



Clackamas
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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.

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News Line

A quarterly newsletter for commercial buildersFeb



February-April 2005

ICC to sponsor March 9 code forum

A free forum on commercial structural code issues, sponsored by the International Code Council, takes place Wednesday, March 9, 4-7 p.m., at the Multnomah Building, Board Room 100, 501 SE Hawthorne, in Portland.

Forum attendees discuss regional code applications and agree on acceptable standards for the tri-county region. The code panel provides code clarifications and determines common areas of code application. All code-interpretation questions are forwarded to statewide committees through the Building Codes Division. Tri-county-area building departments have committed to following the guidance of the code panels to advance consistent application of code in the region.

Architects and contractors working outside the tri-county region should consult with their local building departments.

Qualified participants may earn three hours of HSW credit, three hours of code-related or master-builder continuing-education credit from BCD, or three hours of home-inspector continuing-education credit from CCB.

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. ♦

Agenda

- National Code Change Process: Kraig Stevenson, CBO manager, ICC
- Code interpretation process and recent rulings: Richard Rogers
- Open forum for your questions

December 1, 2004, forum highlights and Q and A

Presentation on code changes for energy conservation

Alan Seymour, energy code specialist for the Oregon Department of Energy, discussed code changes in Chapter 13 of the Oregon Structural Specialty Code. He gave examples of thermal breaks and non-thermal breaks and clarified issues with default window U-factors. More information can be found at www.energy.state.or.us.

Q and A

Q How does Chapter 13 relate to a new air-conditioner installation on an existing building? Is the minimum EER rating 12.5 or 10.9? The footnotes to Table 13-N on page 140.36 of the 4/1/04 version of Chapter 13 refer to "New Construction" and "replacements." Which category would apply in our case? This is not a replacement but a new system, including all new ducts, for an existing building. This unit will provide additional cooling and

ventilation for an existing tenant space and serve a newly created tenant space within an existing building.

A Use the calculation for new construction.

Q At the September meeting, we presented a question about the attachment of non-load-bearing partition walls through a suspended ceiling tile system. Can you follow up on this item so that we can get this resolved?

A The panel considers this a cosmetic installation. The panel finds this installation acceptable for the tri-county region — with the understanding that a final determination will be made when the new ASME standard for suspended ceiling becomes available.

Q I need further clarification on a ventilation question related to the April 8 forum and answered in the August-October 2004 News

Continued ...



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News *Line*

Upcoming building
code forums:

June 8

December 7

BCD has a new
Web address:
bcd.oregon.gov

Site, specifically, Oregon Structural Specialty Code, Section 1505. Can alternate ventilation (gable end vents or extra vents in non-vaulted areas) be installed to compensate for any blocked or restricted soffit vents caused by insulation-filled rafter or scissor truss cavities to achieve a 150:1 venting requirement? Any 2x6, 2x8, 2x10 rafter for a vaulted ceiling is simply too small to allow for R-30 fiberglass batt insulation and allow a 1-inch air gap. (R-30 = 9¼ inches for high-density fiberglass insulation, 2x10 = 9¼ inches — there is no room for air gap.) Any scissor truss is only 3½ inches at the soffit vent, and there is no way to achieve either R-30 or the required air gap for the first 18-36 inches of the scissor truss cavity (depending on pitches). There is a conflict among structural codes that allow 2x4 trusses or 2x6, 2x8, and 2x10 rafters, the insulation requirements, and ventilation requirements. The insulation gets crammed into rafter spaces and venting is blocked. When scissor trusses or rafters smaller than 2x12s are used, the plans examiner should know that the soffit vents will be blocked. Shouldn't this call for alternate venting? How do we meet all three requirements? We have had call-backs on houses that were signed off as code compliant but now have high moisture build-up in the attics and mold growth on roof sheeting. Obviously, the current venting is not working!

A The code allows for the compression of roof insulation in sloped roof assemblies in proximity to eave vents. The code also requires the installation of "baffles" in order to maintain cross ventilation.

Q Why do I need to be present for the electrical inspector to do his job? I left my phone number on the message machine for him to call if he has any questions. The homeowner was home, but the inspector didn't knock loud enough to be heard and now he is asking for me to pay a re-inspect fee. The job is an hour's drive from my home and with no guarantees of his exact arrival time, I find this extremely inconvenient.

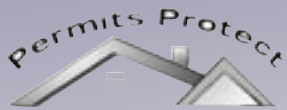
A Someone over the age of 18 needs to be present to allow the inspector in. Correction notices will be left at the home or mailed to the homeowner. If you wish to dispute the inspection charges, you should contact the jurisdiction directly.

Q Under the UBC, Appendix 29 set the occupant load factor for determining the required number of toilet fixtures; it was often significantly different than the load factor in Table 10A. The IBC says the number of occupants "shall be determined by this code." Are we to use table 1003.2.2.2 to determine the occupant load for determining toilet fixtures? What about occupancies not listed there (e.g., nurseries for day care)?

A You cannot arrive at an occupant load in Chapter 29. Use Chapter 10. The OSSC, 2902.1, states that for occupancies not specifically listed in table 2902.1, the building official shall make individual determinations. As such, designers should consult their local jurisdiction when there is a question as to the appropriate category. ♦

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