Oregon Certification Manual

A resource for Oregon building officials, inspectors, and plan reviewers

State of Oregon
Building Codes Division
Better Buildings for Oregon

Department of Consumer & Business Services
Building Codes Division
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INTRODUCTION

Oregon inspectors, plan reviewers, and building officials keep people safe by ensuring adherence to Oregon building codes. This manual is intended to explain the process for getting certified as an inspector, plan reviewer, or building official. It also lays out the powers of certified individuals and how to maintain certifications.

Holding a particular certification does not necessarily qualify a person to perform every inspection or plan review under the scope of work for that certification. Building officials are responsible for ensuring that plan reviewers and inspectors have the skills necessary to perform the work they are assigned.

Nothing in this manual is intended to allow a person to violate statute or rule or change certification and licensing requirements set forth in statute or rule. This manual is based on statutes found in Oregon Revised Statutes (ORS) chapters 446, 455, and 479 and administrative rules found in Oregon Administrative Rules (OAR) 918-098, 918-281, and 918-695.

Nothing in this manual prevents the Building Codes Division (the division) from waiving procedural requirements in the rare circumstance where substantial compliance is impracticable. In the event that anything in this manual conflicts with statute or rule, the statute or rule controls.

If you have any questions about Oregon certifications or the contents of this manual, please contact the division. Resources, including specific building codes referenced in this manual, are available on the building codes website: oregon.gov/bcd.

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Certification Application Process

Every person who performs building official duties, building code inspections, and plan reviews in Oregon must have an Oregon Inspector Certification (OIC) and an appropriate Oregon code certification or authorization for the work being performed.

Oregon Inspector Certification

The OIC acts as an umbrella registration. Any person who performs building official duties, building code inspections, or plan reviews must first obtain an OIC, then they need an Oregon code certification for each scope of work they intend to perform.

Application & Training

To obtain an Oregon Inspector Certification a person must submit the Oregon Inspector Certification Training Application and a $125 application fee.

Once a person has submitted the application and fee, they will schedule the required OIC orientation, administered by the division. The OIC orientation is a class that gives an overview of the standards for building officials, inspectors, and plan reviewers, and the relationship between local building departments and the State Building Codes Division. To view the schedule of OIC orientations, visit oregon.gov/bcd/inspector-training.

A person can only receive their OIC after successful completion of the division administered OIC orientation, including successful passage of the OIC examination.

Example:

> Jane Doe moves to Oregon from another jurisdiction where she worked for several years as an inspector. Jane is applying for jobs as an inspector in Oregon and wants to get certified. Her first step is to register for an OIC class. Once she has completed that class, she has her umbrella registration and will be assigned an OIC number. Jane can now submit qualifying national certifications for conversion to Oregon certifications, sit for Oregon certification examinations (if qualified), and/or complete Oregon code certification classes to work in her specific disciplines.

Oregon Code Certifications

Once a person has obtained their OIC, they can obtain Oregon code certifications for the work they wish to perform.

Each Oregon code certification has specific items it allows the certification holder to inspect or review, known as the "scope of work." *See* Types of Certifications & Scope of Work on page 11 for more information about the scope of work for each Oregon code certification.

There are additional Oregon code certifications that the division recognizes but no longer issues. These are known as legacy certifications. *See* Legacy Certifications on page 25 for more information.

Oregon code certifications are available for:

- Building Official (BO)
- Fire and Life Safety Plans Examiner (PEF)
- Structural Plans Examiner- A-Level (PEA)
- Residential Structural Inspector (CAS)
- Residential Plans Examiner (CAX)
- Structural Inspector- A-Level (SIA)
- Mechanical Inspector- A-Level (MIA)
- Specialized Finals Inspector (SFI)
- Electrical Specialty Code Inspector (EI)
- Residential Electrical Inspector (CAE)
- Plumbing Specialty Code Inspector (PI)
- Residential Plumbing Inspector (CAP)
- Limited Plumbing Inspector – Building Sewers (PIS)
- Specialized Solar Photo-Voltaic Inspector (SSI)
- Medical Gas Plumbing Inspector (MGI)
- Recreational Vehicle Inspector (RVI)
- Manufactured Structure Construction Inspector (MCI)

How to Obtain Oregon Code Certifications

There are three available pathways to obtain Oregon code certifications:

- Pass an Oregon code certification examination
- Complete a division certification practicum class
- Convert an International Code Council (ICC) or other nationally recognized certification

Oregon examinations and practicum courses are not available for all Oregon code certifications at this time. For those Oregon code certifications for which division practicum or an exam is not currently available, the International Code Council or other nationally recognized certification is the only available path to receive the Oregon certification. The available pathways to apply for each certification is described in the Types of Certifications and Scopes of work on page 11.

Each certification pathway is described in detail below.

Division Oregon Code Certification Examination

To apply to sit for a certification exam, a person must submit the division's Application for Certification form and an $80 fee.

Once a person submits a completed Application for Certification form demonstrating the appropriate experience (if any), they will receive approval to sit for an examination. Applicants must sit for the examination within 60 days of approval. Applicants who fail the examination must wait 30 days before taking the examination again. For information about scheduling an exam in your area, go to oregon.gov/bcd/licensing/Pages/exam.aspx.

Currently, Oregon code certification exams are offered for the following:

- Electrical Specialty Code Inspector (EI)
- Residential Electrical Inspector (CAE)
- Plumbing Specialty Code Inspector (PI)
- Residential Plumbing Inspector (CAP)
- Recreational Vehicle Inspector (RVI)
- Manufactured Structure Construction Inspector (MCI)

Division Certification Practicum Program

The division offers a certification practicum program which incorporates exam requirements and allows a person to receive a certification through successful completion of the practicum. The division currently offers certification practicum courses for the following certifications:

- Residential Electrical Inspector (CAE)
- Residential Plumbing Inspector (CAP)
- Medical Gas Inspector (MGI)
- Residential Structural Inspector(CAS) and Residential Plans Examiner (CAX)
    - Note: The Residential Structural Inspector includes Mechanical
    - The Residential Structural Inspector and Residential Plans Examiner certifications are offered in a combined division practicum course
- Building Official (BO)

Check the training website for the most up to date offerings and to view the training calendar. The division also offers practicum courses for the Electrical Specialty Code Inspector and Plumbing Specialty Code Inspector certifications. The commercial practicum courses require prior industry experience and successful completion of the appropriate examination.

