

Oregon Shores Beach Club Unit #1
38000 Modoc Point Rd. Chiloquin, OR 97624

541-783-0901 Email: osbc.1.hoa@gmail.com Website:
oregonshores1.net

Suggested Processes to help you with your new build or an existing home.

Before you break ground

Develop a design and before you break ground we suggest you do the following :

Contact the Klamath County Plan Review and Oregon Shores Beach Club Board.

The following items are required for plan review by the County and shall be used by the jurisdiction to determine a complete set of plans and compliance with OAR 918-020-0090(3)(a)(C) and 4. For a complete check list of these items, [view our checklist \(PDF\)](#).

- 1. 2 complete (hard copy) sets of legible plans drawn to scale.**
- 2. Basement and retaining wall cross section.**
- 3. Beam calculations.**
- 4. Cross Sections(s) and details.**
- 5. Elevation views.**
- 6. Energy Code Compliance.**
- 7. Engineer's calculations when required or provided.**
- 8. Floor plans.**
- 9. Floor/roof framing plans are required for all floors/roof assemblies.**
- 10. Foundation plan and cross-section. Manufactured floor/roof truss design details.**

11. Site/Plot plan drawn to scale. Wall bracing (prescriptive path) and/or lateral analysis plans.

Without the above information your plans may be returned to you for further information, thus delaying the permit process.

Septic System

If the building project will require a septic system please contact the Klamath County Community Development Department at 541-883-5121.

Advance Plan Review Fees

In accordance with Section 304(c) of the Oregon Structural Specialty Code, as adopted by Klamath County a plan review fee must be submitted with the plans at the time of submitting them for review. **Plan review fees are not refundable.**

The plan review fee is based upon 65% of the building permit.

ESTIMATES

Please contact us by phone for an estimate of the fee amount for your project. You can reach us at 541-883-5121, Monday through Friday, from 8:00 a.m. to 5:00 p.m.

General Design Criteria

- 1. Seismic design category shall be determined based on short period response acceleration (SDS) per OSCC Table 1613.2.5(1). Residential projects falling under the ORSC shall use (SDS) per ORSC Table R301.2.2.1.1.**
- 2. Wind design: residential projects falling under ORSC shall use Table R301.2(1), basic speed (V)=98 mph and if in special wind region shall use wind speed =120 mph, and Table R301.2.1.2 wind speed conversion. Projects regulated under the OSSC code should refer to Table 1609.3 (Note: determined by Risk Category). To see if you are in the special region refer to Figure R301.1.2.1 or ATC Hazards Website (click [HERE](#) to be directed to ATC Hazards Website).**

- 3. Most areas of Klamath County can be classified as wind exposure category C. However, some areas may meet the criteria for exposure B (typically within Urban Growth/City Limits). The design professional is responsible for justifying the exposure selected for the specific areas of construction.**
- 4. Soils bearing pressure is 1500 pounds per square foot, unless justified by a soils report. A lesser bearing pressure may be required in specific locations.**
- 5. Ground snow loads are site specific and are published from the Structural Engineers Association of Oregon "Snow Load Analysis for Oregon" 3rd edition Dec 2007. However design snow loads shall be a minimum of 20 pounds per square foot, with factors: slope, exposure, thermal, importance, drifting, etc. Snow loads provided through this jurisdiction by completing a snow load request form (click [HERE](#) to be directed to the form).**
- 6. Rain fall design is based on 100 year, 1 hour storm. One inch per hour (OSSC Figure 1611.1) or 0.010 gallon per minute per square foot (refer to OPSC 1101.12 and Appendix D, Table 101.1)**
- 7. The frost depth for foundation design is 24 inches below grade.**
- 8. Flood Loads (if applicable) under OSSC section 1612 or ORSC R301.2.4, R322, and Standard ASCE 24.**
- 9. Adopted Codes:**
 - 1. 2023 Oregon Electrical Specialty Code (OESC) Effective October 1, 2023**
 - 2. 2023 Oregon Plumbing Specialty Code (OPSC) Effective October 1, 2023**
 - 3. 2023 Oregon Residential Specialty Code (ORSC) Administrative Chapter 1 effective October 1, 2023 & construction provisions mandatory April 1, 2024**
 - 4. 2021 Oregon Energy Efficiency Specialty Code (OEESC) adopted April 1, 2021.**

5. **2022 Oregon Structural Specialty Code (OSSC) (Interim amendments effective October 1, 2023)**
6. **2022 Oregon Mechanical Specialty Code (OMSC) adopted April 1, 2023**
7. **2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC) adopted April 1, 2010**
8. **Parks: 2002 Oregon Manufactured Dwelling & Parks Specialty Code (OMD&P) adopted April 1, 2005**

Building permit fees can be determined from each application form, ballpark (project valuation <\$400K+2.5 % valuation, over \$500K+2%) typically fees have not exceeded these ballpark figures.

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USEFUL CONTACT NUMBERS

Categories

Telephone

Local Public Safety Coordinating Council 541-880-5500

Animal Control 541-882-1279

Assessor 541-883-5111

Geographic Information System 541-883-5158

Board of Commissioners 541-883-5100

Clerk / Elections 541-883-5134

Contracts 541-851-3693

County Counsel 541-883-4267

Community Corrections 541-880-5500

Community Development 541-883-5121

Building Division 541-883-5121 Option Number 1

Building Code Enforcement 541-851-3670

Code Enforcement 541-851-3667

Parks 541-883-5121 Option 7

Planning Division 541-883-5121 Option 4

Septic On-Site 541-883-5121 Option 6

Solid Waste Division 541-883-5121 Option 7

Developmental Disability Services 541 885-2435

District Attorney 541-883-5147

Emergency Management 541-851-3741

Fairgrounds 541-883-3796

Finance 541-883-4202

Categories**Telephone**

Human Resources 541-883-4296

Information Technology 541-883-5142

Justice Court 541-884-1864

Juvenile Department 541-884-4167

Counseling Supervisor 541-884-4167, ext. 8331

Director's Office 541-884-4167, ext. 8334

Juvenile Justice Specialist 541-884-4167, ext. 8317

Receptionist 541-884-4167, ext. 8310

Klamath County Library 541-882-8894

Klamath County Law Library 541-882-8895, ext. 30

Klamath County Museum 541-882-1000

Public Health 541-882-8846

Environmental Health 541-883-1122

Nursing Services

Women, Infants, and Children (WIC) 541-883-4276

Public Works 541-883-4696

Klamath County Weed Control 541-883-4696

Klamath County Road Department

Risk Management 541-851-3693

Sheriff's Office 541-883-5130

Klamath County Jail 541-883-4197

Surveyor's Office 541-883-4696

Tax Office 541-883-4297

Treasurer's Office 541-851-2140

Veteran's Service Office 541-883-4274