



**Oregon**

Tina Kotek, Governor



Building  
Codes  
Division

Department of Consumer  
and Business Services

## Permit-ready Dwelling Plans Public Meeting

### Agenda and Supporting Documentation

The purpose of this meeting is to assist the Building Codes Division in considering how best to include plans for dwellings in the divisions Permit-ready plans program.

#### Meeting information

**Date and time:** September 30, 2025, 9:30 AM

**Location:** This meeting will be open to the public both in-person and virtually.

**In-person:**

BCD Conference Room A  
1535 Edgewater St. NW  
Salem, Oregon 97304

**Virtual connection:**

This hearing will be hosted virtually through Zoom. The connection information will be posted on the [View live meetings](#) webpage.

**Live streaming:** [View live meetings](#).

**Facilitator:** Andy Boulton, Senior Policy Advisor

Technical Staff: Housing and Building Safety Technical Team

#### Agenda:

- A. Welcome and Introductions
- B. Discussion of Topics
- C. Additional Discussion
- D. Summary of next steps
- E. Adjournment

#### Attachments:

Proposed parameters of dwelling plans  
Hazard design criteria  
Permit-ready plans process rules



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

## Topics for discussion

### Background:

Permit-ready plans (sometimes also called Ready-build plans) were first authorized by the legislature in 2013. The statute governing the creation of permit-ready plans is ORS 455.062 which authorizes the division to “provide typical drawings and specifications” for certain types of structures. These permit-ready plans would be reviewed by the division for code compliance and would be available for use by the public and are intended, in part, to reduce the plan review burden at the local level because the plans would already have been determined to be compliant with relevant code. The plans would still require local review to confirm that they meet any applicable local or site-specific requirements.

During the 2024 legislative session the legislature passed and the governor signed Senate Bill 1537. This new law, in part, directed the division to expand the use of permit-ready plans. The division filed rules to establish a process that can be used to develop, review, and publish new permit-ready plans to effectuate the directive in the new law. The division has published a permit-ready deck plan in accordance with those rules, and is actively working on permit-ready plans for other residential accessory structures.

The division is also exploring the best way to develop and publish permit-ready plans for detached dwellings and this meeting is intended to contribute to that discussion.

Note: permit-ready plans are different from master plans governed by ORS 455.685. The division is also taking steps to expand the use of master plans in ORSC governed construction. Master plans differ from permit-ready plans primarily in who can use them. Permit-ready plans are published by the division and made available for use by anyone who wants to use them. Master plans are developed by private parties and are submitted to the division for review and approval as master plans. Once approved, the party that developed the plans can use the master plans throughout Oregon but the plans remain the property of the plan creator.

## **Discussion:**

Below you will find a number of topics that the division has identified for discussion. We welcome all viewpoints and there will be an opportunity at the end to discuss any additional topics that you feel we should consider separate from those listed below. This is an informational meeting, and we will not be attempting to come to any final decisions or broader consensus on any disagreements though we may ask clarifying questions to better understand positions, feedback, and input if necessary.

### **Topic 1:** Expected use of permit-ready dwellings

**Discussion:** The division welcomes discussion on the extent to which permit-ready plans would be useful in increasing housing production in the state. Would customers and builders make regular use of the plans? Would the limited modifications be a hinderance to the plans being used? What steps could the division take to make the plans more appealing?

### **Topic 2:** The division's proposed parameters

**Discussion:** Included with this agenda is a document outlining the division's initial proposed parameters for three different categories of detached one-story dwellings for permit-ready plans: A three bedroom two bath dwelling with an attached garage, a two bedroom one bath dwelling, and a one bedroom one bath dwelling that would likely fit as an "accessory" dwelling unit. The document includes additional details on the specifications for each dwelling. The division welcomes any comments from the group on these example parameters for these plans or on the type of dwelling identified.

