

CONSTRUCTION MATERIAL DELAYS AND BUILDING OFFICIAL FLEXIBILITY

SUPPLY CHAIN

Over the past two years, the construction industry in Oregon and throughout our nation has endured delays, material cost fluctuations, and unprecedented construction material supply chain issues. The local material supply chain appears to be increasing in volatility with each week. This technical bulletin outlines potential options for local building officials to consider when facilitating solutions for projects incurring material shortages, delays, and similar challenges.

DOCUMENTATION

Whether the material and supply delay is impacting project progress and timing, or the completion of a rough, cover or final inspection, clear documentation remains a useful path for reflecting site-specific scenarios for the project record. Where acceptable to the local building official, builders may be able to submit formal letters detailing a narrative of the supply chain challenges impacting the local project(s). This letter could be attached to any conditional approvals granted by the building official to facilitate progress at the site and assist in preventing further delays. Additionally, where prior to final, Oregon Structural Specialty Code (OSSC) Section 111.3 and Oregon Residential Specialty Code (ORSC) Section R110.4 could be cited by the building official to authorize a temporary certificate of occupancy while any outstanding supply matters are resolved. Upon completion of the outstanding items, a reinspection could occur prior to issuance of the final certificate of occupancy. Regardless of the path accepted by the local building official, formal site-specific documentation assists in accurately capturing any unique site progress allowances, approvals, conditions, or challenges for the individual project record.

STIPULATIONS AND CONDITIONS

OSSC Section 111.2 and ORSC Section R110.3 detail the ability for any special stipulations and conditions of the building permit to be recorded on the final certificate of occupancy. Recording of these stipulations, conditions, and similar peripheral information would be retained for the life of the structure when included on the certificate. This may be a potential path for the local building official to consider where reinspection of the outstanding material installation is deemed unnecessary or otherwise not required by the local municipality.

SUMMARY

A local building official is not required to accept any deviation from standard project progression, or the inspection and final approval processes and should not consider any proposal that would create an unsafe or dangerous condition regarding fire and life safety. Where a local building official wishes to facilitate timely project progression or completion for non-fire and life safety matters subject to supply chain delays or similar challenges, they absolutely have the flexibility and discretionary authority to do so on a site-specific basis.