The training program has a classroom in Salem, Ore., and also offers online attendance for most classes through Adobe Connect. Individuals who successfully complete a division certification practicum course will receive the certification.

To register for a division practicum class, complete the Inspector Training Program Registration form. The form includes the price for each practicum course.

Convert ICC and Other Nationally Recognized Certifications

To use an ICC or other nationally recognized certification to obtain an Oregon certification, the applicant must submit the National Certification Conversion Application and an $80 fee.

Equivalent Oregon code certifications will be issued for ICC or other nationally recognized certifications as follows:

Nationally Recognized Certification	Equivalent Oregon Certification
Commercial Building Inspector (ICC B2)	Structural Inspector- A-Level (SIA)
Building Plans Examiner (ICC B3)	Structural Plans Examiner- A-Level (PEA)
Fire Plans Examiner (ICC F3)	Fire and Life Safety Plans Examiner (PEF)
Commercial Mechanical Inspector (ICC M2)	Mechanical Inspector- A-Level (MIA)
Mechanical Inspector (IAPMO)	Mechanical Inspector- A-Level (MIA)
Residential Building Inspector (ICC B1)	Residential Structural Inspector (CAS)
Residential Plans Examiner (ICC R3)	Residential Plans Examiner (CAX)
Medical Gas Inspector (ASSE 60)	Medical Gas Plumbing Inspector (MGI)

The division will also convert any other International Code Council or other nationally recognized certification the division determines sufficiently qualifies the person for an Oregon code certification (Oregon code certifications are listed on page 5)

Maintenance & Renewal of Certifications

It is the responsibility of each certification holder to ensure they meet all the requirements to maintain or renew a certification. Building officials are also responsible for tracking and maintaining records of continuing education and renewal information for certified staff.

OIC Renewal

OIC holders must renew their OIC on a three year cycle (renewals are due in 2019, 2022, 2025, etc.). Renewals are due by November 1 of the renewal year. If November 1 falls on a weekend or holiday, the due date is the next business day.

Example: One person receives their OIC on January 3, 2017, and another person receives their OIC on June 19, 2019. Both OIC holders must renew their OIC by November 1, 2019.

At least 45 days before the expiration of the OIC, the division will mail each OIC holder a renewal notification to the address on file with the division.

> Note: It is the responsibility of each OIC holder to notify the division of any change of name or address. You can update your information with the division by completing the License/Certification Information Change Form, or by updating online.

Each Oregon code certification is linked to the certification holder's OIC. If an OIC holder fails to renew their OIC, the person may not perform any work under any Oregon code certification until their OIC is valid.

To renew an OIC, a person must submit a certification fee of $125 and the renewal form. The renewal form and instructions for renewing online will be mailed to OIC holders at least 45 days before the expiration of the OIC.

If a person did not complete division-required continuing education under a particular Oregon code certification by the deadline to renew their OIC, that Oregon code certification is not valid and the person cannot perform work under the applicable certification until the Oregon code certification is valid. To obtain the certification again, the person will have to reapply and pass a division examination.

Continuing Education Requirements

Required continuing education administered by the division consists of Code Change Courses and High Priority Training.

Certified individuals should keep records of completed continuing education. The division may periodically verify that a person is maintaining and recording their continuing education requirements.

Code Change Courses

Inspectors and plans examiners must complete the division-approved code change course related to the scope of work allowed under each certification. If the division offers a code change course, the course is required for any certification holder who was certified before the applicable code changed.

The division may determine that a code change course is not required if a given code did not significantly change or the division otherwise determines a code change course is not necessary. The division will utilize its website (oregon.gov/bcd) and e-mail notification system for building officials and individuals who have signed up for updates to inform certification holders about required code change courses.

Example:

> Jane Doe received her Plumbing Specialty Code Inspector certification on August 1, 2025. John Smith received his Plumbing Specialty Code Inspector certification on September 14, 2026. A new plumbing code was adopted April 1, 2026. The division determined there were enough changes in the code to require code change training. Jane is required to attend a plumbing code change class administered by the division, because she was certified before the code changed. John is not required to take the code change class because he was certified after the new code was adopted.

HIGH PRIORITY TRAINING

The division may require building officials, inspectors, and plans examiners to take high priority training when the division identifies new technologies, specific problem areas, or law changes. In the event of a high priority training requirement, information will be posted on the division website (oregon.gov/bcd) and communicated through the e-mail notification system for building officials and individuals who have signed up for updates.

Types of Certifications & Scopes of Work

Oregon Code Certifications

Persons who have a valid OIC and a valid Oregon code certification may perform inspections and/or plan reviews based on the type of Oregon code certification they possess. The scope of work for each Oregon code certification is set forth in detail below.

Some certifications contain specific training or experience requirements. Those training or experience requirements are also included in the descriptions of specific Oregon code certifications below.

Certifications may be obtained by taking an examination, completing a division practicum course and/or converting a national certification to an Oregon certification (*See* How to Obtain Oregon Code Certifications on page 6). One, two, or all three pathways may be available for a given certification. The available pathways for each certification are indicated below.

See Specialized Certifications on page 19 for scopes of work for specialized certifications. *See* Legacy Certifications on page 25 for scopes of work for Legacy Certifications.

Building Official (BO)

Persons certified as an Oregon Building Official may oversee a municipality's administration and enforcement of the state building code for those specialty codes assumed by the jurisdiction (see ORS 455.148 and 455.150). Building officials may not perform plan reviews or inspections unless they possess the appropriate Oregon code certification for the plan review or inspection being performed.

To become certified as a building official, a person must successfully complete the division practicum course for building officials.

