



## City of Ashland Building Safety Division

51 Winburn Way • Ashland, OR 97520

Phone (541) 488-5305 • Fax (541) 488-6066

Email: [Building@ashland.or.us](mailto:Building@ashland.or.us)

## **Is an Architect or Engineer Required on a Commercial Project?**

The following are exempt from the architecture and engineering laws:

[https://www.oregon.gov/osbeels/Documents/Resources%20for/2020\\_ReferenceManualBuildingOfficials-web.pdf](https://www.oregon.gov/osbeels/Documents/Resources%20for/2020_ReferenceManualBuildingOfficials-web.pdf)

1. Detached single family residential dwellings.
2. Farm/agriculture buildings, as defined in ORS 455.315(2). [https://oregon.public.law/statutes/ors\\_455.315](https://oregon.public.law/statutes/ors_455.315)
3. Structures used in connection with, or auxiliary to, single-family dwellings or farm buildings. These include but are not limited to three-car garages, barns, sheds, or shelters used for housing of domestic animals or livestock. (ORS 672.107). [https://oregon.public.law/statutes/ors\\_672.107](https://oregon.public.law/statutes/ors_672.107)
4. Any other building where the ground area is 4,000 square feet or less and the building is not more than 20 feet in height from the top surface of the lowest flooring to the highest overhead interior finish. The architecture rule OAR 806-010-0002 defines ground area and height limitations. The engineering rule OAR 820-040-0005 defines ground area and height limitations slightly differently as shown in brackets.  
[https://oregon.public.law/rules/oar\\_806-010-0002](https://oregon.public.law/rules/oar_806-010-0002)  
[https://oregon.public.law/rules/oar\\_820-040-0005](https://oregon.public.law/rules/oar_820-040-0005)
  - a. [As used in ORS 672.060(11) and 672.107(1)(a)(B),] “Ground Area” shall mean [is defined as] any projected or suspended occupied areas above the ground level in combination with areas in contact with the ground. Measurements in determining the ground area shall be taken from outside wall to outside wall and shall include the sum of the areas of all additions and the area of the original structure. The ground area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.
  - b. [As used in ORS 672.060(11) and 672.107(1)(a)(B),] “Height” shall be [is] measured from the top surface of the lowest flooring to the highest interior overhead finish of the structure in determining whether a building exceeds the 20 foot height limitation. A basement floor is considered the lowest flooring when usable (i.e., storage, garage, etc.).
5. Alterations or repairs to a building when the structural elements of a building are not involved, or when the occupancy or type of classification of the building, or portion of the building, has not changed.

When buildings are not exempt from required design prepared by a design professional, the design shall include those systems, equipment and/or elements, whether interior or exterior, that are necessary for the overall function of the building.

**When required, An Oregon licensed design professional shall provide stamped and signed plans, specifications, calculations, diagrams, and any other applicable data in accordance with 107 OSSC.**

[https://codes.iccsafe.org/content/ORSSC2022P1/chapter-1-scope-and-administration#ORSSC2022P1\\_Ch01\\_SubCh02\\_Sec107](https://codes.iccsafe.org/content/ORSSC2022P1/chapter-1-scope-and-administration#ORSSC2022P1_Ch01_SubCh02_Sec107)

### **Geological Investigation Required:**

- 1803.5.2 Questionable soil
- 1803.5.3 Expansive soil
- 1803.5.10 Alternate setback and clearance
- 1803.5.11 Seismic Design Categories C through F
- 1803.5.12 Seismic Design Categories D through F
- Other Geotechnical conditions as required in 1803.5 OSSC

**Structural design requirements prepared by an Oregon licensed design professional for the following building materials:**

- 1901.2 Plain and reinforced Structural concrete** shall be designed and constructed in accordance with the requirements of chapter 16 and 19 OSSC and ACI 318.  
<https://codes.iccsafe.org/content/ORSSC2022P1/chapter-19-concrete>
- 2002.1 Aluminum** used for structural purposes in buildings and structures shall be designed in accordance with AA ASM 35 and chapter 16 OSSC.
- 2101.2 Structural masonry** construction shall be designed in accordance with the provisions of TMS 402, TMS 403 or TMS 404. Design loads shall be determined in accordance with Chapter 16 OSSC.  
<https://codes.iccsafe.org/content/ORSSC2022P1/chapter-21-masonry>
- 2205.1 Structural Steel** shall be designed in accordance with AISC 341, AISC 360, ASCE 7 and chapters 16 and 22 OSSC. [https://codes.iccsafe.org/content/ORSSC2022P1/chapter-22-steel#ORSSC2022P1\\_Ch22\\_Sec2205](https://codes.iccsafe.org/content/ORSSC2022P1/chapter-22-steel#ORSSC2022P1_Ch22_Sec2205)
- 2301.1 Wood framed structures** shall be designed in accordance with chapter 16 and 23 OSSC. Exceptions that fall under the limitations for prescriptive conventional light frame construction shall comply with Sections 2308.2.1 through 2308.2.6 and 2308.3 through 2308.8 OSSC.  
<https://codes.iccsafe.org/content/ORSSC2022P1/chapter-23-wood>  
[https://codes.iccsafe.org/content/ORSSC2022P1/chapter-23-wood#ORSSC2022P1\\_Ch23\\_Sec2308.2](https://codes.iccsafe.org/content/ORSSC2022P1/chapter-23-wood#ORSSC2022P1_Ch23_Sec2308.2)
- 2401.1 Structural glass and glazing** shall be designed in accordance with ASCE 7 and chapters 16 and 24 OSSC. <https://codes.iccsafe.org/content/ORSSC2022P1/chapter-24-glass-and-glazing>
- 2501.1 Gypsum board** used for structural systems shall be designed in accordance with chapter 16 and 25 OSSC. <https://codes.iccsafe.org/content/ORSSC2022P1/chapter-25-gypsum-board-gypsum-panel-products-and-plaster>
- 2601.1 Plastics** used for structural systems shall be designed in accordance with chapter 16 and 26 OSSC. <https://codes.iccsafe.org/content/ORSSC2022P1/chapter-26-plastic>

The building code requirements for the structural systems listed above may reference additional design standards in those sections that are not listed here.

**Other requirements for design prepared by an Oregon licensed design professional:**

- A code analysis for hazardous materials or other hazardous uses within a building in accordance with chapter 4 and section 414.1.3 OSSC may require a design professional.  
[https://codes.iccsafe.org/content/ORSSC2022P1/chapter-4-special-detailed-requirements-based-on-occupancy-and-use#ORSSC2022P1\\_Ch04\\_Sec414.1.3](https://codes.iccsafe.org/content/ORSSC2022P1/chapter-4-special-detailed-requirements-based-on-occupancy-and-use#ORSSC2022P1_Ch04_Sec414.1.3)
- Non-building structures scoped from local municipal code, such as above ground tanks, cell towers, freestanding signs, etc.
- Non-building structures such as carports, awnings, canopies, pre-manufactured trusses and other non-prescriptive assemblies.  
Structural observation reports as required by 1704.6 OSSC for risk category III and IV buildings, high rise buildings, greater than 2 story buildings in seismic design category E, or where required by the building official or design professional. [https://codes.iccsafe.org/content/ORSSC2022P1/chapter-17-special-inspections-and-tests#ORSSC2022P1\\_Ch17\\_Sec1704.6](https://codes.iccsafe.org/content/ORSSC2022P1/chapter-17-special-inspections-and-tests#ORSSC2022P1_Ch17_Sec1704.6)