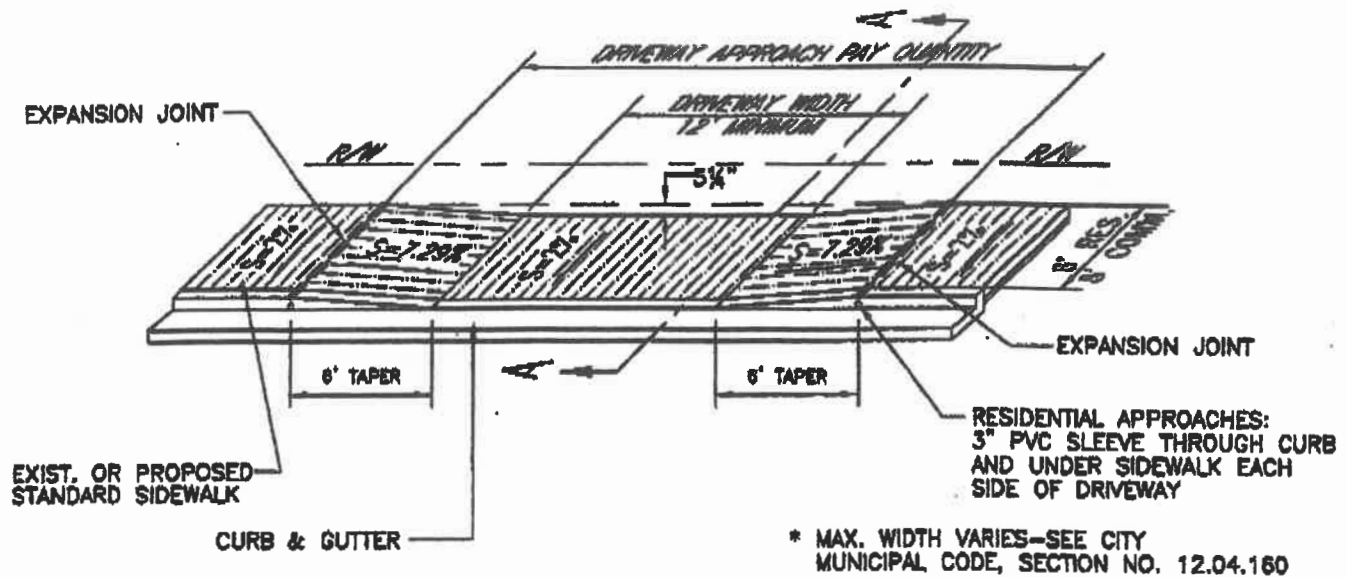
Received by City Recorder	Date	Fee Paid
---------------------------	------	----------

Plans Approved by Public Works Director Date

Approved for issue by City Administrator Date

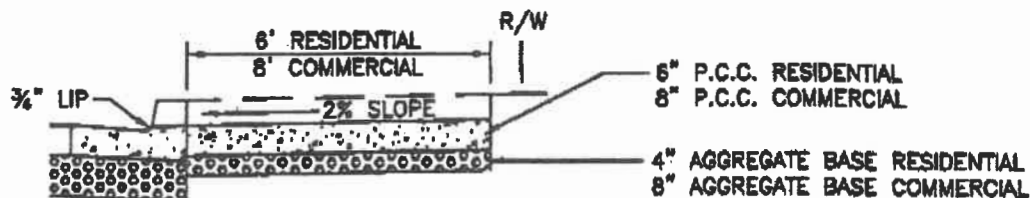
Work Completed & Approved by Public Works Director Date

