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**R109.1.1 Foundation inspection.** Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

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**R109.1.4.1 Moisture content.** After the framing inspection and prior to the installation of interior finishes, the building official shall be notified in writing by the general contractor that all moisture-sensitive wood framing members used in construction have a moisture content of not more than 19 percent of the weight of dry wood framing members.

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**R109.1.5.3 Reinforced masonry, insulating concrete form (ICF) and conventionally formed concrete wall inspection.** Reinforced masonry walls, insulating concrete form (ICF) walls and conventionally formed concrete walls located in Seismic Design Categories D1, D2, and E shall be inspected after plumbing, mechanical, and electrical systems embedded within the walls, and reinforcing steel are in place and prior to placement of grout or concrete. Inspection shall verify the correct size, location, spacing, and lapping of reinforcing. For masonry walls, inspection shall also verify that the location of grout cleanouts and size of grout spaces comply with the requirements of this code.

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**R110.1 Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing character, use occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy for such change in character, use or occupancy, therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. ~~Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.~~

**Exceptions:**

1. Certificates of occupancy are not required for work exempt from permits under Section R105.2.
2. Accessory buildings or structures.

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**OAR 918-480-0140**

**Residential Certificates of Occupancy**

(1) Prior to occupancy of a new residential dwelling or townhouse the building official must issue a certificate of occupancy in the form and format established by the division, unless a temporary certificate of occupancy is issued by the building official.

(2) This rule applies to a new residential dwelling or townhouse, if the structural permit for construction of the residential dwelling or townhouse was applied for on or after April 1, 2008.

(3) For purposes of this rule, the terms “residential dwelling” and “townhouse” have the same meaning as in section R202 of the 2008 Oregon Residential Specialty Code.

(4) Before the certificate of occupancy is issued, the general contractor or owner who was issued the structural permit for construction must provide to the building official the contact information and relevant license information for the general contractor, as well as any electrical contractor, HVAC contractor and plumbing contractor that performed work on the residential dwelling or townhouse.

(5) A building official may revoke a certificate of occupancy or a temporary certificate of occupancy when the residential dwelling or townhouse is in violation of applicable law that poses a threat to health and safety. The revocation must be in writing and state the basis for the revocation of the certificate of occupancy.

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**R110.3 Certificate issued.** After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy which shall contain the following:

1. ....
2. ....
3. ....
4. ....
5. ....
6. ....
7. ....

8. If an automatic sprinkler system is provided and whether the sprinkler system is required.

9. ....

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**R111.3 Authority to disconnect service utilities.** The building official shall have the authority to authorize disconnection of a fuel supply or appliance that does not conform to this code. The building official shall also have the authority to order disconnected a gas utility service, or energy supplies to a building, structure, premises or equipment in case of emergency when necessary to eliminate an immediate hazard to life or property. A notice shall be attached to the energy supply or appliances stating the reason for disconnection. Such notices shall not be removed nor shall the system or appliance be reconnected until authorized by the building official. The owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

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**R113.1 Unlawful acts** Prohibited acts are as described in ORS 455.450. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

**R113.2 Notice of violation.** The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

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**R113.3 Prosecution of violation.** If the notice of violation is not complied with in the time prescribed by such notice, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

**R113.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

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## Chapter 2 Definitions

**R201.4 Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Words of common usage are given their plain, natural, and ordinary meanings. Words that have well-defined legal meanings are given those meanings.

**R201.5 Other defined terms.** ~~For energy efficiency definitions, see Chapter 11, for plumbing see Chapter 25. For definitions specific to fuel gas installations, see Chapter 24. For electrical definitions, see Chapters 34, 41, and 42. For swimming pool, spa and hot tub definitions, see Appendix G. For patio cover definitions, see Appendix H. For straw bale structure definitions, see Appendix M. For low-rise residential definitions, see Appendix N. And, for row house definitions see Appendix O.~~

**ACCESSORY STRUCTURE.** ~~In one and two family dwellings not more than three stories high with separate means of egress, a building, the use of which is incidental to that of the main building~~ A structure not greater than 3,000 feet (279 m<sup>2</sup>) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

**AIR-IMPERMEABLE INSULATION.** An insulation having an air permanence equal to or less than 0.02 L/s-m<sup>2</sup> at 75 Pa pressure differential tested according to ASTM E 2178 or E 283.

