



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

PROGRAM GUIDE



Field Issuance Remodel Program

Category: Residential Construction

Revised: December 1, 2015 *[Paul L. Scarlett]*, **Director**

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CONTENTS	<u>Page</u>
I. Background	1
II. Qualifying Projects	2
III. Application, Plan Review & Inspections	3
IV. Fees, Surcharge & Billing	5
V. Participant Eligibility & Registration	6
VI. Participant Rights & Responsibilities	7
VII. Participant Registration, Agreement and Enforcement	7
VIII. Suspension and Termination	8

I. BACKGROUND

The Field Issuance Remodel (FIR) Program began as a pilot program in 2003 and was approved by the Oregon Building Codes Division as a permanent program in 2006. The FIR Program facilitates rapid plan review and inspection processes for alterations and additions made to one- or two- family dwellings by simplifying permitting and inspection processes as follows:

1. Streamlining plan intake and permit issuance;
2. Designating a single inspector to do all plan review and inspections for each project; and
3. Providing process management services to meet the requirements of other City bureaus involved in the plan review process.

Bureau of Development Services
Program Guide – Field Issuance Remodel Program
Page 2 of 8
December 1, 2015

The FIR Program is designed to serve customers that perform recurring alteration and addition work. All State of Oregon licensed contractors, architects, and engineers are eligible to participate in the FIR Program. The FIR Program develops close working relationships between participants and City inspectors. Participants can expect communication and service delivery tailored to their needs, including:

1. Required pre-construction consultation;
2. Pre-design consultations, if desired;
3. Site meetings;
4. Process management assistance in obtaining review of their project from other City bureaus;
5. Plan review; and
6. Inspections.

The FIR Program does not relax code requirements or provide lower standards of plan review or inspection services than those required by Oregon State law or the Portland City Code.

Participants will be charged an hourly rate for all services provided by FIR Program inspectors, rather than paying the standard permit fee. For plan check fees for services provided by the Bureau of Development Services (BDS) planning staff please reference the Land Use Service Fee Schedule:
<http://www.portlandoregon.gov/bds/article/67127>.

Participants may register for the FIR Program at any time and may use the program for as many qualified remodel and addition projects as they wish.

II. QUALIFYING PROJECTS

A. General

The FIR Program may be used for certain types of alterations and additions to one and two family dwellings and associated accessory structures. Qualifying work includes the following, unless limited by II.B Limitations, below:

1. The alteration of existing habitable space;
2. The conversion of existing non-habitable space into habitable space;
3. The creation of new habitable or non-habitable space attached to an existing structure;
4. The erection of a new detached accessory structure; or
5. The demolition of a detached accessory structure.

Note: Work defined as a Major Residential Alteration or Addition in Portland City Code Section 24.55.150 qualifies for the FIR Program, unless limited by II.B. Limitations, below. Creation of new square footage and exterior alterations must comply with applicable zoning and land use regulations and the Portland City Code.

B. Limitations

Because of unique construction and regulatory requirements, the FIR Program may not be used for the following:

1. Creation of accessory dwelling units;
2. Conversion of single-family residences to duplexes;
3. Floating structures;
4. Manufactured dwellings;
5. Fire damage repair;
6. Shared garages; or
7. The demolition of a one or two family dwelling. See Portland City Code Sub-Section 24.55.150 for the definition of “Demolition”.

C. Alternate Review Process

Projects that do not qualify as noted above must be submitted for permit application through the standard residential permit process.

III. APPLICATION, PLAN REVIEW & INSPECTIONS

A. Application Process

1. FIR Program participants are required to submit a building permit application via e-mail to BDSFirPermits@portlandoregon.gov or fax (503) 823-7425. The FIR Permit Application is available online at: <http://www.portlandoregon.gov/bds/article/443155>.
2. Plans submitted for building permit must meet the submittal standards for all building permits as described in BDS Brochure 6: What Plans Do I Need for a Building Permit? <http://www.portlandoregon.gov/shared/cfm/image.cfm?id=93021>.
3. An on-site pre-construction meeting with the applicant and the inspector is required. The pre-construction site meeting may be scheduled at any time prior to or after the building permit has been applied for, as long as the participant is registered with FIR (See Section V). Participants must contact the inspector directly to schedule the pre-construction site meeting.