Comments: _____



STANDARD RESIDENTIAL & COMMERCIAL ALTERNATE DRIVEWAY APPROACH

NO SCALE



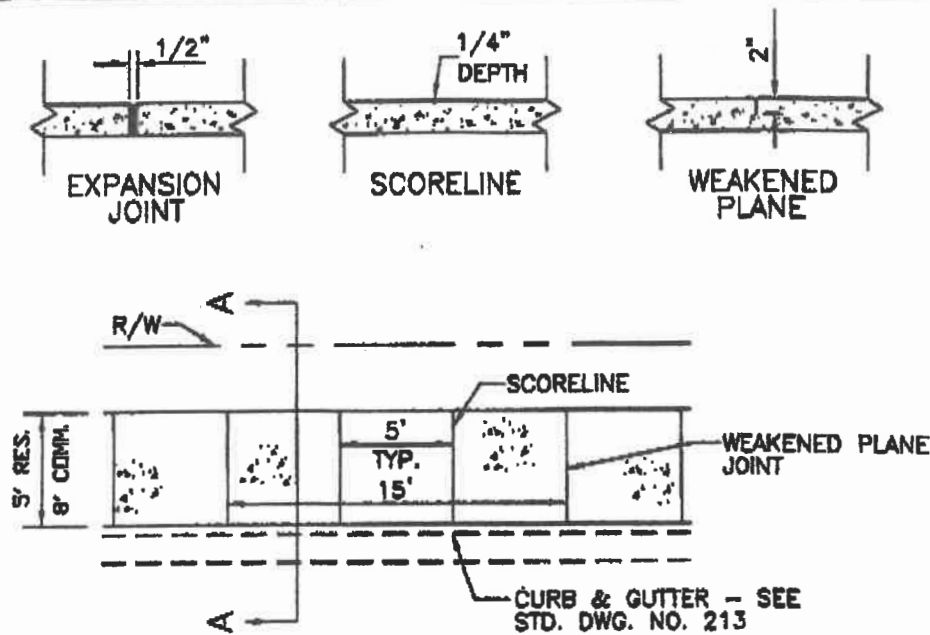
SECTION A-A

NO SCALE

NOTES:

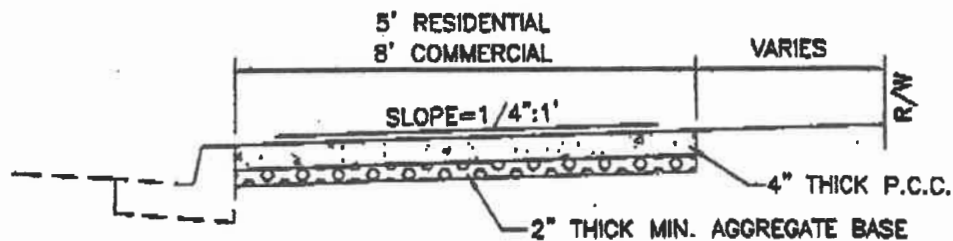
1. CONCRETE SHALL BE CLASS 3300-3/4" (5½ SACK MIX) CONFORMING TO SECTION 00759 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2002 EDITION, AND SHALL HAVE A SMOOTH BROOM FINISH, UNIFORM IN APPEARANCE AND FREE OF IRREGULARITIES.
2. AGGREGATE BASE SHALL BE CRUSHED ROCK CONFORMING TO SECTION 00641 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2002 EDITION, AND SHALL HAVE A MINIMUM OF 4" COMPACTED THICKNESS FOR RESIDENTIAL AND 8" COMPACTED THICKNESS FOR COMMERCIAL DRIVEWAYS.
3. EXPANSION JOINT MATERIAL SHALL BE PREMOLDED BITUMINOUS STRIPS CONFORMING TO AASHTO 153 AND SHALL BE PLACED FULL DEPTH.
4. RESIDENTIAL APPROACHES ONLY: PVC SLEEVE SHALL EXTEND FROM THE FACE OF CURB TO 3" BACK OF THE SIDEWALK AND SHALL SLOPE TO THE GUTTER FLOWLINE AT APPROXIMATELY 2%.
5. COMMERCIAL APPROACHES ONLY: 6"x6"x10 GA. STEEL MESH REINFORCING SHALL BE INSTALLED AND PLACED 2 INCHES FROM THE BOTTOM OF THE SLAB AND HAVE JOINTS THAT OVERLAP 12 INCHES.

