

# CITY OF BEND



# BUILDING PLANS

**INSTRUCTIONS:**  
USE YOUR PDF SOFTWARE'S "EDIT TEXT" FUNCTION TO SHOW REQUIRED FIELDS TO COMPLETE WITH YOUR PROJECT SPECIFIC INFORMATION.  
EXAMPLES:  
BLUEBEAM: CLICK "EDIT", "PDF CONTENT", "EDIT TEXT"  
ADOBE: USE "EDIT PDF" OPTION.

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC INPUT WHERE INDICATED BY INSTRUCTIONS IN **BOLD** AND BRACKETED BY THE FOLLOWING SYMBOL <>

VERSION 2024.1 APPLICABLE ON 10/03/2024

BUILDING OR PHASED IDENTIFICATION MAP

CITY STAMP

PLANS PREPARED BY:

ARCHITECT LICENSE NO. EXP. DATE

### PROJECT INFORMATION

ADDRESS: <INSERT STREET ADDRESS>

PROJECT LOCATION: <INSERT MAJOR CROSS STREETS>

LEGAL DESCRIPTION FOR NEW TAX LOTS: <TAX MAP & LOT NUMBER>

CITY OF BEND ZONING: <INSERT ZONING DISTRICT>

#### PROJECT DESCRIPTION:

<INSERT BRIEF DESCRIPTION OF PROJECT, E.G. THIS PROJECT CONSISTS OF 10 TWO STORY OFFICE BUILDINGS>

#### IMPROVEMENT AREA (IF APPLICABLE):

SITE AREA: <INSERT SITE AREA>  
BUILDING AREA: <INSERT BUILDING AREA>  
TOTAL BUILDING AREA: <INSERT TOTAL BUILDING AREA>

NUMBER OF RESIDENTIAL UNITS (IF APPLICABLE): <INSERT UNITS>

PHASES WITH SCOPE OF PHASES: <IF APPLICABLE, PHASE #, SCOPE>

SITE IMPROVEMENT PERMIT: <INSERT PERMIT NUMBER>

AM&M: <IF APPLICABLE, SCOPE>

#### DEFERRED SUBMITTALS: <YES OR NO>

SEE SHEET <INSERT SHEET NUMBER> AND COMPLETED CITY OF BEND DEFERRED SUBMITTAL AGREEMENT.

#### PHASED CONSTRUCTION: <YES OR NO>

SEE SHEET <INSERT SHEET NUMBER> AND COMPLETED CITY OF BEND PHASED CONSTRUCTION AGREEMENT.

### CITY OF BEND MUNICIPAL AND DEVELOPMENT CODE

THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE BEND MUNICIPAL AND DEVELOPMENT CODE PROVISIONS. COMPLETE TEXT IS AVAILABLE ONLINE AT BEND.MUNICIPAL.CODES/BC

#### PARKING SUMMARY

##### REQUIRED PARKING:

<INSERT USE AND AREA> <INSERT NUMBER OF SPACES REQUIRED>  
<REPEAT AS NEEDED>

TOTAL PARKING PROVIDED: <INSERT NUMBER OF SPACES PROVIDED>

#### ACCESSIBLE PARKING

TOTAL REQUIRED: <INSERT NUMBER OF SPACES REQUIRED>

TOTAL PROVIDED: <INSERT NUMBER OF SPACES PROVIDED>

### APPLICABLE STATE CODES

OREGON STRUCTURAL SPECIALTY CODE: <INSERT CODE YEAR>  
ASHRAE 90.1: <INSERT CODE YEAR>  
OREGON MECHANICAL SPECIALTY CODE: <INSERT CODE YEAR>  
OREGON ELECTRICAL SPECIALTY CODE: <INSERT CODE YEAR>  
OREGON PLUMBING SPECIALTY CODE: <INSERT CODE YEAR>  
INTERNATIONAL EXISTING BUILDING CODE: <INSERT CODE YEAR>  
(AMENDED BY OSSC CH. 34)

### GENEAL BUILDING CODE ANALYSIS

RISK CATEGORY: <INSERT CATEGORY>

BUILDING HEIGHT: <INSERT BUILDING HEIGHT>

BUILDING AREA: <INSERT BUILDING AREA>

CONSTRUCTION TYPE(S): <INSERT CONSTRUCTION TYPE(S)>

NUMBER OF STORIES: <INSERT NUMBER OF STORIES>

MEZZANINES: <INSERT DESCRIPTION OF MEZZANINES AND FLOOR IN WHICH THEY OCCUR. IF NONE, INSERT NONE>

USE(S): <INSERT USE(S)>

OCCUPANCY GROUP(S): <INSERT OCCUPANCY GROUP(S)>

SEPARATED OR NON-SEPARATED: <SEPARATED OR NON-SEPARATED>

FIRE SPRINKLERS: <YES OR NO> IF YES: <NFPA 13, 13R OR 13D?>  
\*SPECIAL NOTE FOR 13D OR 13R SYSTEMS: IF SUPPLIED BY DOMESTIC WATER SUPPLY, HYDRAULIC CALCULATIONS MUST BE PROVIDED TO VERIFY SIZING REQUIREMENTS.