**APPROVED.** Acceptable to the building code official or authority having jurisdiction.

**BASEMENT.** That portion of a building that is partly or completely below grade (see "Story above grade"). A basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

**BUILDING CODE.** Shall mean the *Oregon Structural Specialty Code* as adopted by OAR 918-460-0100.

**CONSTRUCTION DOCUMENTS.** Written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining a building permit. ~~Construction drawings shall be drawn to an appropriate scale.~~

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**FLAME SPREAD INDEX.** ~~The numeric value assigned to a material tested in accordance with A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with~~ ASTM E 84.

**FOAM BACKER BOARD.** ~~Foam plastic used in siding applications where the foam plastic is a component of the siding.~~

**FOAM PLASTIC INSULATION.** A plastic that is intentionally expanded by the use of a foaming agent to produce a reduced-density plastic containing voids consisting of open or closed cells distributed throughout the plastic for thermal insulating or acoustical purposes and that has a density less than 20 pounds per cubic foot (320 kg/m<sup>3</sup>) unless it is used as interior trim.

**FOAM PLASTIC INTERIOR TRIM.** Exposed foam plastic used as picture molds, chair rails, crown moldings, baseboards, handrails, ceiling beams, door trim and window trim and similar decorative or protective materials used in fixed applications.

**GRADE.** ~~The vertical location of the finished ground surface level adjoining the building at all exterior walls.~~

**LISTED AND LISTING.** ~~Terms referring to equipment that is shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and whose listing states that the equipment complies with nationally recognized standards when installed in accordance with the manufacturer's installation instructions. Equipment, materials or services included in a list published by an organization acceptable to the building official and concerned with evaluation of products or services that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services and whose listing state either that the equipment, material or service meets identified standards or has been tested and found suitable for a specified purpose.~~

**MASONRY HEATER.** A masonry heater is a ~~solid fuel-burning~~ heating appliance constructed predominantly of concrete or solid masonry, hereinafter referred to as "masonry" having a mass of at least 1,100 pounds (500 kg), ~~excluding the chimney and foundation. It~~ Which is designed to absorb and store a ~~substantial portion of~~ heat from a solid fuel fire built in the firebox by routing the exhaust gases through internal heat exchange channels in which the flow path downstream of the firebox may ~~includes at least one 180-degree (3.14-rad) change in~~ flow in a horizontal or downward direction before entering the chimney and which delivers heat by radiation ~~through~~ from the masonry surface of the heater.

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**VEHICULAR ACCESS DOOR.** A door that is used primarily for vehicular traffic at entrances of buildings such as garages and parking lots, and that is not generally used for pedestrian traffic.

**VINYL SIDING.** A shaped material, made principally from rigid polyvinyl chloride (PVC), that is used to cover exterior walls of buildings.

**WALL, RETAINING.** A wall not laterally supported at the top, that resists lateral soil load and other imposed loads.

**WATER-RESISTIVE BARRIER.** A material behind an exterior wall covering that is intended to resist liquid water that has penetrated behind the exterior covering from further intruding into the exterior wall assembly.

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**WOOD STRUCTURAL PANEL.** A panel manufactured from veneers; or wood strands or wafers; or combination of veneer and wood strands or wafers bonded together with waterproof synthetic resins or other suitable bonding systems. Examples of wood structural panels are ~~plywood, OSB or composite panels.~~

**Composite panels.** A wood structural panel that is comprised of wood veneer and reconstituted wood-based material and bonded together with waterproof adhesive;

**Oriented strand board (OSB).** A mat-formed wood structural panel comprised of thin rectangular wood strands arranged in cross-aligned layers with surface layers normally arranged in the long panel direction and bonded with waterproof adhesive; or

**Plywood.** A wood structural panel comprised of piles of wood veneer arranged in cross-aligned layers. The piles are bonded with waterproof adhesive that cures on application of heat and pressure.

