Frequently Asked Questions

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(building, plumbing, mechanical [heating and air conditioning], and electrical). If you
No. A homeowner (who owns and occupies the house) may do any or all of the work
is responsible for obtaining the permit. Electrical permits are non-transferable.
Oregon law requires that if an electrical contractor performs the work, the contractor
electrical, plumbing, and manufactured dwelling setup permits. For electrical work,
The property owner or contractor is responsible for obtaining structural, mechanical,
performed and inspections conducted on the project.
shock, and health risks. The permits provide a permanent record of the work
The purpose behind building codes is to give reasonable assurance that a home is safe from structural failure, fire hazards from electrical and heating systems, electrical
frustrating and could cause delays in refinancing or a lost sale of their home.
the possibility that the remodel must be redone or removed. This is costly and
for a permit with no guarantee that the remodel will meet the codes, and they face
permit and inspection on record, there is no proof. The homeowner must then apply
institutions want proof that alterations are in compliance with local codes. Without a
finding when they try to sell or refinance their home, prospective buyers or lending
home. A decision not to get a permit could be very costly. Some homeowners are
This is a question many people may ask themselves when planning alterations to their

online?	permits may be applied for and paid for through the electronic permitting
	system via the internet. The web site location is
When can I start work?	www.greshamoregon.gov/Click2Gov/BP/ . When an actual construction permit is issued to you, work can begin. The permit must
When can i start work?	be available on the job site and available to the inspector. If you've submitted plans
	and specifications, one set of plans stamped "Approved" will be returned to you.
	These approved plans, along with the construction permit, must be available on the
	job site and available to the inspector.
Mhan daga mu namit	Your permit expires if work isn't started within 180 days from the date of issue. Once
When does my permit	· · · · · · · · · · · · · · · · · · ·
expire?	you have begun work, your permit expires if work is suspended or abandoned for 180
	days or more. If you can't work within a 180-day period and don't wish to abandon
	the project, you may submit a written request to extend your permit for an additional
If I halis and a second to	180-day period.
If I take out a permit to	No. The new work must be constructed under the codes in effect today.
remodel a home built ten	
years ago, do I build to the	
code in effect when the	
home was originally built?	
If I remodel my house, do I	No. Only the new portion being remodeled must meet the current codes unless it
have to bring the entire	creates a hazard for the existing building such as overloading an existing beam.
home up to the codes in	
effect today?	
What if I have made an	Penalties can be levied for those who refuse to comply with the law. The Building
alteration to my home	Services Division would rather see a building conform to the code than punish a
without realizing I needed a	homeowner. If a homeowner discovers they did not obtain a permit when required,
permit and I want to correct	they do not necessarily have to tear the project down and start over. If the alteration
the situation? Will I be	can meet the applicable codes, it can be approved. Our inspectors won't necessarily
subject to a fine? Do I have	approve something they cannot see and may require small sections of wall or roof
to tear the whole project	covering be removed to verify the construction meets the code. There can be no
down and start over?	guarantee that some changes may need to be made, and some may not be easy to
	accomplish.
Do I need a permit to replace	Yes. Oregon law requires plumbing permits for water heaters because of potential
a hot water heater?	safety hazards such as fire, electric shock or explosion.
What is a "C of O" and do I	A Certificate of Occupancy is a document issued to the owner of a building once all
need one?	building and development conditions administered by the City have been met. The
	City provides a C of O for all residential new home construction, commercial new
	construction, commercial tenant improvement and change of use.