



## Quick-Start Requirements for new Single Family Dwellings

A Lane County Quick Start authorizes limited construction for a new single family dwelling, as regulated by State of Oregon Codes, prior to the Lane County performing a complete plan review or issuing building permits. The benefit of this limited, authorization to begin construction allows the contractor/builder to better schedule site preparation, excavation, and foundation sub-contractors.

The Quick Start does not apply to temporary or mobile structures, nor to remodeling, repurposing or the expansion of existing structures.

As the contractor/builder has applied for and received the Quick Start authorization prior to Lane County performing a complete plan review for code compliance, the contractor/builder takes full responsibility for making any corrections for compliance with State of Oregon Building Codes as a result of the complete plan review by Lane County resulting in an issued permit. ORSC 106.1

The following is required in order to apply for a quick-start:

- A Lane County Quick Start Building Permit Application and Fee
- All pertinent Lane County Building Permit Applications and initial fees (e.g. building, Plumbing, Mechanical, Electrical & Sanitation).
- Three (3) sets of plans. One set will be issued to the field with the Quick-Start.
- A Quick-Start Agreement signed by the Applicant and submitted with the plans.
- \$250.00 Quick-Start application fee plus surcharges. This in addition to the usual plan review fee.
- Planning approval for the proposed use on the property
- Sanitation approval.
- Erosion Prevention approval (if applicable).
- An Oregon-registered engineer's structural calculations for the building -which include a cover or title sheet indexing the calculations to show that a complete review of the project was done for projects meeting ANY of these conditions:
  - Lot has a change in elevation of more than 10' in 100' (10 percent grade); or
  - The soils conditions of the site require a geotechnical report; or
  - The building is considered an irregular structure per ORSC section R301.2.2.2.5.
- Engineer's letter indicating that they have reviewed the structure and that the structure complies with the structural requirements of the building code.
- Where the building or portions of the building meet prescriptive requirements of the code, the engineer's analysis needs to specifically address the plans meeting prescriptive requirements of the code. Prescriptive wall bracing information must be on plans for inspection purposes.

A quick-start application must be submitted together with the original application for a building permit. A quick-start application will *not* be accepted *after* the building permit application has been submitted and routed for review. To confirm whether a project may be submitted as a quick-start, we encourage applicants to contact us at 541-682-4651 (building) and 541-682-3577 (planning) *before* submitting building permit applications.

Quick-start applications will not be accepted for the sites and structures located where:

- Land use code standards for Site Review, Conditional Use Permit, fire setbacks, Riparian setback, Floodplain, Beaches and Dunes, etc. apply and have not been addressed;
- Project includes home occupation, boarding houses or bed & breakfast uses.
- Lane County Facilities Permit requirement is identified and has not been addressed before the quick-start submittal;
- Area of proposed structure is 3000 square feet or greater.

The scope of work allowed under the Quick Start will take a project from site work and foundation up to a framing inspection. By holding off on the framing inspection, the open structure can have necessary changes made before the structural frame is covered.

*Engineer Name*  
*Address*  
*Phone; fax; e-mail*

April 17, 2020

Client name  
Client address

SAMPLE

RE: Quick Start Submittal  
Site address:  
Plan identification:

As you have requested, a structural review of the design of structural elements have been performed for the proposed residence at *site address or tax lot*. Our initial review required that corrections be made to the plans to address structural deficiencies. The corrections have been incorporated in the plans

Our structural review included:

Truss engineering for reactions on the bearing walls and framing supporting the roof trusses. The truss engineering was not specifically reviewed; the trusses were designed by another engineer.  
Roof framing, beams and headers  
Second floor framing and headers  
Main Floor framing; joists, beams and headers Foundation (*refer to a geotechnical report if one is required*)  
Lateral loads on the building and components (*lateral load resisting components are identified on the plans*).

The result of our review of the above systems, is that the proposed residence complies with the structural requirements of The State of Oregon 2017 edition, One and Two Family Dwelling Specialty Code.

If you have any questions or need calculations supporting our review, contact me at ###-###-####

Thank You,

