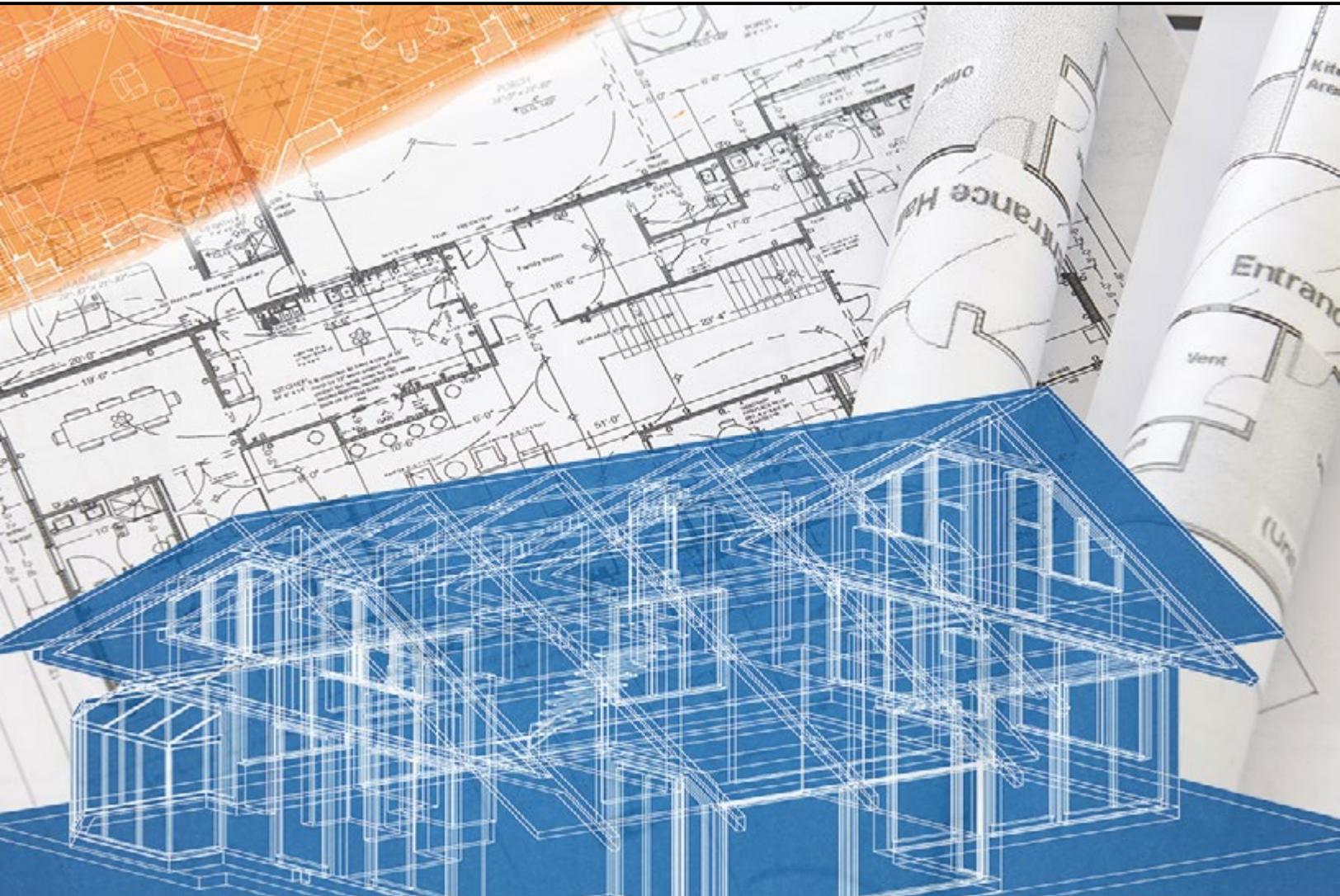




State of Oregon  
Department of Consumer and Business Services

# BUILDING CODES DIVISION



# 2015 ANNUAL REPORT

## WELCOME

The Oregon Building Codes Division (BCD) is proud to provide its 2015 Annual Report to our customers, board members, and employees.

This report includes information about construction trends across the state, new data collected, and an overview of the 2015 legislative session and various state initiatives to improve construction efficiency.

We invite you to download or print an electronic version of the report to share with your staff or clients. It can be accessed from our website at [www.bcd.oregon.gov](http://www.bcd.oregon.gov).

On behalf of all our dedicated, customer-driven employees at BCD, we hope our services (and this report) bring value to the state's building industry.

