

**DIVISION 780**  
**PLUMBING FEES, PERMITS, INSPECTIONS**

**918-780-0030****Plumbing License Fees**

(1) Licenses required by ORS chapters 447 and 693 may be issued and renewed by the division to applicants who meet the requirements for the license and apply as established in OAR Chapter 918 division 30. The following license application and renewal fees are adopted:

- (2) Plumbing business:
  - (a) Application fee - \$150
  - (b) Renewal fee - \$450
- (3) Journeyman plumber:
  - (a) Application fee - \$100
  - (b) Renewal fee - \$180, including \$30 fee to track continuing education.
- (4) Limited Specialty Plumber as follows:
  - (a) Limited specialty plumber water treatment installer license:
    - (A) Application fee - \$100
    - (B) Renewal fee - \$150
  - (b) Limited specialty plumber residential water heater installer license:
    - (A) Application fee - \$100
    - (B) Renewal fee - \$150
  - (c) Limited specialty plumber solar heating and cooling installer license:
    - (A) Application fee - \$100
    - (B) Renewal fee - \$150

Stat. Auth.: ORS 447.020, 693.103 & ORS 693.135  
 Stats. Implemented: ORS 693.103  
 Hist.: DC 4, f. 8-13-71, ef. 9-11-71; DC 25-1978, f. 9-5-78, ef. 9-20-78; Renumbered from 814-021-0504; DC 13-1981, f. 10-30-81, ef. 11-1-81; DC 2-1983, f. & ef. 1-3-83; BCA 5-1988, f. & ef. 2-23-88; Renumbered from 814-020-0015; BCA 4-1991(Temp), f. & cert. ef. 2-28-91; BCA 18-1991, f. & cert. ef. 6-12-91; BCA 23-1993, f. 10-15-93, cert. ef. 11-1-93; BCD 25-1994, f. 10-26-94, cert. ef. 11-1-94; BCD 15-1996(Temp), f. & cert. ef. 7-1-96; BCD 20-1996, f. 9-30-96, cert. ef. 10-1-96; BCD 6-1998, f. 3-2-98, cert. ef. 4-1-98, Renumbered from 918-690-0015; BCD 3-2002, f. 3-5-02, cert. ef. 4-1-02; BCD 13-2002, f. 6-28-02, cert. ef. 7-1-02; BCD 17-2007, f. 12-28-07, cert. ef. 1-1-08

**918-780-0035****Exempt Ordinary Minor Plumbing Repairs**

(1) Effective April 1, 2006, state building code provisions for permit or inspection of ordinary minor plumbing repairs follow:

- (a) A registered plumbing contractor and any person exempt from licensing under ORS 693.020 are exempted from permit or inspection for ordinary minor plumbing repairs as defined in section (2) for residential and commercial structures;

(b) The term "any person" is defined by ORS 693.020 and includes but is not limited to individuals, corporations, partnerships, public and municipal corporations, political subdivisions, any Oregon state and federal government agencies.

(2) The term "ordinary minor plumbing repairs" is defined as follows:

(a) Includes repair, replacement or maintenance of existing plumbing fixtures, appliances, appurtenances and related water supply and drain attachments for the purpose of restoring a plumbing installation to a safe and sanitary operating condition.

(b) Does not include new construction, replacement of water heaters, or underground plumbing.

(3) In addition to the exemption in section (1), a registered plumbing contractor does not need a permit or inspection for emergency repair or replacement of the following: freeze-damaged, leaking-exposed, or concealed piping not exceeding five feet of new piping per structure for a period of 180 days, provided the repair or replacement does not involve any changes or alterations to the existing plumbing system.

