

RESOLUTION NO. 2779

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING STRUCTURAL SPECIALTY CODE, ZERO ENERGY READY COMMERCIAL CODE, MECHANICAL SPECIALTY CODE, RESIDENTIAL SPECIALTY CODE, ELECTRICAL SPECIALTY CODE, PLUMBING SPECIALTY CODE, AND FIRE CODE.

WHEREAS, the City of Wilsonville (“City”) previously listed the adopted Oregon state building codes and the fire code of Tualatin Valley Fire and Rescue in Wilsonville Code Chapter 9 - Structures; and

WHEREAS, to accommodate constant changes in the state building codes by the State Building Codes Division (“BCD”), the City Council adopted a new Chapter 9 pursuant to Ordinance No. 839, which provides for adoption of building codes by resolution; and

WHEREAS, BCD has adopted six (6) building codes that are applicable to the City; and

WHEREAS, one (1) of the six (6) state building codes is the Oregon Structural Specialty Code, which became effective on October 1, 2019; and

WHEREAS, BCD made significant changes to Chapter 1, Administration, in the 2019 Oregon Structural Specialty Code; and

WHEREAS, BCD officials have indicated that local jurisdictions can adopt their own administrative procedures in lieu of Chapter 1 of the 2019 Oregon Structural Specialty Code; and

WHEREAS, another of the six (6) current state building codes is the 2017 Oregon Residential Specialty Code; and

WHEREAS, in 2019, the Oregon legislature adopted House Bill 2423 (2019), which adds the Small Home Specialty Code (Appendix Q of the 2018 International Residential Code) to the 2017 Residential Specialty Code; and

WHEREAS, the City Council seeks to adopt all applicable and current state building codes and the state fire code as part of the City of Wilsonville’s Building Code pursuant to Sections 9.300 through 9.370 of Chapter 9 as adopted pursuant to Ordinance No. 839.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The above findings are incorporated herein.

2. The City Council of the City of Wilsonville hereby adopts Exhibits 1-7 as building codes adopted pursuant to the new Wilsonville Code Chapter 9, Sections 9.300 through 9.370.
4. This Resolution becomes effective on January 1, 2020.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16th day of December, 2019, and filed with the Wilsonville City Recorder this date.


TIM KNAPP, MAYOR

ATTEST:


Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Excused
Councilor Linville	Yes

Attachments:

- Exhibit 1 – Structural Specialty Code
- Exhibit 2 – Zero Energy Ready Commercial Code
- Exhibit 3 – Mechanical Specialty Code
- Exhibit 4 – Residential Specialty Code
- Exhibit 5 – Electrical Specialty Code
- Exhibit 6 – Plumbing Specialty Code
- Exhibit 7 – Fire Code

Exhibit 1

City of Wilsonville Structural Specialty Code

I. Adoption of 2019 Oregon Structural Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2019 Oregon Structural Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-460-0010 through 918-460-0015, as part of the City’s Building Code. A copy of the 2019 Oregon Structural Specialty Code, as well as the provisions of the 2018 International Building Code and the 2018 International Property Maintenance Code referenced herein, shall be kept in the office of the Building Official of the City of Wilsonville.

II. Amendments to 2019 Oregon Structural Specialty Code

The City further adopts by reference the following provisions as part of the City’s Building Code.

1. **Section 101.2 Scope** - of the 2019 Oregon Structural Specialty Code, all items listed as 1 through 20 that are available for local regulation, except the following:
 - a. Delete: Item 1.
2. **Section 104.1 General** - of the 2019 Oregon Structural Specialty Code is amended as follows:
 - a. Waiver. The Building Official shall not have power to waive the Building Code.
3. **Section 105.2 Work Exempt from a Permit** - of the 2019 Oregon Structural Specialty Code is amended to add the following numbered revisions:
 - a. 11. Flag poles not over 30 feet in height.
 - b. 12. Fences not over 6 feet in height.
 - c. 13. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
 - d. 14. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
 - e. 15. Signs: See Wilsonville Development Code Section 4.156 for work exempt from a permit.

4. **Section 112 Service Utilities** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section.
5. **Section 116 Unsafe Structures or Equipment** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section. For the purposes of clarifying and defining what are unsafe structures, unsafe equipment, or dangerous building conditions, the following sections of the 2018 International Property Maintenance Code are adopted:
 - a. Section 108.1.5, Dangerous Structure or Premises
 - b. Section 109, Emergency Measures
 - c. Chapter 2, Definitions
 - d. Sections 304.1.1, 305.1.1, 306.1.1, each titled Unsafe Conditions
6. **Section 901.1 Private Fire Hydrants and Private Fire Lines** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section. Installations of fire department connections, including private fire service mains, shall conform to the 2019 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances.
7. **Section 905 Standpipe Systems** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section. Installations of standpipe systems shall conform to the 2019 NFPA 14 Standard for the Installation of Standpipe and Hose Systems.
8. **Section 906 Portable Fire Extinguishers** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section.
9. **Section 912 Fire Department Connections** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section. Installations of fire department connections, including private fire service mains, shall conform to the 2019 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances.
10. **Chapter 31 Special Construction** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Sections.
11. **Chapter 32 Encroachments Into the Public Right of Way** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Sections.

