		BUILD	ING PE	ERMIT APPI	LICATION		
		Date:	Project:				
	-	Construction Bid	OR - Estima	ted Cost of Project			
		JOB SITE INFORMATION		OWNER	INFORMATION		
St Address			Namai				
City/St/Zip:		Cannon Beach OR 97110	Addrose:				
Directions to J	lob Site:		City/St/Zip:				
			Phone:		Fax:		
[] IAM T	HE PROPER	RTY OWNER HIRING A CONSTRUCTION CONTRACTOR		LICENSE #:	EXPIRES:		
[] IAM LI	CENSED W	ITH THE BUILDING CODES DIVISION		LICENSE #:	EXPIRES:		
[] IAM R	EGISTERED	WITH THE CONSTRUCTION CONTRACTOR'S BOARD		REGISTRATION#:	EXPIRES:		
[] CONTE	RACTOR'S C	CANNON BEACH BUSINESS LICENSE		LICENSE #:	EXPIRES:		
[] IAM TI	HE PROPER	TY OWNER DOING MY OWN WORK					
		CONTRACTOR II	NFORMA	TION			
CONTRACTO	R'S NAME:		1				
TELEPHONE	RESS:		CITY/STATE/	/ZIP:			
Applicant's	Signatur	CELL PHONE:	FAX:				
Print Name			Date Sign	eu			
		-					
		SUBMITTED PLAN	IS TO INC	CLUDE			
YES	NO N/A		ITEM				
1.		Please circle one of the Additional Energy Mea Conservation A thru G) from the enclosed Table	sures from e N1101.1(2	each category (E 2) for 1 & 2 Family	nvelope Enhancement 1 thru 6 & Dwellings.		
2.		Please check one of the boxes on the new code comply with R703.2. See enclosed form.	e requirem	ent for exterior wa	ll envelope and how you will		
3.		Three sets of legible plans drawn to scale, show	ing conform	ance to the applica	ble local and state building codes, late		
4		Design Review Board approval required? Any exte	erior modific	cation requires pre-	approval from DRB (SFR exempt)		
YES	NO N/A	SUBMITTE	D PLANS				
5.		Site/Plot plan drawn to scale. The plans must sh corner elevations (if there is more than 4-ft. elevati 2-ft. intervals), location of easements and driveway known fill sites, landslide hazard areas or wetlands impervious area, existing structures on site, gradin	now: Lot an on differenti y, footprint o s, wetlands o g, drainage	Id building setback ial, the site plan mu of structure (includin or stream corridors, , and erosion contro	dimensions; property st show contour lines at g decks), utility locations, any north point, scale, lot area, ol measures.		
6.		Elevation Views: Provide elevations for new construction; minimum of two elevations for additions and remodels. Exterior elevations must reflect the actual grade on site.					
7.		Foundation plan and Cross Section: Show footing and foundation dimensions, anchor bolts, any hold downs and reinforcing steel, connection detail, foundation vent size and location, and soil type.					
8.		Floor Plans: Show all dimensions, room identifica monoxide detectors, water heater, HVAC equipment than 30-inches or higher above grade, etc.	ition, door a nt, ventilatio	nd window sizes ar n fans, plumbing fiy	nd location of smoke and carbon (tures, balconies and decks more		
9.		Wall bracing (prescriptive path) and/or lateral analysis plans. Building plans must show construction details and locations of lateral brace panels, for non-prescribing path analysis, provide specifications and calculations to engineering standards.					
10.		Floor/roof framing plans are required for all floors and bearing locations, nailing and connection detai	s/roof assen ls. Show lo	nblies indicating me ocation of attic venti	ember sizing, spacing lation.		

