

When do I need a [plumbing permit](#)?

For the health, safeties, and welfare of you and your family, and future occupants, do not do plumbing work that is beyond your skill level!

Note: The City of Cannon Beach requires a shut off valve to be located within three feet (3') of the City water meter. Only City of Cannon Beach Public Works Department staff is authorized to turn water off at the meter. Using the City water meter to turn off your water may incur a penalty as well as result in your water being turned off by the City.

The City of Cannon Beach has a Fats, Oils and Grease (FOG) ordinance. Please check section 13.08.060 for compliance requirements. **A grease trap may be required.**

A plumbing permit is required to do the following:

- To replace water heaters, alter piping inside a wall or ceiling or beneath a floor and for plumbing in all new installations.
- To do emergency repair, alteration or replacement of freeze-damaged or leaking concealed piping, if new piping exceeds 3 feet.
- To remodel or add on to your one- or two-family residence when existing plumbing is to be relocated. This includes installation of building sewers, water service and rain drains outside the building.
- To install a lawn sprinkler/irrigation system.

A plumbing permit is **not** required in the following circumstances:

- When a property owner does ordinary minor repairs to plumbing systems on his or her own property. "Ordinary minor repairs" means repair, replacement or maintenance of existing accessible fixtures, parts and appliances and their related water and drain attachments. Do not alter an existing plumbing system without a permit.
- When a property owner or licensed plumber performs emergency repairs or replacement of freeze-damaged or leaking concealed piping, provided new piping doesn't exceed three feet in length.

If you are not sure if you need a permit, call the Cannon Beach Building Department at 503-436-2045.

Where do I get a permit for plumbing work?

The Cannon Beach Building Department issues permits, and is located at 163 E. Gower Street, (P.O. Box 368) Cannon Beach, OR 97110.

Complete a permit form, pay the fee and get your permit. You may also fax, mail, or email the completed form with your credit card number or personal check. If a plumbing contractor is performing the work, it is the contractor's responsibility to get the permit and ensure that required inspections are performed. The plumbing permit is issued to the party performing the work. A plan is usually not required for a residential plumbing permit. Fees are based on the plumbing work being done: the number of bathrooms for new single-family construction and on the number of fixtures to be installed for additions/remodels and commercial, or the number of feet of piping for water, sewer or rain drains.

A plumbing inspector can discuss your project with you. If you have all of the necessary information for the proposed project, you can usually obtain your permit quickly. Permit fees are paid when the permit is issued.

How do I get an inspection?

If you are having the work done by a plumbing contractor, the contractor is required to notify the Building Department when the work is ready to be inspected. If you are doing your own work, you can call the Inspection Line yourself at (503) 436-8045 within 24 hours after completion of any phase of the project. If an inspection request is made by 9:00 a.m., an inspection can usually take place that day; otherwise, a 24-hour notice would be required for inspections.

If you have installed water piping, the work must be operational for inspection. The plumbing inspector requires drainage piping be plugged and filled with water for inspection.

When you call, you will be asked for the permit number, property owner's name, job site address, type of inspection needed, and the date on which inspection is desired. Unless all of the work is outside and accessible, an adult needs to be present at the job site to provide access for the inspector.

Are you planning to do the plumbing work on your residence?

As the property owner of a one- or two-family dwelling, you can either hire a licensed plumbing contractor or do the plumbing work yourself without a license. A friend, neighbor, tenant, general contractor or other person cannot legally do the plumbing work unless he or she is a licensed plumber working on behalf of a licensed plumbing contractor.

All materials (pipe, pipe fittings, fixtures and other devices used in plumbing systems) must be listed and approved for their specific uses. This is especially important when installing materials that come into contact with drinking water.

If you hire a plumbing contractor, ask for his or her business registration and ask for the license number of any journeyman plumber performing work. Plumbing contractors must also be registered with the [Construction Contractors Board](#), (503) 378-4621 or (503) 365-7484.

Are you planning on installing a lawn sprinkler/irrigation system?

Lawn sprinkler/irrigation systems may be installed only by the homeowner, journeyman plumber, or a licensed [landscape contractor](#). **Backflow permits are required** to connect lawn sprinkler/irrigation systems to your building's water supply, and must be inspected by the Plumbing Inspector as well as tested by a State-Certified Backflow Assembly Tester. A list of Certified Backflow Assembly Testers is available on this website.

If you have questions concerning your eligibility to work on a building, call the Building Department at 503-436-2045.