

# CODE LINK

STATE OF OREGON • BUILDING CODES DIVISION

MARCH-APRIL 2002

## Fee changes effective January 1



Building Codes Division has initiated a combination of revenue increases and expense reductions to balance its budget in a slowing economy. Here are some of the changes:

- **Building valuation table** — The division has updated the current building-valuation data table used to calculate plan-review and building-permit fees to the International Conference of Building Officials April 1, 2001 table. Using the April 1, 2001 table will result in fees comparable to the actual plan-review and building-permit fees charged by many local jurisdictions. The fee increase is needed to support required plan-review and inspection services.
- **Phased projects/deferred submittals** — BCD will review and approve plans for phased construction or deferred plan submittals under the Oregon Structural Specialty Code or the One- and Two-Family Dwelling Specialty Code. Fees are modeled after proposed fee increases in Washington, Multnomah, and Clackamas counties and will cover the costs of processing these projects as follows:
  - **Phased projects:** There is an application fee of \$100 (Oregon Structural Specialty Code) or \$50 (One- and Two-Family Dwelling Specialty Code) for each phase of the project. In addition, the plan-review fee shall be increased by 10 percent of the building-permit fee, calculated using the value of the particular phase of the project, not to exceed an additional \$1,500 for each phase.

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- **Deferred submittals:** The fee for processing and reviewing deferred plan submittals is 65 percent of the building permit fee calculated using the value of the particular deferred portion or portions of the project. This fee is in addition to the project plan-review fee based on total project value.
  - **Consultation fees —** The fee for pre-development consultation services related to structural, mechanical, and fire-and-life-safety plans is \$70 per hour, with a minimum charge of one hour. The fee for consultation and approval of alternate materials and methods is \$75 per hour, with a minimum charge of one hour.
  - **Master plan review fee —** Review of plans submitted to the division for approval in one or more municipalities as a “master plan” will cost \$70 per hour for each applicable specialty code, with a minimum charge of one hour for structures less than 1,000 square feet. Structures 1,000 square feet and larger will be reviewed using structural-, fire-and-life-safety-, and plan-review fees. Fees for mechanical, plumbing, and electrical plan reviews are determined in accordance with applicable codes and rules. This does not apply to plan reviews for prefabricated structures.
- Contact Linda Riddell, field operations manager, (503) 378-6871, for more information. ■

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## Enforcement regulations for construction in tsunami inundation zones By Ravi Mahajan



Here is a refresher on building-code requirements for construction in tsunami-inundation zones and the requirements for seismic-site hazard reports for building officials, designers, contractors, and others interested in construction in areas affected by these requirements.

### Tsunami inundation zone requirements

The Department of Geology & Mineral Industries (DOGAMI) is charged in ORS 455.446 with the responsibility to create tsunami-inundation zones for local jurisdictions in Oregon. Jurisdictions along the coast may obtain the appropriate tsunami-inundation-zone maps from DOGAMI to determine local inundation-zone areas and to regulate construction appropriately in such zones. Section 1804.1.1 and Table 18-I-D of the Oregon Structural Specialty Code provide the requirements for construction in tsunami-inundation zones. ORS 455.446 prohibits new construction of the following types of buildings in tsunami-inundation zones unless exempted by the DOGAMI board of governors or are exempted, as provided in ORS 455.446:

1. **Essential facilities**, including hospitals and other medical facilities with surgery and emergency treatment areas, fire and police stations, and structures or equipment in government communication centers with facilities required to provide emergency response.

The above restriction does not apply to fire and/or police stations required to be located in a tsunami-inundation zone because of their strategic location. Local building departments require information supporting such claims of strategic location before allowing them to be built in tsunami-inundation zones.

2. **Special-occupancy structures**, specifically every building with a capacity greater than 50 individuals for public, private, or parochial schools up to secondary level and child care centers, colleges or adult education schools, and jails and detention facilities.

These restrictions do not apply to public schools, if they cannot be located within

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the school-district boundaries. The local building department must require the applicant to establish this fact before allowing school-construction in a tsunami-inundation zone.

**Exception:** ORS 455.446 authorizes the DOGAMI governing board to grant exceptions from the above-listed requirements through public hearings for cases where the applicant has demonstrated that the safety of the building occupants will be ensured. If a permit applicant wishes to pursue an exemption from the above requirements, the applicant must file the exemption application directly to DOGAMI, and provide a copy of the exemption granted by DOGAMI, to the local building official before obtaining approval for construction.

### Seismic-site hazard-report requirements

Sections 1801 through 1804 of the Oregon Structural Specialty Code and ORS 455.447 require that prior to construction of a new essential facility, hazardous facility, major structure, or special-occupancy structure as defined in ORS 455.447, sites need to be evaluated on a site-specific basis for seismic-

site hazards. This requirement is mandatory for these structures irrespective of the seismic zone in which they are to be built. For additions to existing structures of such facilities, where the addition will be constructed in a smaller area (in the building official's judgement) and no seismic faults or seismic activities are known to exist in the area, the local building official may waive the requirement for a seismic-site hazard report.

The four categories of structures regulated by ORS 455.447 are of strategic importance because damage to them in a seismic event could cause disruption of essential services to the community, spillage of hazardous materials, or loss of life. Local building departments must require submittal and review of seismic-site hazard reports as provided in Sections 1804.2.1 through 1804.3.4 of the Oregon Structural Specialty Code before issuing building permits for construction of such facilities in their jurisdiction.