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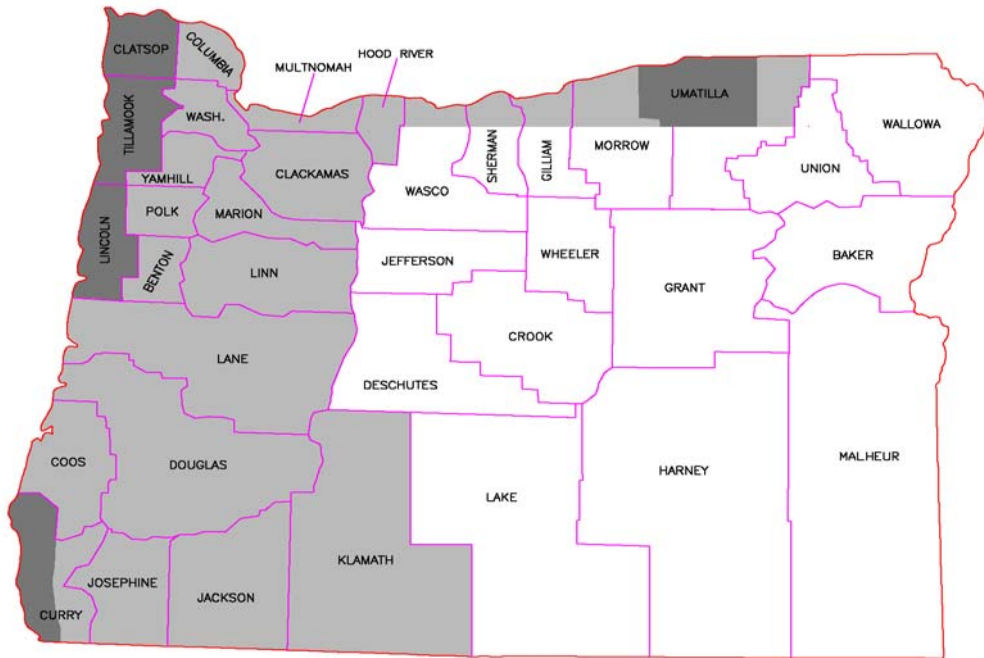
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- a. All areas with full exposure to the ocean winds shall be designated 110 mph areas.
- b. Values are nominal design 3-second gust wind speeds in miles per hour at 33 feet above ground for Exposure C category.

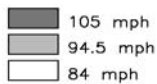


FIGURE R301.2(4)  
OREGON BASIC WIND SPEEDS FOR 50-YEAR MEAN RECURRENCE INTERVAL

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**R301.2.1.2 Protection of openings.** Windows in buildings located in windborne debris regions shall have glazed openings protected from windborne debris. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test of ASTM E 1996 and of ASTM E 1886 referenced therein.

**Exception:** Wood structural panels with a minimum of  $\frac{7}{16}$  inch (11 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut so that they shall be attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be secured with the attachment hardware provided. Attachments shall be designed to resist the component and cladding loads determined in accordance with either Table R301.2(2) or Section 1609 of the *Building Code*.

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**R308.4 Hazardous locations.** The following shall be considered specific hazardous locations for the purposes of glazing:

1. ....
2. ....
3. ....
4. Glazing in Section R308.4, Item 6, in walls perpendicular to the plane of the door in a closed position, other than the wall toward which the door swings when opened, or where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in these applications shall comply with Section R308.4, Item . . . . .
7. ....
8. ....
9. Safety glazing in Section R308.4, Items 10 and 11, is not required where:
  - 9.1. The side of a stairway, landing or ramp has a guardrail or handrail, including balusters or in-fill panels, complying with the provisions of Sections 1013 and 1607.7 of the *Building Code*; and
  - 9.2. The plane of the glass is more than 18 inches (457 mm) from the railing; or
  - 9.3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the floor and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as the protective bar.
10. Glass block panels complying with Section R610.

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**R309.1.2 Other penetrations.** Penetrations through the separation required in Section R309.2 shall be protected by filling the opening around the penetrating item with approved material to resist the free passage of flame and products of combustion.

**R309.2 Separation required.** The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent. Garages located less than 3 feet (914 mm) from a dwelling unit on the same lot shall be protected with not less than 1/2-inch (12.7 mm) gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section R309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

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**R310.1 Emergency escape and rescue required.** Basements ~~with habitable space~~ and every sleeping room shall have at least one ~~openable~~ operable emergency ~~escape~~ and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

**Exception:** Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m<sup>2</sup>)

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**R310.1.2 Minimum opening height.** The minimum net clear opening height shall be ~~22~~ 24 inches (610 mm).