REVISIONS			DESIGN: ENG. DEPT.	ALTERNATE STANDARD RESIDENTIAL & COMMERCIAL DRIVEWAY APPROACH	NO: 215 ADOPTED DATE: SHEET OF
NO.	DATE	BY	DRAWN: SEH		
1	7/26/10	SEH	CHECKED:		
			APPROVED BY:		
			CITY ENGINEER		
			DATE:		



PLAN VIEW

NO SCALE



SECTION A-A

NO SCALE

NOTES:

1. CONCRETE SHALL BE CLASS 3300-3/4 (5-1/2 SACK MIX) CONFORMING TO SECTION 00759 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2002 EDITION, AND SHALL HAVE A SMOOTH BROOM FINISH, UNIFORM IN APPEARANCE AND FREE OF IRREGULARITIES.
2. AGGREGATE BASE SHALL BE CRUSHED ROCK CONFORMING TO SECTION 00641 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2002 EDITION.
3. EXPANSION JOINT MATERIAL SHALL BE PREMOLDED BITUMINOUS STRIPS CONFORMING TO AASHTO 153, AND SHALL BE PLACED FULL DEPTH AT CURB RETURNS, DRIVEWAYS, OTHER RIGID STRUCTURES (POWER POLES, FIRE HYDRANTS, INLETS, ETC.) AND AT 45' INTERVALS.
4. WEAKENED PLANE JOINTS (CUT JOINTS) SHALL MATCH CURB JOINTS AND PLACED AT 15' INTERVALS.
5. SCORELINES SHALL BE PLACED AT 5' INTERVALS.
6. FOR HANDICAP RAMPS AND SIDEWALK AT CURB RETURNS SEE STANDARD DRAWING NO. 215B.

REVISIONS			DESIGN: ENG. DEPT.	STANDARD RESIDENTIAL AND COMMERCIAL SIDEWALK	NO. 216
NO.	DATE	BY	DRAWN: CDN		
1	10/23/03	BEH	CHECKED:		
			APPROVED BY:		
			CITY ENGINEER		
			DATE:		ADOPTED
					DATE:
					SHEET OF



PO Box 1410, Oakridge, OR 97463
Voice: 541-782-2258 TDD: 541-782-4232 Fax: 541-782-1081
Website: ci.oakridge.or.us

EXCAVATION AND GRADING PERMIT

ORDINANCE NO. 707 (as amended) provides for the control of excavation and grading of land in the city. Please refer to that ordinance for specific requirements prior to preparing this application and plans.

Please refer to the attached sheet, which indicates the information which the grading/excavation plans should contain. Also attached is the plan check and grading permit fee schedule. These fees are designed to compensate city staff and engineer expenses so that the general taxpayer is not subsidizing the cost of monitoring the development intended by this application.

No person can begin grading prior to receiving an approved permit. A separate permit is required for each site but may cover both grading and excavation plans.

1. Identify and describe the work to be done on the site: (attach plans)

2. Lot number, Street address or other location of property: _____

3. The property is intended to be used for: _____

4. The value of the proposed excavation and grading work is \$ _____

5. The estimated amount of earth to be cut and/or filled is approximately:
_____ cubic yards cut _____ cubic yards fill

Phone: _____

Phone: _____

Signature of Applicant/Owner _____

Public Works Director's actions

Date received _____ Permit required _____

Plans checked _____ Fee amount _____

I approve this permit with the following specifications: _____

[illegible]

Public Works Director _____ Date _____

I have inspected the completed project and approved.

Public Works Director _____ Date _____

Information on plans and specifications: Plans shall be drawn to scale and sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this ordinance and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of work and the name and address of the owner and the person by whom they were prepared.

The plans shall include the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. limiting dimensions, elevations, or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains.
5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners, which are within 50 feet of the property or which may be affected by the proposed grading operations.

Specifications shall contain information covering construction and material requirements.

PLAN CHECK FEES

50 cubic yards or less -----	No fee
51-100 cubic yards -----	\$10.00
101-1,000 cubic yards -----	\$15.00
1,001-10,000 cubic yards -----	\$20.00
10,001-100,000 -----	\$20.00 for the first 10,000 cubic yards
each additional 10,000-----	\$10.00
100,001-200,000 cubic yard -----	\$110.00 for the first 100,000 cubic yards
each additional 10,000 -----	\$6.00
200,001 and up -----	\$170.00 for the first 200,000 cubic yards
each additional 10,000 -----	\$3.00

GRADING PERMIT FEES

50 cubic yards or less -----	\$10.00
51-100 cubic yards -----	\$15.00
101-1,000 cubic yards -----	\$15.00 for the first 100 cubic yards
each additional 100 -----	\$7.00
1,001-10,000 cubic yards -----	\$78.00 for the first 1,000 cubic yards
each additional 1,000 -----	\$6.00
10,000-100,000 cubic yards -----	\$132.00 for the first 10,000 cubic yards
each additional 10,000 -----	\$27.00

ARTICLE 4 - LOW DENSITY RESIDENTIAL DISTRICT (R-1)

SECTION 4.01 PURPOSE

The Low Density Residential District is intended to provide a quality environment for all residential urban uses, with compatible non-residential land uses, as determined to be desirable or necessary.

