



LINN COUNTY PLANNING AND BUILDING DEPARTMENT

Robert Wheeldon, Director

Room 114, Linn County Courthouse
PO Box 100, Albany, Oregon 97321
Phone (541) 967-3816, Fax (541) 926-2060

POLICY

02-G-8

Effective 11/7/13

POLE BUILDING PLANS & REVIEW

CODE REFERENCES:

Oregon Structural Specialty Code Section 107.1 exception 1

Exceptions: The building official may waive the submission of plans, calculations, construction inspection requirements and other data and related plan review fee if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

Oregon Residential Specialty Code, Section R106.1 and R106.1 exception 1

Submittal documents. Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

Section 105.3

Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such applicant shall: 1. Identify and describe the work to be covered by the permit for which application is made. 2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work. 3. Indicate the use and occupancy for which the proposed work is intended. 4. Be accompanied by construction documents and other information as required in Section R106.1. 5. State the valuation of the proposed work. 6. Be signed by the applicant or the applicant's authorized agent. 7. Give such other data and information as required by the building official.

BACKGROUND:

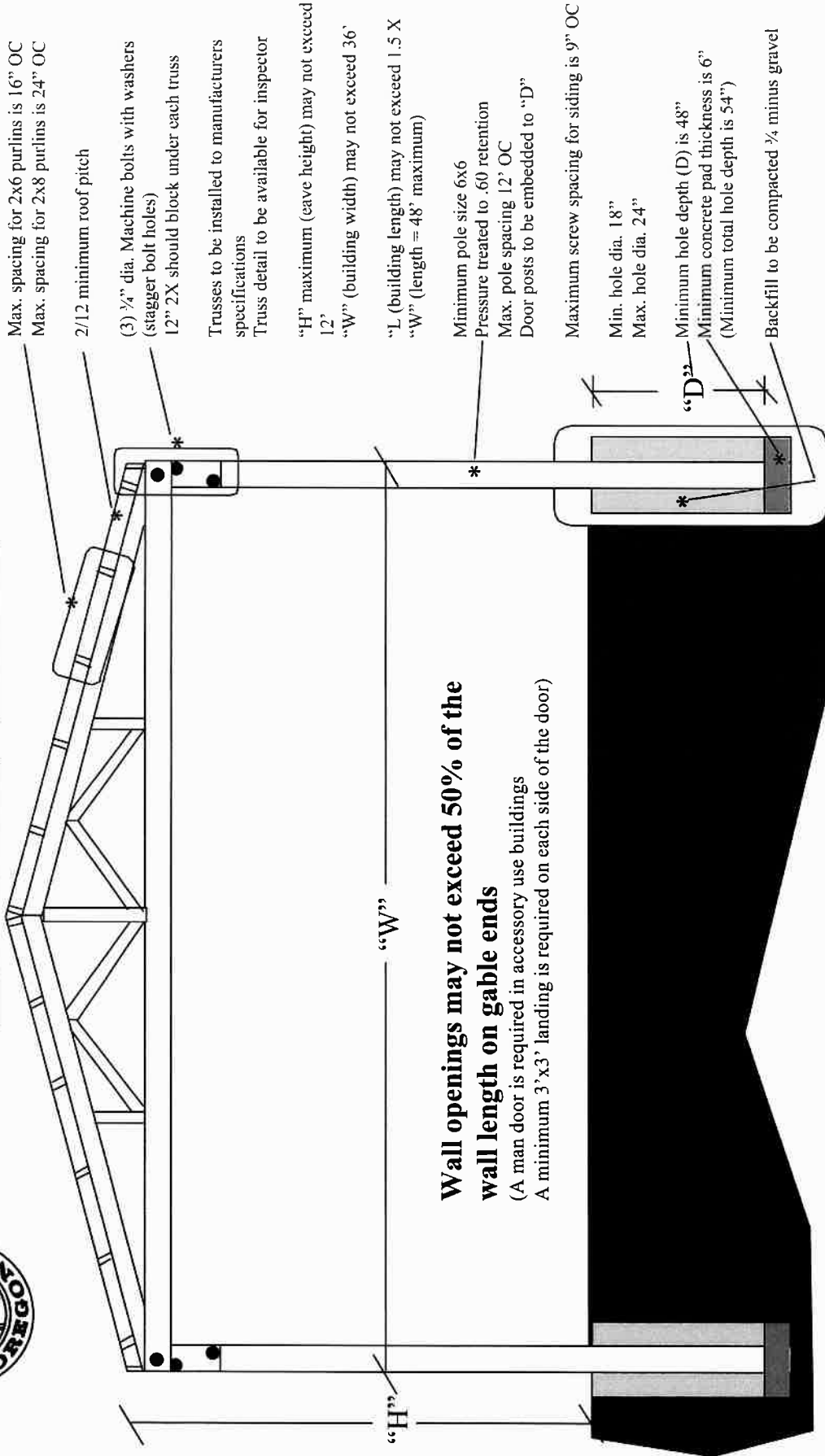
Pole buildings have been used in Linn County for many years. The design of most pole buildings has shown many similarities. Pole buildings can be constructed to a common design that will satisfy the building code requirements. Oregon Code permits the building official to waive the requirement for the submission of plans and plan reviews.