A technical advisory addressing issues related to seismic-site hazard reports was issued by the division December 28, 1998. This advisory is posted on BCD's Web site, [www.oregonbcd.org](http://www.oregonbcd.org), under "Technical Advisories." ■

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## Arc-fault circuit-interrupter requirement in NEC



Arc-fault circuit interrupters will be required on branch circuits supplying dwelling-unit receptacles beginning April 1. This requirement will apply to all dwelling-unit bedrooms other than those in one- and two-family dwellings. One- and two-family dwelling installations are governed by the One- and Two-Family Dwelling Specialty Code, and currently there are no requirements for arc-fault circuit interrupters.

National Electrical Code Section 210-12(b) had required all branch circuits that supply 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed in dwelling-unit bedrooms be protected by an arc-fault inter-

rupter effective January 1. This requirement was postponed to April 1 by temporary rule.

Affected dwelling units, including those for which the permit application occurs on or after April 1, will be required to meet the provision of Article 210-12 of the 1999 National Electrical Code.

The requirement for arc-fault circuit interrupters will be expanded to all outlets in dwelling-unit bedrooms October 1, the effective date of the 2002 Oregon Electrical Specialty Code.

Questions may be directed to John Powell, chief of electrical inspection, (503) 373-1353. ■

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# Administrative rules filed



The following administrative rules were filed in December:

**918-050-0140/0150**

Tri-county fee methodology rules for residential fire suppression systems and medical gas installation permit fees. Effective April 1.

**918-050-0500/0510**

Amends the scope of the minor label program in the Tri-county area. Effective January 1.

**918-282-0230**

Reduces the number of hours of on-the-job training or experience required for limited journeyman stage electricians. Effective January 1.

**918-309-0300**

Repeal of electrical bulk label permit procedures no longer needed. Effective January 1.

**918-311-0055**

Establishment of a fee for electrical plan reviews performed by the division. Effective January 1.

**918-460-0015**

Amendment to the 1998 Oregon Structural Specialty Code to adopt the 1999 editions of NFPA 13 and NFPA 13R. Effective January 1.

**918-460 & 480**

New and amended rules establishing fees for consultation services, phased projects and deferred plan submittals. Effective January 1. (See article Page 1)

**918-770-0110/0120**

Amendment deleting out-of-date plumbing standard for third-party certification. Effective January 1.

**918-282-0033/0035**

Temporary rules implementing 2001 Senate Bill 932 established new limited renewable energy contractor and limited renewable energy technician licenses. Effective January 1.

**918-261-0030**

Temporary rule amendment adding criteria to be met for exemption of products used in a system that generates and distributes electricity. Effective January 1. ■

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# Uniform Fire Code amended



Amendments were made to the Oregon Uniform Fire Code, 1998 edition, effective February 1. The amendment packages are available from Building Tech Bookstore, Or-

egon Building Officials Association, or International Conference of Building Officials. Questions may be referred to John Caul, OSFM, (503) 373-1540, ext. 269. ■

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# Josephine County building official wins award



Dave Bassett, Josephine County building official, received an international award for his work as director of the county's building safety department. The International Conference of Building Officials honored Bassett with its Phil Roberts Award for outstanding service and his commitment to building safety and code development, at their annual October meeting, in North Carolina. Bassett has fostered an at-

mosphere of partnerships and his mission is to help people build what they want to build, while achieving compliance with codes, rules, and regulations.

Bassett holds a master's degree from Oregon State University and helped establish Josephine County's first building-safety program in 1974. ■



Clackamas  
Multnomah  
Washington  
COUNTIES

ABCD 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

123 NE 3rd Ave., Ste. 440,  
Portland, OR 97232-2901  
Phone ..... (503) 872-6731  
TTY ..... (503) 373-1358  
Fax ..... (503) 872-6735  
Joan Stevens-Schwenger  
..... manager  
E-mail ..... Joanie.M.  
Stevens-Schwenger@state.or.us

Building Codes Division

Joe Brewer ..... administrator  
Web site .... www.oregonbcd.org



# News Splash

A quarterly newsletter for plumbers and plumbing contractors

December 2001–February 2002

## Plumbing code forum to be January 24

Tri-county-area plumbers and plumbing contractors are invited to attend a code forum on Thursday, January 24 from 4-7 p.m. The event, sponsored by the Plumbing and Mechanical Contractors Association, will be at the Clackamas County Sunnybrook Service Center, 9101 SE Sunnybrook Boulevard, Clackamas.

Contractors may submit questions to the Tri-County Service Center in advance by calling (503) 872-6731. BCD has approved three hours of continuing education credit for attending the forum.

The purpose of the code forums is to discover and to discuss inconsistent code applications in the region and reach consensus about consistent installation and inspection standards. The next forum will be April 25.

## Code forum Q and A

The following questions and answers were discussed at the October 25 plumbing code forum. All tri-county building departments have agreed to follow the guidance provided in these answers. Area contractors are encouraged to submit new questions concerning inconsistent code calls to the center at least one week prior to the forum.