SECTION 4.02 USES AND STRUCTURES

- (1) Permitted uses and structures:
 - (a) Boarding, lodging or rooming houses, provided there are no more than three boarders;
 - (b) Day care facilities providing care to 12 or fewer children;
 - (c) Duplex on corner or double-frontage lots or lots abutting a rear alley, with a minimum lot area of 7,000 square feet and lot dimensions of at least 75 feet in width and 80 feet in depth;
 - (d) Gardens and greenhouses for noncommercial uses;
 - (e) Home occupations;
 - (f) Manufactured homes;
 - (g) Manufactured home subdivisions if the density of the subdivision is the same as that allowed by the Land Division Ordinance governing subdivisions (minimum lot size 5,000 square feet);
 - (h) Residential homes;
 - (i) Single-dwelling unit;
 - (j) Tri-plex on corner or double-frontage lots, with a minimum of 9,000 square feet and lot dimensions of at least 75 feet in width and 80 feet in depth subject to the procedures and criteria Article 25 - Site Plan Review of this ordinance;
 - (k) Bed and breakfast establishments provided there are no more than two guest rooms.
- (2) Permitted accessory uses and structures
 - (a) One single-dwelling unit accessory to a residential unit subject to the procedures and criteria Article 25 - Site Plan Review of this ordinance;
 - (b) Other accessory buildings and uses shall be allowed only to the extent necessary and normal to the uses permitted in this district.
 - (c) No more than two accessory buildings, including accessory dwelling units, shall be permitted to any dwelling unit.
 - (d) Accessory buildings are only allowed in rear yards or side yards, when side yard set backs are maintained.
 - (e) All accessory buildings that are not a part of the main building shall be separated from the main building by at least ten feet, unless building code requirements allow a lesser distance.
 - (f) No accessory building is allowed within ten feet of a property line abutting a street.
 - (g) Garages, carports, or any parking space with direct, access from the street shall be set back at least 20 feet from a property line abutting a street.
- (3) Uses and structures permitted conditionally. The Planning Commission, subject to the procedures and criteria of Article 24 - Conditional Use Permits and Article 25 - Site Plan Review, when appropriate, of this Ordinance, may grant a conditional use permit for the following uses:
 - (a) Agriculture;
 - (b) Boarding, lodging or rooming house for more than three boarders;
 - (c) Clinics;
 - (d) Day care facilities providing care to 13 or more children;
 - (e) Greenhouses for commercial purposes;
 - (f) Hospitals;
 - (g) Manufactured home subdivisions if the density of the subdivision is greater than that allowed by the Land Division Ordinance governing subdivisions (lot size less than 5,000 square feet);
 - (h) Mobile home parks;
 - (i) Duplexes or Tri-plexes, on lots other than corner or double-frontage lots or those abutting a rear alley;
 - (j) Nursing homes;
 - (k) Public and semi-public buildings and structures only if such use or structure is essential to the physical, social, and economic welfare of the area. No unscreened stockpiling or-storage of materials shall be allowed;
 - (l) Public parks, playgrounds, golf courses, swimming pools and community centers;
 - (m) Public or private schools;

- (n) Religious institutions;
- (o) Residential facilities;
- (p) Uses similar to those listed above and are normally located in and consistent with the purpose of this district;
- (q) Attached single-dwelling unit (townhouse) developments with a minimum lot size of 3,500 square feet per dwelling unit;
- (r) Bed and breakfast establishments, with three or more guest rooms.
- (4) Special temporary use permitted: A mobile home, or other manufactured structure, as a temporary, accessory dwelling to a permanent residence for designated members of the immediate family when a medical hardship exists in the family. See Article 26 - Temporary Use Permits for more information.