When an individual is hired as a building official (including a building official who moves from one jurisdiction to another), they are required to complete a division course covering administration and enforcement of a building inspection program within six months of hire. Any person in an "acting" capacity to cover building official duties may also be required to complete this course within six months of assuming that role. The certification practicum course incorporates the orientation course.

Application pathway: Division Practicum.

Fire and Life Safety Plans Examiner (PEF)

Persons certified as Fire and Life Safety Plans Examiners may review construction plans for compliance with the fire and life safety plan review provisions of the **Oregon Structural Specialty Code** (*see* OSSC 107.3.5).

Application pathway: National Certification Conversion.

Structural Plans Examiner- A-Level (PEA)

Persons certified as A-Level Structural Plans Examiners may review construction plans for compliance with the provisions of the **Oregon Structural Specialty Code**, except the fire and life safety plan review provisions for structures required to receive a state fire and life safety plan review.

A-Level Structural Plans Examiners may also review construction plans for work that falls within the B-Level Structural Plans Examiners classification. *See* B-Level Structural Plans Examiner on page 25.

Note: The A-Level Structural Plans Examiner Certification does not include the **Oregon Residential Specialty Code**. *See* Residential Plans Examiner on page 13.

Application pathway: National Certification Conversion.

Structural Inspector- A-Level (SIA)

Persons certified as A-Level Structural Inspectors may conduct construction inspections of all work regulated by the **Oregon Structural Specialty Code**.

A-Level Structural Inspectors may also conduct inspections of work that falls within the B-Level Structural Inspector classification. *See* B-Level Structural Inspector on page 25.

Note: The A-Level Structural Inspector Certification does not include the **Oregon Residential Specialty Code**. *See* Residential Structural Inspector on page 13.

Application pathway: National Certification Conversion.

Mechanical Inspector- A-Level (MIA)

Persons certified as A-Level Mechanical Inspectors may conduct construction inspections and may review construction plans for all work regulated by the **Oregon Mechanical Specialty Code**.

A-Level Mechanical Inspectors may also conduct inspections and review construction plans for all work that falls within the B-Level Mechanical Inspector classification. *See* B-Level Mechanical Inspector on page 26.

Note: There is no requirement for a Residential Mechanical Inspector certification in Oregon. The Residential Mechanical Inspector certification scope of work is covered by the Residential Structural Inspector certification scope of work. *See* Residential Mechanical Inspector (CAM) (Legacy) on page 25.

Application pathway: National Certification Conversion.

Residential Structural Inspector (CAS)

This certification is also known as the One-and-Two Family Dwelling Structural Inspector.

Persons certified as Residential Structural Inspectors may conduct construction inspections covered by the following:

- Structural and mechanical work regulated by the **Oregon Residential Specialty Code** (including the **Low-rise Residential Dwelling Code**)
- Manufactured structures and manufactured structure accessory buildings and structures under the **Oregon Manufactured Dwelling Installation Specialty Code**
- The provisions of OAR chapter 918, division 500
- The Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282

Persons certified as Residential Structural Inspectors may also conduct construction inspections and review plans of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks.

Application pathways: National Certification Conversion, Division Practicum.

Residential Plans Examiner (CAX)

This certification is also known as the One-and-Two Family Dwelling Plans Examiner.

Persons certified as residential plans examiners may review construction plans for compliance with:

- The provisions of the **Oregon Residential Specialty Code** (including the **Low-rise Residential Dwelling Code**)
- The **Oregon Manufactured Dwelling Installation Specialty Code**
- The provisions of OAR chapter 918, division 500
- The Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282

Residential plans examiners may also inspect and review construction plans for manufactured dwelling parks, recreational parks, organizational camps, and picnic parks.

Application pathways: National Certification Conversion, Division Practicum.

Residential Plumbing Inspector (CAP)

This certification is also known as the One-and-Two Family Dwelling Plumbing Inspector.

Scope of Work

Persons certified as Residential Plumbing Inspectors may:

- Inspect plumbing work regulated by the **Oregon Residential Specialty Code** (including the **Low- rise Residential Dwelling Code)**
- Inspect work on manufactured dwellings, manufactured structure accessory buildings and structures under the **Oregon Manufactured Dwelling Installation Specialty Code,** the provisions of OAR chapter 918, division 500, the **Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282**
- Inspect any portion of a solar water heating system installation up to 180 gallons or storage tank capacity

Qualifications

To qualify for this certification, a person must have one of the following:

- Be a Oregon journeyman plumber
- A certificate of completion from an apprenticeship program meeting the equivalency requirements of OAR 918-695-0030, plus two years experience as a licensed journeyman plumber
- Be a licensed journeyman plumber and have four years experience as a licensed journeyman plumber
- Have six years experience as a residential or commercial plumbing inspector possessing a nationally recognized certification or its equivalent
- Successfully complete the division's board approved residential plumbing inspector practicum

Application pathways: Division Exam, Division Practicum.

Residential Electrical Inspector (CAE)

This certification is also known as the One-and-Two Family Dwelling Electrical Inspector.

Scope of Work

Persons certified as Residential Electrical Inspectors may conduct inspections of:

- Electrical work regulated by the **Oregon Residential Specialty Code** (including the **Low-rise Residential Dwelling Code**)
- Work regulated by the **Oregon Manufactured Dwelling Installation Specialty Code**
- The provisions of OAR chapter 918, division 500
- The Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282
- Any portion (structural and electrical) of a solar PV installation up to 25 Kw

Qualifications

To qualify for this certification, a person must have one of the following:

- Be an Oregon general journeyman electrician
- Have two years experience as an Oregon limited residential journeyman electrician
- Have a certificate of completion from an apprenticeship program meeting the equivalency requirements of OAR 918-282-0170, plus two years experience as a licensed journeyman electrician
- Be a licensed journeyman electrician and have four years experience as a licensed journeyman electrician
- Have six years experience as a certified residential or commercial electrical inspector possessing a nationally recognized certification or its equivalent
- Successfully complete the division's board approved practicum

Application pathways: Division Exam, Division Practicum.

