

Submittal Requirements - 1 & 2 Family Residential



City of Portland Oregon
Development Services Center
1900 SW Fourth Avenue
Portland, Oregon 97201
503-823-7300
www.portlandoregon.gov/bds

Bureau of Development Services
Bureau of Environmental Services
Portland Fire & Rescue
Bureau of Parks & Recreation
Portland Water Bureau
Portland Bureau of Transportation

Garages & Sheds

This handout describes the information that must be submitted when applying for a permit to construct or enlarge an attached garage or carport or other non-heated, non-habitable accessory building.

If your project will add living space or head area, please see the submittal requirements for "Additions" (<http://www.portlandoregon.gov/bds/article/92696>).

Submittal Materials must clearly distinguish between existing conditions and proposed work. Please be aware that, since every project is unique, there may be some situations where you will be asked to provide additional information. Drawings must be black and white (color cannot be accepted) and clearly legible, with dimensions and notes printed to match 12 point font minimum; i.e. the underlined font is Times New Roman 12. Additional information on drawing standards can be found in Brochure #6 "What Plans do I need for a Building Permit" (<http://www.portlandoregon.gov/bds/article/93021>).

- Completed "Building Permit Application" (<http://www.portlandoregon.gov/bds/article/71706>)
- Erosion Control plan (may be a part of the Site Plan) if the project will result in disturbing the ground. <http://www.portlandoregon.gov/bds/article/184903>
- Soils Report if lot slope exceeds 20%
- A Stormwater Plan and/or Mitigation Form will add more than 500 square feet of impervious area
- Four (4) copies of Site, Architectural, and Structural Drawings for the area of proposed work and areas affected by such work. Please refer to page 2 for details on plan requirements specific to Garages & Sheds
- Structural Calculations—Two (2) set prepared and stamped by the architect or engineer of record for the work covered. Calculations shall include a design summary and be sufficiently complete to demonstrate that the structural system is capable of supporting all imposed vertical and lateral loads and to demonstrate how loads are carried to the foundation.
- Tree preservation standards apply to projects with ground disturbance activity if the lot is 5,000 square feet or greater
- If your project includes Electrical, Mechanical and/or Plumbing work you must submit a Residential Fixtures Worksheet at the time your permit is processed. Useful links to the Trade Applications and Fixtures Worksheet:
 - Mechanical: <http://www.portlandoregon.gov/bds/article/71708>
 - Electrical: <http://www.portlandoregon.gov/bds/article/71707>
 - Plumbing: <http://www.portlandoregon.gov/bds/article/71709>
 - Fixtures: <http://www.portlandoregon.gov/bds/article/458940>

Site Plans (Scale site plans to most appropriate scale, e.g. 1"=10' or 1/4"=1'. Minimum printed text size is 3/32")

- Property lines, with dimensions
- Total area (in square feet) of the lot
- Adjacent streets and any easements
- Property address and R number
- North arrow

- Grade elevations at property corners and corners of structure(s) with reference elevation datum
- Grade elevations, for driveway, at the top of the curb and at the gutter
- Distance between buildings and between buildings and property lines
- Area (in square feet) of any existing or proposed buildings
- Dimensions and area (in square feet) of any proposed paving. (If your project will add more than 500 square feet of impervious area you will need to provide a Mitigation Form and/or a Stormwater Plan)
- Location of sewer and water lines and method of stormwater disposal (if your project will add more than 500 square feet of impervious area, you will need to provide a Mitigation Form or Stormwater Plan, including Operations and Maintenance agreement)s
- Major geographical features (e.g. flood plain, natural drainage courses with elevation and centerline)
- Location of existing septic tanks, cesspools and drainfields
- Dimensions and area (in square feet) of any proposed paving. (If your project will add more than 500 square feet of impervious area you will need to provide a Mitigation Form and/or a Stormwater Plan)
- Location of septic tanks, cesspools and drain fields, if applicable
- Driveways, curb cuts and onsite parking spaces (existing and proposed)

