

MECHANICAL PLAN REVIEW REQUIREMENTS

The Building Official requires mechanical plans for all multi-family, commercial, and industrial buildings to be reviewed and approved before issuance of a mechanical permit. This includes mechanical installations in new buildings and alterations or additions to existing mechanical systems.

Exceptions:

- No plan review is required for one- and two-family dwellings.
- No plan review is required for multi-family dwellings with no heating, ventilating, and air conditioning systems (i.e., no ducted heat/cooling system or ducted ventilation systems in the building).
- No plan review is required where Mechanical Affidavits are used. Mechanical Affidavits cover the following (**see Mechanical Affidavits form**):
 1. All work limited to one or more of the following:
 - Bathroom exhaust fan installations and/or replacements
 - Commercial kitchen exhaust fan replacements
 - Ventilation and exhaust air duct installations and/or relocations (except Type I grease ducts)
 - Gas piping alterations (which do not increase the existing systems overall Btu/input demand)
 - Ceiling diffuser relocations
 2. The proposed work does not penetrate or is not located within any fire- resistive assemblies.
 3. The proposed work does not require seismic bracing.
 4. The proposed work does not require structural calculations.
 5. The installation complies with the current adopted edition of the Oregon Mechanical Specialty Code (OMSC).
 6. The proposed work is not be concealed until inspected or approved.