



PERMIT APPLICATION CHECKLIST

COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, Albany, Oregon 97321-0144 | cd.customerservice@albanyoregon.gov

NEW THREE & FOUR “PLEX” TOWNHOUSE STRUCTURES

THE FOLLOWING ITEMS ARE REQUIRED FOR PLAN REVIEW (R106.1)

The construction documents for the project shall include the following plan pages, details, calculations, and/or specifications. All plan pages shall be legible and drawn to scale. Plan pages shall be fully dimensioned to verify compliance with the [Albany Development Code](#) (ADC), [Albany Municipal Code](#), (AMC), and the [Oregon Residential Specialty Code](#)(ORSC). Application cannot be considered complete unless the following items have been submitted and plan review fees have been paid. (OAR 918-020-0090(2)(c))

1. Site Plan- Required Details: (ORSC R106.2)

- Property lines with all property line dimensions.
- Footprint and square footage of all existing and proposed structures and impervious surfaces on the site.
- Dimensions from each structure to the property lines and the dimensions between each structure demonstrating required setbacks from ORSC Table R302.1 and ADC Table 3.190-1
- Location and dimensions of driveways. Driveways shall be between 10' and 24' in width at the back of curb. Where multiple driveways are proposed, they shall be separated by 5'. The combined total width measured at the curb shall not exceed 48' in width (ADC 8.165 & 12.100)
- Location of sewer, water, storm drains, and electrical services to demonstrate that separate utilities are served to each unit (ORSC R302.2.3)
- Lot coverage calculations. See ADC Table 3.190-1 for maximum lot coverage allowed. Additionally, show parking area calculations demonstrating that the width of the parking area and maneuvering surfaces do not exceed 50% of the street frontage. (ADC 8.165)

Additional Site Plan information required, when applicable on your site:

- Delineation of wetland, riparian, or floodplain areas.
- Tree protection plan when 5 or more 8" diameter trees are planned to be removed on a 20,000 sq ft lot (ADC 9.204)
- Screening and buffering details when required in ADC Table 9.210-1
- Existing and proposed 2' contours on lots that are sloped 4-feet or greater in any direction. (AMC 18.04.040)
- Locations of private or public easements.

2. Elevations:

- Elevations showing all sides of the building, including windows, doors, decks, and patios (ADC 8.130, ORSC R302.2, R308, R310)
- The structure in reference to the existing and proposed grade (ORSC R404, R408.6)
- The structure's height relative to the proposed grade (ADC 3.340, ORSC R301.2.2.7)

3. Foundation Plan:

- Plan page illustrating the foundation including dimensions (ORSC R302.2.11, R401)
- Details showing the width, thickness, and reinforcement of footings (ORSC R302.2.11, R403, R403.1.3.5)
- Details showing the size, thickness, and reinforcement of stem walls (ORSC R302.2.11, R403/R404, R403.1.3.5)
- Details on the anchor bolt placement (ORSC R403.1.6)
- Transfer points for loads above (ORSC R401.2)
- Hold-down locations and reinforcing (ORSC R602.10)

4. Floor Plan:

- Plan page illustrating the proposed rooms including all dimensions (ADC 8.130, ORSC R106.1.1)
- All rooms are labeled with the intended use (ORSC R110.1)
- Location of the fire rated dwelling unit separation assembly(s) complying with ORSC R302.2 and R302.4
- Window and doors are shown, and sizes are labeled (ORSC R303, R308, R310, R311)
- Exterior attached elements are shown (patio covers, porches, balconies & decks) (ORSC R302.2, 106.1.1)
- Plumbing fixture locations are shown (ORSC R307, Oregon Plumbing Specialty Code 408.6)
- Appliance locations are shown on the plan pages (ORSC M1305, G2407) Where gas fired, details on combustion air is provided (G2408)

5. Wall Bracing: (ORSC R602.10)

- Labeling of the wall bracing method proposed.
- The location of braced wall lines.
- The location and length of braced wall panels.
- Summary of the amount of wall bracing required based on the wall bracing method proposed.

*A stamped engineered lateral design and calculations shall be submitted from a registered design professional for structurally dependent structures. Lateral design details and connections must be incorporated into the plans or on a separate full-size sheet attached to the plans. (R302.2.7)