FIRE ALARMS: <YES OR NO>

ALLOWABLE HEIGHT AND AREA ANALYSIS PER OSSC SECTION 503:

<INSERT COMPLETE ANALYSIS, LISTING ALL ACTUAL AND ALLOWABLE HEIGHTS, STORIES, AND FLOOR AREAS, INCLUDING EXPLANATION FOR ALL INCREASES>

TOTAL OCCUPANT LOAD: <INSERT OCCUPANT LOAD>

EMERGENCY EGRESS LIGHTING REQUIRED? <YES OR NO>

ARCHITECTURAL BARRIER REMOVAL REQUIRED PER ORS 447.241?  
<YES OR NO> IF YES, PROVIDE ITEMIZED BARRIER REMOVAL COST BREAKDOWN; SEE SHEET <INSERT SHEET NUMBER>  
IF NO, PROVIDE CITY OF BEND STATEMENT OF ACCESSIBILITY COMPLIANCE.

### FIRE RESISTIVE CONSTRUCTION

THE DESIGN, CONSTRUCTION, AND INSPECTION OF FIRE RESISTIVE CONSTRUCTION (TYPE VA, TYPE IIIA AND B, TYPE IIA, TYPE IA AND B) SHALL CONFORM TO OSSC CHAPTER 7.

FIRE PARTITION WALLS: <INSERT YES OR NO. IF YES, LIST RATING(S) 1, 2, 3>

FIRE BARRIER WALLS: <INSERT YES OR NO. IF YES, LIST RATING(S) 1, 2, 3>

FIRE WALL: <INSERT YES OR NO. IF YES, LIST RATING(S) 1, 2, 3>

#### SMOKE BARRIER WALLS: <YES OR NO>

SEE SHEET(S) <INSERT SHEET NUMBER> FOR WALL ASSEMBLY LEGEND, PROVIDING UNIQUE SYMBOLS FOR EACH RATED WALL TYPE/RATING AND CALL-OUTS TO CONSTRUCTION DETAILS DEMONSTRATING COMPLIANCE WITH ASSEMBLY LISTINGS.

#### HORIZONTAL ASSEMBLIES:

<INSERT YES OR NO. IF YES, LIST RATING AND MAKE REFERENCE TO DETAIL SHEET(S)>

### OREGON ENERGY EFFICIENCY SPECIALTY CODE

PROVISIONS OF THE OEESC APPLY TO ALL NEW RESIDENTIAL BUILDINGS (INCLUDING HOTELS AND MOTELS) AND ALL NEW NON-RESIDENTIAL BUILDINGS.

SEE SHEET <INSERT SHEET NUMBER OR INDICATE N/A> FOR COMPLETED OEESC/ASHRAE 90.1 STANDARDS NOTES AND CODE SUMMARY.

### PLUMBING

PLUMBING PLAN REVIEW IS ONLY REQUIRED FOR A "COMPLEX STRUCTURE" PER OAR 918-780-0040. IF NON-COMPLEX, IT WILL NOT BE REVIEWED (UNLESS REQUESTED VIA COMMERCIAL SUBMITTAL CHECKLIST) AND WILL BE SUBJECT TO FIELD REVIEW AT THE TIME OF INSPECTION. PLUMBING PLANS AND INFORMATION ARE STILL REQUIRED TO BE SUBMITTED.

PLUMBING PLAN REVIEW COMPLETED? <YES OR NO>

### ELECTRICAL

ELECTRICAL PLAN REVIEW IS ONLY REQUIRED FOR A "COMPLEX STRUCTURE" PER OAR 918-311-0040. IF NON-COMPLEX, IT WILL NOT BE REVIEWED (UNLESS REQUESTED VIA COMMERCIAL CHECKLIST) AND WILL BE SUBJECT TO FIELD REVIEW AT THE TIME OF INSPECTION. ELECTRICAL PLANS AND INFORMATION ARE STILL REQUIRED TO BE SUBMITTED.

ELECTRICAL PLAN REVIEW COMPLETED? <YES OR NO>

### SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

IS THIS PROJECT DESIGN IS SUBJECT TO SPECIAL INSPECTIONS AND/OR STRUCTURAL OBSERVATION PER OREGON STRUCTURAL SPECIALTY CODE CHAPTER 17? <YES OR NO>  
IF YES, SEE SHEET <INSERT SHEET NUMBER> FOR COMPLETED PROJECT SPECIFIC CITY OF BEND SPECIAL INSPECTION AGREEMENT AND/OR STRUCTURAL OBSERVATION.

