

Residential Construction - Can the following people do the work?

Permit Applicant	Structural	Mechanical	Plumbing	Electrical
Applicant is the owner & the structure will not be for rent, sale, lease, or exchange	YES	YES	YES	YES - Owner must be a natural person, not a corporation, LLC, or trust. OAR 918-261-0040
Applicant is the owner & the structure is/will be for sale	NO	NO	NO	NO - except some maintenance by the owner, owner's immediate family, landlord, landlord's agent, or the employee of the landlord or landlord's agent.
Applicant is the owner & is a licensed general contractor & the structure is/will be for sale	YES	YES	YES, owner must do the work (not employees)	
Applicant is the owner & the structure is/will be for rent or lease	YES	YES	YES	
Applicant is the renter	YES, but the work must not be done for compensation and structure is not intended to be for sale.	YES, but the work must not be done for compensation and structure is not intended to be for sale.	NO, except for repairs to existing plumbing (which usually does not require a permit).	NO
Applicant is the owner's regular employee	YES - as long as it is not intended to be for sale before, upon or after completion.	YES - as long as it is not intended to be for sale before, upon or after completion.	NO, except for repairs to existing plumbing (which usually does not require a permit).	NO, except some maintenance.
Applicant has a general contractor license only and is not the owner or renter	YES	YES	NO	NO
Reference	ORS 701.010	ORS 701.010	ORS 447.040, 693.020 OAR 918-695-0020	ORS 479.540, ORS 479.560

Plumbing Notes:

Repair: Repair means the act of replacing or putting together plumbing parts that restore the existing plumbing system to a safe and sanitary operating condition.(ORS 693.020(e)(A))

Regular Employee: Regular employee means a person who is subject to the provisions of ORS 316.162 to 316.221 (withholding taxes from paycheck) and who has completed a withholding exceptions certificate required by the provisions of ORS 316.162 to 316.221 (ORS 693.020(e)(B))

Electrical Notes:

Immediate Family: Immediate Family of an owner is the owner's parent; step-parent or parent's domestic partner; sibling and sibling's spouse or domestic partner; child and child's spouse or domestic partner; spouse or domestic partner; spouse's or domestic partner's child and the child's spouse or domestic partner; grandchild; and grandparent OAR 918-261-0040(3)

Maintenance: alterations to or replacement of parts of electrical installations as necessary for maintenance of the existing electrical installations on that property, but does not include new electrical installations or substantial alterations to existin electrical installations on that property, Maintenance specifically includes: replacement of an existing garbage disposal, dishwasher, or electric hot water heater with a similar appliance of 30 amps or less, single phase by a landlord, landlord's agent or the employee of the landlord or landlord's agent. ORS 479.540(1)(b)

Housing Authority: Housing Authorities have special exemptions, see ORS 479.540(4)(a) & ORS 479.540(6)(a)