**Q Relying on code cite 1006.00 of the Oregon plumbing code, one tri-county jurisdiction holds that when a floor drain or a floor sink receives discharge from an espresso or soda machine, the drain must be vented. This jurisdiction seems to be the only jurisdiction in the tri-county area that applies the code this way. What does the panel think?**

**A** OSPSC Section 1006.0 exception requires floor sinks, hub drains, and similar indirect waste receptors that receive discharge waste from fixtures only to be individually vented. The trap primer is not required. Espresso and soda machines are not fixtures, they are pieces of equipment. Therefore, the indirect waste receptor serving those devices shall be trapped and primed but not vented according to Section 1006.0, Table 10-1.1 and Section 1007.0, OSPSC. The term "fixture" as used in Section 1006.0 Exception, means a sink-type fixture only, which is required to have an indirect drain. Examples are food prep sinks,

## Commercial plumbing minor labels available

Beginning January 1, contractors may use plumbing minor labels for commercial as well as for one-and two-family installations. The installer must have the correct license for the job and the installations must be within the scope of the plumbing minor label rules.

Plumbing contractors may download an application from the BCD Web site: [www.oregonbcd.org/tricounty/minorlabel/appforms.htm](http://www.oregonbcd.org/tricounty/minorlabel/appforms.htm), or call the service center at (503) 872-6731 to request a form. Contractors can buy minor labels at the front counter of the center, 123 NE 3<sup>rd</sup>, Suite 440, or order them by mail or fax, (503) 872-6735. The center accepts check, money order, VISA, MasterCard, or cash.

For more information, check our Web site, [www.oregonbcd/tricounty/index.htm](http://www.oregonbcd/tricounty/index.htm).

vegetable or fruit prep sinks or meat prep sinks. As long as the floor sink/drain trap is in compliance with Table 10.1.1 of the Oregon Plumbing Code, an individual vent is not required.

**Q When removing a tub and installing a new tub, is it necessary to upsize the waste line to two inches all the way to the stack, or just to the vent? Does it make a difference if the tub is a whirlpool or standard regarding the drain line?**

**A** Yes, although Table 7-3 of the Oregon Plumbing Code assigns a bath tub or combination tub and shower a 1.5-inch trap and trap arm and a whirlpool-tub a 2-inch trap and trap arm. Section 301.1.4 of the Oregon Plumbing Specialty Code, covering existing buildings, gives the jurisdiction the discretion to allow deviation from the provisions of current code when making installations in existing buildings. Contractors wishing to deviate from current code — for example, installing a whirlpool to a 1.5-inch waste line with 1.5-inch trap and trap arm — must contact the jurisdiction before making the installation so that the jurisdiction can determine whether the installation will meet the health-and safety requirements.

**Q Table 7-3 of the 2000 Oregon Plumbing Code lists the following fixtures along with the required**

Continued . . .



News Splash

Wanted:

Your questions! Have inconsistent code calls confounded you? Send your questions to the Tri-County code panel. Save time, money and frustration by having your question answered once and for all. Jurisdictions have agreed that the panel's answers become the inspection standard for the region.

Call (503) 872-6731 for



Individual fixture	Minimum size trap/trap arm	Fixture unit private use
Bathtub or combination bath/shower	1½-inches	3 fu
Whirlpool bath or combination bath/shower	2-inch	3 fu

Some plumbing inspectors in the tri-county area are requiring that whirlpool bathtubs for private use, which are manufactured with 1½-inch waste outlets, be installed with 2" traps and trap arms. Because the "combination bath/shower" wording is common to both fixture listings, I interpret the intent as requiring a 2-inch trap and trap arm only on those whirlpool bathtubs or combination bath/shower fixtures manufactured with 2-inch waste outlets. Am I correct?

**A** No. Table 7-3 does not address waste outlets as a determining factor in trap sizing. A standard bath tub/shower combination is allowed a 1½-inch trap and trap arm. Whirlpool baths or whirlpool combination bath/showers are required to have 2-inch traps and trap arms. Each tub type is assigned three fixture units.

**Q** OAR918-780-0140 (1), (2) describes "plumbing systems" and "plumbing fixtures." Does the scope of work under a plumbing minor label cover gas piping? For example, if a gas water heater is moved and the contractor needs to extend the gas piping or run a gas line off an existing inspected gas line future tee to a new fixture, would the minor label cover this? Are there any situations in which minor labels would cover gas line work?

**A** No, the scope of work under plumbing minor labels does not include gas pipe installations. At some point, the Tri-County Board may consider a mechanical minor label program.

440-2727 (12/01/COM)

**Q** In my jurisdiction, the plumbing inspectors have been citing the cutting and notching code section (3113.11) of the One & Two Family Dwelling Code. The contractors and subcontractors have told us we are the only jurisdiction in the state making these calls. How is over-cutting and notching justified without corrections? Please advise us so that we can be consistent with other Tri-County jurisdictions.

**A** Because the cutting and notching provision is in the plumbing code, such violations may and should be addressed by the plumbing inspector. And because this provision is also in the building code, it is also the responsibility of the carpenter or framer. The code panel recommends that the plumbing and building contractor communicate about any boring or notching problems that must be repaired before inspections. If there are problems, the plumbing/building inspector should meet with the plumbing and building contractors on-site to discuss the situation.

**Q** Reference: The One & Two Family Dwelling Code 3409.4 Testing. Upon completion of a section or of the entire hot and cold water system, it shall be tested and proved tight under water pressure not less than the working pressure under which it is to be used. The plumbers in our area say we are the only jurisdiction calling for a test on one-piece PEX and CPVC water service prior to burial. Is testing before burial not a requirement in other jurisdictions? Can one-piece PEX or CPVC water service be covered before it is tested and approved?