**R310.5 Emergency escape windows under decks, porches and similar projections.** Emergency escape windows are allowed to be installed under decks, porches and similar projections provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court.

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**R311.4.3 Landings at doors.** There shall be a floor or landing on each side of each exterior door. The floor or landing at the exterior door shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The landing shall be permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent).

**Exception:**

1. Where a stairway of ~~two~~ three or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door provided the door, other than an exterior storm or screen door does not swing over the stairway.
2. ....
3. ....

**R311.5.4 Landings for stairways.** There shall be a floor or landing at the top and bottom of each stairway.

**Exception:** A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings.

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**R311.6.1 Maximum slope.** Ramps shall have a maximum slope of one unit vertical in ~~eight~~ twelve units horizontal (~~12.5~~ 8.3-percent slope).

Exception: Where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of one unit vertical in eight horizontal (12.5 percent slope).

**R313.1 Smoke detection and notification.** All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code ~~and~~ or the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.

**R313.2.1 Alterations, repairs and additions.** When ~~interior~~ alterations, repairs or additions requiring a structural permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be ~~provided~~ equipped with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

**Exceptions:**

1. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required ~~to be interconnected and hard-wired~~ where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure

Repairs to the exterior surfaces of a dwelling Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

**R314.2 Labeling and identification.** Packages and containers of foam plastic insulation and foam plastic insulation components delivered to the job site shall bear the label of an approved agency showing the manufacturer's name, the product listing, product identification and information sufficient to determine that the end use will comply with the requirements.

**R314.3 Surface burning characteristics.** Unless ~~Except where~~ otherwise allowed in Section R314.5 or R314.6, all foam plastic or foam plastic cores used as a component in manufactured assemblies used in building construction shall have a flame spread index of not more than 75 and shall have a smoke-developed index of not more than 450 when tested in the maximum thickness of 4 inches (102 mm), provided the end use is approved in accordance with Section R314.6 using the thickness and density intended for use.

**Exception:** Foam plastic insulation more than 4 inches thick shall have a maximum flame spread index of 75 and a smoke-developed index of 450 where tested at a minimum thickness of 4 inches, provided the end use is approved in accordance with Section R314.6 using the thickness and density intended for use.

**R314.5.4 Crawl spaces.** The thermal barrier specified in Section R314.4 is not required where crawlspace access is required by Section R408.3 and where entry is made only for service of utilities and the foam plastic insulation is protected against ignition using one of the following ignition barrier materials:

1. 1.5-inch-thick (38 mm) mineral fiber insulation;
2. 0.25-inch-thick (6.4 mm) wood structural panels;
3. 0.375-inch (9.5 mm) particleboard;
4. 0.25-inch (6.4 mm) hardboard;
5. 0.375-inch (9.5 mm) gypsum board; or
6. Corrosion-resistant steel having a base metal thickness of 0.016 inch (0.41 mm).

The above ignition barrier is not required where the foam plastic insulation has been tested in accordance with Section R314.6.

**R314.5.5 Foam-filled exterior doors.** Foam-filled exterior doors are exempt from the requirements of Sections R314.3 and R314.4.

**R314.5.6 Foam-filled garage doors.** Foam-filled garage doors in attached or detached garages are exempt from the requirements of Sections R314.3 and R314.4.

**R314.5.8 Re-siding.** The thermal barrier specified in Section R314.4 is not required where the foam plastic insulation is installed over existing exterior wall finish in conjunction with re-siding provided the foam plastic has a maximum thickness of 0.5 inch (12.7 mm) and a potential heat of not more than 2000 Btu per square foot (22 720 kJ/m<sup>2</sup>) when tested in accordance with NFPA 259.

**R314.5.12 Sheathing.** Foam plastic insulation used as sheathing shall comply with Section R314.3 and Section R314.4. Where the foam plastic sheathing is exposed to the attic space at a gable or kneewall, the provisions of Section R314.5.3 shall apply.

**R317.2 Townhouses.** Each townhouse shall be considered a separate building and shall be separated by fire-resistance- rated wall assemblies meeting the requirements of this section for exterior walls. Such walls shall be of one of the following types:

1. Two one-hour fire-resistance rated firewalls, one on each side of the common property line as shown in Figures R317.2(a) and R317.2(b).

