



Notice of Permanent Rule April 1, 2016

Certification Changes

Purpose of the rule:

These rules make changes to the certification system in Oregon to increase the focus on Oregon specific training and knowledge. These rules also provide alternate pathways to obtain certain certifications and expand the scope of work allowed under some certifications. They also provide clarity and predictability for the responsibilities and duties of building officials, inspectors, and plans examiners, including clarification of cite-it write-it requirements.

Citation:

Amend: OAR 918-098-1010, -1012, -1015, -1025, -1210, -1215, -1305, -1320, -1470, -1480, -1900, 918-695-0410

These rules became effective April 1, 2016.

History:

On December 16, 2015, the division held the first public hearing for these rules. The division made changes to the proposed rules based on the feedback received during the public hearing and adopted temporary rules on January 26, 2016. Those temporary rules included changes that required training for building officials, updated the duties and responsibilities of building officials, plans examiners, and inspectors, and clarified the cite-it write-it rule. The division then held a second public hearing for revised proposed permanent rules that incorporated the feedback received from the prior public hearing. That second public hearing was held on February 23, 2016. Utilizing the feedback from the public hearings the division adopted permanent rules on April 1, 2016. Based on that feedback it was determined that the division would not be moving forward with all of the proposed rules that went to public hearing. The items not included in the permanent rules included converting ICC certifications to Oregon certifications, and removal of the expiration grace period for Oregon Inspector Certifications. The division anticipates continuing work on the transition and expiration rules with the rulemaking process being completed by July 1, 2016. Additionally, as part of the April 1, 2016, rule adoption, the division repealed the January 26, 2016, temporary rules.

Effect of the rule:

The changes to these rules include but are not limited to the following:

- Requires newly appointed building officials to take a training course administered by the division.
- Adds a second avenue to obtain a medical gas plumbing inspector certification by completing a division administered training class.
- Adds the ability to perform plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks to certain certifications while removing the application provisions for the Manufactured Structure Installation Inspector Certification and the Park and Camp Inspector Certification.
- Clarifies the duties and responsibilities of building officials, inspectors, and plans examiners.
- Clarifies the cite-it write-it rule to explain when and to whom the rule applies and what is required in writing.

Contact:

If you have questions or need further information, contact Tom Phillips, Regional Program Services Manager, at 503.378.2827, or thomas.j.phillips@oregon.gov.



Secretary of State
Certificate and Order for Filing
PERMANENT ADMINISTRATIVE RULES

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I certify that the attached copies are true, full and correct copies of the PERMANENT Rule(s) adopted on Upon filing, by the
Department of Consumer and Business Services, Building Codes Division 918
Agency and Division Administrative Rules Chapter Number
Holly A. Tucker (503) 378-5331
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To become effective Upon filing. Rulemaking Notice was published in the February 2016 Oregon Bulletin.

RULE CAPTION

Amending certification requirements for building officials, inspectors and plans examiners.

Not more than 15 words that reasonably identifies the subject matter of the agency's intended action.

RULEMAKING ACTION

Secure approval of new rule numbers with the Administrative Rules Unit prior to filing.

ADOPT:

AMEND:

918-098-1010, 918-098-1012, 918-098-1015, 918-098-1025, 918-098-1210, 918-098-1215, 918-098-1305, 918-098-1320, 918-098-1470, 918-098-1480, 918-098-1900, 918-695-0410

REPEAL:

918-098-1010(T), 918-098-1025(T), 918-098-1470(T), 918-098-1480(T), 918-098-1900(T)

RENUMBER:

AMEND AND RENUMBER:

Statutory Authority:

ORS 446.250, 446.255, 447.010, 455.030, 455.055, 455.062, 455.110, 455.715, 455.720, 455.723, 455.730, 455.732, 455.735, 455.740

Other Authority:

Statutes Implemented:

ORS 446.250, 446.255, 447.010, 455.030, 455.055, 455.062, 455.110, 455.622, 455.715, 455.720, 455.723, 455.730, 455.732, 455.735, 455.740

RULE SUMMARY

These rules amend the division's certification requirements for persons performing work in Oregon as a building official, inspector, or plans examiner. These changes include requiring a division administered training class for building officials. These rules add a second avenue to obtain a medical gas plumbing inspector certification. They also expand the scope of work of some certifications to allow for plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks, while removing the application provisions for the Manufactured Structure Installer Inspector and the Park and Camp Installer certifications. The rules also clarify the duties and responsibilities of building officials, inspectors, and plans examiners, and clarify the cite-it write-it requirements.

