

# 2024 Annual Report







*Las Adelitas is an affordable housing community designed to add 142 multifamily homes in the Cully neighborhood of northeast Portland, Oregon.*

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*Building Codes Division (BCD) staff – from left, Training and Outreach Services Manager Stephen Simms, BCD Administrator Alana Cox, Deputy Administrator Dawn Bass, Policy and Technical Services Manager Todd Smith, and Senior Policy Advisor Andrew Boulton – tour the remodel of the Oregon Capitol in May 2024.*





| Building Codes Division staff members tour the remodel of the Oregon Capitol in May 2024.

# Administrator's message

2024 was an exciting year for the Building Codes Division (BCD). This report features several articles about the great work we do at BCD, but I want to highlight just a few of the accomplishments I am most proud of from the year:

- **Oregon Design Criteria Hub:** This innovative tool takes all of the things in the buildings code that vary by location (wind load, snow load, frost depth, etc.), and puts them in one easy-to-use location. We partnered with Oregon State University to develop the tool in which you can enter an address or latitude and longitude and find all of the design criteria for that location, creating efficiency for design professionals, plans examiners, and others in the development community.
- **Building Evaluation Support Agreement (BESA):** This unique, multilateral agreement allows BCD and all of the local governments that sign on to share building official, inspector, and plan review services using the framework in the agreement, without having to execute individual agreements with every local government. In addition to providing mutual aid under the agreement, BCD is connecting municipalities in need of support to building departments with extra capacity to help keep construction moving.

- **Statewide mechanical minor labels:** Minor labels are permits for minor construction work purchased from the state and usable anywhere in Oregon. Instead of each permit requiring an inspection, 1 in 10 is inspected. This expansion of the program includes minor mechanical work, and also allows for the use of photos and videos in lieu of the inspection. After a successful pilot, we are excited to see this program expanded across Oregon.

Beyond the activities noted above, we have been laser focused on addressing the affordable housing crisis by increasing the number of safe, efficient homes in Oregon. We are working hard to stand up the Housing Accountability and Production Office with our colleagues at the Department of Land Conservation and Development, and are already well underway with several housing initiatives, which you will read more about in this report.

At BCD, we are used to change. Codes are always changing, there is always more to learn, and we know we have to be nimble and dynamic to meet the challenges that face our state. This year, I am more optimistic than ever that we are going to harness the momentum behind housing production and make tangible improvements to affordable housing in our communities. BCD is proud to be part of making these improvements possible, and I am proud to be a part of BCD.

– Alana Cox, Building Codes Division administrator

# What we do:

## Mission and services

BCD works to ensure the safety of buildings through the administration of the state building code that governs the construction, reconstruction, alteration, and repair of buildings and other structures and the installation of mechanical devices and equipment therein. Our mission is to create the foundation for safe, efficient, affordable buildings in Oregon.

We offer multiple services to the business community by building on the goal of uniform statewide regulations affecting the construction industry. We establish, administer, and regulate uniform performance standards providing reasonable safeguards for health, safety, welfare, comfort, and security of the residents of this state. We also license qualified businesses and individuals working in electrical, plumbing, boiler and pressure vessel, and elevator trades.

How we serve you:

- Adopting building codes with the advice of seven statutory boards to provide the minimum level of safety in all areas of Oregon.
- Testing and licensing trade workers and subcontractors to ensure a knowledgeable and proficient workforce.
- Training and certifying building inspectors and building officials.
- Enforcing laws and rules to ensure safe building practices.
- Providing permitting and inspection services.
- Collaborating with cities and counties to promote efficient building practices and positive economic development.

- Protecting consumers from unnecessary regulatory costs.
- Collaborating with public and private entities and institutions to allow for the use of emerging technology in alternate construction methods and materials.
- Cooperating with other state agencies, including the Construction Contractors Board, Department of the State Fire Marshal, Oregon Department of Energy, and Oregon Health Authority, on crossover issues related to construction standards and licensing.

All BCD sections, teams, and programs work cooperatively toward meeting the division's mission and strategic objectives.

**Licensing and Enforcement** teams are responsible for administering 52 license types across boiler, electrical, elevator, manufactured dwelling, and plumbing trades. They also investigate and prosecute licensing violations for the division's licensing and certification programs.

**Building Inspector Training Program** is responsible for the training and certification of new building officials, plans examiners, and specialty code inspectors, as well as the ongoing code change training for existing certificate holders.

**Oregon ePermitting** provides electronic permit and inspection services for Oregon building departments. Oregon ePermitting services are available to all local building departments that want to use them.

**Statewide Permit and Inspection Services** provides permit and inspection services in areas where a building department would not be feasible at the



local level. This section also oversees inspections for amusement rides.

Housing and Urban Development (HUD) Dwellings/Prefabricated Structures provides oversight of the federal HUD manufactured dwelling program and the statewide prefabricated structures program. These programs enable manufactured dwellings and prefabricated structures to be sited throughout the state.

**Policy and Technical Services** provides support to the seven advisory boards to adopt codes, provide licensing enforcement and policy support, and resolve code appeals.

**Housing and Building Safety** is the division's newest section, established in 2024. It is focused on ensuring timely housing production and, in coordination with the Department of Land Conservation and Development, it administers the Housing Accountability and Production Office.

From dispute resolution to statewide code interpretation and e-permitting, the uniform standards provide builders with predictability. Moving forward, the state is forming new partnerships to better support businesses across Oregon.

**Board partnerships** between BCD and the seven advisory boards it administers bring together knowledgeable leaders to address issues and adopt well-researched and coordinated codes:

- Board of Boiler Rules
- Building Codes Structures Board
- Construction Industry Energy Board
- Electrical and Elevator Board
- Mechanical Board
- Residential and Manufactured Structures Board
- State Plumbing Board

# Ensuring safe construction with licensed professionals

BCD is responsible for issuing specialty licenses for qualified electricians, plumbers, and boiler and pressure vessel workers to ensure Oregon construction is safe. Through its licensing boards, testing, and training processes, BCD helps ensure that licensed trades workers have undergone rigorous training and education to acquire their licenses.

The seven advisory boards administered by BCD bring together knowledgeable leaders to address issues and adopt well-researched and coordinated codes. Advisory boards and the division must review and approve any changes to the code, bringing together experts to deliver well-reasoned codes that strike the appropriate balance between affordability, safety, durability, and efficiency.

The work of the boards is translated into the code and administrative rules that are the backbone of the division's testing and licensing programs for plumbers and electricians. The division strives to maintain close connections with its industry partners, stakeholders, and national code bodies to implement its testing and licensing programs to ensure safety and efficiency, in a technically feasible and cost-effective way.

Over the past year the division has worked to increase recognition of the mobility of the licensed workforce by expanding electrical license reciprocity with Washington, issuing about 2,700 electrical, plumbing, and boiler licenses a year, and by providing technical assistance to registered apprenticeship programs across the state.



