



Building Permit Application Info. Packet

COMMUNITY DEVELOPMENT

601 STATE STREET HOOD RIVER, OR 97031

PLANNING ~ 541-387-6840

<https://hrccd.hoodrivercounty.gov/> Email:

planning@hoodrivercounty.gov

BUILDING ~ 541-386-1306

<https://hrccd.hoodrivercounty.gov/> Email:

building@hoodrivercounty.gov

Planning & Building functions are co-located and part of the Community Development Department.

- ◆ Contact Planning to confirm the zoning, setbacks and agency sign offs for the area of proposed construction and proper application. If a new residence is proposed outside of the City Sewer service, contact the Environmental Health Department (541)387-6885 or mike.matthews@hoodrivercounty.gov
- ◆ If a physical address is needed, contact the Building Department.
- ◆ City of Cascade Locks property? Contact Cascade Locks for setbacks, zoning and addresses (541)374-8484, Website: www.cascade-locks.or.us or email: kwoosley@cascade-locks.or.us
- ◆ *An accurate site plan must be provided (see attached specifications). Obtain applicable required approvals from the service districts in your area. Signatures are required from the various service districts that you contact. Questions regarding the applications procedures? Please contact the Community Development Dept. (541)387-6840.*
- ◆ Applicant is required to obtain sign-off's on application **prior** to submitting to Planning and Building.
- ◆ A new driveway access to a County road requires a review from the County Public Works (541)386-2616 or ROWPermits@hoodrivercounty.gov If a new driveway has access onto a state highway, a permit will be required from the State Highway Division. Questions? Call the Oregon Department of Transportation (ODOT) in Troutdale at 503-665-4006.
- ◆ Mechanical, Electrical and Plumbing permits may also be required for your project and can be obtained at the Hood River County Building office or on line: ***BuildingPermits.Oregon.gov***

Utility Notification

The Oregon Utility Notification Center (ONCE) is the Oregon state agency that administers Oregon's



Call First
It's The
Law

Call: 811

excavation laws. Anyone proposing to dig is required by law to call 48 hours before excavating.

For more information check out www.digsafelyoregon.com.

Hazardous Materials

When remodeling the proper removal of hazardous materials is essential, whether residential or commercial. Questions regarding asbestos, underground fuel tanks, hazardous waste, water quality, used woodstoves, or dust problems should be directed to the Department of Environmental Quality (DEQ). Oregon.gov/deq

Department of Environmental Quality
475 NE Bellevue Dr, Suite 110
Bend, OR 97701

Phone: 541-633-2019 or
866-863-6668

HOOD RIVER COUNTY ESTIMATED FEE SUMMARY

Effective 4/1/2024

Estimate for new dwelling on vacant ground in Hood River County (excluding City of Hood River) BASED ON LIVING AREA OF 2,000 S.F. & GARAGE OF 440 S.F. - fees vary w/ building size Calculated valuation = \$359,583.60					
PERMITS		Plan Review	Permit/ Inspections	State Surcharge	Amount Due
HRC Planning Dept.	HRC Land Use Review or Cascade Locks Land Use Review	\$ * 335.00	N/A	N/A	\$ 335.00 or \$ 100.00
	* Stated fee is for land use review for a building permit only. Does not include any prior administrative action that may be required such as in farm or forest zones.				
HRC Building Dept.	Structural Permit - Per bldg size/type	\$ 2,449.75	\$ 1,592.34	\$ 293.97	\$ 4,336.06
	Mechanical Permit* * Varies based on equip. installed	\$ 0.00	\$ 75.00	\$ 9.00	\$ 84.00
	New Address Fee				\$ 30.00
	Electrical Permit				\$ 280.00
	Plumbing Permit * Varies based on number of bathrooms installed				\$ 476.00
SYSTEM DEVELOPMENT CHARGES					Amount Due
Construction Excise Tax (Schools)		\$1.56 / s.f. of living area			\$ 3,120.00
Construction Excise Tax (Affordable Housing)		1% of construction value; Does not apply in Cascade Locks			\$ 3,639.91
Transportation System Development Charge		Does not apply w/i city limits of Cascade Locks			\$ 1,972.00
Parks Department System Development Charge		Does not apply w/i city limits of Cascade Locks			\$ 7,040.00
Cascade Locks Public Works / Parks System Development Charges ** (Water, sewer and Parks SDC included)					(541) 387-8484
AGENCIES					Amount Due
Water	Crystal Springs * plus labor & materials				*\$ 15,594.00
	Ice Fountain				\$ 4,500.00
	Odell Water				\$ 450.00
	Parkdale Water				\$ 1,000.00
	Oak Grove Water Cooperative				\$ 1,500.00
	City of Cascade Locks **See above at System Development Charges				\$
Irrigation	Farmer's Irrigation * plus labor & materials				*\$ 250+/-
	East Fork Irrigation	Varies - Owner bears cost to hook up. Must have water rights.			
	Dee Irrigation	Varies - Owner bears cost to hook up. Must have water rights.			
	Middle Fork Irrigation	Varies - Owner bears cost to hook up. Must have water rights.			
	Mt. Hood Irrigation	No information provided.			
Sanitary	HRC Env. Health (Septic) Fee shown is for permit only. *Additional \$825.00 if Site Evaluation Required				*\$ 1,234.00
	Odell Sanitary # Fees Subject to change				\$ 5,831.00
	Parkdale Sanitary #				\$ 6,000.00
Fire Dept.	Wy East Rural Fire Department	\$0.10 / s.f. of new dwelling			\$ 200.00
	Parkdale Rural Fire Department	\$0.10 / s.f. of new dwelling			\$ 200.00
	Westside Rural Fire Department	\$0.10 / s.f. of new dwelling			\$ 200.00
Electrical	Hood River Electric Coop	In excess of 500 ft, fee is greater			\$ 5.00
	Pacific Power See pacificpower.net (Bottom of page): Line Extension estimator				\$
	City of Cascade Locks	Based on materials and labor, call City 541.374.8484			\$

