



Oregon

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Status of Rulemaking - Plan Review for Complex Structures Building Codes Division's Position on Plan Review (SB 711)

Effective Date: January 1, 2005

Overall Goal

Senate Bill 711 (ORS 455.483) directed the Department of Consumer and Business Services to adopt rules regarding plan review for complex structures. The intent of SB 711 was to establish a consistent, reasonable threshold under which plan review would be appropriate, while allowing local jurisdictions the choice of whether or not to require a review at all. This bill contributes to the department's broader goal of increasing statewide consistency in the building code arena.

Work Completed

Separate committees for electrical and plumbing were formed to develop the rules for this bill, including defining what would be considered a "complex structure". On this issue, the rulemaking committees agreed in principle to the criteria below. Meanwhile, language in the bill was interpreted to make plan review mandatory for all complex structures, regardless of whether or not a local jurisdiction had previously required such review. The division believes the intent of the bill was to establish a consistent, reasonable threshold for plan review, not to require plan review in all jurisdictions. Therefore, the division tabled the rulemaking and is providing the following guidance.

BCD Position

The division appreciates the hard work the committees devoted to this effort. SB 711 raises the threshold for plan review by limiting review to complex structures. To promote statewide consistency, the division's position is that jurisdictions which have historically required plan review need to follow these criteria when determining if a structure is complex. The division will issue additional clarification as the need arises.

The rulemaking committees defined "complex structures" as follows:

Electrical

(1) For the purpose of this rule, "complex structures" means an electrical installation involving one or more 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 75 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 these 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; or
 - (iv) Floating buildings as defined in Article 553; or
 - (v) Marinas and boat yards as defined in Article 555.
 - (e) Recreational Vehicle Park. A new recreational vehicle park, or any addition or alteration to an existing park.

Plumbing

(1) For the purpose of this rule, a “complex structure” means an installation of a plumbing system that meets any of the following:

- (a) A commercial building with installation, alteration or addition of six or more new plumbing fixtures, excluding water heaters;
- (b) Medical gas and vacuum systems for health care facilities providing services to human beings;
- (c) Plumbing installations, alterations or additions to food service facilities where new plumbing fixtures are being installed;
- (d) The building is more than three stories in height;
- (e) The building contains more than two residential units;
- (f) Any new exterior plumbing site utilities, when required; or
- (g) Any NFPA 13-D multipurpose fire sprinkler system.

(9) The following fixtures and devices apply to the fixture counts addressed in this rule for the purpose of plumbing plan review:

- (a) Bathtub;
- (b) Bidet;
- (c) Clothes washer;
- (d) Commercial dishwasher;
- (e) Dental unit or cuspidor;
- (f) Drinking fountain;
- (g) Floor drain;
- (h) Floor sink;
- (i) Hub/funnel drain;
- (j) Interceptor or separator;
- (k) Laundry tray;
- (l) Lavatory;
- (m) Roof drain;
- (n) Service sink;
- (o) Sewage or storm ejector;
- (p) Shower;
- (q) Sink;
- (r) Tub/shower combination;
- (s) Urinal; or
- (t) Water closet.