

# CODE LINK

STATE OF OREGON • BUILDING CODES DIVISION

MARCH/APRIL 1999



## Clarification of sealing requirements

There apparently is some confusion among installers and inspectors regarding the sealing of the crawlspace under a manufactured dwelling. There are two requirements in the 1997 Oregon Manufactured Dwelling Standard that seem to get confused.

Section 802(b)(5) of the OMDS states: *“Skirting shall ... have holes or gaps between the skirting and the ground or other locations sealed or backfilled.”* These requirements are meant to keep elements from entering the crawlspace below the manufactured dwelling. Where the skirting is exposed to the weather, the skirting should be sealed to block the entry of wind and water, except at the vents. Where the skirting doesn't extend all the way to the ground, it should be sealed with flashing or backfilled to keep wind and water out. Where the skirting does not come all the way up to the bottom of the manufactured dwelling floor, it should be flashed if exposed to the weather. If it is protected from the rain behind a trim board, that area may be stuffed with insulation to keep the wind out. It is important to note that the sealing required around the perimeter of the manufactured dwelling skirting is not referring to sealing to prevent the entrance of rodents.

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# OMDS Q & A



## Interpretation on anchoring

### Question

Is the spacing of tie-down anchors required to meet the 1997 OMDS, the home manufacturer's installation instructions, or the anchor manufacturer's installation instructions?

### Answer

The answer could be "all of the above," depending on the individual situation. Section 307(f) of the OMDS requires anchor manufacturers to provide installation instructions for all listed and approved anchoring systems sold in Oregon and requires that a set of the installation instructions be provided on site for each installation of those anchors. Section 307(i) of the OMDS requires manufactured dwelling anchors to be spaced at 11 feet on center and one foot from each end *unless* the spacing is specified in the anchoring equipment manufacturer's installation instructions. The OMDS spacing requirements apply only when the equipment manufacturer's installation instructions do not specify or recommend a specific spacing pattern.

The only time the home manufacturer's installation instructions would be applied to anchoring a manufactured dwelling would be in the cases cited in Section 301(e) of the OMDS. These may include two-story manufactured dwellings, centerline tie-downs, porch roof tie-downs and unique situations not specifically addressed in the OMDS. In addition, Section 307(d)(1) and (2) of the OMDS requires porch roof tie-downs to be installed according to the OMDS *unless* specifically addressed in the manufactured dwelling manufacturer's installation instructions.

## Concrete masonry units at marriage line

### Question

When do concrete blocks (concrete masonry units or CMUs) need to be double-stacked under the marriage line to support the ridge beam column-support posts?

### Answer

Section 304(e)(2)&(3) of the Oregon Manufactured Dwelling Standard (OMDS) requires the CMUs to be doubled when their height exceeds 36 inches under the main beam (I-beam) or exceeds 48 inches under the marriage line or at the perimeter of the manufactured dwelling.

Section 304(d)(2) of the OMDS requires piers to be located under the marriage line according to Table 304 of the OMDS. Table 304 requires piers at the end of each ridge-beam span and gives the minimum total capacity of those piers. Multiple piers may be needed if their rating is not equal to the minimum loads shown in Table 304; however, this is not the case when using CMUs. Section 303(f) of the OMDS requires all CMU piers to be constructed equivalent to ASTM C-90-96. ASTM C-90-96 requires CMUs to be tested to a minimum of 1,900 pounds per square inch (PSI). With a 8' x 8" x 16" CMU with a minimum net surface area of 50+ square inches, the CMU would be capable of supporting a load of at least 95,000 PSI.

Because this is more than six times the maximum capacity required in Table 304, there is no need to require double blocking except to add stability for over-height piers, as mentioned above.

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# BCD Code Forums - a success!

BCD facilitated code forums for plumbing, electrical, and building code issues relating to residential, commercial, and manufactured structures January 20 in Salem for anyone interested in discussing various code questions. Approximately 85 inspectors, plans examiners, building officials, and industry representatives attended the three forums.

The discussions were lively and participation was excellent. It quickly confirmed to those present that we have a long way to go to gain code uniformity. Feedback from those who attended the building code forum is that this sort of opportunity will help to achieve more consistency in interpretations by sharing information and expertise.