11.			Basement an and waterproo surcharge or e	d retainin ofing shall l exceed 4-fe	g wall c be provid eet in he	ross sed led. Eng ght and	ction de gineered baseme	e tails sho plans are nt walls no	wing pla required ot comply	cement of r for retaining ying with the	einforci g walls th prescrip	ng ste nat sup tive re	e l, drains port a quirement	S
12.		Beam calculations. Provide two sets of calculations using current code design values for all beams and multiple joists exceeding prescriptive code requirements, and/or beam/joist carrying a non-uniform load.												
13.		Manufactured floor/roof truss design details.												
14.		Energy code compliance. Identify the prescriptive path or provide calculations.							<u> </u>					
15.			Engineer's ca Building Officia	l iculations al)	when r	equired ((lateral)	designs, re	etaining v	walls or whe	n determ	ined b	y the	
16.			Copy of property boundary survey done after January 1, 1986, or letter from licensed surveyor reviewing survey done prior to January 1, 1986, concurring with work and monuments used and verifying proper pin placements.											
17.			Site plan sho application.	wing locat	tion, siz	e, and s	pecies	of any tre	e to be r	emoved wit	h attach	ed Cit	ty tree ren	noval
18.			Construction flood zone the	in flood p project is	lains mi located i	ust show n. Wetla	v elevation and and	ons and de stream co	sign det rridors m	ails compatil ust be show	ole with r n.	equire	d construc	ction for the
19.			Sites located accompanied	in potenti by a site sp	al geolo	gic haza ologic ir	ards as nvestiga	required b tion report	y Chapte prepare	er 17 of the 0 d by register	City's Mu red geolo	nicipal ogist or	Code, sh engineeri	all be ng geologist.
20.			City standards	, the ocea	n snore	shall pro	ovide an	Oceantro	nt setbac	k line prepa	red by a	registe	ered surve	yor using
			COM	IERCIAI		IS MUS	ST <u>ALS</u>	<u>SO</u> INCL	UDE TI	HE FOLLO	WING			
21.			Architect/Eng required by the	ineer Star Building (np. Rec Official.	uired wł	hen strue	cture is ov	er 4,000	s.f. or 20-fee	et in heig	ht, or	when	
22.			Structural Ca or when requir	culations ed by the E	. Requir Building	ed for st Official.	tructures	over 4,00	0 s.f., bu	ilding not pe	rmitted t	o be p	rescriptive	
23.			Energy Docu	nentation.	. To be p	provided	on Com	check ene	ergy form	S				
24.			Mechanical P and bathrooms	l ans. Equi	ipment lo	cation, s	size, typ	e and layo	ut, fan c	apacity/air cl	nange in	habita	ible areas	
25.			Accessibility.	Indicate c	omplian	ce meas	ures (pa	rking and	througho	out structure).			
			FC	RCITY	USE O	NLY: D		WRITE	BELO	W THIS L	NE			
Tax Map	:			Subdivision:				Flood Zone:			Осси	upancy:		
Tax Lot:				Bldg. Count:				Reg.Elevatio	n		Con	struction ⁻	Type:	
Date Sub	mitted			Block				Dec (Comm						
Duie Out	Jinited.	Living Spa	ice	BIOCK.	Basemen	Space		Res./Comm (Garage/S	Storage	Geo	Hazard:	Deck & Pa	tio
Sqf	ft	Rate	Value	Sqft.	Rate	Va	alue	Sqft.	Rate	Value	s	Sqft.	Rate	Value
Resid	lential	Sprinkler Sy	/stem - Includes	Squar	e				0	to 2,000 = \$	+	 _		
				F001a0	e				2,00	1 to 3,600 = \$	+	\vdash		
									3,60	1 to 7,200 = \$				
									7,201	and greater = \$;			
Build Permit	ing Fee		12% S.C.		Pla	n Rev.			F.L.S. Rev.					
Local P Fees	Plannin	g									-			
Amt. P	Paid				Receipt #					Date:				
AD	DITIO	ONAL DE	PARTMENTA		GENCY	SIGNO	OFFS R	EQUIRED	PRIOF	R TO ISSU		DF BU	ILDING F	PERMET
		PLEAS	E SEE THE	FOLLO	WING	PAGE	ES FOI		IS. DIA	GRAMS	AND	EXA	MPLES	

Worksheet – Floor Area Ratio

Note: The F.A.R. and Lot Coverage forms must be completed on all additions or new single-family dwellings prior to submitting packet for Building Permit.

I.	The maximum FAR in the R1, R2, RAM, R3 and R The maximum FAR in the RVL zone is 5	M zones is .6.
	The maximum FAR in the PL zone for a lot 5 000 of	aguara fact or loss is 6
	The maximum FAR in the RL zone for a lot 5,000 S	square reet of ress is .0.
	The maximum FAR in the RL zone for a lot of mor	e than 5,000 square feet is .5.
II.	Calculation of FAR	
	A. Lot Size:	sq. ft. (A)
	A. Gross Floor Area: (see definition below)	
	1. Basement	sq. ft.
	2. 1 st Story	sq. ft.
	3. 2^{nd} Story	sq. ft.
	4. Loft	sq. ft.
	5. Garage or Carport	sq. ft.
	6. Habitable Accessory Structures	sq. ft.
	(e.g. accessory dwelling)	
	TOTAL	sq. ft. (B)
	C. Divide Total (B) by (A) =	FAR

Definition of Gross Floor Area

Gross Floor Area is the sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls of a building, including supporting columns and unsupported wall projections (except eaves, uncovered balconies, fireplaces and similar architectural features), or if appropriate, from the center line of a dividing wall between buildings.

Gross floor area includes:

- Garages and carports
- Entirely enclosed porches
- Basement or attic areas determined to be habitable by the City's Building Official, based on the definitions in the building code.
- Uninhabitable basement areas where the finished floor level of the first floor above the basement is more than three feet above the average existing grade around the perimeter of the buildings foundation.
- All portions of the floor area of a story where the distance between the finished floor and the average of the top of the framed walls that support the roof system measures more than 15 feet shall be counted as 200% of that floor area.

