

**State of Oregon**  
**Final**

**Residential Structures Board**

**Regular board meeting minutes**

**April 2, 2008**

- Members present:** Ray Miller, Chairman  
Darryl Bishop  
Scott Caufield  
Phil Damiano  
Kathryn Gray  
Mike Goodrich
- Members absent:** David DeHarpport, Vice-chair  
Douglas Lethin
- Staff present:** Mark Long, administrator  
Chris Huntington, policy and technical services assistant manager  
Twyla Knowles, fiscal and business services assistant manager  
Richard Rogers, structural program chief  
David Galati, regional services manager  
Aeron Teverbaugh, policy analyst  
Kaylan McAllaster, boards coordinator  
Debi Barnes-Woods, boards coordinator
- Guests present:** Patrick Bridges, Oregon Home Builders Association (OHBA)  
Jeff Fish, Fish Construction NW  
Ernie Platt, OHBA  
Darrell George, Portland BDS  
Ron Murray, Local 290  
Eric McMullen, Oregon Fire Marshal's Association  
Chuck Day, Adair Homes  
John Caul, OSFM  
Pat Carroll, OSFM  
Tari Glocar, OSFM  
James Bela, Oregon Earthquake Awareness  
Amanda Rich, Special Districts  
Alan Seymour, Oregon Department of Energy (ODOE)  
Todd Heidgerken, ODOE  
Gregory Drechsler, City of Portland, Water Bureau  
Genoa Ingram, Oregon Fire District

## **I. Board business**

### **A. Call to order**

Chairman Ray Miller called the Residential Structures Board meeting to order at 9:30 a.m. The meeting was held at the Building Codes Division, Conference Room A, 1535 Edgewater Street NW, Salem, Oregon.

### **B. Roll call**

David DeHarpport and Douglas Lethin were absent, excused.

### **C. Approval of agenda and order of business**

Chairman Miller **RULED** the agenda and order of business approved.

### **D. Approval of the board meeting minutes from:**

Chair Miller **RULED** the minutes from January 23, 2008 approved.

Chair Miller **RULED** the minutes from February 7, 2008 approved.

### **E. Date of the next meeting**

July 2, 2008

## **II. Public comment**

James Bela, Oregon Earthquake Awareness is concerned with the safety of structures in the event of an earthquake.

## **III. Reports**

### **A. Building Codes Division's report**

Administrator of Building Codes Division Mark Long discussed the BCD Update information packet.

Accela-products has been chosen as the vendor for E-permitting software and contract negotiations with Accela have begun. The goal is to have the system available for testing in about a year and the system up and running in June 2009. Ten to fifteen jurisdictions have already volunteered to be involved with testing.

In 2008, the division will be working a lot with sustainability. The division will be reviewing codes to determine how they can become more green-builder friendly.

The division will be working with the City of Portland as they look into developing a local ordinance that will adopt green building and sustainable development standards.

Over the next two to three months, the division will be increasing its efforts to explore web-based trainings and web seminars (Webinars). The division is interested in piloting a web-based class to explore how well the electronic dialog will work.

A work group has been established to gather information and evaluate the options for building department accreditation.

Senate Bill 10 is effective as of January 1, 2008. The division has compiled a list of questions to give to the Ethics Committee to develop a FAQ sheet. As the division receives more information, they will pass it on to the boards.

Administrator Long reviewed and distributed a copy of ORS 455.040 State building code preempts local ordinances and rules; exemptions; criteria.

Chair Miller would like to know in regards to SB 10, will the board members be able to get their specific questions answered.

Administrator Long: The ethics committee is working on a guidebook, until then you can contact Chris Huntington at the division.

Chair Miller wanted clarification on the source of the proposed sprinkler model ordinance; it appears to be different from what was previously agreed upon.

Administrator Long replied that this is the document from previous conversations, with a few modifications from the division.

Board member Scott Caufield: Is the idea behind the sustainability projects to develop code changes or model ordinances?

Administrator Long: Right now, it is too early to tell; but we're open to any ideas.

**B. Program update – None**

**IV. Communications – None**

**V. Appeals - None**

*(Board took a short break)*

**VI. Unfinished business**

**Review proposed model ordinance for residential fire sprinklers.**

**Jeff Fish**, Fish Construction NW, is concerned about the added expense that comes with adding sprinkler systems; the cost increase will encourage people to stop buying new homes and instead buy older ones, which may not be as safe.

**Ernie Platt**, representative of OHBA, would like to have the word “lot” changed to “subdivision” in the proposed ordinance; he would also like to extend the effective date from 2009 to 2011.

**Patrick Bridges** (OHBA) offered an amendment to the proposed ordinance to change the effective date from 2009 to 2011 and replace the word “lot” with “subdivision”. The last proposed change is outlined in his written testimony regarding AP102.3.

