

RESOLUTION NO. 3015

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE STRUCTURAL SPECIALTY CODE AND THE MECHANICAL SPECIALTY CODE AND REPEALING ALL PRIOR RESOLUTIONS THAT PREVIOUSLY ADOPTED A STRUCTURAL SPECIALTY CODE OR MECHANICAL SPECIALTY CODE.

WHEREAS, in 2019, the Wilsonville City Council adopted Ordinance No. 839 that established a new Wilsonville Code (WC) Chapter 9 concerning the City's building code to accommodate the constant updates in the State of Oregon building codes developed by the State Building Codes Division (BCD); and

WHEREAS, pursuant to WC 9.310 and 9.330, the City adopts its Structural Specialty Code and Mechanical Specialty Code via resolution; and

WHEREAS, upon implementation of Ordinance No. 839, the City adopted, via Resolution No. 2779, the then-current BCD-issued Oregon Structural Specialty Code (OSSC) and Oregon Mechanical Specialty Code (OMSC), as amended and supplemented; and

WHEREAS, BCD has published online the 2022 OSSC and 2022 OMSC; and

WHEREAS, BCD has provided a statewide grace period for the effective date of these codes until April 1, 2023 within which allows for use of either the 2019 or 2022 codes; and

WHEREAS, the City intends to adopt these two building codes, as amended and supplemented, and as reflected in Exhibit 1 and Exhibit 2 attached hereto, to address structures that the state does not currently regulate.

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

Section 1. Findings. The findings stated above and the findings stated in the accompanying staff report are incorporated as if fully set forth herein.

Section 2. The City Council hereby adopts Exhibit 1 as its Structural Specialty Code and Exhibit 2 as its Mechanical Specialty Code.

Section 3. All prior local structural specialty codes and mechanical specialty codes are hereby repealed.

Section 3. Effective Date. This Resolution is effective on December 5, 2022.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 5th day of December, 2022, and filed with the Wilsonville City Recorder this date.

DocuSigned by:
Julie Fitzgerald
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JULIE FITZGERALD, MAYOR

ATTEST:

DocuSigned by:
Kimberly Veliz
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Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

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

EXHIBITS:

1. Structural Specialty Code
2. Mechanical Specialty Code

Exhibit 1

City of Wilsonville Structural Specialty Code

I. Adoption of 2022 Oregon Structural Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2022 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 2022 Oregon Structural Specialty Code (OSSC), as well as the provisions of the 2021 International Building Code (IBC) and the 2018 International Property Maintenance Code (IPMC) referenced herein, shall be kept in the office of the Building Official of the City of Wilsonville.

II. Amendments to 2022 Oregon Structural Specialty Code

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

1. **Section 101.2.1 Optional local adoption to require a building permit.** Items listed as 1 through 8 are adopted. The provisions of the 2022 OSSC are the applicable technical regulations. In addition, see section 105.2 for clarification on work not requiring a permit.
2. **Section 101.2.2 Matters outside the statutory authority of this code (OSSC).** Items listed as 2 through 7, 12, and 19, that are identified as being outside the statutory authority of the state building codes, are adopted. The technical provisions of the 2021 International Building Code shall be the code which regulates these items. Administrative provisions for these items will be regulated by Wilsonville Code Chapter 9.
3. **Section 105.2 Work Exempt from a Permit -** of the 2022 Oregon Structural Specialty Code is amended to add the following numbered revisions:
 - a. **9. Retaining Walls.** 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, except where the retaining wall supports ascending slopes exceeding 3:1 (33 percent) or where the retaining wall supports a non-soil surcharge.
 - b. **10. Fences.** Wood, wire mesh, or chain link fences not over 6 feet in height. Fences constructed of other materials require a permit, regardless of height.
 - c. **11. Tanks.** 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.
 - d. **12. Flag Poles.** Flag poles not over 30 feet in height.
 - e. **13. Signs.** See Wilsonville Development Code Section 4.156 for work exempt from a permit.
4. **Section 112 Service Utilities -** The 2021 International Building Code, Section 112, is adopted.

5. **Section 116 Unsafe Structures or Equipment** – The 2021 International Building Code, Section 116, is adopted. 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 901.2 Fire Protection Systems** - of the 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code section, are adopted. 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 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code section, are adopted. 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 2021 International Building Code, is adopted.
9. **Section 912 Fire Department Connections** - of the 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code section, are adopted. 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 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code sections, are adopted.
11. **Chapter 32 Encroachments Into the Public Right of Way** - of the 2021 International Building Code, is adopted.
12. **Chapter 33 Safeguards During Construction** - of the 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code sections, are adopted. Included in this adoption are the following sections:
 - a. **3302 Fire Safety During Construction**
 - b. **3302.3.1 Fire Safety During Tall Combustible Construction**

- c. **3302.3.2 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.
- d. **3302.3.3 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.
- e. **3302.3.4 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.
- f. **3302.3.5 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.

- g. **3302.3.6 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*.
 - h. **Section 3303 Demolition** - of the 2021 International Building Code, is adopted.
 - i. **Section 3307 Protection of Adjoining Property** - of the 2021 International Building Code, is adopted.
 - j. **Section 3309 Fire Extinguishers** - of the 2021 International Building Code, is adopted.
 - k. **Section 3311 Standpipes** - of the 2021 International Building Code, is adopted. Installations of standpipe systems shall conform to the 2019 NFPA 14 Standard for the Installation of Standpipe and Hose Systems.
 - l. **Section 3313 Water Supply for Fire Protection** - of the 2021 International Building Code, is adopted.
 - m. **Section 3314 Fire Watch During Construction** - of the 2021 International Building Code, is adopted.
13. **Appendix H – Signs** - of the 2022 Oregon Structural Specialty Code, is adopted, 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 2021 International Building Code, is adopted, except the following:
- a. **Delete:** Section J103.2 Exemptions. Delete item 1.
 - b. **Revise:** Section J103.2 Exemptions. 1. 100 cubic yards and 1 foot or less in depth for fill. Unless otherwise exempted, quantities greater than 100 cubic yards or more than 1 foot in depth for fill shall require a permit.
 - 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 Mechanical Specialty Code

I. Adoption of 2022 Oregon Mechanical Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2022 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.