



Department of Consumer  
and Business Services

## Permit-ready plans

### Purpose of the rule:

These rules create a process for the division to develop and publish permit-ready plans for public use. The rules define what permit-ready plans are and what they are used for. Included in the development process is an opportunity for local building officials to provide feedback on the impact of local conditions on the usability of any proposed plans in a specific geographic area. Additionally, the rules state the process for updating permit-ready plans when the code updates.

### Citation:

Adopts: OAR 918-001-0500, 918-001-0505, 918-001-0510, 918-001-0515, 918-001-0520, 918-001-0525, 918-001-0530

This rule is effective July 1, 2024.

### Background:

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 bill referred to these as typical drawings and specifications). These rules are needed 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. A rulemaking advisory committee met to discuss the rulemaking on May, 22, 2024. A public hearing was held to receive testimony on the rulemaking on June 18, 2024.

### Summary:

OAR 918-001-0500: Identifies the purpose of the rules to establish a process for developing and publishing permit-ready plans.

OAR 918-001-0505: Defines key terms used in the rules.

OAR 918-001-0510: Explains who develops permit-ready plans.

OAR 918-001-0515: Creates the consultation and review process for permit-ready plans.

OAR 918-001-0520: Explains how permit-ready plans are used.

OAR 918-001-0525: Explains what happens to a permit-ready plan when a new code is adopted and the usability of permit-ready plans based on previous code versions.

OAR 918-001-0530: Clarifies that permit-ready plans are not able to be modified beyond any options that are included in the permit-ready plans.

### Contact:

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**PERMANENT ADMINISTRATIVE ORDER**

**BCD 9-2024**

CHAPTER 918

DEPARTMENT OF CONSUMER AND BUSINESS SERVICES

BUILDING CODES DIVISION

**FILED**

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FILING CAPTION: Establishing a process for creating and publishing permit-ready plans

EFFECTIVE DATE: 07/01/2024

AGENCY APPROVED DATE: 06/24/2024

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**RULES:**

918-001-0500, 918-001-0505, 918-001-0510, 918-001-0515, 918-001-0520, 918-001-0525, 918-001-0530

ADOPT: 918-001-0500

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Identifies the purpose of the rules to establish a process for developing and publishing permit-ready plans.

CHANGES TO RULE:

**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.**

**Statutory/Other Authority: ORS 455.030**

**Statutes/Other Implemented: ORS 455.062**

ADOPT: 918-001-0505

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Defines key terms used in the rules.

CHANGES TO RULE:

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.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0510

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Explains who develops permit-ready plans.

CHANGES TO RULE:

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.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0515

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Creates the consultation and review process for permit-ready plans.

CHANGES TO RULE:

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.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0520

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Explains how permit-ready plans are used.

CHANGES TO RULE:

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.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0525

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Explains what happens to a permit-ready plan when a new code is adopted and the usability of permit-ready plans based on previous code versions.

CHANGES TO RULE:

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.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0530

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Clarifies that permit-ready plans are not able to be modified beyond any options that are included in the permit-ready plans.

CHANGES TO RULE:

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.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062