



Oregon City Municipal Code Chapter 15.04 - BUILDING CODE

December 30, 2019 Draft

Deletions shown with ~~strikeouts~~, additions and new standards shown with underline,
relative to existing standards.

15.04.010 - Adopted.

A. Except as otherwise provided in this section, the following state specialty codes are adopted and shall be in full force and effect as part of the Oregon City Municipal Code of 1991, pursuant to ORS 455.153:

1. The State of Oregon Structural Specialty Code, as authorized by ORS 455.010 through 455.040, and adopted in OAR Division 918-460, with the additions identified below, (hereinafter "Structural Specialty Code"):
 - a. The term "Demolition" is added back into Section 105.1 "Permits";
 - b. Section 1165, Unsafe Structures and Equipment;
 - c. Pursuant to the regulation of dangerous building, seismic rehabilitation plans that provide for phased completion of repairs that are designed to provide improved life safety but may be less than the standards for new buildings;
 - d. Abatement of nuisances and dangerous buildings;
 - e. Demolition;
 - f. Protection of adjoining property;
 - g. Retaining walls not otherwise regulated under the provisions of the State of Oregon Structural Specialty Code;
 - h. Fences over 7 feet in height;
 - i. Tanks that are located exterior to and not attached to or supported by a regulated building;
 - j. Cellular phone, radio, television and other telecommunications towers that are not attached to or supported by a regulated building;
 - k. Ground mounted flagpoles exceeding 25 feet in height;
 - l. Signs not attached to or supported by a regulated building;
 - m. Floating structures;
 - n. Docks;
 - o. Fixed piers and wharves with no superstructure;
 - p. Equipment shelters not intended for human occupancy with a building area 250 square feet or less, designated as Risk Category I or II;
 - q. Administration and implementation of a National Flood Insurance Program (NFIP);
 - r. Transitional housing accommodations; and
 - s. Matters not encompassed by this code but determined by the Building Official to be similar to those regulated.
- e. Appendix N, Section AN109.4.2; and
- d. Section AN 109.4.3, Alternate Fire Sprinkler Requirements.

Commented [LT1]: Retaining this item because the 2019 OSSC still does not list "demolition" in the list of work that requires a permit.

Commented [LT2]: Section renumbered in the 2019 OSSC.

Commented [LT3]: The following allow local regulation of items previously included in the Oregon Structural Specialty Code (OSSC).

Commented [LT4]: Authorized by OSSC 101.2 (1)

Commented [LT5]: Authorized by OSSC 101.2 (2)

Commented [LT6]: Authorized by OSSC 101.2 (4)

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Commented [LT19]: Authorized by OSSC 101.2 (19)

Commented [LT20]: Authorized by OSSC 101.2 (20)

Commented [LT21]: References have been incorporated into the code and are no longer needed. Code sections referenced refer to an old appendix that no longer exists.

2. The State of Oregon Mechanical Specialty Code, as authorized by ORS 455.020 to 455.040 and ORS 455.1 10, and adopted in OAR Division 918- 440 (hereinafter "Mechanical Specialty Code").
3. The State of Oregon Plumbing Specialty Code, as authorized by ORS 455.020 to ORS 455.040, and adopted in OAR Division 918-750 (hereinafter "Plumbing Specialty Code").
4. The State of Oregon Electrical Specialty Code, as authorized by ORS 479.730, and adopted in OAR Division 918-305.
5. The State of Oregon Residential Specialty Code, as authorized by ORS 455.610, and adopted in OAR Division 918-480, ~~with the additions identified below (hereinafter "Residential Specialty Code"):~~
 - a. ~~Section R104.8 (Liability);~~
 - b. ~~The term "Demolition" is added back into Section R 105.1 "Permits"; which are hereby expressly adopted by reference.~~
 - c. ~~Section AN109.4.2; and~~
 - d. ~~Section AN1 09.4.3, which are hereby expressly adopted by reference.~~
6. The State of Oregon Regulations for mobile home and manufactured dwelling parks; temporary parks, manufactured dwelling installation, support and tie down requirements; park or camp requirements as authorized by ORS 446.062, and adopted in OAR Division 918-500 and OAR Division 918-650.
7. The State of Oregon Solar Installation Specialty Code as authorized by ORS 455.010 to 455.895 (hereinafter "Solar Installation Specialty Code")

15.04.015 - Administration.

- A. The city commission may require independent review of analysis of building subject to the codes adopted in OCMC 15.04.010 by qualified persons at the permit applicant's expense.
- B. Fee schedules applicable to permits under this code shall be effective as of the date of publication by the state of Oregon. Valuation of each project/building shall be determined by the building official. Further, notwithstanding this subsection, the city commission may revise fees charged under said code by resolution of the city commission.

15.04.020 - Violation—Penalty.

Any building or structure in violation of the building code, adopted by the appropriate agency of the state, shall be deemed a nuisance. Violation of any provision of the building code is subject to the code enforcement procedures of Chapters 1.16, 1.20 and 1.24.

Commented [LT22]: Many years ago, the codes offered optional language that could be adopted by local jurisdictions to limit liability where other statutory language did not exist. In Oregon's case, however, the codes now simply refer to ORS 30.265 which broadly addresses liability.

Commented [LT23]: The term "demolition" has been added back into section R105.1 on a statewide level, eliminating the need to add language locally the Permits section. The residential and commercial codes now conflict on this topic which is fixed by the addition of the term "demolition" in 15.04.010 (A) (1) (a) above.

Commented [LT24]: References have been incorporated into the code and are no longer needed.