Comments from participants in this forum included recommendations for holding quarterly forums around the state. It was suggested that the agendas be more specific, focusing on narrower subjects so that those interested in particular issues could attend. Participants would like to have the questions for discussion ahead of time in order to research and prepare further questions and answers. Communicating the results is critical. Forum participants should attempt to reach consensus; failing that, participants should document how

many interpret a question one way, and how many another. Further research can then proceed, but they at least have some indication of what the majority is doing. It was agreed that the forums will provide a great opportunity for identifying issues that need technical advisories, *CodeLink* articles, statewide interpretive rulings, or possible code change. Using available technology such as Internet and Ed-Net could prove beneficial in achieving effective communication of these issues. Other suggestions: expanding forums to last a full day; providing more space to spread out code books, diagrams, and pictures pertaining to the code questions; avoiding the summer construction months, getting more design professionals to attend the meetings; setting regular dates to be advertised in advance; and staying in the large groups instead of breaking into small groups.

The division is excited about the opportunities and the benefits that will result from holding these meetings around the state. The results of the discussions will be published and distributed to all who attended and to local building officials. Stay tuned for information about forums in the near future.

Our thanks go out to all who participated and especially to the staff who made it happen. ■

# Alternative to plot plans allowed for manufactured dwellings



Since BCD's announcement of the manufactured dwelling plot plan requirements in recent publications, the division has received numerous questions. The two most frequently asked follow:

## *Why is BCD putting this extra burden on homeowners and building departments?*

At the request of several building officials, a special task force was established to find alternatives to the site inspections of manufactured dwelling lots required prior to the installation of a manufactured dwelling. In some cases, the building officials did not have adequate staff or resources to perform the site inspection in addition to the required installation and final inspections. The task force's solution was to have applicants supply the building official with necessary information on a plot plan when applying for the permit so the municipality would not have to send an inspector to the site. The task force reasoned that it would take less time and fewer resources to check a simple plot plan than to perform a third inspection. The concept was presented at a public hearing on August 8, 1998. Hearing no objections, the Manufactured Structures and Parks Advisory Board approved the concept on October 8, 1998, and recommended its adoption effective January 1, 1999.

## *Can a jurisdiction waive the plot plan requirements by providing a site inspection instead?*

OAR 918-500-0065(2) allows the jurisdiction to continue performing site inspections. Though the rules are not specific on using the site inspection in place of the required plot plan, it is certainly reasonable to assume that the site inspection would provide

the same level of compliance and meet or exceed the intent of OAR 918-500-0063(2).

## **To give jurisdictions a choice in this matter, BCD will accept site inspections in place of plot plans if site inspections consist of the following:**

- Verification that installation, plumbing, and electrical permits have been issued
- Verification of the setbacks from property lines, streets, public sidewalks, and easements of record
- Verification that the manufactured dwelling stand is level and that all vegetation is removed
- Verification of the clearances between manufactured dwellings, accessory buildings, and accessory structures
- Verification of the location of cuts and fills
- Verification of the soil investigation report, when required
- Verification of the type and location of the site drainage system, including rain drains
- Verification of the clearances, when necessary, between structures and wells, septic tanks, leach lines, petroleum tanks, and natural waterways when the home is located outside of a manufactured dwelling park

If a jurisdiction chooses to perform site inspections, it could also inspect the placement of vapor barriers, foundation footings, and other items that may be ready at that point. ■

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# Manufactured dwelling park consumer assistance



Do your customers ever ask for help with manufactured dwelling park issues? Do you wonder where to send them?

Help is available from the Manufactured Dwelling Park Ombudsman Program. The program helps park patrons, provides general information and referral resources, and promotes improvements in manufactured dwelling park landlord-and-tenant relationships.

One of the goals of the Manufactured Dwelling Park Ombudsman Program is to provide options for dealing with unresolved park issues in lieu of the court system. A mediated session allows parties in dispute to work toward a mutually acceptable resolution.

The Manufactured Dwelling Park Ombudsman Program also provides information about tenant rights and responsibilities, copies of Oregon's Landlord and Tenant Law (ORS Chapter 90), and other handout materials designed to assist park residents.