POLICY

The Linn County building official waives the requirement for submission of plans and the related plan review fee for buildings that are constructed to the document (requirements for pole buildings without plan review). When the applicant signs and dates that document, it will become the "approved plans." The building official may withhold or withdraw this approval from any individual who varies from the specific requirements of this policy.



EFFECTIVE JANUARY 1, 2001
Requirements for Pole Buildings without PLAN REVIEW
For FULLY ENCLOSED or ROOF ONLY Buildings



Max. spacing for 2x6 purlins is 16" OC
 Max. spacing for 2x8 purlins is 24" OC

2/12 minimum roof pitch

(3) 3/4" dia. Machine bolts with washers (stagger bolt holes)
 12" 2X should block under each truss

Trusses to be installed to manufacturers specifications
 Truss detail to be available for inspector

"H" maximum (eave height) may not exceed 12'

"W" (building width) may not exceed 36'

"L" (building length) may not exceed 1.5 X "W" (length = 48', maximum)

Minimum pole size 6x6
 Pressure treated to .60 retention
 Max. pole spacing 12' OC
 Door posts to be embedded to "D"

Maximum screw spacing for siding is 9" OC

Min. hole dia. 18"
 Max. hole dia. 24"

Minimum hole depth (D) is 48"
 Minimum concrete pad thickness is 6"
 (Minimum total hole depth is 54")

Backfill to be compacted 3/4 minus gravel

Wall openings may not exceed 50% of the wall length on gable ends
 (A man door is required in accessory use buildings
 A minimum 3'x3' landing is required on each side of the door)

Variation from the requirements specified in this document will require engineering.
This form must be on site and available for all inspections.
I have read and agree to these conditions.

NOTE: An application & plot plan must be submitted before a permit can be issued.
These specifications are subject to revision.

Builder/Owner:

Date:



LINN COUNTY PLANNING AND BUILDING DEPARTMENT

Robert Wheeldon – Director
Suzanne Larson – Building Official

Room 114, Linn County Courthouse
PO Box 100, Albany, Oregon 97321
Phone 541-967-3816, Fax 541-926-2060

Residential Submittal Requirements

Linn County approvals must be obtained before a building permit can be issued.

1. LAND USE APPROVAL:

- a) If your building project is within a city, you must obtain land use approval from the city.
- b) If your building project is within Linn County and not within the city limits, land use approval must be obtained from the Linn County Planning and Building Department.

Note: Some planning reviews or hearings may delay your project. You should begin this process well before you wish to start building. Talk to the city or county planner about your project for specific requirements.