SECTION 4.03 LOTS

Except as stated in Section 4.02, lots shall meet the following minimum requirements:

- (1) Lot Area. The minimum lot area shall be 5,000 square feet.
- (2) Lot Size Averaging. Single family (attached and detached) residential lot size may be averaged in subdivisions to allow lots less than the minimum lot size in the R-1 district, as long as the average area for all lots is not less than the minimum lot size allowed by the district. No individual lot created under this provision shall be less than 80% of the minimum lot size allowed in the underlying district. (For example, if the minimum lot size is 5,000 square feet, the following three lots could be created from a 15,000 square foot parcel: 4,000 square feet, 5,000 square feet, and 6,000 square feet.)
- (3) Lot Dimensions. Except for flag lots and townhouse developments, the minimum lot width at the right-of-way shall be 30 feet, except corner lots that shall be a minimum of 50 feet wide. The maximum lot depth shall be no greater than three (3) times the lot width except as may be necessary to protect sensitive areas or address topographic limitations.
- (4) Lot Coverage. The maximum coverage of the lot by all structures shall be 35 percent, except duplexes and tri-plexes which shall not cover more than 45 percent of the lot area, and townhouses, which shall not cover more than 55 percent of the lot area. The maximum coverage for all structures, driveways, parking areas, patios, and other impervious surfaces shall be 65 percent.

SECTION 4.04 YARDS

- (1) Front.
 - (a) Provided it will not result in an encroachment into a public utility easement or preclude future development of rights-of-way to the standard cross-section described in the adopted Transportation System Plan, each lot shall maintain a minimum front yard as follows:
 - (i) Eight (8) feet in front of any unenclosed porch;
 - (ii) Ten (10) feet in front of other structures;
 - (iii) Twenty (20) feet in front of any garage or carport.
 - (b) Front yards shall not be used for accessory buildings, clotheslines, incinerators, permanent storage of recreational and other vehicles, trailers, boats, or of any other materials. A front yard shall not be used to meet the permanently reserved parking requirements for automobiles or other vehicles.
- (2) Side. Each lot shall maintain a side yard on each side of the lot of at least five feet, except corner lots that shall have a side yard abutting the street of at least 10 feet.
- (3) Rear. Each lot shall maintain a rear yard of at least 10 feet from the rear property line.
- (4) Patio Structures. Any patio structure shall be used solely for general open use. Any patio structure or uncovered swimming pool shall be a minimum of five feet from any property line.

See Article 27 - Vision Clearance of this ordinance for more information.

SECTION 4.05 HEIGHT LIMITS

- (1) Residential structures. The maximum height of any residential structure shall be 2-1/2 stories or 28 feet, whichever is less.
- (2) Accessory structures. The maximum height of any accessory structure shall be one story or 15 feet, whichever is less.
- (3) All other structures shall not exceed three stories or 35 feet in height, whichever is less.

SECTION 4.06 FENCES, HEDGES, WALLS AND OTHER STRUCTURES

Sight-obscuring fences, hedges, walls, and other structures shall not exceed 2-1/2 feet in height in front yards and six feet in height in all other cases. Fences and walls that do not obscure sight shall be no more than six feet in height.

SECTION 4.07 OFF-STREET PARKING

- (1) Vehicular parking, garage, and carport spaces shall provide:
 - (a) For parking at the time of occupancy of its main building;
 - (b) A space not less than 10 feet wide and 20 feet long;
 - (c) For ingress and egress of standard-sized automobiles.
- (2) Off-street parking shall not be allowed within the required yards next to the street.
- (3) The number of vehicular off-street parking spaces required shall be no less than:
 - (a) Two for each dwelling unit on a single lot for a single-dwelling unit; or
 - (b) One and one-half for each dwelling unit for a duplex or multiple-dwelling unit (where fractioned, round to next highest parking space).
- (4) Also see Article 20 - Off-Street Parking in this ordinance.
- (5) Bicycle Parking – All developments that require a site plan or amended site plan for new development, change of use, and building expansions and remodels shall conform to the City's Bicycle Parking Requirements, as set forth in Article 20.

SECTION 4.08 SIGNS

All signs shall comply with Article 22 - Signs of this ordinance.

