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C O U N T I E S

A BCD field office, the Tri-County Service Center administers the minor label program and coordinates forms, processes, and application of code for building programs in Clackamas, Multnomah, & Washington counties.

Tri-County Service Center

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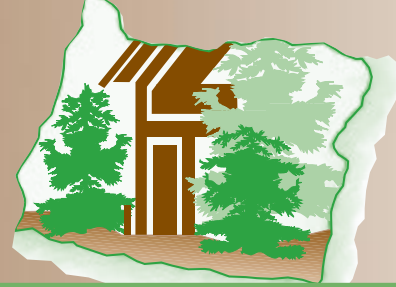


Building Codes Division

Web site .... [www.oregonbcd.org](http://www.oregonbcd.org)



# News Site



A quarterly newsletter for homebuilders and contractors

April-June 2003

## Home Builders Association to sponsor April 23 code forum

The Home Builders Association is sponsoring a free forum on structural code issues for one- and two-family dwellings, 4-7 p.m., Wednesday, April 23, at the Local 290 Meeting Hall, 20210 SW Teton, Tualatin.

Qualified participants may receive three hours of code-related credit from BCD, and AIA

members may earn three hours HSW credit for attending.

The purpose of the forum is to discuss regional code applications and reach consensus on acceptable standards for the tri-county region. All area contractors, remodelers, architects, and building-department personnel are invited. ♦

## Free training offered for contractors, officials

The service center offers free training to contractors and building-department personnel. Each class provides two hours of code-related credit that may be approved by the building official. Some classes may also be approved for two hours of HSW credit. Pre-registration is required. For more information and an application, call Bob Brown, (503) 872-6731.

- T-BAR Ceilings, April 8, 7-9 a.m., Troutdale City Hall, 104 S.E. Kibling St.
- Fire Spray Installation, April 9, 8-10 a.m., Oregon City City Hall, 320 Warner Milne Road
- Interpretive Rulings 94-7 and 94-14, April 15, 8:30-10:30 a.m., Hillsboro City Hall, 123 W. Main St. ♦

## Jan. 15 code-forum questions and answers

Local building officials have agreed to use the code panel's determinations for inspection standards in the tri-county region. If you are working in a jurisdiction outside of the tri-county boundaries, please check with your jurisdiction for its standards.

Contractors and building-department personnel may submit questions to the code forum by sending e-mail to [bob.e.brown@state.or.us](mailto:bob.e.brown@state.or.us) or faxing questions to the center, (503) 872-6735. An answer-request form is available on the BCD Web site, [www.oregonbcd.org](http://www.oregonbcd.org). Click on "Tri-County" and then "Code Forum Program."

**Q** When are guardrails required around basement window wells? Section 315.3 indicates guardrails are required when a raised-floor surface is more than 30 inches above the grade below.

**A** The code panel determined that the One- and Two-Family Dwelling Code is vague on this issue and referred the question to the state code-interpretation committee.

**Q** When and if guardrails are required around a window well, what type of intermediate rail or ornamental closure would be acceptable under Section 315.4?

**A** See previous answer.

**Q** Section 302.1 of the dwelling code states: "Projections beyond the exterior wall shall not extend more than 12 inches into areas where openings are prohibited." Doesn't this translate to allow a 12-inch-maximum protected overhang at any protected wall built in the area 0 to 3 feet from the property line? One tri-county jurisdiction is interpreting this to mean that no projections or overhangs are allowed for walls built within two feet of the property line; in essence saying that projections are only allowed two to three feet from the property line. If this is the case, why doesn't the code simply state that no overhangs or projections are allowed closer than two feet from the property line?

Continued ...



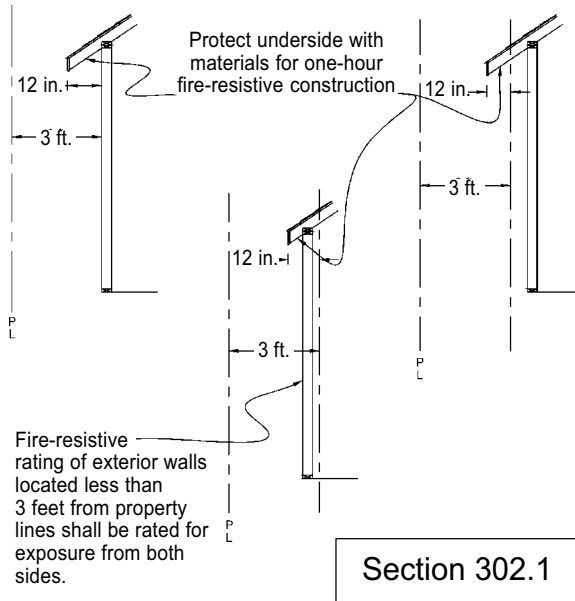
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COUNTIES

News Site

You can get copies of Tri-County's other code newsletters:

- *News Flash*, electrical
- *News Splash*, plumbing
- *News Connect*, mechanical
- *News Line*, commercial builders

Call the Tri-County Service Center, (503) 872-6731, to sign up. You can see current and past issues of the newsletters on the Web site, [www.oregonbcd.org](http://www.oregonbcd.org). Click on "Tri-County," then on "Code Forum" to find links to each of the code areas.



**A** See the illustration above.

**Q** Section 302.1 is confusing as to whether eaves or overhangs need to be one-hour fire-resistive when the projection or overhang extends into the area three feet from the property line. Is there a simple answer?

**A** The intent of code is to have one-hour protection. See illustration above.

**Q** I built a handrail/guardrail with newel posts at two points in the stairway that had winder-type steps in the middle of a straight run of stairs, and the inspector turned it down. He said

that Exception 1, in Section 315.1, was to be used only for landings. The One- and Two-Family Dwelling Code, Section 315.1, Exception 1, states, "Handrails shall be permitted to be interrupted by a newel post at a turn." Do winder steps constitute a turn?

**A** Yes. Newel posts are acceptable at winders.

**Q** I was told by an inspector that I had to apply roofing rated by the manufacturer to withstand 80-mph winds. The manufacturer of the roofing in question rates its 20-year, three-tab asphalt roofing at 60 mph. In order to get a rating of 80 mph, we would have to use 35- or 40-year rated shingles. I see 20-year asphalt shingles used all over the valley. Why am I required to use 35- or 40-year roofing? The code says to install asphalt roofing according to the manufacturer's installation instruction and our code. The code says to use six fasteners per shingle strip in high-wind areas along the coast and in areas of 80 mph or higher. What's the answer?

**A** Prescriptive requirements include 20-year, three-tab asphalt shingles fastened according to manufacturer's installation instructions. The One- and Two-Family Dwelling Code does not require shingle material to resist 80-mph winds.

**Q** Section 409.4 — regarding placement of a low-point drain. Can a low-point drain be on top of footing or should it be at ground level?

**A** A low-point drain should be at ground level. ♦

440-2737 (4/03/COM)

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