**Ron Murray**, Local 290, is in support of residential fire sprinklers. He offered proposed changes to sections AP102.3, AP102.4.3 & 102.5.1.1.

Policy Analyst Aeron Teverbaugh asked for clarification on which section numbers were being discussed.

Correction: Mr. Murray was referring to AP102.4.1, not AP102.3.

**Eric McMullen**, Oregon Fire Marshals Association, would like someone from the division to clarify the terminology used in the scope. He would like to clarify that the fire service does not support AP105.2 concerning system development charges (SDC’s), and feels it is not appropriate for this ordinance.

**Chuck Day**, Adair Homes, is concerned about keeping homes affordable. Currently, if a homeowner wants a fire sprinkler system and can afford it, they can do it without the current proposed ordinance.

Board member Mike Goodrich would like clarification of the intention of the state; is it to be consistent across the board?

Chuck Day: The ordinance has the potential to make it statewide if each jurisdiction adopts the ordinance.

**James Bela** would like to know if there were minutes from the hearing. Feels fire sprinklers should be included in area’s more prone to fire such as attics and closets.

**Kevin Hanway** water director for the city of Hillsboro is in opposition of AP105.2. The water department uses the system development charges (SDC’s) to recover the costs of providing for the capacity to meet increased water usage.

Board member Caufield would like to know how the sprinkler system increases the demand, if it is never expected to be used.

Kevin Hanway: That is totally irrelevant to the board’s code decision because they have no authority to regulate how water purveyors charge for those things, however if there is a sprinkler system installed, a larger meter is required to supply the possible increase of demand.

Kathryn Gray comment: Doesn't the water department have to provide enough water for hydrants anyway?

**Jim Schwager** Portland fire & rescue, proposed modified language based on the scoping provision.

**Todd Heidgerken**, Tualatin Valley Water District expressed opposition to AP105.2 in the proposal. The funds from the SDC's pay for the additional costs of materials and labor so that the water department has the ability to provide reliable water and accurate pressure for fire protection.

Board member Mike Goodrich would like to know how does the water purveyor predict extra water usage that justifies the extra SDC's.

Mr. Heidgerken: It's not so much the actual meter usage but how much of a supply would be needed if all meters were being used at full capacity that determines the SDC's.

Board member Darryl Bishop: Wouldn't the fire department use the same amount of water or more then a sprinkler system in the event of a fire?

Mr. Heidgerken: It's not so much the amount of water being used to extinguish a fire as it is with the increased meter size there is the potential for the occupant to put an additional demand on the supply by using the water for other such things as land irrigation or to fill a swimming pool.

**Amanda Rich** Special Districts Association of Oregon applauds the service of BCD and the fire services. However disagrees about the SDC provision of Appendix P.

Chair Miller questioned: If you stay with the current size meter is there an increase of cost.

Amanda Rich: No, there is no additional cost.

Board member Bishop would like to know what the cost difference is. In addition, what is it going to cost, on average, to add a sprinkler system to an average home.

Chair Miller referred Mr. Bishop to the handout from Kevin Hanway on page 3 for cost of service.

Gregory Drechsler, City of Portland Water Bureau, opposes the inclusion of the SDC language in the proposed ordinance because it impairs the water departments ability to charge appropriate SDC's.

Additional handouts were submitted to the board.

*(Board took a lunch break)*

Board member Kathryn Gray feels the scope seems too general.

Chair Miller confirmed with the board the intention for this meeting is to review testimony and submit suggestions to the division by consensus vote.

Unanimous **Yes** vote to change "lot" to "subdivision".

Unanimous **Yes** vote to change 2009 to 2011 in AP101 effective application date.

Testimony from Pat Bridges regarding further modifications to AP102.3.  
**Stay with exception as written**, the division's proposed language is clearer in specifications.

Comments from Ron Murray recommending changes to sections AP102.4.1, AP102.4.3 & 102.5.1.1 – Consensus from the board to **not consider Mr. Murray's recommendations**.

Recommendations from Mr. Bela for sprinklers to be included in areas prone to fire. **No action taken**.

Recommendations from Jim Schwager, **forwarded to division for consideration**.

Issues from Mr. Murray regarding plastic piping used for sprinklers; issue of pipe listed for fire sprinkler versus using any water piping – **no recommendation, not a serious concern**.

Issue AP105.2 regarding pricing of SDC's - **Forwarded to the division to be considered and resolved**.

## **VII. New business** - None

## **VIII. Announcements**

Oregon Residential Specialty Code was published in March.

**IX. Adjournment**

Chairman Miller adjourned the board meeting at 2:20 p.m.

Respectfully submitted by,

Kaylan McAllaster  
Division Boards Coordinator