B. Plan Review Process

1. The FIR Program inspector assigned to each project will typically perform the required plan review for that project.
2. Inspectors are available to meet with participants at project sites for mandatory pre-construction consultations and during plan review. Telephone conference consultation is available for simple projects at the discretion of the inspector. Participants must contact inspectors directly to schedule site meetings.
3. Whenever possible, inspectors will perform plan review and issue permits at the site; however, there will be projects that require more extensive review by the inspector, other BDS staff and/or other City bureaus. In those cases, the inspector will return the submittal documents to City offices for reviews to be completed. Where review by other sections of BDS or by other City bureaus is required, the inspector will act as process manager for the project, and will provide a single point of contact for the participant during the review process.
4. Plan approval, payment of certain fees, and permit issuance from the FIR inspector is required before work commences. Copies of issued permits will be maintained on file by the City.
5. Plan revisions to the scope of work must be approved by the FIR inspector before work covered under the revision commences. A permit revision must be issued. Copies of issued permit revisions will be maintained on file by the City.

C. Inspection Process

1. Once a permit has been issued, the participant will schedule inspections and on-site consultations directly with the assigned FIR Program inspector, rather than through BDS's IVR inspection scheduling system. Inspectors will work with participants to perform inspections promptly to meet the participants' needs.
2. A hard copy of the issued permit plans will be maintained on site for the duration of the project.
3. Inspectors will leave correction notices at inspection sites and enter inspection results into BDS's permit tracking system (TRACS). Inspection results will be available online (next day) at <http://www.portlandmaps.com/maps/bds/>.

IV. FEES, SURCHARGES & BILLING

Current fees are specified in the BDS Fee Schedule, which is available online at: www.portlandoregon.gov/bds or may be obtained in the BDS Development Services Center, 1st floor, 1900 SW Fourth Avenue. Services delivered will be at an hourly rate with full cost accountability through itemized billing.

A. Fees

There are two types of fees for the FIR Program:

1. Registration Fee

At the time of registration, participants will be charged a registration fee. This fee helps to cover administrative costs associated with the program, which are not recovered through the hourly fee for services. This one-time fee will allow continued program participation.

2. Fees for Services

These fees are for services provided by the FIR inspector and/or other BDS staff, including pre-construction consultations, pre-design meetings, plan review, inspections, and consultations will be billed at an hourly rate. A one-hour minimum charge applies to all site visits; anything over one hour will be billed to the nearest quarter-hour. Time billed for site visits will include travel time to and from City offices. Work performed at City offices will be billed to the nearest quarter-hour.

All FIR Program services performed based on a contractor request for research not related to a permit applications or an issued permit will be billed to a "Master" folder. Please refer to the Fee Paid – Contractor Research Request form at: <http://www.portlandoregon.gov/bds/article/443160>.

For plan check fees for services provided by the BDS planning staff please reference the Land Use Service Fee Schedule: <http://www.portlandoregon.gov/bds/article/67127>.

All fees assessed by other City bureaus (such as Bureau of Environmental Services, Water Bureau, Parks Bureau, School CET, Metro Excise Tax, etc.) will be applied to and charged on the FIR monthly bill. Systems Development Charges (SDCs) for the Water Bureau shall be paid prior to issuance of the building permit. Bureau of Transportation right-of-way permit fees for work in the right-of-way associated with the building permit shall be paid prior to issuance of the building permit.

B. State Surcharge

The Oregon Revised Statutes (ORS) require a State surcharge to be assessed for all inspection activities. This amount will apply only to FIR inspections, and will not be assessed for plan review or other services. State surcharges will be itemized on participants' monthly billing invoices.

C. Billing Process

Participants in the FIR Program will receive a monthly itemized billing invoice for each project. The terms of billing are net due upon receipt of the invoice and past due after 30 days. Any questions regarding billing invoices should be directed to the FIR Program Section Manager. .