Worksheet – Lot Coverage

Lot Coverage: (Allowable lot coverage = lot size x .50)

D.	Lot siz	ze:		_sq. ft. (D)						
E.	Lot Co	overage:								
	1.	Building Footprint Area:								
		House		sq. ft.						
		Detached Garage:		sq. ft.						
		Accessory Structures:		_sq. ft.						
		Total of Buildings:		_sq. ft. (E1)						
	2.	Areas of structures over 30" above existing grade:								
		Porches:		sq. ft.						
		Decks:		sq. ft.						
		Stairways:		sa. ft.						
		Other:		_sq. ft.						
		Total over 30":		_sq. ft. (E2)						
	3.	Paved or graveled area for required off-street parking:		_sq. ft. (E3)						
	4a. other t	4a. Areas of improvements less than 30" above existing grade and graveled or paved areas other than required parking in 3 above								
	other t	Decks:		sa ft						
		Patios.		sa ft						
		Walks.		sq. ft						
		Graveled/Paved		_sq. ft						
		Other:		_sq. ft.						
		Total under 30":		_sq. ft.	(E4a)					
	4b.	Lot size (from D above):		sq. ft.						
		x .50 x .25 =		_sq. ft.	(E4b)					
	4c.	If E4a is greater than E4b, then the remainder is counted	1:							

E4a _____ - E4b _____ = ____ (E4c)

F. Add lines E1, E2, E3, and E4c and divide the total by line D. If answer if .50 (50%) or less, the standard is met:

E1:	sq. ft.
E2:	sq. ft.
E3:	sq. ft.
E4c:	<u>sq. ft.</u>
m . 1	2
Total:	<u>sq. ft.</u>
(D):	$\underline{\qquad}$ sq. ft. = $\underline{\qquad}$ % Lot Coverage









Residential Energy Efficiency Measures Selection Form

Check the appropriate box, if provided.

DEPARTMENT USE ONLY			
Permit no.:			
Submittal Date:			
Permit Issue Date:			

For the purpose of energy efficiency the Oregon Residential Specialty Code regulates exterior envelopes as well as the design, construction, and selection of heating, ventilation, air-conditioning systems, and insulation values. This form is intended to identify under which provision of the code your project will meet the requirements for energy conservation. Applicants are asked to complete this form by selecting which provision of the code their project meets and providing the required submittal information associated with that requirement either on this form or as part of the construction documents.

APPLICANT INFORMATION	JOB SITE INFORMATION AND LOCATION
Name:	Job site address:
Address:	City:
City/State/ZIP:	State/ZIP:
Phone:	Occupancy Type: Single-Family Accessory Structure
Email:	Townhouse Duplex Other

INSTRUCTIONS
Select the type of construction. If the project is an addition, select the applicable addition type and enter the selected measures accordingly; print and sign your name. Submit this form with your permit application or your project will be placed on hold until the required information is provided.
New construction. All conditioned spaces within residential buildings shall comply with Table N1101.1(1) and one additional measure from Table N1101.1(2).
Additions. Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of this chapter.
 Large additions. Additions that are equal to or more than 600 square feet in area are required to select one measure from Table N1101.1(2). Enter the selected Table N1101.1(2) additional measure
 Small additions. Additions that are less than 600 square feet in area are required to select one measure from Table N1101.1(2) or select one measure from Table N1101.3. Selected Table N1101.1(2) additional measure Selected Table N1101.3 additional measure
Exception: Additions that are less than 225 square feet in area are not required to comply with Table N1101.1(2) or Table N1101.3.
Note: Depending on the additional measure you have selected, there may be sub-options that you will have to specify.

	TABLE N1101.1(2) – ADDITIONAL MEASURES						
	1a	HIGH-EFFICIENCY HVAC SYSTEM ^a					
	1h	a. Gas-fired furnace or boiler AFUE 94 percent, or					
	1.	b. Air-source heat pump HSPF 10.0/14.0 SEER cooling, or					
	Ic c. Ground-source heat pump COP 3.5 or Energy Star rated						
		HIGH-EFFICIENCY WATER HEATING SYSTEM					
	2a	a. Natural gas/propane water heater with minimum UEF 0.90, or					
	2b	b. Electric heat pump water heater with minimum 2.0 COP, or					
	2c	c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and					
		Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower					
	3	WALL INSULATION UPGRADE *(see page 5 of this form for commentary)					
	5	Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation					
		ADVANCED ENVELOPE					
		Windows-U-0.21 (Area weighted average), and					
	4	Flat ceiling ^b —U-0.017/R-60, and					
		Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)					
		DUCTLESS HEAT PUMP					
	5	For dwelling units with all-electric heat, provide:					
	5	Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and					
		programmable thermostat for all heaters in bedrooms					
		HIGH EFFICIENCY THERMAL ENVELOPE UA ^c					
	U	Proposed UA is 8 percent lower than the code UA					
	7	GLAZING AREA					
		Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area					
		3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION					
	8	Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.					
For	SI: 1 sq	uare foot = 0.093 m^2 , 1 watt per square foot = 10.8 W/m^2 .					
a	Applian	ces located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly					

- from the outdoors. b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a
- U-factor no greater than U-0.026.c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.

	TABLE N1101.3 – SMALL-ADDITION ADDITIONAL MEASURES (SELECT ONE)
1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2
3	Insulate the existing floor, crawl space, or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED, or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
4	Test the entire dwelling with a blower door and exhibit no more than 4.5 air changes per hour @ 50 Pascals.
5	Seal and performance test the duct system.
6	Replace existing 80-percent AFUE or less gas furnace with a 92-percent AFUE or greater system.
7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0.
8	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5.
9	Replace existing water heater with a water heater meeting: Natural gas/propane water heater with minimum UEF 0.90, or Electric heat pump water heater with minimum 2.0 COP.

