



# CITY OF BEAVERTON

## CITY ORDINANCES

### ORDINANCE 3680

AN ORDINANCE ADOPTING THE 1989 VERSIONS OF THE STRUCTURAL,  
MECHANICAL AND PLUMBING CODES OF THE STATE OF OREGON AND  
AMENDING CERTAIN OTHER SECTIONS OF THE BUILDING CODE.

NUMBER OF PAGES

7

# CODE

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VERSIONS OF THE STRUCTURAL,  
MECHANICAL AND PLUMBING CODES OF  
THE STATE OF OREGON AND AMENDING  
CERTAIN OTHER SECTIONS OF THE  
BUILDING CODE.

WHEREAS, the City of Beaverton adopts by reference the State of Oregon Structural Specialty Code, Mechanical Specialty Code, and Plumbing Code at BC 8.02.015; and

WHEREAS, new versions of these three codes will take effect late in 1989 and it is necessary for Council to specifically state its intent that the new versions of these codes are readopted in Beaverton effective on that date; and

WHEREAS, the Council finds that uniformity in these regulations throughout the state is a desirable goal which will be achieved by re-adoption of the new state codes; and

WHEREAS, the Council further finds that certain amendments to the City's codes are necessary in addition to the adoption of the current versions of the above-referenced codes to assure uniformity throughout the state in these matters; and

WHEREAS, the Council further finds that certain additional regulations not heretofore adopted in the City but authorized by the State, including the adoption of regulations for the

abatement of hazardous buildings, electrical inspections, and related provisions, now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. The Beaverton Code, section 8.02.015A is amended to read as follows:

"A. State of Oregon Structural Specialty Code, as adopted by the Administrator of the Building Codes Agency, effective in 1989, together with its appendices, supplements and separately bound standards (hereinafter 'Structural Specialty Code');"

Section 2. The Beaverton Code, section 8.02.015B is amended to read as follows:

"B. State of Oregon Mechanical Specialty Code, as adopted by the Administrator of the Building Codes Agency, effective in 1989, together with its appendices, supplements and separately bound standards (hereinafter 'Mechanical Specialty Code');"

Section 3. The Beaverton Code, section 8.01.015C is amended to read as follows:

"C. State of Oregon Plumbing Specialty Code, as adopted by the Administrator of the Building Codes Agency, effective in 1989, together with its appendices, supplements and separately bound standards (hereinafter 'Plumbing Code');"

Section 4. The Beaverton Code, section 8.02.015, State Codes, is hereby amended to add a new subsection "E" to read as follows:

"E. Uniform Code for the Abatement of Dangerous Buildings (1988 Edition) promulgated by the International Conference of Building Officials, which has not been adopted by the Administrator of the Oregon Building Codes Agency but to which there is no objection to adoption by municipalities, (hereinafter 'Dangerous Buildings Code');"

Section 5. The Beaverton Code, section 8.02.020, City Building Code Administration, is hereby amended to read as follows:

"BC 8.02.020, City Building Code Administration. The City shall provide a program of Building Code administration including plan checking, permit issuing, and inspection for structural mechanical, plumbing, and electrical work, as provided by State regulations for Building Code administration and this ordinance, and for administration of the Dangerous Buildings Code."

Section 6. The Beaverton Code, section 8.02.040, Fees, is hereby amended to read as follows:

"BC 8.02.040, Fees. Section 304(C) of the Structural Specialty Code, Section 304(C) of the Mechanical Specialty Code, and Section 20.7 of the Plumbing Specialty Code are revised to provide that the amount of fees for structural, mechanical, plumbing and demolition work and for appeals, shall be set by Council resolution."

Section 7. The Beaverton Code, section 8.02.050, is hereby amended to read as follows:

"BC 8.02.050 Amendment to Structural Specialty Code Section 303(a), Permits Issuance. Section 303 (a) of the Structural Specialty Code is amended by adding a new paragraph to read as follows:

'Except for single-family and duplex residential dwellings, all building plans for construction, alteration, enlargement, repair or relocation shall be reviewed and approved by a certified fire and life-safety plans examiner for compliance with all applicable laws, the Structural Specialty Code, and with City ordinances and regulations.'

Section 8. The Beaverton Code, section 8.02.060, is hereby amended to read as follows:

"BC 8.02.060 Amendment to Mechanical Specialty Code Section 303(a), Permits Issuance. Section 303 (a) of the Mechanical Specialty Code is amended by adding a new paragraph to read as follows:

'Except for single-family and duplex residential dwellings, all plans for construction, alteration, enlargement, repair or relocation of mechanical systems and equipment shall be reviewed and approved by a certified fire and life-safety plans examiner for compliance with applicable laws, the Structural Specialty Code and will City ordinances and regulations.'

Section 9. The Beaverton Code, section 8.02.110, is hereby amended to read as follows:

"BC 8.02.110 Fire Extinguishing Systems. Appendix Chapter 38 of the Oregon Structural Specialty Code is hereby adopted and shall be in force and effect as part of the Beaverton Code."

Section 10. The Beaverton Code, section 8.02.115, is amended to read as follows:

"BC 8.02.115 Unsafe Buildings. The Code referred to in section 203 of the Structural Specialty Code is the Dangerous Buildings Code as adopted by the City in Section 8.02.015 (D)."

Section 11. The Beaverton Code, section 8.03.005, is hereby deleted in its entirety.

Section 12. The Beaverton Code, section 8.03.010, is hereby amended to read as follows:

"BC 8.03.010 Dangerous Buildings Declared Nuisance. Every building or part of a building determined by the Building Official to be a dangerous building as defined in Section 302 of the Dangerous Buildings Code is declared to be a public nuisance and may be abated in accordance with the procedures set forth in that Code."

Section 13. The Beaverton Code, section 8.03.020, is hereby amended to read as follows:

"BC 8.03.020 Buildings Used for Illegal Manufacture. Section 302 of the Dangerous Buildings Code is amended by adding condition 19 to read as follows: '19. Whenever a building or any portion thereof has been used for the illegal manufacture or distribution of hazardous chemicals or materials.'"

Section 14. The Beaverton Code, sections 8.03.030 and 8.03.040 are hereby deleted in their entirety.

Section 15. The Beaverton Code, section 8.03.050, is hereby amended as follows:

- a. The section is renumbered to 8.03.030.
- b. Subsection B is amended to read as follows: "No person shall fail to abate a nuisance within the time provided in the Notice and Order of the Building Official."

Section 16. The Beaverton Code is hereby amended to add a new section 8.03.040 as follows:

"BC 8.03.040 Appeal. Chapter 5 of the Dangerous Buildings Code is amended by adding Section 505 to read as follows: "Any person aggrieved by the decision of the Board of Construction Appeals concerning a Notice and Order of the Building Official may file an Appeal to the City Council within 15 days setting forth the issues of disagreement. Said appeal shall be in writing and filed with the City Recorder."

Section 17. The effective date of the amendments contained in this ordinance shall be July 1, 1989, or such later effective date of the State Structural Specialty Code, Mechanical Specialty Code and Plumbing Specialty Code as the State Administrator of the Building Codes Agency shall establish.

First Reading this 5<sup>th</sup> day of June, 1989.  
Adopted by the Council this 12<sup>th</sup> day of June, 1989.  
Approved by the Mayor this 13<sup>th</sup> day of June, 1989.

ATTEST:

APPROVED:

Ann L. Johnson  
ANN L. JOHNSON, City Recorder  
ORDINANCE NO. 2680 - Page 6

Larry D. Cole  
LARRY D. COLE, Mayor  
Mayor Pro-Tem