Thank you,

*Mark Long*  
*Administrator, Building Codes Division*



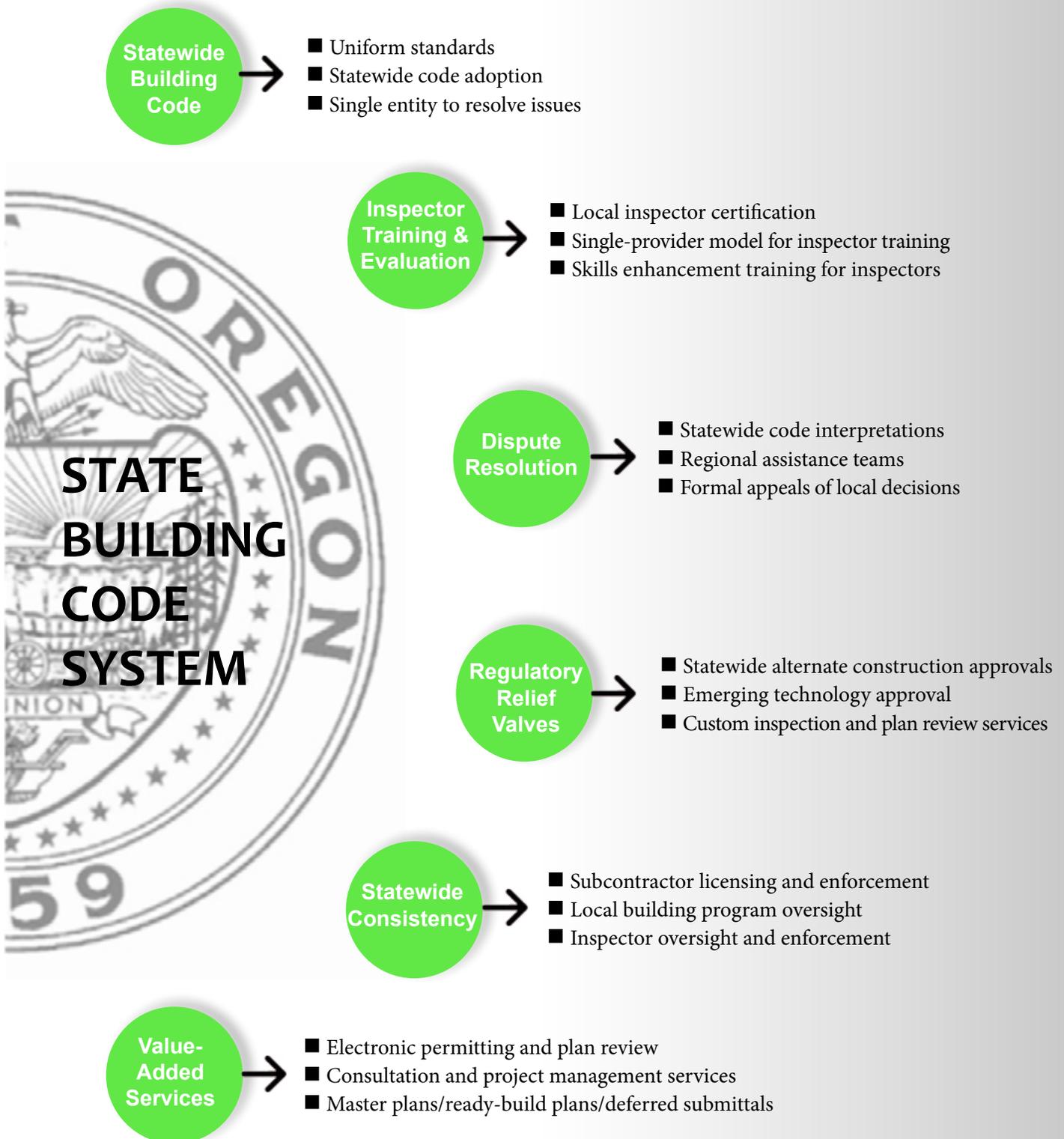
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## WHAT WE DO

The mission of the [Building Codes Division](#) is to work with Oregonians to ensure safe building construction while promoting a positive business climate within the state of Oregon. Specifically, we provide the following services:



# OREGON'S GROWING BUILDING INDUSTRY

The **Building Codes Division** monitors the state's growing construction economy to help both industry and local government achieve Oregon's goal of reasonable and predictable statewide building standards.

Additionally, the state is charged with providing tools to contractors and building inspectors to ensure construction development proceeds in a timely, efficient, and consistent manner.

Through legislative action in 2013 and 2015, BCD obtained new tools that allow both the state and local government greater flexibility to meet the needs of the building industry, with an emphasis on services in rural areas and retraining building inspectors. As a result, local jurisdictions now have more options available to serve their customers.

Specifically, these tools include:

- New partnerships and resource-sharing opportunities between state and local government
- Dispute resolution services for local contractors and government officials
- Over-the-counter approval of building plans
- Clarity between building official and fire official responsibilities at all levels of government
- New training and education options for local building officials and inspectors
- Electronic permitting and inspection services

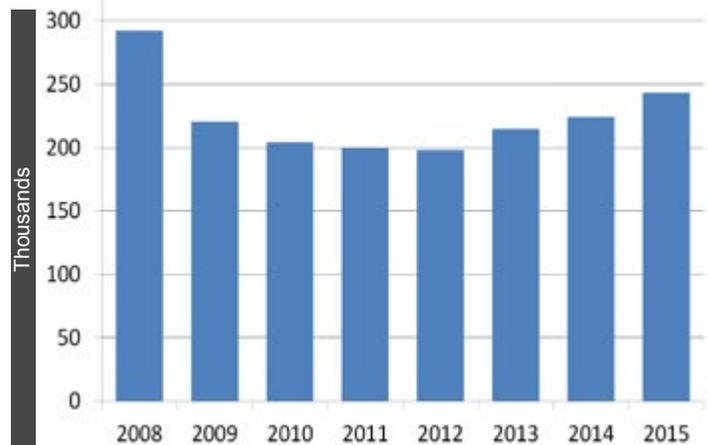
Construction data collected by the division in 2015 indicates that Oregon's building industry continues to rebound after bottoming out in 2010-2011. While the industry has not reached the boom of prerecession levels in 2007-2008, it is again growing at a steady pace, offering opportunities for both government and private sectors to be more resourceful and innovative in their efforts to maximize progress in the construction economy.