ELECTRICAL SPECIALTY CODE INSPECTOR (EI)

Scope of Work

An Oregon Electrical Specialty Code Inspector may do any of the following:

- Inspect electrical installations regulated by the **Oregon Electrical Specialty Code**
- Inspect electrical installations regulated by the **Oregon Residential Specialty Code**
- Do electrical plan reviews as provided in OAR 918-311-0040
- Inspect any portion (structural and electrical) of a solar PV installation up to 25 Kw
    - Note: An Electrical Inspector may still inspect the electrical components of any size solar PV installation regulated by the **Oregon Electrical Specialty Code**

Qualifications

To qualify for the certification, the individual must have one of the following:

- Oregon Journeyman Experience:
    - Four years of employment and experience as a licensed Oregon general journeyman electrician
    - Two years of employment and experience as a licensed Oregon general journeyman electrician, plus successful completion of the division's board approved practicum
- Out-of-state Journeyman Experience:
    - A certificate of completion from an apprenticeship program meeting the equivalency requirements of OAR 918-282-0170, plus four years experience as a journeyman electrician working on commercial, industrial, or multi-family structures
    - Be a licensed journeyman electrician, plus eight years experience as a licensed journeyman electrician working on commercial, industrial, or multi-family structures, plus successful completion of the division's board approved commercial electrical inspector practicum
- Out-of-state Inspection Experience:
    - 10 years work experience in the inspection of electrical installations of which at least five years is of commercial, industrial, or multi-family structures as a certified inspector possessing a nationally recognized certification or its equivalent
    - 8 years work experience in the inspection of electrical installations of which at least four years is of commercial, industrial, or multi-family structures as a certified inspector possessing a nationally recognized certification or its equivalent, plus successful completion of the division's board approved commercial electrical inspector practicum
- Engineering Experience
    - A four year Bachelor of Science degree in electrical engineering, plus two years approved experience in design, inspection, or supervision of installations covered by the National Electrical Code or the Oregon Electrical Specialty Code
    - Be a certified professional electrical engineer

Application pathway: Division Exam.

PLUMBING SPECIALTY CODE INSPECTOR (PI)

Scope of Work

An Oregon Plumbing Specialty Code Inspector may do any of the following:

- Inspect plumbing installations regulated by the **Oregon Plumbing Specialty Code**
- Inspect plumbing installations regulated by the **Oregon Residential Specialty Code**
- Do plumbing plan reviews as provided in OAR 918-780-0040
- May, in addition to any other authority, inspect any portion of a solar water heating system installation up to 180 gallons of storage tank capacity

Qualifications

To qualify for the certification, the individual must have one of the following:

- Oregon Journeyman Experience:
  - Four years of employment and experience as a licensed Oregon journeyman plumber
  - Two years of employment and experience as a licensed Oregon journeyman plumber, plus successful completion of the division's board approved practicum
- Out-of-state Journeyman Experience:
  - A certificate of completion from an apprenticeship program meeting the equivalency requirements of OAR 918-695-0030, plus four years experience as a journeyman electrician working on commercial, industrial, or multi-family structures
  - Be a licensed journeyman plumber, plus eight years experience as a licensed journeyman plumber working on commercial, industrial, or multi-family structures, plus successful completion of the division's board approved commercial plumbing inspector practicum
- Out-of-state Inspection Experience:
  - 10 years work experience in the inspection of plumbing installations of which at least five years is of commercial, industrial, or multi-family structures as a certified inspector possessing a nationally recognized certification or its equivalent
  - 8 years work experience in the inspection of plumbing installations of which at least four years is of commercial, industrial, or multi-family structures as a certified inspector possessing a nationally recognized certification or its equivalent, plus successful completion of the division's board approved commercial plumbing inspector practicum
- Engineering Experience
  - A degree in mechanical engineering, plus two years experience in plumbing design, installation, or inspection
  - Be a certified professional mechanical engineer

Application pathway: Division Exam.

Limited Plumbing Inspector - Building Sewers (PIS)

Scope of Work

Persons certified as Limited Plumbing Inspectors - Building Sewers may inspect building sewers from five feet outside the building to the disposal terminal or connection with a main sewer line.

Qualifications

To qualify for the certification, the individual must have one of the following:

- An Oregon Journeyman Plumber license
- Two years experience in sewer design, installation, or inspection
- Any combination of experience and training equivalent to the two options above

Application pathway: Division Exam.

Medical Gas Plumbing Inspector (MGI)

Scope of Work

Persons certified as Medical Gas Plumbing Inspectors may inspect medical gas plumbing installations.

Qualifications

In order to obtain a Medical Gas Plumbing Inspector certification a person must have a valid OIC, have been certified as an Oregon Plumbing Specialty Code Inspector and:

- Submit to the division a copy of a valid ASSE 6020 medical gas certification; or
- Successfully complete a practicum course for medical gas plumbing inspectors administered by the division.

Application pathways: National Certification Conversion, Division Practicum.

Recreational Vehicle Inspector (RVI)

Scope of Work

A Recreational Vehicle Inspector may conduct field, dealer log, repair operation, alteration, visual and manufacturing plan inspections, plan reviews, and provide other technical services for recreational vehicle manufacturers, dealers, and owners in accordance with ORS 446.185 and 446.160(1).

Qualifications

An applicant for certification as a Recreational Vehicle Inspector must have at least one of the following:

- Two years experience as a supervisor in the building construction industry
- Two years of experience in design work related to building construction
- Two years of experience as a certified building inspector or plans examiner
- Two years of experience as a quality assurance inspector in a manufactured structure plant

- Two years experience as a division-certified recreational vehicle quality assurance technician
- Two years of code-related experience as a recreational vehicle technician
- An associate degree or equivalent from a division approved education program in a construction-related field
- Any combination of the experience and education listed above equaling at least two years
- A one year certificate of completion in building inspection technology from a division approved education program and completion of 800 hours working under the supervision of a person with a minimum of three years experience as a certified Recreational Vehicle Inspector or a person approved by the board

Application pathway: Division Exam.

Manufactured Structure Construction Inspector (MCI)

Scope of Work

A Manufactured Structure Construction Inspector conducts field, dealer lot, consumer assistance, alteration, visual, and manufacturing plant inspections, reviews plans, and provides technical services for manufactured dwelling manufacturers, dealers, and owners.