2. A common “modified” 2-hour fire-resistance rated firewall centered over the common property line as shown in Figures R317.2(c) and R317.2(d). Plumbing or mechanical equipment, ducts or vents are not permitted in the cavity of the “modified” two-hour wall. Electrical installations shall be installed in accordance with the *Electrical Code*. Penetrations of electrical outlet boxes shall be in accordance with Section R317.3.

3. A common 2-hour fire-resistance-rated wall. Plumbing or mechanical equipment, ducts or vents are not permitted in the cavity of the common 2-hour wall. Electrical installations shall be installed in accordance with the *Electrical Code*. Penetrations of electrical outlet boxes shall be in accordance with Section R317.3.

**Exception:** A common 2-hour fire resistance-rated wall is not permitted townhouses that are separated by a real property line.

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4. Other listed, tested assemblies that provide an equivalent fire protection rating.

~~**Exception:** Privacy walls may be constructed of heavy timber construction. A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 33 through 42. Penetrations of electrical outlet boxes shall be in accordance with Section R317.3.~~

Mixed occupancies are not permitted in townhouse buildings. Such buildings shall be designed and constructed in accordance with the requirements set forth for mixed occupancies in the *Building Code*.

**Exception:** Private garages and carports attached to dwelling units and totaling not more than 1,000 square feet in area per dwelling unit.

Buildings shall adjoin or have access to a yard, street, alley, or public way on not less than one side. The centerline of an adjoining public way shall be considered an adjacent property line.

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**R317.2.1 Maintenance agreements and utility easements.** The formation, approval and recording of maintenance agreements and utility easements shall comply with the requirements of this section.

**R317.2.1.1 Maintenance agreements.** Where townhouses are separated by real property lines, the building official shall review, approve, cosign and maintain a record of all maintenance agreements as required by this section.

**R317.2.1.1.1 Maintenance agreements and easements.** Building elements and utilities that cross real property lines require the creation of legally documented easements. Maintenance agreements shall be created and signed by the affected townhouse property owners. The maintenance agreements must address the repair, upkeep and replacement and access to shared or common use building elements and utilities. Easements may be general in nature or they may describe specific locations. When available, a copy of the plat showing the locations of such easements shall be attached to the maintenance agreement.

Prior to recording at the County Recorder's office, the maintenance agreement shall be reviewed and approved by the building official. In cases where individual townhouses are separated by real property lines and are structurally dependent, the building official shall cosign the maintenance agreements and require that the recorded easements and maintenance agreements not be modified or suspended without building official approval. Unless otherwise approved by the building official, the applicant shall provide a copy of the recorded easements and maintenance agreements to the building official prior to issuance of the building permit. Maintenance agreements and easements shall be recorded for each dwelling unit and the book and page number provided to the jurisdiction having authority.

Maintenance agreements shall include, but not be limited to, the following information:

1. Names and contact information of the property owners included in the maintenance agreement;
2. Physical address and map and tax lot number of the affected properties;
3. A detailed listing of common or shared structural elements such as common foundations, common or shared fire walls, porches and porch coverings, and projections crossing real property lines, roofing or exterior finish materials, lateral force resisting systems in the case of structurally dependant townhouses, and common or shared utilities and service equipment;
4. A statement of responsibility, including duties and sharing of cost for the maintenance and repair of common or shared firewalls separating individual townhouses; attached garages, porches and decks, and porch coverings;

***R317.2.1.1.1 ~ Continued***

5. A description of easements, common areas, surface drainage provisions and on-site improvements;

6. Possible enforcement actions by the building official or affected parties to facilitate the maintenance, repair or replacement of common property line fire walls may be included as a condition of the cosigned maintenance agreements. Such maintenance, repair or replacement may also be facilitated through application of a local housing or nuisance abatement ordinance, or an existing building or property maintenance code.

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**R317.2.1.2 Site utilities, service equipment and easements.** The portions of underground electrical, plumbing or gas utilities that are shared or in common use shall lie within a recorded easement and be recorded in a maintenance agreement as required by R317.2.1.1. Shared or common use utilities shall not run beneath a townhouse. Separate utility services shall be supplied to each individual townhouse. Utilities serving an individual town-house shall not run beneath another townhouse. For townhouses on assumed property lines, service equipment and meters may be grouped in one or more locations as approved by local ordinance and the utility provider. The locations of all site utilities, service equipment, and easements shall be clearly shown on the plans.