On April 1, 2021, the 2021 ORSC became effective, introducing new requirements and revisions to existing requirements for air sealing, insulation and installation of ducts, as well as new requirements for continuously-operating, balanced mechanical whole-house ventilation (WHV) and revised other requirements. A portion of the code sections outlining energy efficiency requirements and approved measures are included on page 5 of this document, and the code in its entirety can be viewed on the BCD website at www.bcd.oregon.gov

Air Sealing Requirements (ORSC N1104.8)

All new construction shall now incorporate the former 2017 ORSC Table N1101.(2) Measure #5, regarding 'air sealing and ducts'. Building thermal envelopes shall be constructed to limit air leakage by the use of 'Air Barriers' in accordance with section N1104.8.1 and 'Sealing Requirements' in accordance with N1104.8.2.

Insulation of Ducts (ORSC N1105.2)

All new duct systems, or new portions of duct systems exposed to unconditioned spaces, and buried ductwork within insulation that meets the exception to Section N1105.3, shall be insulated to a minimum level of R-8. Duct systems, or new portions of duct systems, located entirely within the building thermal envelope may be insulated to a level less than R-8.

Installation of Ducts (ORSC N1105.3 & M1601.4.11)

All new duct systems, air handling equipment and appliances shall be located fully within the building thermal envelope. It may not always be practical, or technologically or economically feasible to construct all duct systems fully within the building thermal envelope, as such exceptions to this new requirement are offered. See the portion of code section copied below, and see additional BCD Technical Bulletin for additional commentary and diagrams.

Whole House Ventilation (ORSC M1505.4)

All new HVAC systems are now required to be provided with a balanced mechanical whole-house ventilation (WHV) systems. WHV systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4. Balanced ventilation systems are a combination of exhaust and supply methods providing approximately equal (within a 10% margin) indoor exhaust and outdoor supply air flow. Outside air should be taken from a known fresh air location then filtered and tempered before delivery to the conditioned space. Balanced ventilation should not affect the pressure of the interior space relative to outdoors. WHV systems shall provide outdoor air at a continuous rate as determined in accordance with Table M1505.4.3(1) or equation 15-1.

WHOLE HOUSE BALANCED VENTILATION SPECIFICATIONS

Describe method of balanced WHV and list associated equipment below:

WHV Intake/Supply - Make & Model # (specify local intake, furnace if serves as intake, central fan integrated supply, or other):

WHV Exhaust - Make & Model #:

WHV Control/Interlock Unit - Make & Model #:

WHV HRV/ERV, Dampers, Misc. - Make & Model #:

WHV System Mechanical Ventilation Rate (outdoor air):

Min. Required Mechanical Ventilation Rate (outdoor air) Table M1505.43(1) or Equation 15-1: CFM

Equation 15-1: Ventilation rate in cubic feet per minute = (0.01 x Total square foot area of house) + ([7.5 x (number of bedrooms + 1)]

CFM

х

Date:

Exception: Intermittent WHV Ventilation Rate Factor Table M1505.4.3(2):

APPLICANT SIGNATURE

I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

Signature:

Print name:

□ Intermittent Operation

CFM =

3

CFM

Blower Door Results Reporting

2021 Oregon Residential Specialty Code (ORSC) Compliance

This form provides the new N1104.8.2 or Additional M (ORSC). Where applicable Certificate of Occupancy i	cessary information to demons Measure #8 from Table N1101 e, this form shall be provided t is issued.	strate compliance with .1(2) in Chapter 11 of t to the local building of	the sealing requi the Oregon Resid ficial after testin	irements of Section dential Specialty Code g and before the			
Jurisdiction:							
	COMPANY	INFORMATION					
Company name:			CCB/EEAST r	10.:			
Address (Street or P.O. Boz	x):		Phone:				
City:			State:	Zip:			
Technician's name:		Email:					
	PROJECT	INFORMATION					
Builder:		Community:		Lot:			
Street address:				1			
City:			State: OR	Zip:			
One-family, two-family, or	townhouse:		Number of stories:				
Permit #:	Conditioned floor area (SF):		Conditioned volume (CF):				
Section N1104.8.2 – Sea	ling Required						
If selecting an Additional M	Measures #1-7 from Table N11	.01.1(2) enter the Blow	ver Door Test Re	esults below.			
I hereby certify that the using standard industry	blower door test results are: protocol such as ANSI/RESNI	ACH50 and ET/ICC 380.	CFM@50Pa a	nd have been determined			
\square PASS – Less than of	r equal to 4.0 ACH50	FAIL – Grea	ater than 4.0 AC	H50			
Table N1101.1(2) – Addir	tional Measure No. 8						
If selecting an Additional M	Measures #8 from Table N110	1.1(2) enter the Blower	Door Test Rest	ılts below.			
I hereby certify that the using standard industry	I hereby certify that the blower door test results areACH50 andCFM@50Pa and have been determined using standard industry protocol such as ANSI/RESNET/ICC 380.						
\square PASS – Less than or	r equal to 3.0 ACH50	FAIL – Grea	ater than 3.0 AC	H50			
	BLOWER DOO	R CALCULATION	S				
ACH50 = (CFM50 x 60) / Con	nditioned Volume						
	TECHNICIANS N	NAME & SIGNATU	RE				
Print name:	Signature:		Test I	Date:			