## 2015 Construction Snapshot

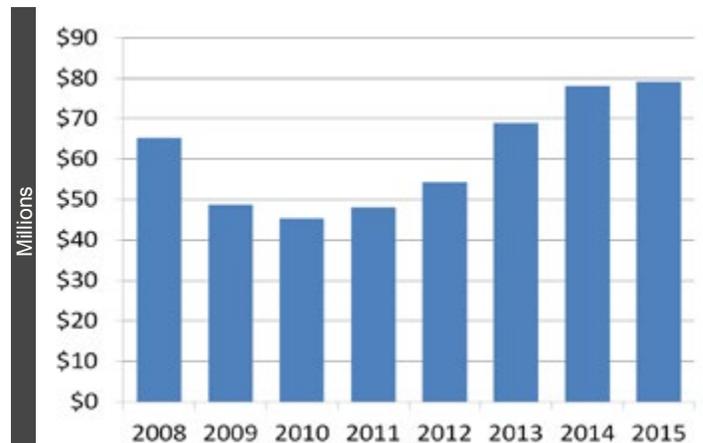
The number of building permits issued in a given year is often cited as a leading indicator of economic expansion. In fiscal year 2015, local jurisdictions in Oregon issued more than 243,150 building permits, an increase of 18 percent from FY 2011 (Table 1). The upswing in construction activity also resulted in additional revenue for local jurisdictions. Permit revenue in FY 2015 was more than \$79.1 million, a 39 percent increase from FY 2011 (Table 2).

**TABLE 1 - Statewide Building Permits**



Source: Local Government Surcharge Reports, as reported to the State of Oregon by local jurisdictions per fiscal year.

**TABLE 2- Local Government Permit Revenue**



Source: Local Government Surcharge Reports, as reported to the State of Oregon by local jurisdictions per fiscal year.

Construction employment in Oregon is also rising. In FY 2015, an average of 80,745 construction workers were employed in Oregon per month, compared to 67,875 in FY 2011 during the recession (Table 3), a marked improvement of 16 percent.

While the [Oregon Department of Economic Analysis](#) reported moderate growth in the state’s housing market in 2014, the department is forecasting sizable improvements in construction activity through 2016 in the state. Low housing inventory and rising prices are expected to generate approximately 23,000 new housing starts annually in coming years.

An improving construction economy significantly impacts city and county building departments. In early 2014, BCD began collecting information from local building departments to help both jurisdictions and the division better understand and plan for statewide construction trends.

Here are some interesting takeaways for FY 2013, as reported by responding jurisdictions:

- Local city and county building departments in Oregon issued more than 214,000 building permits.
- Departments employed 738 inspectors and other employees.
- Inspectors completed more than 663,000 building inspections.
- Inspectors traveled more than 4 million miles performing inspections and other services.

Note: This data reflects first-year reporting trends. Future reporting of data is likely to change as local governments provide additional detailed information.

## Policy and Consultation Services

BCD is responsible for ensuring that statewide building codes and standards are uniformly implemented throughout the state. It acts as a single entity to interpret policy and resolve disputes between business and local government. The division is supported by fees from construction activities; no state general fund dollars support BCD services.

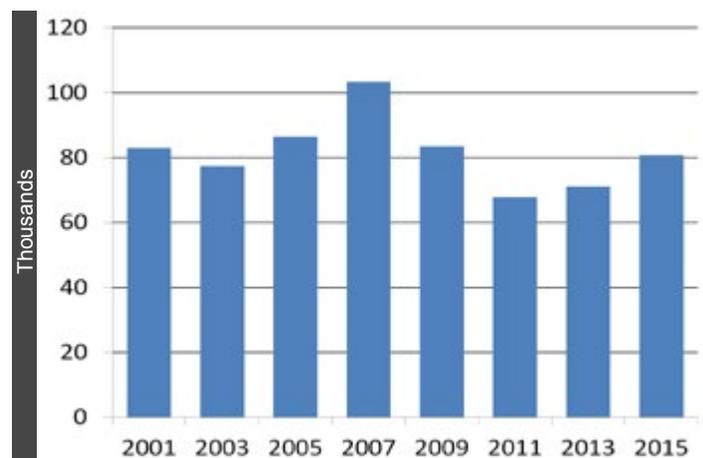
Continued on page 6

## In the spirit of Senate Bill 582

In June 2013, the Oregon Legislature unanimously passed [Senate Bill 582](#) to help construction activity in Oregon move more quickly and efficiently by expediting plan reviews; providing consultative services to local government and businesses; providing opportunities for consumers to appeal a local building inspector’s decision; and improving state and local building department services, especially in rural communities.

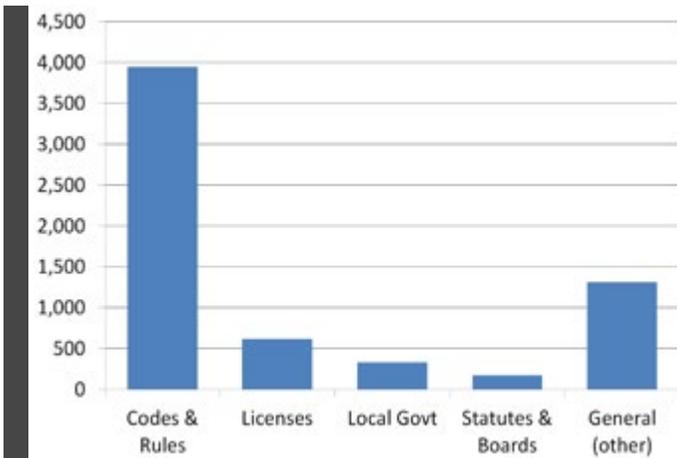
The bill established a foundation at BCD for a more flexible and customized approach to serving local government and the construction industry. The bill also required that specific data and information be collected and reported annually to communicate progress to legislators and stakeholders. The 2015 Annual Report offers an opportunity to address the impacts of SB 582 and other legislation that has enabled BCD to more successfully meet the needs of a changing construction economy.

TABLE 3 - Oregon Construction Employment



Source: Oregon Employment Department, based on fiscal year, seasonably adjusted.