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**R317.2.2.1 Fire-resistance rated wall continuity.** The continuity of fire-resistance rated walls shall be as follows.

1. Exterior walls and common townhouse separation walls shall be continuous from the foundation to the underside of the roof sheathing when the roof / ceiling assembly is constructed in accordance with R317.2.4.1 The common townhouse separation wall shall extend to completely separate adjacent townhouses and any attached accessory structures.

2. Privacy walls separating porches and decks without a cover shall be continuous from the foundation to the top of the guardrail and have a minimum height of 36 inches (915 mm) above the porch or deck finish floor elevation. The privacy wall shall extend out to the outermost point of the porch or deck.

3. Privacy walls separating porch and deck coverings shall be continuous from the foundation to the underside of the roof sheathing when the roof/ceiling assembly is constructed in accordance with Section R317.2.4.1. The privacy wall shall extend out to the outermost point of the porch covering.

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***R317.2.2.1 ~ Continued***

The fire rated gypsum wallboard used in exterior walls, privacy walls, and common townhouse separation walls shall be continuous behind building elements such as showers, bathtubs, cabinets, chases, soffits, electrical panels, and stair stringers.

**Exception:** Gypsum board may be omitted behind stair stringers providing the stringers are constructed of:

1. Solid sawn dimensional lumber of not less than 3 inches (76 mm) nominal thickness when used in conjunction with two one-hour fire-resistive rated wall assemblies as shown in Figure R317.2.2(A).
2. Solid sawn dimensional lumber of not less than 4.5 inches (114 mm) nominal thickness when used in conjunction with a 2-hour fire-resistive rated wall assembly as shown in Figure R317.2.2(B).
3. Engineered wood systems that have been tested and listed for equivalent burning characteristics.

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**R317.2.2.2 Fire-resistive rated protection for porches and decks without a cover.** Fire-resistive rated protection shall be provided for porches and decks without a cover in accordance with this section. Porches and decks shall be protected by one of the following methods.

1. In the case where one porch or deck is adjacent to another porch or deck, and both are within 3 feet (915 mm) of the common property line, a single 1-hour fire resistance rated privacy wall shall be provided for each porch or deck. The privacy walls shall extend out at least to the furthest point where the porches or decks are adjacent.
2. In the case where one porch or deck abuts another adjacent porch or deck at a common property line, either two 1-hour fire-resistive rated walls or a “modified” 2-hour fire-resistive rated common townhouse separation wall shall be provided. The townhouse separation wall shall extend out to the furthest point where either porches or decks are adjacent.
3. In the case where a porch or deck is within 3 feet (915 mm) of a common property line and there is no adjacent porch or deck, the porch or deck shall be either non-combustible or heavy timber construction. See Figure R317.2.2.1. Heavy timber porch components supporting only the dead load of the porch or deck and the live load listed in Table R301.5 shall be constructed using the following:
  - 3.1 Supporting posts for porches and decks shall be a minimum of 6 inch (153 mm) nominal thickness.
  - 3.2 Joists or beams supporting porches and decks shall be a minimum of 4 inch (102 mm) nominal thickness.
  - 3.3 Decking on porches and decks shall be a minimum of 2 inch (51 mm) nominal thickness.

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**R317.2.3 Parapets. ~ Continued**

**Exception:** A parapet is not required in the two cases above when the roof is covered with a minimum class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of  $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by a minimum of nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet (1220 mm) on each side of the wall or walls.

1. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

2. A parapet is not required for roofs complying with Section R317.2.4.

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**R317.2.4 Roof Construction.** In addition to the requirements of Chapter 8 of this code, townhouse structures shall comply with this section for fire-resistance rated roof/ceiling construction, roof/ceiling penetrations and cricket construction. Projections of eaves, cornices and similar components shall comply with R317.2.4.4.

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**R317.2.4.1 Fire-resistance rated roof/ceiling construction.** Roof / ceiling assemblies intersecting fire-resistive rated exterior walls may be of non-rated construction. Roof / ceiling assemblies intersecting common fire-resistance rated individual townhouse unit separation walls and privacy walls associated with porch covers and decks may comply with R317.2.3 or be constructed in accordance with this section.