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

Stat. Auth.: ORS 447.072 & 447.076

Stats. Implemented: ORS 447.072 & 447.076

Hist.: BCD 21-2003, f. 12-31-03, cert. ef. 1-1-04; BCD 6-2006, f. & cert. ef. 4-4-06

**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; BCD 7-2006, f. 6-7-06, cert. ef. 10-1-06

### **918-780-0045**

#### **Medical Gas System Plan Reviews**

(1) The authority having jurisdiction shall require complete specifications and plans for medical gas system installations or proposed alterations prior to issuing a permit. Plans and specifications shall indicate the nature and extent of the work proposed and show in detail that the work will conform with the medical gas provisions of these rules. Sizing calculations may be requested by the administrative authority.

(2) Medical gas systems plan review may be waived by the authority having jurisdiction for small renovations, repairs or extensions to existing systems, if the nature of the work applied for is such that reviewing of plans is not necessary to determine compliance with the medical gas provisions of these rules.

(3) Where medical gas system plans, specifications or calculations are required by the authority having jurisdiction, such plans shall bear the seal and signature of an Oregon-registered professional engineer.

(4) When the medical gas systems plan review is completed by a qualified medical gas plan reviewer and a medical gas permit is issued, the plans shall be endorsed in writing and stamped "approved." The approved plans shall not be changed without authorization from the inspecting authority having jurisdiction.

(5) Issuance of a permit or approval of plans shall not prevent the authority having jurisdiction from requiring the correction of errors in plans and specifications or from preventing construction operations when in violation of the Plumbing Specialty Code, or of any other ordinance or from revoking any certificate of approval when issued in error.

(6) The cost of plan review for medical gas systems work performed by the Building Codes Division shall be based on the time required to review the plans, but shall not exceed 30 percent of the total plumbing permit fee for the building or structure under review. When plans are incomplete or substantially changed so as to require additional plan review, additional plan review fees may be charged based on the additional time required.

Stat. Auth.: ORS 447.020

Stats. Implemented: ORS 447.010

Hist.: BCD 27-2000, f. 10-13-00 cert. ef. 10-01-01

### 918-780-0050

#### Qualifications for Persons Performing Plumbing and Medical Gas Systems Plan Reviews

Plumbing plan reviews shall be conducted only by persons with the appropriate division plumbing inspector or limited plumbing inspector certification. Medical gas systems plan reviews shall be conducted only by persons with the appropriate division plumbing inspector certification and a current and valid medical gas inspector certification as defined in OAR 918-695-0410. Persons employed for purposes of enforcing the requirements of other administrative agencies are exempt from this rule.

Stat. Auth.: ORS 447.010, 447.020 & 455.020

Stats. Implemented: ORS 447.010 & 447.020

Hist.: BCD 6-1998, f. 3-2-98, cert. ef. 4-1-98; BCD 27-2000, f. 10-13-00 cert. ef. 10-01-01

### 918-780-0060

#### Permit Application

(1) A plumbing permit shall be issued by the inspecting jurisdiction only in the name of the responsible person or firm performing the plumbing work.

(2) The signature of a registered plumbing contractor, residential ump installer, homeowner or the contractor's authorized representative is required on each permit to indicate responsibilities under ORS 447.020.

(3) The inspecting jurisdiction shall request verification of plumbing business registration, journeyman plumber licensing, medical gas certification or apprentice registration or other appropriate licenses.

(4) A separate permit shall be obtained for each building or structure.

Stat. Auth.: ORS 447.010 & 447.020

Stats. Implemented: ORS 447.010 & 447.020

Hist.: DC 31, f. 4-19-74, ef. 5-11-74; Renumbered from 814-029-0030; DC 1-1983, f. & ef. 1-3-83; Renumbered from 814-021-0615; BCD 6-1998, f. 3-2-98, cert. ef. 4-1-98, Renumbered from 918-780-0020; BCD 27-2000, f. 10-13-00 cert. ef. 10-01-01

### 918-780-0070

#### Permit Expiration

Every permit issued by the authority having jurisdiction under the **Plumbing Specialty Code** expire by limitation and become null and void, if the work authorized by the permit is not started within 180 days from date of the permit, or if work authorized by the permit is suspended or abandoned at any time after the work is started for a period of 180 days. Before resuming work, a new permit shall be obtained. The fee

shall be one-half the amount required for a new permit for the work, provided no changes have been made, or will be made in the original plans and specifications; and suspension or abandonment of the work has not exceeded one year.

