

Josephine County, Oregon

BUILDING SAFETY DEPARTMENT

Robert Rice, C.B.O. Director

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RE: Building Safety plan review and permits required prior to construction, addition or alteration (including change of occupancy)

Low-Rise Residential (Single Family Dwelling) plans need to demonstrate compliance with current **Oregon Residential Specialty Code** (Engineering will be required for "Irregular" portions as defined in ORSC R301.2.2.2.2., retaining walls over 4 feet, Non-prescriptive wall bracing, etc.)

For Structures other than Low-Rise Residential, plans need to be prepared by a registered design professional (Architect or Engineer) w/ some exceptions and shall demonstrate code compliance with current **Oregon Structural Specialty Code** for items such as Structural (Chapter 16), Occupancy classification (Chapter 3), Allowable area (Chapter 5), Type of construction and Fire-resistive requirements (Chapter 6), Fire Protection systems (Chapter 9), Occupant Load and Egress (Chapter 10), Restroom fixtures, ADA Accessibility (Chapter 11), etc.

Quality plans that describe, in sufficient detail, compliance with the codes help the process of plan review and permit issuance go smoothly. It is the responsibility of the applicant to provide construction documents demonstrating code compliance. The consultation of a building design professional (Designer, Architect or Engineer) is recommended even where not required by state law.

Site observation(s) (\$56.00) may be required for initial investigation prior to issuance of permits for change of occupancy of existing structures or for work done without permits. Please contact Building Safety Department for additional information on site observations.

For specific information please email to jocobldgsafe@co.josephine.or.us or call 541-474-5405 to schedule an appointment. Due to limited staff, the plans examiners and inspectors are not regularly available in the office at this time.

Oregon Building Codes are available online at: http://www.cbs.state.or.us/bcd/programs/online_codes.html

Sincerely,


Robert Rice, C.B.O.
Building Safety Director
1-541-474-5405