The Manufactured Dwelling Park Ombudsman Program maintains a listing of all manufactured dwelling parks in Oregon, a directory that's useful for those planning to purchase or relocate a manufactured dwelling.

The Manufactured Dwelling Park Ombudsman Program is located in Salem in the Oregon Housing and Community Services Department, 1600 State Street. Most services are provided free of charge. Program staff may be reached toll-free by phone, (800) 453-5511, or you can visit their new Web site, [www.hcs.state.or.us](http://www.hcs.state.or.us). Please pass this information on to your customers; it may save them a lot of time and grief. ■

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## Permits are required

Some contractors are in the habit of beginning work on projects prior to obtaining the required permits. In many jurisdictions, the local building departments are allowing — and in some cases *encouraging* — contractors to begin projects without first obtaining permits.

Contractors often phone or fax local building departments to advise officials that they're beginning projects. Some contractors rely on this method for convenience and have forgotten that various laws or rules require that the permit be issued *prior* to beginning work and displayed on the job site. In some cases, the contractor has been referred to BCD's Com-

pliance Section, brought before boards for noncompliance, and required to pay penalties for beginning work without a permit being issued.

Remember the rule: The permit is required to be issued and on the job before beginning construction or installations. Any competitor, customer, inspector, or other person can file a complaint with the Building Codes Division, and we are required to investigate all complaints. To close a case, we must produce findings of fact, which means *it either happened or it didn't happen*. ■

# Staff advisory issued



**Program:** Structural Program

**Subject:** Seismic site hazard investigations and reports

**Source:** 1998 Oregon Structural Specialty Code (OSSC)

**Reference:** OSSC Sections 1801 through 1804

**Date of issue:** December 28, 1998

**Prepared by:** Ravindra K. Mahajan, P.E., facilities engineer, Technical Advisory Group (503) 373-1354

## Question

1. Are seismic site hazard investigation reports required for the construction of essential facilities, major structures, or special occupancy structures in Seismic Zone 2b?
2. Are seismic site hazard investigation reports required for additions to essential facilities, hazardous facilities, major structures, or special occupancy structures?
3. When does a parking structure qualify as a “major structure” for the purpose of seismic site hazard investigations?

## Determination

(1) Prior to the design of essential facilities, hazardous facilities, major structures or special occupancy structures as defined by ORS 455.447, sites for such structures shall be evaluated on a site-specific basis for seismic hazards, in all the seismic zones in Oregon. For structures that are not regulated by ORS 455.447, the building official can request such investigations and any other site or foundation investigations or reports necessary to ensure code compliance. In seismic zones 3 and 4, the building official can also require investigations to assess the potential for seismically induced soil liquefac-

tion and soil instability, in addition to any other reports/investigations.

(2) Additions and alterations to essential facilities, hazardous facilities, major structures or special occupancy structures do not require a seismic site hazard investigation report. The building official has the authority to use judgment to require investigation when it is reasonable to ensure safety especially where seismic activity or faults are known to exist.

(3) Parking structures that exceed three stories and 30,000 square feet or more of aggregate floor area shall be classified as “major structures” for the purpose of seismic site hazard investigations reports.

## Analysis

(1) The four categories of structures regulated by ORS 455.447 deal with occupancies that are of strategic importance because they pertain to essential services, storage of hazardous materials, and high-population-density structures. These structures should remain in continued use and should have minimum damage during an earthquake to avoid hazardous material spillage and to avoid possible loss of life. Construction of these structures should be as earthquake resistant as possible. This is why the sites of these structures must have specific evaluations for vulnerability to seismic-induced geologic hazards, no matter what seismic zone they are in. Based on the evaluation report, specific design parameters are incorporated in the structural design. For structures not regulated by ORS 455.447, the building official can require these investigations and any other investigations deemed necessary for any type of building. Similarly, the building official may require further investigation to evaluate soil liquefaction and instability due to earthquakes, for structures located in seismic

*continued, next page*

zones 3 and 4. The level of study and detail may vary, depending on the seismic zone and the relative hazards for particular site.