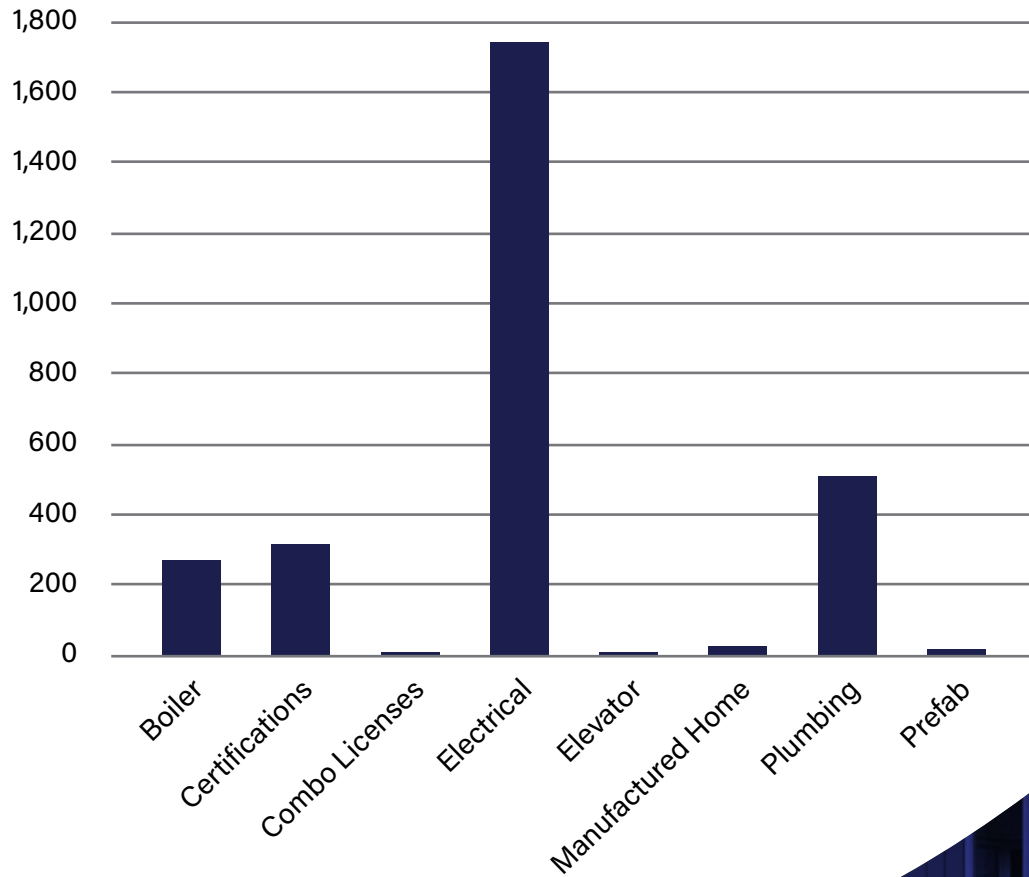
*A building inspector from Washington County meets to discuss construction progress.*



*BCD boiler and pressure vessel inspectors – pictured from left, Bob Graham, Tom Clark, Patrick McGiveron, and Jon Everitt – visit the Port Westward power plant in Columbia County to learn about Portland General Electric's heat recovery steam generator. Also pictured, at right, is Chris Baier, chairperson of the Oregon Board of Boiler Rules.*



# New licenses/certifications in 2024



Example of a license identification provided by BCD

# Oregon ePermitting:

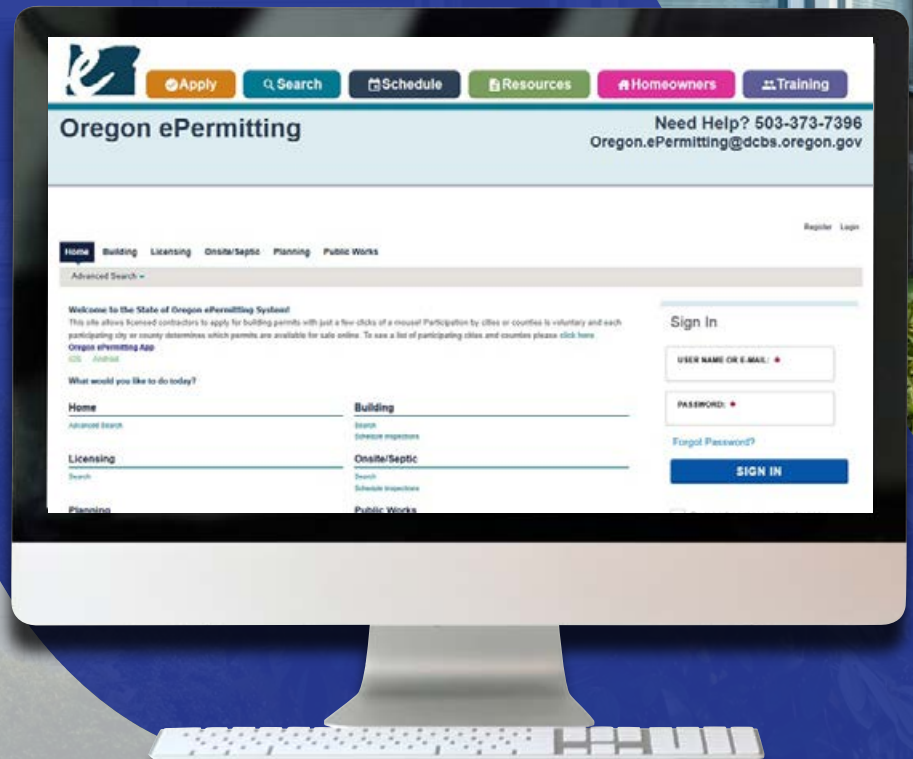
## BCD helps Oregonians get permits online

Oregon ePermitting was established in 2006. Since that time, it has evolved from providing a simple website for a limited number of jurisdictions and permit application types, to providing full-service electronic application, permitting, inspection and plan review software that is available at no cost to participating cities and counties.

The ePermitting website is now used by building professionals and the general public to search for permit information, apply for permits, make payments, track permits, schedule inspections, and upload documents.

