
Plumbing Plan Review Requirements

General requirements

Jurisdictions may require plan review only for plumbing systems defined as “complex.” This new approach, which defines when plumbing plan review may occur, is the result of legislation from the 2005 session. The rule became effective October 2006.

Definition of “complex”

Under OAR 918-780-0040, a complex structure is defined as a plumbing system designed, constructed or reconstructed to accommodate any of the following:

- Installation or alteration of a medical gas and vacuum system in a health care facility.
- Installation or alteration of a chemical drain, waste and vent system.
- Installation or alteration of a sewer wastewater pretreatment system.
- Installation of a vacuum drainage, waste and vent system.
- Installation or alteration of a reclaimed wastewater system.
- Installation of a commercial potable water pressure booster pump system for water supplied by a municipality.
- Installation of a plumbing system requiring a building water service line with an interior diameter of two inches or larger.
- Installation of a residential multi-purpose fire sprinkler system.

Exemption from complex systems definition

- Two-inch building water service lines designed and stamped by licensed engineers are exempt.

What jurisdictions may require for a plumbing plan review

- Submission of complete specifications, piping layout and fixture location drawings of the proposed system or alteration, before a plumbing permit is issued, to ensure that the work conforms to the Oregon Plumbing Specialty Code (OPSC).
- Information on fat, oil or grease equipment necessary to verify compliance with local and state code requirements for non-complex systems. However, the existence of grease processing equipment alone does not create a “complex structure” as intended by the rule.
- When multiple buildings on one job site have plumbing systems that are “materially alike,” only one plumbing plan review is allowed if the plumbing permits for all structures on the site are obtained within a “reasonable time” (e.g. the same plumbing code cycle).

Plumbing plan review may be requested

In jurisdictions that provide plumbing plan review services, a person may voluntarily request a plan review for any plumbing system that is non-complex.

Local jurisdictions may request plans to review connections

Nothing in the new rule prevents a jurisdiction from requesting plumbing plans and necessary information to review exterior connections to utilities or storm water treatment systems.

Contacts:

Please contact your local jurisdiction at <http://bcd.oregon.gov/jurisdictions/ci/ad/index.html> or the chief plumbing inspector, Terry Swisher, at 503.373.7488, or by e-mail at terry.l.swisher@state.or.us.