Holly A. Tucker
Rules Coordinator Name

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Email Address

918-098-1010

Certification Requirements

(1) Unless otherwise stated in this rule, every person who performs building official duties, building code inspections, or plan reviews must possess a valid Oregon Inspector Certification and either:

(a) A valid appropriate Oregon Code Certification for the work being performed, or

(b) A valid appropriate International Code Council certification for the work being performed and the minimum level of experience as follows:

(A) Completion of a certification training course administered by the division; or

(B) Two years experience working for or on behalf of a jurisdiction performing building permit inspections on buildings or structures regulated by the state building code or its equivalent; or

(C) Be a registered architect, a certified professional engineer, or have a Bachelor's or Master's degree in architecture or civil or structural engineering.

(2) Notwithstanding section (1)(b) of this rule, a person may perform the duties of a building official provided the person has a valid Oregon Inspector Certification and meets one of the following:

(a) Passed the International Code Council Certified Building Official Legal Management examination prior to January 1, 2016 and completes a training course for building officials administered by the division within six months of hire; or

(b) Possesses a valid Oregon Building Official Certification and completes a training course for building officials administered by the division within six months of hire; or

(c) Has applied for an Oregon Building Official Certification under OAR 918-098-1025(3).

(3) If a certified building official is appointed by the municipality to perform duties as a building official on or after April 1, 2014, the person must be enrolled in or complete a training course for building officials administered by the division within six months of appointment unless the person has previously completed a training course for building officials administered by the division under section 2 of this rule.

(4) Plan review certification is not required for individuals reviewing one- and two-family dwelling permit applications for the following:

(a) First floor decks attached to a dwelling that:

(A) Extend not more than 12 feet from the dwelling but not closer than three feet to a property line;

(B) Are not more than 8 feet above grade;

(C) Will not exceed a 70 PSF live load and not a combined live and dead load of 80 PSF; and

(D) Are not in excess of a 2 horizontal 1 vertical ground slope.

(b) Car ports with a single slope that:

(A) Have a rafter span extending not more than 12 feet from a dwelling;

(B) Are attached to the dwelling for the full length not to exceed 30 feet;

(C) Have a maximum overhang of two feet that is not closer than three feet to a property line; and

(D) Will not exceed a combined 80 PSF live and dead load.

(c) Patio covers that:

(A) Have a single slope roof;

(B) Have a rafter span extending not more than 12 feet from the dwelling;

(C) Are attached to the dwelling the full length not to exceed 30 feet;

(D) Have a maximum overhang of two feet that is not closer than three feet to a property line; and

(E) Will not exceed a combined 80 PSF live and dead load.

(d) Fences not greater than 8 feet in height.

(e) Garage conversions as an accessory to a one- or two-family dwelling with no new cut openings in the existing wall.

(f) Window, door, or bathroom remodels where there are no load-bearing or lateral-bracing wall penetrations.

(g) Pole or manufactured steel structures with a maximum of 3,000 square feet that:

(A) Have a maximum 14-foot eave height;

(B) Are not closer than three feet to the property line and at least 6 feet from all other buildings on the same lot; and

(C) Fully engineered, including foundation where applicable.

(h) Mechanical equipment for the purposes of determining setback requirements have been met.

(5) Plan review certification is not required for individuals reviewing permit applications for buildings or structures that have plans and specifications provided by the department or a municipality under ORS 455.062.

(6) The building official is responsible for ensuring that persons performing permit reviews under this section utilize a division-approved checklist to perform reviews.

(7) The building official may determine based on unusual features, characteristics or other complicating circumstances that a certified individual must review a permit application.

(8) Where a jurisdiction routinely performs permit reviews for a type of project determined by the building official to be similar in complexity to

the types of projects listed in sections (4) and (5) of this rule, the building official may submit a checklist to the division for approval. If approved, the jurisdiction may utilize the checklist in the same manner as section (6).

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.030, 455.055, 455.062, 455.110, 455.720, & 455.730

Stat. Implemented: ORS 455.030, 455.055, 455.062, 455.110, 455.720, & 455.730

Hist.: BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 18-2006, f. 12-29-06, cert. ef. 1-1-07; BCD 6-2010, f. 5-14-10, cert. ef. 7-1-10; BCD 7-2011, f. & cert. ef. 3-11-11; BCD 24-2011, f. 7-26-11, cert. ef. 10-1-11; BCD 7-2013(Temp), f. 7-26-13, cert. ef. 8-1-13 thru 12-31-13; BCD 9-2013, f. 12-16-13, cert. ef. 1-1-14; BCD 5-2014, f. & cert. ef. 4-1-14; BCD 1-2016(Temp), f. & cert. ef. 1-26-16 thru 7-23-16

918-098-1012

Scope of Work Allowed for Persons With an Oregon Inspector Certification and an International Code Council Certification

(1) Individuals meeting the experience requirement in OAR 918-098-1010 who possess a valid Oregon Inspector Certification and a current International Code Council certification may perform work based on the type of International Code Council Certification they possess.

