



Clackamas  
Multnomah  
Washington  
COUNTIES

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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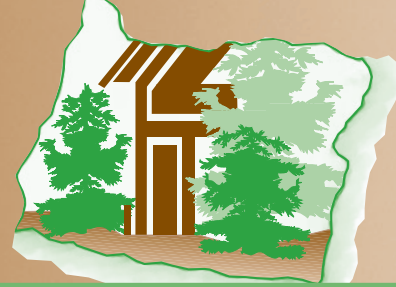


Building Codes Division

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



# News Site



A quarterly newsletter for homebuilders and contractors

September-November 2002

## Home Builders Association to sponsor October 10 code forum

The Home Builders Association is sponsoring a free forum on one- and two-family structural code issues, 4-7 p.m., Thursday, October 10, at the Local 290 meeting hall, 20210 S.W. Teton, in 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 standards for the tri-county region.

All area contractors, remodelers, architects, and building-department personnel are invited. ♦

## Free training offered for builders, 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.

Pre-registration is required. For information and applications, call Bob Brown, (503) 872-6731.

- **Firestop Life Safety Seminar**

Wednesday, October 30

8:30-10:30 a.m.

Downtown Portland Doubletree Hotel  
310 S.W. Lincoln ♦

## July 11 code forum Q and A

Tri-County building officials have agreed to use the code panel's determinations for inspection standards. Contractors and building department personnel may submit questions to the code forum by sending e-mail to Joanie.M.Stevens-Schwenger@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 I'm hoping for clarification on a code issue for two-family dwelling construction. When stacking balconies, is it necessary for the one-hour floor-ceiling fire separation to extend out to the balcony structure? Floor-ceiling assemblies within the dwelling unit require one-hour separation, but the Dwelling Code, Section 320.1.1, is unclear as to whether or not this separation should continue where open decks or balconies create a "separation" between units.**

**A** No, the Dwelling Code does not require balconies to be of fire-resistive construction. Section 320.1 states: "Fire resistance rated floor-

ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing."

**Q Regarding a handrail on an exterior stairway, such as a deck, is a 2"x 6" plumb cut at either end acceptable in lieu of a return on the handrail?**

**A** No, for safety reasons, Section 315.1 requires ends to be returned or to terminate in newel posts or safety terminals on all required handrails.

**Q Precisely what is the threshold that triggers the requirement for fire sprinklers in a single-family residence?**

**A** The One- and Two-Family Dwelling Code has no requirements for fire sprinklers. Fire sprinkler systems are an acceptable alternative for meeting fire access and fire-fighting water-supply requirements. See OAR 918-480, 100-120.

**Q What should the building department do with plans submitted for a flat lot when the lot is sloped?**

Continued ...



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Codelink, BCD's publication about current division news and developments in rules and codes, is available on BCD's Web site, [www.oregonbcd.org](http://www.oregonbcd.org). Click on "Publications" on the home page.

**A** The building department should ask the applicant to provide or redraw plans so they clearly show the nature and extent of work to be performed. The approved Tri-County One- and Two-Family Dwelling Building Permit Application Checklist indicates that the plans must reflect the actual grade when the grade change is greater than four feet at the building envelope.

**Q** What is required to accept load-bearing cold-formed steel framing on a structure?

**A** The Dwelling Code provides prescriptive requirements for cold-formed steel framing in Section 603. Section 603.1.1 also provides parameters for when these prescriptive provisions can be used. Section 603.1.1 states in part: "Steel walls constructed in accordance with the provisions of this section **shall be limited** to buildings subjected to a maximum design wind speed of 90 miles per hour Exposure C or 100 miles per hour Exposure A/B, a maximum ground snow load of 50 pounds per foot, and Seismic Zones 0, 1 and 2." Because all jurisdictions in the Tri-County area are in Seismic Zone 3, all cold-formed steel framing is required to be engineered

**Q** How much engineering design is required in the analysis of non-conventional portions of buildings that use the prescriptive requirements of the Dwelling Code?

**A** The non-conventional structural/framing aspects of a normally prescriptive design need to be engineered. In the case of lateral designs, the amount of engineering should be sufficient to clearly indicate the design will be capable of accommodating all

imposed loads and show how the non-conventional portions of the structure will connect to the conventional prescriptive portions. The Tri-County Consistency Committee will refer this question to the state's Structural Engineering Committee for further clarification.

**Q** Should a special inspection be required for engineered design in one- and two-family dwellings for reinforced concrete, epoxy anchors, or steel moment frames?

**A** Structures designed using the prescriptive path outlined in the Dwelling Code don't require special inspections. Engineered designs are considered alternate methods or materials and are used in lieu of the prescriptive requirements specified in the Dwelling Code. Section 108.1 allows the Oregon Structural Specialty Code (OSSC) to be used as a permitted alternative. Section 108.3 references Evaluation Service Reports. OSSC Section 1701.2 defines a special inspector as a qualified person who shall demonstrate competence to the satisfaction of the building official. Section 1701.5 contains a list of when special inspecting is required.

- Reinforced concrete — OSSC Section 1701.5(1), Exception 1, states in part: "not required for group R-3 or U-1 provided the building official finds that a special hazard does not exist."
- Epoxy anchors — All evaluation service reports for epoxy anchors require special inspection.
- Steel moment frame — OSSC 1701.5(5) requires special inspection on these welds. ♦

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