BUILDING PERMIT APPLICATION



**HOOD RIVER COUNTY
COMMUNITY
DEVELOPMENT**
601 State Street
Hood River, OR 97031

PLANNING
PHONE 541-387-6840
planning@hoodrivercounty.gov

BUILDING
PHONE 541-386-1306
building@hoodrivercounty.gov

Inspection Line: (541) 308-0646

PLANNING	
L.U.P. No.:	
Ref. CUP/NSA/Etc. #	
Date received:	
Date issued:	
BUILDING	
Permit No.:	
Date received:	
Date issued:	
Ref. mech permit #	

Type of Permit			Water Supply:	Waste:
<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Multi-Family Dwelling	<input type="checkbox"/> Sprinkler System	Public <input type="checkbox"/>	Septic <input type="checkbox"/>
<input type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Sign	Well <input type="checkbox"/>	Sewer <input type="checkbox"/>
<input type="checkbox"/> Addition/alteration/repair	<input type="checkbox"/> Reroof	<input type="checkbox"/> Other	Zone/Setbacks	
Note: Separate applications must be made for <u>mechanical, electrical, & plumbing permits.</u>			Zone:	
Job Site Information			Front:	
Township:	Range:	Section:	Tax Lot:	Int. Side:
Job Address:			City:	Ext. Side:
Description of work:			Rear:	
Special Conditions on Site:			Height:	
Applicant: <input type="checkbox"/> Contractor <input type="checkbox"/> Owner <input type="checkbox"/> Other			Other:	
SIGNATURE REQUIRED _____			Valuation of Work - for addn/alt/repair, sprinklers, signs, and "other" - incl. equip., mtrls, labor, & overhead and profit. \$	
Owner Name:			Sq. Footage - See back of form to enter s.f. for <u>new</u> bldgs.	
SIGNATURE REQUIRED _____			Fees (Fees are an estimate until plans appvd)	
Mailing Address:			Pd / date	
City:	State:	Zip:	Land-Use Permit Fee \$	
Phone:	Email:		Plan Check \$	
Contractor			Structural \$	
Company:	Contact Name:		Fire/Life/Safety \$	
Address:			12% Surcharge \$	
City:	State:	Zip:	New Address \$	
Phone:			Park & Rec SDC \$	
Email:			C.E.T. for Schools \$	
CCB No:	Expires:		Transportation SDC \$	
Notice: All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under provisions of ORS 701.			C.E.T. (Afford House) \$	
I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. If the work is subject to regulations governing asbestos and/or lead-based paint, I will comply with all such regulations. _____ (initials)			TOTAL \$	
This application expires if a permit is not obtained within 180 days after filing (accepted as complete), or if the work authorized by the permit is suspended or abandoned for a period of 180 days.			TOTAL PAID \$ ()	
			Pd by	
			BALANCE DUE * \$	
			* Refer also to mechanical permit application	

Required Approvals	Signature	Date	Remarks
<input type="checkbox"/> City UGA			
<input type="checkbox"/> Fire Dept.			
<input type="checkbox"/> Public Works			
<input type="checkbox"/> Sanitation			
<input type="checkbox"/> Water District			
<input type="checkbox"/> Irrigation District			
<input type="checkbox"/> Planning Dept.			

Architect/Designer	Permit Calculations
Name:	Number of Bedrooms/Baths
Address:	Total Number of Floors
City/State/Zip:	New Building Area (sq. ft.)
Phone/Fax/email:	Garage/Carport Area (sq. ft.)
Engineer	Covered Porch Area (sq. ft.)
Name:	Deck Area (sq. ft.)
Address:	Unfinished basement (sq. ft.)
City/State/Zip:	Other Structure Area (sq. ft.)
Phone/Fax/email:	Sprinklered (sq. ft.)