**A** No, PEX or CPVC water service pipe must be inspected before covering, but the pipe may be covered before it is tested. According to code requirements, all piping must be inspected and approved for cover before it is buried. When water is not available for testing or manufacturers' requirements prohibit air testing, the jurisdiction may allow the contractor to cover the pipe after inspection approval, but before it is tested. Pressure testing is an example of a test that can be performed at a later date. ●

Tri-County Service Center  
123 NE 3rd Ave., Ste. 440,  
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123 NE 3rd Ave., Ste. 440,  
Portland, OR 97232-2901  
Phone ..... (503) 872-6731  
TTY ..... (503) 373-1358  
Fax ..... (503) 872-6735

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



**Building Codes Division**

Joe Brewer ..... administrator  
Web site .... www.oregonbcd.org



A bi-monthly newsletter for electricians and electrical contractors

Jan./Feb./Mar. 2002

## Code forum slated February 7

Have you ever had a simple installation pass inspection in one jurisdiction, only to find that the same installation made in a different jurisdiction failed? If so, you are not alone. Many contractors have complained to their industry associations, to the Building Codes Division, and to their local jurisdictions that inspection results are inconsistent from jurisdiction to jurisdiction.

**You have the opportunity to change that trend!** The Building Codes Division's Tri-County Service Center and industry and local government representatives are conducting a series of code forums to put an end to inconsistent code calls in the tri-county area. Local building departments have

committed to following the guidance provided by the forums. This effort can succeed only with your help. Come to the code forums and participate in the discussions. Add your questions to the agenda, instead of wasting time and money revamping your installations.

The forum, sponsored by NECA, will be Thursday, February 7, 4-7 p.m., at the State Office Building, 800 NE Oregon Street, Portland. You can e-mail your questions to the tri-county office: Joanie.M.Stevens-Schwenger@state.or.us, or call the office at (503) 872-6731. Three hours of AIA HSW credits are available to qualifying attendees. ▲

## Update on arc-fault protectors

Under 1999 NEC Section 210-12, the scheduled implementation of arc-fault circuit interrupters is effective January 1, 2002. However, the **Electrical and Elevator Board postponed implementation and enforcement of arc-fault circuit interrupter requirements until after March 31, 2002**, and recommended collaboration with the Building Code Structures Board on a new effective date.

The new rules will not be enforced until both boards coordinate the implementation of the NEC 2002 arc-fault protector requirements in Oregon.

Before March 31, BCD will post a technical advisory to the Division Web site, [www.oregonbcd.org](http://www.oregonbcd.org), regarding interpretation and implementation. ▲

## Code Forum Q and A

The following includes questions and answers discussed at the November 15 code forum.

**Q In a commercial structure, for example a high-tech facility, can one install receptacles under the floor, or must they be above the floor?**

**A** If the room meets the requirements of NFPA 75, even if the room is technically not a "computer room," then receptacles may be installed beneath the floor.

**Q OAR 918-309-0400 states that residential restricted-energy permits can be taken out by the property owner. The problem arises when a person states he is the owner of the building, when the general contractor who is building the home, is technically the owner. Most jurisdictions say that they take the applicant's word of ownership. In my jurisdiction we require the person or firm identified as the owner on the application to take out the permit.**

**A** OAR 918-309-0400 is clear: Only a property owner may take out a permit to make an installation on his or her property. Some panel members expressed the concern that applicants in the process of closing could not get a permit for a simple stereo installation. However, the panel agreed that jurisdictions should issue restricted-energy permits only to contractors or

homeowners. The Service Center will forward this concern to the Electrical Board Standing Committee.

**Q An electrical connection is installed with a minor label or in an installation in which no electrical permit was required. Can a mechanical inspector require a bonding jumper on the new installation or extension of a gas piping system?**

**A** No. Only an electrical inspector has authority to require changes under the electrical code. The mechanical inspector may require only that which is necessary under the mechanical code.

**Q Is it permissible to install a bonding jumper from a gas appliance to the supply side of the appliance gas shutoff valve when the equipment grounding conductor for the circuit supplying the appliance is "sufficient in size" by being the largest circuit that may energize the piping system?**

**A** Yes.

**Q What conditions does "may energize the piping system" refer to? Proximity to electrical conductors, appliances, and connections?**

**A** All of the above.

**Q A meter main sub-panel installation: May a person bond to the water pipe from the sub-panel?**



## News flash

Minor labels can be used for minor commercial and residential installations. Check our Web site for the scope of work and application materials: [www.oregonbcd.org/tricounty/htm](http://www.oregonbcd.org/tricounty/htm). Click on "Minor Label Program."

# Questions & Answers in a flash

**A** Yes, for equipment ground-bonding purposes, but not for the grounding electrode conductor required at the service disconnect.

**Q** Which permit would an alarm system company use to install a low-voltage security system in a one- or two-family dwelling, and which would we use for a commercial site?

**A** A contractor must pull a full permit for a complete system. Minor labels may be used in either residential or commercial installations of this nature only if the work falls under the scope of work defined in the minor label rules, OAR 918-309-0220.

**Q** I know our company is responsible for calling the inspection, but what if the property owner will not cooperate? This happens every day.

