



OREGON CITY BUILDING DIVISION

POLICIES & PROCEDURES

State Specialty Codes and City Municipal Code References: ORS 455.153; Oregon City Municipal Code 15.04.010

Subject: Approved Construction Documents for Inspections - Standard Operating Policy (SOP)

Effective Date: 3/23/23

Prepared By: James Sayers – Building Official

Purpose

Establishes a policy that provides requirements for approved construction documents on the jobsite.

Definitions

The following definitions are stated in the Oregon Specialty Codes and are listed here for the purpose of this policy:

Approved – Acceptable to the Building Official

Building Official – The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.

Commercial Construction – Any permitted work that is not within the scope of the Oregon Residential Specialty Code.

Construction Documents – Written, graphic and pictorial or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining a building permit.

Inspection – Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved.

Re-inspection Fee – Charges as authorized by the City Commission of Oregon City for Building Inspection and Plan Review purposes.

Residential Construction – Any construction, alteration, movement, enlargement, replacement, repair, equipment, use, occupancy and location of Detached one- and two-family dwellings and townhouses classified as Group R-3, and accessory Group U occupancies, not more than three stories above grade plane in height. Detached one-family residences used for family child care homes or foster care in

accordance with the applicable ORS's. Detached one-family congregate living facilities(accommodating 10 persons or less) Detached one-family lodging houses containing not more than five guest rooms, Residential Aircraft Hangers and Live/Work units located in townhouses and complying the OSSC.

City Code

OCMC 15.04.010 Adoption of the State of Oregon Specialty Codes pursuant to ORS 455.153

State Specialty Code(s)

1. 2022 Oregon Structural Specialty Code
2. 2022 Oregon Mechanical Specialty Code
3. 2021 Oregon Residential Specialty Code
4. 2020 Oregon Electrical Specialty Code
5. 2021 Oregon Plumbing Specialty Code
6. 2021 Oregon Energy Efficiency Specialty Code
7. 2010 Oregon Manufactured Dwelling Installation Specialty Code
8. All referenced standards

Policy

All *Commercial* and *Residential* Construction projects requesting *inspections* are required to have the *Approved Construction Documents* available for the City of Oregon City Inspector for all requested inspections.

The *approved construction documents* and supporting documents may be kept in any appropriate weather resistive container that can be readily identified by the inspector at time of inspections.

Failure to have the set of *approved construction documents* on site for a scheduled *inspection* can result in *inspection* delays, cancelation of the requested *inspection* and possibly the issuance of a re-inspection *fee*.