MINIMUM REQUIREMENTS FOR STRUCTURAL BUILDING PERMIT SUBMITTAL

PLEASE NOTE THAT APPLICATIONS LACKING ANY REQUIRED ITEM WILL NOT BE CONSIDERED COMPLETE AND **WILL NOT BE ACCEPTED** WITHOUT AUTHORIZATION FROM THE PLANS EXAMINER.

- Three complete sets of construction drawings and two sets of calculations.
Documents must be neatly organized and stapled
No original pencil or ink drawings - Submit prints/copies only.
- Drawing sets must include:
Site Plan, Floor Plans, Roof Plan, Foundation Plan, Building Section/Wall Sections, Elevations (4), and method of energy code compliance.
- If your permit is for a remodel or addition, you must include floor plans of existing areas / demolition, and new plans and elevations. Show all proposed new openings.
- A site plan must be drawn to scale (see attached site plan example).
- Floor Plans must be drawn to scale (1/8"=1'-0" Min.)
- Square footages must be shown for each story, and for garage, decks and porches.
- Rooms must be labeled.
- Plans must show locations of roof and foundation vents.
- Plans must show all window and door openings and specify sizes.
- All structural information must be shown on the plans - including all trusses, beams, headers, rafters, joists, footings and posts.
- Include wall bracing information. If prescriptive, specify whether **continuously sheathed or segmental**.
- Truss and I-Joist engineering data must be provided.
- If the design does not comply with prescriptive codes or exemptions for engineering, then documents must be provided by an Oregon licensed design professional. Calculations, when required or provided, shall be stamped by the design professional and shall be shown to be applicable to the project under review.
- All structural information must be incorporated into the drawing set – This includes all beams, rafters, headers, joists, footings, and posts. If your plans are engineered, all architectural drawings shall be consistent with the engineer's information.
- Commercial structures requiring the services of a licensed design professional (see ORS 671.030) shall be provided with a Fire and Life Safety Summary.
- Plans must show plumbing fixture layout and HVAC type and location.
- Separate applications are required for mechanical, plumbing and electrical work.

If you need assistance or do not understand any of these requirements, contact the Building Department at 541-386-1306.

