



Commercial Plumbing

Notice

**Permit Applications will only be accepted between the hours of
8:00 A.M. to 11:30 A.M.**

Dear Applicant;

Please be aware of the following:

- ✧ Please be sure to provide the quantities in the fee schedule.
- ✧ All deferred applications must be submitted in accordance with OSSC, Section 106.3.4.
- ✧ Complete the respective sections of the Tri-County Commercial checklist pertinent to your application.
- ✧ Your permit expires if work isn't started within 180 days from the date of issue. Your permit expires if work is suspended or abandoned for 180 days or more. If you can't work within a 180-day period and don't wish to abandon the project, you may submit a written request to extend your permit for an additional 180-day period.



Plumbing Permit Application

380 A Avenue
 Lake Oswego, OR 97035
 Phone: (503) 635-0390
 www.buildingpermits.oregon.gov
 Submit Permits to: permits@lakeoswego.city

PERMIT #	
DATE:	
AMT PD:	AMT DUE:

CATEGORY OF CONSTRUCTION	
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> COMMERCIAL
JOB SITE INFORMATION AND LOCATION	
Project/tenant name:	
Job site address:	
WORK DESCRIPTION	
<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> TENANT
Name:	
Address:	Phone:
CONTACT PERSON	
Name:	Phone:
E-mail:	
CONTRACTOR INFORMATION	
Business name:	
Address:	Phone:
CCB:	PLB:
E-mail (Required):	

Authorized

Signature:

Print name:	Date:
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PLUMBING PERMIT FEES

Subtotal	\$
Minimum permit fee	\$ 75.00
Plan review 30% of permit (IF REQUIRED)	\$
State surcharge 12% of permit	\$
Records retention	\$ 20.00
TOTAL PERMIT FEE:	\$

NEW 1 & 2 FAMILY DWELLINGS (includes 100 ft. for each utility connection)		
ITEM	QTY	FEE
Single Family Res. (1) bath		\$ 333.50
Single Family Res. (2) bath		\$ 362.25
Single Family Res. (3) bath		\$ 402.50
Ea. additional bath / kitchen		\$ 130.80
SITE UTILITIES – SITE PLAN REQUIRED		
ITEM	QTY	FEE
Catch basin or area drain		\$ 24.00
Drywell, leach line or trench drain		\$ 24.00
Footing drain		.75 LF
Manholes		\$ 24.00
Rain drain connector		\$ 24.00
Sanitary sewer		.75 LF
Storm sewer		.75 LF
Water service		.75 LF
MISC. FIXTURES OR INSTALLATIONS		
ITEM	QTY	FEE
Re-pipe: \$17 for 1 st fixture \$10 ea. additional fixture		
Medical Gas Valuation: \$ _____		
Fire sprinkler (_____ SF)		
FIXTURE OR ITEM \$24.00 each		
ITEM	QTY	
Backflow (<i>site plan required</i>)		
Backwater valve		
Cap off		
Clothes washer		
Dishwasher		
Drinking fountain		
Ejector or sump pump		
Expansion tank		
Floor drain/sink/hub		
Garbage disposal		
Hose bib		
Ice maker		
Interceptor/grease trap		
Primer		
Roof drain (commercial)		
Sink/basin/lavatory		
Tub/shower/shower pan		
Urinal		
Water closet		
Water heater		
Other:		



CERTIFICATE OF ASSURANCE - IMPACT TO TREES

(Include with the Building Permit Application)

Building permit # _____

I am authorized to make assurances with regard to the development of this property. By signing below, I hereby declare (*please V the correct site description*):

_____ Development activity e.g. construction, grading, excavation, demolition, vehicle parking, material storage, excavated material, debris storage, etc. will not occur under the canopy of a tree since trees are not present on the site and tree limbs do not overhang the site from an adjacent property;

OR,

_____ Trees are present and will be protected by a Tree Protection Plan approved by the City of Lake Oswego prior to and during the development of the property.

I further understand that if a tree is removed or damaged due to the failure to receive a Tree Protection Plan as required, or as a result of the failure to implement and maintain the tree protection measures of an approved Tree Protection Plan, the property owner and persons responsible for damaging the tree will be subject to the fines and penalties in Lake Oswego Code (LOC) 55 [Tree Code].

Acknowledgement: I have read and understood the above statements regarding the protection of trees required during the development of the property.

