



Clackamas
Multnomah
Washington
COUNTIES

A BCD field office, the Tri-County Service Center administers the minor label program and coordinates forms, processes, and application of code for building programs in Clackamas, Multnomah, & Washington counties.

Tri-County Service Center

123 NE 3rd Ave., Ste. 440
Portland, OR 97232-2901
Phone.....(503) 872-6731
TTY.....(503) 373-1358
Fax.....(503) 872-6735

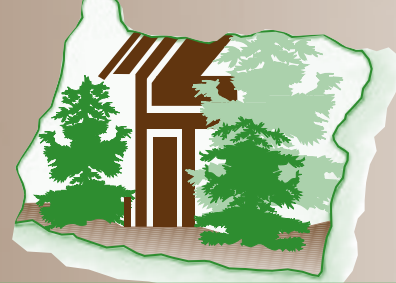
Joan Stevens-Schwenger
..... manager
E-mail..... Joanie.M.
Stevens-Schwenger@state.or.us

Building Codes Division

Web site www.oregonbcd.org
Mark Long.....administrator



News Site



A quarterly newsletter for homebuilders and contractors

June-August 2005

The Home Builders Association to sponsor June 1 code forum

The Home Builders Association is sponsoring a free forum on one- and two-family structural code issues, 4-7 p.m., Wednesday, June 1, at the Multnomah Board Room in the Multnomah Building, 501 SE Hawthorne, Portland.

Qualified participants may receive three hours of code-related credit from BCD, three hours of HSW credit from AIA or a certificate for three HSW hours, three hours of Master Builder continuing-education credit, or three hours of home-inspector continuing-education credit from CCB.

The purpose of the forum is to discuss regional code applications and reach consensus on standards for the tri-county region. All area contractors, remodelers, architects, and building-department personnel are invited.

Agenda

- Licensing and certification related to the ORSC
- Decks and deck rail systems
- Open forum ♦

March 30 training notes

Lee Hiltenbrand and Terry Whitehill, Portland Bureau of Development Services, updated attendees on the newly adopted Oregon Residential Specialty Code, highlighting changes of particular interest to the design community:

The new code encompasses a broader range of structures:

- Single family
- Duplexes
- Row houses (maximum 3 stories, 24 units, 36,000 square feet)
- Apartments (maximum 3 stories, 24 units, 36,000 square feet)
- Accessory structures
- Lodging houses and congregate residences

New exemptions:

- Accessory structures' maximum height of 10 feet is measured from the finish floor level to the average height of the roof surface
- Swimming pools (does not exempt barrier requirements in G)
 - Oregon removed 24-inch-depth criteria
 - Added prefab pools that are entirely above grade
- Patio covers
 - Increased size from 120 square feet to 200 square feet
 - Allows up to 200 square foot porch covers supported by an exterior wall

Bathroom or spa facilities:

- Rooms with bathing facilities such as showers, spas, and whirlpools:
 - Must be equipped with *mechanical ventilation* rated (according to Section 1506.4) at a minimum of 50 cfm (intermittent) or 20 cfm (continuous)

Maximum story heights:

- Wood frame wall stud heights are limited to 10 feet according to Table 602.3.5
- Exception allows maximum 12-foot studs with 20 percent increase in prescriptive lateral bracing
- Floor framing not to exceed 16 inches

Exterior walls

- Projections (roof eave overhangs) cannot extend closer to the property line than 2 feet
- A detached garage is allowed a four-inch eave, not over the property line

Minimum ceiling heights; bathroom exceptions

- Minimum 25 percent flat ceiling
- For *sloping ceilings* only:
 - 6 feet, 4 inches at the front of the water closet
 - 6 feet, 4 inches at the front of the lavatory basin
 - 6 feet, 4 inches inside the tub or shower
 - 6 feet, 4 inches at the tub or shower entry

Continued...



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Beginning May 27, you can apply and pay for over-the-counter permits **online** (mechanical, plumbing, and electrical permits for work in the cities of Hillsboro, Portland, Milwaukie, Beaverton, and Clackamas and Washington counties) at BuildingPermits.Oregon.gov.

Hazardous locations:

- Item 10: “Glazing adjacent to stairways, landings, and ramps within 36 inches horizontally of a walking surface when exposed glazing is less than 60 inches about the plane of the adjacent walking surface”
- Item 11: “Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed glazing is less than 60 inches above the nose of the tread

March 30 code forum questions and answers

Local building officials have agreed to use the code panel’s determinations for inspection standards in the tri-county region.

If you are working in a jurisdiction beyond the tri-county boundaries, please check with your jurisdiction for its standards.

Contractors and building-department personnel may submit questions to the code forum by sending e-mail to Joanie.M.Stevens-Schwenger@state.or.us or faxing questions to the center, (503) 872-6735.

Q I am working on a pilot program to develop wood-construction-materials drying as a building practice. Is there a code covering the highest allowable wood moisture equivalent in structural materials such as studs, plates, and headers before cover-up by the contractor?

A No. The code does not specify moisture levels for building materials. Moisture content is purely a construction issue and cannot be called by an

inspector. Those interested in addressing the issue through regulation need to work at the model code level. For more information about moisture content in wood, check the Web sites of the Canadian Wood Council, Western Wood Products, and the Southern Pine Council.

Q Where is the height of a stair riser measured for stairs entering the house from the garage — the top of the threshold or the leading edges of adjacent treads?

A The height of the stair riser is measured from the finished surface of the floor to the first tread.

Q What are the requirements for using poly foam?

A It should be used according to the manufacturers’ instructions and should be ICC listed.

Q What is the definition of “leading edge?”

A There is no specific definition in code.

Q If I have a split stud on a 2” x 6” plate, with an inch space, can I fill it in with Iceyene?

A You need to conduct a thermal performance evaluation, first.

Q How does one establish tolerance of exterior walls?

A This is not addressed in code. Check the Home Builders Association guidelines or consult with an architect. ♦

440-2737 (6/05/COM)

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