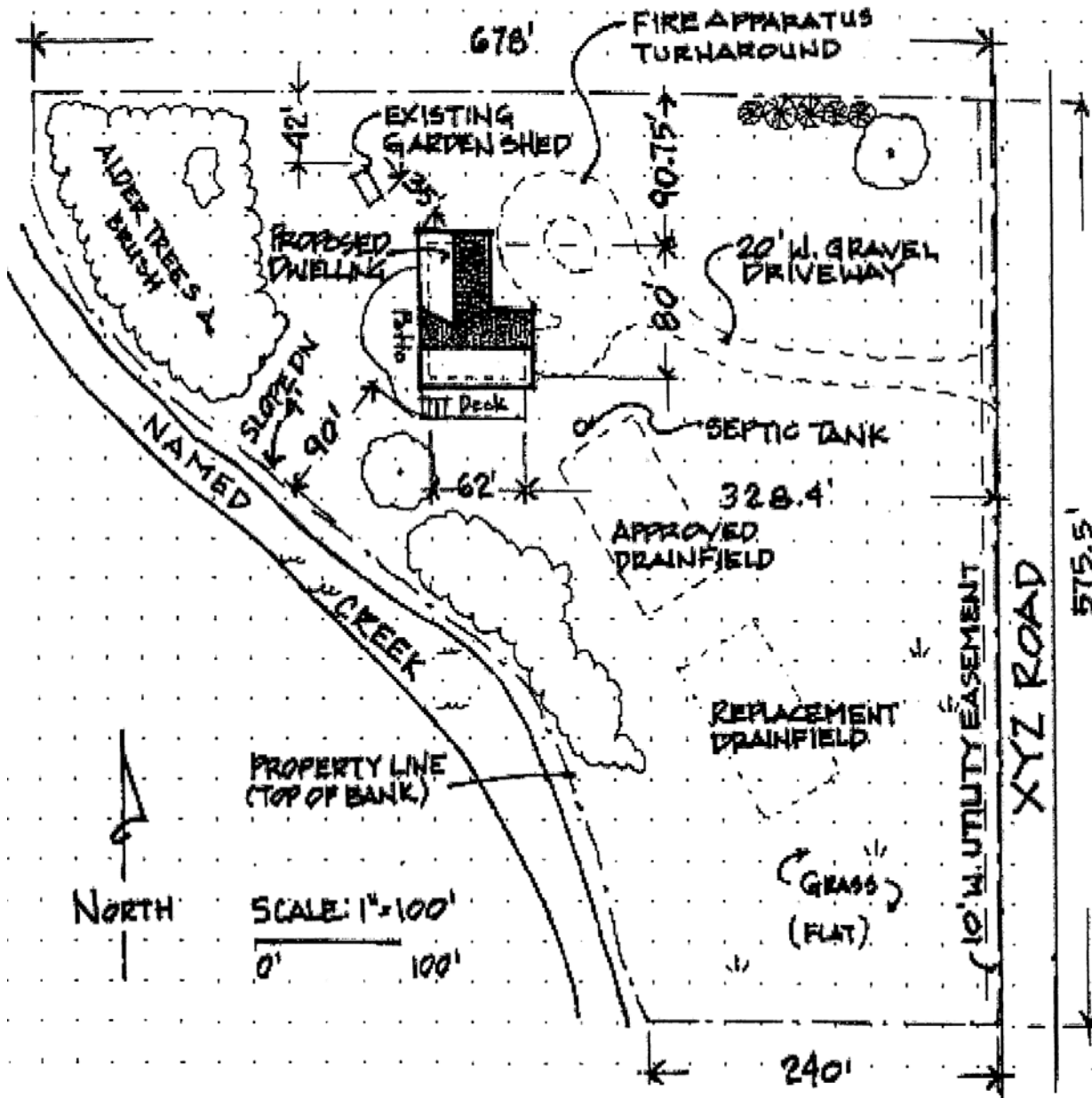
SITE PLAN EXAMPLE

Applicant: Joe and Jane Homeowner

Owner: Joe and Jane Homeowner

Property Address: 123 XYZ Road

Twn 3N Rng 8E Sec 10 TxA 2010



Does your site plan show the following?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Property Information. | <input checked="" type="checkbox"/> Location of utilities, septic drainfields. |
| <input checked="" type="checkbox"/> Scale and north arrow. | <input checked="" type="checkbox"/> All easements (access, utility, irrigation, etc.). |
| <input checked="" type="checkbox"/> Boundaries of parcel with dimensions. | <input checked="" type="checkbox"/> Significant slope or terrain features. |
| <input checked="" type="checkbox"/> Existing and proposed structures. | <input checked="" type="checkbox"/> Vegetation type. |
| <input checked="" type="checkbox"/> Setback distances of proposed buildings. | <input checked="" type="checkbox"/> Portion of property in farm or forest use. |
| <input checked="" type="checkbox"/> Access roads, driveways, turnarounds, & parking. | <input checked="" type="checkbox"/> Vicinity map (if needed to augment your site plan). |

SITE PLAN

Applicant:

Owner:

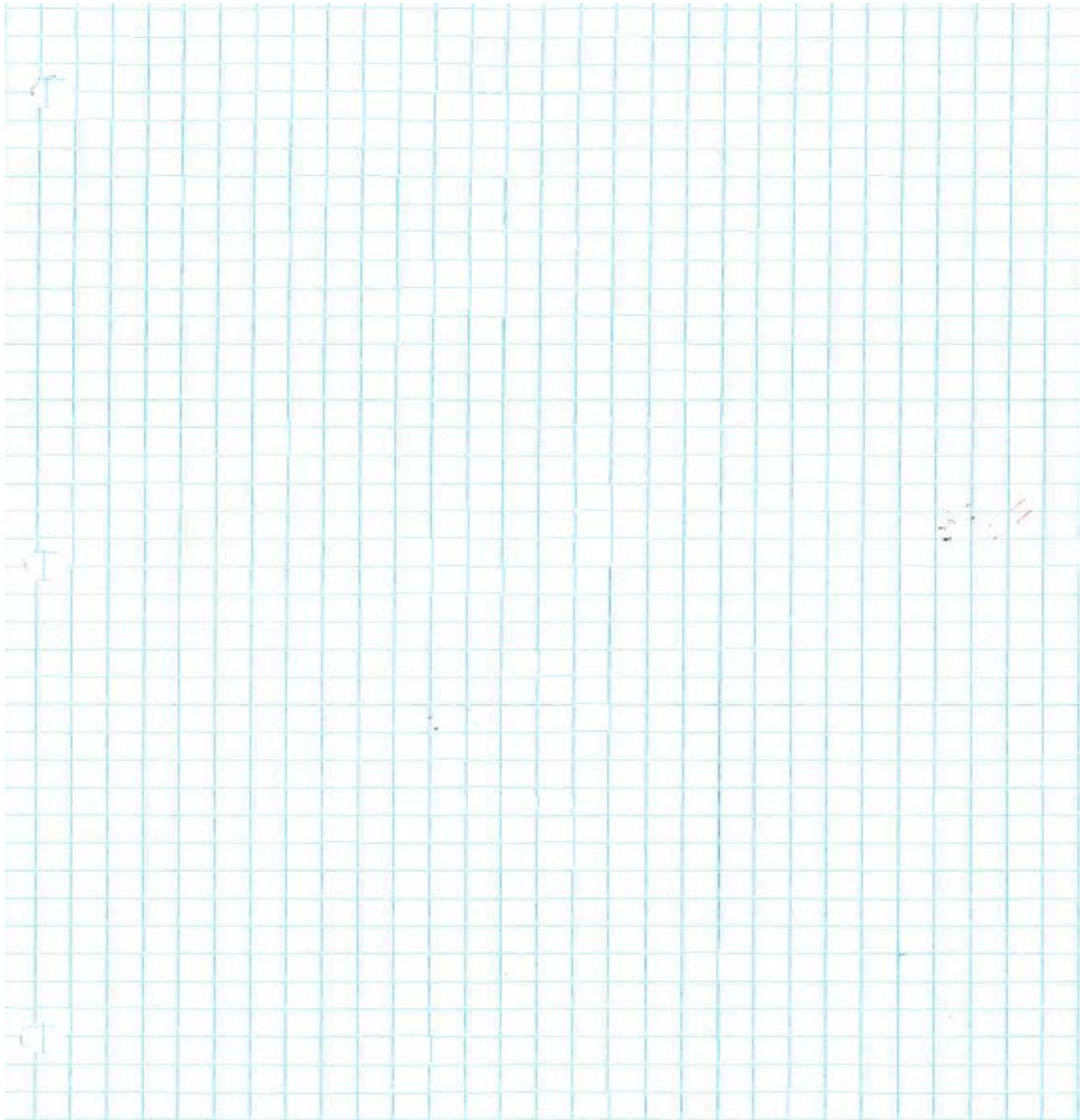
Property Address:

