



# Josephine County, Oregon

## BUILDING SAFETY DEPARTMENT

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## Residential Plan Review Requirements

	<p><b>1.) 2 Complete Sets of Legible Plans.</b> Must be drawn to scale, showing conformance to the applicable local and state building codes. Lateral design details and connections (wall bracing) must be shown on the plans (ORSC R106.1.1). Plan review cannot be completed if copyright violations are evident.</p>
	<p><b>2.) Site/Plot Plan Drawn to Scale.</b> The plan must show: property lines, lot and building setback dimensions; location of easements, footprint of structure (including decks, covered porches, etc.), location of wells/septic systems, utility locations, any known fill sites or landslide hazard areas and North direction indicator.</p>
	<p><b>3.) Foundation Plan, Cross Sections and Details.</b> Show footing and foundation dimensions, anchor bolts, any hold-downs and reinforcing steel, construction details, foundation vent notes.</p>
	<p><b>4.) Floor Plans.</b> Show for each floor, including basements, all dimensions, room identification, door and window sizes and locations, stairs, location of smoke detectors, water heater, HVAC equipment, ventilation fans, plumbing fixtures, balconies and decks 30" above grade, etc.</p>
	<p><b>5.) Cross Section(s) and Details.</b> Show framing members such as floor beams, headers, joists, sub-floor, wall construction, and roof construction. More than one cross section may be required to clearly portray construction. Show notes and/or details of wall and roof sheathing, roofing, roof slope, wall height, siding material, footings and foundations, stairs, insulation, fireplace construction, etc.</p>
	<p><b>6.) Elevation Views.</b> Provide elevations for new construction; minimum of two elevations for additions and remodels. <b>Exterior elevations must reflect the actual grade if the change in grade is greater than 4' at building envelope.</b></p>
	<p><b>7.) Wall Bracing (Prescriptive Path or Engineered)</b> Building plans must show construction details and locations of prescriptive exterior and interior lateral brace panels (ORSC R106.1.1). For non-prescriptive wall bracing, provide stamped/signed engineering with specifications and calculations from an Oregon licensed engineer (ORSC R301.1.3. Also, see item 15 "Design Calculations").</p>
	<p><b>8.) Floor/Roof Framing Plans.</b> Plans are required to show member sizing, spacing, direction, bearing locations, nailing and connection details. For roof construction other than pre-engineered trusses, show purlin/strut locations, bearing locations and other necessary requirements per ORSC Sections 802.2 and 802.3.</p>
	<p><b>9.) Basement and Retaining Wall.</b> Cross sections and details showing placement of reinforcing steel, drains and waterproofing shall be provided. Engineered plans are required for retaining walls and basement walls that support unbalanced heights exceeding 4'. See item 15, "Design Calculations", for engineered designs.</p>
	<p><b>10.) Beam Calculations.</b> Provide two sets of calculations using current code design values for all beams and multiple joists exceeding prescriptive code requirements, and/or any beam/joist carrying a non-uniform load.</p>
	<p><b>11.) Pre-fabricated Roof and Floor Truss Design and details.</b> Show, if applicable, manufactured truss and floor joist layout. Truss calculations showing reactions (gravity, uplift and lateral) must be turned in with plans for review (ORSC R802.10.1). Show connectors, as required, for uplift or other forces not provided by truss manufacturer and posts/footings required for gravity reactions (ORSC R802.11).</p>

	<p><b>12.) Electrical Plans.</b> Required when house is over 10,000 sq. ft. and/or panel is more than 400 Amps. Provide load calculations and line drawing of service.</p>
	<p><b>13.) Flood-Plain Information (ORSC R322).</b> Buildings constructed within the floodway of 100-year flood zone require engineering and a “<b>No-rise</b>” study. Structures may be constructed within the 100-year flood plain if the finished floor and all electrical and mechanical systems are not less than one (1) foot above the base flood elevation. Buildings and structures located in whole or in part of identified “<b>floodways</b>” shall be designed by an Oregon licensed Registered Design Professional in accordance with ASCE 24 (ORSC R322.1).</p> <p><b>Phase I</b> of the FEMA “<b>Flood Elevation Certificate</b>” must be completed by an Oregon licensed Engineer or Surveyor and is required at plan review. <b>Show BFE and FF elevations</b> on building cross-sections. (Surveyor/Engineer to <b>establish BFE at project site</b> either on or immediately adjacent to structure)</p> <p><b>Phase II</b> of the FEMA “<b>Flood Elevation Certificate</b>” must be completed by an Oregon licensed Engineer or Surveyor prior to rough floor frame inspection request.</p> <p><b>Phase III</b>, the Finished Construction, of the “<b>Flood Elevation Certificate</b>” must be completed by an Oregon licensed Engineer or Surveyor prior to final building inspection request.</p>
	<p><b>14.) Energy Efficiency (ORSC N1101).</b> Identify the prescriptive energy efficiency requirements on the plans (see handout). Identify the two required additional measures from Table N1101.1(2) (included in the permit packet). For non-prescriptive energy proposals provide energy calculations. For change of occupancy or use, identify measures from Table N1101.2. For additions, identify measures from Table N1101.1(2) or Table N1101.3 as applicable (ORSC N1101.3).</p>
	<p><b>15.) Design Calculations (Registered Design Professional).</b> When required, designed elements (i.e., foundation, shear wall, roof truss, retaining walls exceeding 4 feet, etc.) shall be designed, stamped and signed by and Oregon licensed Engineer or Architect and shall be shown to be applicable and site-specific to the project under review by cross-reference to the applicable plan location.</p>