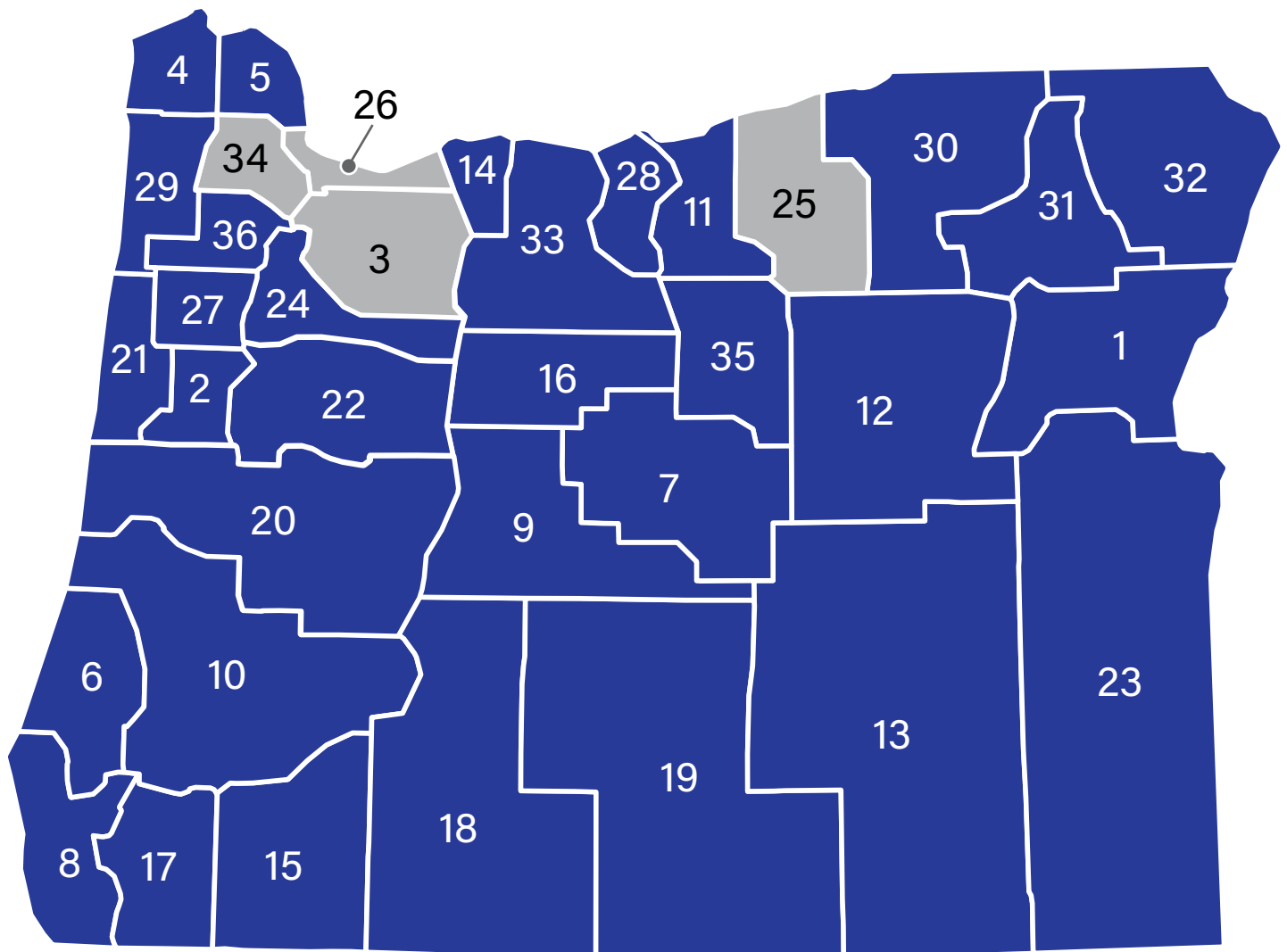
ePermitting also provides mobile apps that allow inspectors and contractors to communicate with each other, upload photographs as part of the inspection process, and participate in live video inspections.

But most importantly, the ePermitting team prioritizes providing help to all its users and participants so that individuals, businesses, and local governments can successfully use technology to streamline the development process.





# Oregon **counties** using ePermitting services



ePermitting

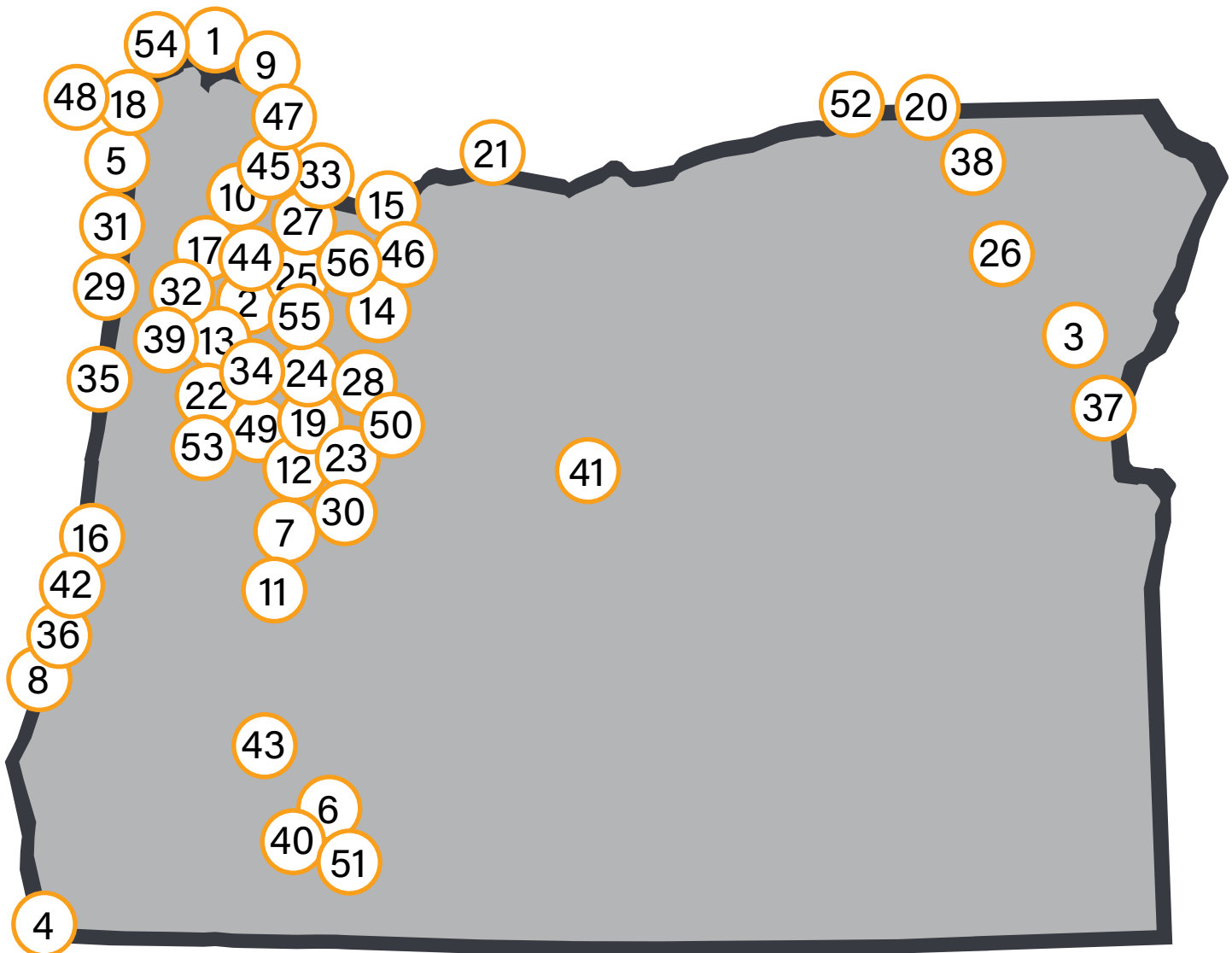


Nonparticipatory

\* Douglas County and Josephine County are On-site/Septic Program only.