(2) A Certified Building Official Legal/Management may oversee a jurisdiction's administration and enforcement of the state building code for those specialty codes assumed by the jurisdictions pursuant to ORS 455.148 or 455.150. Building officials may not perform plan reviews or inspections unless they possess the appropriate certification for the type of plan review or inspection being performed.

(a) Commercial Building Inspector certificate holders may conduct construction inspections for:

(A) All work regulated by the **Oregon Structural Specialty Code**; and

(B) Structural work on townhouse structures, rowhouse structures, and apartment buildings regulated by the **Oregon Residential Specialty Code**.

(b) Commercial Building Plans Examiner certificate holders may review construction plans for:

(A) Compliance with the provisions of the **Oregon Structural Specialty Code** and **Oregon Fire Code**, except the fire and life safety plan

review provisions for structures required to receive a state fire and life safety plan review; and

(B) Fire and life safety construction on townhouse structures, rowhouse structures, and apartment buildings regulated by the **Oregon Residential Specialty Code**.

(c) Commercial Fire Plans Examiner certificate holders who also have the Commercial Building Plans Examiner Certificate may review construction plans for compliance with the fire and life safety plan review provisions of the **Oregon Structural Specialty Code** and the **Oregon Fire Code**.

(d) A Commercial Mechanical Inspector certificate holder may conduct construction inspections and may review construction plans for:

(A) All work regulated by the **Oregon Mechanical Specialty Code**; and

(B) Mechanical work on townhouse structures, rowhouse structures and apartment buildings regulated by the **Oregon Residential Specialty Code**.

(e) A Residential Building Inspector certificate holder may conduct construction inspections and plan reviews for—structural work regulated by the **Oregon Residential Specialty Code**; and

(A) Construction work on manufactured structures and accessory buildings and structures regulated under the **Oregon Manufactured Dwelling Installation Specialty Code**;

(B) The provisions of OAR chapter 918, division 500;

(C) The **Manufactured Home Construction and Safety Standards in 24 CFR 3280 and 24 CFR 3282**; and

(D) Plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks.

(f) A Residential Mechanical Inspector certificate holder may conduct inspections and plan reviews for mechanical work regulated by the **Oregon Residential Specialty Code**; and

(A) Mechanical work on manufactured dwelling alterations under the **Oregon Manufactured Dwelling Installation Specialty Code**;

(B) The provisions of OAR chapter 918, division 500;

(C) The **Manufactured Home Construction and Safety Standards** located in 24 CFR 3280 and 3282; and

(D) Plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720 & 455.730
Stat. Implemented: ORS 455.720 & 455.730
Hist.: BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05;
BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 13-
2007, f. 12-28-07 cert. ef. 1-1-08; BCD 1-2010, f.
3-1-10, cert. ef. 4-1-10

918-098-1015

Scope of Work Allowed for Persons with an Oregon Inspector Certification and Oregon Code Certifications

Persons who possess a valid Oregon Inspector Certification and a valid Oregon Code Certification may perform inspections and plan reviews based on the class designated on their certificate. The classes, other than electrical and plumbing inspector classifications found in OAR 918-281-0020 and 918-695-0400, are:

(1) Building Official. Persons certified as an Oregon Building Official may oversee jurisdictions' administration and enforcement of the state building code for those specialty codes assumed by the jurisdiction pursuant to ORS 455.148 or 455.150. Building officials may not perform plan reviews or inspections unless they possess the appropriate certification for the plan review or inspection being performed.

(2) Fire and Life Safety. Persons certified as fire and life safety plans examiners may review construction plans for compliance with the fire and life safety plan review provisions of the **Oregon Structural Specialty Code** and the **Oregon Fire Code** for any structure regulated by the **Oregon Structural Specialty Code**.

(3) A-Level.

(a) Persons certified as A-level structural plans examiners may:

(A) Review construction plans for compliance with the provisions of the **Oregon Structural Specialty Code** and **Oregon Fire Code** for all work regulated by the **Oregon Structural Specialty Code**, except the fire and life safety plan review provisions for structures required to receive a state fire and life safety plan review; and

(B) Review construction plans for work that falls within the B-level structural plans examiner classification.

(b) Persons certified as A-level structural inspectors:

(A) Conduct construction inspections of all work regulated by the **Oregon Structural Specialty Code**; and

(B) Conduct inspections of work that falls within the B-level structural inspector classification.

(c) Persons certified as A-level mechanical inspectors may:

(A) Conduct construction inspections and may review construction plans for all work regulated by the **Oregon Mechanical Specialty Code**; and

(B) Conduct inspections and review construction plans for work that falls within the B-level mechanical inspector classification.

