



Inclusion of Optional Means of Construction in Permit Applications

Approved: *[Rebecca Esau]*, **October 2, 2020**
Director

Policy:

The Bureau of Development Services (BDS) does not allow the inclusion of optional means of construction (e.g. options or alternates) within permit application submittals. The intent of this policy is to provide for an efficient plan review process and ensure the permit documents reviewed and issued clearly document the work to be installed at the project site and provide an accurate historical record.

Authority:

The Oregon Residential Specialty Code (ORSC) Section R104.1 and the Oregon Structural Specialty Code (OSSC) Section 104.1 give the building official the authority to adopt policies and procedures in order to clarify the application of the code.

ORSC Section R106.1.1 and OSSC Section 107.2.1 require construction documents to 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 provisions of the code, relevant laws, ordinances, rules and regulations.

General Requirements:

- 1.** Drawings may only include project specific information, including plans at all building levels with dimensions (including foundation plan). Unique building elements (i.e. prefabricated products) must be fully specified for the submitted project without including various installation options. Relevant details must be referenced on the plans.
- 2.** The submittal drawings must contain all information and must have enough detail to:
 - Allow the reviewer to determine code compliance.
 - Inform the contractor on how to build the structure without referring to other information that is not directly contained in the submitted permit drawing package.
 - Clearly illustrate what the building inspector should expect to see on-site.



3. Information on the drawings must be pertinent to the project under review. Prior to submittal, all information not related to the project must be removed or crossed off in a manner which makes it clear which elements of the plans, details or schedules are applicable to the project. Alternates and/or options may not be included on the drawings.
4. Information that is provided for reference to clarify the scope of the permitted work must be clearly identified as “For Reference Only, Not Included in this permit”.

Example Applications:

Scenario #1:

The Engineer of Record (EOR) proposes to use Simpson Strong Walls (SSW) at specified locations within a 1-story structure. The EOR has specified the foundation concrete strength to be 2,500 psi and does not include any grade beams for the foundation system. The EOR proposes to use typical details available from an International Code Council (ICC) Report ESR-1679 (i.e., Simpson Strong Tie Inc. detail sheets SSW1, SSW1.1, SSW2, SSW2.1, SSW3 and SSW4 available from [their website](#)). In order to satisfy the requirements of this City Business Practice Policy, the SSW detail sheets must be edited to remove all optional means of construction which do not specifically relate to the permit submittal.

Examples of some required SSW sheet edits:

1. The submittal may not include SSW detail sheets which are not relevant to the specific submittal (i.e., SSW1.1 which pertains to grade beams). The permit submittal may include sheets SSW1, SSW2 and SSW4 (if relevant).
2. Because the submittal is for a single-story structure, details such as 6, 8, 9, etc., on sheet SSW2, shall be removed or crossed out since they do not apply to a single-story building.
3. If detail 3 on sheet SSW2 is used, the EOR shall select one option and cross out all other options within the detail.
4. Detail 3 on sheet SSW1 shall be crossed out since a 3,500 psi or higher concrete strength has not been specified by the EOR.
5. Within all SSW sheets the type of anchor and embedment depth needed based on calculations shall be clearly indicated, and all other non-applicable rows and columns shall be deleted (or crossed out).

PLEASE NOTE:

- All drawings prepared by the engineer for the design of the shear walls and anchorage are required to be stamped by an engineer registered in Oregon. **Exception:** Details from the ICC ESR report need not be stamped (unless required by the ICC report). An



example would be typical details available from the Simpson website conforming to ICC Report ESR 1679, such as sheets SSW1, SSW1.1, SSW2, SSW2.1, SSW3 and SSW4 available from Simpson's website. However, it is the responsibility of the EOR to verify that the details are applicable to the project and that the minimum sizes of foundations, framing members etc. required by the details are provided in the design. **Any modifications made to these details (other than crossing out information not applicable to the project or highlighting relevant information) must be stamped by the EOR.**

- Calculations for the design of the shear walls and anchorage of the walls are required to be submitted. **Exception:** Calculations for capacities noted in the ICC report for the walls and anchorage are not required unless the conditions are modified (examples would be typical details available from the Simpson website conforming to ICC Report ESR 1679, such as sheets SSW1, SSW1.1, SSW2, SSW2.1, SSW3 and SSW4). Only calculations showing that the demand is less than the capacities for the relevant wall or anchorage is required by the EOR.

This list is illustrative of what is required for this scenario. It is not an exhaustive list of what should or should not be included from the standard SSW detail sheets.

Scenario #2:

The project architect proposes to use manufactured I-joists for the floor framing system within a 2-story dwelling. The designer is unsure which manufactured product the builder will use (e.g. Boise Cascade or Weyerhaeuser). Therefore, the plans specify *"Joists: 11-7/8" TJI or BCI at 16" OC"*. In order to satisfy the requirements of this City Business Practice Policy, the plans must be edited to remove all optional means of construction which do not specifically relate to the permit submittal.

Paths to compliance:

1. Specify one joist manufacturer (i.e. remove the "or").
2. Revise the specification to specify the joist size (i.e. 11-7/8") and list manufactured joists as a deferred submittal on the project cover sheet. Note: this option will require a separate, additional deferred submittal permit (DFS) before the joists can be installed on-site.

Scenario #3:

The permit drawings show two potential master bathroom layouts included in the single-family dwelling stock plans. Neither layout changes the building envelope and neither changes the room dimensions. In order to satisfy the requirements of this City Business Practice Policy, the plans must be edited to remove the optional means of construction.

Path to compliance:

1. Specify which layout will be constructed on-site.

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