2. SANITATION:

- a) If your property is served by a municipal sewer system, approval must be obtained from the municipality.
- b) If a public system is not available, an on-site sewage disposal system may be used. For information regarding an existing or new disposal system, contact Environmental Health at (541) 967-3821. *Please contact this department regardless of the type of proposed structure.*

Note: Some delay may be experienced in obtaining sanitation approval. You should begin this process well before you wish to start building. Talk to a sanitarian about your project for specific requirements.

3. ROADS AUTHORITY:

- a) Prior to submitting for a permit, obtain approval from one of the following: Linn County Road Department at (541) 967-3919, Oregon Department of Transportation at (503) 986-3435, or your local municipality.

4. FIRE AUTHORITY:

- a) Prior to submitting for a permit, obtain approval from the local fire authority. Complete the Access & Water Supply worksheet and return the form signed and approved with your plan submitted.

5. BUILDING PLAN REVIEW:

- a) *Residential:* See Requirements and Submittals Checklist.
- b) *Commercial:* See Requirements and Submittals Checklist. A pre-application meeting may be required for commercial or industrial building projects. Contact the Linn County Building Official for this determination.



Residential Submittal Requirements & Checklist

Linn County Planning & Building Department
300 SW 4th Avenue
Albany, OR 97321

Phone (541) 967-3816
Fax (541) 926-2060
<http://www.co.linn.or.us>

Use the following checklist to ensure all necessary information has been provided. **Failure to submit all requirements will result in plan review delays for your project and your application for plan review may be denied until all requirements are submitted.** Check each box or mark N/A.

Format for submitting electronic plans:

Use the (xxx) User Guide for more detail on the below requirements available on our web page or contact us via email to request it.

- Submit plans electronically through our website. <http://www.co.linn.or.us>
- Legible and drawn to scale.
- Plan orientation as landscape for reading left to right.
- All plans and documents to follow prescribed naming conventions.
- Plan/drawing pages shall be uploaded individually as a single page file. Supporting documents shall be uploaded as an individual multi-page file.
- Plans/drawings shall be .PDF file. Supporting documents can be .PDF, .TIFF, .JPEG.
- Reserve space for County approval stamp.

Forms required at submittal:

The following forms, documents, and plans are to be submitted when applicable for residential projects:

- Completed Residential Permit Application.
- Completed Residential Submittal Requirements Checklist (this form)
- Residential Energy Efficiency Checklist. <https://www.co.linn.or.us>
- Written permission from property owner.
- APPROVED & SIGNED** Access & Water Supply Worksheet from the local fire department.

To view Oregon codes online visit http://www.cbs.state.or.us/external/bcd/programs/online_codes.html

Structural Design Criteria

- **Snow Loads** (ORSC Table R301.2(1): 20 spf minimum roof snow load, 25 psf ground snow load (less than 4,000 ft. elevation).
- **Wind Loads** (ORSC R301.2.1): Ultimate wind speed – Risk Category (Cat.) I – 100 mph, Cat. II – 110 mph, Cat. III & IV – 115 mph, Normal wind speed Cat. I – 78 mph, Cat. II – 85 mph, Cat. III & IV – 90 mph, Exposure B or C.
- **Seismic Design Category** D1. Table R301.2(1), Note C.
- **Frost Protection** (ORSC 403.1.4.1) **Frost Depth:** (ORSC R301.2(1) 12 inches, **Frost Exposure:** Moderate.
- **Soiling Bearing Pressure** 1,000 PSF (an alternate PSF may be accepted per project with a site specific Geo Tech report. Please note Linn County uses 1,000 PSF soil bearing pressure and footings for conventional light frame construction and should accommodate the following widths: 1 story – 18”, 2 stories – 23”, 3 stories – 27”. (ORSC Table R403.1)

Site Plans – Please provide three sets (required for all projects including remodels):

- Legible, including north arrow, and drawn to scale such as (1" = 20').
- Orientation of footprint matches floor plan, (i.e. garage left).
- Show all adjacent street names.
- Show all existing and proposed structures on site with distances from property lines and other structures; setbacks shall be identified with written dimensions and drawn to scale. Include any cantilevers and eaves.
- Indicate height of all structures inclusive of roof ridgelines (from finished grade).
- Show all building and garage entrances.
- Indicate elevation at property corners.
- For slopes greater than 10% show contours.
- For lots with 4 ft. or more elevation change across the building footprint, show existing and proposed elevations at the building corners.
- Show site drainage using arrows to indicate direction of flow; show methods and locations for onsite drainage detention. Show gutters with downspout locations if applicable.