(4) B-Level.

(a) Persons certified as B-level structural plans examiners may review construction plans for compliance with the provisions of the **Oregon Structural Specialty Code** and **Oregon Fire Code** for work regulated by the **Oregon Structural Specialty Code**, except:

(A) Work in structures required to receive a state fire and life safety plan review; and

(B) Work in structures required to be designed by an Oregon registered architect or certified professional engineer pursuant to ORS chapter 671.

(b) Persons certified as B-level structural inspectors may conduct construction inspections of work regulated by the **Oregon Structural Specialty Code**, except:

(A) Work in structures required to receive a state fire and life safety plan review; and

(B) Work in structures required to be designed by an Oregon registered architect or certified professional engineer pursuant to ORS chapter 671.

(c) Persons certified as B-level mechanical inspectors may conduct construction inspections of work regulated by the **Oregon Mechanical Specialty Code**, except:

(A) Work in structures required to receive a state fire and life safety plan review; and

(B) Work in structures required to be designed by an Oregon registered architect or certified professional engineer pursuant to ORS chapter 671.

(d) Persons certified as B-level structural plans examiners, B-level structural inspectors, or B-level mechanical inspectors:

(A) May qualify to be certified to review construction plans or conduct inspections of structures regulated by the **Oregon Residential Specialty Code**; and

(B) May not be authorized to review construction plans or conduct inspections of structures that are outside the B-level classification without first obtaining the appropriate certification.

(5) One and two family dwelling or residential.

(a) Persons certified as one and two family dwelling or residential:

(A) Structural inspectors may conduct construction inspections of structural work regulated by the **Oregon Residential Specialty Code**; and

(i) Manufactured structures and manufactured structure accessory buildings and structures under the **Oregon Manufactured Dwelling Installation Specialty Code**;

(ii) The provisions of OAR chapter 918, division 500;

(iii) The **Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282**; and

(iv) Plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks.

(B) Mechanical inspectors may conduct inspections for mechanical work regulated by the **Oregon Residential Specialty Code**; and

(i) Manufactured dwellings under the **Oregon Manufactured Dwelling Installation Specialty Code**;

(ii) The provisions of OAR chapter 918, division 500;

(iii) The **Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282**; and

(iv) Plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks.

(C) Plumbing inspectors may conduct inspections for plumbing work regulated by the **Oregon Residential Specialty Code**; and

(i) Manufactured dwellings under the **Oregon Manufactured Dwelling Installation Specialty Code**;

(ii) The provisions of OAR chapter 918, division 500;

(iii) The **Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282**;

(iv) Plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks; and

(v) Any portion of a solar water heating system installation up to 180 gallons of storage tank capacity.

(D) Electrical inspectors may conduct inspections for electrical work regulated by the **Oregon Residential Specialty Code**; and

(i) The **Oregon Manufactured Dwelling Installation Specialty Code**;

(ii) The provisions of OAR chapter 918, division 500;

(iii) The **Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282**;

(iv) Plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks; and

(v) Any portion of a solar PV installation up to 25 Kw.

(b) Persons certified as a one-and-two family dwelling plans examiners may review construction plans for compliance with provisions of the **Oregon Residential Specialty Code**; and

(i) Structures under the **Oregon Manufactured Dwelling Installation Specialty Code**;

(ii) The provisions of OAR chapter 918, division 500;

(iii) The **Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282**; and

(iv) Plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks.

(c) Persons certified as a one and two family dwelling or residential inspectors and plans examiners may not be authorized to review construction plans or conduct inspections of either A-level or B-level structures without the required commercial A-level or B-level certification.

(d) See OAR 918-098-1325 for additional requirements of one and two family dwelling residential inspectors and plans examiners performing manufactured dwelling alteration inspections or plan reviews.

(e) See OAR 918-098-1330 for additional requirements of one and two family dwelling residential inspectors performing manufactured structure accessory structure or accessory building inspections.

(6) Specialized Solar Photo-Voltaic. Persons certified as a Specialized Solar PV inspector may conduct inspections of the structural and electrical systems for solar PV installations up to 25 Kw that follow the “prescriptive installation” provisions in section 305.4 of the **Oregon Solar Installation Specialty Code**.

(7) Plumbing inspectors certified under OAR 918-695-0400 may, in addition to any other authority, inspect any portion of a solar water heating system installation up to 180 gallons of storage tank capacity. This rule does not apply to limited or special plumbing inspectors.