(2) Additions to essential facilities, hazardous facilities, major structures, or special occupancy structures as classified by ORS 455.447, were required by the 1993 Oregon Structural Specialty Code to have a site-specific seismic site hazard investigation report done before the design and construction of such additions could be initiated. During the code-change cycle for adoption of 1994 UBC as the 1996 Oregon Structural Specialty Code, the requirement of such investigations for additions was dropped from the text of the code language on the recommendation of the structural/mechanical committee. The recommendation of the structural/mechanical committee was based on public testimony received during the code-change process. School districts, fire districts, and

correctional facilities testified in favor of dropping the seismic site hazard investigation requirements for additions to existing structures because of effect on facilities, cost, and the inability to improve existing properties.

(3) ORS 455.447 classifies the following types of buildings as major structures:

- Any building over six stories high with 60,000 square feet or more of floor area
- Any building over 10 stories high
- Parking structures over three stories high, with 30,000 square feet or more of aggregate floor area

Thus the site for a parking structure over three stories in height and 30,000 square feet or more of aggregate area should be evaluated on a site-specific basis for seismic hazard investigations. ■

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## When do stairs need to be accessible?



When are stairs required to be ADA-accessible according to the Oregon Structural Specialty Code? You can use the following OSSC sections to make a determination about stair accessibility:

1. Section 1109.4.5 states, “Stairs shall not be part of an accessible route. Stairs required to be accessible by Section 1106.2.3 shall comply with Section 1109.8.”
2. Section 1106.2.3 states, “Interior and exterior stairs connecting levels that are not connected by an elevator, ramp or other accessible means of vertical access shall comply with Section 1109.8.”
3. Section 1109.8.1 states, “Stairways required to be accessible shall comply with Section 1006 and provisions of this section. See Section 509 for guardrail requirements. See ADAAG Figure 19.”

The following analysis can be made based on the above code sections:

- a. If there is no elevator, ramp, or other means of vertical access, then all stairs are required to be accessible and must comply with Section 1109.8.
- b. If there is an elevator, ramp, or other means of vertical access, then stairs are not required to be accessible under Chapter 11. They must, however, still meet the code requirements in Chapter 10. If an area of rescue assistance is provided at the stair, 48” between handrails is required in order to evacuate wheelchair users. Other accessible stair requirements per section 1109.8.1 need not be provided when the building has an elevator. ■

# A viewpoint on earthquake losses



by Yumei Wang

Oregon Dept.  
of Geology &  
Mineral Industries

Smaller-sized earthquakes have hit Oregon in our lifetimes. Have you ever wondered what would happen in a great subduction zone quake?

When the “big one” hits on the Cascadia subduction zone fault just off the coast line, earth scientists, engineers, and Hollywood producers know the score: There’ll be shaking, landslides blocking roads and burying homes, liquefaction and lateral spreading carrying river- and beach-front property in for a swim, coastal subsidence dropping the coast region by three feet, a tsunami flooding low-lying areas, bridge parts thrashing about, and so on. Social scientists — and again, Hollywood producers — know that people will be hurt and killed and in need of medical aid, temporary shelter, food, water, and so on.

A recent study (Special Paper 29, Yumei Wang and J.L. Clark) has improved our level of understanding of the potential damage and loss in Oregon. Two case studies were evaluated: an 8.5-magnitude Cascadia earthquake and building code ground shaking levels (e.g. 500-year-return-interval probabilistic ground motions), which include quakes in the entire state.

An 8.5-magnitude Cascadia earthquake will injure or kill about 7,700 people, displace some 17,300 households, destroy more than 30,000 buildings, and cause more than \$10 billion in building damage. Most of the losses will be in Western Oregon, where the population is concentrated and the shaking will be also.

Damage and losses have also been estimated for the 500-year return interval probabilistic ground motions for the entire state. The 500-year model uses about the same earthquake design level as the building code, 10 percent in 50 years. About 80,000

“red-tagged” buildings and more than \$30 billion in building losses are estimated. The 10 counties with the highest economic losses will be Multnomah, Washington, Lane, Marion, Clackamas, Coos, Jackson, Benton, Linn, and Klamath. The counties expected to have the highest “relative” impact (highest loss ratios, which are losses divided by exposure) are Multnomah, Washington, Lane, Marion, Coos, Benton, Linn, and Klamath.