REFERENCED CODE SECTIONS

N1104.8 Air leakage. The building thermal envelope shall be constructed to limit air leakage in accordance with this section

N1104.8.1 Air barriers. A continuous air barrier shall be installed and fully aligned with the building thermal envelope on every vertical portion of air-permeable insulation and on the warm side of horizontal, air-permeable insulation. Air-permeable insulation shall not be used as a sealing material.

Exception: Unvented attics, continuous insulation walls and similar conditions where an impermeable insulation layer forms an air barrier.

N1104.8.2 Sealing required. Exterior joints around window and door frames, between wall cavities and window or door frames, between walls and foundation, between walls and roof, between walls and roofs and all other openings in the exterior envelope shall be sealed in a manner approved by the building official.

Sealing for the purpose of creating a continuous air barrier shall be in accordance with the applicable requirements of Table N1104.8, or the dwelling shall be tested to demonstrate a blower door result not greater than 4.0 ACH50.

N1104.8.2.1 Top plate sealing. At all walls in contact with vented attics, the wall covering (gypsum board or other) shall be sealed to the top plate with caulk, sealant, gasket or other approved material.

N1105.3 Installation of Ducts. All new duct systems and air handling equipment and appliances shall be located fully within the building thermal envelope.

Exception:

1. Ventilation intake ductwork and exhaust ductwork.

2. Up to 5% of the length of HVAC system ductwork shall be permitted to be located outside of the thermal envelope.

3. Ducts deeply buried in insulation in accordance with all of the following:

3.1. Insulation shall be installed to fill gaps and voids between the duct and ceiling, and a minimum of R-19 insulation shall be installed above the duct between the duct and the unconditioned attic.

3.2. Insulation depth marker flags shall be installed on the ducts every 10 feet or as approved by the building official.

COMMENTARY

***TABLE N1101.1(2) - ADDITIONAL MEASURES - #3 WALL INSULATION UPGRADE;** consists of minimum stud cavity insulation and a continuous layer of R-5 rigid exterior insulation boards such as; expanded polystyrene (EPS), extruded polystyrene (XPS), polyisocyanurate (PIC), or rigid mineral fiber (MF). Be advised cladding attachment shall be done in accordance with manufacturers installation instructions, and or in accordance with ORSC R703.9 Exterior Insulation and Finish Systems (EIFS) or other prescriptive code methods for 'installation over foam plastic sheathing'. Additionally, the provisions of R703.1.1 Exterior Wall Envelope shall be followed.

AIR BARRIER INSTALLATION AND AIR SEALING REQUIREMENTS					
COMPONENT	AIR BARRIER CRITERIA				
Commission	A continuous air barrier shall be installed in alignment with the building thermal envelope.				
General requirements	Breaks or joints in the air barrier shall be sealed.				
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed.				
	Access openings, drop-down stairs, or knee wall doors to unconditioned attic spaces shall be gasketed and sealed.				
	The junction of the foundation and sill plate shall be sealed.				
Walla	The junction of the top plate and the top of interior walls shall be sealed between wall cavities and windows or door frames.				
wans	All penetrations or utility services through the top and bottom plates shall be sealed.				
	Knee walls shall be sealed.				
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors shall be sealed.				
Rim/band joists	Rim/band joists shall be a part of the thermal envelope and have a continuous air barrier.				
Floors Including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.				
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.				
Shafts, penetrations	Duct shafts, utility penetrations and flue shafts opening to exterior or unconditioned space shall be sealed.				
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.				
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.				
Shower/tub on exterior walls	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.				
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.				
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.				

TABLE N1104.8 AIR BARRIER INSTALLATION AND AIR SEALING REQUIREMENTS

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS ^a				
	STANDARD BASE CASE		LOG HOMES ONLY	
BUILDING COMPONENT	Required Performance	Equiv. Value ^b	Required Performance	Equiv. Value ^b
Wall insulation—above grade	U-0.059°	R-21 Intermediate ^c	Note d	Note d
Wall insulation—below grade ^e	C-0.063	R-15 <u>c.i.</u> /R-21	C-0.063	R-15/R-21
Flat ceilings ^f	U-0.021	R-49	U-0.020	R-49 A ^h
Vaulted ceilings ^g	U-0.033	R-30 Rafter or R-30A ^{g, h} Scissor Truss	U-0.027	R-38A ^h
Underfloors	U-0.033	R-30	U-0.033	R-30
Slab-edge perimeter ^m	F-0.520	R-15	F-0.520	R-15
Heated slab interior ⁱ	n/a	R-10	n/a	R-10
Windows ^j	<u>U-0.27</u>	<u>U-0.27</u>	<u>U-0.27</u>	<u>U-0.27</u>
Skylights	U-0.50	U-0.50	U-0.50	U-0.50
Exterior doors ^k	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors with > 2.5 ft ² glazing ¹	U-0.40	U-0.40	U-0.40	U-0.40

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m^2 , 1 degree = 0.0175 rad, n/a = not applicable.