(8) Electrical inspectors certified under OAR 918-281-0020 may, in addition to any other authority, inspect any portion of a solar PV installation up to 25 Kw.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720

Stat. Implemented: ORS 455.720

Hist.: DC 24-1978, f. & ef. 9-1-78; DC 10-1980, f. & ef. 9-10-80; DC 4-1983, f. & ef. 1-12-83; Renumbered from 814-003-0065; BCA 16-1992, f. & cert. ef. 8-11-92; BCD 8-1997, f. & cert. ef. 4-1-

97; Renumbered from 918-099-0065; BCD 15-1997, f. 9-30-97, cert. ef. 10-1-97; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0060; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0060; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 13-2007, f. 12-28-07 cert. ef. 1-1-08; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10; BCD 6-2010, f. 5-14-10, cert. ef. 7-1-10; BCD 7-2011, f. & cert. ef. 3-11-11; BCD 24-2011, f. 7-26-11, cert. ef. 10-1-11; BCD 5-2014, f. & cert. ef. 4-1-14

918-098-1025

Oregon Inspector Certification and Oregon Code Certification Application Process; Testing Procedures

(1)(a) All persons who seek certification to perform the duties of a building official, inspector, or plans examiner must apply for the Oregon Inspector Certification as follows:

(A) Submit a division-approved application with the \$125 fee; and

(B) Successfully pass the Oregon Inspector Certification examination.

(b) Applicants for an Oregon Inspector Certification who fail the examination may reapply under this section to retest for a fee of \$80.

(2) Persons applying for an Oregon Code Certification under these rules, or under OAR 918-281-0020 and 918-695-0400 must:

(a) Submit a division-approved application demonstrating appropriate experience, as defined in OAR chapter 918, division 281, 695, these rules, or complete a certification training course administered by the division;

(b) Pay the \$80.00 fee; and

(c) Successfully pass the appropriate Oregon Code Certification exam.

(3) Applicants for certification as a building official must possess a valid Oregon Inspector Certification and must enroll in or complete a certification training course for building officials administered by the division within six months of hire. A person enrolled in a certification training course for building officials administered by the division must successfully complete this course to continue performing building official duties.

(4) Applicants for an Oregon Code Certification who fail the examination may reapply under section (2) of this rule to retest. Applicants may not retake the test for 30 days after each failed attempt.

(5) If an applicant fails to take the Oregon Inspector Certification exam or the Oregon Code Certification exam within 60 days of being approved to do so, the applicant must re-apply under section (1) or (2) of this rule.

Stat. Auth.: ORS 455.720, 455.730 & 455.735

Stat. Implemented: ORS 455.720, 455.730 & 455.735

Hist.: BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 19-2006, f. 12-29-06, cert. ef. 1-1-07; BCD 6-2010, f. 5-14-10, cert. ef. 7-1-10; BCD 7-2011, f. & cert. ef. 3-11-11; BCD 24-2011, f. 7-26-11, cert. ef. 10-1-11; BCD 1-2016(Temp), f. & cert. ef. 1-26-16 thru 7-23-16

918-098-1210

Residential Plumbing Inspectors

(1) A person possessing an Oregon "One and Two Family Dwelling Plumbing Inspector" certification is considered a "Residential Plumbing Inspector" for the purpose of these rules.

(2) A person issued a residential plumbing inspector certification must also possess a valid Oregon Inspector Certification issued under OAR 918-098-1025 prior to performing residential plumbing inspections.

(3) A residential plumbing inspector may conduct inspections for plumbing work regulated by the **Oregon Residential Specialty Code**, and where connection to the building is not a separate plumbing system; and

(a) Plumbing work on manufactured dwellings, manufactured structure accessory buildings and structures under the **Oregon Manufactured Dwelling Installation Specialty Code**;

(b) The provisions of OAR chapter 918, division 500;

(c) The **Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 3282**;

(d) Plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks; and

(e) Any portion of a solar water heating system installation up to 180 gallons of storage tank capacity.

(4) To qualify to perform work as a residential plumbing inspector, individuals must demonstrate compliance with at least one of the following minimum experience, education, or training requirements:

(a) A valid division certification as an **Oregon Plumbing Specialty Code** inspector; or

(b) Completion of a training course administered by the division; or

(c) Two years of experience designing or installing plumbing systems as a journeyman plumber or its equivalent; or

(d) 2 years of experience as a plumbing inspector in another jurisdiction inspecting

plumbing systems in commercial or residential structures for compliance with a recognized code for plumbing installations; or

(e) 90 quarter hours or 60 semester hours education and training in mechanical engineering, which includes designing and installing plumbing systems, through a college or community college; or

(f) Valid division certification as a one and two family dwelling or residential inspector under one or more provisions of the **Oregon Residential Specialty Code**, and:

(A) 1 year of experience administering and enforcing another provision of the **Oregon Residential Specialty Code**; and

(B) Confirmation by the building official of the jurisdiction that employs the applicant that the applicant has completed a one and two family dwelling or residential plumbing inspector cross-training program that meets the minimum requirements established by the division.