Plans – Please provide three sets (required for all projects including remodels):

Plans must be legible, drawn to scale (minimum 1/4" = 1') and shall include the following:

Documents

- Floor framing (if using an engineered system, a layout will be required from the manufacturer, including the size, type, and spacing of all floor joists, as well as the size and type for all supporting beam and cross-reference design calculations). All floor-framing sheets, details, and beams must match.
- Roof framing (if using roof trusses, provide engineered details of each truss to be used including a layout indicating the placement of each truss). Include engineered drag trusses and truss bracing details.
- Engineering and all related engineering. (2 sets)

Cover Sheet – Building Information

- Code year being used.
- Energy path being utilized.
- Number of stories and total height in feet.
- Building square footage. (*per floor and total*)
- List work to be performed under this permit.
- List Design Professional, Architects, Structural Engineers, Owner, Developer, and any other Design Members. (If applicable)

Elevation Views

- Provide elevations showing the building, grade, windows, building height, decks, and patios.

Foundation Plan

- Foundation layout must match (roof, floor joist, truss) layouts.
- Identify foundation and stem wall dimensions.
- Identify all interior footings and transfer points for loads above, including sizes, and rebar.
- Anchor bolt locations.
- Identify type and location of all hold downs, and mechanical connections.
- Provide a schedule for all hold down connections and shearwall locations.
- Identify ventilation location and sizes.

- Floor Plan*
 - Identify each room and/or area including dimensions.
 - Identify emergency egress windows.
 - Identify smoke and smoke/CO2 locations.
 - Identify exhaust fan locations and CFM.
 - Identify water, heater, furnace, plumbing fixtures, balconies, and decks.
 - Provide wall bracing, (R602.10) and/or lateral analysis, related schedule indentifying all shearwalls types including calculations, connections, and locations. Alternativley, an engineered lateral analysis can be submitted by a registered design professional. 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.
 - Identify all landings/decks at all exits.
 - Transfer all engineering to full scale drawings.
 - Provide a legend that distinguishes walls, walls to be removed, and new walls, or a separate before and after floor plan. (Remodel)
 - Beam calculations with all beams sized, identified, and cross-referenced on the plans.
- Cross Section(s) and Details*
 - Show all framing member sizes and spacing (studs, beams, joist, rafters), bearing locations, load transfers, and connections.
- Framing Plan & Stair Details*
 - Specify size, spacing, span, and wood species or metal guage for all stud walls.
 - Indicate all wall, beam, floor, and roof connections.
 - Include stair section showing rise, run, landings, headroom, handrail, and guardrail dimension.
- Roof Framing*
 - Provide plans for the roof assembly indicating member sizing, spacing, bearing locations, load transfers and connections.
 - Provide attic ventilation calculations, including size and location of vents.

Please Note: Plan review fees will be collected at the time of permit submittal. I have read and understand these terms.

*****This application is valid for 180 days*****

By signing, I acknowledge that all information contained in this checklist is true to the best of my knowledge.