Damage and losses from recent earthquakes have devastated communities around the world because of vulnerable developments. The 6.9-magnitude earthquake at Kobe, Japan, in 1995, caused about \$100 billion in direct economic losses; the 6.7-magnitude quake in Northridge, Calif., caused about \$42 billion in direct economic losses; and the 7.1-magnitude quake in Loma Prieta, Calif., caused about \$10 billion in direct economic losses. Indirect losses, such as from long-term business interruption, propel the number even higher.

Oregon has numerous potential earthquake sources that can produce strong ground shaking and damage to communities. Inland faults, such as the one that triggered the 5.6-magnitude Scotts Mills (Spring Break) quake in 1993 and the West Klamath Lake fault zone that, during the same year, triggered the two Klamath Falls main shocks with magnitudes 5.9 and 6., are examples of crustal earthquake sources. Those quakes together caused about \$40 million in damage.

Knowing that future earthquakes are inevitable, I, as an engineer for a public agency, believe that quantifying the hazard in terms that the public can relate to is necessary to improve awareness, stimulate mitigation and

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risk-reduction action (e.g. strengthening facilities and developing effective emergency-response plans), and guide policy and legislation. As with any study, however, these results have uncertainties. Case in point: Special Paper 29 does not incorporate old brick-style buildings such as unreinforced masonry structures, or tsunami inundation, both of which are significant hazards and would increase the losses. These loss projections, albeit too low, make a case that Oregon can indeed shake, rattle ... and break. ■

*This guest viewpoint was submitted by Yumei Wang. Special Paper 29 is available (\$10) at the Oregon Department of Geology and Mineral Industries' outlet, Nature of the Northwest Information Center, in the state office building at 800 NE Oregon Street in Portland, Room 177, (505) 872-2750.*

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## PPPI rescinded

Product, Policy and Procedure Interpretation (PPPI) 2015, Acceptance of Plans Prepared by Engineers and Architects, which provided guidelines for building officials to follow when accepting plans for permit review, was rescinded December 3, 1998, by the Building Codes Structures Board. The Oregon Structural Specialty Code now contains those guidelines. ■

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## Q & A, *continued*

BCD reviewed two independent test reports for block manufacturers in Oregon, BCD found that the CMUs actually tested between 2,270 PSI and 2,450 PSI per block, seven times the loads specified in Table 304.

There is occasional confusion over the issue of double-blocking under the marriage lines of manufactured dwellings. This confusion usually comes from the individual manufactured dwelling manufacturer's installation instructions which require double- or even triple-blocking under some column support posts at

the marriage lines. The reason for the multiple blocking is that the manufacturers do not require rated CMUs. Instead, their installation instructions call for generic concrete blocks that could include concrete, cinder or pumice blocks. Some of the manufacturers assume block strength to be 8,000 pounds (160 PSI); however, because the OMDS specifies rated block at 1,900 PSI, a single stack of blocks is more than adequate for supporting any of the loads at the marriage lines. ■

# Interpretive ruling 97-1 revised



The following interpretive ruling was approved by the Building Codes Structures Board and the administrator in December 1998:

## Request for ruling

An interpretive ruling is requested to clarify the provisions for and provide a portal frame alternate method for wall bracing in Section 602.9 of the *1996 Oregon One and Two Family Dwelling Specialty Code (Dwelling Code)*.

## Background

In response to various inquiries and requests for clarifications on the height of the portal frame and the footing provisions beyond the wall panel, the Structural Engineering Committee recommends changes to this ruling, which are incorporated in Sections 2 and 3. The portal frame provisions were based on American Plywood Association Draft Research Report 156, *Wood Structural Panel Sheathing for Narrow-Width Wall Bracing*.

The *1996 Dwelling Code* includes alternate wall bracing provisions and references the provisions of the *1996 Oregon Structural Specialty Code (1994 Uniform Building Code with Oregon amendments)* as approved alternate methods. Therefore, there is no need for the alternate wall bracing method in Interpretive Ruling 93-7. However, the portal frame provisions are deemed appropriate and useful for the building industry and code enforcement agencies.

## Discussion

The Structural Engineering/Lateral Force Committee considered these proposed revisions and recommends adoption. This is intended to revise Interpretive Ruling 97-1. This alternate method only applies to one-, two- and three-story buildings that house one- and two-family dwellings.