<p>6. Floor Framing: Plan page illustrating the location and method of construction of the floor system(s) for all floors in the structure showing:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Joist size and spacing on center (ORSC R502.3) <input type="checkbox"/> Spans of the joists (ORSC R502.3) <input type="checkbox"/> Location and size of beams (ORSC R502.5) <input type="checkbox"/> Bearing details, including connections, of joists and beams (ORSC R502.6) <input type="checkbox"/> Load transfers of beams (ORSC R301.1) <input type="checkbox"/> Details on proposed floor sheathing (ORSC R503.1, R503.2) <input type="checkbox"/> Supporting calculations for engineered wood products and non-prescriptive beam loads or spans (ORSC R301.1.3)
<p>7. Roof Framing: Plan page illustrating the location and method of construction of the roof system(s) for all roofs on the structure showing:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Rafter and ceiling joist size and spacing on center (ORSC R802.4, R802.5) <input type="checkbox"/> Spans of the rafters and joists (ORSC R802.4, R802.5) <input type="checkbox"/> Location and size of beams (ORSC R802.3, R802.4, R802.5) <input type="checkbox"/> Bearing details, including connections, of joists, rafters, and beams (ORSC R802.6) <input type="checkbox"/> Load transfers of beams (ORSC R801.2) <input type="checkbox"/> Supporting calculations for engineered wood products and non-prescriptive beam loads or spans (Truss layouts and reaction loads are needed at review.) (ORSC R802.10)
<p>8. Cross Section(s) and Details:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposed ceiling height(s) (ORSC R305.1) <input type="checkbox"/> Details on wall framing-member sizes, spacing, wall sheathing, and siding materials (ORSC R602.3, R602.10, R703) <input type="checkbox"/> Details on proposed headers (ORSC R602.7) <input type="checkbox"/> Details in roofing, roof slope, and roof sheathing (ORSC R903, R904, R905) <input type="checkbox"/> Details in the method of construction of stairs, including the rise and run, and guards (ORSC R311.7, R312.1) <input type="checkbox"/> Insulation details (ORSC Table N1101.1(1))
<p>9. Fire Rated Assemblies:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide detail on the proposed 2-hour listed and tested wall and/or floor assemblies complying with R302.2.1, ASTM E119, UL 263, or OSSC 703.2.2 and the requirements of ORSC R302.2.8 <input type="checkbox"/> Provide details on proposed porch and decks protections of ORSC R302.2.4.1 where they are uncovered <input type="checkbox"/> Provide details on proposed porch and decks with covers complying with ORSC R302.2.4.2, R302.2.4.3 <input type="checkbox"/> Provide details on the method of roof construction complying with ORSC R302.2.5 and R302.2.6 <input type="checkbox"/> Provide details on the proposed membrane penetrations of rated walls complying with ORSC R302.4.2 <p>*****IMPORTANT NOTE: THROUGH PENETRATIONS ARE EXPLICITLY PROHIBITED BY ORSC R302.4.1*****</p>
<p>10. Sound Transmission: Provided details on the proposed dwelling unit separation(s) sound transmission class (STC) for wall and floor assemblies and the impact insulation class (IIC) for floor/ceiling assemblies. (AK101.10)</p>
<p>11. Energy Code Compliance: Provide details to show compliance with ORSC Table N1101.1(1) and the additional measures of Table N1101.1(2)</p>
<p>12. Erosion Control Application: An EPSC permit is required.</p>
<p>13. Stormwater Management Plan: Drainage report with stormwater quality and stormwater detention is required for all projects that create or replace 5,000 square feet of impervious surfaces, including gravel.</p>

Additional information required based on your specific project:

- Soils Report. For properties in a mapped high slope area, as defined by the Albany Development Code, shall provide a geotechnical soils report at time of application. For all other new homes, the soils report is required to be submitted and reviewed prior to the foundation inspection.
- Fire Department Water Supply and Access is required for all dwellings meeting the requirements of the Oregon Fire Code. Dwellings not meeting those requirements will be required to have an NFPA 13D sprinkler system installed in compliance with OAR 918-480-0125. Additionally, where a single fire apparatus access road contains more than 30 dwelling units, all dwelling units will be required to have NFPA 13D sprinklers installed (OFC D107.1)

Important Notices:

- All construction documents will need to be submitted electronically in PDF format. (AMC 18.06.030)
- Incomplete applications will be voided after 30-days, if we have not received a complete application, with construction documents, and the plan review fees have been paid. (AMC 18.06.020)
- The initial plan review timeline is up to two weeks from the date the application is deemed complete. Plan review responses are generally completed within one week from receiving the comprehensive plan review response. (ORS 455.467)
- Applications expire after 180 days from the date of application. (AMC 18.06.080)

**TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS^a**

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equivalent Value ^b	Required Performance	Equivalent Value ^b
Wall insulation—above grade	U-0.059 ^c	R-21 Intermediate ^c	Note d	Note d
Wall insulation—below grade ^c	C-0.063	R-15 c.i. / R-21	C-0.063	R-15/R-21
Flat ceilings ^f	U-0.021	R-49	U-0.020	R-49A ^h
Vaulted ceilings ^g	U-0.033	R-30 Rafter or R-30A ^{g,h} Scissor Truss	U-0.027	R-38A ^h
Underfloors	U-0.033	R-30	U-0.033	R-30
Slab-edge perimeter ^l	F-0.520	R-15	F-0.520	R-15
Heated slab interior ^l	N/A	R-10	N/A	R-10
Windows ^j	U-0.27	U-0.27	U-0.27	U-0.27
Skylights	U-0.50	U-0.50	U-0.50	U-0.50
Exterior doors ^k	U-0.20	U-0.20	U-0.54	U-0.54

**TABLE N1101.1(2)
ADDITIONAL MEASURES**

MEASURE NUMBER	MEASURE DESCRIPTION
1	HIGH-EFFICIENCY HVAC SYSTEM^a a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling or 8.5 HSPF2 / 15.0 SEER2, or c. Ground-source heat pump COP 3.5 or ENERGY STAR rated
2	HIGH-EFFICIENCY WATER HEATING SYSTEM a. Natural gas/propane water heater with minimum 0.90 UEF, or b. Electric heat pump water heater with minimum 3.45 UEF, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and drain water heat recovery unit installed on a minimum of one shower/tub-shower
3	WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
4	ADVANCED ENVELOPE Windows—U-0.21 (Area-weighted average), and Flat ceiling ^b —U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
5	DUCTLESS HEAT PUMP (Dwelling units with all-electric heat) a. Provide ductless heat pump of minimum HSPF 10.0 or HSPF2 9.0 in primary zone replaces zonal electric heat sources, and b. Provide programmable thermostat for all heaters in bedrooms
6	HIGH-EFFICIENCY THERMAL ENVELOPE UA^c Proposed UA is 8 percent lower than the code UA
7	2.75 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 2.75 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system, including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent and total fan efficacy of 1.6 CFM/Watt (combined input for supply and exhaust).

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

- Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
- The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a *U*-factor not greater than U-0.026.
- In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum 8 percent less than the Code UA total of the Standard Base Case.