

Chapter 15.04 BUILDING CONSTRUCTION, ALTERATION AND REPAIR

Sections:

- 15.04.010 Compliance with uniform codes. 15.04.020 City administration.
- 15.04.030 Violation--Penalty.
- 15.04.040 Minor plumbing installation labels. 15.04.050 Test for water piping.

15.04.010 Compliance with uniform codes. A. In addition to compliance with this chapter and other ordinances of the city, any permit or approval, building and other related activities shall comply with the current version of the following:

1. American Public Works Association Standards;
2. Current edition of Oregon Structural Specialty Code and Fire and Life Safety Regulations;
3. Current edition of Oregon Mechanical Specialty Code and Mechanical Fire and Life Safety Regulations;
4. Current edition of One and Two-Family Dwelling Specialty Code;
5. Scappoose Fire District Ordinance 93-01, the Fire Prevention Code of the Scappoose Rural Fire District;
6. Current edition of Oregon State Plumbing Specialty Code;
7. Current edition of Uniform Electrical Code;
8. Current edition of Uniform Sign Code, as published by the International Conference of Building officials;
9. Current edition of Uniform Code for the Abatement of Dangerous Buildings; as published by the International Conference of Building Officials;
10. Chapter 11, Agricultural Buildings of the appendix to the current edition of the Uniform Building Code by the International Conference of Building Officials shall apply to agricultural buildings within the city, rather than Chapter 11, State Structural Specialty Code.

All persons engaged in building, or related activities shall comply with the above codes.

B. Local Interpretation. In addition to the provisions of Section 104.2.8 of the Oregon Structural Specialty Code and similar provisions of other specialty codes, the building official may approve a material or a method of construction not specifically prescribed by code:

1. Provided the proposed design is satisfactory;
- and
2. The material, method or work offered is for the purpose intended at least the equivalent of that specifi

cally prescribed by this chapter in quality, effectiveness, fire resistance, durability, safety and energy conservation; and

3. The administrator of the state of Oregon's building codes division has not issued a report disapproving the material or method for the purpose. Any person affected by a ruling of the building official may appeal such ruling to the administrator of the building codes division within thirty days of the date of the ruling by the building official.

C. The provisions of this section shall not be interpreted to preclude a person from requesting a ruling from the administrator of the building codes division prior to submitting an application to the city for a permit or after withdrawing a previously submitted application. (Also refer to ORS 455.010 (1) and (2).) For application in this city, subsection B of Section 204 of the Structural Specialty Code and subsection B of Section 203 of the Mechanical Specialty Code shall apply. (Ord. 653 §1, 1998; Ord. 638 §1, 1996; Ord. 629 §§1, 2, 1995; Ord. 595 §1, 1993)

15.04.020 City administration. The city shall provide for the administration of a plan examination and permit inspection program for structural, mechanical, and plumbing. This city program is applicable to public buildings, including state buildings as well as private buildings. In addition, the city will verify that all buildings shall be duly inspected for electrical work by a licensed state electrical inspector. (Ord. 653 §2, 1997; Ord. 595 §2, 1993)

15.04.030 Violation--Penalty. A. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert to, demolish, equip, use, occupy or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provision of this chapter.

B. Any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a violation; and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted; and upon conviction of any such violation, such persons shall be punishable by a fine of not more than one hundred dollars per day for each continuing violation.

C. Stop Work Order. Whenever any work is being done contrary to the provisions of the Oregon Structural Specialty Code, One and Two Family Dwelling Specialty Code, Oregon Mechanical Specialty Code, Oregon State Plumbing Specialty Code, and the Oregon Manufactured Dwelling Stan

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dard, or other pertinent laws or ordinances implemented through the enforcement of these codes, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done. Any such person(s) shall forthwith stop such work until authorized by the building official to continue or proceed with the work. (Ord. 653 §3, 1997; Ord. 595 §3, 1993)

15.04.040 Minor plumbing installation labels. A. Plumbing contractors having a certificate of registration under ORS 477.030 and a Construction Contractors Board registration or plumbers having a certificate of competency under ORS Chapter 693, are eligible to participate in the minor plumbing label program.

B. A plumbing contractor may use a minor installation label to perform plumbing work as described in OAR 918-780140, -150, and 918-100-020 (3).

C. Minor plumbing installation labels may be sold by the city permit staff to qualified plumbing contractors in blocks of ten. The cost for each label will be ten dollars. A block of ten labels will cost one hundred five dollars (this includes the mandatory state surcharge).

D. In conjunction with the sale of each block of labels, the permit staff will

maintain records for the jurisdiction. The records will note the date of sale, the number of labels sold, the name of the contractor who purchased the labels, and the consecutive numbers of the labels purchased. The city shall charge a minimum ten-dollar administrative fee for each transaction.

E. Contractors must deliver a copy of each sheet of labels to the jurisdiction within ten days of the date on which the final label is utilized, or within twelve months from the date of issuance, whichever is earlier. All information requested on the label must be completed or the label will be considered invalid.

F. Within thirty days of the receipt of the contractor's copy of the sheet of labels utilized, the city's plumbing inspector will inspect at least ten percent of the minor label installations from that sheet of labels. If corrections are required after these inspections, the city may require up to one hundred percent inspection of all minor plumbing labels. The city's cost for reinspections of each minor label shall be based at a cost of fifty-five dollars per hour. A minimum one-half-hour fee of twenty-seven dollars and fifty cents will be charged to the plumbing contractor for each reinspection.

G. When a sheet of labels is returned to the city, the plumbing inspector must conduct an inspection of at least ten percent of these labels. Those inspections will be recorded and remain a permanent record of the jurisdiction. The remainder of the labels (those which were not

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activated) will be closed out with a statement indicating that no inspection was required to be performed under the minor label rules. (Ord. 653 §4, 1997)

15.04.050 Test for water piping. Upon completion of a section or of the entire hot and cold potable water supply system in any type of occupancy, the system shall be tested and proved tight under a water pressure not less than the working pressure under which it is to be used. The water used for test shall be obtained from a potable source of supply. A fifty pounds per square inch (344.5 kPa) air pressure may be substituted for the water test. In either method of test, the piping shall withstand the test without leaking for a period of not less than fifteen minutes. (Ord. 653 §5, 1997)

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