1. A roof/ceiling assembly with framing oriented perpendicular to a 1-hour wall shall be constructed in accordance with Figure R317.2(a). The roof sheathing shall be either fire-retardant treated plywood or have a minimum of  $\frac{5}{8}$  inch (15.9 mm) Type X gypsum board installed under the standard plywood sheathing for a minimum horizontal distance of 4 feet from the common property line.

2. A roof/ceiling assembly with framing oriented parallel to a 1-hour wall shall be constructed in accordance with Figure R317.2(b).

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**R317.2.4.3 Cricket construction.** Where crickets are installed, one of the following methods of construction shall be used.

1. In the case where crickets are 30 inches or less in height, the common fire-resistive townhouse separation wall may terminate at the underlying roof sheathing. The underlying roof sheathing shall be protected with either fire-retardant treated plywood or have a minimum of  $\frac{5}{8}$  inch (15.9 mm) Type X gypsum board installed under the standard plywood roof sheathing for the full extent of the cricket, but not less than 4 feet measured horizontally from the common property line. There shall be no openings in the roof sheathing under the cricket. See Figures R317.2.4.3 (a) and (b).

2. In the case where crickets greater than 30 inches in height are provided, the common fire-resistive townhouse separation wall shall extend to the cricket roof sheathing, and the cricket roof sheathing shall be protected with either fire-retardant treated plywood or have a minimum of  $\frac{5}{8}$  inch (15.9 mm) Type X gypsum board installed under the standard plywood roof sheathing for a minimum horizontal distance of 4-feet on each side of common property line. There shall be no openings in the cricket sheathing. See Figure R317.2.4.3(c).

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**R317.2.4.4 Eaves, Cornices and Similar Projections.** Projections located less than 3-feet from a common property line shall be in accordance with this section. Structural projections such as enclosed eaves and cornices located within 3-feet of a common property line shall be constructed in accordance with the Table R317.2.4.4. In the case where projections extend beyond the common property line onto an adjacent property, appropriate easements and maintenance agreements shall be implemented as described in Section R317.2.1. Projections within 3-feet of an exterior common property line shall be in accordance with Section R302.1.

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**R317.2.5 Structural design approach.** Townhouse structures shall be permitted to be designed as structurally dependent structures, structurally independent structures or a combination of both.

**R317.2.5.1 Lateral Force Analysis.** A lateral force analysis shall be submitted at the time of application when townhouses or the portions of townhouses are designed according to the accepted engineering principles as either structurally independent or structurally dependent. Townhouse structures designed using only the prescriptive provisions of this code are exempt from this requirement. Building components providing lateral resistance shall be identified and detailed in the construction drawings.

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**R317.2.12 Dwelling unit egress.** Each individual townhouse shall have a means of egress system in compliance with Section R311. Such means of egress system shall be a structurally independent exit way, having a minimum clear width of three feet.

**R317.2.13 Adaptability/Accessibility.** Where the project includes four or more contiguous individual townhouses, one or more of which is single story, the Fair Housing Act and *Building Codes* Chapter 11 requirements for adaptability apply. Ground-level, single-story townhouses shall be made adaptable. Any common use facilities such as a pool, club house or management office shall be made accessible in accordance with Chapter 11 of the *Building Codes*.

**R317.3.1 Through penetrations.** Through penetrations in fire resistive exterior walls, privacy walls, and individual townhouse separation walls are not permitted in townhouse structures. In other than a townhouse structure, through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R317.3.1.1 or R317.3.1.2.

**Exception:** Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space shall be protected as follows:

1. In concrete or masonry wall or floor assemblies where the penetrating item is a maximum 6 inches (152 mm) nominal diameter and the area of the opening through the wall does not exceed 144 square inches (92 900 mm<sup>2</sup>), concrete, grout or mortar is permitted where installed to the full thickness of the wall or floor assembly or the thickness required to maintain the fire-resistance rating.

2. The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste where subjected to ASTM E 119 time temperature fire conditions under a minimum positive pressure differential of 0.01 inch of water (3 Pa) at the location of the penetration for the time period equivalent to the fire resistance rating of the construction penetrated.

**R317.3.2 Membrane penetrations.** Membrane penetrations in townhouse structures shall comply with this section and R317.3.2.1. Membrane penetrations shall comply with Section R317.3.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be so installed such that the required fire resistance will not be reduced.

**Exceptions:**

1. ....

