

TRI-COUNTY SERVICE CENTER



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

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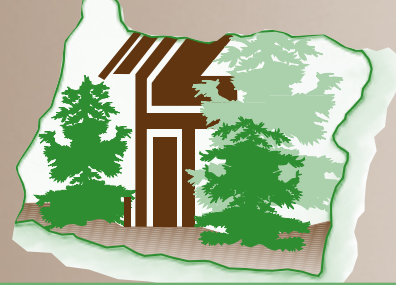
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Building Codes Division

Web site www.oregonbcd.org



News Site



A quarterly newsletter for homebuilders and contractors

November 2004-February 2005

Home Builders Association to sponsor code forum December 15

The Home Builders Association is sponsoring a free forum on one- and two-family structural code issues, 4-7 p.m., Wednesday, December 15 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

- Code update
- Questions and answers

September 15 code forum Q & A

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 Christie.L.Triplett@state.or.us or faxing questions to the center, (503) 872-6735.

Discussion items

Micheal D. Ewert, representing the Building Codes Division, discussed the Residential Structures Board and the code-adoption process. The new 2005 Oregon Residential Specialty Code is slated for adoption April 1, 2005. The new code will expand the current one- and two-family dwelling code to incorporate multi-family dwelling units, including some apartments, townhouses and rowhouses that are three stories or less in height. The Residential Structures Board will meet October 6 to finalize recommendations to the BCD administrator. When issues or conflicts with other adopted codes have been worked out, the administrator will send the document to public hearing for a public review, before a hearing officer. Public comments are encouraged at both the board meeting and at the public hearing. Visit BCD's Web site for times and locations of these public meetings at www.oregonbcd.org.

There was a question raised regarding Lynden doors failing inspections. The Dwelling Code,

Section R309.1 allows three specific types of doors between the garage and the residence. The door installed by this particular contractor was factory-stamped as a 20-minute rated door. The stamp was not visible to the inspector at the time of final inspection due to paint overspray. The question was asked whether an ink stamp on top of the door is sufficient identification or is a label required on the rated door? It was noted that stamping of doors by the manufacturer is a common way for them to identify the rating of the door as is placing a label on the door. Code does not specify a label. If the contractor uses the third option in Section R309.1, it is the contractor's responsibility to provide proof of the rating to the inspector. The code forum determined that doors without a manufacturer's tag or visible stamp are not acceptable as rated.

Forum Q & A

Q Who do you talk to about looking at a house that has been worked on without a permit to see what needs to be checked for code violations before you buy it?

A Call your local jurisdiction to find out about its inspection program. Many jurisdictions will help homeowners get the necessary permits to bring their homes up to code. Current real estate law requires home sellers to fully disclose any remodeling work done on a house and whether or not it was permitted. See www.permitsportect.info for more information on permits and how to contact the local building department.

Continued...



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Multnomah
Washington
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News Site

Mark your
calendars for
2005 Residential
Structural Code
Forums

Wednesdays, 4-7 p.m.,
Multnomah County
Board Room,
501 SE Hawthorne St.

March 30
June 1
September 21

Q This is a question regarding State Bill 711 that allows municipalities to forgo residential plan review if the plans for the dwelling are designed and stamped by a certified architect or engineer. Has this bill been enacted? How does one become certified (where are classes taught)? Has anyone been certified thus far? Have code officials had an architect or engineer submit plans?

A This bill went into effect October 1. All licensed engineers and architects are eligible to take the examination. The certification testing involves a three-hour open-book exam administered by BCD. Questions are based on the 2002 Edition of the Oregon 1 & 2 Family Dwelling Specialty Code. The cost for application and exam is \$22. Once certified, an individual must participate in a minimum of six class hours of continuing education every year and take a code-change class every three years or whenever the code changes in Oregon. Once registered architects or engineers are certified as one- and two-family plans examiners, they may submit plans to the local jurisdiction under their professional stamp and their BCD certification. Although such plans may be exempt from plan review, the local jurisdiction will do a quick review of the submittal (site plan, design assumptions, etc.). The bill does not exempt architects and engineers from permits, site inspections, or other requirements such as planning, zoning, or local ordinances.

Q We have had some issues in Washington with stair railing size discrepancies that may also occur in Oregon. The Washington 1-2 family code says stair railings can be up to 2.5 inches wide and some local jurisdictions require 2 inches, maximum. When doing heavy-timber houses, this is an issue. What are the requirements in Oregon?

440-2737 (11/04/COM)

A Washington adopted the 2003 Edition of the International Residential Code and Oregon still uses the 2000 Edition of the IRC as its base code. The 2003 edition has lowered its maximum width for handrails from 2^{5/8}" to 2^{1/2}", plus local jurisdictions in Washington are able to modify or amend the code on a local basis, and this is where differences occur. As far as Oregon is concerned, we use the model code language in the 2000 IRC, Section R315.2, which states: "The handgrip portion of handrails shall have a circular cross section of 1^{1/4} inches minimum to 2^{5/8} inches maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch."

Q Will the new low-rise residential code change the state's requirements for a registered architect or engineer on residential projects larger than a duplex or more than 4,000 square feet?

A No. The architect and engineer's law is not changing because of the new low-rise residential code. The architect law does not require stamped plans for single-family dwellings and their accessory buildings (no size limitations) nor for buildings under 4,000 square feet and less than 20 feet in height that do not require a fire-and-life-safety-plan review.

Q Are there any exceptions to the requirement that private suspended driveways meet the requirements of AASHTO HSW-15?

A The Dwelling Code does not specifically address private residential suspended driveways or bridges. Local jurisdictions usually adopt, through local ordinances, their local fire code provisions regulating these types of structures. For alternate methods or standards when constructing a private bridge or suspended driveway, check with the local jurisdiction. ♦

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