SECTION 4.09 DESIGN AND PLACEMENT STANDARDS FOR MANUFACTURED HOMES

All new placements of manufactured homes in subdivisions and on individual lots shall be installed according to the State Building Code, shall conform to all residential development standards for single-dwelling units, and shall comply with the following design and placement standards. Where applicable, the same standards shall apply to stick-built homes.

- (1) Size. Minimum size shall be 960 square feet of occupied space.
- (2) Foundation. Placement shall be on an excavated and backfilled foundation, enclosed at the perimeter with no more than 16 inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than 16 inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the 16-inch limitation will not apply.
- (3) Design features. At least two of the following design features shall be used: dormers; recessed entries; bay or bow windows; offsets on building face or roof (minimum 12'); pillars or posts; and eaves (minimum 6").
- (4) Roofing. Roofing shall be composition shingles, wood shake or shingle, or other non-reflective material allowed by the State Building Code.
- (5) Exterior finish. Exterior finish shall be in color, material and appearance similar to the exterior siding commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the City;
- (6) Pitched roof. Roofs shall be pitched with nominal pitch of three feet in height for each 12 feet in width.
- (7) Energy efficiency. An exterior thermal envelope that meets heat loss levels equivalent to the performance standards required of single-dwelling units constructed under the State Building Code shall be certified by the manufacturer.
- (8) Garage or carport. A garage or carport constructed of materials similar to the material of which the residence is constructed and built to State Building Code standards shall be required.

SECTION 4.10 LANDSCAPING

For all uses other than single-dwelling units, the following landscaping standards apply. All lot area not covered by building or parking areas is to be landscaped. A minimum of ten percent of the entire lot area shall be landscaped. See Article -25 - Site Plan Review of this ordinance for further information.

City of Oakridge
48318 E. 1st Street – PO Box 1410
Oakridge, Oregon 97463
Phone: 541-782-2258 FAX 541-782-1081



~ Plot Plan Checklist ~

(1 copy of your plot plan is required)

The City of Oakridge requests a minimum of 3 weeks to complete the review process; we can often complete the plan review earlier if all the necessary information is submitted.

Please be sure all of the information below is included on the plot plan prior to submittal.

- ☐ Applicant's name and address
- ☐ Location of the property:
 - Map & Tax Lot # and street address if assigned.
- ☐ Direction of north
- ☐ Scale
 - Example: 1" = 20'
 - If not drawn to scale, ALL measurements/dimensions must be clearly indicated on the plot plan.
- ☐ The length and location of all property lines must be clearly indicated.
- ☐ The square footage of the lot or parcel.
- ☐ Use, location, square footage and dimension of all proposed and existing structure(s) must be indicated. (Distinguish the use of buildings or portions of buildings.)
- ☐ Indicate the location of the existing or proposed access and type of surfacing that will be provided. (Note: Engineering may require additional information on the width, grade, and street drainage for newly created or expanded access.)
- ☐ Indicate the location and type of any existing or proposed fencing or retaining walls. (Note: no fence may exceed 6' in height.)
- ☐ Dimensions of all structures, driveways and utilities.
- ☐ Setback distances from property lines to all new and existing structures.
- ☐ Indicate the location and distance of the closest fire hydrant.
- ☐ Location of existing and proposed storm drainage, water, electric and sewer lines.
- ☐ Location and dimension of any proposed or existing structures and utilities.
- ☐ Street names or right-of-way must be indicated on the plan.
- ☐ Approximate ground slope and direction of the slope. (Note: sub-grade and final grade must be indicated.)
- ☐ Elevation of each property corner and major grade breaks if any. Finished floor elevation of each structure and garage. Curb elevation at center of driveway. (Note: Geotechnical analysis is required on any lot exceeding 33% grade.)
- ☐ Erosion control plan.
- ☐ Utility/Access easements must be shown on the plot plan.

Oakridge School District

CONSTRUCTION EXCISE TAX CALCULATION FORM

Permit # _____ Map and Tax Lot of Property _____

Owner Name (print) _____ Phone _____

Applicant Name (print) _____ Phone _____

Applicant Address _____

Applicant Signature _____ Date _____

CONSTRUCTION CATEGORY:

- ☐ **Residential Construction** – Excise tax of \$1.05 per square foot for new or replacement residential structures.
- ☐ **Commercial or Industrial Construction** – Excise tax of 53 cents per square foot for new or replacement commercial or industrial structures.