Agent/Builder (I certify that I sign this application personally
on my own behalf and as agent for the landowner)

or

Owner

Signature – Agent

Signature – Owner

Printed Name – Date

Printed Name – Date

Email

Email



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Type of work		Department Use Only	
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition/alteration	Permit #	Date received
<input type="checkbox"/> Demolition	<input type="checkbox"/> Other	Tax lot/Parcel #	
Category of Construction			
<input type="checkbox"/> 1 & 2 family dwelling	<input type="checkbox"/> Commercial/Industrial		
<input type="checkbox"/> Accessory building	<input type="checkbox"/> Multi-family		
<input type="checkbox"/> Other	<input type="checkbox"/> Manufactured Home		
Job Site Information and Location			
Job site address			
City/State/Zip			
Suite/bldg./apt. #	Project name		
Subdivision	Lot #		
Description of work _____ _____ _____ _____			
Property Owner		Required Data: 1 & 2-Family Dwelling	
Name	Address	Valuation; or	
City/State/Zip	Phone	Number of bedrooms	
E-mail		Number of bathrooms	
Contact Person		Total number of floors	
Name	Address	New dwelling area	square feet
City/State/Zip	Phone #1	Garage/carport area	square feet
Phone #2	Email	Covered porch area	square feet
Contractor		Deck area	square feet
Business Name	Address	Required Data: Commercial – Use Checklist	
City/State/Zip	Phone	Valuation; or	
Phone #1	Phone #2	Existing building area	square feet
Phone #2	Email	New building area	square feet
Contractor		Number of stories	
Business Name	Address	Type of construction	
Address	City/State/Zip	Occupancy groups	
City/State/Zip	Phone	Existing	
Phone	Fax	New	
CCB license		Notice	
Email		For Homeowner Installations:	
Authorized signature	Date	This installation is being made on residential or farm property owned by me or a member of my family, and is exempt from licensing requirements under ORS 701.010.	
Permit Fees		Signature _____	Date _____
Permit fees are based on the value of the work performed. Indicate the value (round to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.	Manufactured Home Fees		
	Manufactured Home Installation	\$	
	State Surcharge 12%	\$	
	State Service Charge	\$	
	Date	\$	Total

Choose one from each section
Energy Efficiency
TABLE N1101.1(2)
ADDITIONAL MEASURES

Envelope Enhancement Measures (Select one)	1.	High Efficiency Walls Exterior walls – U-0.045/R-21 cavity insulation + R-5 continuous.	R-5 = Rigid insulation over sheathing
	2.	Upgraded Features Exterior walls – U-0.057/R-23 intermediate or R-21 advanced, Framed floors – U-0.026/R-38, and Windows – U-0.28 (average UA)	Intermediate & Advanced requirements noted below High efficiency windows
	3.	Upgraded Features Exterior Walls – U-0.055/R-23 intermediate or R-21 advanced. Flat Ceiling (e) – U-0.017/R-60, and Framed Floors – U-0.026/R-38	Intermediate & Advanced requirements noted below 50% max. vaulted area per footnote
	4.	Super Insulated Windows and Attic OR Framed Floors Windows – U-0.22 (Triple Pane Low-e, and Flat Ceiling (e) – U-0.017/R-60 or Framed Floors – U-0.026/R-38	Super high efficiency windows See note 'e' if more than 50% of floor area vaulted
	5.	Air Sealing Home and Ducts Mandatory air sealing of all wall coverings at top plate and air sealing checklist (f), and Mechanical whole-building ventilation system with rates meeting M1503 or ASHRAE 62.2, and All ducts and air handlers contained within building envelope (d) or All ducts sealed with mastic (b).	Requires caulking at floor to wall and wall to ceiling joints
	6.	High Efficiency Thermal Envelope UA(g) Proposed UA is 8% lower than the code UA	Calculator required. Recommended BCD thermal calculator.
Conservation Measure (Select one)	A	High Efficiency HVAC System (a) Gas-fired furnace or boiler AFUE 94%, or Air source heat pump HSPF 9.5/15.0 SEER cooling, or Ground source heat pump COP 3.5 or Energy Star rated	
	B	Ducted HVAC Systems within Conditioned Space All ducts and air handlers contained within building envelope (d) <i>Cannot be combined with measure 5</i>	Cadets and radiant floor heat meet this requirement
	C	Ductless Heat Pump Ductless heat pump HSPF 10.0 in primary zone of dwelling	Heat loss calculation required is no backup heat (cadets, gas fire place heater, etc. Mechanical contractor will provide calculations
	D	High Efficiency Water Heater Natural gas/propane water heater with UEP 0.85 <i>OR</i> Electric heat pump water heater Tier 1 Northern Climate Specification Product	