**TABLE 4 - Customer Assistance and Dispute Resolution**

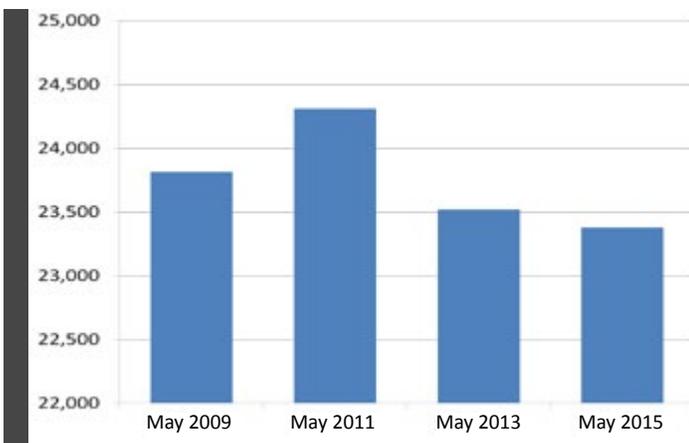


Source: Building Codes Division documented customer inquiries and requests, April 2014 through March 2015.

In addition to developing policy, BCD conducts inspections and oversees permitting statewide for manufactured structures, recreational vehicles, prefabricated structures, and elevators and boilers. The division can also provide all phases of construction inspection services when requested by local governments or project owners/developers.

Demand for BCD services is directly related to the ebb and flow of construction activity across the state. Each work day, the division responds to numerous inquiries from building officials, contractors, tradespersons, homeowners, and other individuals (Table 4). From April 2014 to March 2015, more than 6,380 inquiries were addressed by various BCD staff. The majority of questions involved information regarding rules and the application of building codes required by local government.

**TABLE 5- Active Electrical Licenses (all types)**

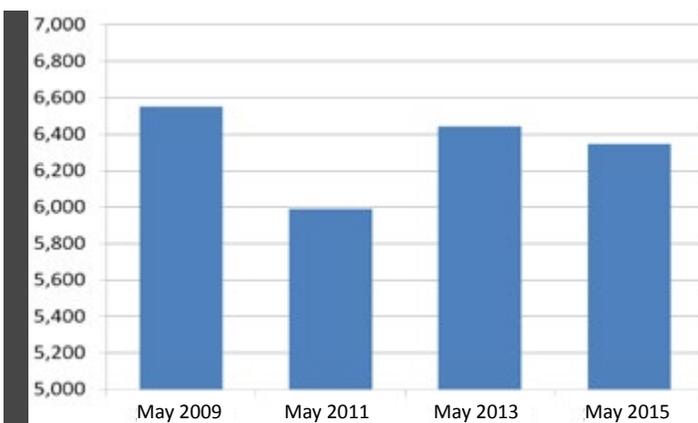


Source: Building Codes Division

## Trades and Licenses

The number of electrical and plumbing licenses being actively maintained by licensed tradespersons in Oregon has remained steady throughout the recession (Tables 5 and 6). Licensed electricians and plumbers in Oregon must complete an apprenticeship and pass a technical exam, so these numbers are generally not significantly impacted by down cycles in the economy.

**TABLE 6- Active Plumbing Licenses (all types)**



Source: Building Codes Division



**Download the BCD  
eComment app**

Use the eComment app to contact BCD directly or comment on local building department services. An iOS (Apple) version of the app is free and available for download at the Apple App Store.

## BCD CUSTOMER SERVICE

## INNOVATION &amp; COLLABORATION IN ERA OF CHANGE

Like most industries, the construction industry is dynamic, shaped by economics, labor, resources, technology, policy, regulation, and new innovations. With an eye to the future, BCD is working to address industry change by creative thinking, collaborating and challenging old paradigms.



#### ✓ **New pathways to increase inspector workforce**

A recent survey reported that 82 percent of inspectors are planning to leave the industry in the next 15 years. The majority of these individuals became an inspector after working in other building trades. In 2013, BCD launched the [Inspector Training Program](#) to address a shortage of certified inspectors in rural Oregon and prepare the next generation of inspectors. In addition to traditional code change classes, the program offers cross training and specialized skills classes to help inspectors obtain multiple certifications, resulting in time and cost savings to jurisdictions. The curriculum also provides a consistent and professional approach to help students complete performance-based inspections. The division is also identifying new pathways to help young professionals consider inspection services as a long-term career. [Learn more on Page 10.](#)

#### ✓ **Greater access to services through improved technology**

Technology continues to affect the building industry at a whirlwind pace. Customers want access to eGovernment services 24/7 from any location and device. BCD is working to streamline required building processes and improve online access to data and services through single-entry systems such as ePermitting. The division also recently released two apps for Apple devices - an ePermitting app that allows contractors to search for permits and schedule inspections, and an eComment app that allows customers to comment directly to BCD regarding local building department services. The division is also piloting a program in Deschutes County to identify how video inspections can increase compliance and decrease on-site inspection time and costs. Ultimately, video technology may be helpful in rural jurisdictions where it can be difficult to locate specialized inspectors. [Learn more about ePermitting on Page 8.](#)

#### ✓ **Collaboration to eliminate duplicate services**

Multiple state agencies have a role in the building industry in Oregon. Often, it can be difficult for building officials and contractors to understand which agency has regulatory authority. In cooperation with other government agencies, BCD is leading

an effort to identify duplication of services for the construction industry at both state and local levels. [House Bill 2843](#), approved by the [2015 Legislature](#), paves the way for additional cooperation between BCD and the [Construction Contractors Board \(CCB\)](#) in the areas of licensing and enforcement. [Read the 2015 Legislative Report on Page 14.](#)