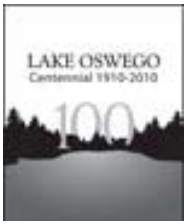
Signature

Date

Tree Protection Plan

An approved Tree Protection Plan with the tree protection measures (6' metal fence, required signs, arborist report (if fence not at edge of the tree canopy, etc.) is required to be in place **PRIOR TO COMMENCING ANY SITE DEVELOPMENT OR CONSTRUCTION ACTIVITIES** e.g. demolition, excavation, grading, utility work, building construction, material storage, etc.

NOTE: Please see the Tree Protection Plan application for a complete listing of information required for a Tree Protection Plan.



Tri-County Commercial Application Checklist

City of Lake Oswego – Building Division
 PO Box 369, 380 A Ave.
 Lake Oswego, OR 97034
 (503) 635-0390, Fax: (503) 697-6574
 www.ci.oswego.or.us

PLUMBING

PROJECT INFORMATION

Project name:		Date:	
Address:	City:	State:	ZIP:
Scope of work:			
Reference no.:		Map and tax-lot no.:	
Contact person name:		Company:	
Phone:		Fax:	
Cellular phone:		E-mail:	

NOTES AND INSTRUCTIONS

- The purpose of this checklist is to help define a complete submittal package for the scope of work. Plan review will not take place until a complete package is submitted.
- This checklist can be used for all commercial construction projects, including new construction, additions, alterations and tenant improvements.
- For complex projects, applicants should use the “location” space to note the item’s location and page number from the plans or the specification book.
- It is not necessary to duplicate submittal information, even if it is asked for in multiple sections.
- In the checklist, “Required” means that the applicant must provide this information for plan review.
- In the checklist, “P” means —
 - *if checked by the applicant* — the information is provided for the plan review.
 - *if checked by the plans reviewer* — this information is required for the plan review.
- In the checklist, “NA” means that the information does not apply.
- Choose only those sections of the checklist that apply to your scope of work. Section 1.0, “General Project Data,” must be included with each project submitted.

PRE-SUBMITTAL PROCESS

An applicant may request a pre-submittal meeting with representatives of the jurisdiction in which the project will be built. The meeting may take place during the conceptual, schematic, or in-progress phase, or when the applicant has completed plans.

INDEX OF CHECKLIST SECTIONS

1.0 General project data.....Page 2	7.0 Mechanical data (Types I and II kitchen-hood permits) Page 6
2.0 Civil dataPage 2	8.0 Plumbing data Page 7
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4.0 Structural data.....Page 4	10.0 Fire-suppression data Page 9
5.0 Mechanical data (new construction, tenant improvement, gas-piping permits)Page 5	11.0 Fire-detection and fire-alarm data..... Page 9
6.0 Mechanical data (additional or replacement rooftop-equipment installation permits)Page 6	12.0 Re-roof installation data..... Page 10
	13.0 Jurisdictional requirements Page 10

SECTION 1.0 — GENERAL PROJECT DATA

Construction documents

Location (sheet number or spec section)

- | | | | | |
|------|-------------------------------------|-------------------------------|---|-------|
| 1.1 | <input checked="" type="checkbox"/> | Required | No. of sets of plans: 2 Max. size 30 x 42 | _____ |
| 1.2 | <input checked="" type="checkbox"/> | Required | Cover sheet title block..... | _____ |
| 1.3 | <input checked="" type="checkbox"/> | Required | Cover sheet vicinity map..... | _____ |
| 1.4 | <input checked="" type="checkbox"/> | Required | Cover sheet plan index | _____ |
| 1.5 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Code summary..... | _____ |
| 1.6 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Deferred submittal summary | _____ |
| 1.7 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Professional stamp and signature | _____ |
| 1.8 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Fire and life-safety plan..... | _____ |
| 1.9 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Landscape plan | _____ |
| 1.10 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Landscape specifications..... | _____ |

Supporting documents

Notes

- | | | | | |
|------|--------------------------|-------------------------------|---|-------|
| 1.20 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Land-use or planning actions | _____ |
| 1.21 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Required fire-flow calculations | _____ |
| 1.22 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Fire-hydrant flow-test report | _____ |
| 1.23 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Fire department or fire district building survey report | _____ |
| 1.24 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Material safety data sheets (MSDS)..... | _____ |

SECTION 8.0 — PLUMBING DATA

Construction documents

Location (sheet number or spec section)