- |              |                |               |                |
|--------------|----------------|---------------|----------------|
| 1. Baker     | 10. Douglas*   | 19. Lake      | 28. Sherman    |
| 2. Benton    | 11. Gilliam    | 20. Lane      | 29. Tillamook  |
| 3. Clackamas | 12. Grant      | 21. Lincoln   | 30. Umatilla   |
| 4. Clatsop   | 13. Harney     | 22. Linn      | 31. Union      |
| 5. Columbia  | 14. Hood River | 23. Malheur   | 32. Wallowa    |
| 6. Coos      | 15. Jackson    | 24. Marion    | 33. Wasco      |
| 7. Crook     | 16. Jefferson  | 25. Morrow    | 34. Washington |
| 8. Curry     | 17. Josephine* | 26. Multnomah | 35. Wheeler    |
| 9. Deschutes | 18. Klamath    | 27. Polk      | 36. Yamhill    |

# Oregon **cities** using ePermitting services



- |                   |                   |                  |                 |
|-------------------|-------------------|------------------|-----------------|
| 1. Astoria        | 14. Estacada      | 29. Lincoln City | 44. Sherwood    |
| 2. Aurora         | 15. Fairview      | 30. Lowell       | 45. St. Helens  |
| 3. Baker City     | 16. Florence      | 31. Manzanita    | 46. Sandy       |
| 4. Brookings      | 17. Forest Grove  | 32. McMinnville  | 47. Scappoose   |
| 5. Cannon Beach   | 18. Gearhart      | 33. Milwaukie    | 48. Seaside     |
| 6. Central Point  | 19. Harrisburg    | 34. Monmouth     | 49. Springfield |
| 7. Coburg         | 20. Hermiston     | 35. Newport      | 50. Sweet Home  |
| 8. Coos Bay       | 21. Hood River    | 36. North Bend   | 51. Talent      |
| 9. Columbia City  | 22. Independence  | 37. Ontario      | 52. Umatilla    |
| 10. Cornelius     | 23. Junction City | 38. Pendleton    | 53. Veneta      |
| 11. Cottage Grove | 24. Keizer        | 39. Philomath    | 54. Warrenton   |
| 12. Creswell      | 25. King City     | 40. Phoenix      | 55. Woodburn    |
| 13. Dallas        | 26. La Grande     | 41. Redmond      | 56. West Linn   |
|                   | 27. Lake Oswego   | 42. Reedsport    |                 |
|                   | 28. Lebanon       | 43. Rogue River  |                 |

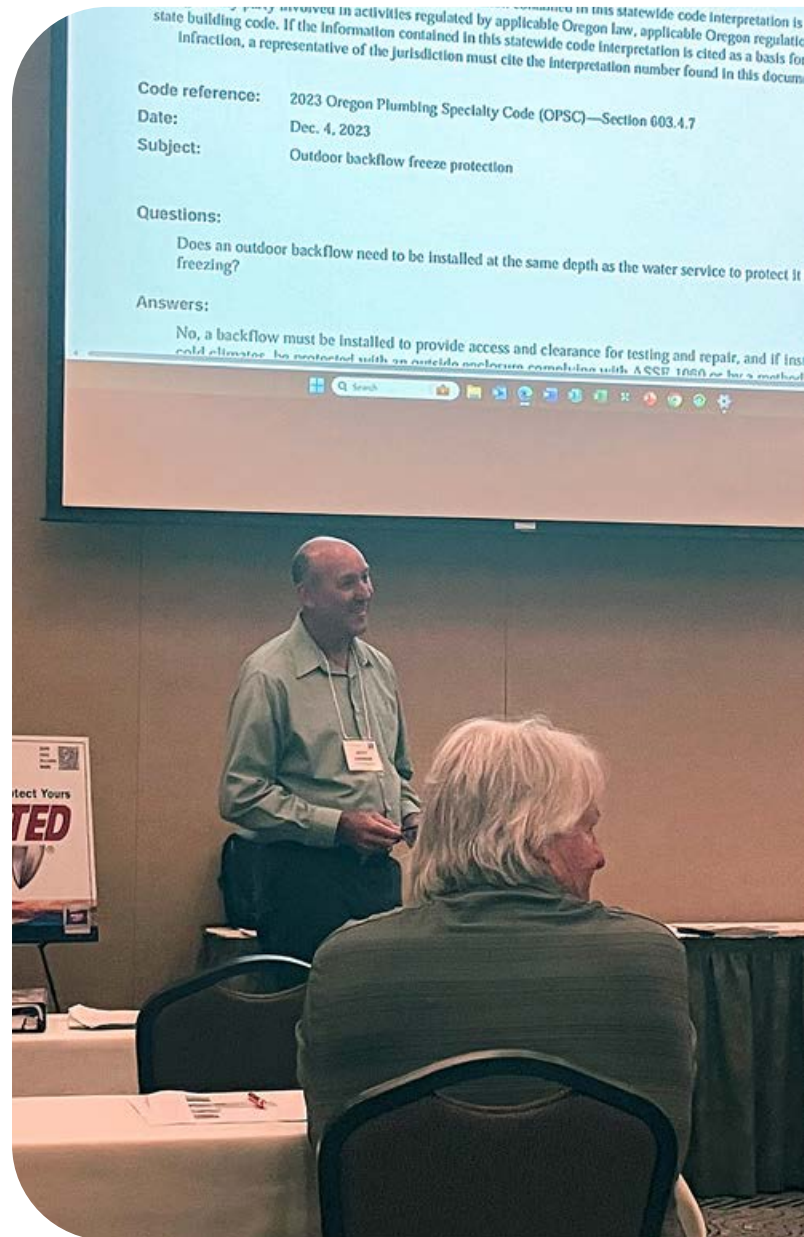


# Inspector training program: Evolving to meet industry needs

The Building Inspector Training Program provides certification training to people interested in joining the building inspection industry for the first time or expanding and certifying their existing inspection skills. It is also responsible for coordinating training classes related to specialty code changes for certified building inspectors. The program continues to expand to meet the needs of a changing and expanding industry. It operates year-round and currently offers 11 courses in addition to providing code change training as needed.

The program took a new path after the COVID-19 pandemic required greater innovation in delivering training and certifying Oregon's building officials and inspectors. In May 2020, inspector training moved to a fully remote format. In the short run, this allowed the division to continue to train new inspectors, but the long-term benefit has been that students do not have to travel to Salem and lose valuable time that could be spent in the field. In 2024, all residential code change training was delivered remotely. Students still have the option of attending classes in person at the division's west Salem training center, or online from any location with internet access. Testing is completed online, and instructors are available during business hours to help students who have questions.

Finding new inspectors with the skills to take advantage of new technology and training is also challenging, especially in rural areas. Historically, inspectors have specialized in one particular program area (for example, electrical, plumbing, structural, or mechanical). For local cities and counties, this practice increases inspection costs because building officials must send multiple inspectors to one jobsite.



