



Clackamas Multnomah 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.

Tri-County Service Center

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Building code forum scheduled June 20

The next commercial structural code forum will be Thursday, June 20, 4-7 p.m., in the conference room at the Home Builder Association headquarters, 15555 S.W. Bangy Road in Lake Oswego.

The event, sponsored by the Tri-County Service Center, provides an opportunity for builders and architects to ask questions about inconsistencies they've encountered in plan-review and site-related code calls.

A panel of industry and local-government code experts will answer code-application

questions and provide guidance for consistent applications in the region. All building officials in the region have committed to following the guidance provided by the panel.

BCD offers three hours of code-related continuing-education credit. Architects may earn three hours of HSW credits for attending. For more information, call Joanie Stevens-Schwenger, (503) 872-6731. Questions for the panel may be sent by e-mail to Joanie.m.stevens-schwenger@state.or.us or faxed to (503) 872-6735. ♦

March code forum Q and A

The following questions were addressed by the code panel at the March 21 forum:

Q Should a building department accept drawings prepared by an engineer or architect but not stamped by them? In other words, is an engineer or architect required to stamp final documents when the building is exempt from the Architect's Law? How many sets of documents must carry a "wet signature"?

A OAR 806-010-0045. No. An Oregon registered architect is required to stamp and sign all his or her work in this state regardless of its exemption status. **Only one set of submittal documents must bear the wet signature of the architect or engineer.** It is permissible for the professional stamp or seal to be electronically duplicated.

Q When is standby power required for egress illumination?

A See 1003.2.9.2, "Power supply."

Q Is it permissible to compare only base shear values for wind and earthquake loads to decide whether wind or seismic loads govern the design?

A No, it is not permissible. Both the wind loads and the seismic loads must be evaluated to determine which cause the maximum base shear and base moments. Design is controlled by the largest lateral base shear/moment. A correct analysis requires determining both the earthquake loads and the wind loads on an element of a structure.

Q For plans with engineered lateral-load-resisting elements, how should we apply the use of "drag struts" or "collectors" to load-resisting elements such as shear walls or frames?

A Plans with non-prescriptive (engineered) lateral-load-resisting elements must show sufficient load-transfer mechanism detail to provide a continuous load path. This may include drag struts, collectors, and blocking and strapping at re-entrant corners.

Q In the Tri-County Commercial Checklist Section 5.0, items 5.20, 6.20, and 7.20 require structural calculations for vertical loads for equipment weighing more than 400 pounds. Wouldn't any load beyond what was factored into the original design



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News *Line*

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on the manufactured roof require an engineered design? If not, who would be liable for the added loading? If it is determined that all loads on manufactured roofs require engineered designs, shouldn't the Tri-County Commercial Checklist be revised so that applicants don't have to find out at the permit counter that they need an engineer for a 200-pound roof-top unit?

A See OSSC, Volume 2, Section 1632.1. The 400 pound designation identified in this section refers only to *seismic bracing*. The structure must still be capable of supporting the imposed gravity loads, and it may be necessary to provide a design proving that the structure is capable. The code panel sent a request to revise the Commercial Checklist to the Tri-County Board's Processes and Forms Committee for review and action.

Q Why is it that in multi-story-rated buildings some jurisdictions require "lids" on the bottom sides of private balconies and others do not?

Background: This typically occurs in a Type-V One-Hour R-1 occupancy and multi-story buildings with stacked balconies. It concerns conventional construction and not the use of heavy timber and deals specifically with private balconies, not exterior exit balconies. It is generally agreed that even pressure-treated materials used to enclose the undersides of these balconies will rapidly deteriorate in our moist climate. Venting these areas on the horizontal surface is not permitted by code. Face vents are problematic.

A Section 705 (Projections) speaks to architectural appendages above the floor and thus applies to exterior balconies. Projections from Type-V structures may be of combustible or non-combustible construction. These projections are required to be protected with one-hour fire-resistive construction only where openings must be protected or where they are prohibited. Therefore, balconies (other than exterior-exit balconies) can be of unprotected construction. ♦

Upcoming forums
4-7 p.m.
15555 S.W. Bangy Road
September 9 & December 5

440-2736 (5/02/COM)

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