



October 1, 2006

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**Plumbing & Electrical Plan Review Rules**

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**Purpose of the rules:**

These rules clarify plumbing and electrical code plan review requirements, and provide customers with more options.

**Effect of the rules:**

These rules clarify that jurisdictions are not mandated to offer plumbing or electrical code plan review services; however, jurisdictions offering such services may require them only for complex structures. The rules provide a definition of complex structures in both the plumbing and electrical program areas. In addition, customers will be able to submit one set of plans for two or more structures under construction or reconstruction at the same job site, as long as the plumbing or electrical systems are materially alike, and permits are obtained within a reasonable time.

The rules become effective October 1, 2006.

**Citation:**

Amends 918-311-0030; 918-311-0040; 918-780-0040.

**Contact:**

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## **Plumbing**

### **918-780-0040**

#### **Plumbing Plan Reviews**

(1) A jurisdiction providing plumbing code plan review services may only require plumbing plan review for a complex structure. For purposes of this rule, a “complex structure” is a plumbing system designed, constructed or reconstructed to accommodate any of the following:

(a) The installation or alteration of a medical gas and vacuum system for health care facilities;

(b) The installation or alteration of chemical drainage waste and vent systems containing chemical agents potentially detrimental to the integrity of a plumbing system;

(c) The installation or alteration of wastewater pretreatment systems for building sewers;

(d) The installation of vacuum drainage waste and vent systems;

(e) The installation or alteration of reclaimed wastewater systems;

(f) The installation of a commercial booster pump system needed to maintain a minimum residual water pressure in a structure supplied by a municipal source;

(g) The installation of a plumbing system requiring a building water service line with an interior diameter or nominal pipe size of two inches or greater except those two inch systems which have been designed and stamped by a licensed engineer;

(h) The installation of any multi-purpose sprinkler system under standards adopted by the department.

(2) If a jurisdiction providing plumbing code plan review services requires a plumbing code plan review as authorized by section (1) of this rule, the jurisdiction may require the submission of complete specifications, piping layout and fixture location drawings of the proposed system or alteration before issuing a permit. Plans and specifications must indicate the nature and extent of the work proposed and show in detail that the work will conform to provisions of the Plumbing Specialty Code.

(3) A jurisdiction requiring plumbing code plan review may not require plan review on more than one building or structure under construction or reconstruction at the same jobsite, as long as:

(a) The plumbing systems of the buildings or structures are materially alike; and

(b) A person obtains plumbing permits for the buildings or structures within a reasonable time.

(4) Any required plumbing code plan review service may be waived by a jurisdiction if the nature of the work applied for is such that reviewing of plans is not necessary to determine compliance with the Plumbing Specialty Code.

(5) When the plumbing plan review is completed by a qualified plumbing plan reviewer and a plumbing permit issued, the plans must be endorsed in writing and stamped “Approved.” The approved plans cannot be changed without authorization from the jurisdiction providing plumbing code plan review services.

(6) Issuance of a permit or approval of plans will not prevent the jurisdiction providing plumbing code plan review services from

(a) requiring the correction of errors in plans and specifications; or

(b) preventing construction operations when in violation of the Plumbing Specialty Code or of any other ordinance; or

(c) revoking any certificate of approval when issued in error.

(7) Nothing in this rule prevents a jurisdiction from providing plan review services for utility systems situated outside the building exterior of a particular jobsite.

(8) Nothing in this rule prevents a jurisdiction from requiring information on grease processing equipment systems.

(9) Where applicable, the Department of Consumer and Business Services’ fees for plan review on complex structures will be based on the time required to review the plans, but must not exceed 30 percent of the total plumbing permit fee for the building or structure under review. When plans are incomplete or substantially changed to require additional plan review services, the department may charge an additional fee based on the time required for the additional review.

(10) Nothing in these rules shall prohibit the owner or owner's agent from requesting and receiving a plan review for non-complex structures.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.483

Stats. Implemented: ORS 455.483

Hist.: DC 39, f. 1-6-75, ef. 2-1-75; DC 13-1981, f. 10-30-81, ef. 11-1-81; Renumbered from 814-021-0115; BCD 6-1998, f. 3-2-98, cert. ef. 4-1-98, Renumbered from 918-760-0020; BCD 21-1998, f. 9-30-98, cert. ef. 10-1-98, ef. 10-1-06

## Electrical

### 918-311-0030

#### Qualifications for Persons Performing Electrical Reviews

Electrical plan reviews shall be conducted only by persons certified by the division to enforce the **Electrical Specialty Code** as an Electrical Specialty Code inspector, or its equivalent, and who have one of the following:

