

Drafter vs. Architect: Which One Do You Need for Your Oregon Project?

When you start a residential project, the first question is usually: "Do I need to hire an architect, or is a drafter enough?" The answer depends on your project's complexity and your budget.

The Architect

- **Focus:** High-level design theory, complex commercial structures, and artistic "signature" homes.
- **Licensing:** Required for commercial buildings over a certain size and some complex multi-family units.
- **Cost:** Typically charges 8% to 15% of the total construction cost. For a \$500k home, this could be \$50,000+.

The Professional Drafter (Oregon Drafting and Design)

- **Focus:** Technical execution, permit-ready construction drawings, and residential efficiency.
- **Local Expertise:** We specialize in the specific "stick-frame" construction methods and Central Oregon codes (snow, seismic, and wind) used by local builders.
- **Cost:** Usually a flat fee or hourly rate that is significantly more affordable than an architect, often saving homeowners thousands in the design phase.

Which one do you need?

- **Choose an Architect if:** You are building a \$2M+ ultra-custom luxury home with highly experimental geometry or a large-scale commercial retail space.
- **Choose Oregon Drafting and Design if:** You are building a custom home, an ADU, a shop, or a remodel. In the state of Oregon, residential plans for single-family homes do **not** legally require an architect's stamp, provided they meet standard prescriptive codes.

The Advantage of a Local Drafter: We work directly with local contractors. Our plans are "builder-friendly," meaning they are easy to read on the job site and designed using standard material sizes to help keep your construction costs down.

Oregondraftinganddesign.com – oregondrafting@gmail.com