- | | | | | |
|------|-------------------------------------|-------------------------------|---------------------------------------|-------|
| 8.1 | <input checked="" type="checkbox"/> | Required | Floor plan(s)..... | _____ |
| 8.2 | <input checked="" type="checkbox"/> | Required | Piping and material schedule | _____ |
| 8.3 | <input checked="" type="checkbox"/> | Required | Equipment layout plan | _____ |
| 8.4 | <input checked="" type="checkbox"/> | Required | Fixture schedule | _____ |
| 8.5 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Site utility plan..... | _____ |
| 8.6 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Building cross section | _____ |
| 8.7 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Rise diagram | _____ |
| 8.8 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Roof plan | _____ |
| 8.9 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Back flow prevention location..... | _____ |
| 8.10 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Irrigation plan | _____ |
| 8.11 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Fire-rated construction details | _____ |
| 8.12 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Under-slab plumbing plan | _____ |

Supporting documents

Notes

- | | | | | |
|------|-------------------------------------|-------------------------------|---|-------|
| 8.20 | <input checked="" type="checkbox"/> | Required | Structural calculations for vertical loads and lateral loads for equipment weighing over 400 pounds | _____ |
| 8.21 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Equipment manufacturers' catalog "cut sheets" or specifications | _____ |
| 8.22 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Utility maintenance agreements | _____ |
| 8.23 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Water supply calculations | _____ |
| 8.24 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Sanitary system calculations | _____ |
| 8.25 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Irrigation demand calculations | _____ |
| 8.26 | <input type="checkbox"/> | P <input type="checkbox"/> NA | Roof drain and storm water calculations | _____ |

SECTION 10.0 — FIRE SUPPRESSION/SPRINKLER DATA

Construction documents	<i>Location (sheet number or spec section)</i>
10.1 <input checked="" type="checkbox"/> Required Floor plan(s).....	_____
10.2 <input checked="" type="checkbox"/> Required Sprinkler piping plan(s)	_____
10.3 <input type="checkbox"/> P <input type="checkbox"/> NA Site plan	_____
10.4 <input type="checkbox"/> P <input type="checkbox"/> NA Standpipe information	_____
10.5 <input type="checkbox"/> P <input type="checkbox"/> NA Back flow prevention information	_____
10.6 <input type="checkbox"/> P <input type="checkbox"/> NA Reflected ceiling plan(s)	_____
10.7 <input type="checkbox"/> P <input type="checkbox"/> NA Transverse and longitudinal cross sections	_____
10.8 <input type="checkbox"/> P <input type="checkbox"/> NA Fire-rated construction details	_____
10.9 <input type="checkbox"/> P <input type="checkbox"/> NA Specialty fire suppression system plans and list of systems.....	_____

Supporting documents	<i>Notes</i>
10.20 <input checked="" type="checkbox"/> Required Structural calculations for vertical loads and lateral loads for equipment weighing over 400 pounds	_____
10.21 <input checked="" type="checkbox"/> Required Equipment manufacturers' catalog "cut sheets"	_____
10.22 <input type="checkbox"/> P <input type="checkbox"/> NA Hydraulic calculations	_____
10.23 <input type="checkbox"/> P <input type="checkbox"/> NA Specialty fire suppression system information	_____

SECTION 13.0 — JURISDICTIONAL – SPECIFIC REQUIREMENTS

Construction documents	Item	<i>Location (sheet number or spec section)</i>
13.1 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____
13.2 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____
13.3 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____
13.4 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____
13.5 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____
13.6 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____
13.7 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____
13.8 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____
13.9 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____
13.10 <input type="checkbox"/> P <input type="checkbox"/> NA <input type="checkbox"/> Required	_____	_____



RECORDS RETENTION FEES WORKSHEET

BUILDING PERMITS - PART A

Base Fee \$ 20.00

BUILDING PERMITS - PART B

Fees for Building department submittals.

Note: A page with printing on both sides count as two pages.

<u>Size</u>	<u># of Pages</u>		<u>Cost Per Page</u>	<u>Total =</u>
8 1/2" x 11"	_____	X	\$ 0.25	_____
8 1/2" x 11"	_____	X	\$ 0.25	_____
11" x 17"	_____	X	\$0.50	_____
18" x 24"	_____	X	\$ 2.00	_____
24" x 36"	_____	X	\$ 3.00	_____
36" x 42"	_____	X	\$ 4.00	_____
Other formats	_____	X	\$5.00	_____
Total Part B				= _____

PLANNING APPLICATIONS AND PERMITS - PART C

Fees for Planning department submittals.

Type II & verification tree removal permits.....	\$20.00
Sign Permits.....	\$20.00
Ministerial land use applications.....	\$30.00
Minor land use applications (without public hearing).....	\$50.00
Minor land use applications (with public hearing).....	\$100.00
Major land use applications.....	\$100.00

TOTAL RECORDS RETENTION FEE

Total from Part A	<u>\$20.00</u>
Total from Part B	_____
Total from Part C	_____
Total Fees	= _____