Twn

Rng

Sec

TxLt



Does your site plan show the following?

- Property Information.
- Scale and north arrow.
- Boundaries of parcel with dimensions.
- Existing and proposed structures.
- Setback distances of proposed buildings.
- Access roads, driveways, turnarounds, & parking.
- Location of utilities, septic drainfields.
- All easements (access, utility, irrigation, etc.).
- Significant slope or terrain features.
- Vegetation type.
- Portion of property in farm or forest use.
- Vicinity map (if needed to augment your site plan).

HOOD RIVER COUNTY: SERVICE DISTRICTS CONTACTS FOR SIGNOFFS

601 STATE STREET, HOOD RIVER, OR 97031 PHONE: 541-387-6840

Updated April 10, 2023

WATER	IRRIGATION	SANITARY	FIRE
<p>Crystal Springs Fred Schatz 3006 Chevron Dr. P.O. Box 186 Odell, OR 97044 Ph: 541-354-1818 Cell: 541-399-3926 Fax: 541-354-1821 office@cswdhr.com</p>	<p>Farmers/Dee Irrigation 1985 Country Club Hood River, OR 97031 Ph: 541-387-5261 Fax: 541-386-9103 megan@fidhr.org or fidhr@fidhr.org</p>	<p>Odell Sanitary Chuck Rapelje 3700 Dethman Ridge Hood River, OR 97031 Ph: 541-354-1138 Fax: 541-354-3100 crapelje@odellsanitarydistrict.com or julie@odellsanitarydistrict.com</p>	<p>WyEast Rural Fire Greg Borton 3431 Odell Hwy P.O. Box 56 Odell, OR 97044 Ph: 541-354-1648 Cell: 541-490-2930 Fax: 541-354-3030 wyeastfd@hrecn.net</p>
<p>Ice Fountain Water Mark Beam/Chris True 1185 Tucker Rd. Hood River, OR 97031 Ph: 541-386-4299 Fax: 541-386-7228 ifwater@hrecn.net ctrue@hrecn.net</p>	<p>East Fork Irrigation Jaylene Hattig 3500 Graves Rd. P.O. Box 162 Odell, OR 97044 Ph: 541-354-1185 jaylene@efidhr.org</p>	<p>Parkdale Sanitary Julie Routson 7200 Dee Hwy P.O. Box 194 Parkdale, OR 97041 Ph: 541-352-7131 Parkdalesanitary@yahoo.com</p>	<p>Westside Rural Fire Doug Kelly 1185 Tucker Rd. Hood River, OR 97031 Ph: 541-386-1550 Cell: 541-490-3324 Fax: 541-386-7228 Doug.kelly@westsidefire.com</p>
<p>Odell Water Phil Davis 3685 Davis Dr. P. O. Box 166 Odell, OR 97044 Ph: 541-354-1885 Cell: 541-490-6436 odellwater@hrecn.net</p>	<p>Dee Irrigation (See Farmer's Irrigation for sign offs) Ph: 541-387-5261 P.O. Box 464 Odell, OR 97044</p>	<p>Hood River County Environmental Health Mike Matthews 1109 June St. Hood River, OR 97031 Ph: 541-387-6885 Fax: 541-386-9181 mike.matthews@hoodrivercounty.gov</p>	<p>Parkdale Rural Fire Mike McCafferty 4895 Baseline Dr. P.O. Box 40 Parkdale, OR 97041 Ph: 541-352-6092 Cell: 541-387-5609 Fax: 541-352-5533 mike@parkdalefire.com</p>
<p>Parkdale Water Bill Harata P.O. Box 342 Parkdale, OR 97041 Ph: 541-352-5577 Pdw342@hrecn.net</p>	<p>Middle Fork Irrigation Ben Bronson P.O. Box 291 8235 Clear Creek Parkdale, OR 97041 Ph: 541-352-6468 Fax: 541-352-7794 ben@mfidp.com</p>	<p>City of Hood River Machel Jubitz Site: 1200 18th St. Mailing: 211 2nd St. Hood River, OR 97031 Ph: 541-387-5201 Fax: 541-387-5222 m.jubitz@cityofhoodriver.gov</p>	<p>Cascade Locks Fire & EMS John Logan 505 Wanapa St. P.O. Box 308 Cascade Locks, OR 97014 Ph: 541-374-8510</p>
<p>City of Hood River Machel Jubitz Site: 1200 18th St. Mailing: 211 2nd St. Hood River, OR 97031 Ph: 541-387-5201 Fax: 541-387-5222 m.jubitz@cityofhoodriver.gov</p>	<p>Mt. Hood Irrigation Leonard Aubert P.O. Box 426 Mt. Hood, OR 97041 Ph: 541-308-6008 Fax: 541-352-9324 aubert@gorge.net</p>		<p>City of Hood River Fire Department 1785 Meyers Parkway Hood River, OR 97031 Ph: 541-386-3939</p>
<p>Oak Grove Water Coop. No Longer Exists CONTACT ICE FOUNTAIN WATER</p>			