- a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-factor standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-factors contained in Table N1104.1(1).
- b. R-values used in this table are nominal for the insulation only in standard wood-framed construction and not for the entire assembly.
- c. Wall insulation requirements apply to all exterior wood-framed, concrete or masonry walls that are above grade. This includes cripple walls and rim joist areas. Nominal compliance with R-21 insulation and Intermediate Framing (N1104.5.2) with insulated headers.
- d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.
- e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.
- f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces). R-49 insulation installed to minimum 6-inches depth at top plate at exterior of structure to achieve U-factor.
- g. Vaulted ceiling surface area exceeding 50 percent of the total heated space floor area shall have a U-factor no greater than U-0.026 (equivalent to R-38 rafter or scissor truss with R-38 advanced framing).
- h. A = Advanced frame construction. See Section N1104.6.
- i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.
- j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF1111.2, Item 3 shall comply with window performance requirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a *U*-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building thermal envelope requirements.
- k. A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of 0.54 or less.
- 1. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.
- m. Minimum 24-inch horizontal or vertical below-grade.

Special thanks to the Building Officials and staff of the cities of Seaside, Warrenton, Cannon Beach and Clatsop County for a consensus effort to produce this form. It is the intent of those involved to create a user's guide to assist building designers in navigating the complex code provisions of energy efficiency. Please contact your code official with specific concerns as you use this guide.









NEW CODE REQUIREMENT FOR EXTERIOR WALL ENVELOPE

To promote building durability, the exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier (wrb) as required in R703.2, a minimum 1/8" (3mm) space between the wrb and the exterior veneer, and integrated flashings as required in R703.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board.

The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a mean of draining water that enters the assembly to the exterior.

In lieu of providing the 1/8" space between your exterior veneer and the (wrb), you may use one of the following exceptions.

- 1.) A space is not required where the exterior veneer is installed over a waterresistive barrier complying with section R703.2 which is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirement of ASTM E2273 or other recognized national standards.
- □ 2.) A space is not required where window sills are equipped with pan flashings which drain to the exterior surface of the veneer in a through wall fashion. All pan flashings shall be detailed within the construction documents and shall be of either a self-adhering membrane complying with AAMA 711-07 o of an approved corrosion-resistant material or a combination thereof.
- 3.) A space is not required where the exterior veneer is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirement of ASTM E2273 or other recognized national standards and is installed over a water resistive barrier complying with section R703.2.
- 4.) A space is not required where the exterior veneer is matching an existing exterior finish as in additions, alterations or repairs.

If you choose item #2, additional details of the pan flashing must be provided for review.



City of Cannon Beach

DEVELOPMENT PERMIT TYPE 2 APPLICATION GRADING, EROSION AND SEDIMENTATION CONTROL

Please fill out this form completely. Please type or print.

Applicant Name:	
Mailing Address:	
Email Address: Telephone:	
Property-Owner N	ame:
	(if other than applicant)
Mailing Address:	
Telephone:	
Property Location:	
	(street address)
Map No.:	Tax Lot No.:

Nature of the Request

Description of proposed action providing the information required by the Zoning Code Section 17.62.030.c (Attach extra sheets as necessary)

Application Fee: \$100.00	
Applicant Signature:	Date:
Property Owner Signature:	Date:

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners. As Property Owner, my signature or an authorized applicant's signature, allows any duly authorized employee of the City to enter upon all properties affected by this permit for the purpose of follow-up inspection, observation, or measurement.

Received on:	Ву:	
Fee Paid:	Receipt No.:	_
(Last revised March 2021)		



Building Department City of Cannon Beach PO Box 368, Cannon Beach, OR 97110 (503) 436-2045

Contractor's Certification – Moisture Content

NOTE: This form is to be kept by the Contractor and must be completed prior to the insulation inspection. The form may be left on site for the Building Inspector or submitted to the Building Department prior to scheduling a framing inspection.

Building Permit No: _____

Project Address:

In accordance with ORSC Section R109.1.4.1, the general contractor must notify the Building Official, in writing, that the moisture content does not exceed 19 percent.

ORSC R109.1.4.1 Moisture Content. After the framing inspection and prior to the installation of interior finishes, the building official shall be notified in writing by the general contractor that all moisture-sensitive wood framing members used in construction have a moisture content of not more than 19 percent of the weight of dry wood framing members.

I certify that the referenced project is in full compliance with the code requirement(s) specified.

Signed:	Date:
General Contractor	
Print Name:	Phone:
Address:	CCB No.:



Building Department City of Cannon Beach PO Box 368, Cannon Beach, OR 97110 (503) 436-2045

Contractor's Certification of High-Efficiency Interior Lighting Systems

NOTE: This form is to be kept by the Contractor and must be completed prior to the issuance of a Certificate of Occupancy. The form may be left on site for the Building Inspector or submitted to the Building Department prior to scheduling a final inspection.