The City of Portland Accounting Division sends a monthly statement, which serves as a summary of the activity that occurred in the participant's account, including the balance owed as of the statement date.

If a participant's account is assigned to a collection agency, pursuant to ORS 697.105, a collection agency fee in the amount of 23% of the unpaid balance may be added to the total amount due.

V. PARTICIPANT ELIGIBILITY & REGISTRATION

A. Eligibility Requirements

The FIR Program is available to State of Oregon licensed contractors, architects and engineers.

B. Registration Process

Participants must complete the following steps to register for the FIR Program:

1. Complete and sign a FIR Registration and Participant Agreement form located on the BDS Web site at: <http://www.portlandoregon.gov/bds/article/138770>; and
2. Attend an orientation session.

Participants may begin the registration process at any time. Registration is valid for one year. Orientation sessions will be offered, as needed. Orientation meetings may occur at either the program participant's office or City offices at the discretion of the City. A registration fee will be included in the first monthly billing invoice after the date of registration.

VI. PARTICIPANT RIGHTS & RESPONSIBILITIES

A. Rights

All FIR participants shall have the right to:

1. A consistent means of direct access to FIR inspectors and staff.
2. An itemized monthly invoice for each project.
3. Schedule site meetings and inspections directly with FIR inspectors.
4. Contact FIR Program staff to discuss inspection and billing questions.
5. Appeal any enforcement action taken by BDS for non-fulfillment of responsibilities.

B. Responsibilities

All FIR participants have the responsibility to:

1. Remit payment for FIR Program services within 30 days of the invoice billing date.
2. Provide a reliable method for FIR Program staff to quickly contact the participant or the participant's designated representative.
3. Ensure that work is performed within the guidelines outlined in this Program Guide.
4. Prepare clear, accurate drawings.
5. Ensure that work is performed according to approved drawings. All changes to the approved drawings shall be submitted to the FIR inspector for review and approval.
6. Ensure access to sites for FIR inspectors.
7. Ensure that all permits receive final inspection approval.
8. Ensure the names and state certification numbers for all sub-contractors are provided to the FIR inspector.

VII. PARTICIPANT REGISTRATION, AGREEMENT AND ENFORCEMENT

A. Participant Registration and Agreement

In order to participate in the FIR Program, individuals are required to read, complete and sign the Participant Registration and Agreement form. The Participant Registration and Agreement form states that the participant has read and understood this Program Guide and wants to participate in the FIR program. This form must be signed as part of the registration process.

B. Participants with Multiple Project Managers

In those cases where a participant is using the FIR Program for multiple projects or project managers, the participant must designate one responsible party in addition to listing all project managers. The responsible party will be the City contact for all FIR projects under the control of a single participant. The name

and contact information of the responsible party shall be included on the Participant Registration and Agreement form.

C. Accounts Payable Representative

In order to facilitate the billing process, the participant shall also name an accounts payable representative. This accounts payable representative shall be the City contact for all billing and fee exchanges. This information shall be included on the Participant Registration and Agreement form.

VIII. SUSPENSION AND TERMINATION

- A.** The FIR Program participants are responsible for knowing and complying with the requirements and conditions of this Program Guide. If a participant does not comply with these conditions, the participant may be suspended from the FIR Program. In addition, code enforcement procedures and penalties provided under Portland City Code may be imposed. All work deficiencies shall be corrected and made to comply with the requirements of this Program Guide and the City Code.
- B.** Participants will be notified in writing when they are in non-compliance with the FIR Program and will be given an opportunity to achieve compliance when appropriate. However, the FIR Program reserves the right to immediately suspend or expel a participant from the program if the non-compliance is of a particularly serious or grievous nature.
- C.** Any penalty, including suspension, may be appealed to the BDS Inspection Services Division Manager. An appeal must be in writing, and must be submitted within 15 calendar days from the date of the penalty, suspension or written notice of non-compliance with the FIR Program.