Qualifications

An applicant for certification as a Manufactured Structure Construction Inspector must have at least one of the following:

- Two years experience as a supervisor in the building construction industry
- Two years experience in design work related to building construction
- Two years experience as a certified building inspector or plans examiner
- Two years experience as a quality control inspector in a manufactured structures plant
- An associate degree or its equivalent from a division-approved education program in a construction-related field
- Any combination of the experience and education listed above equaling at least two years
- A one year certificate of completion in building inspection technology from a division-approved education program and completion of 800 hours working under the supervision of a person with a minimum of three years experience as a certified Manufactured Structure Construction Inspector or a person approved by the board

Application pathway: Division Exam

Specialized Certifications

Specialized certifications allow the certification holder to enforce all or portions of the specialty codes. Specialized certifications are attained through specialized training programs offered through the division. The only available application pathway for each specialized certification described below is the division practicum pathway.

SPECIALIZED TRAINING PROGRAM

Applicants for specialized certifications must have the following, unless waived by the division:

- A valid OIC;
- A valid Oregon code certification to perform inspections (as identified in the specific certifications listed below); and
- Employment as an inspector and experience performing inspections in Oregon for a minimum of one year in the specialty code area for which the applicant is seeking specialized certification.

Individuals also qualify to proceed to a specialized plumbing or electrical certification course if they have completed the division residential certification course in the same discipline.

Applicants for specialized certifications must submit an application on a division-approved form with the appropriate fees. Incomplete applications or applications submitted without payment will not be processed.

If an application is approved, the applicant will be notified and enrolled in the training course. When an application is not approved by the division, the applicant's training fee will be refunded. The application fee will not be refunded or waived for future applications.

The application and training fee for all specialized inspector certifications is $200. Approved applicants must complete the appropriate division-approved training course and pass a division-approved examination to obtain the desired specialized certification.

If an application is approved, the scope of the certification may be tailored to an individual's knowledge level and skill as determined by the division through an independent evaluation, but may not exceed the scope of work allowed under OAR 918-098.

All specialized certifications remain valid provided the holder maintains a current OIC. Should the holder fail to maintain a valid OIC, all certifications, including specialized certifications, become invalid. *See* Oregon Inspector Certification on page 5 and OIC renewal on page 8 for more information.

Specialized certification courses incorporate examinations. Individuals must successfully pass the examinations in order to successfully complete the course.

Specialized certifications can only be used by individuals who are employed by a municipality or the division. A person may not work under a specialized certification for a third party as defined in ORS 455.457.

Specialized Certification Qualifications & Scopes of Work

Specialized Solar Photo-Voltaic (SSI)

Persons certified as a Specialized Solar PV Inspector may conduct inspections of the structural and electrical systems for solar PV installations up to 25 Kw that follow the "prescriptive installation" provisions in section 3111.5 of the **Oregon Structural Specialty Code**.

Application pathway: Division Practicum.

Note: The division is not currently offering a Specialized Solar Photo-Voltaic class. Check oregon.gov/bcd/inspector-training to see current class offerings.

Specialized Finals Inspector (SFI) Certification

Scope of Work

Specialized finals inspectors may conduct final inspections of one-and-two family dwellings constructed under the **Oregon Residential Specialty Code**, limited to finals inspection in residential dwellings and accessory structures of structural components and mechanical, plumbing, and electrical systems where the item inspected was previously inspected and approved, or where a previous inspection and approval is not required, and the item is otherwise ready for inspection, except:

- Electrical systems with a service in excess of 400 amps;
- Emergency and stand-by power generation equipment;
- Solar photovoltaic installations; and
- Swimming pools.

Where a component or installation is sufficiently complex, a building official may limit the authority of a Specialized Finals Inspector to less than the scope of work allowed by this section.

Qualifications

As a condition of entering the SFI certification practicum course, an applicant must:

- Hold a valid OIC;
- Have at least one appropriate certification to perform either residential or commercial mechanical, structural, electrical, or plumbing inspections in Oregon; and
- Been employed as an inspector and performed inspections of the **Oregon Structural** or **Residential Specialty Codes, Oregon Mechanical Specialty Code, Oregon Electrical Specialty Code,** or **Oregon Plumbing Specialty Code** for a minimum of one year prior to applying for the Specialized Finals Inspector Certification.

The SFI practicum consists of instructional coursework and supervised fieldwork inspections. To obtain a certification through the training program, a person must successfully complete the practicum including passage of a division approved examination.

Application pathway: Division Practicum.

Note: The division is not currently offering a Specialized Finals Inspector course. Check oregon.gov/bcd/inspector-training to see current class offerings.

Oregon Reach Code & Statewide Alternate Method or State Master Plan Approvals

Plan reviews and inspections required under the **Oregon Reach Code** are to be performed by individuals certified under OAR chapter 918, divisions 098, 281 and 695 to conduct plan reviews or inspections for the specialty code under which the particular Reach Code provision is regulated.

Inspection of Manufactured Structures & Parks

The division or a jurisdiction may employ a person not meeting the minimum requirements for certification to inspect manufactured homes while the person is being trained or waiting to qualify to take a division examination. During this period, the person may only perform inspections or plan reviews under the direct supervision of appropriately certified trainers. Training must be provided by an inspector or plans examiner having a minimum of three years experience in the same certification or a person approved by the Residential and Manufactured Structures Board. This does not waive the requirements of ORS 455.730 or permit the division or a jurisdiction to hire or use persons whose certifications have lapsed or been revoked.

Inspectors and plans examiners of prefabricated structures do not require special certifications but must have the appropriate certifications required for performing inspections or plan reviews under the specific specialty code being used.

Alteration Inspection and Plan Review of Manufactured Dwellings

Manufactured dwelling alteration inspections and plan reviews include on-site field inspections of alterations including structural, fire and life safety, electrical, plumbing, and mechanical alterations made to manufactured dwellings after the initial sale of the home to the first consumer after all the terms of the sales contract have been met. Most alteration inspections made to recreational vehicles and park trailers are the responsibility of the division.