## Findings

*1996 Oregon One and Two Family Dwelling Specialty Code* Section 108, Alternate Materials and Systems, allows acceptance of an alternate which achieves the intent of the code and provides equivalent effectiveness and safety for occupants and property.

This interpretation is authorized by ORS 455.060, Rulings on Acceptability of Materials, Designs or Methods of Construction, and Attorney General's Opinion OP-5208 issued October 1, 1981, which advised the statute permits authoritative interpretations of code requirements.

This interpretive ruling provides equivalent safety for occupants and property as required in the *1996 Dwelling Code*.

## Conclusion

The Building Codes Structures Board accepts the recommendation of the Structural Engineering Committee and the findings listed above. ■

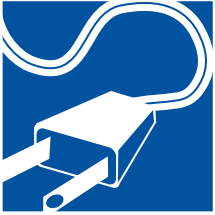
## Notice

There were errors in the information printed in the January/February 1999 issue of *CodeLink* on the temporary rule effective December 1, 1998, adopting revised formulas for Chapters 16 and 19 of Volume 2 of the 1998 Oregon Structural Specialty Code. A number of symbols were omitted.

The copy mailed with the temporary rule to all building officials is correct. Requests for the correct version should be directed to Louann Goffin, (503) 373-7438. ■

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# Manufactured dwelling power supplies



Manufactured dwelling units are forever increasing in size and with that come more demands for electricity. Units are now available with two-story floor plans. It has become permissible to move 16-foot-wide units on the highways. Inspectors and installers need to be aware of the amperage nameplate rating on the manufactured dwelling.

It has been and will be acceptable to allow a 200-ampere-rated service to supply a 200-ampere nameplate-rated manufactured dwelling unit plus a garage and the domestic water pump. However, where there are additional substantial loads such as machine

shops, numerous irrigation pumps, or accessory buildings, a load schedule based on the National Electrical Code must be submitted to the inspection authority to justify the use of a service. It will not be permissible to heavily overload the service.

It has been observed that some of the larger manufactured dwelling units have a nameplate rating of 225-amperes. The standard 200-ampere service will no longer be acceptable for these units. The service shall have capacity for the 225-ampere nameplate rating plus all other loads. ■

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## Sealing requirements, *continued*

Section 804(c)(4) of the OMDS states: *“Ground-level installations shall be provided with an access well which shall ... have a removable watertight cover weighing not more than 50 pounds, made to resist the entrance of rodents and animals, unable to be locked and have handles or a method of opening without the use of tools.”*

In addition to keeping the crawlspace dry, these requirements are meant to discourage rodents and animals seeking shelter from entering the crawlspace below the manufactured dwelling. If the cover fits fairly tight over the walls of the access well and it has no holes or gaps, it meets the intent of the OMDS. It is important to recognize that the OMDS requires the access well cover to *resist* the entrance of rodents and animals, which is much different than making it rodent- or animal-proof. The intent is to make it difficult for them to enter, not impossible.

On the other hand, 24 CFR, Section 3280.307(d) of the federal Manufactured Home Construction and Safety Standards requires all exterior surfaces of a manufactured home to be sealed to resist the entrance of rodents. Section 3280.603(b)(6) of the federal standards also requires all exterior openings around piping and equipment to be sealed to resist the entrance of rodents. However, these two requirements apply to the original construction of the manufactured home at the plant and not the installation. Other than the sections of code referred to in this article, there are no other requirements for making the crawlspace beneath the manufactured dwelling rodent-resistant or rodent-proof. ■

# Compliance report

The Building Codes Division is responsible for the enforcement of Manufactured Dwellings and Structures, Plumbing, Structural/Mechanical, Electrical and Boiler/Pressure Vessel Specialty Codes to protect the health and safety of the people of Oregon.

