PROGRAM BACKGROUNDER

Statewide Master Plan Review Program and Design Options

Building Codes Division
Department of Consumer and Business Services

The Statewide Master Plan Review Program allows a single builder to construct the same approved plans multiple times throughout multiple municipalities. The local building department only needs to review the approved master plan for compliance with local ordinances, and any site-specific, geographic, geologic or climatic code requirements.

The core principle of the Statewide Master Plan Review Program is that the approved plans must be complete, code compliant, and not subject to interpretation by local plan reviewers or inspectors. Flexibility is inherently limited to maintain statewide consistency and predictability. For a builder who wishes to offer design customizations or is only engaged in discrete projects in a single municipality, the tradeoffs of the Master Plan Review Program may not provide valuable services over standard local plan review processes.

Design options may only be included when they do not affect structural elements, or life safety and energy code compliance, and where they do not increase building square footage. When permissible, optional elements must be clearly shown on the plans and labeled accordingly. Structural or life safety related options require additional state plan review, and in many cases a separate permit and set of plans. If submitted with the initial plan package, only the additional review time is billed.

Design options allowed without additional review

The following are examples of some options that may be incorporated under the program, provided they do not alter required lighting, egress, structural components, or energy related features:

- **Porches.** A porch, if more than 200 square feet in area, can be included in the plan as an option. If the porch is smaller than 200 square feet in area, it is exempt from structural permits per the ORSC.
- **Deck, patio or porch covers.** A deck, patio or porch covers, if smaller than 200 square feet in area and more than 3 feet from any lot lines is exempt from structural permits per the ORSC.
- **Fireplaces.** The fireplace can be shown on the plans and have an option to remove them.
- **Side-hinge garage doors.** Side-hinge garage doors may be shown on the plans and have an option to remove them.
- **Den/bedroom door size change.** A larger door can be shown on the plans with an option for a smaller door or removal.
- **Enhanced main bathroom.** Different bathroom layouts can be shown on the plans as options.
- **Bath/bedroom/dining room windows**. A window can be shown on the plan with option to remove if it is not part of the required lighting and egress.
- **Exterior bedroom door – door/ window replacement.** One door can be shown with an alternate window as an option.
- **Larger garage door.** A larger garage door can be shown on the plans with an option for a smaller door or removal.
- **Desk or beverage bar option – additional cabinets.** This can be shown on the plans as an option.

Design options requiring additional review or separate permit

The following are examples of some options that alter the structure, increase square footage, or affect life safety systems require separate review or an additional permit:

- **Elevation change/exterior**. If a change impacts structural or life safety requirements, then a separate permit number and plans submission is necessary.
- **Expanding the garage footprint, such as a two-car garage increased to a three-car garage.** Increasing the size of a garage requires a separate permit and separate plans.
- **Wall bracing – seismic, wind speed impacts.** Anything not originally approved that affects wall bracing would require a separate plan review and permit.

Conclusion

Design options may be incorporated into Statewide Master Plan Review submissions when they do not alter structural, life safety, or energy compliance elements. Options that involve structural modifications or square footage changes require additional review. Clear labeling of allowable options and minimizing unnecessary complexity will help maintain program efficiency and avoid delays at the local level.

Access more information on the Statewide Master Plan Review Program webpage.

Contact

Contact the BCD Plan Review Section for more information about the Statewide Master Plan Review process by email at plans.prefab@dcbs.oregon.gov or by phone at 503-378-8096.