Building Permit No: _____

Project Address:

In accordance with ORSC Section N1107.2 and/or Table N1101.1(2), the owner, owner's authorized agent, or the general contractor must notify the Building Official, in writing, that one of the code requirements specified below have been met.

ORSC N1107.2 High-Efficiency Interior Lighting Systems. A minimum of fifty (50) percent of the permanently installed lighting fixtures shall be installed with compact or linear fluorescent, or a lighting source that has a minimum efficacy of 40 lumens per input watt. Screw-in compact fluorescent lamps comply with this requirement.

This project was equipped with minimum 50% high-efficiency lighting systems.

Additional Measure Item {#4 #5 #7} was utilized in accordance with Table N1101.1(2); therefore, 75% high efficiency lighting systems were mandated and appropriately installed. (Please circle one).

I certify that the referenced project is in full compliance with the code requirement(s) specified.

Signed:		Date:
Owner	General Contractor Authorized Agent	
Print Name:	F	Phone:
Address:		CCB No.:



PLOT PLAN TO INCLUDE

 SEWER, EXISTING AND PROPOSED LOCATION
 EROSION CONTROL METHOD
 CONTOUR ELEVATIONS LINES @ 2-0" INTERVALS
 SHOW LOCATION OF TREES PROPOSED FOR ROOF AND FOOTING DRAINAGE LOCATIONS (I.E. PERCOLATION SYSTEM ETC...) 14. WATER SERVICE, EXISTING AND PROPOSED CITY STORM DRAIN, STREAM, DRYWELL LOCATION REMOVAL 3. WORKSHEETS (INCLUDING ALL STRUCTURES, DRIVEWAYS, DECKS, PORCHES, SIDE WALKS, PAVED AREA AND GRAVELED AREA ETC...) MAX 50% 10.0FF STREET PARKING LOCATIONS MIN. (2) PER DWELLING UNIT 8'-0" X 18'-0"REQUIRED FOR 1 AND 2 FAMILY DWELLINGS 11. EASEMENT, SHOW EXISTING AND PROPOSED 12. SHOW AND LABEL ALL ABUTTING STREETS TO PROPERTY 8. LOT COVERAGE & F.A.R. SEE ATTACHED 100'-0" 60'-0" 1 DRIVEWAY ACCESS <u>ю</u> "O· S 2. DIMENSIONS BASED UPON RECORDED SURVEY
 3. SCALE USED AND NORTH ARROW
 4. FOOTPRINT OF EXISTING AND PROPOSED STRUCTURES (INCLUDING DECKS AND PORCHES)
 5. SETBACKS FROM ALL PROPERTY LINES AND STRUCTURES I SUBMIT COPY OF CURRENT SURVEY 1/1/1986 OR 1 ¢-1 1 WETLANDS AND STREAM LOCATIONS FROPOSED WATER LINE LETTER TO VERIFY VALIDITY LOT SIZE / DIMENSIONS SHUT OFF VALVE ø





BUILDING FOUNDATION PLAN TO INCLUDE

- SCALE USED
 EXISTING AND PROPOSED STRUCTURES
 ENICATE LOCATION AND SIZE OF FOOTINGS OR PADS
 SHOWLOCATION AND SIZE OF POSTS, GIRDERS, AND CONNECTORS
- NOTE: DRAWINGS ARE FOR INFORMATIONAL USE ONLY. ADDITIONAL REQUIREMENTS MAY APPLY. DRAWINGS DO NOT SPECIFY OR VERIFY DIRECT CODE COMPLIANCE

- SHOW ACCESS LOCATION
 INDICATE FOOTING DRAIN LOCATION
 SHOW VERTICAL AND HORIZONTAL REBAR REINFORCEMENT CROSS SECTION
 INDICATE SIZE AND SPACING OF ANCHOR BOLTS. 1 AND 2 STORY: 8-0" O.C. 3 STORY: 4-0" O.C.



SAMPLE FOUNDATION FLOOR PLAN



BUILDING FLOOR PLAN TO INCLUDE

- SCALE USED ÷
- ດ່ ຕ່
- EXISTING AND PROPOSED STRUCTURES SHOW FLOOR PLAN OF EACH LEVEL, INCLUDING LOFTS, BASEMENTS OR MEZZANINES INDICATE SIZE OF ROOMS AND TOTAL BUILDING AREA
 - LABEL ROOMS
- SHOW AND LABEL ALL DOOR, WINDOW AND SKYLIGHT SIZES INDICATE STAIRS 4 5 6 7 8
 - INDICATE LOCATION OF HEATING SYSTEMS, FIREPLACES, PLUMBING FIXTURES AND HOUSEHOLD APPLIANCES
- SHOW ATTIC AND CRAWL SPACE LOCATIONS
 SHOW CONSTRUCTION DETAILS AND BRACE PANELS: BRACE PANELS (BP) ALTERNATIVE BRACE PANELS: PORTAL FRAMES (PF) MUST STATT WITHIN 8-0" OF BUILDING CORNERS AND AT 25-0" MAX. O.C. UNLESS ENGINEER PLANS ARE SUBMITTED FOR NON-PRESCRIPTED PATHS