### SAFEGUARDS/FIRE DEPARTMENT NOTES

FIRE SAFETY DURING CONSTRUCTION REQUIRED? <YES OR NO>  
IF YES, SEE SHEET <SHEET #> FOR RELATED DOCUMENTS

STANDPIPE REQUIRED AND PROVIDED? <YES OR NO>

FIRE WATCH REQUIRED? <YES OR NO>  
IF YES, SEE SHEET <SHEET #>

(TITLE 9 BEND CODE)

SEE GUIDE TITLED "FIRE CODE APPLICATION GUIDE" ON OUR WEBSITE FOR INFORMATION ON APPLICATION OF FIRE CODE FOR CONSTRUCTION IN THE CITY OF BEND.

### EMERGENCY RESPONDER RADIO COVERAGE

RADIO COVERAGE SYSTEM IS REQUIRED FOR:  
- ANY BUILDING WITH ONE OR MORE BASEMENT OR BELOW-GRADE BUILDING LEVELS  
- ANY UNDERGROUND BUILDING  
- ANY BUILDING MORE THAN FIVE STORIES IN HEIGHT  
- ANY BUILDING 50,000 SQUARE FEET IN SIZE OR LARGE

DOES THIS BUILDING QUALIFY FOR ERRC? <YES OR NO>  
IF YES: <DEFERRED TESTING OR DESIGNED SYSTEM>

### DEMO / ASBESTOS ABATEMENT / DEQ

ANY COMMERCIAL PROJECT CONTAINING RENOVATION OR DEMOLITION IS REQUIRED TO SUBMIT AN INSPECTION BY A CERTIFIED INSPECTION COMPANY STATING THAT NO ASBESTOS WAS DETERMINED TO BE ON SITE, OR STATING THAT ASBESTOS HAS BEEN REMOVED PROPERLY. IF REPORTS ARE NOT AVAILABLE FOR THE INITIAL BUILDING PERMIT APPLICATION, THEY WILL BE REQUIRED TO BE SUBMITTED PRIOR TO BUILDING DIVISION REVIEW APPROVED.

DEQ BEND OFFICE: 541-633-2019

### SHEET INDEX

<INSERT INDEX HERE OR SEE SHEET <SHEET #> IF MORE SPACE IS NEEDED>

### JOBSITE REQUIREMENTS

ALL JOBSITES SHOULD HAVE THE FOLLOWING AS STANDARD FOR INSPECTION. EXCEPTIONS ARE ALLOWED FOR SMALLER PROJECTS WHERE SOME OF THE FOLLOWING REQUIREMENTS ARE IMPRACTICAL.

- COMPLETE SET OF CITY OF BEND APPROVED PLANS, PRINTED ON SHEETS LARGE ENOUGH TO BE EASILY LEGIBLE. PLANS SHOULD BE IN GOOD CONDITION WITHOUT WEATHER DAMAGE OR TORN PAGES.
- A DRY WEATHER PROTECTED SURFACE CAPABLE OF ALLOWING PLANS TO BE REVIEWED.
- IF JOBSITE CONTAINS MORE THAN ONE STRUCTURE, AN OVERALL SITE PLAN IDENTIFYING EACH STRUCTURE AND THE CORRESPONDING PERMIT NUMBER(S).
- PHASED PERMIT(S) SEPARATING STRUCTURE INTO DIFFERENT SECTIONS, OR BUILDINGS THAT HAVE MULTIPLE PERMITS (I.E., TENANT IMPROVEMENTS) SHALL HAVE A VISUAL DIAGRAM, PREFERABLY WITH DIFFERENT COLORS FOR EASY REFERENCE.
- APPROVED SPECIAL INSPECTION AGREEMENT SHALL BE AVAILABLE AND SPECIAL INSPECTION DAILY RESULTS SHALL BE ORGANIZED IN ONE LOCATION, OR OTHER PROVISION SHALL BE PROVIDED FOR BUILDING SAFETY INSPECTOR TO REVIEW AND VERIFY SPECIAL INSPECTION REPORTS.
- ITEMS IN #3, #4, SPECIAL INSPECTION AGREEMENT, DEFERRED SUBMITTAL AGREEMENT, PHASING AGREEMENT, AND PHASING PLAN SHEET SHOULD BE POSTED OR IN A BINDER FOR EASY REFERENCE.

NO.	DATE	REVISIONS/COMMENT RESPONSE
6		
5		
4		
3		
2		
1		

DESIGNED:	
DRAWN:	
CHECKED:	
SUBMITTAL DATE:	
SCALE:	

CITY OF BEND
PERMIT TECH:
PLANS EXAMINER:

PERMIT
SHEET