



# GENERAL BUILDING CODE REQUIREMENTS

BUILDING DIVISION

COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | 541-917-7553

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## LAND DIVISIONS

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The following information are general code requirements for land divisions and is based on the codes referenced below. Additional code requirements may be applicable to your specific project. Please work with your registered design professional to ensure all applicable code requirements are addressed.

### APPLICABLE CODES

2019 Oregon Structural Specialty Code (OSSC)

2019 Oregon Fire Code (OFC)

2021 Oregon Residential Specialty Code (ORSC)

2021 Oregon Plumbing Specialty Code (OPSC)

Building Codes can be viewed online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>

### PERMITS & PLAN REVIEW

Prior to construction, permit application(s) and plan review(s) will need to be completed by the Building Division and other departments (AMC 18.06.010). All projects requiring plan review will need to have the plans submitted electronically. Information on the ePlans process is available at [cd.cityofalbany.net](http://cd.cityofalbany.net) or by emailing [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net) for more details.

- All new structures will require a geotechnical report that shows the soil conditions will support the proposed structures. (ORSC R401.3/OSSC 1803.1)
- Parcels containing structures must be served by its own sewer, water, and other utilities. Easements or covenants that run with the land must be provided between the parcels where utility lines cross property lines, for vehicle parking and access, and to allow Fire Department access.

### ONE- & TWO-FAMILY STRUCTURE FIRE DEPARTMENT APPROACH & WATER SUPPLY

Should the fire official determine that an inadequate fire apparatus approach and/or inadequate access to water supply condition exists for one or more parcels of your proposed partition, the building official shall require the installation of an NFPA Standard 13D fire suppression system to address the inadequacies pertaining to structures built on affected parcel(s) in lieu of you having to provide adequate fire apparatus approach (turn-around) and water supply (hydrant). This is in conformance to the standards set forth in OAR 918-480-0125, the Uniform Alternate Construction Standard for One and Two-Family Dwellings.

### SANITARY SYSTEM

Each lot will need to be provided with a connection to an approved sewer (OPSC 721.0) and water system (OPSC 601.2). Where a well or septic system is needed, approvals from such governing entities shall be provided prior to issuance of the building permit (ex: well log and septic permit). (OPSC 601.2 & 713.1)

### FIRE SEPARATION

Each structure will need to be provided with fire separation from the property line in compliance with ORSC R302.1 or OSSC 602.1.