

CITY OF OTHELLO POLICY AND PROCEDURE

Subject: Stock Plan Policy for Plan Review of Multiple Uses of Single Family Residential Plans	Index: LEGISLATIVE		
	Number: 2019-01		
Effective Date: May 6, 2019	Approved by: City Council	Supersedes: N/A	Page 1 of 1

1.0 PURPOSE:

To reduce plan review cost when building plans are reused to build the same house plan on a different lot.

2.0 OPERATIONS AFFECTED:

Plan review fees collected for building plans that have been previously reviewed and approved.

3.0 REFERENCES:

OMC 14.04.110 Fees

Resolution 2019-06, setting building permit fees, and any future amendments or replacements of this resolution.

4.0 DEFINITIONS:

Stock plan means a building plan for a single family home which has been reviewed and approved by the City with the intent that the plan may be used more than once, to construct near-identical copies of the house on different lots.

Options: Options are limited to changes that do not affect the building area (except garages and patio covers), structural, health, life/safety, or energy code requirements. Options shall be clearly detailed and numbered on plans. A second story is not permitted as an option. Option examples:

1. Mirror image (right or left orientation).
2. 2- or 3-car garage. Must include complete foundation plan, framing plan, floor plan, and elevations.

3. Addition of framed areas that do not affect the footer, such as bay window, fireplace, dormer, porch, decks, skylights, and doors.
4. Full gable or hip roof.

5.0 POLICY:

To assist homebuilders in the ability to provide more housing and because there are some cost savings when approved plans are reused, the City of Othello establishes a policy of reducing the plan review fee for reuse of approved single family building plans.

6.0 PROCEDURES:

Usage of stock plans: Stock plans may only be used by the designated licensed contractor who submitted the plans for the initial review.

Redlining of plans: No redlining of plans will be allowed. To be approved as a stock plan, plans must be complete, detailed, and legible without any additional markings.

Plan Review: Stock plans shall be reviewed under the codes in effect at the time of submittal. A new review is required when the state adopts updated building codes.

Fees: Plan review fees for second and subsequent permits utilizing an approved stock plan shall be adopted by City Council by resolution.