



CITY OF EAGLE POINT BUILDING DEPARTMENT RESIDENTIAL PLAN REVIEW CHECKLIST

2011 EDITION – OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
MINIMUM PLAN REQUIREMENTS.

PLANS NOT PROVIDING <u>ALL</u> PERTINENT INFORMATION WILL BE RETURNED TO APPLICANT	YES	NO	N/A
<p>3 complete sets of legible plans, drawn to scale, showing conformance to the applicable state building codes. Lateral design details and connections must be incorporated into the plans or on a separate full size sheet attached to the plans with cross-references between plan location and details. Plan review cannot be completed if copyright violations are evident.</p>			
<p>Site/Plot plan drawn to scale. The plan must show lot and building setback dimensions; property corner elevations (if there is more than 4-ft. Elevation differential, the site plan must show contour lines at 2-ft. intervals for a distance away from the building necessary to show compliance with ORSC); location of <u>easements</u> and driveway, footprint of structure (including decks), location of wells/septic systems, utility locations, any known fill sites or landslide hazard areas, direction indicator, lot area, existing structures on site and indicators showing surface drainage.</p>			
<p>Foundation plan and cross section(s). Show footing and foundation dimensions, anchor bolt, any special hold-downs and reinforcing steel, connection details, vent sizes and locations and soil type. Foundation plan must indicate bearing footings for interior bearing walls and concentrated loads. Foundation plan shall indicate location of Interior Brace Wall Panels where applicable.</p>			
<p>Floor plans. Show all dimensions, room identification, door and window sizes and locations, location of smoke detectors, water, HVAC equipment, ventilation fans, plumbing fixtures, balconies/decks and entry porches. Where roof framing is site built, indicate which walls are designated as bearing. Where applicable, floor plans shall indicate which walls are designated both exterior and Interior Brace Wall Panels.</p>			
<p>Cross section(s) and details. Show all framing member sizes and spacing such as floor/roof beams, headers, joists sub-floor, wall construction, and roof construction. More than one cross section may be required to clearly portray construction method(s). Show details of all wall and roof sheathing, roofing, roof slope, ceiling heights, siding material, footings and foundations, stairs, fireplace construction, thermal insulation, etc.</p>			
<p>Elevation Views. Provide elevation views for new construction: minimum of two elevations for additions and remodels. Exterior elevation views must reflect actual grade if grade change is greater than 4 ft. at building envelope. Full size sheet addendums showing foundation elevations with cross-references are acceptable.</p>			
<p>Wall bracing (prescriptive path) and/or lateral analysis plans. Building plans must indicate construction details and locations of lateral brace panels. For non-prescriptive path analysis, specifications and calculations to engineering standards must be provided. <u>LATERAL BRACING CALCS & WALL HEIGHT MUST BE SHOWN ON PLANS.</u></p>			

	YES	NO	N/A
Floor/Roof framing plans are required for all floors/roof assemblies indicating member sizing, spacing and bearing locations, nailing and connection details. Show location and method of attic ventilation. <u>GRAVITY LOAD PATH MUST BE SHOWN ON PLANS.</u>			
Where applicable, basement and retaining wall cross sections and details showing placement of reinforcing steel, drains and waterproofing shall be provided. Engineered plans are required for retaining walls exceeding 4' in height and basement walls not complying with prescriptive code requirements. For engineered systems, see item #21 for "Engineer's calculations".			
Beam calculations. Provide two sets of calculations using current code design values for all beams and multiple joists exceeding prescriptive code provisions, and/or any beam/joist carrying a non-uniform load.			
Manufactured roof truss and floor truss design criteria and details. <u>TRUSS LAYOUT AND DRAWINGS MUST ACCOMPANY PLANS.</u>			
Energy Code Compliance. Clearly identify prescriptive path or provide calculations. Plans must reflect compliance with 2011 Oregon Residential Specialty Code, <u>INCLUDING</u> designation of "optional additional measure" and any required submittals of ratings or certifications.			
Engineer's calculations , when required or provided (i.e. non-prescriptive lateral loading, shear walls, roof trusses, retaining wall exceeding 4'), shall be stamped by an engineer or architect licensed in Oregon and shall be shown to be applicable to the project under review by cross-referenced to the applicable plan location.			
All easements are indicated on submitted site plan, including any public utility easements (PUE).			
Plans reflect the true slope and grade of the lot. All building elevations and foundation plans also show accurate slopes.			
Plans indicate the depths of any cuts or fills . Where fill is anticipated, an explanation of how fill will be tested for compaction must accompany plans.			
Plans clearly indicate the final grade of the lot, including cross slope between lots as well as rear to front grade. Where slope exceeds 1:2, plans must include a solution for soil retention. (Example: A block wall.)			
Plans clearly indicate a method of collection and flow direction for surface water. (NOT downspouts.)			

DRAINAGE, SLOPE AND APPLICABLE SITE CONDITIONS MUST BE COMPLETED PRIOR TO FINAL INSPECTION AND ISSUANCE OF OCCUPANCY CERTIFICATES.

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