Aldridge Ditch & Water: 541-354-5560 or 541-354-1002 (For Collins, Alder & Carson Hill)

Iowa Drive Water District: Carrington Barrs; Cell: 503-704-8133 or Ph: 541-354-1252

HOOD RIVER CITY & COUNTY OFFICES



1 CITY HALL
 211 2nd Street
 Planning: (541) 387 - 5210
 Building: (541) 387 - 5202

2 COUNTY COURTHOUSE
 309 State Street

3 COUNTY ADMINISTRATION
 601 State Street
 Planning: (541) 387 - 6840
 Building: (541) 386 - 1306

4 COUNTY HEALTH DEPARTMENT
 Environmental Health (Septic Permits)
 1109 June Street
 (541) 387 - 6885

5 COUNTY PUBLIC WORKS
 918 18th Street
 (541) 386 - 2616
 Right of Way Permits:
ROWPermits@hoodrivercounty.gov

6 CITY PUBLIC WORKS
 1200 18th Street
 (541) 386 - 2383

 UGA Sign off:
 Machel Jubitz
 (541) 387-5201
m.jubitz@cityofhoodriver.gov





Information Notice to Owners About Construction Responsibilities

(ORS 701.325 (3))

Homeowners acting as their own general contractors to construct a new home or make a substantial improvement to an existing structure, can prevent many problems by being aware of the following responsibilities:

- Homeowners who use labor provided by workers not licensed by the Construction Contractors Board, may be considered an employer, and the workers who provide the labor may be considered employees. **As an employer, you must comply with the following:**
- **Oregon's Withholding Tax Law:** Employers must withhold income taxes from employee wages at the time employees are paid. You will be liable for the tax payments even if you don't actually withhold the tax from your employees. For more information, call the Department of Revenue at 503-378-4988.
- **Unemployment Insurance Tax:** Employers are required to pay a tax for unemployment insurance purposes on the wages of all employees. For more information, call the Oregon Employment Department at 503-947-1488.
- **Oregon's Business Identification Number (BIN):** is a combined number for both Oregon Withholding and Unemployment Insurance Tax. To file for a BIN, go online to the Oregon Business Registry. For questions, call 503-945-8091.
- **Workers Compensation Insurance:** Employers are subject to the Oregon Workers Compensation Law, and must obtain Workers Compensation Insurance for their employees. If you fail to obtain Workers Compensation Insurance, you could be subject to penalties and be liable for all claim costs if one of your workers is injured on the job. For more information, call the Workers Compensation Division at the Department of Consumer and Business Services at 800-452-0288.
- **Tax Withholding:** Employers must withhold Social Security Tax and Federal Income Tax from employee wages. You may be liable for the tax payment, even if you didn't actually withhold the tax. For a Federal EIN number, go online to www.irs.gov.

Other Responsibilities of Homeowners:

- **Code Compliance:** As the permit holder for a construction project, the homeowner is responsible for notifying building officials at the appropriate times, so that the required inspections can be performed. Homeowners are also responsible for resolving any failure to meet code requirements that may be found through inspections.
- **Property Damage and Liability Insurance:** Homeowners acting as their own contractors should contact their insurance agent to ensure adequate insurance coverage for accidents and omissions, such as falling tools, paint overspray, water damage from pipe punctures, fire, or work that must be redone. Liability Insurance must be sufficient to cover injuries to persons on the job site who are not otherwise covered as employees by Workers Compensation Insurance.
- **Expertise:** Homeowners should make sure they have the skills to act as their own general contractor, and the expertise required to coordinate the work of both rough-in and finish trades.