*BCD Plumbing Programs Chief Andy Skinner gives a presentation about the Oregon Plumbing Specialty Code at the Oregon Plumbing-Heating-Cooling Contractors (PHCC) State Convention in May 2024.*

Complex scheduling and coordination of multiple inspections often reduces customer service.

To address these challenges, the state has developed specialized and cross-training classes to help inspectors expand their skills and certifications.

During 2024, more than 209 students have completed classes designed to broaden their inspection skills, which allows local programs to serve customers more efficiently.

During 2023, the division reintroduced Specialized Electrical and Plumbing Inspector training for noncomplex commercial installations. In addition to continuing to offer these classes, the division added a Commercial Structural Inspector Skills Enhancement course in 2024 to provide currently employed building inspectors a better understanding of the Oregon Structural Specialty Code (OSSC). In the future, the division will develop additional courses to promote cross-training, which will reduce travel and labor costs for local jurisdictions and address new trends in the inspection industry, such as electronic scheduling and video inspection. To view a schedule of upcoming classes or learn more, visit [oregon.gov/bcd](https://oregon.gov/bcd).

Since the program's inception, it has trained industry professionals across the state with a clear understanding of its various codes. The program has trained more than 3,322 people from 2014 through 2024.

In 2014, the U.S. Bureau of Labor Statistics' career growth outlook for construction and building inspectors was 8 percent nationwide through 2024. This number increased to 10 percent in the same report published in 2016. The need for inspectors continues across Oregon today, with an expected 12 percent rise in need projected from 2020 through 2030.

BCD continues to modernize elements of its program in response to the growing demand for online and hybrid training options. Once these efforts have been completed, inspectors will be able to access and complete much of their course work from one centralized program. With no signs of demand slowing for trained inspectors, BCD intends to continue to meet the needs of the industry by providing high-quality training options.



| Example of a home built to the current Oregon Residential Specialty Code.



# Electric vehicle infrastructure training program



| *Electric vehicle charger installed in a parking lot in Oregon.*

Over the past year, the Electrical and Elevator Board certified to the Oregon Legislature that more than 500 Oregon licensed electricians have completed the Electric Vehicle Infrastructure Training Program (EVITP) or equivalent training, as required by Senate Bill (SB) 582 (passed in 2023).

SB 582 requires the board to oversee the implementation of EVITP equivalent training programs, review the costs required to take the course and certification exam, and track the total number of electricians who have completed the course and passed the certification exam or

equivalent programs. SB 582 also requires that electric vehicle charging systems that have received state funding or authorization be installed by contractors who hold an EVITP or equivalent training program certification, and that one or more of these contractors supervise or participate in the installation work for the periods when electric vehicle charging equipment installation work is being performed.

The board will continue to implement additional provisions of the bill that will help develop a talented electric vehicle charging system workforce.

# BCD in the community

The division forms partnerships with other organizations to achieve broader goals in training, outreach, program improvement, and awareness that it cannot achieve on its own. Through its alliance efforts, BCD works collaboratively with other organizations toward specific objectives to help ensure that all Oregonians have the opportunity to live, work, and play in safe, efficient, and affordable buildings supported by a highly trained, diverse workforce.



*BCD Boiler and Pressure Vessels Program Chief Tom Clark inspects a boiler during the Great Oregon Steam-Up.*

*Senior Policy Advisor Andrew Boulton (above) represents BCD at the Oregon Building Officials Association's summer conference in July 2024.*



# Oregon Tradeswomen Career Fair



The Oregon Tradeswomen Career Fair attracts more than 2,000 students, educators, and job-seekers. It features participation from 90 different businesses, unions, government agencies, and educational institutions in the skilled trades and construction industry.

BCD is proud to support this event, showcasing a wide range of career opportunities. In 2024, the division shared a table with Oregon OSHA and the Workers' Compensation Division (WCD) and shared a variety of construction and inspection career knowledge.





BCD partnered with staff members from other divisions of the Department of Consumer and Business Services to support the Oregon Tradeswomen Career Fair in May 2024. BCD Communications Coordinator Travis White (left) is pictured with staff members with the Workers' Compensation Division and Oregon OSHA.



# Great Oregon Steam-Up



The Great Oregon Steam-Up, a riveting spectacle where colossal steam-powered machines come alive, helps tell the tale of Oregon's rich industrial past. BCD's boiler and pressure vessel inspectors work with the Western Steam Friends Association to make sure the annual event is safe for everyone by performing courtesy inspections on a variety of vintage tractors, trucks, steam traction engines, fire engines, construction equipment, and logging equipment.

*Western Steam Friends staff members work with BCD Boiler and Pressure Vessel Inspector Patrick McGiveron (foreground) to inspect boilers for the Great Oregon Steam-Up.*



*Vintage steam engines were inspected by BCD boiler and pressure vessel inspectors at the Great Oregon Steam-Up in July 2024.*





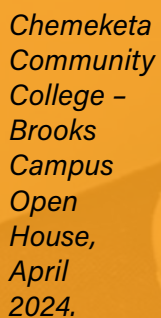
*Pictured above are a pair of vintage tractors that were inspected in the lead-up to the 54th annual Great Oregon Steam-Up held in Brooks.*



*Boiler and Pressure Vessel Inspector Jon Everitt (left) helps members of the Western Steam Friends Association inspect steam engines in July 2024.*



Chemeketa Community College (CCC) is becoming a national model through its efforts to make career and technical education more available to rural communities. BCD staff members, some of whom were graduates of the Chemeketa Building Inspection Technology Program, were happy to represent the division at the Brooks campus open house to share information about career opportunities in construction and inspection occupations with high school students, school administrators, and guidance counselors.



# Manufactured Homes/ Prefabricated Structures

The division has two programs that regulate off-site construction. These programs use in-plant inspection programs that allow homes, buildings, or components to utilize closed construction in a factory and be shipped to a construction site throughout Oregon. While the two programs are similar, they have different construction codes and regulatory systems.

## Federal Housing and Urban Development (HUD) Manufactured Housing

This program covers manufactured housing that must be constructed to standards approved by the U.S. Department of Housing and Urban Development (HUD). This is a federal program that BCD administers on HUD's behalf in Oregon.

BCD provides in-plant inspection for factories in Oregon and oversees approved third-party inspectors to ensure these homes are built to the required HUD standards.

Completed homes that pass inspection are affixed with a label showing compliance.

These units are then able to be placed throughout the country without the need for additional local inspections.



*Manufactured home factory tour showing the construction of homes built for Oregon Housing and Community Services.*

## Prefabricated Structures program

The state prefabricated structures (prefab) program allows buildings or components to be built off site with closed construction. All buildings and components are built to the same code and inspection standard as any other site-built structure in Oregon. BCD staff is responsible for the plan review and inspection of these units either through direct inspection or through ensuring a properly certified individual performs the inspection.

Once completed and inspected at the factory, these buildings and components are affixed with a label showing compliance. These products are then able to be shipped throughout Oregon without the need for a local inspection. The prefab program differs from the HUD program not only in the code used, but also in the range of products that can be built. The prefab program allows for the construction of anything from individual dwelling units to large commercial modular buildings or specific components or pieces of buildings. It is a growing industry, using new technology to create efficiency.