#### ✓ **Uniform and reasonable application of code**

Oregon's unique statewide building code is the envy of other states, providing both predictability and a laboratory for innovation. Periodically, some individuals mistakenly apply the code as a barrier to innovative building practices. As a leader in the state's construction industry, BCD is working to address this misconception and encourage building officials, especially inspectors, to ensure the code is not a barrier to construction, but rather a tool to achieve reasonable safeguards for public health and safety. Local government officials and businesses can also use performance-based options to meet the state building code, or address alternate construction methods and developing technologies through new state programs. [Learn more about code cycles on Page 13.](#)

#### ✓ **Use of Statewide Alternate Methods to provide flexibility**

New statewide alternate construction approvals are available to developers and local governments. Oregon's [Statewide Alternate Methods \(SAMs\)](#) effectively recognize a building practice or method before the code is adopted, allowing designers and contractors with options in how they meet Oregon's code. We will be expanding the use of the tool moving forward to provide additional options to businesses.

#### ✓ **Provision of supplemental ready-build plans**

[Over-the-counter building plans](#) are now available from BCD to assist both local officials and businesses with plan review and permitting. Plans for pole barns, carports, detached garages, and decks can be accessed from BCD's website. These plans are pre-approved for use in any local jurisdiction in Oregon that provides building inspection services.

# EPERMITTING TOOL PROVIDES CUSTOMERS WITH ELECTRONIC ACCESS TO SERVICES



## Download the ePermitting app



Use the free ePermitting app to search for permits or schedule inspections. An iOS (Apple) version is available for download at the Apple App Store. An Android version will be available in fall 2015.



If there is a single tool that effectively demonstrates the value of eGovernment services, it is BCD's [ePermitting program](#).

This one-stop, Web-based approach to serving building officials, contractors, inspectors, and property owners has been available in many cities and counties in Oregon since 2003. By the close of 2015, 28 cities and 23 counties in Oregon will provide full building department services online; another 14 cities and six counties will provide basic services (i.e., Web-based sales of simple or basic over-the-counter permits only).

The ePermitting program uses Accela, a commercial off-the-shelf software, and mobile applications to make services accessible online 24 hours a day, seven days a week. This means contractors, inspectors, and other customers can access services from an Internet connection at any location or from any device. The system currently serves more than 8,200 registered users who purchase permits online.

The ePermitting service offers contractors the following online features:

- Permit application and payment processing
- Application status updates
- Inspection scheduling (also available via mobile app)
- Document uploading, including building plans

For cities and counties, ePermitting saves staff time and money by providing the ability to manage projects, data, and documents; review electronic building plans; and manage inspections “real time” through mobile technology. The single-access platform offers common terminology and functionality, which can be helpful for contractors who work in multiple jurisdictions. New tools that coordinate construction-related services, such as planning and zoning, with building permits are currently being piloted in seven communities.

In addition, all ePermitting users have access to a help desk staffed by BCD employees who answer questions about the system or address problems with technology.

The ePermitting portal will expand in 2016 so that customers throughout the state can be directed to the appropriate jurisdiction for services, even if that jurisdiction does not participate in ePermitting. This will take the guesswork out of purchasing permits in areas where building services overlap, as often occurs between cities and counties or in large metropolitan regions. The ePermitting program will also expand its use of mobile apps by piloting a video inspection app that will increase the availability of inspection options and save time in rural locations.

Visit the ePermitting website at [www.buildingpermits.oregon.gov](http://www.buildingpermits.oregon.gov).

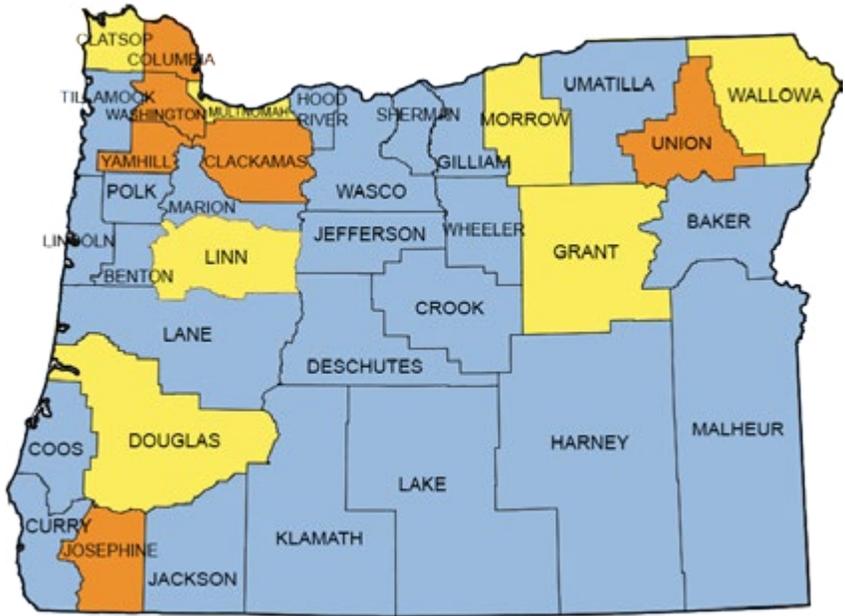
## Oregon COUNTIES using ePermitting services

Full Services

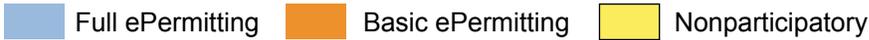
- Baker County
- Benton County\*
- Crook County
- Coos County
- Curry County
- Deschutes County
- Gilliam County
- Jefferson County
- Harney County
- Hood River County\*
- Jackson County
- Klamath County
- Lake County
- Lane County
- Lincoln County
- Malheur County
- Marion County
- Polk County
- Sherman County
- Tillamook County
- Umatilla County
- Wasco County
- Wheeler County

Basic Services

- Clackamas County
- Columbia County
- Josephine County
- Union County
- Washington County
- Yamhill County



Data as of June 2015. \*New counties offering full ePermitting services in 2015.