CONSTRUCTION CONTRACTORS BOARD

PO Box 14140, Salem, OR 97309-5052

Telephone: 503-378-4621 – Fax: 503-373-2007

Website Address: www.oregon.gov/ccb

Property Owner Statement Regarding Construction Responsibilities

Oregon Law requires residential construction permit applicants who are not licensed with the Construction Contractors Board to sign the following statement before a building permit can be issued. (ORS 701.325 (2))

This statement is required for residential building, electrical, mechanical, and plumbing permits. Licensed architect and engineer applicants, exempt from licensing under ORS 701.010 (7), need not submit this statement. This statement will be filed with the permit.

Please check the appropriate box:

I own, reside in, or will reside in the completed structure and my general contractor is:

Name

CCB#

Expiration Date

I will inform my general contractor that all subcontractors who work on the structure must be licensed with the Construction Contractors Board.

or

I will be performing work on property I own, a residence that I reside in, or a residence that I will reside in. If I hire subcontractors, I will hire only subcontractors licensed with the Construction Contractors Board. If I change my mind and hire a general contractor, I will select a contractor who is licensed with the CCB and will immediately give the name of the contractor to the office issuing this Building Permit.

I have read and understand the Information Notice to Homeowners About Construction Responsibilities, and I hereby certify that the information on this homeowner statement is true and accurate.

Print Name of Permit Applicant

Signature of Permit Applicant

Date

Permit #: _____

Address: _____

Issued by: _____ Date: _____



Residential Energy Additional Measure Selection

Hood River County Building Department
601 State Street, Hood River, OR 97031
541-386-1306
Email: building@hoodrivercounty.gov

RESIDENTIAL INFORMATION		
Date:	Building permit number:	
Owner's name:		
Job address:		
City:	State:	ZIP:

INSTRUCTIONS

Select the type of construction. If the project is an addition, select the applicable addition type and enter the selected measures accordingly; print and sign your name. Submit this form with your permit application or your project will be placed on hold until the required information is provided.

New construction. All conditioned spaces within residential buildings shall comply with Table N1101.1(1) and one additional measure from Table N1101.1(2).

Additions. Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of this chapter. [See ORSC Section N1101.3]

Large additions. Additions that are equal to or more than 600 square feet in area are required to select one measure from Table N1101.1(2).

Enter the selected Table N1101.1(2) additional measure _____

Small additions. Additions that are less than 600 square feet in area are required to select one measure from Table N1101.1(2) **or** select one measure from Table N1101.3.

Selected Table N1101.1(2) additional measure _____

Selected Table N1101.3 additional measure _____

Exception: Additions that are less than 225 square feet in area are not required to comply with Table N1101.1(2) or Table N1101.3.

For reference Tables N1101.1(2) and N1101.3 are included in this form below.

Note: Depending on the additional measure you have selected, there may be sub-options that you will have to specify. Check the appropriate box, if provided.

Applicant's printed name: _____ Applicant's signature: _____

TABLE N1101.1(2) – ADDITIONAL MEASURES

<input type="checkbox"/>	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 c. Ground-source heat pump COP 3.5 or Energy Star rated
<input type="checkbox"/>	2	HIGH-EFFICIENCY WATER HEATING SYSTEM
		a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
<input type="checkbox"/>	3	WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
<input type="checkbox"/>	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)
<input type="checkbox"/>	5	DUCTLESS HEAT PUMP
		For dwelling units with all-electric heat, provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and programmable thermostat for all heaters in bedrooms
<input type="checkbox"/>	6	HIGH EFFICIENCY THERMAL ENVELOPE UA^c
		Proposed UA is 8 percent lower than the code UA
<input type="checkbox"/>	7	GLAZING AREA
		Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
<input type="checkbox"/>	8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
		Achieve a maximum of 3.0 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.

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 no 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 of 8 percent less than the Code UA total of the Standard Base Case.

TABLE N1101.3 – SMALL-ADDITION ADDITIONAL MEASURES (SELECT ONE)

<input type="checkbox"/>	1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
<input type="checkbox"/>	2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2
<input type="checkbox"/>	3	Insulate the existing floor, crawl space, or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED, or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
<input type="checkbox"/>	4	Test the entire dwelling with a blower door and exhibit no more than 4.5 air changes per hour @ 50 Pascals.
<input type="checkbox"/>	5	Seal and performance test the duct system.
<input type="checkbox"/>	6	Replace existing 80-percent AFUE or less gas furnace with a 92-percent AFUE or greater system.
<input type="checkbox"/>	7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0.
<input type="checkbox"/>	8	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5.
<input type="checkbox"/>	9	Replace existing water heater with a water heater meeting: Natural gas/propane water heater with minimum UEF 0.90, or Electric heat pump water heater with minimum 2.0 COP.

TYPICAL INSPECTIONS

Inspections: Mondays - Thursdays. All requests must be received by 7am the day of inspection.