## The Electrical and Elevator Board found the following violations of the Oregon Electrical Safety Law in December 1998:

CITY	NAME	VIOLATION	CIVIL PENALTY ASSESSED
Astoria	John B. Ten Eyck	No electrical supervising or journeyman's license	\$500
Beaverton	SCG Realty Services Incorporated	No electrical permit (three violations)/ arranged for making an unsafe electrical installation (three violations)	\$2250
Coquille	Marca Electric Inc.	No electrical permits (four violations)	\$1,000
Forest Grove	Forest Grove Pool & Spa Inc.	No electrical contractor's license/ no electrical permit	\$750
Medford	Orley Pacific Distributors Inc.	No electrical contractor's license	\$500
Nyssa	Ralph Grimmer dba Ralph Grimmer's Sign Co	No electrical contractor's license/ no electrical permit	\$500
Portland	Jacob N. Shanky	No electrical supervising or journeyman's license	\$500
Wilsonville	Tualatin Electric Inc.	No electrical permit	\$250
Woodburn	Monty R. Neff	No electrical supervising or journeyman's license	\$500
Cincinnati, OH	Mosler Inc.	Allowed two unlicensed individuals to make electrical installations (third violation)/ no electrical permit (third violation)	\$3000

## The Director of the Department of Consumer and Business Services found the following violations of the Manufactured Structures & Parks statutes and administrative rules in January 1999:

Sweet Home	Kelly Lee Kelley	Employed an unlicensed individual to assist in the installation of a manufactured dwelling	\$500
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## The Director of the Department of Consumer and Business Services found the following violations of the Oregon Specialty Codes in January 1999:

Bend	All American Fire Protection Inc.	No mechanical permit	\$250
Forest Grove	Forest Grove Pool & Spa Inc.	No electrical permit (two violations)	\$500
Hermiston	Ray Arriola	No foundation inspection	\$250
Hillsboro	Rite-Way Heating & Air Conditioning Inc.	No mechanical permit	\$250
Junction City	Terry Konrady/Konrady Construction	No electrical permit	\$250
LaGrande	Ted Karrels/Ted Co.	No mechanical permit	\$250
Medford	Scott Anderson/ Scott A. Anderson Construction	No electrical permit	\$250

Milwaukie .....	Robert K. Carlson .....	No electrical permit .....	\$250
Roseburg .....	Addcox Electric Inc. ....	No mechanical permit/ no electrical permit (two violations) .....	\$750
Roseburg .....	Preference Swimming Pools and Spas, Sales and Service, LLC .....	No electrical permit .....	\$250
Salem .....	Armstrong Plumbing Inc. ....	No plumbing permit .....	\$250
The Dalles .....	Walter J. Worrell/ Walter J. Worrell Co .....	No building permit .....	\$250
Turner .....	Al's Chimney Service Inc. ....	No mechanical permit .....	\$250

## The Plumbing Board found the following violations of the Oregon Plumbing Specialty Codes in December 1998:

Aloha .....	Malmedal Plumbing, Inc. ....	Employed an unlicensed individual to make plumbing installations (two violations) .....	\$1,000
Dillard .....	John Anthony Lundry .....	No journeyman's certificate of competency .....	\$500
Dillard .....	Richard Emmitt Goin .....	No journeyman's certificate of competency .....	\$500
Keizer .....	Tim Grayham/dba T Construction .....	No journeyman's certificate of competency .....	\$500
Klamath Falls .....	McBride Excavating, Inc. ....	No plumbing business certificate of registration .....	\$500
Salem .....	Ferrando Plumbing, Inc. ....	Employed an unlicensed individual to make a plumbing installation (fifth violation) .....	\$1,000
Scappoose .....	Jeremy Benson .....	No journeyman's certificate of competency .....	No penalty
Winston .....	Lundry & Goin Construction Inc. ...	No plumbing business certificate of registration .....	\$500