A person that performs inspections or plan reviews on manufactured dwelling alterations must have an OIC and the appropriate Oregon code certification for the **Oregon Residential Specialty Code** for the specific discipline being used.

The certification requirement described above is not applicable to alteration inspections performed on manufactured homes still under the jurisdiction of the U.S. Department of Housing and Urban Development (HUD), recreational vehicles, or park trailers.

Inspectors and plans examiners of manufactured dwelling alterations may only inspect or review plans in a jurisdiction that has been delegated the manufactured dwelling alteration program and that:

- Complies with ORS 446.250 and 446.253(2) relating to the delegation of full responsibility for permit issuance and inspections;
- Issues permits and enforces the current edition of ORS chapter 446, and OAR chapter 918, divisions 098, 500 and 520;
- Meets the requirements of OAR 918-500-0055 for delegation; and
- Enforces the current edition of the **Oregon Manufactured Dwelling Installation Specialty Code** and all referenced standards contained therein.

Manufactured Structure Accessory Structure or Accessory Building Inspection

Manufactured structure accessory structure or accessory building inspections and plan reviews include on-site field inspections of installations of manufactured structure accessory structures and accessory buildings (i.e. carports, ramadas, cabanas, garages, storage sheds, awnings, decks, steps, and ramps).

Inspectors of manufactured dwelling alterations must have an OIC and the appropriate Oregon code certification for the **Oregon Residential Specialty Code** for the specific discipline being used.

Inspectors of manufactured structure accessory structures and accessory buildings may only inspect or review plans in a jurisdiction that has been delegated the manufactured dwelling accessory structure and accessory building program and that:

- Complies with ORS 446.250 and 446.253(2) relating to the delegation of full responsibility for permit issuance and inspections;
- Complies with the **Oregon Manufactured Dwelling Installation Specialty Code** and all referenced standards contained therein;
- Issues permits and enforces the current edition of ORS chapter 446, OAR 918-098-1330, and OAR chapter 918, division 500;
- Meets the requirements of 918-500-0055 for delegation; and
- Enforces the current edition of the **Oregon Manufactured Dwelling Installation Specialty Code** and all referenced standards contained therein.

Certification Exemptions

Not all inspection and plan review activities require certification. The building official is responsible for ensuring that persons performing permit reviews under this section utilize a division-approved checklist to perform reviews.

The building official may determine based on unusual features, characteristics or other complicating circumstances that a certified individual must review a permit application.

Plan review certification is not required for individuals reviewing permit applications for buildings or structures that have plans and specifications provided by the division or a municipality under ORS 455.062.

Plan review certification is not required for individuals reviewing one-and-two family dwelling permit applications for the following:

- **First floor decks** attached to a dwelling that extend not more than 12 feet from the dwelling but not closer than three feet to a property line, are not more than 8 feet above grade, will not exceed a 70 PSF live load and not a combined live and dead load of 80 PSF, and are not in excess of a 2 horizontal 1 vertical ground slope.
- **Car ports** with a single slope that have a rafter span extending not more than 12 feet from a dwelling, are attached to the dwelling for the full length not to exceed 30 feet, have a maximum overhang of two feet that is not closer than three feet to a property line, and will not exceed a combined 80 PSF live and dead load.
- **Patio covers** that have a single slope roof, have a rafter span extending not more than 12 feet from the dwelling, are attached to the dwelling the full length not to exceed 30 feet, have a maximum overhang of two feet that is not closer than three feet to a property line, and will not exceed a combined 80 PSF live and dead load.
- **Fences** not greater than 8 feet in height.
- **Garage conversions** as an accessory to a one or two family dwelling with no new cut openings in the existing wall.
- **Window, door, or bathroom remodels** where there are no load-bearing or lateral-bracing wall penetrations.
- **Pole or manufactured steel structures** with a maximum of 3,000 square feet that have a maximum 14-foot eave height, are not closer than three feet to the property line and at least 6 feet from all other buildings on the same lot, and are fully engineered, including foundation where applicable.
- **Mechanical equipment** for the purposes of determining whether setback requirements have been met.

Where a jurisdiction routinely performs permit reviews for a type of project determined by the building official to be similar in complexity to the types of projects listed in sections listed above, the building official may submit a checklist to the division for approval. If approved, the jurisdiction may utilize the checklist to perform plan reviews without certification.

Inspector certification is not required for refrigeration piping in residential structures.

LEGACY CERTIFICATIONS

Legacy certifications are certifications for which the scope of work has been assumed by one or more other certifications. The division no longer issues legacy certifications, but those individuals who possess a legacy certification may continue to perform work under the certification as long as the certification is valid, and may renew these certifications when they renew their OIC.

RESIDENTIAL MECHANICAL INSPECTOR (CAM) (LEGACY)

This certification is also known as the One-and-Two Family Dwelling Mechanical Inspector.

Persons certified as Residential Mechanical Inspectors may conduct inspections of:

- Mechanical work regulated by the **Oregon Residential Specialty Code**
- Manufactured dwellings under the **Oregon Manufactured Dwelling Installation Specialty Code**
- The provisions of OAR chapter 918, division 500
- The Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282

Residential Mechanical Inspectors may also conduct plan review and inspections of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks.

Note: The division no longer issues Residential Mechanical Inspector certifications. This scope of work is maintained for individuals who already possess the certification. For individuals wishing to perform the scope of work covered by this certification who do not already have the certification, the entire scope of work, including mechanical inspections, is covered by the Residential Structural Inspector Certification.

STRUCTURAL PLANS EXAMINER- B-LEVEL (PEB) (LEGACY)

Persons certified as B-Level Structural Plans Examiners may review construction plans for compliance with the provisions of the **Oregon Structural Specialty Code** (*see* OSSC 107.3.5), except as listed below.

B-Level Structural Plans Examiners may not review construction plans for work in structures required to receive a state fire and life safety plan review or work in structures required to be designed by an Oregon registered architect or certified professional engineer pursuant to ORS chapter 671.