## Oregon CITIES using ePermitting services



Full Services

- Astoria
- Aurora
- Baker City
- Central Point
- City of Hood River\*
- Coos Bay
- Cornelius\*
- Cottage Grove
- Dallas
- Florence
- Forest Grove\*
- Happy Valley
- Junction City
- Lake Oswego
- Lebanon
- Lincoln City
- Milwaukee
- Newberg
- Newport\*
- Oregon City\*
- Philomath\*
- Redmond
- Sisters

Full Services (cont.)

- Springfield
- Sweet Home\*
- Talent
- Veneta
- West Lynn

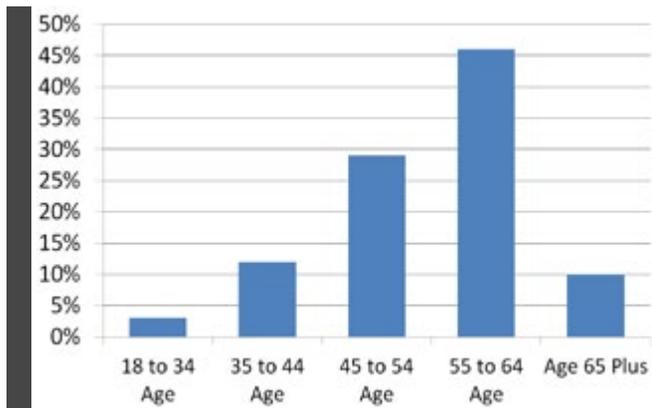
Basic Services

- Ashland
- Beaverton
- Corvallis
- Eugene
- Hermiston
- Hillsboro
- La Grande
- Medford
- Oregon City
- Pendleton
- Portland
- Salem
- Troutdale
- Wilsonville

Data as of June 2015. \*New cities offering full ePermitting services in 2015.

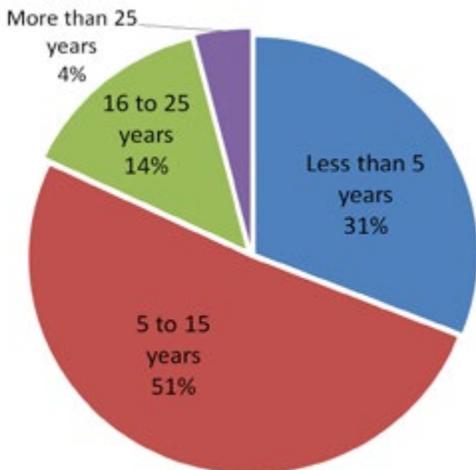
# INSPECTOR TRAINING PROGRAM ADAPTS TO MEET NEEDS OF OREGON'S BUILDING INDUSTRY

TABLE 7 - Average age of building inspectors



Source: International Code Council (ICC), *The Future of Code Officials – Results and Recommendations from a Demographic Survey*, August 2014

TABLE 8 - Inspectors planning to leave the profession in coming years.



Source: International Code Council (ICC), *The Future of Code Officials – Results and Recommendations from a Demographic Survey*, August 2014



The division's [Inspector Training Program](#) continues to expand to meet the needs of a changing industry and rapidly aging workforce.

The program took a new path after the approval of [House Bill 2698](#), which the [Oregon Legislature](#) approved in 2013 to encourage greater innovation and consistency in training and certifying building officials and inspectors throughout the state.

More than half of building inspectors/code professionals in the United States is estimated to be age 55 or older (Table 7). Twenty-nine percent are age 45 to 54. It is projected that 82 percent of inspectors will leave the profession in the next 15 years (Table 8).

An aging workforce is not the only issue facing local government inspection services. Finding new inspectors with the skills to take advantage of new technology and training is also challenging, especially in rural areas.

Historically, inspectors have specialized in one particular program area (electrical, plumbing, structural, or mechanical). For local cities and counties, this practice increases inspection costs because building officials must send multiple inspectors to one job site. Complex scheduling and coordination of multiple inspections often reduces customer service.

To address these challenges, the state has developed both specialized and cross training classes to help inspectors expand their skills and certifications.





BCD's inspector training classroom seats up to 30 students on site and provides an interactive classroom environment for students connected via the Internet across the state.

Since fall 2013, more than 325 students have completed classes designed to broaden their skills, which allows local programs to serve customers more efficiently (see table below).

Course	Students
Simple Over-the-Counter Plan Review (Permit Technicians)	20
Residential Electrical Cross Training	20
Residential Electrical Inspector	58
Commercial Electrical Inspector	48
Residential Plumbing Cross Training	52
Residential Plumbing Inspector	18
Commercial Plumbing Inspector	99
Commercial Finals Inspector	26
Rental Housing Inspector – Specialized Final Inspector	6
Solar – Electrical	88
Pivots – Agricultural	15
Transformers – Electrical	66

The state also provides reduced-fee code change courses and will be eliminating expensive national testing and certification requirements to further reduce costs to local government and increase options for hiring managers.

In addition, the 2013 legislation gave the state increased ability to certify qualified out-of-state inspectors who want to be employed in Oregon.

BCD has engaged new technologies to make inspector training more accessible throughout Oregon. Students can attend classes in person either in Salem or online from any location where they have Internet access. The division has established an interactive classroom environment in Salem where both students on site and those engaged in distance learning (online) can view and interact with electrical drawings, plumbing components and other Web-based instructional materials. Testing is completed online and instructors are available to assist students who have questions.