CONSTRUCTION EXCISE TAX CALCULATION (see back for details and page 3 for rates):

Residential square footage of construction _____ x \$ _____ = \$ _____

Commercial/Industrial square footage of construction _____ x \$ _____ = \$ _____

Less Square Footage of existing building (if replacement permit) _____ x \$ _____ = \$(_____)

TOTAL CONSTRUCTION EXCISE TAX DUE \$ _____

CONSTRUCTION EXCISE TAX EXEMPTIONS

Please indicate if any of the following exemptions apply to the imposition of the Construction Excise Tax to your building permit:

- ☐ An addition to a pre-existing residential or commercial structure.
- ☐ A manufactured home that replaces an existing manufactured home in a manufactured home park.
- ☐ Temporary Hardship Manufactured Homes.
- ☐ Private School Improvements.
- ☐ Public Improvements (as defined in ORS 279A.010).
- ☐ Residential housing that is guaranteed to be affordable (under US Department of HUD guidelines).
- ☐ Public or Private hospital improvements.
- ☐ Improvements to religious facilities primarily used for worship or education associated with worship.
- ☐ Agricultural buildings as defined in ORS 455.315(2)(a).
- ☐ Accessory structures.
- ☐ Non-profit operated care facilities as described in ORS 320.173(7).

TOTAL SQUARE FOOTAGE OF EXEMPTED CONSTRUCTION: _____ **SQ. FT.**

For more information, contact the Business Manager of the participating School District:

Bethel: 541-689-3280 Creswell: 541-895-6000 Fern Ridge: 541-935-2253 Junction City: 541-998-6311
Lowell: 541-937-2124 McKenzie: 541-822-3338 Monroe: 541-847-6292 Oakridge: 541-782-2813
South Lane: 541-942-3381 Siuslaw: 541-997-2651

CONSTRUCTION EXCISE TAX

Collection Methodology

1. For purposes of calculating the Construction Excise Tax, residential uses shall include:

- single-unit houses
- multiple-unit houses
- non-transient boarding houses
- adult foster care homes and congregate living facilities
- dormitories (as defined in State Building Code)
- manufactured dwellings
- a residential building moving from one property to another

2. Residential square footage measurements shall be made in accordance with guidelines established by the State of Oregon Building Codes Division. Square footage shall include the gross floor area of the structure including unfinished basements or bonus rooms. Gross floor area shall not include:

- Garages
- Carports
- Covered walkways
- Exterior decks
- Covered porches and patios
- Sunrooms
- Accessory structures such as garden sheds, shops, ramadas and other similar out buildings

3. Residential and non-residential additions and alterations are exempt.

4. Hotels, motels, and transient boarding houses shall be considered nonresidential uses.

5. Square footage of non-residential use shall include the gross floor area of the building or addition, measured in accordance with guidelines established by the State of Oregon Building Codes Division. When measurements refer to an interior or exterior wall and no wall exists, measurements shall include the useable area under the horizontal projection of the roof or floor above.

6. A manufactured home is exempt if it: A: replaces an existing manufactured home in a manufactured home park or B: is a Temporary Hardship Manufactured Home.

7. A moved building, if it is being moved to another location on the same property, is exempt.

8. Where an existing residential or non-residential use is removed from a property (in part or in total) within one year of applying for the building permit, a credit towards the CET for the new use shall be applied based on the square footage and use of existing building. No CET credit shall be applied if there is no record of the square footage of the existing use or if the existing use was not lawfully established. CET credits are non-transferable to other properties beyond the subject tract of land.

9. The CET shall be applicable to building permit applications received on or after the effective date of the Intergovernmental Agreement (IGA) between the District and County for collecting the CET. Should an increase in the CET be authorized, the new rate shall be applicable to building permit applications received on or after the effective date of the increase.

10. The CET shall not apply to communication towers, water tanks, retaining walls, swimming pools, private bridges, covered play structures, or structures that do not require a building permit.

11. Requests for refunds must be in writing and submitted to the District not more than 12 months from the date the CET was paid.