For S1: 1 square foot = 0.093 m2, 1 watt per square foot = 10.8 W/ m2.

a.	Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b.	All duct joints and seams sealed with listed mastic; tape is only allowed at appliance or equipment connections (for service and replacement). Meet sealing criteria of Performance Tested Comfort Systems program administered by the Bonneville Power Administration (BPA).
c.	Residential water heaters less than 55 gallon storage volume.
d.	A total of 5% of all HVAC system's ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditional space shall have insulation installed as required in this code.
e.	The maximum vaulted ceiling surface area shall not be greater than 50% of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026. U-0.026 = R-38 with advanced framing (raised heel truss)
f.	Continuous air barrier. Additional requirement for sealing of all interior vertical wall covering to top plate framing. Sealing with foam gasket, caulk or other approved sealant listed for sealing wall covering material to structural material. (example: gypsum board to wood stud framing).
g.	Table N1104.1 (1) Standard base case design, Code UA shall be at least 8% less than the Proposed UA. Buildings with fenestration less than 15% of the total vertical wall area may adjust the Code UA to have 15% of the wall area as fenestration.

Intermediate Framing = Studs 16" O.C., R-23 insulation, insulated corners and intersections, rigid insulation R-4 or greater in voids over 1".
(see N1104.5.2 for full requirements)

Advanced Framing = Studs 24" O.C., R-21 insulation, insulated corners and intersections, rigid insulation R-4 or greater in voids over 1".
(see N1104.5.1 for full requirements)

Minimum required values per code (Partial list for ref. only. See Table N1101.1(1) for full list and requirements)

Walls – R-21

Flat Ceilings – R-49

Vaulted Ceilings – R-30, R-38 with raised truss heels if over 50% floor area vaulted.