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

Stat. Auth.: ORS 447.020 & 455.020

Stats. Implemented: ORS 447.020

Hist.: DC 39, f. 1-6-75, ef. 2-1-75; Renumbered from 814-021-0116; BCD 6-1998, f. 3-2-98, cert. ef. 4-1-98, Renumbered from 918-760-0025

### 918-780-0080

#### Plumbing Permit Fees

The following inspection fees are established by the board for the Building Codes Division plumbing inspections under ORS 447.020 and 447.095. This rule does not apply to municipalities administering a plumbing program:

(1) Notwithstanding any provision of this rule, which could result in a lower fee, the minimum inspection fee is \$46.

(2) One and Two Family Dwellings (Dwellings) Inspection Fees — Dwelling inspection fees for new construction, including drain, waste, vent and water distribution piping, and setting of plumbing fixtures and appliances, building sanitary, storm or combination sewer service piping, and potable water service piping. The plumbing permit fees for one and two family dwelling construction, remodeling or alterations are a flat fee based only on the square footage of the structure for new construction or the number of plumbing fixtures for remodeling or alterations, as follows:

(a) Base fee (new construction 1800 square feet or less) — \$210;

(b) Additional square feet exceeding 1800 @ \$ .20 per square foot over 1800;

(c) Remodel/alteration (each 10 fixtures or less) — \$67.

(3) Manufactured Dwellings or Prefabricated Structures Inspection Fees — Manufactured dwelling or prefabricated structures inspection fees for connections to building sewer and water supply — \$64.

(4) Recreational Vehicle and Manufactured Dwelling Parks Inspection Fees:

(a) \$320 for the first ten or fewer spaces; and

(b) \$275 for each 10 additional spaces.

(5) Commercial, Industrial, and dwellings, other than one- and two-family: Inspection Fee:

(a) Base fee (includes up to 3 fixtures and the first 100' for each exterior, sanitary sewer, storm sewer or water supply building utility piping) — \$60;

(b) \$20 per each fixture over the first 3; and

(c) Site utilities exceeding the first 100' of each (water service, storm and sanitary sewer) \$20 each additional 100' of piping or part thereof.

(6) Miscellaneous Inspection Fees:

(a) Charges for inspections requested by a governmental agency under ORS 190.003 to 190.110 are negotiable and subject to revisions project-to-project.

(b) Include, but are not limited to, residential fire sprinkler systems (multi-purpose), indirect wastes, specialty fixtures and reinspection — \$46.

(c) Specially requested inspections — \$46 per hour or any portion of an hour.

(7) For the purposes of calculating the permit fees under this rule, “fixtures” includes but are not limited to the following:

- (a) Bathtubs;
- (b) Bidets;
- (c) Clothes washers;
- (d) Drinking fountains;
- (e) Laundry tubs;
- (f) Showers;
- (g) Sinks;
- (h) Urinals;
- (i) Water closets; and
- (j) Water heaters;

(8) Medical Gas System Inspection Fees — Inspection fees for medical gas systems are a combination of:

- (a) A \$219 base fee; and
- (b) \$1 per each inlet or outlet.