### **Topic 3:** What hazard design criteria should these plans adhere to?

**Discussion:** Depending on where in Oregon a dwelling is sited it must adhere to certain design criteria standards related to potential windspeed, snow load, and seismic hazard. Different areas of the state have different exposure to each hazard. What design criteria for each hazard should these plans use. Should the plans be developed for specific regions that reflect the specific hazard rating of those regions or should the plans use the rating necessary for the plans to be applicable everywhere in the state?

### **Topic 4:** How to incorporate/accommodate options?

**Discussion:** The nature of permit-ready plans make incorporating options and any opportunity for modification of the plans difficult. Options that would be included in the plans would be minimal, if options are included at all. If the division were to include the possibility for modification within these plans, are there certain areas that limited options would be most important?

## **Topic 5: Creating the plans**

**Discussion:** The division anticipates working with a third party, or multiple third parties to create these plans. What type of third party should the division consider partnering with? Will designers or design firms want to participate in this type of work knowing that that they will not retain the ownership of the plans? What should the division anticipate in terms of estimated cost to develop these plans? What type of post-plan-development support should the division consider for any participating third party?

## **Additional topics to discuss or consider**

This is an opportunity for attendees to discuss any additional topics or considerations that we have not previously addressed. It is also an opportunity for the attendees to return to any previous topics that were discussed but where additional discussion or feedback may be beneficial.

Also, if you have additional or written comments that you'd like to provide after this meeting is over, you can send them to [rulescoordinator.BCD@dcbs.oregon.gov](mailto:rulescoordinator.BCD@dcbs.oregon.gov) by October 10, 2025.

## Permit-ready Dwellings – Initial Proposed Plan Parameters (3 plans)\*

All single story

### Three Bedroom Two Bathroom Dwelling

- 1500-1800 sq ft
- Attached garage
- Covered entry porch

### Two Bedroom One Bath Dwelling

- 1000-1400 sq ft
- Covered entry porch

### One Bedroom One Bath "Accessory" Dwelling

- 600-800 sq ft
- Minimalistic appliance configuration
- Covered entry porch

\*The Department of Land Conservation and Development is performing similar work developing permit-ready zoning parameters for residential development. As both of these projects progress, our intention is to make them as compatible as possible so that at least one and as many as all of the division's plans will be available to use in conjunction with the DLCD permit-ready zoning parameters.

### Design Criteria for reference on topic 3

- What ranges of wind speeds and exposure categories to design each dwelling type for?
  - $\leq 95$  mph Exposure B
  - $\leq 95$  mph Exposure C
  - $> 95$  mph -  $\leq 100$  mph Exposure B
  - $> 95$  mph -  $\leq 100$  mph Exposure C
  - $> 100$  mph -  $\leq 105$  mph Exposure B
  - $> 100$  mph -  $\leq 105$  mph Exposure C
  - $> 105$  mph -  $\leq 110$  mph Exposure B
  - $> 105$  mph -  $\leq 110$  mph Exposure C
  - $> 110$  mph -  $\leq 115$  mph Exposure B
  - $> 110$  mph -  $\leq 115$  mph Exposure C
  - $> 115$  mph -  $\leq 120$  mph Exposure B
  - $> 115$  mph -  $\leq 120$  mph Exposure C
- What ranges of ground snow loads to design each dwelling type for?
  - $\leq 30$  psf
  - $> 30$  psf -  $\leq 50$  psf
  - $> 50$  psf -  $\leq 70$  psf
- What seismic design categories to design each dwelling type for?
  - Seismic design categories B & C (predominantly eastern part of state)
  - Seismic design category  $D_0$  (predominantly eastern, central)
  - Seismic design category  $D_1$  (central, valley)
  - Seismic design category  $D_2$  (valley, coastal)
  - Seismic design category E (coastal)

## Permit-Ready Plans

### **918-001-0500**

#### **Purpose**

Rules 918-001-0500 to 918-001-0530 establish a process that the division will use to develop permit-ready plans and make those plans available for public use. The intent of the permit-ready plans program is to create a more efficient pathway for approval of publicly accessible building plans by building departments. The division intends for the permit applications using permit-ready plans to be less expensive to process and to require less time to process by building departments.