**A** If the property owner refuses an inspection, contact the local jurisdiction for assistance, and let the jurisdiction know that you have made the effort to arrange for the inspection. In such cases, the contractor has fulfilled the obligation to attempt to arrange the inspection, but he or she needs to alert the jurisdiction to the problem with the homeowner.

**Q** Will the state ever design a system for permits that resembles the minor label program to eliminate inconsistencies in pricing and procedures?

**A** Such a system change is not anticipated.

**Q** Here's the installation: a kitchen outlet layout with a corner sink and windows flush with the counter top, and the first outlet 30 inches on each side. What would the code panel accept in such a situation: Appeal? Accept? Alternative?

**A** Alternative. Compliance with the code would require 24 inches. However, under NEC 90-4, the jurisdictions may consider the *safety risks* of deviation from absolute code compliance. Inspectors should "use common sense" in approvals on a case-by-case basis. If strict adherence to code is mandated, appeal may be made to the jurisdiction.

**Q** I would like to know how many inspections are allowed for each electrical permit. I was informed by one jurisdiction that only two inspections are allowed on a permit.

**A** See OAR 918-309-0030 through 0070 (as amended, effective 10-10-01 for fee increases), that specifies the number of allowable inspections for each *subcategory* of permit.

*The following are clarifications of issues addressed at the June 19 code forum. These answers will be posted to the Web site to replace current postings.*

**Q** What is the difference between a required signaling circuit and a non-required signaling circuit?

**A** A required signaling circuit is one that is required by a fire-and-life-safety code or standard. A non-required signaling circuit is one that is not required by any fire-and-life-safety code.

**Q** Can recessed cans be installed with a minor label?

**A** Yes. The only limitation is under OAR 918-309-0210(3)(a): "A minor label may be used on a job site with existing structural or electrical permits provided the work is of the type covered by the minor label rules and is done by a contractor licensed under ORS 479.630 who does not have an existing electrical permit for that job site." The recessed can lights can be installed in new construction as well as remodels. The limitation refers to one new circuit or extension of two or more circuits. Nothing in the rule prohibits the wiring from being covered.

**Q** Under "repair of service" can a minor label be used to replace a panel, meter base, stack, or service feeder wire?

**A** No, see OAR 918-309-0220. The rule is specific: "Repair or replace *damaged components* of existing electrical equipment including services not to exceed 200 amps." A component would be one element, i.e., meter jaw, meter base hub, damaged conductor needing to be re-terminated, replace main breaker, replace buss, etc. ▲

440-2725 (1/02/COM)

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Phone ..... (503) 872-6731  
TTY ..... (503) 373-1358  
Fax ..... (503) 872-6735

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

Building Codes Division

Joe Brewer ..... administrator  
Web site .... www.oregonbcd.org



# News Connect

A quarterly newsletter for mechanical contractors

Jan./Feb./Mar. 2002

## Next Code Forum scheduled February 28

The next mechanical code forum meets Thursday, February 28, 4-7 p.m., at the Multnomah Building Commission Meeting Room, 501 SE Hawthorne Street. On-street non-metered parking is available in the area.

The free event is sponsored by the Building Codes Division's Tri-County Service Center and the Plumbing, Heating and Cooling Contractors Association.

Contractors can discuss inconsistencies in code application with regional code experts. Through a consensus process, the panel and participants agree on code applications that will apply throughout all tri-county jurisdictions. Area building officials have committed

to fully supporting the program. Code-related credits are available for inspectors, plans examiners, home inspectors, engineers, and architects: three hours of BCD-approved credit for A and B-level Mechanical and One- and Two-Family Mechanical, three hours of AIA HSW credit, and three hours of continuing education units approved by the Construction Contractors Board.

All contractors and building department staffs are welcome to attend. Refreshments will be served!

Please forward your questions for the forum agenda to the Tri-County Service Center, (503) 872-6731 or send e-mail to the center's manager, Joanie.M.Stevens-Schwenger@state.or.us. ♦

## Q & A

The following answers are adopted by tri-county jurisdictions as inspection standards.

**Q What spacing is required between protective barrier posts for HVAC and water heater? What size protection post is required?**

**A** Section 1307.3 states in part, "Heating and cooling appliances located in a garage shall be protected from impact by automobiles." There are too many variables to provide a definite answer for all scenarios. Panel members agreed that this issue should go to a code-change committee for a possible code change. Tri-County Service Center will discuss the process for code changes in the next newsletter. Mike Ewert is involved in facilitating dwelling code changes and will answer questions: mike.d.ewert@state.or.us, or (503) 373-7529. To propose code change, use the form on the BCD Web site: [www.cbs.state.or.us/external/bcd/pub/2652.pdf](http://www.cbs.state.or.us/external/bcd/pub/2652.pdf), or download [www.oregonbcd.org/pub/2652.pdf](http://www.oregonbcd.org/pub/2652.pdf).

**Q Are explosion-proof condensate pumps allowed to be installed on the floor of a garage?**

**A** The One- and Two-Family Dwelling Specialty Code provides specific code requirements for the elevation of appliances in Section 1307.3. Although a condensate pump by definition would not be considered an appliance, when used in conjunction with heating and/or air conditioning equipment, it becomes an appurtenance to that appliance.