**R317.3.2.1 Additional townhouse membrane penetration requirements.** Membrane penetrations in townhouse fire resistive exterior walls, privacy walls, and individual townhouse separation walls are allowed as provided in R317.2.

**Exceptions:** Membrane penetrations in townhouse fire resistive rated walls:

1. Shall be protected with a listed penetration fire-stop system rated for a minimum of two-hours when the penetration is in a common “modified” two-hour fire-resistance rated wall.
2. May have the minimum separation distance of 24 inches between electrical boxes reduced when installed in accordance with Figure R317.3.2.1 C1 and C2.
3. For large boxes such as washer connections, electrical panels, and wall heaters may be installed where the fire protection extends behind the box in accordance with Figures R317.3.2.1B and C2.
4. 4. Stair stringers shall be in accordance with Section R317.2.2.

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**R318.2 Moisture content.** Prior to the installation of interior finishes, the building official shall be notified in writing by the general contractor that all moisture-sensitive wood framing members used in construction have a moisture content of not more than 19 percent of the weight of dry wood framing members.

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**SECTION R319  
PROTECTION AGAINST DECAY**

**R319.1 Location required.** ~~In areas subject to decay damage as established by Table R301.2(1), the following locations shall require the use of an approved species and grade of lumber, pressure treated in accordance with AWPAC1, C2, C3, C4, C9, C15, C18, C22, C23, C24, C28, C31, C33, P1, P2 and P3, or decay resistant heartwood of redwood, black locust, or cedars.~~ Protection from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative treated in accordance with AWPAC U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPAC U1.

1. ....
2. All wood framing members and sill plates that rest on in contact with concrete or masonry exterior foundation walls. and are less than 8 inches (203 mm) from the exposed ground.
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4. ....
5. ....
6. ....
7. ....

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**SECTION R322  
ACCESSIBILITY**

**R322.1 Scope.** ~~Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply. Dwelling units required to be accessible by ORS 447.231 shall comply with Chapter 11 of the *Building Code* as applicable.~~

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**SECTION R323  
ELEVATORS AND PLATFORM LIFTS**

**R323.1 Elevators.** ~~Where provided, passenger elevators, limited-use/limited-application elevators or private residence elevators shall comply with ASME A17.1.~~

**R323.1.1 Permits.** ~~Pursuant to the Elevator Safety Laws, ORS Chapter 460, an application, plan review and permit for elevators, dumbwaiters, vertical and inclined wheelchair lifts, and stairway chair lifts, installed in private residences, must be obtained from Building Codes Division, Elevator Safety Program (ORS 460.035).~~

**R323.2 Platform lifts.** ~~Where provided, platform lifts shall comply with ASME A18.1.~~

**R323.3 Accessibility.** ~~Elevators or platform lifts in covered multifamily dwellings shall comply with that are part of an accessible route required by Chapter 11 of the *Building Code* shall comply with ICC A117.1.~~

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**R324.1.8 Manufactured housing.** ~~New or replacement manufactured housing shall be elevated in accordance with Section R324.2 and the anchor and tie-down requirements of Sections AE101 and AE102 of Appendix E shall apply. The foundation and anchorage of manufactured housing to be located in identified flood ways, as established and approved by the local jurisdiction, shall be designed by a registered design professional and constructed in accordance with Section R324.1.1. the applicable provisions in the *Building Code*.~~

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**R324.2.1 Elevation requirements.** For the purposes of Section R324, required elevations shall be a minimum of 1 foot (305 mm) above the design flood elevation unless increased by the local jurisdiction under the authority of National Flood Insurance Program (NFIP) incorporated in 423 U.S.C. 40001-4128.

1. Buildings and structures shall have the lowest floors elevated at least 1 foot above the design flood elevation.
2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated at least as high above the highest adjacent grade as 1 foot above the depth number specified in feet (mm) on the FIRM, or at least 3 2 feet (610 mm) if a depth number is not specified.
3. Basement floors that are below grade on all sides shall be elevated at least 1 foot above the design flood elevation.

**Exception:** Enclosed areas below the design flood elevation, including basements whose floors are not below grade on all sides, shall meet the requirements of Section R324.2.2.

4. The finished ground level of an under-floor space such as a crawl space shall be equal to or higher than the outside finished ground level.

**Exception:** Under-floor spaces that meet the requirements of FEMA/FIA-TB-11.

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