Stat. Auth.: ORS 455.030

Stat. Implemented: ORS 455.062

### **918-001-0505**

#### **Definitions**

(1) “Local code expert” means a certified building official, an A-level structural inspector, or an A-level structural plans examiner that is working as either a building official, inspector, or as a plans examiner for a building department.

(2) “Permit-ready plan” means a set of drawings and specifications that have been developed by the division that are available for use and have been determined to meet the requirements of the state building code.

Stat. Auth.: ORS 455.030

Stat. Implemented: ORS 455.062

### **918-001-0510**

## **Development of Permit-Ready Plans**

Permit-ready plans are developed by a division employee, or group of division employees, acting within their scope of employment. During the development process the division may consult with local municipalities, other agencies, as well as industry and other stakeholders to help develop plans to be applicable in as broad an area of the state and to as many customers as is technically and economically feasible.

Stat. Auth.: ORS 455.030

Stat. Implemented: ORS 455.062

### **918-001-0515**

## **Consultation and Review Process for Permit-Ready Plans**

- (1) Prior to publishing permit-ready plans the division will make any proposed plans available for review by building departments in the state for not less than 30 days.
- (2) The purpose of this review period is for local building departments to identify any areas where the proposed plans conflict with specific local requirements.
- (3) After this review period ends, the division will publish the plans for general use.
- (4) The division may designate areas of the state where the plans are not available for use based on the responses from building departments during the review period.

Stat. Auth.: ORS 455.030

Stat. Implemented: ORS 455.062

### **918-001-0520**

## **Use of Permit-Ready Plans**

- (1) Permit-ready plans that have been published to the division's website are available for use by the public.



(2) A permit-ready plan is exempt from local plan review for code compliance on all elements addressed by, and included as part of, the permit-ready plan.

(3) Plan review fees may still be assessed on applications using permit-ready plans for verification that the plan is a state approved plan, compliance with plan specific options selected, and compliance with specific local requirements not addressed by the plan in accordance with Section (4). Plan review fees should be assessed to compensate staff time and resources expended and cannot equal or exceed standard plan review fees.

(4) A permit-ready plan may be subject to additional local review of specific items, including but not limited to, the following:

(a) Required permit application submittal.

(b) Local site conditions such as soils, slopes, location on property, land-use setbacks, fire separation distances, flood hazard areas, and applicability of the geographic and climatic design criteria used in the permit-ready plan design.

Stat. Auth.: ORS 455.030

Stat. Implemented: ORS 455.062

## **918-001-0525**

### **Expiration and Renewal of Permit-Ready Plans**

(1) Permit-ready plans are approved for a specific edition of a code and may be used while that edition of the code is effective.

(2) When a new edition of a code is adopted the division will review existing permit-ready plans for compliance with the new code edition and use the local consultation and review process before making a permit-ready plan available for statewide use again.

(3) Permit-ready plans that were approved under an edition of a code that is no longer effective are required to comply with local building official approval and acceptance prior to use. This

may include compliance with current adopted code standards, local plan submittal requirements, and local plan review approval processes.

Stat. Auth.: ORS 455.030

Stat. Implemented: ORS 455.062

## **918-001-0530**

### **Modification of Permit-Ready Plans**

(1) Permit-ready plans may not be modified, changed, or adjusted in any way without additional local review and local building official approval.

(2) Permit-ready plans may include options which are permissible to select under standard use of the plans, without additional local review or approval.

(3) The division will not field or respond to any inquiries regarding modifications, or changes to any permit-ready plan, as all permit-ready plans are considered by the division to be as-is designs.

(4) Any inquiries regarding modifications, or changes to any permit-ready plan must be directed to the local building department, and may be subject to compliance with current adopted code standards, local plan revision submittal requirements, and local plan review approval processes.

Stat. Auth.: ORS 455.030

Stat. Implemented: ORS 455.062