Floors – R-30

Slabs – R-15 perimeter + R-10 throughout if heated

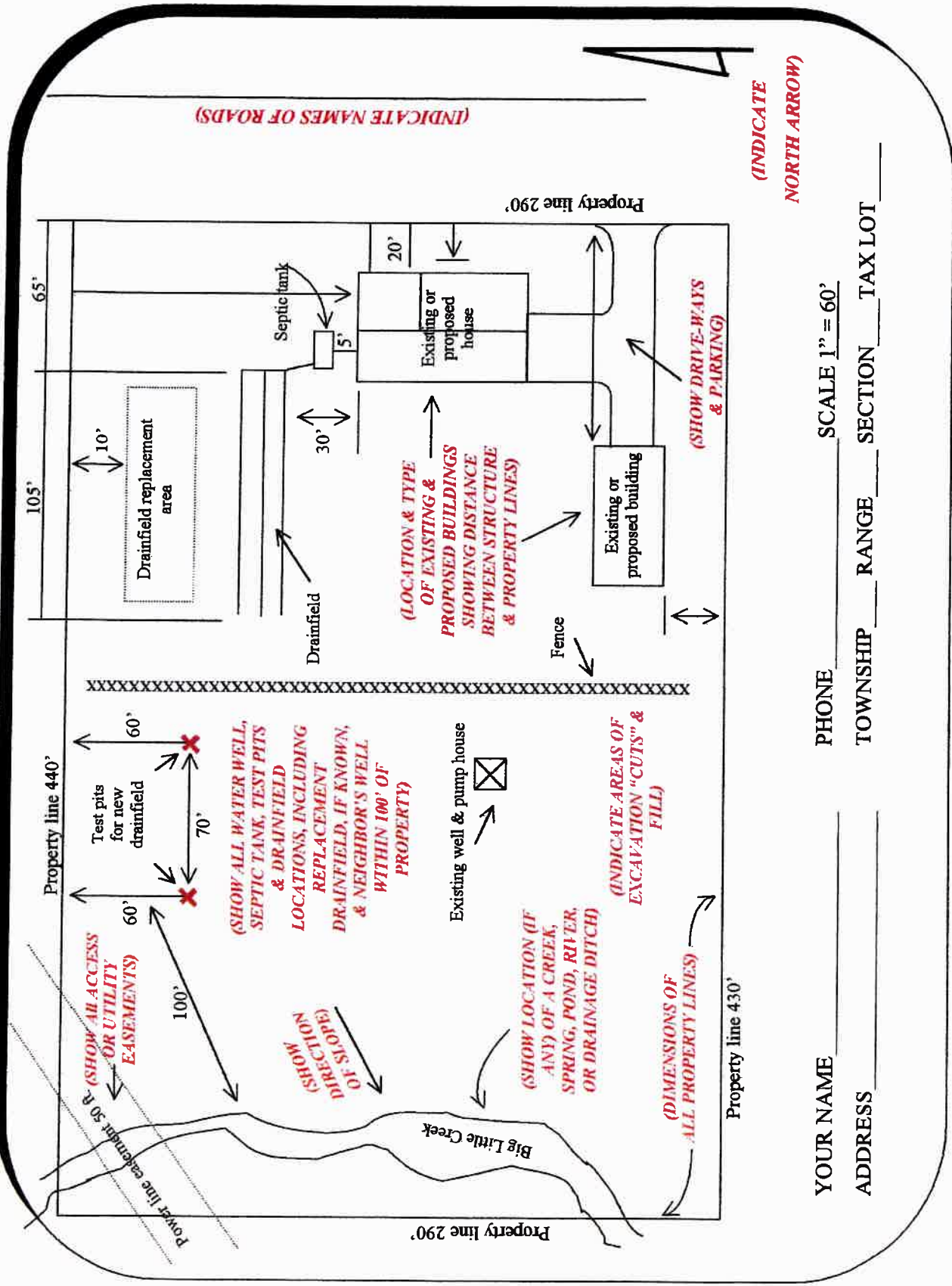
Windows – U.30

Exterior Doors – U.20, U.40 if glazed

NOTE

Info added to this sheet is for convenience/reference only and does not reflect all energy code requirements. See 2017 ORSC Chapter 11 for complete code requirements.

NOTE: All plot plans must be drawn to scale



YOUR NAME _____ PHONE _____ SCALE 1" = 60'
 ADDRESS _____ TOWNSHIP _____ RANGE _____ SECTION _____ TAX LOT _____

SAMPLE PLOT PLAN



Fire District Plan Review Verification

Department Use Only

Permit Number _____

Date _____

Access and Water Supply Worksheet

Owner Information

Name _____

Mailing Address _____

Phone Number _____

Permit Information

Tax Lot Number _____

Address _____

Fire Area – The total area that can be affected by fire. All areas covered including living space, covered porches, covered decks, garage, and any area that can be a habitable space such as an unfinished basement.

New Construction

Living Area _____ Sq. ft.

Covered Porch or Deck _____ Sq. ft.

Garage _____ Sq. ft.

Other Habitable Space _____ Sq. ft.

Total Fire Area _____ Sq. ft.

Addition

Living Area _____ Sq. ft.

Covered Porch or Deck _____ Sq. ft.

Garage _____ Sq. ft.

Other Habitable Space _____ Sq. ft.

New Addition Area _____ Sq. ft.

Total Fire Area _____ Sq. ft.

Access

Number of buildings on access _____

Approach is 8 degrees or less Yes No

Width (16 ft. Min.) _____ ft.

Length _____ Height _____

Grade _____ % (As measured at 25' increments)

Turn outs? Yes No

Turn around within soft of the building Yes No

Turn around design

Y T MOD T CULDESAC

Is there a bridge or culvert within the access? Yes No

Water Supply

Building Construction Type – The type of framing or support members.