(g) Any combination of experience designing, installing, or inspecting plumbing systems totaling 3 years.

(5) Persons certified by a nationally recognized certification body to inspect plumbing systems in commercial or residential structures according to a recognized code in plumbing installations may be granted 2 years of credit toward the experience requirements listed in subsections (4)(c) and (d) of this rule.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720

Stat. Implemented: ORS 455.622

Hist.: BCD 8-1997, f. & cert. ef. 4-1-97; BCD 38-2000, f. 12-29-00, cert. ef. 1-1-01; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0220; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0220; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10; BCD 6-2010, f. 5-14-10, cert. ef. 7-1-10; BCD 7-2011, f. & cert. ef. 3-11-11; BCD 24-2011, f. 7-26-11, cert. ef. 10-1-11; BCD 5-2014, f. & cert. ef. 4-1-14

918-098-1215

Residential Electrical Inspectors

(1) A person possessing an Oregon "One and Two Family Dwelling Electrical Inspector" certification is considered a "Residential Electrical Inspector" for the purpose of these rules.

(2) A person issued a residential electrical inspector certification must also possess a valid Oregon Inspector Certification issued under OAR

918-098-1025 prior to performing residential electrical inspections.

(3) Residential electrical inspectors may conduct inspections for electrical work regulated by the **Oregon Residential Specialty Code**; and

(a) Electrical work on manufactured dwellings, manufactured structure accessory buildings and structures under the **Oregon Manufactured Dwelling Installation Specialty Code**;

(b) The provisions of OAR chapter 918, division 500;

(c) The **Manufactured Home Construction and Safety Standards** located in **24 CFR 3280 and 3282**;

(d) Plan review and inspection of manufactured dwelling parks, recreational parks, organizational camps, and picnic parks; and

(e) Any portion of a solar PV installation up to 25 Kw.

(4) To qualify to perform work as a residential electrical inspector, individuals must demonstrate compliance with at least one of the following minimum experience, education, or training requirements:

(a) A valid division certification as an **Oregon Electrical Specialty Code** inspector; or

(b) Completion of a training course administered by the division; or

(c) 2 years of experience installing electrical systems as a limited residential journeyman electrician or a general journeyman electricians license or their respective equivalents; or

(d) 2 years of experience as an electrical inspector in another jurisdiction inspecting electrical installations in commercial or residential structures for compliance with a recognized code for electrical installations; or

(e) 90 quarter hours or 60 semester hours education and training in electrical engineering, which includes designing and installing electrical systems, through a college or community college; or

(f) Valid division certification as a one and two family dwelling or residential inspector under one or more provisions of the **Oregon Residential Specialty Code**, and:

(A) 1 year of experience administering and enforcing another provision of the **Oregon Residential Specialty Code**; and

(B) Confirmation by the division that an applicant has completed a one and two family dwelling or residential electrical inspector cross-training program that meets the minimum requirements established by the division.

(g) Any combination of experience or education listed in subsections (c) through (e) of

this section designing, installing, or inspecting electrical systems totaling 3 years.

(5) Persons certified by a nationally recognized certification body to inspect electrical installations in commercial or residential structures according to a recognized code in electrical installations may be granted 2 years of credit toward the experience requirements and may be considered as meeting some requirements of a division approved cross-training program, except the experience listed in subsections (4)(c) and (d) of this rule.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720

Stat. Implemented: ORS 455.622

Hist.: BCD 8-1997, f. & cert. ef. 4-1-97; BCD 38-2000, f. 12-29-00, cert. ef. 1-1-01; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0230; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0230; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10; BCD 6-2010, f. 5-14-10, cert. ef. 7-1-10; BCD 7-2011, f. & cert. ef. 3-11-11; BCD 24-2011, f. 7-26-11, cert. ef. 10-1-11; BCD 5-2014, f. & cert. ef. 4-1-14

918-098-1305

Manufactured Structure Installation Inspector Certification

(1) Scope of Activities and Authority.

(a) A manufactured structure installation inspector conducts onsite field inspections of manufactured dwelling or park trailer installations including site preparation, setbacks, drainage, stand, foundation support, earthquake bracing systems, tie-downs, under-floor enclosures, access, egress, plumbing utility connections (within 30 lineal feet of the manufactured dwelling), mechanical connections and electrical feeder assembly connections (as defined by **Article 550 of the National Electrical Code**), electrical fixture connections, and plumbing, mechanical, and electrical crossover connections for manufactured structures under ORS 446.230 and 446.240;

(b) This certification does not include inspections or plan reviews of manufactured dwelling alterations or manufactured structure accessory structures and accessory buildings. See OAR 918-098-1325 and 918-098-1330 for certification requirements.