Stat. Auth.: ORS 447.020 & 447.095

Stats. Implemented: ORS 447.020 & 447.095

Hist.: DC 31, f. 4-19-74, ef. 5-11-74; DC 72, f. 4-19-76, ef. 6-1-76; DC 78 (Temp), f. & ef. 6-16-76 thru 10-13-76; DC 10-1978, f. & ef. 3-16-78; Renumbered from 814-029-0020; DC 13-1981, f. 10-30-81, ef. 11-1-81; DC 1-1983, f & ef. 1-3-83; DC 27-1984, f. 8-31-84, ef. 10-15-84; DC 16-1987(Temp), f. 6-25-87, ef. 6-26-87; BCA 12-1988, f. & ef. 9-8-88; Renumbered from 814-021-0610; BCA 15-1993(Temp), f. 6-30-93, cert. ef. 9-1-93; BCA 3-1994, f. 1-14-94, cert. ef. 2-27-94; BCD 6-1998, f. 3-2-98, cert. ef. 4-1-98, Renumbered from 918-780-0015; BCD 27-2000, f. 10BCD 13-2004, f. 9-7-04, cert. ef. 10-1-04-13-00 cert. ef. 10-01-01; BCD 13-2002, f. 6-28-02, cert. ef. 7-1-02; BCD 13-2004, f. 9-7-04, cert. ef. 10-1-04

### Plumbing Inspections

#### Minor Plumbing Installations Subject to Random Inspections

##### 918-780-0130

##### Use of Minor Installation Labels

(1) Plumbing contractors having a valid certificate of registration under ORS 447.030 and a verified Construction Contractors Board license, when using plumbers having a certificate of competency under ORS Chapter 693, may purchase and use minor labels

as described by OAR 918-100-0000 through 918-100-0060; and

(2) Only permit requirements are deleted. The **Plumbing Specialty Code** and **One- and Two-Family Dwelling Specialty Code** plumbing installation provisions and plumbing product certification requirements shall be followed.

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

Stat. Auth.: ORS 447.072, 447.076, 455.154 & 455.155

Stats. Implemented: ORS 447.072, 447.076, 455.154 & 455.155

Hist.: BCD 17-1994, f. 7-21-94, cert. ef. 10-1-94; BCD 9-1997(Temp), f. 6-30-97, cert. ef. 7-1-97; BCD 17-1997, f. 9-30-97, cert. ef. 10-1-97; BCD 22-2000, f. 9-19-00, cert. ef. 10-1-00; BCD 4-2002, f. 3-8-02, cert. ef. 4-1-01; BCD 22-2004, f. & cert. ef. 10-1-04

##### 918-780-0140

##### Scope of Plumbing Work Allowed with Minor Installation Label

“Minor plumbing” for installations under the minor label programs permitted by OAR 918-100-0000 through 918-100-0060 shall be as follows:

(1) Commercial and industrial minor installation label programs include:

(a) Accessible plumbing repair and maintenance;

(b) Replacement of up to three accessible plumbing appliances, appurtenances or fixtures as defined in the Plumbing Specialty Code; or

(c) Replacement of up to 20 feet of plumbing piping.

(2) One- and two-family dwelling minor installation label programs include:

(a) Repair, replacement, or maintenance of water heaters, including water heater conversions;

(b) Alteration of parts of an existing plumbing system not exceeding three fixtures, or 20 feet of new piping or both provided the work is “accessible” to an inspector; or

(c) Repair or replacement of concealed freeze-damaged or leaking parts of an existing plumbing system not exceeding three fixtures, or 20 feet of new piping or both.

(d) Plumbing fixtures as used in this section include, but are not limited to, bathtubs, bidets, showers, sinks, water closets and water heaters.

(3) Cross-connection control devices are not considered minor plumbing installations and are excluded under these rules.

Stat. Auth.: ORS 447.072, 447.076, 455.154 & 455.155

Stats. Implemented: ORS 447.072, 447.076, 455.154 & 455.155

Hist.: BCD 17-1994, f. 7-21-94, cert. ef. 10-1-94; BCD 6-1998, f. 3-2-98, cert. ef. 4-1-98; BCD 4-2002, f. 3-8-02, cert. ef. 4-1-01; BCD 22-2004, f. & cert. ef. 10-1-04