12. **Chapter 33 Safeguards During Construction** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Sections. Included in this adoption are the following sections:

- a. **3302 Construction Safeguards** – of the 2019 Oregon Structural Specialty Code, with Subsection 3302.3, “Fire safety during construction,” supplemented with the following:
 - i. **3302.3.1 Purpose.** In addition to the requirements prescribed in the Oregon Fire Code, this section prescribes minimum safeguards for construction, alteration, and demolition operations for tall combustible construction to provide reasonable safety to life and property from fire during such operations.
 - ii. **3302.3.2 Scope.** This section applies to combustible construction which meets the following criteria:
 1. Construction is combustible and of Type III, IV, or V, as identified in Section 602; and
 2. Construction is four (4) or more stories; or
 3. Construction is more than 40 feet in height; or
 4. Where, during framing stages, there are (4) or more individual combustible structures that are three (3) or more stories in height, immediately adjacent to each other (with a physical separation of 20 feet or less) on the same or separate lots, all at the framing stage, and each under the same ownership.
 - iii. **3302.3.3 Site Fire Safety Plan.** A fire safety plan in accordance with Chapter 33 of the Oregon Fire Code, shall be provided to the Building Official prior to the start of combustible construction.
 - iv. **3302.3.4 Site Security.** Each structure shall be provided with site security prior to the start of combustible construction. Site security shall be in a form that is acceptable to the Building Official through a guard service, remote video monitoring, security fencing, or combination thereof, to ensure the site remains reasonably secure from theft, vandalism, vagrants, or otherwise prevents the site from becoming an attractive nuisance.

Where guard service is provided, the guard(s) shall be trained in all of the following:

1. Notification procedures that include calling the fire department and management personnel
2. Function and operation of fire protection equipment
3. Familiarization with fire hazards
4. Use of construction elevators, where provided
5. Any special status of emergency equipment or hazards

Where guard service is provided, the fire prevention program superintendent shall be responsible for the guard service.

Grade level entrances (e.g., doors and windows) to the structure while under construction, alteration, or demolition shall be secured where not actively in use or actively under construction.

- v. **3302.3.5 Violation.** Failure to adhere to the required fire safety plan, including providing site security, shall constitute a violation of this code and cause the building(s) to be defined as *unsafe* or *dangerous*.
 - b. **Section 3303 Demolition** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section.
 - c. **Section 3307 Protection of Adjoining Property** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section.
 - d. **Section 3308 Temporary Use of Streets, Alleys, and Public Property** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section.
 - e. **Section 3309 Fire Extinguishers** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section.
 - f. **Section 3311 Standpipes** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section. Installations of standpipe systems shall conform to the 2019 NFPA 14 Standard for the Installation of Standpipe and Hose Systems.
 - g. **Section 3313 Water Supply for Fire Protection** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section.
 - h. **Section 3314 Fire Watch During Construction** - of the 2019 Oregon Structural Specialty Code, along with the corresponding 2018 International Building Code Section.
13. **Appendix H – Signs** - of the 2019 Oregon Structural Specialty Code, except the following:
- a. **Revise:** Section H101.2 Signs exempt from permits. Sign permit exemptions are contained in Wilsonville Code Section 4.156.
 - b. **Delete:** Section H104 Identification.

14. **Appendix J – Grading** - of the 2019 Oregon Structural Specialty Code, except the following:

- a. **Delete:** Section J103.2 Exemptions. Delete items 1 & 2.
- b. **Revise:** Section J103.2 Exemptions. 1. 50 cubic yards, or 1 foot of depth for fill.
2. Deleted.
- c. **Add:** Section J109.5 Drainage. Drainage shall be provided as required by the geotechnical evaluation. The design and construction of drainage systems shall be in accordance with the applicable requirements of the Oregon Plumbing Specialty Code and City of Wilsonville Engineering Standards. Drainage system discharge shall be to an *approved* location.
- d. **Revise:** J110.1 General. Delete former and add: J110.1 General. Erosion Control measures shall be installed and maintained in accordance with Wilsonville Engineering Standards for Erosion Prevention and Sediment Control requirements for the duration of a project.