(c) This certification can be used only in a jurisdiction that:

(A) Meets all of the requirements of this rule and OAR 918-500-0055;

(B) Complies with ORS 446.250 and 446.253(2) relating to the delegation of full responsibility for permit issuance and inspections;

(C) Issues permits according to ORS 446.253; and

(D) Enforces the current edition of the **Oregon Manufactured Dwelling Installation Specialty Code**, the provisions of OAR chapter 918, division 500, and all referenced standards contained therein.

(2) A Manufactured Structure Installation Inspector must also possess an Oregon Inspector Certification issued under OAR 918-098-1025 prior to performing inspections.

(3) Revocation. The division is authorized to revoke this certification under ORS 446.255. Persons certified under this rule who fail to meet the minimum continuing education requirements are subject to revocation. If the minimum continuing education is met within 60 days from the date it was originally due, the division may discontinue any pending revocation action based on a failure to meet minimum continuing education requirements.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.250, 446.255 & 455.720

Stat. Implemented: ORS 446.250, 446.255 & 455.720

Hist.: BCA 25-1990, f. & cert. ef. 10-17-90; BCD 13-1997, f. 9-18-97, cert. ef. 10-1-97; Renumbered from 918-099-0135; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0310; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0310; BCD 19-2006, f. 12-29-06, cert. ef. 1-1-07; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10; BCD 6-2010, f. 5-14-10, cert. ef. 7-1-10; BCD 7-2011, f. & cert. ef. 3-11-11; BCD 24-2011, f. 7-26-11, cert. ef. 10-1-11

918-098-1320

Park and Camp Inspector Certification

Scope of Activities and Authority.

(1) A park and camp inspector conducts field inspections, reviews plans, and provides other technical services for manufactured dwelling parks, recreational parks, organizational camps, and picnic parks under ORS 446.066 and 446.335.

(2) This certification can only be used in a jurisdiction that:

(a) Meets all of the requirements of this rule;

(b) Complies with ORS 446.430, 455.170, and 455.680 relating to the delegation of full responsibility for permit issuance and inspections; and

(c) Issues permits, enforces the current edition of ORS chapter 446, OAR chapter 918, divisions 600 and 650, and all referenced standards contained therein.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720

Stat. Implemented: ORS 455.720

Hist.: BCA 25-1990, f. & cert. ef. 10-17-90; BCD 13-1997, f. 9-18-97, cert. ef. 10-1-97; Renumbered from 918-099-0150; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0340; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0340; BCD 19-2006, f. 12-29-06, cert. ef. 1-1-07; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10; BCD 6-2010, f. 5-14-10, cert. ef. 7-1-10; BCD 7-2011, f. & cert. ef. 3-11-11; BCD 24-2011, f. 7-26-11, cert. ef. 10-1-11

918-098-1470

Duties and Responsibilities of Certified Building Officials, Inspectors, and Plans Examiners

Persons who hold an Oregon Inspector Certification or an Oregon Code Certification must act in the public interest in performing their duties as a building official, inspector, or plans examiner, including but not limited to:

(1) Obtaining and maintaining any required certification prior to performing their duties;

(2) Performing only inspections or plan reviews with the appropriate valid certification for the inspection or plan review being performed;

(3) Completing all required continuing education requirements and maintaining records of completion of continuing education courses required for each required certification sufficient to demonstrate compliance with OAR 918-098-1450;

(4) Administering and enforcing building inspection program requirements established in ORS Chapters 455 and 479 and rules adopted thereunder, including but not limited to:

(a) Enforcing all appropriate building code statutes and rules adopted thereunder;

(b) Enforcing specialty codes, adopted standards, and statewide code interpretations under ORS Chapters 455 and 479;

(c) Allowing the use of alternate method rulings under ORS 455.060, emerging technologies under ORS 455.065, and other requirements under ORS chapter 455;

(d) Following appeal decisions issued by the department or an appropriate advisory board under ORS 455.475 or 479.853;

(e) Following fee methodologies and number of inspections established under OAR chapter 918, division 50;

(f) Allowing the use of plans approved by the division under ORS 455.062 or 455.685;

(g) Following the department's direction established for an essential project and assisting with any action the department determines is necessary to ensure the project proceeds in a timely manner under ORS 455.466(4) and (5);

(h) Abiding by all of the terms and conditions of any agreements entered into with the department, including but not limited to, partnership agreements entered into under ORS 455.185 and program approvals under ORS 455.148 and 455.150, and delegations under ORS 479.855;

(i) Communicating requirements to customers clearly as required under OAR 918-098-1900; and

(j) Following any directives, orders, or other building program requirements established by the department;

(5) Cooperating with requests for information from the division, including requests for information during the course of an investigation. Failure to provide information upon request may be considered a violation of an order by the Director or an advisory board and may result in action taken under ORS 455.740 or 455.895 or other appropriate sanction;

(6) Notifying the division of any changes of name or address in a manner prescribed by the division within 10 business days; and

(7) Following all licensing and other requirements under ORS 455.455 and 455.457 and rules adopted thereunder when required.