Condensate pumps used as appurtenances to heating/cooling appliances that generate a glow, spark, or flame capable of igniting gasoline vapors shall be installed (in garages) with burners, burner-ignition devices, or heating elements and switches at least 18 inches above the floor level. Condensate pumps installed on the floor of the garage must be listed and

labeled for installation in a Class 1, Division 2 location, as specified in Article 500 of the NEC. A rating of "explosion-proof" does not guarantee that the equipment will meet this requirement. Listed equipment must be marked to show the class, group (division), and operating temperature or temperature range in which the equipment can be used. Identification numbers are marked on the equipment nameplate.

**Q We have been allowed to create a barrier or dam around a condensate pump that extends 18 inches off the floor. Will that be allowed in all tri-county jurisdictions in the future?**

**A** Such installations are subject to approval of the local jurisdiction as alternate methods and materials.

**Q Can you terminate a domestic clothes-dryer exhaust (not a vent) through a roof?**

**A** Yes, such a termination would be required to follow Section 1801 in the Dwelling Code and Section 504 in the Mechanical Specialty Code. Both codes require an approved backdraft damper with no screen at the duct termination. The transition duct connection at the wall, behind the dryer, could be used as the clean-out required in Section 504.3.

**Q Can you terminate condensate for a furnace outside?**

**A** Yes, condensate drains can terminate outside when, for example, the condensate could not freeze on a sidewalk or other walkway, creating a hazard.

**Q Can we provide combustion air to the furnace through the return-air ductwork?**

**A** Yes, Dwelling Code Section 2004.2 allows that "Ducts admitting outdoor air may be connected to the



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New office hours beginning March 1:  
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Monday–Friday

return-air side of the heating system.” The Mechanical Specialty Code does not have the same verbiage as the Dwelling Code, but allows for the connection to the return-air duct. The requirements found in Dwelling Code Section 2004.2 (except for the last sentence) can be found in the Mechanical Specialty Code, Section 706.1.1. As an alternative to Section 706, Section 707 of the Mechanical Specialty Code allows the use of a “mechanical forced-air system” to provide combustion air through the building’s mechanical ventilation system.

**Q Must we insulate the vents of a 90+ furnace within unconditioned spaces? We’ve worked in jurisdictions that don’t require this and recently in two jurisdictions that do, and even those two have different requirements for the insulation. Shouldn’t all tri-county jurisdictions be consistent on this?**

**A** There is no code requirement for the insulation of the vent for a 90%-plus furnace. The code requires that you follow the manufacturer’s installation instructions. See the Dwelling Code, Section 1307.1, and see the Mechanical Specialty Code, Section 304.1.

**Q Some jurisdictions require structural calculations for a direct change-out. In 95 percent of change-outs, the old unit’s weight is substantially heavier than the new unit. This adds \$500-\$700 in costs to the building owner. What is the prevailing requirement in tri-county jurisdictions?**

**A** The code does not directly address change-outs. If the new equipment weighs more than the existing unit, structural calculations are required. If the new equipment exceeds 400 pounds, the method of attachment must be shown on the plans. See OSSC, Volume 2, Chapter 16, Division IV, Section 1632.1.

**Q The city of Portland uses minor mechanical permits and it works great. Will we see this for the rest of the tri-county area?**

**A** Commercial mechanical minor labels are issued by the City of Portland. If interest is expressed, Tri-County will present the minor-label concept to its Minor Label Committee for evaluation. (Minor label rules can be

found in OAR 918-100-0020 and apply only to commercial and/or industrial installations.)

**Q Is there a definition of positive pressure?**

**A** Positive pressure is relative to the adjoining space. For example, to control the spread of germs in a hospital, a patient’s room may be negatively pressurized relative to the hallway so that the patients’ germs are less likely to contaminate the hallway. In the burn unit of a hospital, patient’s rooms may be positively pressurized to keep burn victim’s rooms cleaner and to control the infiltration of germs to patients that are highly susceptible to infection. In a laboratory, pressure control is important for contamination prevention. There are a few code references/requirements to barometric control, but a good design provides proper barometric control throughout a building, regardless of code requirements. Control of barometric pressure can result in a more comfortable, longer lasting building.

**Q How does positive pressure relate to service garages and waiting rooms?**

**A** Clean air must be “imported” from a location other than a service garage to create a positive pressure in the waiting room, preventing exhaust fumes from the garage from entering the waiting room. The goal is to provide clean air for the occupants of the waiting room.

**Q I have heard that the code on smoke detectors is being changed to require smoke detectors in both the supply and return ductwork. Is this true, and when will the code change be effective?**

**A** There is no plan for code change at this time. ♦

Due to space restrictions, not all November 29 code forum questions and answers appear in this newsletter. For a complete text, which includes answers about seismic attachment of grilles and ductwork, smoke detectors, and ventilation in repair garages, please check the Tri-County Web pages: [http://www.cbs.state.or.us/external/bcd/forum\\_manual/mechanical/mechanical.htm](http://www.cbs.state.or.us/external/bcd/forum_manual/mechanical/mechanical.htm).