In the future, the state will develop additional courses to promote cross training of inspectors, which will reduce travel costs at local jurisdictions, and address new trends in the inspection industry, such electronic scheduling and video inspection.

These changes will allow local government to reduce training costs; expand the pool of inspectors from which to choose; and develop customized approaches to meet the needs of its community.

To view a schedule of upcoming classes or learn more, visit [www.bcd.oregon.gov](http://www.bcd.oregon.gov).

# A NEW APPROACH TO SERVING LOCAL GOVERNMENT

It can be a challenge to deliver building inspection services in rural communities where large geographic areas are covered and permit activity can vary significantly from year to year or summer to winter seasons.

The passage of [Senate Bill 582](#) in 2013 enhanced the division's ability to share state and local resources by forming expanded agreements with local government to provide a full range of services, including plan review, inspections, ePermitting, inspector training, and consultation. These new tools allowed the division to expedite services and move quickly to assist a city or county that has an immediate need.

Two years later, the division has partnerships and agreements with 32 jurisdictions, many of which are located in rural or remote areas. While some agreements are narrow in scope, others allow BCD to provide extensive services either long-term or intermittently, as requested.

These collaborations allow BCD to explore new and innovative approaches to meeting the unique needs of each municipality and the building industry. They include:

- ✓ Customized inspector training and certification specific to a community's needs.
- ✓ Use of technology, such as ePermitting, and video inspections to reduce travel costs
- ✓ Ability of state and local governments to share resources and staff
- ✓ Ability to recognize out-of-state experience when certifying inspectors
- ✓ Encouragement of high school students to enter the inspector field



## PARTNERSHIPS

The following is a snapshot of the partnerships in place since the passage of SB 582 in 2013:

- Wallowa County – September 2015
- City of Lake Oswego – May 2015
- City of St. Helens – October 2014
- Confederated Tribes of the Umatilla Indian Reservation – February 2014
- Grant County – December 2013
- Harney County – October 2013
- Silvies Valley Ranch – July 2013

BCD's flexible and responsive approach to providing services to cities and counties ensures that they have sufficient staff and resources to meet customers' needs. It also guarantees that construction-related development proceeds efficiently and on time, which benefits the local economy.

Check out these examples of expanded services:



■ The cities of Lake Oswego and St. Helens were experiencing a shortage of certified medical gas inspectors within their jurisdictions. Through partnership agreements, BCD provided these critical inspections to the municipalities, which kept the construction of dental clinics and resulting enhanced public health services on schedule.

■ After the retirement of Grant County's building inspector and at the request of county officials, BCD provided plan review and inspection services to ensure there was no interruption to construction projects within the county.

■ Harney County requested BCD to provide customized inspector training to meet the needs of its agricultural community.

■ At the request of a local building official, BCD provided services to help Wallowa County complete permitting and inspection of an assisted living facility. In addition, following the sudden resignation of the county's inspector, BCD has been assisting with electrical inspections, at the county's request.

# PROJECT UPDATES

## Task force addresses needs of rural communities

A taskforce created by BCD in response to [Senate Bill 582](#), approved in 2013 by the [Oregon Legislature](#), continues to develop recommendations to address the unique challenges in the building industry in rural communities. SB 582 called for state government to address construction needs in remote parts of Oregon, recognizing that rural communities may be impacted differently by building codes in regard to innovation, economic development, and cost effectiveness in construction. Early recommendations from the group have resulted in the following [Oregon Residential Specialty Code \(ORSC\)](#) changes:

- New exception that allow 8-foot field fences (i.e. open mesh material) to be exempt from permit.
- An increase in the allowable area for “u” occupancies accessory to a residence to 12,000 square feet, where yard increases are provided.

In addition, the task force is exploring the ideas of developing sprinkler trade-offs (alternates) for buildings where water supply is a challenge and sprinkler systems aren't practical, and researching annual permits for electrical permits for agricultural uses such as pivots. Forward suggestions for rural code changes to Tom Phillips, Regional Program Services manager, at [Thomas.J.Phillips@oregon.gov](mailto:Thomas.J.Phillips@oregon.gov).

## Implementation of six-year code cycle continues

BCD committed to a six- and three-year code adoption cycle (i.e., major code review/updates every six years and minor review/updates every three years) in 2013. Historically, building codes in Oregon were reviewed every three years, often resulting in significant costs to local government and business. BCD was concerned about the costly disruptions that accompany implementation of major code revisions. With support from stakeholders, the division launched the 6/3-year code cycle beginning with the 2014 [Oregon Residential Specialty Code \(ORSC\)](#) adoption, which was limited to *minor* changes that clarified current regulations and addressed some needed improvements to 2011

regulations. In addition, other minor changes were made to improve code predictability and consistency, resulting in reduced costs to Oregon consumers and businesses while still maintaining a modern code. The division is planning for the 2017 ORSC review; however, it may be necessary to move the next residential code adoption back at least one year to decouple adoption of all codes in a single year. Coordination with electrical and plumbing codes will be an issue, so the division is now seeking input as it prepares for the next major revision of various code documents.

## Exploring use of cross-laminated timber in high-rise wood frame structures

Oregon has taken several steps in past years to position the Northwest as a leader in research, design, manufacture, and use of building products for medium- and high-rise wood-frame structures. In July, the Legislature approved \$29.7 million in state bonding to help fund the [Oregon Forest Science Complex](#), which will showcase innovative uses of wood construction. In addition, grants have been awarded to develop cross-laminated panel construction in the state and the federal government recently recognized Oregon's efforts to commercialize cross-laminated timber through the [Pacific Northwest Manufacturing Partnership](#). The partnership is a bi-state alliance with cities, counties, community colleges, universities, research institutes, and multiple economic development and workforce organizations devoted to enhancing regional manufacturing sectors.

