



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 builders



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Associated General Contractors to sponsor September 22 code forum

There will be a free forum on commercial structural code issues, sponsored by AGC, 4-7 p.m., Wednesday, September 22, in Board Room 100 of the Multnomah Building, 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.

Please join us for this special presentation on the International Building Code. Oregon is adopting the IBC with amendments effective October 1, 2004. Kraig Stevenson of the International Code Council will highlight the major code changes you need to know during a 90-minute presentation. Richard Rogers, Oregon's structural code chief, will present an overview of the state's adopted code amendments. The final hour of the forum will be dedicated to answering questions.

Agenda

IBC update

Kraig Stevenson, CBO manager, ICC

HUD and safe-harbor documents

Kraig Stevenson, CBO manager, ICC

Code adoption update

Richard Rogers, state structural code chief

Stacking balconies

Richard Rogers, state structural code chief

High-piled combustible storage

Eric McMullen, Tualatin Valley Fire and Rescue

Portland's seismic code and T-bar ceiling framing

Jim Harris, City of Portland

Questions submitted for September 22 forum

Q When there are several properties under the same ownership how do you treat property lines?

Background — Requirements for bedrooms and dens in high-rise construction.

1-4. Code References:

Section 310.4. Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly to a public street, public alley, yard, or exit court.

Section 1204.2. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural light by means of exterior glazed openings with an area not less than one tenth the floor area of such rooms with a minimum of 10 square feet.

Section 1204.3. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural ventilation as specified in section 1203.2.4 or by a mechanical ventilation system which shall be capable of supplying ventilation air in accordance with Table

continued . . .



Clackamas
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News *Line*

Effective October 1

You can find Oregon amendments to the adopted code on the BCD Web site:
www.oregonbcd.org.
Click on "Code Programs," then "Structural."

Section 1204.1. For the purpose of determining the light or ventilation and source control ventilation for Group R Occupancies required by this section and Table 12-A, any room may be considered a portion of an adjoining room when half of the area of the common wall is open and unobstructed and provides an opening of not less than one tenth of the floor area of the interior room or 25 square feet, whichever is greater.

Q The floor plans for dwelling units each have an interior room labeled as a "den." In one unit, the "den" has a clothes closet. The "den" in the other unit does not have a closet. Assuming these units are not in a building complying with the requirements of Chapter 4 for a high-rise building, please respond to the following questions:

- a) Is the "den" containing the clothes closet considered a sleeping room for purposes of applying emergency egress requirements?
- b) Is the "den" that does not contain a closet considered a sleeping room for purposes of applying emergency egress requirements?
- c) For purposes of applying the requirements for natural light, can the opening between the "den" and the "entry" hallway meet the qualifications of section 1204.1 such that the "den" can be considered a portion of the living/dining area and can borrow natural light from the living/dining area?
- d) Assuming the "den" is not provided with mechanical ventilation, can the opening between the "den" and the "entry" hallway meet the qualifications of section 1204.1 such that the "den"

can be considered a portion of the living/dining area and can borrow natural ventilation from the living/dining area?

Q Are special galvanized or stainless steel fasteners required when using pressure-treated lumber in locations subject to moisture?

Background — Code reference:

Section 1108.4.5. Where food or drink is served for consumption by customers at counters exceeding 34 inches high, a portion of the main counter at least 60 inches long shall be provided in compliance with Section 1109.18.

Q Are there situations in which an accessible table located adjacent to a bar counter can be provided instead of a 60-inch-long portion of the bar counter lowered to 34 inches?

Background — Bar counters in restaurants and lounges where patrons sit on raised seats are usually 36 to 44 inches high. Ice and drink dispensers, coolers, sinks, and other equipment are typically built into the bar-keep side of the casework. It is common for small restaurants to propose a 6- to 8-foot-long bar. Section 1108.4.5 completely eliminates raised bar counters that are five feet long or less. Bar counters less than 10 feet long are impractical because the remaining raised portion is less than 5 feet long. The end result is the restaurant does not have a raised bar, which seems overly restrictive.

Note: The Americans with Disabilities Act Accessibility Guidelines (ADAAG), Section 5.2, allows bar service to be provided at accessible tables within the same area as the raised counter. ♦

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