Stat. Auth.: ORS 455.720

Stat. Implemented: ORS 455.720

Hist.: BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 5-2014, f. & cert. ef. 4-1-14; BCD 1-2016(Temp), f. & cert. ef. 1-26-16 thru 7-23-16

918-098-1480

Additional Responsibilities for Building Officials

In addition to the above responsibilities, all certified individuals who are performing the duties of the building official must also:

(1) Ensure a person is properly certified under these rules or licensed under ORS 455.455 and 455.457 and meets the minimum experience requirements and possess appropriate knowledge prior to allowing the individual to perform plan reviews and inspections;

(2) Ensure all inspectors and plans examiners in the municipality take all required continuing education and track the continuing education in a manner that may be presented to the division upon request;

(3) Ensure that employees under the direction of the building official administering and enforcing elements of a building inspection program follow all applicable building code statutes and rules, including statewide code interpretations, directives and other building program requirements and allowing the use of statewide alternate method rulings and ensuring they are enforced and carried out through their certified individuals in their municipality, including items specified in OAR 918-098-1470;

(4) Enforce applicable construction trade licensing requirements issued under ORS Chapters 447, 479, 693, and 701; and

(5)(a) Ensure all building inspection program fees adopted by the municipality under ORS 455.210 and ORS 479.855 are utilized for the administration and enforcement of the building inspection program established under ORS 455.148 or 455.150; and

(b) Ensure all surcharges are properly collected and submitted to the division as required by ORS 455.210 and 455.220.

Stat. Auth.: ORS 455.720

Stat. Implemented: ORS 455.720

Hist.: BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05; BCD 1-2016(Temp), f. & cert. ef. 1-26-16 thru 7-23-16

918-098-1900

Cite-it Write-it Requirement

In addition to any other requirements set forth in statute and rule, all building officials, inspectors and plans examiners certified under Division 098, OAR 918-225-0540, 918-281-0020, 918-695-0400, and ORS 460.055 must include an exact reference to the applicable specialty code section, Oregon administrative rule, or statute, when issuing corrective notices at construction sites or to buildings or related appurtenances during a plan review while administering or enforcing a building inspection program. The building official, inspector, or plans examiner must include a plain statement of facts upon which the citation for correction action is based.

Stat. Auth.: ORS 455.720 & 455.740

Stat. Implemented: ORS 455.720 & 455.740

Hist.: BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05; BCD 24-2005, f. 9-30-05, cert. ef.

10-1-05; BCD 1-2016(Temp), f. & cert. ef. 1-26-16 thru 7-23-16

918-695-0410

Certification for Medical Gas Plumbing Inspectors

(1) To promote effective and uniform enforcement of the **Oregon Plumbing Specialty Code** by improving the competence of plumbing inspectors, this rule establishes minimum training and certification qualifications to make inspections for compliance with the **Oregon Plumbing Specialty Code**. Persons employed for purposes of enforcing the requirements of other administrative agencies are exempt from this section.

(2) No person may be appointed or employed as a medical gas plumbing inspector by any municipality without being currently certified under the provisions of this rule.

(3) Persons must be certified as an Oregon Plumbing Specialty Code Inspector for inspections for compliance with the **Oregon Plumbing Specialty Code**.

(4) No person may perform medical gas plumbing inspections or plan reviews without a valid division-approved medical gas plumbing inspector certification.

(5) In order to obtain a Medical Gas Plumbing Inspector certification a person must apply for an Oregon Code Certification under OAR 918-098-1025(3)(a) and (b); and

(a) Submit to the division a copy of a valid ASSE 6020 medical gas certification; or

(b) Complete a training course for medical gas plumbing inspectors administered by the division.

(6) Persons certified under this rule must maintain their Oregon Plumbing Specialty Code Inspector certification including any required training.

(7) Notwithstanding subsection (5) of this rule the division may issue a Medical Gas Plumbing Inspector certification to a person with a valid Oregon Plumbing Specialty Code Inspector certification who submits to the division proof of a valid ASSE 6020 medical gas certification issued prior to April 1, 2016. This subsection expires November 1, 2016.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 447.010 & 455.720

Stats. Implemented: ORS 447.010 & 455.720

Hist.: BCD 27-2000, f. 10-13-00 cert. ef. 10-1-01; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05; Administrative correction 1-20-06