- (1) Two years of experience as an Oregon supervising electrician;
- (2) A degree in electrical engineering and three years experience in design, inspection or supervision of installations covered by the National Electrical Code or Oregon Electrical Specialty Code; or
- (3) Equivalent experience and training approved by the board.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 479.870, 455.117

Stats. Implemented: ORS 479.870, 455.117

Hist.: BCA 33-1991(Temp), f. & cert. ef. 9-30-91; BCA 44-1991, f. & cert. ef. 12-26-91; BCD 19-1996, f. 9-17-96, cert. ef. 10-1-96; Renumbered from 918-320-0320; ef. 10-1-06

### 918-311-0040

#### Electrical Plan Review for Complex Structures

(1) A jurisdiction providing electrical code plan review services may only require electrical plan review for a complex structure. For the purpose of this rule, "complex structures" have an electrical system designed, constructed or reconstructed with any of the following:

(a) Ampacity:

(A) A service or feeder beginning at 400 Amps where the available fault current exceeds 10,000 Amps at 150 Volts or less to ground or exceeds 14,000 Amps for all other installations; or

(B) Installation of a 150 KVA or larger separately derived system as defined in Article 100 of the **National Electrical Code** (NEC); or

(C) Addition of a new motor load of 100 HP or more; or

(D) Fire pump installations as defined in Article 695 of the NEC; or

(E) Emergency systems installations as defined in Article 700 of the NEC; or

(F) A service or feeder rated at 600 Amps or over.

(b) Voltage. More than 600 supply volts nominal;

(c) Height. More than three stories;

(d) Occupancy.

(A) Six or more residential units in one structure; or

(B) An "A" (Assembly) occupancy, "E" (Educational) occupancy, or "I-2" or "I-3" (Institutional) occupancy as defined in the adopted Oregon Structural Specialty Code; or

(C) Any of the following special occupancies as described in Chapter 5 of the NEC adopted by the board in OAR 918-305-0100:

(i) Hazardous (Classified) locations as defined in Articles 500 to 516; or

(ii) Installations in patient care areas of health care facilities as defined in Article 517; or

(iii) Agricultural buildings used for commercial purposes, as defined in Article 547; or

(iv) Floating buildings as defined in Article 553; or

(v) Marinas and boat yards as defined in Article 555; or

(e) Recreational Vehicle Park. A new recreational vehicle park, or any addition or alteration to an existing park.

(2) Plan review is not required for work permitted through minor installation labels under OAR 918-309-0210 to 918-309-0260.

(3) A jurisdiction requiring electrical plan review may not require plan review on more than one building or structure under construction or reconstruction at the same job site, as long as:

(a) The electrical systems of the buildings or structures are materially alike, and;

(b) A person obtains electrical permits for the buildings or structures within a reasonable time.

(4) Standardized Format for Plan Review. When electrical plan review is required the electrical plan shall meet the following requirements:

(a) Copies. Submit two sets of electrical plans;

(b) Readability. The plans shall be drawn to scale, contain definitions for legends used, be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the applicable electrical code requirements, laws, ordinances, rules and regulations;

(c) Contents. The plans shall contain the following minimum requirements:

(A) Feeder riser diagram showing panel location and circuit schedules;

(B) One line riser diagram showing bonding and grounding and conductor sizes;

(C) Available fault current on the line side of service disconnect;

(D) Complete load calculations, or provide applicable load records, for all new installations and for additions to existing installations;

(E) Fixture schedule, showing type, location and layout of the fixtures;

(F) Address of the installation and name of owner and address;

(G) Identification of the employer, identification and signature of person who prepared the plan, license number if the person is an electrical supervisor and professional registration number if the person is an architect or registered professional electrical engineer; and

(H) Location of emergency systems, identifying the power source and the system on plan.

(5) Nothing in these rules shall prohibit a jurisdiction from requiring a lighting energy budget.

(6) Nothing in these rules shall prohibit the owner or the owner's agent from requesting and receiving plan review for non-complex structures.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 479.870, 455.117

Stats. Implemented: ORS 479.870, 455.117

Hist.: BCA 33-1991(Temp), f. & cert. ef. 9-30-91; BCA 44-1991, f. & cert. ef. 12-26-91; BCD 19-1996, f. 9-17-96, cert. ef. 10-1-96;

Renumbered from 918-320-0330; BCD 23-2000, f. 9-29-00, cert. ef. 10-1-00; ef. 10-1-06