Schedule inspections:



1. **Cell phone Mobile App for all smart phones: App store: "OR e-Permitting".**
2. **On-Line at Oregon e-Permitting - BuildingPermits.oregon.gov**

Or there is a link on the Hood River County webpage at:

<http://hrccd.co.hood-river.or.us/departments/building-code-inspection>

3. Inspections can be phoned into the State Inspection Line: 1-888-299-2881
(Use IVR number from your building permit and inspection code)

Permit card must be posted in a visible location. Approved plans must be on site at time of all inspections.

SITE PREP Electrical service and Plumbing sewer and water services lines (obtain permits prior to scheduling)

FOOTINGS All forms & steel reinforcement must be in place prior to inspection. Property lines must be clearly identified to verify setbacks requirements.

FOUNDATIONS (STEM-WALLS) All forms, steel reinforcement, hold down anchors and foundation vents must be in place prior to inspection.

CONCRETE SLAB Inspection required for all structural slabs and slabs that include structural footings. Inspections required for slabs poured in habitable space to verify placement of required vapor barrier and insulation. Inspections required on garage slabs when a post is required to protect appliances from impact.

UNDERFLOOR/POST & BEAM Required after the floor system is constructed but prior to sheathing. Under floor mechanical and plumbing approvals required at this time.

ROOF SHEATHING Inspection of nailing prior to covering with felt and shingles or roof covering.

EXTERIOR SHEAR WALL/WALL SHEATHING Inspection of all exterior wall sheathing and seismic anchors required prior to siding or cover.

FRAMING/MECHANICAL/ELECTRICAL/PLUMBING ROUGH-IN Inspection required after all rough electrical, rough plumbing, ducts, vents, exhausts and gas piping have been installed and after all framing is complete.

INSULATION All insulation and vapor barriers to be in place. All exterior siding completed. Window and doors installed and the labels should be available. Note: Energy Measure verified.

SHEETROCK/FIREWALL After all lathing and/or sheetrock, interior and exterior in place, but before any plastering applied or before wallboard joints and fasteners are taped and finished. Firewall inspections required for area separations, such as living unit separations, etc.

FINAL STRUCTURAL/MECHANICAL/PLUMBING/ELECTRICAL After building is completed and prior to occupancy. Structure must comply with safety codes (smoke detectors, handrails, guardrails, house numbers labeled, final grade finished, etc.) and final electrical, plumbing and mechanical completed and operational. Fire department approval for access may be required.

Hood River County Building Inspection Program

601 State Street – Hood River, OR 97031

Phone: 541-386-1306 Fax: 541-387-6878

System Development Charges (SDC) & Construction Excise Tax (CET) collection form

Date: _____	Receipt Number: _____
Building Permit Applicant:	Building Lot Information:
Name: _____	Bldg Permit No. _____
Address: _____	UGA <input type="checkbox"/> Outside UGA <input type="checkbox"/>
City/State/Zip: _____	Map & Tax No. _____
Phone No: _____	
Proposed Address: _____	City _____ State _____ Zip _____

Hood River County School District CET (Effective 7/1/23)

Construction Excise Tax Calculation: Residential Nonresidential

_____ Taxable square footage of construction

_____ Times \$1.56 per sq ft for residential or \$0.78 per sq ft for nonresidential

\$_____ Equals total Construction Excise Tax due (max \$39,100 for nonresidential)

Hood River Valley Parks & Recreation District – SDC (Effective 7/1/2023)

Type of Development	# of Dwelling Units	Rate	Total Fee
SFD/MFG Home	_____	\$7,040	_____
Multi-Family (Apt, Condos, ADU)	_____	\$4,963	_____
Lodging Units	_____	\$4,092	_____
Farm Labor Unit	_____	\$2,882	_____

Hood River County Transportation (Public Works SDC) (Effective 1/1/23)

Examples:	Unit of Measure	# of Units	Rate per Unit	SDC Fee
<u>210 – Single Family Detached</u>	<u>Dwelling Unit</u>	<u>1</u>	<u>\$1,972.00</u>	<u>\$1,972.00</u>
<u>215- Accessory Dwelling Unit</u>	<u>Per Unit/1/2 fee</u>	<u>1</u>	<u>\$ 986.00</u>	<u>\$ 986.00</u>
<u>240 - Manufactured Housing</u>	<u>Dwelling Unit</u>	<u>1</u>	<u>\$1,028.00</u>	<u>\$1,028.00</u>

Hood River County Affordable Housing Construction Excise Tax CET Effective 7/20/17

<input type="checkbox"/> Residential Dwelling	construction value	_____	X 1% =	\$ _____
<input type="checkbox"/> Residential Addition	construction value	_____	X 1% =	\$ _____
<input type="checkbox"/> Manufactured Home	square footage	_____	X .75 =	\$ _____
<input type="checkbox"/> Non Residential (Com/Ind)	construction value	_____	X 1% =	\$ _____

B&F received from: _____