



# Oregon

Theodore R. Kulongoski, Governor

Department of Consumer and Business Services

Building Codes Division

1535 Edgewater Street NW

PO Box 14470

Salem, OR 97309-0404

(503) 378-4133

FAX (503) 378-2322

bcd.oregon.gov

October 6, 2010

## *Oregon Reach Code Committee*

*September 29, 2010*

### **Meeting Summary**

**\*\*NOTE:** *The following is a summary of the committee's discussion.*

*To review the meeting in its entirety, the archived video of the meeting is available on the committee's Web site at the following link: <http://www.bcd.oregon.gov/committees/1reachcode.html>*

- Members Present:** Bill Clemens, Oregon Building Officials Association (OBOA)  
David Cohan, Northwest Energy Efficiency Alliance (NEEA)  
Kate Turpin, SERA Architects  
Rob Yorke, Associated Builders & Contractors (ABC)  
Franco Martinec, Port of Portland
- Members Absent:** Jim Denno, Oregon Department of Energy (ODOE)  
Joe Esmonde, International Brotherhood of Electrical Workers (IBEW)  
Tom Payne, Oregon Home Builders Association (OHBA)
- Guests Present:** Johnathan Balkema, Oregon Home Builders Association  
Don Miner, Oregon Manufactured Housing Association  
Dylan Lamar, Green Hammer  
Alex Boethl, Green Hammer  
Michael Freels, Oregon Home Builders Association
- Staff Present:** Aeron Teverbaugh, Policy Analyst  
Mark Heizer, Engineer  
Mark Campion, Policy Analyst  
Gabrielle Schiffer, Sustainability Coordinator  
Dana Fischer, Building Code Para-Technical

### **Introductions**

Aeron Teverbaugh, Policy Analyst, called the meeting to order at 1:40 p.m. She welcomed the committee and guests.

Bill Clemens explained that he worked on a national committee earlier in the month, helping to develop exam questions for the International Green Construction Code (IGCC). He explained that many items are slated to be removed from the 2010 IGCC.

Mark Heizer gave the committee an update on the work the subcommittee has accomplished to date.

David Cohan expressed a concern that he is still not grasping the complete goal of the “Reach Code”. Franco Martinec stated that he has enjoyed the subcommittee discussions and feels it has been beneficial. Mr. Martinec also commented that discussing the different standards currently on the market have helped the committee and subcommittee to see what will help create a code that reaches beyond current code requirements. He stated he is impressed with the level of expertise represented on the subcommittee. Bill Clemens and Rob Yorke also agreed that as the committee works through the model code determining which provisions should stay, it will help in the ultimate goal of creating the new “Reach Code”.

Ms. Teverbaugh began code discussion, showing the committee language she drafted for Chapter 1 as an example of how the language could read, based on committee and subcommittee discussion and public testimony. She recommended keeping consistency with the references to other Oregon code titles, naming them as they appear in their respective codes. For Section 102.4.9 Performance, she suggested keeping the language “reserved” so the section may be used in the future once the committee knows the direction the 2010 IGCC is heading. She also suggested tabling any language referencing residential structures, since the division has not accepted residential code proposals yet. Committee discussion continued.

## **SECTION 102 APPLICABILITY**

### **Section 102.4.2 Fuel Gas through 102.4.11 Zoning**

Motion to except staff written recommendations for Section 102.4.2 through 102.4.11.

*Motion approved unanimously.*

### **Section 102.4.12 (changed to 104.4.11)**

*TABLED until the division opens the Residential code change proposal solicitation time period.*

### **Section 102.5 Partial invalidity**

Motion to approve Section 102.5.

*Motion approved unanimously.*

### **Section 102.6 Existing Structures**

Motion to approve as written, Section 102.6.

Committee discussed the section.

*Motion approved unanimously.*

### **Section 102.7 Mixed occupancy buildings**

Motion to approve Section 102.7 as written.

*Motion approved unanimously.*

## **SECTION 103 DUTIES AND POWERS OF THE CODE OFFICIAL**

### **Section 103.1 General through 103.4 Inspections**

Motion to approve Sections 103.1 through 103.4.

*Motion approved unanimously.*

## **SECTION 104 CONSTRUCTION DOCUMENTS**

### **Section 104.1 Information on construction documents**

Mr. Cohan stated that in regards to plan retention, there is not a practice in place where a designer or plan reviewer will write exactly what code the plans are approved under. Since the Reach Code will offer different prescriptive paths, it may be a good idea to have some type of requirement for a checklist. Committee members agreed and continued to discuss the issue. Ms. Teverbaugh explained that there is a current requirement in the building code that permits issued reflect what code the permit is issued under.

**Motion** to approve as amended Section 104.1 by adding the language "...and shall contain the version of the code under which the project was permitted".

Committee discussion continued.

**TABLED:** *The motion was tabled pending further review.*

### ***Break***

***The committee took a short break***

Ms. Teverbaugh explained that in the Structural Code, when a certificate of occupancy is issued, there is a place to checkmark which code applies. Committee discussion continued. Ms. Turpin questioned whether the reference to commissioning also referred to the acceptance testing required in chapter 6. The section 903 commissioning is post occupancy and therefore not within the scope of the Reach Code. The committee resumed discussion of section 104.1.

**Motion** to delete "and shall include the applicable commissioning requirements in accordance with Section 903" and include the previously discussed language for the version of the code.

*Motion approved unanimously.*

### **Section 102.4.12 Residential occupancies**

#### **Code change proposal [RC11com-05](#)**

Dylan Lamar representing Passive House explained the proposal to the committee for Section 102.4.12 which add language to the first sentence "*Residential, residential mixed-use, and high-rise buildings shall comply with the provisions of this code, or ICC700, or Passive House Standard, at the election of the building owner or design professional. Should the ICC700 compliance path be elected, then...*". The committee asked questions. The committee agreed to keep this code change proposal tabled.

## **SECTION 105 APPROVAL**

Ms. Teverbaugh explained Section 105.

**Motion** to approve all of Section 105.

*Motion approved unanimously.*

## **SECTION 106 PERMITS**

### **Section 106.1 Required**

The committee discussed adding that an Oregon Structural permit required, or that perhaps a new Reach Code permit should be created and required. The committee asked Ms. Teverbaugh to look into the section and draft some proposed language.

## **SECTION 107 FEES**

### **Section 107.1 Fees**

The committee discussed that there may be a need to have the division develop a fee schedule.

**TABLED** – *Motion to table Section 106 until division staff can work on agreeable language.*

**TABLED** – *Motion to table Section 107 until division staff can research fee language.*

*Motion approved unanimously.*

### **Section 105.2.1 Used materials and equipment**

The committee discussed the language.

**Motion** to accept as written model code language for Section 105.2.1

*Motion approved unanimously.*

## **SECTION 108 BOARD OF APPEALS**

### **Section 108.1 General**

Ms. Teverbaugh suggested that the language be consistent as found in the OSSC.

### **Section 108.2 Limitation on authority**

The committee provided no discussion on this section.

### **Section 108.3 Qualifications**

Ms. Teverbaugh explained the section is written as found in the OSSC.

**Motion** to approve as written Section 108, so that the language is consistent with the OSSC.

*Motion approved unanimously.*

## **SECTION 109 CERTIFICATION OF OCCUPANCY**

### **Section 109.2 Certificate issued**

Ms. Teverbaugh explained the language has been modified to be consistent with referencing the “Oregon Building Code”.

**Motion** to approve as modified by the division, Section 109.

*Motion approved unanimously.*

The committee discussed how to approach lining up incentive programs.

### **Adjourn**

The meeting adjourned at 4:00 p.m.