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# Compliance Report

The Board of Boiler Rules found the following violations of the Oregon Boiler Safety Laws in December 2001:

CITY	NAME	VIOLATION	PENALTY
Canby	Stephen C. Renhard, S&J Heating and Air Conditioning, Inc.	Installation did not meet minimum safety standards, no boiler/pressure-vessel business license, no installation permit	\$1,500
Gresham	Ralph D. Rogers, Refrigeration Contractors, Inc.	No installation permit (4 violations)	\$4,000
Pendleton	Gordon Leonard Gordon's Electric & Heating, Inc.	No boiler/pressure-vessel business license, no installation permit (2 violations)	\$1,500
Portland	Richard Harvey, Interstate Mechanical, Inc.	No installation permit	\$1,000
Portland	Lisa Harris, Wescold, Inc.	No installation permit (20 violations)	\$10,000
Tigard	Jim Havlinek, Shop Equipment Company, Inc.	Installation did not meet minimum safety standards, no boiler/pressure-vessel business license, no installation permit	\$3,000
Yakima, WA	Jason Kotlarz, president, Pacific Plumbing, Inc.	No boiler/pressure-vessel business license, no installation permit (5 violations)	\$3,000

The Electrical and Elevator Board found the following violations of the Oregon Electrical Safety Laws in December 2001:

CITY	NAME	VIOLATION	PENALTY
Boise, ID	Keith Menefee	No supervising or journeyman license	\$1,000
Coos Bay	Douglas Tarvin	No electrical permit	\$250
Coos Bay	Thomas H. Wilson, Wilson Rental Properties	No electrical permit, no supervising or journeyman license	\$2,000
Cottage Grove	Michael Lee Grable, Sr.	No electrical permit	\$250
Eugene	Tracy A. Jones, G. O. Jones & Associates, Inc.	No electrical permit	\$1,000
Florence	Patrick Rogato	No supervising or journeyman license	\$1,000
Florence	Bret Feingold, Technology Services, Inc.	Allowed unlicensed individual to make electrical installation	\$1,000
La Pine	Brad Foote, Metal Clad Buildings of Oregon	No electrical contractor license, no electrical permit	\$2,000
Portland	David Klassen, Home of God Christian Church	No electrical permit	\$1,000

Ridgefield, WA	Charles R. Morgan,, Katari, Inc.	No electrical permit	\$1,000
Salem	Tim Vandermolten	No supervising or journeyman's license	\$1,000
Sherwood	Stephen P. Bizon, Bizon Landscape Maintenance Co., Inc.	No electrical permit	\$2,000
Sisters	James S. Prichard, Three Creeks Construction	No electrical contractor's license/no electrical permit	\$2,000
St. Helens	Vernon Loeks, North by Northwest Industries	No electrical permit	\$1,000
Troutdale	Jeff Cohen	No supervising or journeyman's license	\$500
Woodburn	Vladimir A. Labunsky, Al's Construction & Remodeling	No electrical contractor's license/no electrical permit	\$750

The Plumbing Board found the following violations of the Oregon Plumbing Specialty Codes in December 2001:

CITY	NAME	VIOLATION	PENALTY
Dallas	Joseph J. Meduri, Meduri Farms, Inc.	No plumbing permit	\$1,000
Kennewick, WA	Jeff P. Bixby	No plumbing journeyman's certificate of competency	\$1,000
Kennewick, WA	Kenneth M. Murry	No plumbing journeyman's certificate of competency	\$1,000
Kennewick, WA	Luis A. Gonzalez	No plumbing journeyman's certificate of competency	\$1,000
Kennewick, WA	Robert Smith, Three Rivers Mechanical, Inc.	Allowing unlicensed individuals to make plumbing installations (4 violations)	\$4,000
Lakeview	Ralph E. Wilson, Sage Brush Plumbing	No plumbing business certificate of registration	\$500
LaPine	Gary Edgil	No plumbing journeyman's certificate of competency	\$1,000
Nehalem	Bryan E. Legoo	No plumbing journeyman's certificate of competency	\$500
Pasco, WA	Leandro M. Valdez	No plumbing journeyman's certificate of competency	\$1,000
Portland	Curtis D. Dennis, Sunset Landscaping, Inc.	No plumbing business certificate of registration	\$500
Salem	Aaron D. McLaughlin	No plumbing journeyman's certificate of competency (2 <sup>nd</sup> Violation)	\$2,000
Salem	Tim Vandermolten	No plumbing journeyman's certificate of competency	\$1,000
Salem	David Justin Meduri	No plumbing journeyman's certificate of competency	\$1,000

Salem .....	Eduardo Casas .....	No plumbing business certificate of registration, no plumbing permit .....	\$1,000
Salem .....	Leo J. Gysin .....	Allowing unlicensed individuals to make plumbing installations, no plumbing permit .....	\$2,000
Sisters .....	James S. Prichard, Three Creeks Construction .....	No plumbing business certificate of registration .....	\$1,000
The Dalles .....	Eugene M. Scherer, Jr. ....	No plumbing business certificate of registration, no plumbing journeyman certificate of competency .....	\$1,000
Woodburn .....	Vladimir A. Labunsky, Al's Construction & Remodeling .....	No plumbing business certificate of registration .....	\$500

The Director of the Department of Consumer and Business Services found the following violations of the Oregon Specialty Codes in December 2001:

CITY .....	NAME .....	VIOLATION .....	PENALTY
Beaverton .....	Harry J. Kim, AMCO Sign .....	Violated a final order .....	\$5,000
Beaverton .....	Harry J. Kim, AMCO Sign .....	Violated a final order (5 violations) .....	\$25,000
Beaverton .....	Harry J. Kim, AMCO Sign .....	Violated a final order .....	\$5,000
Bend .....	Byron Beebe, B & N Inc. ....	No permit .....	\$250
Coos Bay .....	Douglas Tarvin .....	No permit .....	\$250
Elgin .....	Richard L. Eckstein, Eckstein Construction .....	Violated a final order .....	\$5,000
Grants Pass .....	Paul Chierichetti, Chierichetti Plumbing, LLC .....	No permit .....	\$250
Hermiston .....	James G. Connor, Mid-Columbia Mobile Homes, Inc. ....	No permit .....	\$250
Irvine, CA .....	Yamage Technology, Inc. ....	Violated a final order .....	\$5,000
Jacksonville .....	Hal W. Moore, Hal Moore Construction .....	Violated a final order .....	\$5,000
Portland .....	Michael J. Overfield, Tualatin Electric, Inc. ....	No permit .....	\$500
Ridgefield, WA .....	Charles R. Morgan, Katari, Inc. ....	No permit .....	\$250
Roseburg .....	Roger Wayne Helland, Roger Helland General Contractor .....	No permit .....	\$250
Salem .....	Leo J. Gysin .....	No permit .....	\$250
Seaside .....	Sam Hill .....	No permit .....	\$250
Sisters .....	James S. Prichard, Three Creeks Construction .....	No permit (3 violations) .....	\$750
The Dalles .....	Eugene M. Scherer, Jr. ....	No permit (multiple violations) .....	\$5,500

Tillamook .....	Kenneth L. Burckard .....	Violated a final order .....	\$5,000
Vancouver, WA.....	Gary and Christine Rood .....	No permit .....	\$250
Woodburn .....	Vladimir A. Labunsky, .....	No permit	
	Al's Construction & Remodeling	(2 violations) .....	\$500

The Director of the Department of Consumer and Business Services found the following violations of the Oregon Specialty Codes in October 2001:

CITY .....	NAME .....	VIOLATION .....	PENALTY
Brookings .....	Michael M. Rupert, .....	No manufactured dwelling	
	M. Rupert Mobile Home	installation permit .....	\$500
Coos Bay .....	Earl Johnson.....	Violated a final order .....	\$1,000
Hermiston.....	Ennis T. Hawkins, .....	No manufactured dwelling	
	West Wind Mobile Home	installation permit	
	Service & R.V. Repair	(2 violations) .....	\$1,000
Hermiston.....	James G. Connor,.....	Failure to make corrections,	
	Mid-Columbia Mobile Homes, Inc.	no manufactured dwelling	
		installation permit .....	\$250
Oregon City.....	Warren Taylor Kitchen .....	Violated a final order .....	\$5,000
	American Dreamworks Const., Inc.		
Prineville .....	Russell Brown, .....	Violated a final order	
	2RB Construction, Inc.	(2 violations) .....	\$20,000
Roseburg .....	Russell Willeford.....	Violated a final order .....	\$5,000
Spray.....	Robert and Sharon Helms .....	Violated a final order .....	\$1,000

## Spring Educational Institute

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# Board meeting dates

Sun	Mon
1	2
8	9

## ELECTRICAL & ELEVATOR BOARD \_\_\_\_\_

Meets at 9:30 a.m. on the fourth Thursday of each month:

- March 26
- April 25

## BUILDING CODES STRUCTURES BOARD \_\_\_\_\_

Meets at 9:00 a.m. on the first Wednesday of each month:

- March 6
- April 3

## MANUFACTURED STRUCTURES & PARKS ADVISORY BOARD \_\_\_\_\_

Meets at 9:30 a.m. on the second Thursday of each quarter:

- April 11

## STATE PLUMBING BOARD \_\_\_\_\_

Meets at 9:00 a.m. on the third Friday of every other month:

- April 19

## BOARD OF BOILER RULES \_\_\_\_\_

Meets at 9:30 a.m. on the first Tuesday of each quarter:

- March 5

## TRI-COUNTY BUILDING INDUSTRY SERVICE BOARD \_\_\_\_\_

Meets at 9:30 a.m. on the second Wednesday of every other month:

- April 10

MEETINGS ARE HELD IN THE SALEM BCD CONFERENCE ROOM AT 1535 EDGEWATER ST. NW, EXCEPT THE TRI-COUNTY SERVICE BOARD, WHICH MEETS IN PORTLAND.



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# 2002 board vacancies

## Board of Boiler rules

Manufacturer/owner boiler business position ... Expires July 27  
Owner/pressure vessel position ..... Expires July 27

## Building Codes Structures Board

Low-income housing position ..... Expires June 30  
Remodeler position ..... Expires June 30  
Energy supplier position ..... Expires June 30  
Public member position ..... Expires June 30

## Electrical and Elevator Board

Electrical inspector position ..... Expires June 30  
Elevator manufacturer position ..... Expires June 30

## Manufactured Structures & Parks Advisory Board

Structural engineer position ..... Expires September 30

## Plumbing Board

Plumbing business position ..... Expires October 31

Persons interested in applying for one of these positions may obtain the necessary form from the governor's office. ■

440-2666 (03/02/COM)



### Building Codes Division

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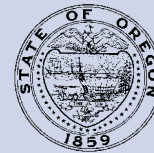
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### Publication Design

Shonnie Emerson, DCBS Communications

### BCD Administrator

Joseph A. Brewer III



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