STRUCTURAL INSPECTOR- B-LEVEL (SIB) (LEGACY)

Persons certified as B-Level Structural Inspectors may conduct construction inspections of work regulated by the **Oregon Structural Specialty Code** except construction inspections of work in structures required to receive a state fire and life safety plan review or work in structures required to be designed by an Oregon registered architect or certified professional engineer pursuant to ORS chapter 671.

Mechanical Inspector- B-Level (MIB) (Legacy)

Persons certified as B-Level Mechanical Inspectors may conduct construction inspections of work regulated by the **Oregon Mechanical Specialty Code** except as listed below.

B-Level Mechanical Inspectors may not conduct construction inspections of work in structures required to receive a state fire and life safety plan review or work in structures required to be designed by an Oregon registered architect or certified professional engineer pursuant to ORS chapter 671.

B-Level mechanical inspectors may also conduct inspections of brazing or welding work regulated to the installation, alteration, or repair of refrigeration piping systems, except as regulated by the Oregon Boiler and Pressure Vessel Program under OAR chapter 918, division 225. In order to complete this work, a person must successfully complete a training program in accordance with either Section IX, "Welding and Brazing Qualification" of the ASME Boiler and Pressure Vessel Code, or AWS B2.2, "Standard for Brazing Procedure and Performance Qualification" administered by a division approved organization.

Manufactured Structure Installation Inspector Certification (MHI) (Legacy)

A Manufactured Structure Installation Inspector may conduct onsite field inspections of manufactured dwelling or park trailer installations including site preparation, setbacks, drainage, stand, foundation support, earthquake bracing systems, tie-downs, under-floor enclosures, access, egress, plumbing utility connections (within 30 lineal feet of the manufactured dwelling), mechanical connections and electrical feeder assembly connections (as defined by **Article 550 of the National Electrical Code**), electrical fixture connections, and plumbing, mechanical, and electrical crossover connections for manufactured structures under ORS 446.230 and 446.240.

This certification does not include inspections or plan reviews of manufactured dwelling alterations or manufactured structure accessory structures and accessory buildings.

This certification can only be used in a jurisdiction that:

- Meets all the requirements of OAR 918-098-1305 and OAR 918-500-0055;
- Complies with ORS 446.250 and 446.253(2) relating to the delegation of full responsibility for permit issuance and inspections;
- Issues permits according to ORS 446.253; and
- Enforces the current edition of the **Oregon Manufactured Dwelling Installation Specialty Code**, the provisions of OAR chapter 918, division 500, and all referenced standards contained therein.

The scope of work for this certification is covered by other certifications. *See* Inspection of Manufactured Structures & Parks on page 22.

Park and Camp Inspector Certification (PCI) (Legacy)

A Park and Camp Inspector conducts field inspections, reviews plans, and provides other technical services for manufactured dwelling parks, recreational parks, organizational camps, and picnic parks under ORS 466.066 and 446.335.

This certification can only be used in a jurisdiction that:

- Meets all the requirements of this OAR 918-098-1320;
- Complies with ORS 446.430, 455.170, and 455.680 relating to the delegation of full responsibility for permit issuance and inspections; and
- Issues permits, enforces the current edition of ORS chapter 446, OAR chapter 918, division 600 and 650, and all referenced standards contained therein.

Note: The division no longer issues Park and Camp Inspector Certifications. The scope of work for this certification is covered by other certifications. *See* Inspection of Manufactured Structures & Parks on page 22.

Specialized Plumbing Inspector (SPI) Certification (Legacy)

Scope of Work

Specialized plumbing inspectors may inspect plumbing and piping systems conveying potable water, storm, or domestic sanitary sewage in buildings less than 75 feet above grade in height as defined in the **Oregon Structural Specialty Code** and containing a building water service less than two inches in nominal interior diameter.

An SPI **may not** conduct inspections in new structures with plumbing or piping systems for any of the following:

- Installation or alteration of a medical gas and vacuum system for health care facilities
- Installation or alteration of chemical drainage, waste, and vent systems containing chemical agents potentially detrimental to the integrity of a plumbing system
- Installation or alteration of waste water pre-treatment systems for building sewers
- Installation of vacuum drainage, waste, and vent systems
- Installation or alteration of reclaimed water systems
- Installation of a commercial booster pump system needed to maintain minimum residual water pressure in a structure supplied by a municipal source
- Food service plumbing systems

An SPI may inspect existing structures with plumbing systems containing any of the items listed above, but the specialized plumbing inspector may not inspect the items listed above.

Qualifications

As a condition of entering the specialized plumbing inspector (SPI) training program, an applicant must:

- Hold a valid Oregon code certification as a Residential Plumbing Inspector; and
- Be employed as an inspector and have performed inspections as a Residential Plumbing Inspector for at least one year prior to applying.
    - Note: A person does not need one year of experience if they completed the division residential plumbing certification course.

The SPI training consists of instructional coursework and supervised fieldwork inspections. To obtain a certification through the training program, a person must successfully complete the training including passage of a division approved examination.

Specialized Electrical Inspector (SEI) Certification (Legacy)

Scope of Work

Specialized Electrical Inspectors may conduct electrical inspections in buildings less than 75 feet above grade as defined in the Oregon Structural Specialty Code where the building service or feeder to the electrical installation being inspected is not more than 400 amps at less than 150 volts to ground or 200 amps at 150 volts or more to ground.

An SEI **may not** inspect:

- Separately derived systems, other than renewable energy, rated more than 150kw;
- Renewable energy systems rated more than 25 kw;
- Occupancies classified as Assembly or Education, or any (I)- Institutional Occupancies as defined in the **Oregon Structural Specialty Code**;
- Installations governed by Chapter 5 or Articles 610, 668, 669, 695, and 700 of the **Oregon Electrical Specialty Code**, except for the following:
    - Electrical connection to or alteration of a single mobile home, recreational vehicle, or manufactured dwelling, including the service but excluding park construction, alteration, or enlargement;
    - Agricultural buildings that do not contain excessive dust or corrosive areas as defined in the **Oregon Electrical Specialty Code** 547.1(A) and (B);
- New or replacement motor loads over 100 HP.

