

CITY OF ASHLAND



Policies / Interpretations / Procedures

BD-PP-0024

ELECTRICAL CONTRACTOR REGISTRATION AND LICENSING REQUIREMENTS

Interpretation Summary:

Outlines Construction Contractors Board registration and electrical contractor license exemptions for electrical installations.

Background:

Contractor registration statutes and rules are intended to increase the ability of the Construction Contractors Board (CCB) to monitor construction and bidding practices of contractors. Additional consumer safeguards are contained in statutes and rules related to electrical contractor licenses. Several exemptions exist for each of the registrations and licenses.

Discussion:

Construction Contractors Board (CCB) registration rules may be found in Oregon Revised Statute (ORS) 701, and exemptions are specifically listed in ORS 701.010. Electrical contractor licensing rules may be found in ORS 479, and exemptions are specifically listed in ORS 479.540.

Interpretation:

1. A permit applicant must be registered with the CCB to obtain an electrical permit unless exempted by ORS 701.010. There are several exemptions; however, those which are most applicable to our daily operation are:
 - (a) A person who is constructing, altering, improving or repairing personal property.
 - (b) A person who is constructing, altering, improving or repairing a structure located within the boundaries of any site or reservation under the jurisdiction of the Federal Government.

(c) An owner who contracts for work to be performed by a licensed contractor. This subsection does not apply to a person who, in the pursuit of an independent business, constructs, remodels, repairs or for compensation and with the intent to sell the structure, arranges to have constructed, remodeled or repaired a structure with the intent of offering the structure for sale before, upon or after completion. It is prima facie evidence that there was an intent of offering the structure for sale if the person who constructed, remodeled or repaired the structure or arranged to have the structure constructed, remodeled or repaired does not occupy the structure after its completion.

(d) A person performing work on a property that person owns or performing work as the owner's employee, whether the property is occupied by the owner or not, or a person performing work on that person's residence, whether or not that person owns the residence. This subsection does not apply to a person performing work on a structure owned by that person or the owner's employee if such work is performed, in the pursuit of an independent business, with the intent of offering the structure for sale before, upon or after completion.

(e) A person licensed in one of the following trades or professions when operating within the scope of that license:

- An architect licensed by the State Board of Architect Examiners.
- A registered professional engineer licensed by the State Board of Examiners for Engineering and Land Surveying.
- A landscaping business licensed under ORS 671.510 to 671.710 that constructs fences, decks, arbors, driveways, walkways or retaining walls when:

> Performed in conjunction with landscaping work; or

> Not performed in conjunction with landscaping work and that has filed a bond under ORS 671.690 (1)(b).

2. In addition to the requirements of item #1, an applicant for an electrical permit must possess a State of Oregon electrical contractor's license unless exempted by ORS 479.540. The exemptions which are most applicable to our daily operation are:

(a) No person is required to obtain a license to make an electrical installation on property that is owned by the person or a member of the person's immediate family if the property is not intended for sale, exchange, lease or rent. However, the following clarification was established for **residential** property covered by this subsection:

If the property is a building used as a residence and is for rent, lease, sale or exchange, this subsection establishes an exemption for work on, alterations to or replacement of parts of electrical installations as necessary for maintenance of the existing electrical installations on that property, but does not exempt new electrical installations or substantial alterations to existing electrical installations on that property. As used in this paragraph, "new electrical installations or substantial alterations" does not include the replacement of an existing garbage disposal, dishwasher or electric hot water heater

with a similar appliance of 30 amps or less, single phase, by a landlord, landlord's agent or the employee of the landlord or landlord's agent.

(b) No electrical contractor license is required in connection with an electrical installation to be made by a person on the person's property in connection with the person's business.

NOTE: Some low-voltage installations require only CCB registration, and, in some cases, a low-voltage license as opposed to an electrical contractors license.