

AN ORDINANCE MAKING STATE REGULATIONS PART OF THE CITY CODE AND PLACING THE CITY IN A POSITION TO ENFORCE VIOLATIONS, REQUIRING COMPLIANCE WITH ALL STATE BUILDING CODE AND FIRE AND LIFE SAFETY CODE PROVISIONS AND ADOPTING STANDARDS FOR WALL CONSTRUCTION: REPEALING ORDINANCE NOS. 193, 195 and 203 AND PARTS OF ANY ORDINANCES IN CONFLICT HEREWITH AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE.

Section 1. Standards Applicable to Building. In addition to compliance with this and other ordinances of the city, building and related activities shall comply with provisions of each of the following specialty codes making up the state building code adopted by the director of the State Department of Commerce and the fire and life safety code adopted by the State Fire Marshal as these codes and constituted on July 1, 1974, and thereafter. No person shall conduct building or related activities without compliance with these standards.

The Codes covered by this ordinance are:

Uniform Building Code - 1973 Edition
Uniform Mechanical Code - 1973 Edition
Uniform Structural Code - (Oregon State Structural Specialty Code and Fire and Life Safety Code)
Uniform Plumbing Code - 1973 Edition
All Codes as Amended per State of Oregon

Section 2. City Code Administration. The city shall provide for the administration of a plan checking, permit and inspection program for structural, mechanical and plumbing work. At the present time, the city requests the State provide Electrical Code plan checks, permits and inspection. It is understood this provision shall remain in effect until the City of Troutdale options to perform this service at some future date. This city program is applicable to public building, including state building, as well as private building.

Section 3. Fire Zone: In accordance with the provisions of the state building code for recognition of local fire zones and in particular section 1601 of the structural specialty code this city is entirely within fire zone 3.

Section 4. Agricultural Buildings. Chapter 15, Agricultural Buildings, of the appendix to the 1973 edition of the Uniform Building Code published by the International Conference of Building Officials, rather than chapter 15 as set forth on page 635 of the state structural specialty code, shall be in effect in this city.

Section 5. Excavation and Grading. Chapter 70, Excavation and Grading, of the appendix to the 1973 edition of the Uniform Building Code published by the International Conference of Building Officials shall be in effect in this city.

Section 6. Local Interpretation. In addition to the provisions of section 106 of the structural specialty code and similar provisions of other specialty codes, the building official may approve a material or a method of construction not specifically prescribed by this ordinance provided he finds that the proposed design is satisfactory and that the material, method or work offered is for the purpose intended at least the equivalent of that specifically prescribed by this ordinance in quality, effectiveness, fire resistance, durability, safety and energy conservation, and that the director of the Department of Commerce has not issued a report disapproving the material or method for the purpose. The building official may refer the proposed design to the city board of appeals as provided in section 204(a) of the structural specialty code and a person affected by a ruling of the building official may appeal such ruling to the board of appeals within 30 days from the date of the ruling. The provisions of this section shall not be interpreted to preclude a person from requesting a ruling from the director of the Department of Commerce prior to submitting an application to the city for a permit or after withdrawing a previously submitted application.

Section 7. Unsafe Buildings. The law referred to in section 203 of the structural specialty code is the ordinance of this city providing for the abatement of building nuisances.

Section 8. Board of Appeals. For application in this city, subsection (a) of section 204 of the structural specialty code and subsection (a) of section 203 of the mechanical specialty code are replaced with the following:

In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of the provisions of standards applicable to building and related activities administered through this city, there is created a Board of Appeals consisting of five voting members who are qualified by experience and training to pass on matters pertaining to building and related activities. The building official shall be an ex-officio nonvoting member and shall act as secretary of the board. The Board of Appeals shall be appointed by the mayor with consent of the council and hold office at his pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the building official with a duplicate copy to the appellant. The administrator of the State Building Codes Division shall be furnished copies of decisions interpreting state building code requirements.

Section 9. Violations and Penalties. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of the ordinance.

Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of any offense, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this ordinance is committed, continued, or permitted, and upon conviction of any such violation such persons shall be punishable by a fine of not more than \$500.00 or by imprisonment for not more than 60 days, or by both such fine and imprisonment.

SECTION 10. Adopting standards for wall construction, and amending Section 2517 (g), sub-paragraph 2 first sentence, of the Uniform Building Code of the International Conference of Building Officials, 1973 edition, is amended to read as follows:

Siding as specified in this Section shall be installed over $\frac{1}{2}$ " minimum exterior grade plywood sheathing or $\frac{3}{4}$ " shiplap solid sheathing per Table No. 25-M. The double exterior wall covering shall have a minimum total thickness of $\frac{7}{8}$ ".

SECTION 11. Repeal.

Ordinances no. 193, 195 and 203 are hereby repealed.

SECTION 12. Inasmuch as this ordinance is necessary for the immediate preservation of the health, peace and safety of the City of Troutdale, an emergency is declared to exist, and this ordinance shall be effective from and after its passage by the Council and its approval by the Mayor.

Passed by the Common Council of the City of Troutdale this 9th day of July, 1974.

YEAS: 5

NAYS: 0

Signed by the Mayor this 9th day of July, 1974.

ATTEST:

Trudy V. Wright
Recorder

R. M. Stump
Mayor

Ordinance No. 202