# Housing Accountability and Production Office

House Bill (HB) 1537 was signed into law in 2024 and, in part, created the [Housing Accountability and Production Office](#) (HAPO), a joint office between BCD and the Oregon Department of Land Conservation and Development (DLCD). HAPO's mission is to help facilitate housing development and production in the state by identifying and removing barriers to housing production across the state. By creating a “no wrong doors” approach to customer service, HAPO aims to resolve issues and disputes between contractors and local government, and to improve the overall development process statewide.

BCD is excited to help tackle this state priority. The division intends on continuing to lean into what it does best: help people build safe buildings in an efficient and cost-effective manner. The division has created a new Housing and Building Safety section and has reorganized its team to support that effort. The Housing and Building Safety team will be able to take advantage of the division's 50 years of experience conducting this type of dispute resolution, development facilitation, project-specific engagement,

and consultation with local governments. Additionally, HB 1537 granted DLCD new authority as well as a number of new staff positions to support its local government partners and other customers. Together, BCD and DLCD, through HAPO, should be a “one-stop shop” for any housing development challenges that Oregonians encounter locally.

One of the first big projects HAPO will take on is to conduct a major process improvement study that will be the first of its kind for Oregon. The study will review all major aspects of the development process, including land use, building permitting, public works, and engineering. As a part of creating this study the study, HAPO will engage with local governments, industry stakeholders, and members of the public to generate a complete view of the development process. In addition to looking at each of these aspects of the development process, the study will pay special attention to the transfer of responsibility that occurs during the process to identify barriers, and delays that can affect housing development.



*The Housing Accountability and Production Office (HAPO) is not a physical office. Instead, it is a collaboration between the Oregon Building Codes Division (BCD) and the Department of Land Conservation and Development (DLCD).*

# Permit-ready plans

A permit-ready plan is a set of construction documents provided by the division that describe the design and construction of the elements of a project necessary for permit. These plans are only allowed to be used for structures specifically exempted from laws governing the practice of architecture and laws

requiring engineering registration, as further detailed by Oregon Revised Statute (ORS) 455,062. Generally speaking, this means that permit-ready plans are only possible for smaller and less complex structures, including single-family homes and unoccupied structures. A structure being built with a permit-ready

### GENERAL NOTES

## SCOPE

**SINGLE-LEVEL EXTERIOR WOOD-FRAMED DECKS ATTACHED TO AN EXTERIOR WALL OF A BUILDING REGULATED BY THE OREGON RESIDENTIAL SPECIALTY CODE.**

## PERMIT APPLICATION

THE PERMIT APPLICANT SHALL REFERENCE THE PRESCRIBED DETAILS AND TABLES CONTAINED HEREIN TO DEVELOP AND RECORD THEIR PROJECT SPECIFIC DECK DESIGN PARAMETERS (X) ON **SHEET S28** PRIOR TO PERMIT APPLICATION. THE PERMIT APPLICANT IS RESPONSIBLE FOR PRODUCING AND ATTACHING A SITE PLAN IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S SUBMISSION REQUIREMENTS. EXTERIOR DECKS WHERE THE WALKING SURFACE IS NOT MORE THAN 30 INCHES ABOVE ADJACENT GRADE MEASURED AT ANY POINT WITHIN 3 FEET HORIZONTALLY OF THE WALKING SURFACE ARE EXEMPT FROM PERMIT [R105.2].

APPLICABLE BUILDING CODE

2023 OREGON RESIDENTIAL SPECIALTY CODE (ORSC).

## LIMITATIONS OF USE

USE OF AND ANY MODIFICATIONS TO THIS PERMIT-READY PLAN IS SUBJECT TO REVIEW AND APPROVAL BY THE LOCAL MUNICIPALITY.

- REVIEW AND APPROVAL BY THE LOCAL MUNICIPALITY:
- SINGLE-SPAN DECK JOISTS WITH OR WITHOUT A CANTILEVER
- BASIC DESIGN WIND SPEED:  $\leq 120$  MPH
- WIND EXPOSURE CATEGORY: B, C, OR D
- SEISMIC DESIGN CATEGORY: B, C, D<sub>1</sub>, D<sub>2</sub>, OR E RECLASSIFIED TO D<sub>2</sub>
- DECK DEAD LOAD:  $\leq 10$  PSF
- DECK LIVE LOAD:  $\leq 40$  PSF
- GROUND SNOW LOAD:  $\leq 70$  PSF
- NOT SUPPORTING FINISH MATERIALS, SUCH AS CONCRETE, TILE, ETC., ON TOP OF THE DECKING.
- NOT SUPPORTING LARGE CONCENTRATED LOADS SUCH AS HOT TUBS, ETC.
- WHERE PROPOSED CONSTRUCTION IS IN A FLOOD HAZARD AREA, AS ESTABLISHED BY THE LOCAL FLOODPLAIN ADMINISTRATOR, THE PERMIT APPLICANT IS RESPONSIBLE FOR MODIFYING THESE PLANS AS NECESSARY FOR COMPLIANCE WITH ORSC SECTIONS R301.2.4 AND R322.
- WHERE PROPOSED CONSTRUCTION IS IN AN AREA SUBJECT TO WILDFIRE HAZARD MITIGATION, THE PERMIT APPLICANT IS RESPONSIBLE FOR MODIFYING THESE PLANS AS NECESSARY FOR COMPLIANCE WITH ORSC SECTION R327.

### LEGEND

**[X]** = PROJECT SPECIFIC DECK COMPONENT DESIGN PARAMETER TO BE PROVIDED BY THE PERMIT APPLICANT ON **SHEET S28**

[R###.#] = ORSC SECTION REFERENCE

**APPROVED** = ACCEPTABLE TO THE BUILDING OFFICIAL [R202]

**ORSC = OREGON RESIDENTIAL SPECIALTY CODE**

MIN = MINIMUM

**MAX** = MAXIMUM

**MAX** = MAXIMUM  
**TYP** = TYPICAL

**MFR** = MANUFACTURER

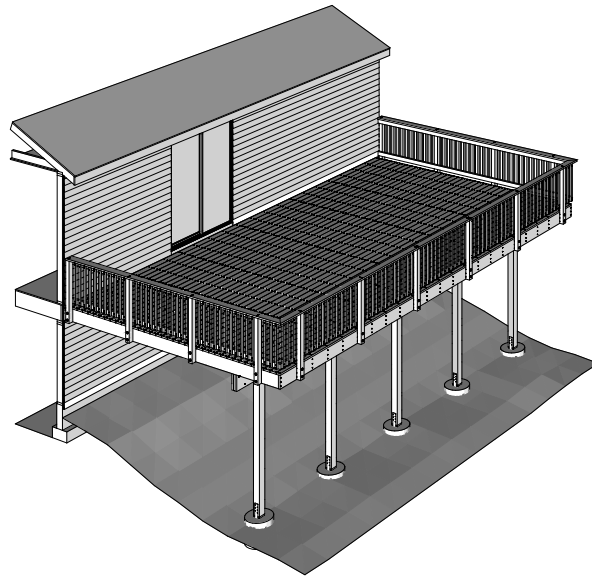
#/S# = DETAIL NUMBER ON SHEET NUMBER

## FOUNDATION

FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL BELOW EXISTING GRADE. CONCRETE STRENGTH SHALL BE 3,000 PSI MIN IN MODERATE WEATHERING REGIONS AND 3,500 PSI MIN IN SEVERE WEATHERING REGIONS (SEE SHEET S28) [R301.2 AND R402.2].