Architectural Plans (Scale of plans to be $\frac{1}{4}''=1'$ and details scaled to $\frac{1}{2}''=1'$. Minimum printed text size is $\frac{3}{32}''$. Single line drawings are not acceptable – plans must be drawn to show wall thickness)

- Fully dimensioned floor plans, showing:
 - Demolished walls, existing walls to remain, and proposed walls (with wall legend)
 - Windows (noting size, sill height, method of operation, safety glazing and window wells where required) and doors (showing size and swing direction) for each floor affected
 - Label for use of each room
 - Plumbing fixture layout
 - Gas/oil furnace and water heater location
 - Electrical light fixtures, exhaust fans, and smoke and carbon monoxide detectors
- Exterior building elevations (side views of each side), with labels for new and existing areas
- Dimensioned building section(s), showing:
 - Typical wall, floor, ceiling, roof, and foundation construction
 - Framing members, insulation, and blocking
- Stair details with dimensions for risers, treads, headroom clearance, guardrail and handrails
- Details of all non-typical construction

Structural Plans (Scale of plans to be $\frac{1}{4}''=1'$ and details scaled to $\frac{1}{2}''=1'$. Minimum printed text size is $\frac{3}{32}''$)

- Gravity load analysis showing load transfer through added or altered areas, including:
 - Roof framing plan showing existing and new members. Include beams and rafters (with lumber size, spacing and span) and supporting walls and posts
 - Floor framing plan(s) showing existing and new members. Include beams and joists (with lumber size, spacing and span) and supporting walls and posts
 - Foundation plan showing how new loads are supported. Include ventilation, underfloor access and holdowns
 - Calculations for the framing members
- Lateral load analysis for resistance to wind and seismic forces, showing either prescriptive or engineered method, including:
 - For Prescriptive method (per ORSC R602.10): Locate, dimension and identify type of braced panels and braced wall lines. Coordinate with wall bracing work sheets. Useful link to the Residential Wall Bracing Guide (<http://www.portlandoregon.gov/bds/article/366279>) and State of Oregon Alternative Method: http://www.cbs.state.or.us/external/bcd/programs/residential/alternate_methods/13-01_ORSC_Bracing.pdf

- For Engineered method: drawings, details and calculations prepared and stamped by a licensed design professional showing shear walls, nailing pattern, type of sheathing, and hold downs where required. Engineering calculation packets shall be separate from the plans, but engineering details are to be incorporated into the construction documents and cross-referenced on the plans
- Details for connections to existing construction
- Pole buildings or pre-engineered metal buildings must have plans and calculations prepared and stamped by a licensed design professional

***Is your site in a flood hazard area?
Please direct floodplain development questions to Site Development at (503) 823-6892.***

Helpful Information

City of Portland, Oregon
1900 SW 4th Avenue, Portland, OR 97201
www.portlandoregon.gov/bds

General Office Hours:

Monday through Friday, 8:00 am to 5:00 pm
BDS main number: 503-823-7300

Permit Information is available at the following location:

Development Services Center (First Floor)
For Hours Call 503-823-7310 | Select option 1

Permitting Services (Second Floor)
For Hours Call 503-823-7310 | Select option 4

Information on choosing a contractor

(<http://www.portlandoregon.gov/bds/article/525047>)

For more detailed information regarding the bureau's hours of operation and available services;



All information is subject to change.

Important telephone numbers

BDS main number 503-823-7300
DSC automated information line 503-823-7310
Building code information 503-823-1456
Zoning information..... 503-823-7526
Permit information for electrical,
mechanical, plumbing, sewer
and sign..... 503-823-7363
Development review process 503-823-7357
Permit resources and records..... 503-823-7660

System development charges information

Bureau of Environmental Services 503-823-7761
Bureau of Parks & Recreation 503-823-5105
Portland Water Bureau 503-823-7368
Portland Bureau of Transportation 503-823-7002
BDS 24 hour inspection request line
requires IVR number and three digit
type of inspection code 503-823-7000
Portland License Bureau 503-823-5157
City of Portland TTY 503-823-6868
Tree Hotline 503-823-8733