Qualifications

As a condition of entering an SEI Certification course, the applicant must:

- Hold a current Residential Electrical Inspector Oregon code certification for at least one year prior to applying; and
- Be employed as an inspector and have performed inspections as a Residential Electrical Inspector for at least one year prior to applying.

- Note: A person does not need one year of experience if they completed the division residential electrical certification course.

To obtain a certification through the SEI training program, a person must successfully complete the training including passage of a division approved examination.

APPENDIX – ELECTRICAL CERTIFICATION PATH

Electrical Inspector Certifications

	In-state (Industry Experience)	Out-of-state (Inspection Experience)	Out-of-state (Industry Experience)
Commercial	• Oregon General Journeyman license, • 4 years experience, and • Pass the A-level inspector test	• 10 years inspection experience with a national certification (5 years must be commercial), and • Pass the A-Level inspector test	• General Journeyman license from a qualifying state, • 4 years experience (must be commercial), and • Pass the A-level inspector test
Commercial - Alternative Path	• Oregon General Journeyman license, • 2 years experience, • Pass the 12 week state practicum class, and • Pass the A-level inspector test	• 8 years of inspection experience with a national certification (4 years must be commercial), • Pass the 12 week state practicum class, and • Pass the A-Level inspector test	• General Journeyman license, • 8 years experience (must be commercial), • Pass the 12 week state practicum class, and • Pass the A-level inspector test
Commercial – Engineering Path	• A Four-year Bachelor of Science degree in electrical engineering, • 2 years experience in design, inspection, or supervision of installations covered by NEC or OESC, and • Pass the A-level inspector test		
	• Be a certified professional electrical engineer, and • Pass the A-level inspector test		
Residential	• Oregon General Journeyman license, OR • Oregon Limited Residential Journeyman Electrician license with 2 years experience, and • Pass the residential inspector test	• 6 years inspection experience with a national certification, and • Pass the residential inspector test	• General Journeyman license, • 4 years experience, and • Pass the residential inspector test
			• General Journeyman license from a qualifying state, • 2 years experience, and • Pass the residential inspector test
Residential- Alternative Path	• Pass the 24-week state practicum class, and • Pass the residential inspector test	• Pass the 24-week state practicum class, and • Pass the residential inspector test	• Pass the 24-week state practicum class, and • Pass the residential inspector test

Plumbing Inspector Certifications

	In-state (Industry Experience)	Out-of-state (Inspection Experience)	Out-of-state (Industry Experience)
Commercial	• Oregon General Journeyman license, • 4 years experience, and • Pass the A-level inspector test	• 10 years inspection experience with a national certification (5 years must be commercial), and • Pass the A-Level inspector test	• General Journeyman license from a qualifying state, • 4 years experience (must be commercial), and • Pass the A-level inspector test
Commercial-Alternative Path	• Oregon General Journeyman license, • 2 years experience, • Pass the 12 week state practicum class, and • Pass the A-level inspector test	• 8 years of inspection experience with a national certification (4 years must be commercial), • Pass the 12 week state practicum class, and • Pass the A-Level inspector test	• General Journeyman license, • 8 years experience (must be commercial), • Pass the 12 week state practicum class, and • Pass the A-level inspector test
Commercial – Engineering Path	• A degree in mechanical engineering • 2 years experience in plumbing design, installation, or inspection, and • Pass the A-level inspector test		
	• Be a certified professional electrical engineer, and • Pass the A-level inspector test		
Residential	• Oregon General Journeyman license, and • Pass the residential inspector test	• 6 years inspection experience with a national certification , and • Pass the residential inspector test	• General Journeyman license, • 4 years experience, and • Pass the residential inspector test, OR
			• General Journeyman license from a qualifying state, • 2 years experience, and • Pass the residential inspector test
Residential-Alternative Path	• Pass the 24-week state practicum class, and • Pass the residential inspector test	• Pass the 24-week state practicum class, and • Pass the residential inspector test	• Pass the 24-week state practicum class, and • Pass the residential inspector test

GLOSSARY OF TERMS & ACRONYMS

The following terms & acronyms are used in this manual.

Term	Meaning
A-Level Structures	Structures regulated by the **Oregon Structural Specialty Code** that require a state fire and life safety plan review or are required to be designed by an Oregon licensed architect or engineer pursuant to ORS Chapter 671.
B-Level Structures	Structures regulated by the **Oregon Structural Specialty Code** that do not require a state fire and life safety plan review and are not required to be designed by an Oregon licensed architect or engineer pursuant to ORS Chapter 671.
Code Change Course	A continuing education course that addresses changes to specialty codes, code standards, interpretations, and alternate methods or administrative rules addressing code.
Commercial	Structures regulated by the **Oregon Structural Specialty Code.**
Cross-Training Program	A division approved residential, electrical, or plumbing inspector on-the-job cross-training practicum program established by the division.
Design	Professional, engineering, or technical design of systems or components that requires computations, research, or special knowledge.
The Division	The Building Codes Division of the Oregon Department of Consumer & Business Services.
Legacy Certification	A certification the division recognizes but no longer issues.
Low- rise Residential Dwelling Code	The code established by ORS 455.010, which is included in the **Oregon Residential Specialty Code**.
Municipality	A city, county or other unit of local government authorized by law to administer a building code (see ORS 455.010(5)).
Nationally Recognized Certification	A certification that formally recognizes that a person possesses minimum knowledge of a recognized code.
OIC	Oregon Inspector Certification.
Recognized Code	A regulatory document enforced by one or more state or local governments that prescribes minimum standards for building materials and construction methods of buildings or structures and building service equipment including plumbing, mechanical, and electrical systems.
Residential Structures	A structure regulated by the **Low-rise Residential Dwelling Code** as defined by ORS 455.010.
Scope of Work	The items an inspector or plan reviewer may inspect or review under a given certification.
Specialized Inspector	A person authorized to enforce all or portions of the specialty codes.
Year of Experience	2,000 hours of documented experience.