



## RESIDENTIAL DAMAGE REPAIR

When a home is damaged due to fire or natural cause, such as falling trees or cold weather, and reconstruction or repair of structural components such as roof rafters, trusses, sheathing, wall studs, headers or beams etc. are to be made, a building permit is required. A building permit can be obtained the same or next working business day. Mechanical, electrical or plumbing damage may require permits depending on the extent of repair needed.

After a building permit has been issued an inspection (code 190 Building Other) can be requested after the damage cleanup has been completed for a field inspection by a field inspector prior to any reconstruction. During this inspection the inspector will indicate if further information is required (Engineering, plans, additional permit etc.). If engineered components such as manufactured trusses have been damaged, an engineered repair will be required.

All work shall be reconstructed to the preexisting condition with like materials unless prior approval from the building department has been granted.

### Smoke alarms

Smoke alarms in existing areas are required, as for new construction, where the alteration, repair or addition results in the removal of the interior wall or ceiling finish exposing the structure.

### Structural Emergency Repairs

For temporary (180 days) structural supports, structural replacement or repair performed in an emergency on an existing structure, the building department shall be notified within 72 hours and permit application for the temporary work shall be submitted within the next 10 business days.

### Mechanical Emergency Repairs

Where mechanical equipment replacements and repairs must be preformed in an emergency situation, the permit application shall be submitted within the next working business day to the building department.

### Electrical Emergency Repairs

“Emergency Electrical Work” is an acute, unplanned and immediate need for electrical repair or replacement involving an existing electrical installation or product or both which can be done with a temporary permit only by a licensed electrical contractor. See OAR 918-309-0080 for additional requirements. A home owner, not licensed for such work, must obtain the proper permits prior to commencing work.

### Plumbing Emergency Repairs

A home owner or a registered plumbing contractor is exempted from permit or inspection for ordinary minor plumbing repairs. OAR 918-780-0035

Ordinary minor plumbing repairs includes repair, replacement or maintenance of existing plumbing fixtures, appliances, appurtenances and related water supply and drain attachments for the purpose of restoring a plumbing installation to a safe and sanitary operating condition and does not include new construction, replacement of water heaters, or underground plumbing.

In addition, a home owner or registered plumbing contractor does not need a permit or inspection for emergency repair or replacement of the following: freeze-damaged, leaking-exposed, or concealed piping not exceeding five feet of new piping per structure for a period of 180 days, provided the repair or replacement does not involve any changes or alterations to the existing plumbing system.