## WOOD FRAMING, FASTENERS AND CONNECTORS

ALL WOOD SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY AND BE NATURALLY DURABLE OR PRESSURE-PRESERVATIVE-TREATED UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL (R317.1). ALL WOOD IN CONTACT WITH THE GROUND, OR EMBEDDED IN CONCRETE SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE (R317.1.2). ANY FIELD CUTS OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE TREATED WITH COPPER NAPHTHENATE (2% COPPER) [R317.1.1]. ALL FASTENERS, ANCHORS, AND CONNECTORS SHALL BE EXTERIOR RATED AND APPROVED FOR STRUCTURAL USE (SEE DETAIL 2/S16 FOR SPECIFICATIONS). MANUFACTURER'S (MFR'S) INSTRUCTIONS FOR APPROVED PROPRIETARY PRODUCTS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION [R106.1.2].



Department of  
Consumer and  
Business Services

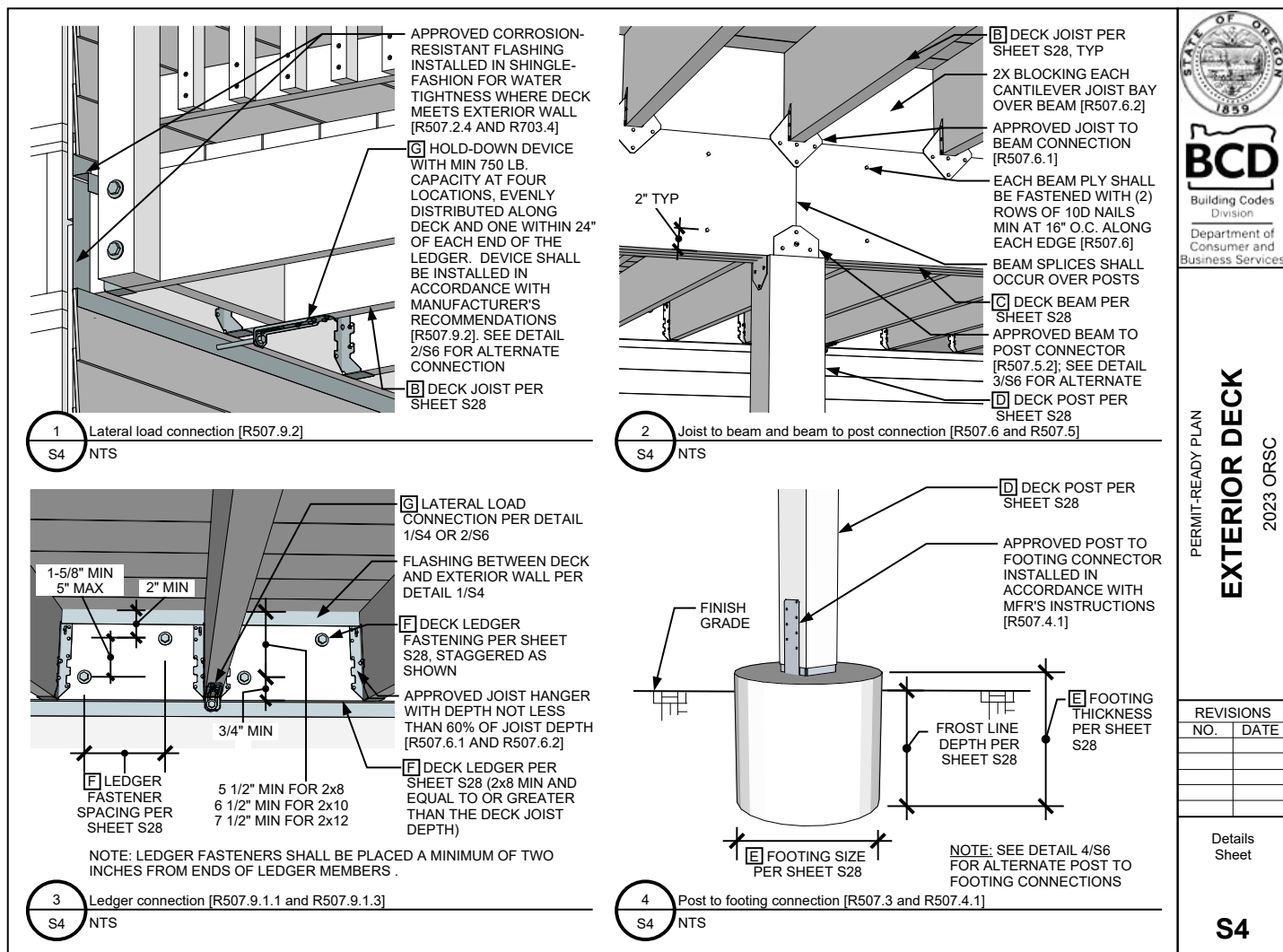
PERMIT-READY PLAN  
**EXTERIOR DECK**  
2023 ORSC

REVISIONS	
NO.	DATE

General Notes  
Sheet

**S1**





**BCD**  
Building Codes Division  
Department of Consumer and Business Services

PERMIT-READY PLAN

**EXTERIOR DECK**

2023 ORSC

REVISIONS	
NO.	DATE

Details Sheet

**S4**

## Exterior deck permit-ready details sheet

plan is able to take advantage of a more streamlined and less costly local permitting process because the plan has been developed to meet the requirements of the state building code and, in many cases, regional climatic and geographic design criteria.

One directive from House Bill 1537 to the Housing Accountability and Production Office is to establish best practices related to permit-ready plans. The division engaged in a robust public process that included a rulemaking advisory committee and a public hearing to develop new rules describing the process that will be used to develop permit-ready plans and implement the permit-ready plans program going forward. The division's goal was to create a process that would result in plans that are usable throughout the many diverse municipalities and geographic areas of the state. These new rules were

adopted and made effective on July 1, 2024.

Ultimately, the division intends to use this new process to develop and publish permit-ready plans for additional building types, including plans for some simple detached one-family residential building types. Division staff members started by updating the existing stock of plans for unoccupied residential accessory structures such as exterior decks, post-frame buildings, detached garages, patio covers, and carports. The division anticipates the initial steps for simple detached dwelling plans will be taken sometime in 2025 and will foster a focus on small dwelling units of an accessory or incidental nature, commonly referred to as accessory dwelling units or ADUs.

