

PRE-PERMIT

PURPOSE AND SCOPE

The purpose of this booklet is to provide a ready reference for the homebuilder of those requirements of building codes and ordinances that are most often needed to construct a residence in accordance with the requirements of the codes and ordinances currently in effect. The information presented herein does not presume to cover all of the requirements of any specific codes or ordinance, but will answer the questions most often asked. The prospective builder may find that it is necessary to obtain the answers to some questions directly from the offices or inspectors of the Community Development Department.

It is sincerely hoped that the homebuilder will use the services provided by the CDD so that, through cooperative efforts, he or she may erect a home that is safe, sanitary, sound in construction, and an asset to the community.

CODES

The State of Oregon 2000 International One and Two Family Dwelling Specialty code is the minimum construction standards for one and two family dwellings.

PERMITS

Obtain a permit before starting work! A permit is required to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building in Deschutes County. In most cases, plumbing, mechanical, electrical and septic permits are also required. Permits are to be applied for in person by the owner, his agent, or a properly licensed contractor.

PLAN CHECK AND PERMIT FEES

Plan check and permit fees for residential buildings are based upon valuation. The valuation placed on your project is not necessarily related directly to your actual building costs or market value. We realize that large savings may be accomplished by the "do-it-yourselfer", the bargain shopper, or exchange labor, etc. Still CDD's costs remain the same, requiring the same amount of recordkeeping time and trips to the job site. Valuation is calculated on a local average cost per square foot and is then applied to a permit fee to pay costs involved in the plan check and inspections of your project. This method of computation is used in order to standardize fees and to maintain consistency for the public.

TIME ALLOWANCE

In planning for your project, please allow proper time for the permit process. The completeness of the plans, complexity of your project and the amount of building activity may effect the turn around time for a building permit. Generally, you may anticipate a residential building permit within 14 days, if it is complete and no revisions are required.

Please note that this does not include subsurface sewage disposal permits or land use permits. Generally, these permits need to be obtained prior to applying for a building permit. If you are

willing to sign a "Statement of Understanding" assuming the risk of loss of fees if your land use permit is denied, you may apply at the same time. Separate handouts and booklets are available for subsurface sewage disposal and land use permits.