Exhibit 2

City of Wilsonville Zero Energy Ready Commercial Code

I. Adoption of 2019 Oregon Zero Energy Ready Commercial Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2019 Oregon Zero Energy Ready Commercial Code, as adopted by Oregon Administrative Rules (OAR) 918-460-0500, as part of the City’s Building Code. A copy of the 2019 Oregon Zero Energy Ready Commercial Code shall be kept in the office of the Building Official of the City of Wilsonville.

Exhibit 3

City of Wilsonville Mechanical Specialty Code

I. Adoption of 2019 Oregon Mechanical Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2019 Oregon Mechanical Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-440-0010 through 918-440-0012, as part of the City’s Building Code. A copy of the 2019 Oregon Mechanical Specialty Code shall be kept in the office of the Building Official of the City of Wilsonville.

Exhibit 4

City of Wilsonville Residential Specialty Code

I. Adoption of 2017 Oregon Residential Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2017 Oregon Residential Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-480-0005 through 918-440-0010, as part of the City’s Building Code. A copy of the 2017 Oregon Residential Specialty Code, as well as Appendix Q of the 2018 International Residential Code referenced herein, shall be kept in the office of the Building Official of the City of Wilsonville.

II. Amendment to the 2017 Oregon Residential Specialty Code

The City further adopts by reference the following provisions as part of the City’s Building Code.

1. Appendix Q of the 2018 International Residential Code is hereby adopted as required by House Bill 2423 (2019), and is referred to as the Small Home Specialty Code.
2. **Section 3302 Construction Safeguards** - of the 2019 Oregon Structural Specialty Code, with Subsection 3302.3, “Fire safety during construction,” supplemented with the following:
 - i. **3302.3.1 Purpose.** In addition to the requirements prescribed in the Oregon Fire Code, this section prescribes minimum safeguards for construction, alteration, and demolition operations for tall combustible construction to provide reasonable safety to life and property from fire during such operations.
 - ii. **3302.3.2 Scope.** This section applies to combustible construction which meets the following criteria:
 1. Construction is combustible and of Type III, IV, or V, as identified in Section 602; and
 2. Construction is four (4) or more stories; or
 3. Construction is more than 40 feet in height; or
 4. Where, during framing stages, there are (4) or more individual combustible structures that are three (3) or more stories in height, immediately adjacent to each other (with a physical separation of 20 feet or less) on the same or separate lots, all at the framing stage, and each under the same ownership.
 - iii. **3302.3.3 Site Fire Safety Plan.** A fire safety plan in accordance with Chapter 33 of the Oregon Fire Code, shall be provided to the Building Official prior to the start of combustible construction.

- iv. **3302.3.4 Site Security.** Each structure shall be provided with site security prior to the start of combustible construction. Site security shall be in a form that is acceptable to the Building Official through a guard service, remote video monitoring, security fencing, or combination thereof, to ensure the site remains reasonably secure from theft, vandalism, vagrants, or otherwise prevents the site from becoming an attractive nuisance.

Where guard service is provided, the guard(s) shall be trained in all of the following:

1. Notification procedures that include calling the fire department and management personnel
2. Function and operation of fire protection equipment
3. Familiarization with fire hazards
4. Use of construction elevators, where provided
5. Any special status of emergency equipment or hazards

Where guard service is provided, the fire prevention program superintendent shall be responsible for the guard service.

Grade level entrances (e.g., doors and windows) to the structure while under construction, alteration, or demolition shall be secured where not actively in use or actively under construction.

- v. **3302.3.5 Violation.** Failure to adhere to the required fire safety plan, including providing site security, shall constitute a violation of this code and cause the building(s) to be defined as *unsafe* or *dangerous*.

Exhibit 5

City of Wilsonville Electrical Specialty Code

I. Adoption of 2017 Oregon Electrical Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2017 Oregon Electrical Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-305-0100 through 918-305-0105, as part of the City’s Building Code. Regulation of the City’s Electrical Specialty Code is provided by Clackamas County. A copy of the 2017 Oregon Electrical Specialty Code shall be kept in the office of the Building Official of the City of Wilsonville.

Exhibit 6

City of Wilsonville Plumbing Specialty Code

I. Adoption of 2017 Oregon Plumbing Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2017 Oregon Plumbing Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-750-0110 through 918-750-0115, as part of the City’s Building Code. A copy of the 2017 Oregon Plumbing Specialty Code shall be kept in the office of the Building Official of the City of Wilsonville.

Exhibit 7

City of Wilsonville Fire Code

I. Adoption of 2019 Oregon Fire Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2019 Oregon Fire Code, as adopted by Oregon Administrative Rules 837-040-0010 through OAR 837-040-0140, as part of the City’s Building Code. A copy of the 2019 Oregon Fire Code shall be kept in the office of the Building Official of the City of Wilsonville.