INDICATE ALL WINDOWS TO BE TEMPERED INDICATE LOCATIONS OF SMOKE AND CARBON MONOXIDE DETECTORS

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NOTE: DRAWINGS ARE FOR INFORMATIONAL USE ONLY. ADDITIONAL REQUIREMENTS MAY APPLY. DRAWINGS DO NOT SPECIFY OR VERIFY DIRECT CODE COMPLIANCE





BUILDING CROSS SECTIONS TO INCLUDE

- 1. SCALE USED
- 2. EXISTING AND PROPOSED STRUCTURES
- SHOW SIZE AND SPACING OF ALL FRAMING MEMBERS
 INDICATE TYPE AND THICKNESS OF ALL FLOOR, WALL, ROOF PITCH, AND ROOF SHEATHING.
 INDICATE FINISH MATERIALS.

INDICATE AREAS TO BE EXCAVATED
 SPECIFY REINFORCING STEEL IN FOUNDATION OR RETAINING VALLS
 INDICATE FINISH FLOOR IN RELATION TO RETAINING WALLS
 INDICATE SLOPES AND FILL SLOPES AND SPECIFY HEIGHT OR DEPTH OF EACH

- 6. SHOW BEARING PARTITIONS AND FOUNDATION
 - FOOTING AND/OR PIER PADS
- INDICATE FINISH GRADE
 INDICATE FINISH FLOOR, CEILING AND ROOF HEIGHT
 INDICATE ROOF SLOPE
- NOTE: DRAWINGS ARE FOR INFORMATIONAL USE ONLY. ADDITIONAL REQUIREMENTS MAY APPLY. DRAWINGS DO NOT SPECIFY OR VERIFY DIRECT CODE COMPLANCE



SAMPLE BUILDING CROSS SECTION



EXTERIOR ELEVATION TO INCLUDE

- SCALE USED
 EXISTING AND PROPOSED STRUCTURES
 INDICATE FLOOR, CELUNG AND OVERALL HEIGHT
 INDICATE FLOOR, SLOPE
 SHOW FINISH MATERIAL
 INDICATE DOOR AND WINDOW SIZES
 MAX HEIGHTS: SEE ZONING CODE TITLE 17

NOTE: DRAWINGS ARE FOR INFORMATIONAL USE ONLY. ADDITIONAL REQUIREMENTS MAY APPLY. DRAWINGS DO NOT SPECIFY OR VERIFY DIRECT CODE COMPLIANCE



SAMPLE EXTERIOR ELEVATION

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DEPARTMENTAL AND AGENCY PLAN REVIEW AND APPROVAL

1. Job Site Information				
Job Site Address:		Ma	ap and Tax Lot:	
Owner/Agent:		Ph	none:	
Proposed Development/Constr	ruction:			
		426 00 40	7	
2. Land Use/Planning Depai	tment (Phone: 503	-436-8040)	Zone:	
Architectural Min. Stas.	Yes() No() Re	equirements:		-
Lot Coverage	$\operatorname{Hes}()\operatorname{No}()$ Re $\operatorname{Ves}()$ Ne $()$ D	equirements:		-
FAK/GFA	$\operatorname{Yes}()\operatorname{NO}()$ Retained to $\operatorname{Yes}()$ No() Retained to $\operatorname{Yes}()$	equirements:		-
Zonnig: Selbacks, Blug. HL, e	V_{22} () N_0 () R_0	equirements:		-
Derking	$\operatorname{Ves}()$ No() No	equirements.		
Flood Dising	$\operatorname{Ves}()$ No() No	equitements.		-
FICULATION FIGHT.	1es() No()	od plain roquiron	ont nago: Vos () No	()
Coologia Hazard: Vos () $NO()$ Attach HO) $NO()$ Poport:	ou plain requirem	ient page. Tes () No)()
Wetlands: Vos () No () Report.			-
Dev Dermit Ves () No () Define and $N_{\rm O}$ ()	/II		-
Stream Corridor: Voc.) NO() Dolinactic	n.		
Oceanfront: Vac () No () Definition D_{0}	л onte:		-
Attachments to Dianes Ves () No () Nema:	JIIIS		_
Anachiments to Plans: Ies () NU() INaille:	ta)		_
Land Use Approvals (Conditio	mai Use, variance, e	ic.)		
Signature:		Fitle:	Date:	
Comments:				
Signature:	,	l'itle:	Date:	
4. Fire Department Access a Apparatus Access Road Requi 20' Width Yes 150' Length Yes 10% Grade Yes 13'6" Clear Height Yes	nd Water Supply R rements Met: No Comments _No Comments _No Comments _No Comments	equirements (Pl	none: 503-436-2949)	
Hydrant Distance to street from	tage of structure $\frac{1}{2}$	Feet Com	ments	
Fire Department Connection I	Orm C	Yes No	Comments	
Alternate to Access and/or Wa	ter Supply Not Bein	g Met:		
NFPA Sprinkler S	ystem Required: Ye	\tilde{s} () No() N/A	()	
Additional Fire Protection Rec Comments:	juirements: Yes ()	No()		
Signatura	,		Data.	
	·		Date:	