# Oregon Design Criteria Hub

The Oregon Design Criteria Hub is a collaboration between the division and Oregon State University (OSU). It was developed to provide site-specific climatic and geographic design criteria for construction projects. This includes all of the following:

- Ground snow load
- Basic design wind speed
- Seismic design category
- Weathering potential
- Frost-line depth
- Decay potential
- Air freezing index

The hub is a streamlined tool that allows users to access data from multiple sources that are referenced by the code. This information helps customers, such as design professionals and local building departments, get efficient site-specific design criteria and to simplify the design and review of structures.

OSU used its explorer mapping tool as the basis to create the hub, providing any customer with the ability to get a climatic and geographic design criteria report. You can access the Oregon Design Criteria Hub and find out more about its use at <https://www.oregon.gov/bcd/codes-stand/Pages/design-criteria.aspx>.





# Promoting efficiency through mutual aid

Local building departments are dynamic workplaces subject to swings in workload and the same difficulties many industries face in developing and retaining a skilled workforce. An expected workforce shortage of certified inspectors and plans examiners presents a major barrier to statewide housing production that, if not addressed, will continue to cause delays in reviewing and approving housing and other projects.

There is no temporary employment agency for building inspectors. BCD strives to provide short-term help to local building departments with inspections or plan reviews, but it is limited by the number of available employees and geography. Many departments enter into multiple mutual aid agreements to assist neighboring departments when possible; however, the negotiation and legal review process can be time consuming and nearby departments may not have excess capacity.

BCD is addressing this problem by creating the Building Evaluation Support Agreement (BESA) and making it available statewide. BESA is a voluntary intergovernmental agreement that will make it easier

for multiple local building departments to share building department services, such as plan review, inspection services, and temporary building official services directly with each other. BESA is an inclusive agreement that contains all terms and conditions typically found in local mutual aid agreements. All Oregon building departments are eligible to become signatories to BESA.

BESA promotes efficiency by eliminating the need to negotiate and execute multiple intergovernmental agreements with neighboring jurisdictions and the state. Being able to offer mutual aid allows local building departments to keep their projects moving, while not having to carry the added expense of unused labor capacity. BCD acts as a connector to help in the administration of the agreement.

BESA was launched in October 2024, and BCD maintains a publicly available list of participating jurisdictions on its website so interested parties may communicate directly with each other. More information about the BESA can be found at <https://www.oregon.gov/bcd/jurisdictions/Pages/besa.aspx>.



| *A contractor working on a jobsite.*

# Code updates

## Code adoptions

### 2024 Oregon Elevator Specialty Code

The division and the Electrical and Elevator Board adopted updated minimum safety standards for the safe installation, inspection, and operation of elevators in Oregon. The 2024 Oregon Elevator Specialty Code is based on national model elevator codes and standards for use in Oregon and makes certain Oregon-specific amendments to the model code language.

### 2023 Oregon Residential Reach Code

The division and the Residential and Manufactured Structures Board, in consultation with the Construction Industry Energy Board, adopted the 2023 Oregon Residential Reach Code (ORRC). The ORRC is a set of optional above-code requirements that a builder may use to achieve higher energy efficiency standards than what is required in the 2023 Oregon Residential Specialty Code. The 2023 ORRC was designed to align with incentive programs to help offset the increased cost of the above-code methods and materials.

### 2024 Oregon Boiler and Pressure Vessel Specialty Code

The division and the Board of Boiler Rules adopted the 2024 Oregon Boiler and Pressure Vessel Specialty Code (OBPVSC). The 2024 OBPVSC is based on the 2023 National Boiler Inspection Code and other related updated standards to govern the safe construction, installation, repair, use, and operation of boilers and pressure vessels in Oregon.



## Code development

### 2025 Oregon Energy Efficiency Specialty Code

The division and the Construction Industry Energy Board developed and began the adoption process for the 2025 Oregon Energy Efficiency Specialty Code (OEESC). This code will update the minimum energy code requirements of the Oregon Structural Specialty Code to standards based on ASHRAE 90.1-2022. This is the most up to date national model energy code, and it will be adopted in Oregon pending the availability of COMcheck software developed by the Oregon Department of Energy.





## 2025 Oregon Mechanical Specialty Code

The division and the Mechanical Board began the code review and adoption process of the 2025 Oregon Mechanical Specialty Code (OMSC). The board appointed a review committee to consider changes to the 2024 International Mechanical Code and the 2024 International Fuel Gas Code, which both serve as the base model code for the 2025 OMSC. The committee also reviewed existing Oregon amendments and public proposals. The division anticipates adopting the 2025 OMSC with an Oct. 1, 2025, effective date.

## 2025 Oregon Structural Specialty Code

The division and the Building Codes Structures Board began the code review and adoption process of the 2025 Oregon Structural Specialty Code (OSSC). The board appointed a review committee to consider changes to the 2024 International Build Code, 2024 International Existing Building Code, and new construction provisions of the 2024 International Fire Code, which all serve as the base model code for the 2025 OSSC. The committee also reviewed existing Oregon amendments and public proposals. The division anticipates adopting the 2025 OSSC with an Oct. 1, 2025, effective date.

# Compendium of rules adopted in 2024

Topic	Effective date	Rule(s)
Adopts reach code adoption process	Jan. 1, 2024	Amend: 918-465-0040
Extends the fire hardening grant program to June 2025 and includes 2021 wildfire survivors	Jan. 1, 2024	Amend: 918-001-5000, 918-001-5010, 918-001-5020, 918-001-5030, 918-001-5040, 918-001-5050, 918-001-5060, 918-001-5070
Adopts 2024 Oregon Elevator Specialty Code	Jan. 1, 2024	Adopt: 918-400-0455, 918-400-0458, 918-400-0465; amend: 918-400-0455
Updates the manufactured home ownership document transaction guide	April 1, 2024	Amend: 918-550-0040
Removes the requirement that amusement device operators be at least 18 years old	April 1, 2024	Amend: 918-200-0070
Updates the scope of the specialized plumber inspector certification	July 1, 2024	Amend: 918-098-1570
Amends the mechanical minor label inspection program to allow for statewide implementation	July 1, 2024	Amend: 918-440-0520
Adopts the 2023 Oregon Residential Reach Code	July 1, 2024	Adopt: 918-465-0050
Establishing a process for creating and publishing permit-ready plans	July 1, 2024	Adopt: 918-001-0500, 918-001-0505, 918-001-0510, 918-001-0515, 918-001-0520, 918-001-0525, 918-001-0530
Adopts the 2024 Oregon Boiler and Pressure Vessel Specialty Code	Oct. 1, 2024	Amend: 918-225-0430
Amends 2023 Oregon Residential Specialty Code Section R310.1 reverting language to 2021 ORSC language.	Oct. 1, 2024	Amend: 918-480-0010





*Sequoia Crossing is a 60 unit affordable housing project located in Salem, Oregon. Twenty units include project-based permanent supportive housing.*



Department of Consumer  
and Business Services

1535 Edgewater St. NW  
Salem, OR 97304

503-378-4133

[oregon.gov/bcd](http://oregon.gov/bcd)