Ensuring designers that Oregon's regulatory system (building code) is not a barrier to innovative, experimental, and emerging technology is part of the overall strategy. Although misunderstood by designers and code officials, the code is not intended to inhibit innovation for wood construction exceeding five stories. For years, the state has adopted regulatory tools and provided guidance to encourage flexibility when approached with projects not covered by prescriptive code requirements. This guidance can be found in adopted code language, statute, bulletins, and customer choice options that assist both industry and government. Questions regarding cross-laminated timber or other materials and methods of construction can be directed to Richard Rogers, chief building official, at [Richard.Rogers@oregon.gov](mailto:Richard.Rogers@oregon.gov).

# 2015 LEGISLATIVE REPORT

## 2015 Legislative Focus

BCD focused its efforts in the following areas during the 2015 Oregon Legislature:

- Streamline regulatory requirements
- Improve efficient and timely government services
- Reduce duplication of effort
- Promote a positive business climate

The discussion of the 2015 session kicked off in September 2014 with the first Construction Industry Policy Advisory Committee (CIPAC). CIPAC reviewed draft legislative concepts related to extending the statewide ePermitting system.

Here are the 2015 bills that impacted the division:

### House Bill 2843: Creating partnerships

*Explanation:* This bill authorized BCD and the [Construction Contractors Board](#) (CCB) to enter into interagency agreements to improve efficiency by coordinating overlap of services. The two organizations serve the same construction community through different licensing and enforcement systems. [HB 2843](#) eliminated statutory barriers to allow the two organizations to develop partnerships to share information, resources, and electronic information (IT) systems – moving toward a “one stop” service model for contractors and other customers. While the legislation created new opportunities to streamline IT and enforcement functions, it did not reorganize either agency or allow the director of either agency to make regulatory decisions on behalf of the other agency/industry boards.

*Outcome:* [HB 2843](#) was introduced in the House by Rep. Smith Warner, Rep. Shemia Fagan, Rep. John Huffman, and Rep. Mark Johnson; and in the Senate by Sen. Alan Olsen, Sen. Arnie Roblan, and Sen Betsy Johnson. These legislators were looking for opportunities to



improve government efficiency and inspire collaboration among agencies. The industry unanimously supported the bill. [HB 2843](#) passed both chambers unanimously and was signed into law on May 20 by Gov. Kate Brown, becoming effective immediately.

### Senate Bill 133: Electronic services

*Explanation:* [SB 133](#) allowed BCD to include coordination and tracking of construction-related services as part of its ePermitting system to government and industry. It clarified that any city or county choosing to not participate in the electronic building permit program could not be sanctioned or disciplined by the state. The bill also removed the “sunset” obligation.

*Outcome:* [SB 133](#) was filed pre-session and available for review by industry before the start of the session. Industry has remained committed to the development of electronic services with all construction and trade groups, and the [Association of Oregon Counties](#), supporting the [ePermitting program](#). Sen. Richard Devlin and Rep. Vega Pederson were the chief sponsors of the bill. The [Oregon Building Officials Association](#), Hillsboro, and Portland submitted written and oral comments expressing concern with the bill. The bill passed both chambers unanimously and was signed into law on May 26 by Gov. Brown. It becomes effective Jan. 1, 2016.



## Senate Bill 886: Health facility plan review and inspections

*Explanation:* [SB 886](#), as introduced, would have transferred authority over structure plan review and inspections for fire and life safety for health care facilities to BCD or local governments that have building inspection programs. As originally proposed, the bill transferred the authority to determine special construction standards for health care facilities from the [State Fire Marshal / Department of Human Services \(DHS\)](#) to BCD. It also transferred authority to impose civil penalties for health care facility post-construction violations of building codes and fire and life safety codes from DHS to BCD. It stipulated that the determination of the state or local government building official regarding fire access and water supply sufficiency was binding on local officials that review siting of health care facilities.

*Outcome:* Many construction and health association groups provided support for the overall concept of SB 886 as originally drafted, with the [Oregon Fire Marshals Association](#) and [Oregon Fire Chiefs Association](#) expressing concerns regarding the specific approach of the bill. [SB 886](#) was ultimately modified in committee to mirror BCD's "cite it, write it" policy for inspections performed by fire officials, whether related to Centers for Medicare and Medicaid Service inspection or other inspections provided by fire officials. The amended bill received support across industry, health care organizations, and fire services. It was signed by Gov. Brown on July 6 and becomes effective Jan. 1, 2016. Gov. Brown also committed to establishing a work group of stakeholders in 2015-2016 to further the conversation around plan review and inspection of health care facilities.

## House Bill 2577: Electric vehicle charging systems in parking areas

*Explanation:* [HB 2577](#), as introduced, would have required installation of conduit for electric vehicle (EV) charging systems during new construction of parking lots associated with apartments and certain commercial structures.

*Outcome:* A hearing for [HB 2577](#) was held in early March in the House Business and Labor Committee, but the bill did not make it out of committee. In discussion of the bill, BCD agreed to establish a stakeholder task force to make recommendations on the viability and technical requirements for pre-installation of EV charging systems. The division is in the early stages of developing a pilot program to determine how the state, local government, and industry can work together to establish construction standards that support EV-ready parking facilities. Early discussions have focused on impacted apartment occupancies, including low-rise apartments, and providing options for additional EV service capacity. It is anticipated that the recommendations from the task force will mandate EV-ready installations in certain cities and regions of the state. The [Construction Industry Energy Board](#) and [Electrical and Elevator Board](#) will determine "next steps" after the taskforce completes its work.

# Building Codes Division 2015 Annual Report



Department of Consumer and Business Services

## **BUILDING CODES DIVISION**

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