

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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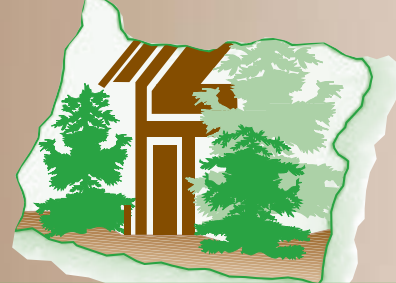
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News Site



A quarterly newsletter for home builders and contractors

March/April/May 2002

Code forum scheduled April 4

Contractors, builders, and code officials are invited to the next one- and two-family structural code forum 4-7 p.m., Thursday, April 4, at the Local 290 meeting hall, 20210 S.W. Teton Avenue in Tualatin.

The forum will be sponsored by the Home Builders Association, and refreshments will be served. Questions for the code panel should be submitted to the Tri-County office in advance of the meeting. Call (503) 872-6731 or send your question in an e-mail to Joanie.M.Stevens-Schwenger@state.or.us.

BCD offers three hours of code-related continuing-education credit, and AIA offers three hours of HSW continuing-education credit for attending the forum.

On the evening's agenda is a short presentation by Tom Phillips, state structural code chief, about the One and Two-Family Dwelling Code. Phillips will provide an update of the Structures Board's current review of the IRC/2000 code for adoption.

Sample questions on the agenda:

OTFDC 308.4, Number 8, describes "glazing in railings above walking surfaces." Could one consider the window on a stair-way part of the guardrail system when the bottom edge of the window is less than 36 inches above the stair or landing and the exterior grade is more than 30 inches below the stair or landing? Would there be a requirement for such glazing to be tempered? ♦

OSU-sponsored classes offered

March 14, 9-11 a.m. — "Non-Destructive Evaluation of Wood Structures – Hands On"

Presenters: Roy Pellerin, consultant (retired Washington State University professor) and William Salsig, P.E., U.S. Forest Service, Portland

May 9, 9-11 a.m. — "Fire-Resistive Design of Timber Structures"

Presenter: Paul Gilham, P.E., chief engineer, Western Wood Structures, Tualatin

Where: Capital Center (OSU Washington County Extension office), 18640 NW Walker Rd., #1400, Beaverton. Phone, (503) 725-2300

Directions: <http://extension.orst.edu/washington/mapdirec.htm>. ♦

One- and Two-Family Structural Dwelling Code Q and A

Tri-County building departments have committed to following the code panel's guidance on the following topics, which were addressed at the January 3 code forum.

Braced Panels

Q In a braced panel, when studs are bored and oversized and an additional stud is added per section 602.6, does the second stud need to be nailed through the sheathing?

A Yes, and the nail spacing is to be the same as prescribed by the code.

Fire Blocking

Background: Section 602.8.1.1 of the IOTFDC allows the use of unfaced fiberglass batt insulation for fireblocking, provided that it "shall fill the

entire cross section of the wall cavity to a minimum height of 16 inches measured vertically."

Chief's note: See Interpretive Ruling 93-15. In addition to the following clarifications concerning unfaced fiberglass insulation, please refer to Interpretive Ruling 93-15; although the code references are slightly out of date, the content is still applicable.

Q Where exactly is "a minimum height of 16 inches measured vertically" measured from?

A The 16 inches refers to the beginning of the area requiring fireblocking, not 16 inches from a specific point. The intent of the code is that the battening provide 16 inches of firestopping before penetration.

continued . . .



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Help area building departments develop consistent inspection standards by sending your questions to the code panel. How?

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

Fax: (503) 872-6735
Phone: (503) 872-6731

New office hours
beginning March 1:
7:30 a.m.–4 p.m.
Monday–Friday

Q Where is this method of fireblocking used?

A Examples: In a coved ceiling, the insulation should extend from the bottom of the cove down; in a tub, from the top of the tub up.

Q What about at the junction of a wall and the lower portion of a soffit?

A Yes, insulation should extend from the lower portion of the soffit down.

Q What about furred-out basement walls?

A Not unless the insulation effectively fills the cavity and is self-supporting and eliminates all concealed draft openings (both vertical and horizontal). Typically, it will not work in furred walls because the insulation will not be self-supporting and will not meet the intent of the code.

Q Is it acceptable to use it in all locations requiring fireblocking?

A No. See above answer.

Interior Footings

Q When an interior footing falls on a grade break constructed with post-and-beam construction, can additional concrete be placed over the grade break to support the footing?

A The code does not specifically address this condition, so a standard solution cannot be recommended. There are a number of variables that would affect the solution, such as height of the grade break, soil conditions, and load on the footing. Check with your jurisdiction for approval of an alternate method.

Pony Wall Requirements

Q If pony walls are four feet tall, should plan-check require engineering if lot slope is greater than four feet? It would seem more appropriate

to require changes if it actually occurs rather than holding up the plan check.

A Requirements for additional clarification or engineering should be determined during plan review and not during construction. Proper details or explanation should be included in the plans when the lot slope within the building envelope is greater than four feet or pony walls exceed engineer's design. (See the Tri-County Residential Checklist, 11 and 15. See also Interpretive Ruling 01-03, www.cbs.state.or.us/external/bcd/tag/interp/01-03.pdf, for more information on pony/cripple walls.)

Row House Plan Review

Q There are inconsistent procedures among jurisdictions for the plan-review process for large duplexes or row-house projects with the same style of unit throughout. Initial plan submittals should include only two sets of plans for the entire project and individual plot plans for each lot being reviewed. The two sets of plans should then be reviewed and red-lined. Then a final set of plans could be prepared for the entire project. This would reduce waste. As it is now, up to 100 sets of plans are thrown away. It would be nice to have a consistent procedure in all jurisdictions. I do not believe that the jurisdictions want or need multiples.

A Row houses exceeding two attached units are covered by Structural Specialty Code.

For one- and two-family structures, master plan procedures should be followed. However, the panel recognizes that plan-submittal procedures vary between jurisdictions. This issue will be forwarded to the Process & Forms Committee for discussion and standardization. ♦

440-2737 (3/02/COM)

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