Building Construction Types

- 1) Fire Resistive
- 2) Non Combustible
- 3) Ordinary (Masonry)
- 4) Heavy Timber
- 5) Wood Framed (Typical Residential Home)

Building Construction Type _____

Other buildings closer than 50 ft.?

(Include adjacent properties) Yes No

Building height to the peak _____ ft.

Building height to the Eaves _____ ft.

Residential sprinklers proposed in your building plan?

Yes No

Fire Department Use Only

Received _____ Site Visit? _____ 1142 Calculated Gallons _____

AM&M? _____ Date approved _____ Fire Official _____

*****FIRE DEPARTMENT REVIEW & APPROVAL MUST BE COMPLETED PRIOR TO SUBMITTAL TO LINN COUNTY FOR PLAN REVIEW*****

Access and Water Supply Worksheet

This section is meant to serve as information for the completion of the worksheet.

The purpose of this worksheet is to provide the Building Official with a recommendation for access and water supply for the referenced project. The Fire Agency is acting as a consultant and does not have the authority to require any elements of the building permit. It is within the authority of the Building Official to accept or deny any or all elements of the recommendation.

When filling out this document, please be as complete with the information that is being requested as possible. The information provided on the reverse side will allow the local Fire Authority to review the project for adequate access and water supply needs. Each project is reviewed separately and is no way all-inclusive for any future projects. Future projects or phases not declared at this time will be evaluated at the time of application. Please consult your local authority (listed below) if you have any other questions.

All projects will receive a review and corresponding results for each project. If you opt for alternate methods and means for compliance, the Building Official will need to be consulted on the requirements of what will need to be provided for a proper review. If changes are made to the project after a review has been completed, another review will need to be conducted by the local Fire Authority.

Fire Agencies in Linn County use the local fire department as a guide for access and water supply. You can contact your local Fire District for a copy of the standard.

Instructions:

1. Include plot plan (See Linn County Building permit requirements.)
2. Show any adjacent buildings that are within 50' of the proposed project.
3. Show access for project. New driveways may require a permit. Include plan for approach off public road if applicable.
4. Fill out Access and Water Supply Worksheet.
5. Contact your local Fire Authority to complete documentation required for a building permit application.

Contact Information

Albany Fire Department (Millersburg)
PO Box 490
Albany, OR 97321
(541) 917-7700

Harrisburg Fire Department
500 Smith St.
Harrisburg, OR 97446
(541) 995-6412

Mill City Fire Department
400 S. 1st Ave
Mill City, OR 97360
(503) 897-2390

Brownsville Fire Department
600 E. Blakely Ave.
Brownsville, OR 97327
(541) 466-5227

Lebanon Fire Department
1050 W. Oak St.
Lebanon, OR 97355
(541) 451-1901

Scio Fire Department
38975 SW 6th Ave
Scio, OR 97374
(503) 394-3000

Halsey Fire Department
740 W. 2nd St.
Halsey, OR 97348
(541) 369-2419

Lyons Fire Department
1114 Main St.
Lyons, OR 97358
(503) 859-2410

Tangent Fire Department
32053 Birdfoot Dr.
Tangent, OR 97389
(541) 928-8722

Application Checklist (for Building Department Staff only)

Date received _____ Permit number _____
Accepted by _____ Reviewed by _____
Floodplain _____ Flood zone _____
Date application deemed complete _____ Type of permit _____

Application Checklist (for Planning Staff only)

Map number _____
Date received _____ Planning permit number _____
Accepted by _____ Site plan complete _____
Setbacks Front _____ Rear _____ Side _____ Riparian _____ Other _____
Zoning District _____ Legal Lot _____ Wetlands _____ Geo-Hazard _____
Comments _____

Application Checklist (for EHD Staff only)

Date received _____ Received by _____
Septic permit number _____ Site plan approved _____
Comments _____

Application Checklist (for Road Department staff only)

Date received _____ Reviewed by _____
Road permit number _____
Comments _____

Application Checklist (for Fire Department staff only)

Date received _____ Reviewed by _____
Comments _____