## The Electrical and Elevator Board found the following violations of the Oregon Electrical Safety Law in January 1999:

Eugene .....	Absolute Lighting Inc. ....	No electrical contractor's license .....	\$500
Hillsboro .....	Athen's Electric Inc .....	Allowed unlicensed individual to make electrical installation (two violations) .....	\$1,000
Hillsboro .....	Rite-Way Heating & Air Conditioning Inc. ....	No electrical contractor's license/ no electrical permit .....	\$750
Hillsboro .....	Robin D. Way .....	No electrical supervising or journeyman's license .....	\$500
Junction City .....	Terry Konrady/ Konrady Construction .....	No electrical supervising or journeyman's license .....	\$250
LaGrande .....	Northwood Manufacturing Inc. .... dba Nash Travel Trailers & Fifth Wheels	No electrical permit .....	\$250
Medford .....	Scott Anderson .....	No electrical contractor's license/ no electrical supervising or journeyman's license/made unsafe electrical installation .....	\$1500
	Scott A. Anderson Construction		
Redmond .....	ABH Co. ....	No electrical permit .....	\$250
Roseburg .....	Addcox Electric Inc. ....	No electrical permit .....	\$250
Roseburg .....	Stephen J. Andrecht .....	No electrical supervising or journeyman's license (second violation) .....	\$500
Roseburg .....	Preference Swimming Pools and Spas Sales and Service, LLC	No electrical contractor's license .....	\$250

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St. Helens .....	Rofinot Heating Inc. ....	No electrical contractor's license/ no electrical permit .....	\$750
Salem .....	Robert J. Hon Jr. ....	No electrical contractor's license/ Northwest Pacific Video & Security no electrical permit .....	\$750
Appleton, WA .....	Danny Berry .....	No electrical contractor's license (two violations) .....	\$1,000
Longview, WA .....	J. H. Kelly, LLC .....	No electrical permit (second violation) .....	\$500
Pasco, WA .....	Moon Security Services Inc. ....	No electrical permit .....	\$250

The Director of the Department of Consumer and Business Services found the following violations of the regulations governing amusement rides and devices in February 1999:

Camas, WA .....	Cascade Amusements Inc. ....	Operated unsafe amusement ride .....	\$500
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## Temporary sales office clarification

In the latest edition of *CodeLink*, there's an article regarding R-3 temporary sales offices. The article says these temporary offices need not be accessible. We've received several inquiries and offer this clarification:

**Only** temporary sales offices in **R-3 subdivisions** are exempt. Typically, a developer builds four or five model homes, and one of them becomes a temporary sales office. As the homes sell, the sales office often moves from one home to another, and this can happen many times over the life of the subdivision.

Any type of "temporary" sales office, other than one in an R-3 subdivision is **not** exempt from accessibility under Chapter 11 of the Oregon Structural Specialty Code. For instance, if an R-3 occupancy becomes an "office" or a "business" by change in use, it is not exempt.

For questions or more information, contact Nanci Johnston, (503) 378-5838. ■

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## Interpretive rulings rescinded

The following interpretive rulings were rescinded January 6, 1999, as code language is now adequate:

- 93-16** Visual Alarm Installation
- 93-48** Guardrail Height for Disabled Person Seating Area in a Stadium

**93-65** Accessibility Requirements for Commercial Kitchens

**94-8** Exemptions of Main Building Electrical Disconnects from Disabled Access

**94-23** Nosings on Stairway Steps Required to be Accessible

# Board meeting dates

	Sun	Mon
1		2
8		9

## ELECTRICAL & ELEVATOR BOARD \_\_\_\_\_

Meets at 9:30 a.m. on the fourth Thursday of each month:

- March 25
- April 22

## STATE PLUMBING BOARD \_\_\_\_\_

Meets at 9:00 a.m. on the third Friday of every other month:

- April 16

## BUILDING CODES STRUCTURES BOARD \_\_\_\_\_

Meets at 9:00 a.m. on the first Wednesday of each month:

- March 3
- April 7

## BOARD OF BOILER RULES \_\_\_\_\_

Meets at 9:30 a.m. on the first Tuesday of each quarter:

- March 2

## MANUFACTURED STRUCTURES & PARKS ADVISORY BOARD \_\_\_\_\_

Meets at 9:30 a.m. on the second Thursday of each quarter:

- April 20 (rescheduled)

MEETINGS ARE HELD  
IN THE  
SALEM BCD  
CONFERENCE ROOM AT  
1535 EDGEWATER ST. NW

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**DEPARTMENT USE ONLY 1087/70050**

# Stakeholder meetings scheduled

Sun	Mon
1	2
8	9

Specific details will be mailed to interested parties at a later date.

## Clatsop County

March

## Wasco County/Tillamook County

April

# CODE LINK

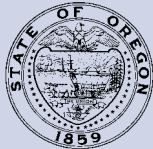
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